

# JACOBSVILLE REDEVELOPMENT AREA MASTER PLAN

2025







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## VISION FOR A COMPLETE NEIGHBORHOOD

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## Acknowledgments

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# 01

# VISION FOR A COMPLETE NEIGHBORHOOD

**Project  
Background**

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**A Plan For and By  
the People**

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**A Complete  
Neighborhood**

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Jacobsville**

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*“I alone cannot change the world, but I can cast a stone across the waters to create many ripples.” - Mother Teresa*

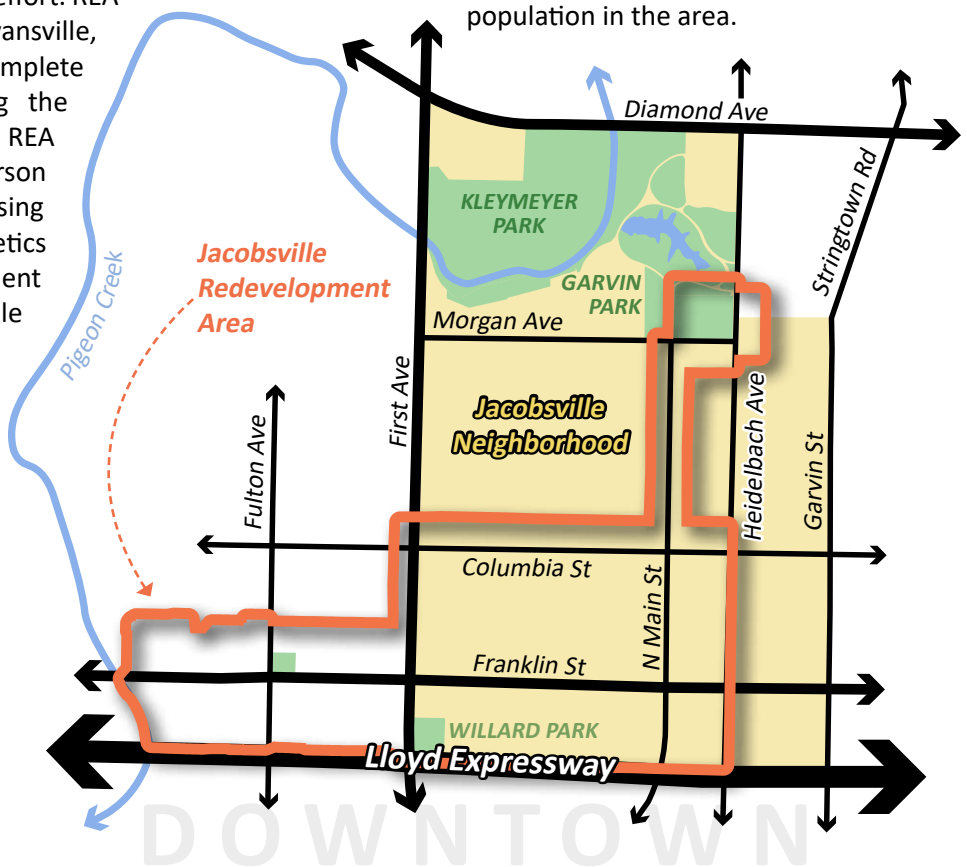
### Project Background

The Jacobsville Redevelopment Area is a tax increment financing (TIF) district established by the City of Evansville in the southern portion of the Jacobsville Neighborhood. In 2023, the City of Evansville Department of Metropolitan Development and Redevelopment Commission identified the need to update the previously completed 2013 Jacobsville Redevelopment Area Plan. The City hired Rundell Ernstberger Associates (REA) to lead this effort. REA has previous experience in Evansville, such as writing the 2015 Complete Streets Plan and designing the North Main Street Trail. REA partnered with Myerson Consulting to conduct housing research and EnviroKinetics Inc. to organize engagement and outreach with Jacobsville residents and stakeholders.

#### Purpose

The purpose of the Jacobsville Redevelopment Area Plan is to create a visionary, and strategic redevelopment master plan based on a collaborative partnership that includes Evansville Redevelopment staff and the Jacobsville Area Community Corporation, the surrounding neighborhood,

and other stakeholders. This plan lays the groundwork for how to attract and support services, restaurants, offices, and other types of businesses that are desired, missing, or currently established in the redevelopment area. By investing public resources in the redevelopment area to fix infrastructure, improve bike and pedestrian connections, partner with housing agencies, and promote economic development it is anticipated that this plan will improve the quality of life of residents, bring more day-to-day businesses to serve the needs of residents, improve property values, and increase the population in the area.



## A Plan for and by the People

Community engagement lies at the heart of the Jacobsville Redevelopment Area Plan, emphasizing a commitment to inclusivity, transparency, and collaboration. Through a series of outreach initiatives, the voices of hundreds of residents and stakeholders were heard. These outreach initiatives have served as vital forums for idea-sharing, educational opportunities, and consensus-building, providing valuable insights and perspectives that shaped the creation of this plan. Through these opportunities, community input has helped create a vision that reflects the desires, needs, and values of Jacobsville and the City of Evansville.

### Jacobsville Task Force

The Jacobsville Task Force, consisting of government and school officials, business owners, developers, and church, community organization, and nonprofit leaders, played a pivotal role throughout the Visioning phase and regularly met to provide guidance, feedback, and suggestions for the Redevelopment Plan. This collaborative effort gathered key insights into the community that helped steer the direction of the Plan.

### Design Workshop

A four-day Design Workshop, held in November 2023, was a community outreach event facilitated by the City of Evansville Department of Metropolitan Development and the consultant team. The first day served as a Community Open House, where five groups representing various interests, including youth, accessibility advocates, small businesses, and major employers, engaged in discussions and shared feedback and direction for the Redevelopment Plan. Over the following two days, intensive brainstorming and drafting sessions took place. The consultant team analyzed data from the Open House, identified key themes, evaluated community strengths, weaknesses, opportunities, and threats, and proposed policy recommendations and design solutions. On Thursday, November 16, 2023, the consultant team reconvened with the members of the focus groups, Task Force members, and the public, and presented findings and recommendations to the public and invited additional feedback.

The Design Workshop played a crucial role in the planning process, serving as a platform for collaborative problem-solving, brainstorming, and community building. It provided an opportunity for stakeholders of all ages and abilities to come together, exchange perspectives, and collectively shape the vision for the future of Jacobsville, while ensuring that the Redevelopment Plan authentically captures the community's aspirations and needs.

### Jacobsville Task Force

Regularly meeting group of local non-profit, housing, and community leaders; business owners and professionals; and city employees.

### Focus Groups

Five groups of local residents and organizations representing topics, such as youth opportunity, business development, and social services from around Jacobsville.

### Public Feedback

More than 300 participants in-person and 1,000+ visits to the interactive project website.

PROJECT ENGAGEMENT

## ENGAGEMENT TIMELINE

2023	
<b>JULY 13</b>	Kick-off Meeting with City Staff
<b>OCTOBER 3</b>	Jacobsville Task Force Kick-off Meeting
<b>NOVEMBER 9</b>	Jacobsville Area Community Corporation Annual Dinner
<b>NOVEMBER 13 - 16</b>	Design Workshop
13	Public Open House #1
14 - 15	Working Sessions
16	Public Presentation of Draft Designs
2024	
<b>JANUARY 25 - MARCH 12</b>	Jacobsville Task Force Review Sessions
JAN 25	Review of Complete Neighborhood Concept and 8 Pillars of Jacobsville
FEB 13	Redevelopment Zones
FEB 27	Housing Development and Anti-Displacement Strategies
MAR 12	Policy Recommendations
<b>JUNE 8</b>	Public Open House #2
<b>SEPT 25</b>	Final Jacobsville Task Force Meeting
<b>DEC 17</b>	Redevelopment Commission / Present
2025	
<b>FEB 6</b>	Area Plan Commission Adoption
<b>FEB 24</b>	City Council Presentation / Adoption
<b>MAR 4</b>	Redevelopment Commission / Adopt



### *Outreach Campaign*

In addition to Task Force meetings, an outreach campaign was implemented to ensure widespread community participation and input. A dedicated website (*JacobsvillePlan.com*) served as a central hub for project information, resources, and announcements. Approximately one dozen responses were received via the website, and 132 document downloads were made by visitors of the website, indicating significant community interest in the future redevelopment of Jacobsville. Local media, business, and organizations assisted the consultant team with the campaign. Evansville’s Radio Station “WEOA the PUMP” and local news stations, such as 14 News, Eyewitness News (WEHT/WTWV), and 44News, provided announcements, coverage, and interviews of the consultant team and community members amplifying awareness and participation in the update of Jacobsville Redevelopment Area Plan.

### *PUBLIC INPUT*

Stakeholders provided valuable feedback on desired amenities, placemaking, and community events for the Redevelopment Area. With more than 430 votes and responses cast throughout the planning process, stakeholders guided the conversation on a variety of topics, including street design, programmable spaces, architectural character, and building design. By far the most desired improvements identified by the community pertained to safety and creativity including more street lights and public art.

### *Streetscape Designs*

The Jacobsville community voiced a strong preference for enhancing residential streetscapes, such as providing more consistent lighting, street trees, on-street parking, trails, planted buffers, and sidewalks with lawn strips. Additionally, results showed a strong desire to improve dedicated spaces for dedicated programming spaces, permanent event facilities, and sustainable, accessible, and open gathering spaces. These preferences informed the future design of streetscapes and community spaces that prioritize safety and functionality.

### *Community Events and Programming*

Design Workshop attendees expressed interest in a diverse range of community events and activities. Notably, there were ten votes for live music and concerts, eight votes for street and cultural festivals, and five votes for market spaces and events, showing a desire for engaging and creative programming that fosters community connections and cultural vibrancy while supporting the local economy.

### *Amenities and Placemaking Elements*

Community responses for amenities and placemaking elements displayed a strong preference for pedestrian lighting and public art. Additionally, elements such as outdoor seating, signalized crosswalks, and bike infrastructure received support, highlighting the community’s desire for vibrant, welcoming, and accessible public open spaces that promote social interaction and well-being.

*Image Caption:*

*Residents participate in Public Open House #2 where the draft plan was presented at three different locations during the Jacobsville Community Cookout in June 2024.*





### COMMON THEMES

Members and participants of the Jacobsville Task Force, focus groups, the Design Workshop, and other public meetings identified several areas to be addressed and improved as the plan is implemented. Several recurring themes, comments, and ideas were heard throughout the planning process.



#### Infrastructure Needs

Concerns about road and sidewalk conditions, parking shortages, and improved public transit were consistently mentioned.



#### Perception Challenges

Negative perception of the redevelopment area by the larger city was a recurring theme from both residents living within and outside the area.



#### Housing Affordability

Shared emphasis on the need for attainable, mixed-use, and mixed-income housing and incentives for homeownership.



#### Economic Opportunities

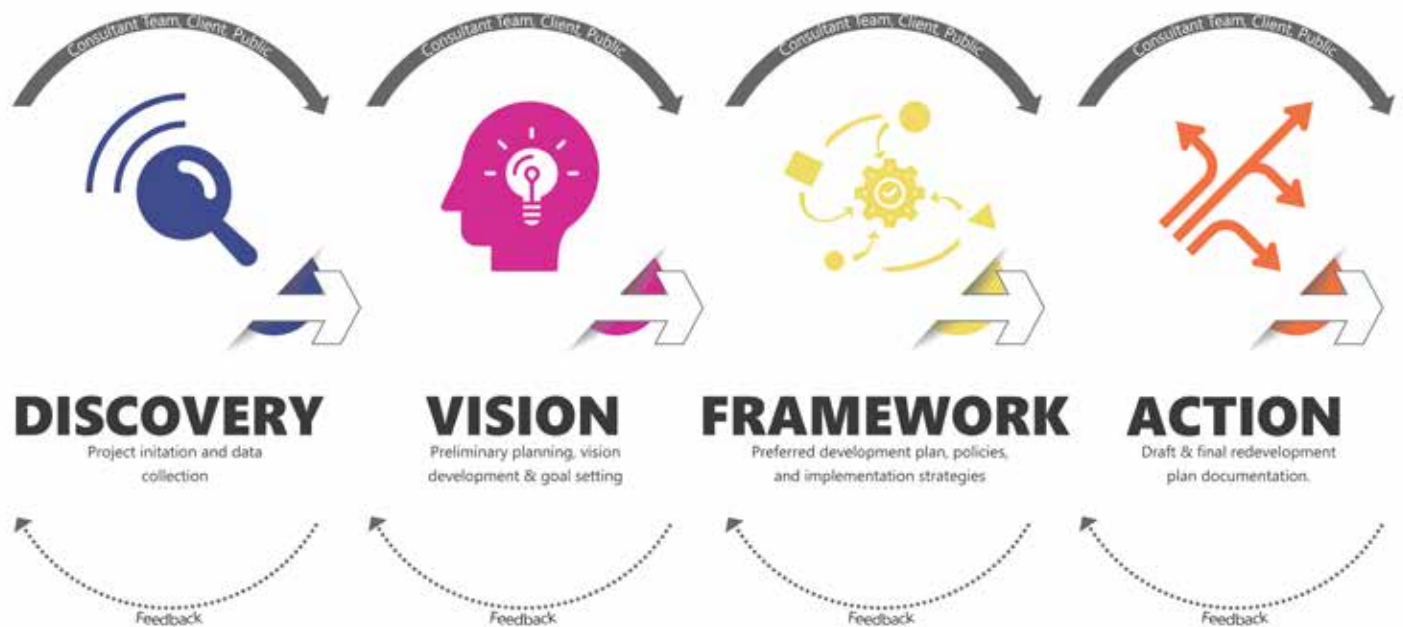
Businesses and residents desired increased advertising, unique offerings, and a larger customer base.



#### Civic Engagement

Strong desire for fostering a sense of community pride through events, educational opportunities, and local ownership incentives.





### **Planning Process**

**Discovery** is the initial phase of the planning process, which consists of collecting and analyzing data on the existing conditions within the study area. Trends related to development and planning are identified and a preliminary assessment of the area’s socioeconomic and development outlook is made. Information was presented to the Jacobsville Task Force moving into the next planning phase.

The second phase, **Vision**, defines the desired outcomes and principles with which to implement the master plan for the development site. During the Visioning phase, a week-long design workshop was held at Hope City Church, where project focus groups and the Jacobsville community were invited to create a vision for redevelopment in the Jacobsville Redevelopment Area. Through a series of conversations and voting activities, the residents’ input helped develop the ideas for design concepts for the master plan and the beginnings of the Complete Neighborhood concept described on the following pages.

**Framework** is the phase in which recommended policies and actions are established that will support the implementation of the master plan and associated design concepts. The Task Force also reviewed the results of the week-long design workshop and used their expertise of

Jacobsville to help refine the policies and action steps proposed by the consultant team.

The final phase, **Action**, involves the drafting and final adoption of the redevelopment plan. All stakeholders involved in the planning process, including the Task Force, city officials, focus group participants, and the general public had the opportunity to review and comment on the draft plan before its adoption by the city. Once adopted, the plan is used as policy for planning, development, public investments, and other improvements in the redevelopment area. The community should also use the plan to help attract outside investment to the area for developers, pursue state and federal funding opportunities, and further collaboration between residents, the city, and local organizations. The redevelopment plan should also help inform developers of expectations when the city or a local business/organization puts out a request for proposals and/or qualifications.



# A Complete Neighborhood

A Complete Neighborhood meets all the basic needs of residents, including access to housing, jobs, education, services, amenities, and other essential needs. These needs are provided regardless of income, culture, or political ideologies through land use, transportation planning, and community-based design.

## *Benefits of a Complete Neighborhood*

It offers a balance of amenities, including parks, schools, and shops, catering to the diverse needs of residents. These amenities attract people to live in the area, which sustains private investment like new businesses opening and housing construction to open up more economic opportunities for residents and currently established businesses. Safety and cleanliness are paramount, fostering an environment where people feel secure and proud to call it home. The sense of community is strengthened through increased civic engagement, pride, and a feeling of ownership over the future of development in the neighborhood.



*Stronger markets for neighborhood businesses*

*All basic needs and services are accessible to residents*

*Efficient and equitable public investments*

*Improved housing choice and affordability*

*Support for healthier lifestyles and greater convenience*



*Image Caption:  
Residents bike along the completed North Main Street Trail, a pivotal project for the Jacobsville Neighborhood and Redevelopment Area.*



### *What's Going Well?*

The Jacobsville Redevelopment Area currently has some characteristics and amenities of a Complete Neighborhood. Overall, the redevelopment area has “good bones,” and there has been significant public and private investment in recent years that continue this momentum. Strengths include:

- » Complete streets along Main Street and Virginia Ave and expanding recreational network,
- » Recreational amenities such as Deaconess Aquatic Center Pigeon Creek Trail, and several neighborhood parks,
- » Compact and walkable street grid,
- » Proximity to cultural hubs and employment centers, such as Downtown Evansville,
- » Presence of nonprofits and other community services,
- » Major employers continuing to expand and invest in the area,
- » Local community events to regional tourist attractions at Garvin Park.

### *What's Missing?*

Although efforts to redevelop the effort have been successful, there is still the need for additional amenities, businesses, housing, and social events in order to make Jacobsville a Complete Neighborhood. Some of those missing items include:

- » A mix of housing types with modern household appliances,
- » Additional workforce housing to attract a mix of incomes and worker skillsets for businesses in the area,
- » Long-lasting solutions for homelessness and households in poverty,
- » Convenient, comfortable, and reliable public transit,
- » Fully-connected and navigable sidewalk network,
- » Youth access to schools and afterschool activities,
- » Population density to support more retail stores and restaurants,
- » Preservation of historic architecture,
- » Consistent street lighting along major thoroughfares,
- » Spaces to accommodate more consistent community events and festivals.

*Image Caption:*

*Aerial photo of the construction of Baker Flats on Baker Avenue in June 2023 (Source: Google Earth)*



*Image Caption:*

*A portion of the sidewalk on Michigan St, near Fulton Ave, needing major repairs or replacement.*





### *Developing a Complete Neighborhood*

The development of a Complete Neighborhood should be guided by the gaps of what is missing to complete the neighborhood. The Jacobsville Redevelopment Area Plan represents a consensus among Jacobsville residents, organizations, and businesses on what needs to be accomplished in the redevelopment area. This consensus is built around four key aspects including invigorating, innovative, resilient, and adaptable.

Actions to develop a Complete Neighborhood should be **invigorating**. Since its establishment around the 1860s, Jacobsville Neighborhood was an area teeming with social and economic activity, housing significant historical figures such as Louis Puster and Anthony Reis, who would achieve great social change for Evansville. However, during the post-WWII decades, disinvestment, dilapidated buildings, and high vacancy rates have plagued various areas of the Jacobsville neighborhood. Future investments and improvements to the area should employ lessons learned from Jacobsville's past and fill in the missing gaps in the neighborhood, such as increasing density and connecting the entire community via multiple modes thereby reducing auto-dependence; creating an inclusive environment; enhancing places to walk, bike, relax, shop, and play; and providing family-friendly destinations.

Investments for a Complete Neighborhood should be **innovative**. New ideas or methods to solve long-term issues baked into the area's history, such as providing attainable housing, should be implemented in partnership with residents and other organizations. These improvements should include identifying available spaces of land for housing, finding the right partners, changing zoning standards to get housing to market faster, and offering multiple housing types.

A Complete Neighborhood should be built to be **resilient**. In the past two decades, there have been numerous and unexpected disruptions to daily life, including the 2008 recession and the 2020 COVID-19 Pandemic where people lost their homes, their income, and population in the area declined. Investments and improvements to the area should encourage homeownership, increase opportunities for jobs locally, attract new businesses along

Main Street, and ensure these opportunities are available to all residents.

A Complete Neighborhood should be built to be **adaptable**. Change is indeed the only constant, and conditions in the redevelopment area will inevitably change as investment and new development continues. Being adaptable means that improvements and investments change and adjust and future opportunities and possible unforeseen circumstances change to ensure all residents have the resources for a better quality of life. This also means this plan can't be stagnate. It must change as the neighborhood changes and responds to new development.



#### **Invigorating**

To give renewed strength and energy to the neighborhood, its residents, and its businesses.



#### **Innovative**

To make new changes to outdated methods, ideas, or policies.



#### **Resilient**

To withstand or recover quickly from difficulties, including economic, social, political, and more.



#### **Adaptable**

To adjust to new or unexpected conditions or events.



### 2013 Redevelopment Plan Assessment

As a starting point for the 2024 Jacobsville Redevelopment Area Plan, the consultant team conducted an implementation status check of the “8 Big Ideas” identified in the 2013 Jacobsville Redevelopment Plan (2013 Plan). The “8 Big Ideas” outlined the goals of the 2013, including job opportunities for residents, mixed-use developments complementing downtown Evansville, a safe and walkable neighborhood, and more diverse housing choices. Nearly all of these goals have been initiated or accomplished.

- 1** Expand TIF district to provide greater neighborhood revitalization efforts.

TIF district expanded along North Main Street and, in 2019, grew include to businesses along Franklin Street.
- 2** Focus on key corridors for streetscape improvements.

Trails and streetscape improvements along North Main Street and Virginia Street completed in Summer 2018
- 3** Focus on strong neighborhoods and housing.

Several completed and planned housing projects including, Garfield Commons, Baker Flats, Habitat for Humanity homes on Garfield Avenue, and the Forge on Main (a mixed-income, mixed-use building).
- 4** Identify organizational structure for implementation efforts.

Evansville Land Bank Corporation, formed in 2016, to buy vacant/dilapidated properties. Extensive collaboration with local organizations like the Jacobsville Area Community Corporation to support residents.
- 5** Commitment to branding, identity, and public relations programs.

Increased presence of murals around the neighborhood. Jacobsville gateway arch installed in 2023. Trees planted around the neighborhood by Evansville Sewer Department.
- 6** Develop a higher quality land use strategy along the Lloyd Expressway.

2015-2035 Comprehensive Plan, adopted in 2015, for the City of Evansville and Vanderburgh County defines land use and development patterns along Lloyd Expressway.
- 7** Commitment to environmental mitigation and sustainable solutions.

Ongoing brownfield remediation and cleanup efforts in partnership with the Indiana Brownfields Program and the EPA Superfund program. Nearly 4,000 of 5,000 residences cleaned as of 2023.
- 8** Revise current regulatory mechanisms to align with redevelopment vision.

Jacobsville Redevelopment Area Design Guidelines adopted. Jacobsville Overlay District adopted in 2018. Design approval process revised in 2023.

# Pillars of Jacobsville

To define key principles for redevelopment efforts, such as policy reform and project pursuits, seven pillars were created from public input received throughout the planning process. These pillars define overarching concepts that address current weaknesses and offer new opportunities for economic, social, and environmental improvements that will help Jacobsville become a Complete Neighborhood. Each pillar has a vision statement which encompasses the desired result of implementing the recommended policies found in Chapter 3 of this plan. To ensure a higher level of success and community support, residents should be kept engaged throughout the implementation of these policies to maintain an equitable and community-driven planning and redevelopment process.



## Thriving Community

The Jacobsville Neighborhood is cohesive and distinguishable from the surrounding areas, it is unique to Evansville, and residents are engaged and proud to be a part of it. Organizations, anchor institutions, large and small businesses, nonprofits, and residents work together to meet the community's needs by acting from the same playbook: the Jacobsville Redevelopment Area Plan.



## Health and Wellness

Jacobsville's built environment and urban design encourages healthy behaviors. Targeted investments and programs influence how people live and take care of themselves, making healthy choices easy and convenient.



## Economic Prosperity

The neighborhood fosters economic empowerment and upward mobility for its residents, providing them access to training, employment, and career advancement opportunities. Skilled individuals and professionals are attracted to the neighborhood and help contribute to the community's economic growth and long-term vitality.



## Mobility

Multi-modal connectivity is possible to all areas of Evansville from Jacobsville. The transportation network encourages healthy behaviors. The ability to access public services, businesses, and other necessities enshrines Jacobsville as a thriving area where people want to live, work, shop, and play.



## Healthy and Livable Housing



The neighborhood offers attainable housing options for residents of all ages, abilities, and incomes. Workers in Jacobsville have many high-quality choices, within their budget, to live near where they work. Employers benefit from improved recruitment and retention rates as a result of more desirable living options nearby. Older housing stock is rehabilitated, and there is new infill housing on formerly vacant lots. Regular monitoring of real estate trends and policies are conducted to support anti-displacement goals that help retain long-time residents of Jacobsville.

## Environmentally Resilient



The neighborhood is free from environmental contaminants. Brownfields have been remediated, and lead paint has been removed from buildings. The natural environment has been enhanced with the greening of streets, dense urban tree canopy, and increased permeability.

## Vibrant Place



People know they have arrived in Jacobsville when they step foot into the Jacobsville Neighborhood. New development, redevelopment, and infill create new spaces and activity centers, attracting renewed energy to Jacobsville. Year-round programming and new amenities allow people to live, work, relax, and play in the neighborhood.

## Safety and Security



The Jacobsville Neighborhood remains family-oriented, where everyone feels safe. Its streets are active and comfortable at all times of the day, and the neighborhood is a destination where everyone wants to be.

*This document has interactive elements. If you are viewing this plan online or via PDF, you can click on the icons below to jump to the recommended policies and actions step for each of the pillars.*



# 02

# MASTER PLAN FOR REDEVELOPMENT

**Big Ideas**

*Page 19*

**Comprehensive  
Site Plan**

*Page 32*

**Transportation  
Network**

*Page 48*

**Housing  
Strategies**

*Page 60*



*“Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody.” - Jane Jacobs*

## Big Ideas

This chapter synthesizes the information, data, and community responses discussed in the previous section to inform the creation of design recommendations that will aide in the development and improvement of the Jacobsville study area. Section two responds to the common themes of perception challenges, economic opportunities, infrastructure needs, housing affordability, and civic engagement through design solutions.

### *Purpose Of Development Concepts*

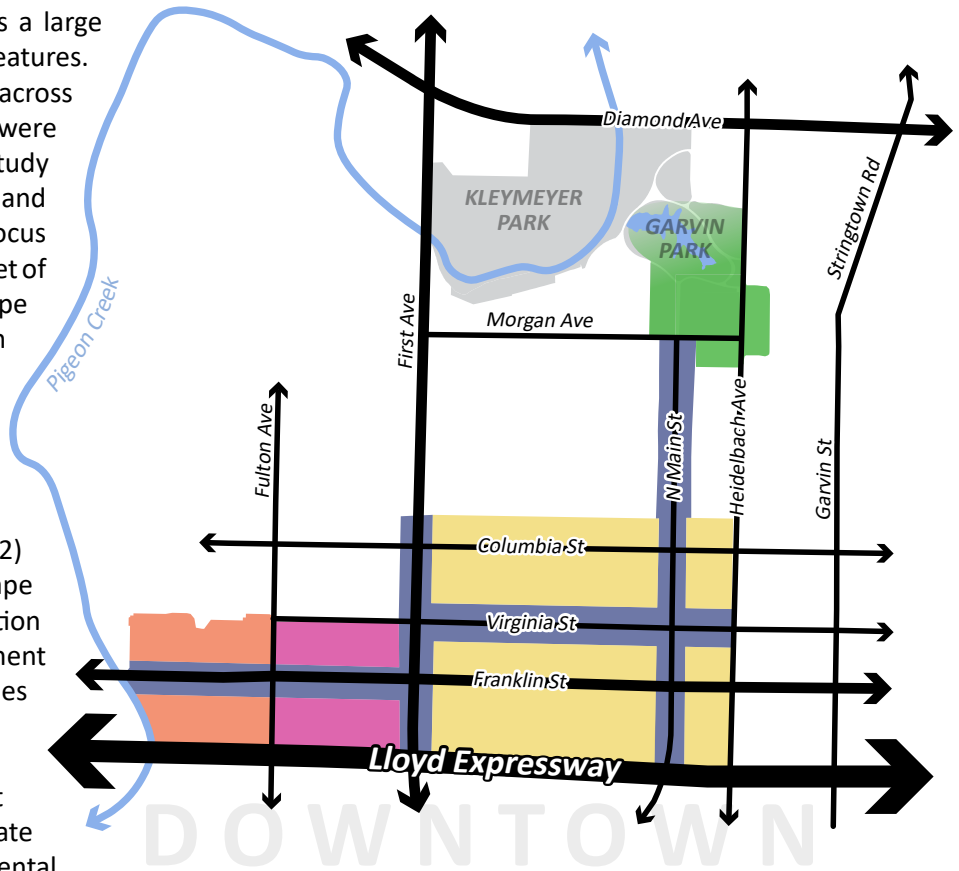
The development concepts presented in this plan address support the vision for a Complete Neighborhood discussed in Chapter One. They further illustrate and communicate the ideas in a manner that helps guide and target redevelopment efforts. By starting broadly with the Big Ideas then working into individual site development concepts and street designs, stakeholders, planning staff, developers, and elected officials have a clearer understanding of the aim of this plan, the importance of the policies discussed in Chapter Three, and how the plan can transform Jacobsville.



## Redevelopment Zones

The Jacobsville Redevelopment area is a large space with many diverse needs and features. To tackle different needs and contexts across the area, five redevelopment zones were identified. These zones broke up the study area (page 20) into more digestible and manageable areas to organize and focus redevelopment. Each zone has its own set of proposed development sites, streetscape improvements, transportation investments, and other needs while being held together and guided by the plan's vision to build a Complete Neighborhood.

The five redevelopment zones are the (1) Regional Destination Zone, (2) Live, Work, Play Zone, (3) Streetscape Improvement Zone, (4) Industrial Transition Zone, and (5) Residential Enhancement Zone. These redevelopment zones integrate a variety of design strategies and policy recommendations that will help the Jacobsville redevelopment area continue to undergo and navigate a transformative era of developmental change that enhances livability, fosters economic growth, and strengthens community connections. Moving forward, collaboration between residents, local government, developers, and other stakeholders will be key to realizing a shared vision for the future of Jacobsville.




**Regional Destination Zone**  
page 34



**Live, Work, Play Zone**  
page 36



**Streetscape Improvement Zone**  
page 40



**Residential Enhancement Zone**  
page 44



**Industrial Transition Zone**  
page 46

If viewing this plan online/via PDF, you can click on the icons to jump to each pillar.

### Future Land Use and Transportation

Planning for future land use and transportation systems is an important part of Jacobsville Redevelopment Plan. Land use planning also helps planners and planning officials navigate development decisions that will ensure a strong tax base, a mix of land uses, fiscally responsible infrastructure growth, opportunities for business development, and increased quality of life for residents in Jacobsville.

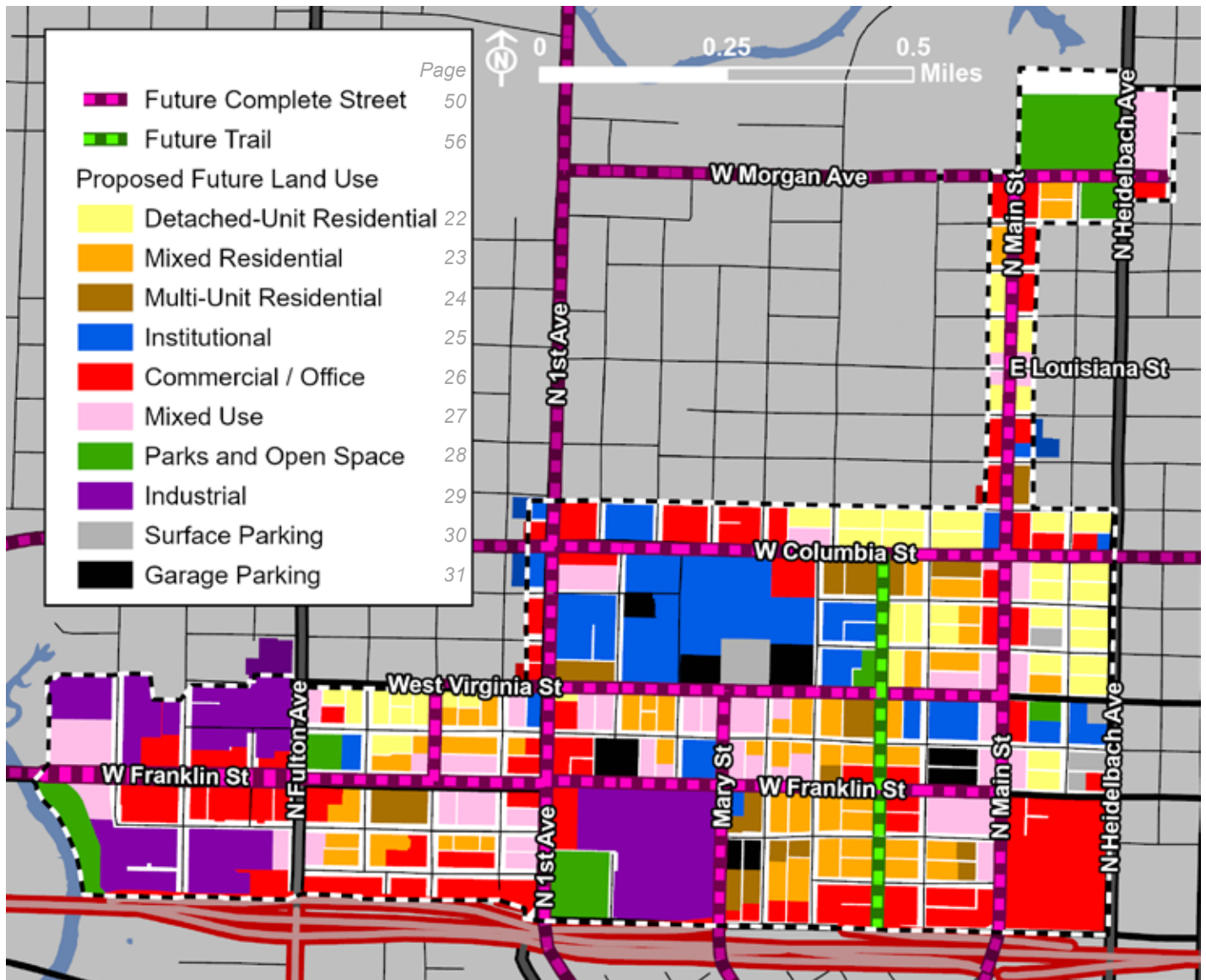
#### What is a suggested 'future' land use system?

A suggested future land use system is a broad description of the desired character and type of land uses proposed for a specific area in Jacobsville. This character is represented on the land use map below that shows the types of suggested land uses, and where they can be located. There are descriptions of these suggested land use categories that focus on building design, density, and more on the following pages. These suggested land use map balances the existing land use to provide flexibility, and give the City, property owners, and developers a

roadmap to achieving a Complete Neighborhood for Jacobsville. There are ten future land uses identified in the map below. Generally, the denser future land uses are focused around major corridors, Future Complete Streets, and Future Trails which are of a size that can handle the increased intensity.

#### What is suggested 'future' transportation system?

Similar to a future land use, the suggested future transportation system describes the desired future state of certain streets within the redevelopment area. This may include streetscape design, public transit facilities, safety improvements, and multimodal integration. There are two future transportation typologies in the map below: Future Complete Streets and Future Trails. Future Complete Streets designs should be based on the three concepts found in the Transportation Network section of this chapter (page 48).



## Detached-Unit Residential

[Click here to go back to map](#)



<p><b>Built Form and Character</b></p>	<p>Residential structures that have one housing unit and no shared walls or ceilings with adjacent units. 1-2 stories in height. Structure should sit close to the street and have front porches to encourage social interaction between neighbors. Accessory dwelling units (ADUs) should be allowed on the backside of the property, especially if located along an alleyway. New construction should incorporate historical architectural elements that match the character of surrounding residential uses. Solar panels should be encouraged on slanted roofs that face south to increase solar power efficiency.</p>	
<p><b>Location</b></p>	<p>Except for homes with historical architecture, detached-unit residential uses should be on streets with low levels of activity, such as streets with minimal traffic.</p>	
<p><b>Access</b></p>	<p>Pedestrian access should be primarily focused on the frontage street, though secondary entryways may be placed on the side or behind the structure.</p>	
<p><b>Zoning</b></p>	<p>Current Zoning</p>	<p>Proposed Zoning</p>
	<p>Located in R-1, R-2, R-3, R-4, R-5.</p>	<p>Rezone all properties with R-1 or R-2 zoning to R-3 at a minimum. Work with local organizations to distribute leaflets to all affected properties about the benefits of upzoning to the R-3 zone to Jacobsville residents. Update the Jacobsville Overlay to remove parking minimums for detached-unit residential uses.</p>

# Mixed Residential

[Click here to go back to map](#)



<p><b>Built Form and Character</b></p>	<p>Residential structures that have one to eight housing units, such as duplexes and small-scale apartment buildings. Structure should sit close to the street and have individual or wrap-around porches at entryways, if possible, to encourage social interaction between neighbors. 2-4 stories in height. ADUs should be allowed on the backside of the property, especially if located along an alleyway. New construction should incorporate historical architectural elements that match the character of surrounding residential uses. Solar panels should be encouraged on slanted roofs that face south.</p>	
<p><b>Location</b></p>	<p>Generally, structures that have one to four units should be in areas with low activity levels, such as streets with minimal traffic. Structures with more than four units should primarily be in areas with moderate activity levels, such as a street with a dedicated bike trail and connections to other multi-modal options and be located along roadways that can handle increased traffic such as collector roads.</p>	
<p><b>Access</b></p>	<p>Each unit should have its own entryway. These entryways should try to face the street but can also be placed on the side of the structure if logical. Secondary entryways may be placed on the backside of the structure. If the structure has more than four units, bike parking should be located behind or on the side of the structure to be accessible for bicyclists. On-site parking for private vehicles should not be required, however, if present, it is encouraged to be accessed via an alleyway instead of curb cuts on frontage streets for private vehicle parking, which ensures a continuous and safer sidewalk for pedestrians and people in wheelchairs.</p>	
<p><b>Zoning</b></p>	<p>Current Zoning</p>	<p>Proposed Zoning</p>
	<p>Located in mostly residential districts and some commercial districts.</p>	<p>Rezone properties identified for Mixed Residential to at least the R-4 district or a comparable zone. Update the Jacobsville Overlay to include density bonuses if a property is located near a trail or transit stop. Update the Jacobsville Overlay to remove or significantly lower parking minimums for residential uses. Add bike parking requirements to the Jacobsville Overlay and West Franklin Overlay.</p>

# Multi-Unit Residential

[Click here to go back to map](#)



<p><b>Built Form and Character</b></p>	<p>Residential structures that have more than eight units, such as medium-to-large apartment buildings. 3-6 stories tall. ADUs should not be allowed unless developed in tandem with a master plan for the multi-unit structure. New construction should incorporate some historical architectural elements to match the surrounding character but may also mix modern elements into the design to improve its marketability. Solar panels should be encouraged on roofs, especially if they are slanted facing south or above on-site parking spots.</p>	
<p><b>Location</b></p>	<p>Should primarily be built in areas with moderate to high levels of activity, such as streets adjacent to areas with commercial / office uses or mixed uses and be located on collector and arterial roads.</p>	
<p><b>Access</b></p>	<p>Units should be accessible through a shared indoor hallway or outdoor walkway. If located on street primarily with non-residential uses, entryways should not be located on that same street unless there are no other options. Multi-unit structures should have dedicated bike parking behind or on the side of the structure, unless the structure is on a street that is primarily commercial / office or mixed use. Then, bike parking should be behind the structure. Private parking for vehicles should be located behind the structure and accessible via an alleyway or a curb cut on a side street. There should be no curb cuts to parking lots on streets that have primarily commercial / office or mixed uses. Vehicular parking lots may be shared with adjacent uses, which can include dedicated resident spots in nearby parking garages.</p>	
<p><b>Zoning</b></p>	<p>Current Zoning</p>	<p>Proposed Zoning</p>
	<p>Located in several residential and commercial zones. Some properties overlapped by multiple districts.</p>	<p>Rezone all properties identified for Multi-Unit Residential uses to the R-5 district or a comparable use. Update the Jacobsville Overlay to include density bonuses if a property is located near a trail or transit stop. Add a shared parking section within the Jacobsville Overlay, which reduces the parking requirements for developments if they share a parking lot or if a parking garage is at least one block from the development. Add bike parking requirements to the Jacobsville Overlay and West Franklin Overlay.</p>



# Institutional

[Click here to go back to map](#)



<p><b>Built Form and Character</b></p>	<p>Structures or parts of a structure that house non-profits, places of worship, public services and facilities, and civic groups like neighborhood organizations. Height depends on the specific type of institutional use, though most structures are 3 stories or lower except for places of worship with spires or bell towers. New construction should match the surrounding character but may also mix modern elements into the design, especially if it improves the efficiency and cost-effectiveness, or sustainability of the structure. Solar panels should be encouraged on roofs, above parking lots, or on the ground if located behind the building.</p>	
<p><b>Location</b></p>	<p>When the institutional use primarily serves nearby residents, such as places of worship, they should be located within majority-residential areas, away from streets with high levels of activity. When the institutional use performs outreach activities or is meant to serve a larger population, such as public services, they should be located on collectors, arterials, or areas with moderate to high levels of activity.</p>	
<p><b>Access</b></p>	<p>The structure may have multiple primary entryways, all of which should face the frontage street. Corner lots should have two entryways facing each street. There should be safe, continuous, and accessible connection(s) between entryways, sidewalks, or trails along a street. Bike parking should be located adjacent to entryways, while ensuring it does not hinder accessibility. Car parking should (1) be located behind or on the side of the structure; (2) it should not front on a collector or arterial road; and (3) curb cuts to access a parking area should only be granted if that side street is a collector/arterial road or higher, and left turns in and out of the lot should be restricted. Any curb cut should maintain a ‘continuous’ sidewalk or trail (see callout box for definition of “continuous sidewalks/trails”).</p>	
<p><b>Zoning</b></p>	<p>Current Zoning</p>	<p>Proposed Zoning</p>
	<p>Not applicable</p>	<p>Add bike parking requirements to the Jacobsville Overlay and West Franklin Overlay.</p>

# Commercial / Office

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<p><b>Built Form and Character</b></p>	<p>Structures that accommodate a mix of retail, office, and service uses. Height should exceed no more than 5 stories. Design should encourage pedestrian access and interaction by incorporating storefronts with large windows and welcoming entryways. Architectural styles should complement the surrounding structures. Modern elements may be incorporated where appropriate to enhance functionality and aesthetics. Facades should be complementary to the overall streetscape.</p>	
<p><b>Location</b></p>	<p>Ideally situated along thoroughfares with moderate- to high-levels of pedestrian and vehicular activity, such as main streets and commercial corridors. These locations should be accessible to public transit and cater to local residents and visitors. Commercial / Office structures should be near amenities, services, and other mixed-use developments to support longevity and attractiveness of the area.</p>	
<p><b>Access</b></p>	<p>Entryways should be located along frontage streets to maximize visibility and pedestrian access. Secondary entryways may be provided on side streets or in alleys. Vehicular access should be carefully managed to minimize disruptions to pedestrian flow, with parking located primarily behind or beside the structure. Curb cuts onto main streets should be limited to enhance pedestrian safety and streetscape quality. Dedicated bike parking should be located along frontage streets near main entrances.</p>	
<p><b>Zoning</b></p>	<p>Current Zoning</p>	<p>Proposed Zoning</p>
	<p>Located in mostly commercial districts, and some industrial districts along West Franklin Street.</p>	<p>Initiate rezonings for all properties identified as future Commercial / Office (if the property is not already zoned for commercial or office uses) to either C-1, C-2, C-4, CO-1, or CO-2 depending on the context of the property. Revise the Jacobsville Overlay and West Franklin Street Overlay to permit all office uses. Establish height bonuses or reduced parking requirements if a development exemplifies the characteristics described above and other standards as necessary. Add bike parking requirements to the Jacobsville Overlay and West Franklin Overlay.</p>

## Mixed Use

[Click here to go back to map](#)



<p><b>Built Form and Character</b></p>	<p>Designed to integrate residential, commercial/office, and institutional uses within a single structure. Typically, buildings cannot exceed 5 stories, with structures up to 10 stories permissible within a 5-minute walking radius of major employers. The design should promote a vibrant streetscape, featuring mixed-use storefronts, residential entrances, and common areas. Architectural elements should blend modern functionality with traditional aesthetics.</p>	
<p><b>Location</b></p>	<p>Ideally located in Industrial Transition, Residential Enhancement, and Live, Work, Play Zones. These locations should be in close proximity to public transit and amenities. Mixed-use developments should be strategically placed to accommodate residential needs and commercial/office demands.</p>	
<p><b>Access</b></p>	<p>Entryways should be well-distributed along frontage streets. Secondary entrances may be located on side streets or within courtyard spaces. Vehicular access should prioritize service alleys or side streets to minimize disruptions to pedestrian flow. Dedicated bike parking should be located near main entrances. ADA-compliant pathways should connect all entrances.</p>	
<p><b>Zoning</b></p>	<p>Current Zoning</p>	<p>Proposed Zoning</p>
	<p>Located in almost all zoning districts barring.</p>	<p>Add language to the Jacobsville Overlay in section 18.117.020 and 18.117.025 to allow Mixed Use developments as long as the development follows the characteristics described above. Do the same for the West Franklin Street Overlay. Establish height bonuses or reduced parking requirements if a development exemplifies the characteristics described above and other standards as necessary. Add bike parking requirements to the Jacobsville Overlay and West Franklin Overlay.</p>

# Parks and Open Space

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<p><b>Built Form and Character</b></p>	<p>See the Evansville Parks and Recreation Master Plan.</p>	
<p><b>Location</b></p>	<p>See the Evansville Parks and Recreation Master Plan.</p>	
<p><b>Access</b></p>	<p>Parks and open spaces should be accessible by all residents, ensuring there is accessible equipment, facilities, doors, and ramps.</p>	
<p><b>Zoning</b></p>	<p>Current Zoning</p>	<p>Proposed Zoning</p>
	<p>Not applicable</p>	<p>Restrict parks and open spaces within industrial zoning districts. Work with the Evansville Parks Department to implement the Evansville Parks and Recreation Plan throughout the Jacobsville Redevelopment Area.</p>

# Industrial

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<p><b>Built Form and Character</b></p>	<p>Structures should be no taller than 2 stories, however the structure may have 3 stories to accommodate on-site office uses. Heavy industrial uses, such as manufacturing, should be located away from residential uses and nearby waterways to reduce the chance for environmental pollution and negative health impacts. Light industrial uses, such as artisanal production, bicycle manufacturing, etc., may be located near commercial / office uses and sufficiently screened or buffered from residential uses.</p>	
<p><b>Location</b></p>	<p>Should primarily be in areas with streets that can handle large volumes of truck and/or commuter traffic like arterial streets. Additionally, industrial uses should be located away or buffered from any residential uses.</p>	
<p><b>Access</b></p>	<p>Industrial uses should be near regional and other major transportation routes. Loading bays should be located behind the structure. They should not be visible from the right-of-way. If having the bays behind the structure is not possible, they may be located on the side of structure given there is sufficient screening, such as a brick wall, a wall with murals, vegetation, or a mixture of all three. Car parking can be located on any side of the structure; access should be located on side streets or reconfigured alleyways, not a frontage street. All industrial structures should have dedicated bike parking located at primary entryways. All entryways should be accessible through a safe and ADA-compliant route for pedestrians and bicyclists from the frontage or side streets, preferably with complete separation from truck and car traffic.</p>	
<p><b>Zoning</b></p>	<p>Current Zoning</p>	<p>Proposed Zoning</p>
	<p>Located in M-1, M-2, and M-3 districts. Some properties with future industrial uses have several overlapping zoning districts.</p>	<p>Clarify and identify a single zoning district for properties on which multiple zoning districts are established. Establish height limits in the West Franklin Street Overlay that align with the characteristics of future Industrial uses described above. Add bike parking requirements to the Jacobsville Overlay and West Franklin Overlay.</p>

# Surface Parking

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<p><b>Built Form and Character</b></p>	<p>Surface parking uses are entire properties or large portions of them dedicated for the storage of cars. This use is highly discouraged, and instead Garage Parking should be utilized, when possible, especially when shared between multiple structures. Surface parking should have paved surfaces, preferably with permeable materials. Surface parking lots should include lighting fixtures, signage if needed, and drainage infrastructure. Surface parking lots are also encouraged to include elements of sustainability in the form of solar panels covering parking lot and rain gardens and be integrated in a way that takes into consideration the pedestrian access from the right of way to the structures which the surface parking services.</p>	
<p><b>Location</b></p>	<p>Should be located where it is financially infeasible to build Garage Parking uses or where there is not enough demand for Garage Parking.</p>	
<p><b>Access</b></p>	<p>Should be located behind the structure(s) it services, with clear signage indicating to people where the car park is located, especially on streets that are majority-commercial / office or mixed use. Curb cuts to access the car park should be located on side streets. If a curb cut is located on a collector or arterial road, left turns into the lot should be restricted to reduce conflict points for bicyclists and pedestrians. Access from alleyways is highly encouraged instead of curb cuts on frontage streets. Where there are curb cuts, a continuous sidewalk or trail should be maintained.</p>	
<p><b>Zoning</b></p>	<p>Current Zoning</p>	<p>Proposed Zoning</p>
	<p>Not applicable</p>	<p>Restrict Surface Parking uses in the Jacobsville Overlay and the West Franklin Street Overlay. Require a site plan review for Surface Parking within the two overlays, as well as add sustainable design elements such as permeable pavers, shade cover requirements (e.g. this can be achieved through tree plantings in the parking lot), and vegetative medians as criteria for site plan approval. Include access requirements as described above.</p>

# Garage Parking

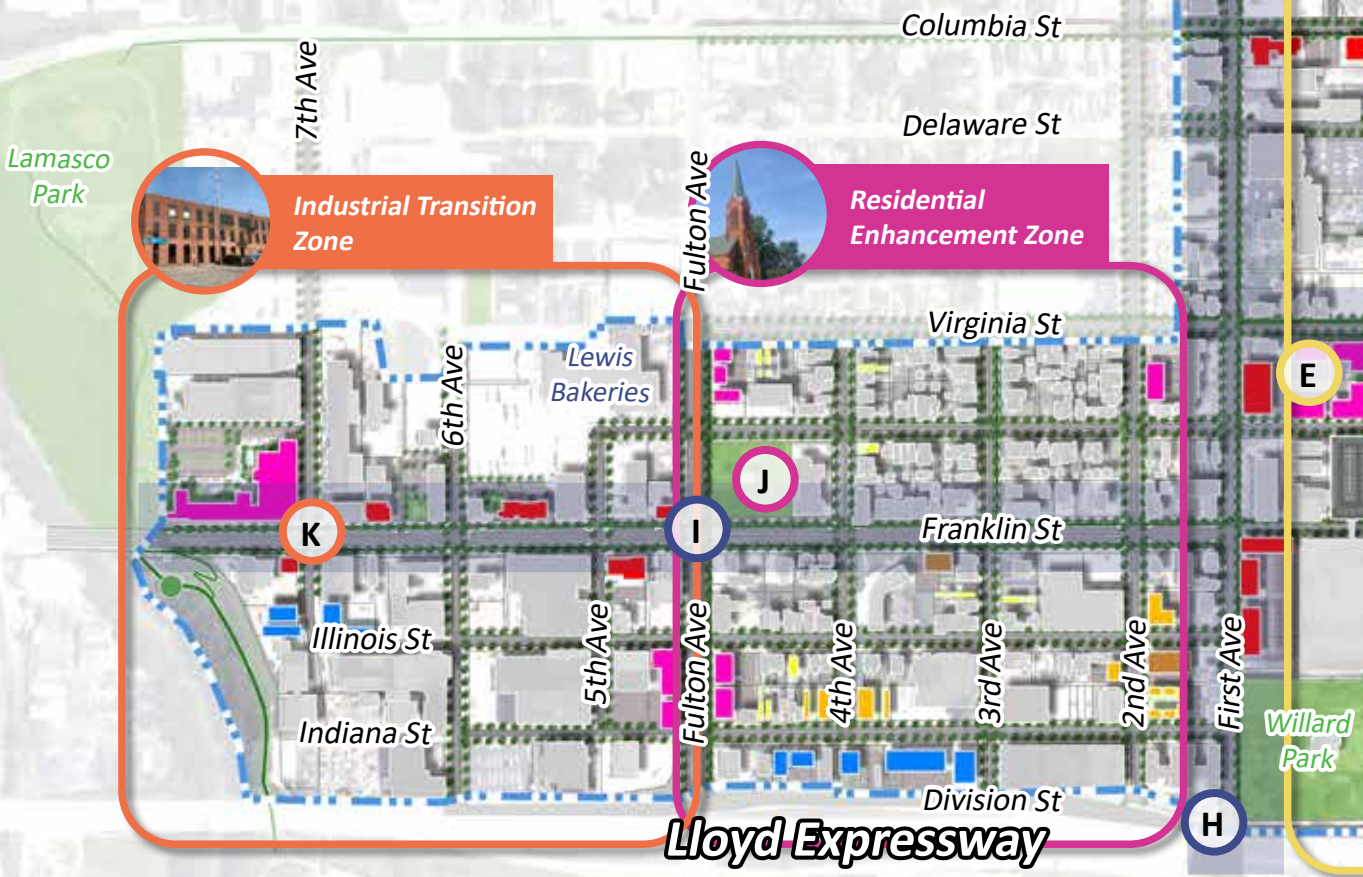
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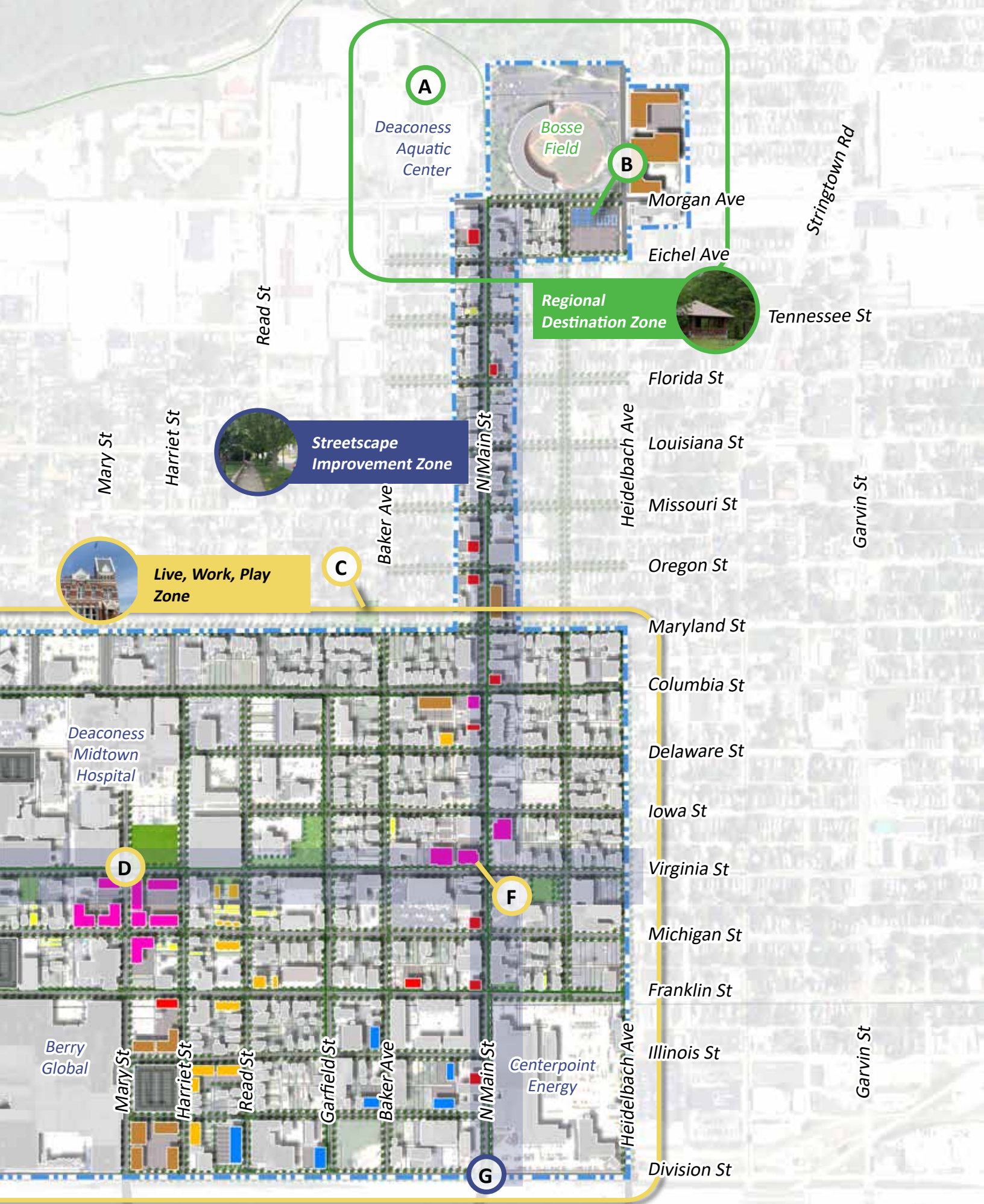
<p><b>Built Form and Character</b></p>	<p>Garage Parking should be utilized, when possible, especially when shared between multiple structures. It should include lighting fixtures, signage if needed, and drainage infrastructure. Garage parking lots are also encouraged to include elements of sustainability in the form of solar panels covering parking garage roof and green walls, and be integrated in a way that takes into consideration the pedestrian access from the right of way to the structures on the surrounding properties. Garage parking that utilizes multi-level structures should be no taller than adjacent building heights.</p>	
<p><b>Location</b></p>	<p>Should be near major employers and built on top of Surface Parking when demand increases. Other areas for Garage Parking will be dependent on demand and density of adjacent or nearby land uses.</p>	
<p><b>Access</b></p>	<p>Should be wrapped by or located behind the structure(s) it services, with clear signage indicating to people where the garage is located, especially on streets that are majority-commercial / office or mixed use. Curb cuts to access the car park should be located on side streets. If a curb cut is located on a collector or arterial road, left turns into the lot should be restricted to reduce conflict points for bicyclists and pedestrians. Access from alleyways is highly encouraged instead of curb cuts on frontage streets. Where there are curb cuts, a continuous sidewalk or trail should be maintained. Bike parking should be provided near entryways. Dedicated parking spots for nearby uses, such as Multi-Unit Residential and Commercial / Office, should be encourage shared parking and reduce on-site parking for said developments.</p>	
<p><b>Zoning</b></p>	<p>Current Zoning</p>	<p>Proposed Zoning</p>
	<p>Not applicable</p>	<p>Restrict Garage Parking within any residential zoning districts except as an accessory use in the R-5 district. Include access requirements as described above. Add bike parking requirements to the Jacobsville Overlay and West Franklin Overlay.</p>

# Comprehensive Site Plan

If viewing this plan online/via PDF, you can click on the icons to jump to each pillar.









# Regional Destination Zone

The Regional Destination Zone focuses specifically North of the redevelopment area around Garvin Park. Garvin Park has the potential to become a regional destination for the surrounding area and a hub for sporting and community gathering. By focusing revitalization around this park, the City can greatly enhance the quality of life for residents and visitors and provide ample opportunities for recreation, relaxation, and community engagement.

Beginning with the park's amenities there are a variety of sporting equipment that the residents identified. This includes new basketball courts, playgrounds, sports fields, picnic areas, walking trails, dog parks, splash pads, outdoor gym equipment, and fitness stations. While it is important to update and create new facilities, it is also important to preserve some of the natural areas and protect the existing green spaces, wetlands, and wildlife habitats. Planting more native vegetation, trees, and shrubs to improve biodiversity and create habitat for birds and other wildlife along walking trails would help to promote the ecological health of the area. Another priority would be to ensure that Garvin Park is accessible and inclusive for people of all ages, abilities, and backgrounds. Jacobsville has a wide range of diversity and should be accessible to all. Creating accessibility features such as ADA-compliant pathways, ramps, restrooms, ample seating areas, shade structures, and water fountains would enhance the comfort of all park users.

Once Garvin Park is enhanced there are additional opportunities in the surrounding area that will support this new Regional Destination. The first would be to create a robust calendar of programming and events at Garvin Park to attract visitors. This could include sporting events, concerts, festivals, farmers markets, outdoor movies, fitness classes, and educational workshops. If people will be visiting from out of town, there will also need to be hotels, entertainment, dining, and community spaces available. Creating a denser apartment complex near the sports field and areas of activity, and creating infill work opportunities and dining spaces around the park will attract even more residents and visitors. The final step of this zone would be to create a new recreational amenity south of Morgan Avenue. This is a long term goal, however.

By implementing these strategies, Garvin Park and the northern section of the Jacobsville Redevelopment Area will be a destination and area of activity in the neighborhood that will enrich the lives of residents and visitors for generations to come.



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**A**



***North Main Sports Complex***

Newly imagined Garvin Park serves as a sports complex with updated features like baseball fields, basketball and pickleball courts, and a shelter with restrooms, providing residents and visitors ample recreational opportunities and a community gathering space.

**B**

***From Brownfield to Recreational Amenity***

After the clean and cap remediation, the existing brownfield will be paved and with parking lot and sport courts to provide additional recreational space for the community before it is available for redevelopment in the future.



PRE- REMEDIATION CONDITION



EXAMPLE: SWITCHYARD PARK SPORTS COURTS

AFTER CLEAN AND CAP REMEDIATION



# Live, Work, Play Zone

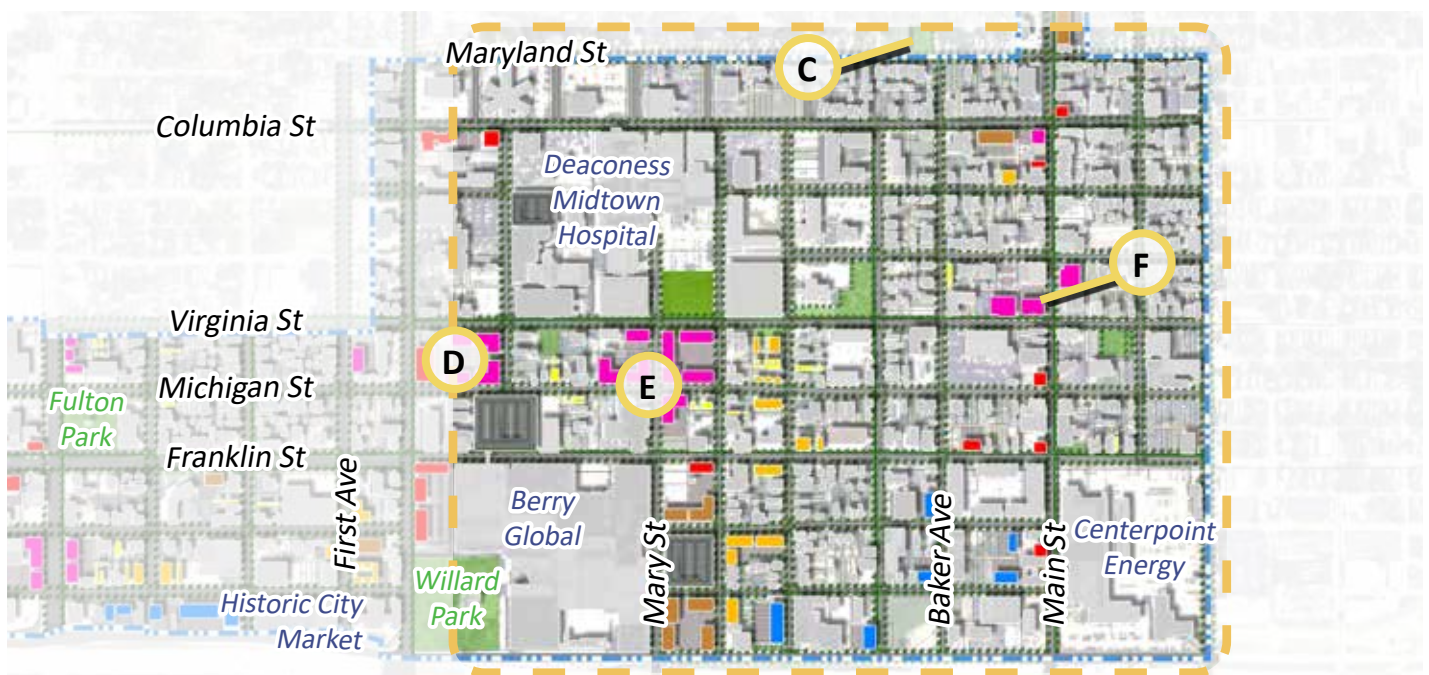
The Live, Work, Play Zone is the largest of the five zones and focuses on designing an integrated environment where residents can live, work, and enjoy recreational activities within close proximity. A live-work-play community is a type of urban environment designed to integrate residential, commercial, and recreational elements into a cohesive and interconnected neighborhood. The concept revolves around creating a balanced lifestyle where residents can live, work, and enjoy leisure activities within close proximity, typically within walking distance or a short commute.

The live section of this zone is focused on residential spaces and promotes a variety of housing options, including single-family homes, duplexes, triplexes, apartments, and mixed-use developments. A large priority for this zone would be to create denser development along major corridors with streetscape improvements. This can most easily be done through mixed-use development, combining residential units with office spaces, retail establishments, and entertainment venues. This creates a dynamic environment where residents can live, work, and socialize all in the same space. This type of housing

is also designed to accommodate a range of incomes and lifestyles, promoting diversity and inclusivity within the community and creating more opportunities for cultural and community interactions.

Moving onto the work aspect of this zone, live-work-play communities typically incorporate workspaces such as offices, coworking spaces, and studios within or adjacent to residential areas. This allows residents to pursue professional endeavors without the need for lengthy commutes, fostering a better work-life balance and reducing traffic congestion. They also promote different retail and commercial amenities such as shops, restaurants, and cafes, that provide people with more diverse job opportunities and provide residents with convenient access to everyday necessities. A core priority for this zone would be to attract and promote local businesses and create new workforce housing, especially for the Deaconess Hospital and Berry Plastic. As these workforce housing developments are created it is extremely important to preserve the existing housing stock and prioritize placing any new development on surface parking lots and areas subjected to redevelopment. Much of this new development could be placed along the Lloyd Expressway providing a huge draw for people wishing to walk to work.

Finally, the play aspect of this zone focuses on recreational and community opportunities, walkability and connectivity,



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and programming and entertainment within the area. Live-work-play areas prioritize the creation of parks, green spaces, fitness centers, and cultural venues where residents can engage in recreational activities, socialize, and attend events. These amenities contribute to a high quality of life and promote health and well-being. It is also crucial that the streetscapes are designed to prioritize pedestrians and cyclists, with sidewalks, bike lanes, and pedestrian-friendly intersections. Jacobsville has already made great strides to improve its streetscape through its Complete Streets Initiative which can be even further enhanced by continuing to improve sidewalk conditions and facilities, such as ADA ramps planting street trees, and connecting Jacobsville Park and Willard Library to the Complete Streets network through the creation of new recreational trails and green spaces. The priority areas for these new green spaces would be along Virginia Street, effectively leading people toward Main Street. Further improving the walkability of the area will give residents more connections to nearby entertainment, job opportunities, recreation options, and cultural and entertainment

events. Programming such as pop-up events, festivals, and live performances within the zone can now be hosted in the various new community spaces to attract residents and visitors, strengthening community bonds, and allowing for local partnerships between artists, musicians, and cultural organizations to showcase the unique identity of Jacobsville. By implementing these strategies, we will create a vibrant live-work-play zone that attracts residents, businesses, and visitors, contributing to the overall prosperity and vitality of the neighborhood.

Image Source: Evansville 5-Year Parks and Recreation Master Plan

### Jacobsville Park

Jacobsville Park is a pocket park in a dense walkable neighborhood. The park has new play equipment and benches, but the play equipment has rutted EWF mulch and the benches are not accessible. The Evansville Parks and Recreation Master Plan suggest the following improvements:

- » Upgrade playground surface to poured-in-place rubber with concrete containment band.
- » Provide a paved accessible route to all park amenities including benches with companion spaces.
- » Re-establish landscape plantings at intersection in conjunction with updated signage.
- » Provide picnic tables and trash receptacles at all parks.

C



E



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**Mixed-Use Block Redevelopment**

Converting vacant lots and surface parking at the intersection of Mary and Virginia Streets, this project aims to increase housing opportunities, activate streets, promote density, and boost commercial development and economic activity.

D

**Workforce housing**

This multi-floor, multi-unit development with retail space on the ground level offers convenient living and shopping options near major employers, making it ideal for the local workforce.



**BEFORE REDEVELOPMENT**

**Infill development On Main Street**

New development with co-working place and public courtyard introduce diverse use and on the critical lot on Main St & Virginia Ave.



**F**



**CO-WORKING PLACE**



**NEW DINING EXPERIENCE**



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# Streetscape Improvement Zone

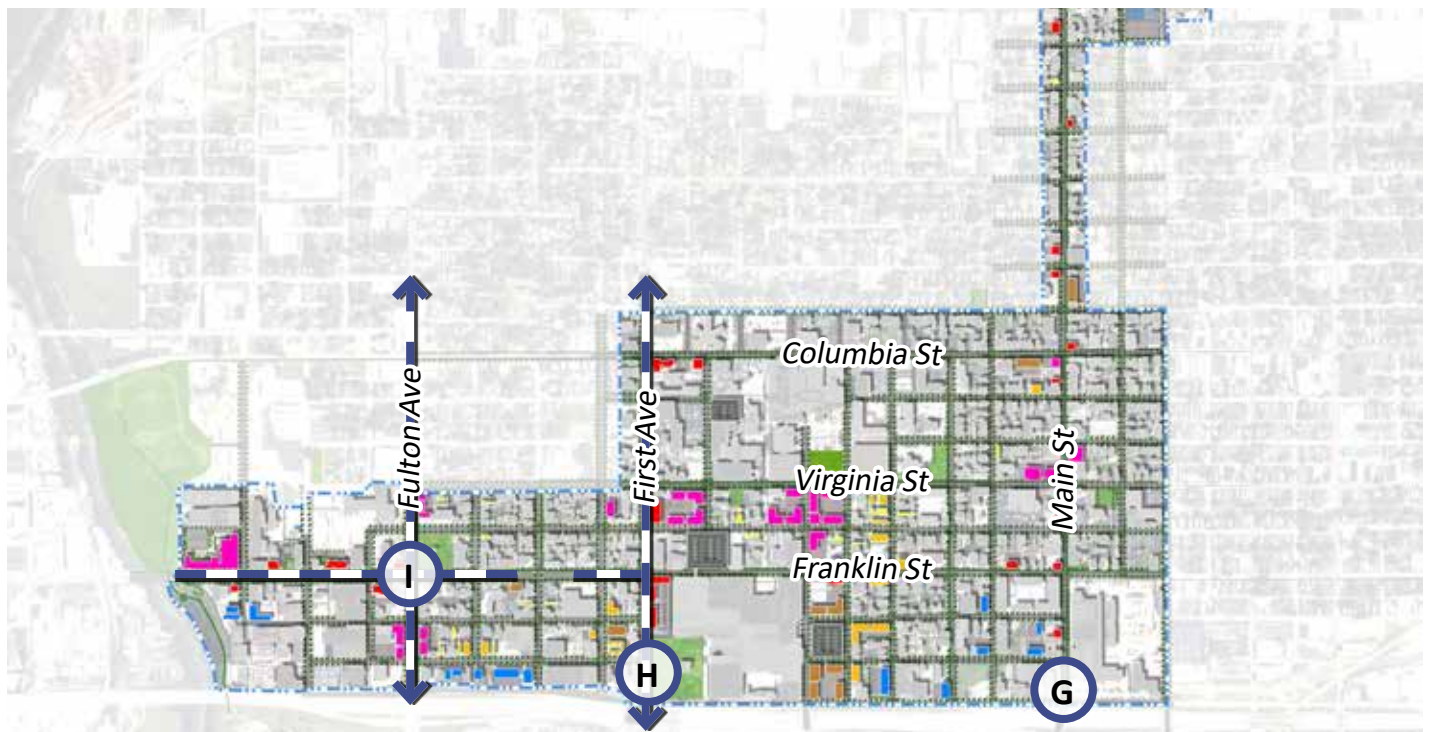
The Streetscape Improvement Zone will be located along Main Street, Virginia Street, First Avenue, and Franklin Street and will focus on further improving the streetscapes through enhanced improvements, beautification, and connectivity.

Improving the street corridors will foster new community connections and will provide more opportunities for denser development along major corridors.

Main Street has already undergone a Complete Streets Development that now accommodates all road users, including pedestrians, cyclists, and motorists. This design concept can be expanded to the other major corridors in the redevelopment area, effectively creating both east and west neighborhood connections alongside the existing north and south connections. Improving these street connections in Jacobsville can be a transformative endeavor that revitalizes the heart of the community, and provides additional destinations that people will want to travel to. Some design improvements that can be implemented include widened sidewalks, decorative paving, street plantings, street trees, flowers, and greenery, street furniture such as benches, bike racks, and trash receptacles, and enhanced street lighting to make

the area more inviting and safe for pedestrians. From a traffic perspective, it is also important to implement traffic calming measures such as raised crosswalks, pedestrian islands, curb extensions, and well-marked and well-lit intersections that enhance visibility and reduce the risk of accidents.

Once these street improvements are implemented, opportunities for regional connections and programming can be incorporated into the street network. Some opportunities include organizing street markets, festivals, and cultural events on Main Street to attract visitors and stimulate economic activity, or closing the street to vehicular traffic periodically to create pedestrian-friendly spaces for outdoor dining, performances, and community gatherings. Residents have also identified a need for new infill that will benefit from this new enhanced streetscape. Some of these infill needs include creating new single-family and duplex homes, boutiques, salons, places to work service jobs, community spaces, and centers both indoor or outdoor where classes and recreation classes can be held. Infill pocket parks, playgrounds, shaded spaces, and small outdoor recreation opportunities placed periodically along the streetscape will provide spaces of refuge especially when walking in the summer. Finally, there is a need for more food offerings, especially near Bosse Field and further North on Main Street that are open at later times. Lighting and street improvements will





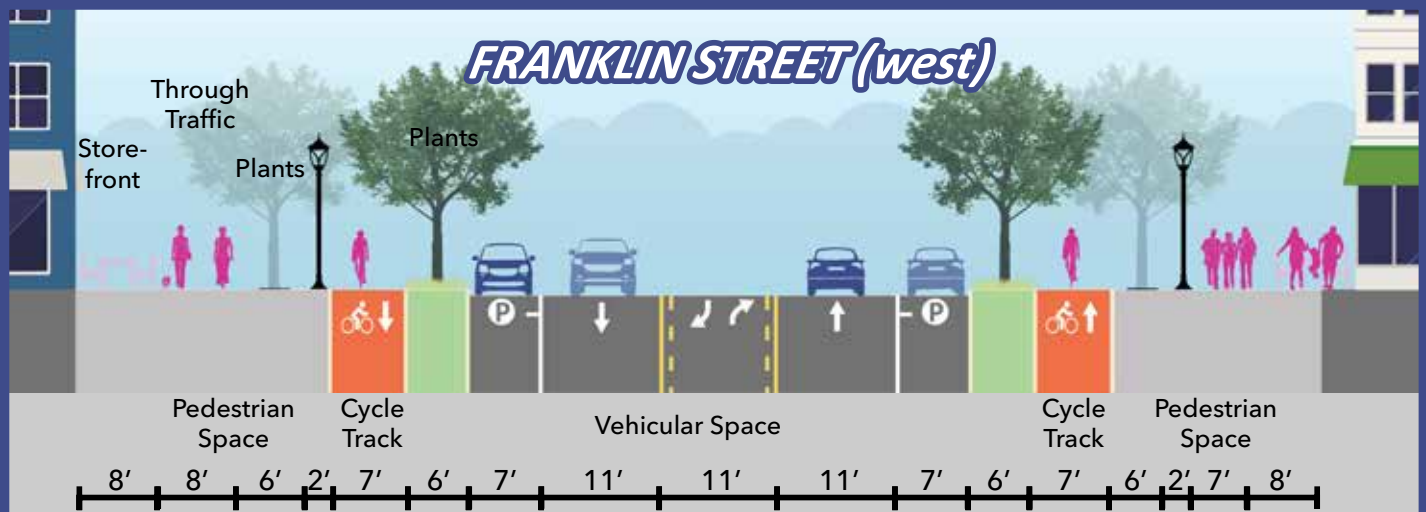
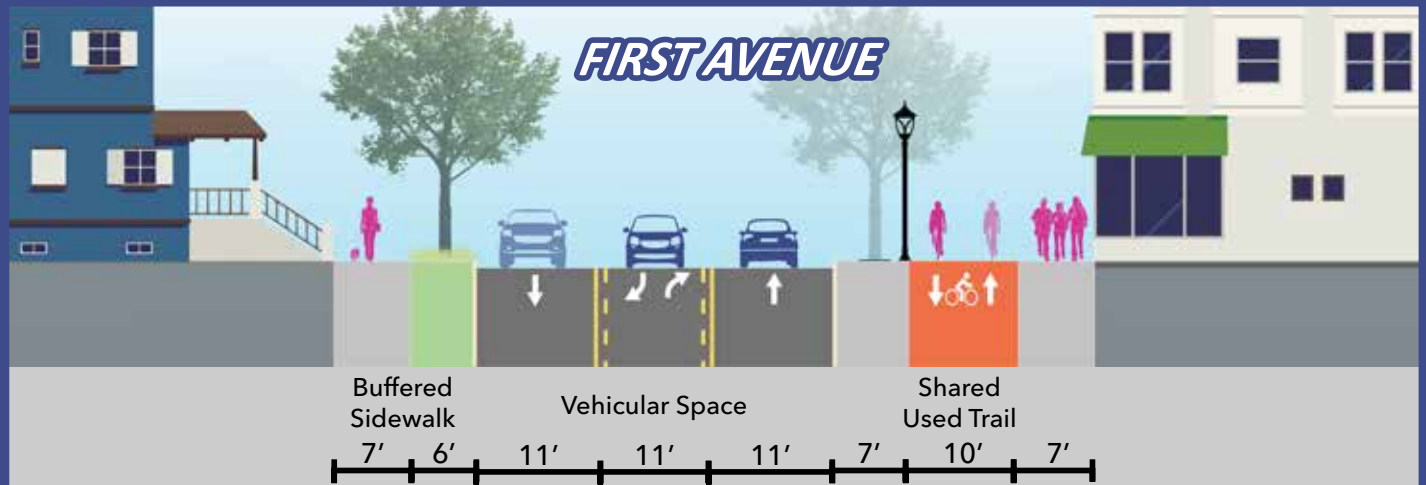
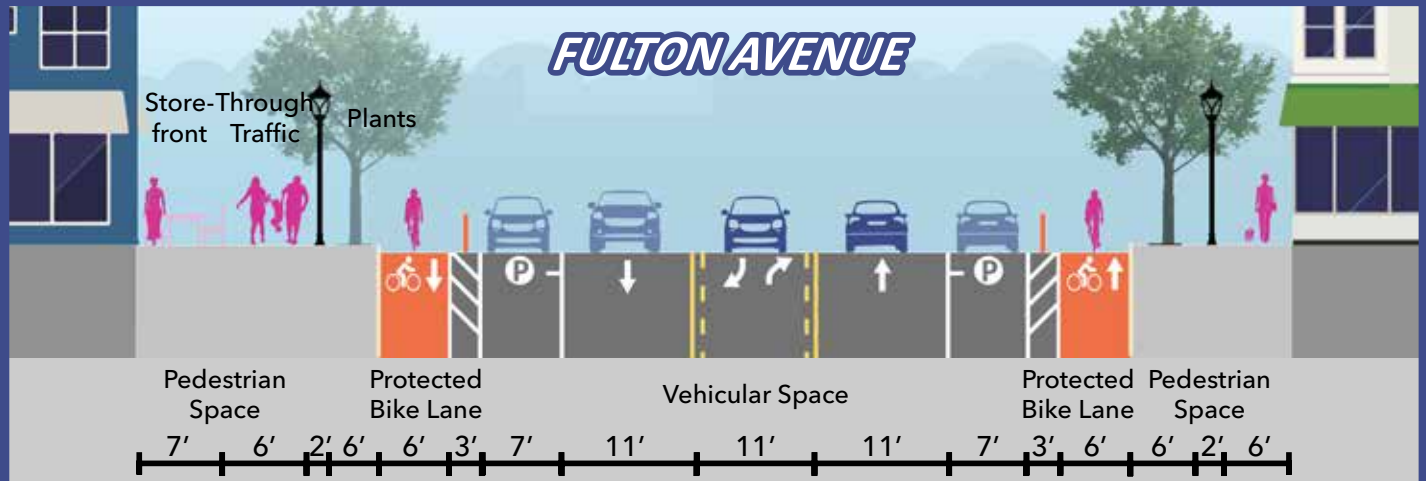
greatly improve the perception of safety in the area and will allow restaurants to utilize parklets and for people to feel comfortable walking to entertainment and dining later in the night.

vibrant and inclusive urban corridor that serves as a focal point for community life, economic activity, and recreational opportunities.

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By implementing these Main Street improvements, Jacobsville, Indiana, can create a

## COMPLETE STREET CONVERSIONS



**G**

### ***MAIN STREET GATEWAY***

Representing a new era for Jacobsville, the Main Street Gateway bolsters safety and community pride with upgraded pedestrian and cyclist facilities, signaling a positive shift and a renewed image for the neighborhood.

**H**

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### ***FIRST AVENUE GATEWAY***

The First Avenue Gateway serves as a symbol of positive change, fostering community identity and safety through widened sidewalks, shade-providing trees, enhanced pedestrian and cyclist connections, upgraded street lighting, and improved visibility, ensuring a safer environment off the Lloyd Expressway exit.

# I

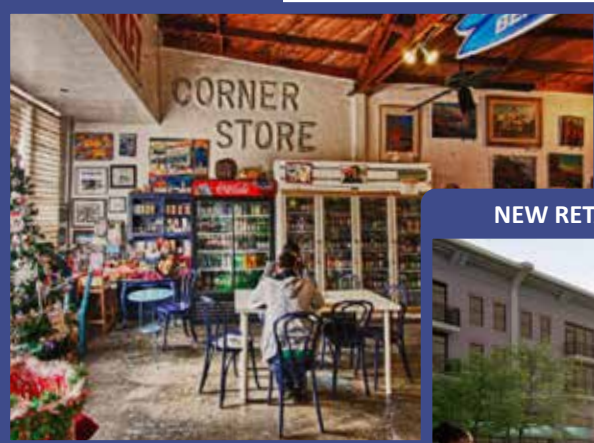


### *Fulton Avenue / Franklin Street Intersection*

The redesigned intersection features expanded sidewalks, shorter pedestrian crossings, increased shade trees, improved lighting, and ample public seating opportunities. This transformation ensures the safety and activation of the area, creating a welcoming and vibrant environment for pedestrians, families, and children near Fulton Park.

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### CORNER STORE



### NEW RETAIL EXPERIENCE

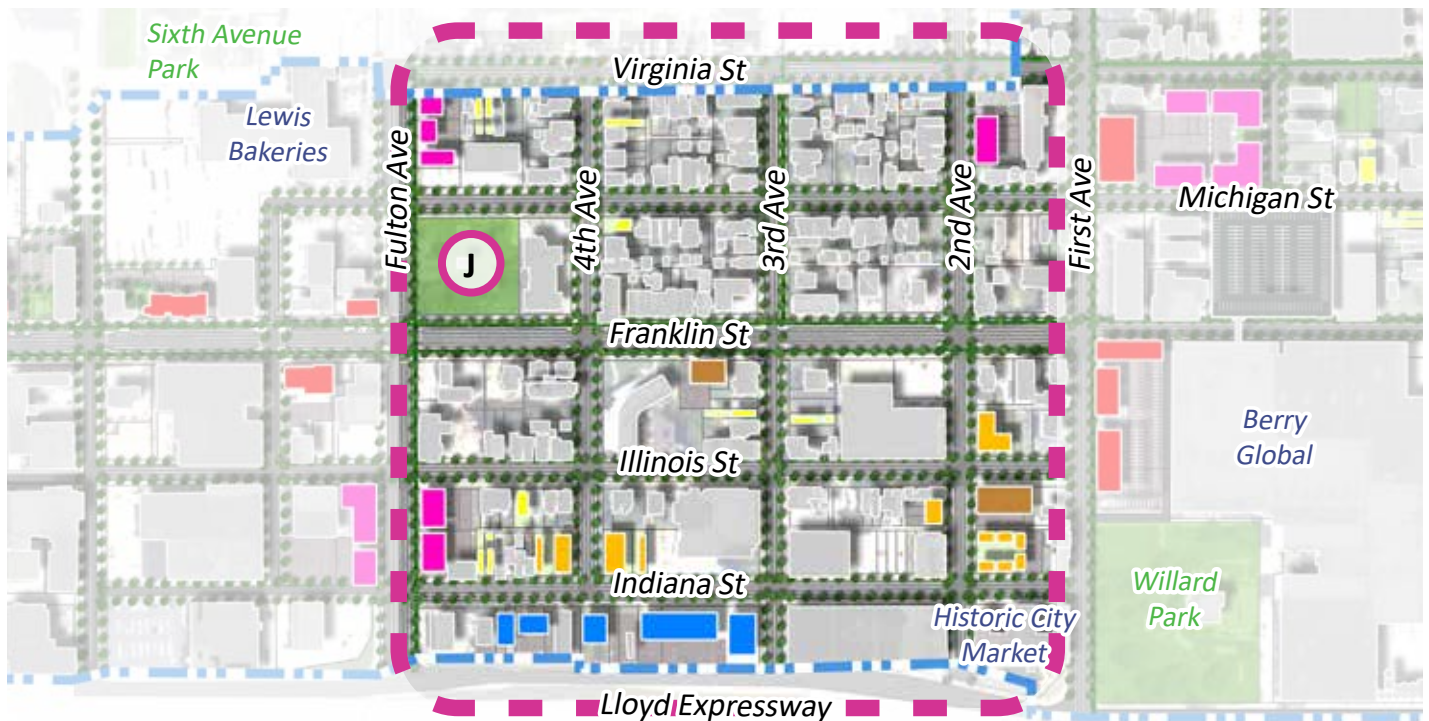




# Residential Enhancement Zone

The Residential Enhancement Zone will focus on the area just west of Berry Plastic and will support the transition of the area from primarily industrial uses to more neighborhood commercial and residential uses. Franklin Street will be the main area of redevelopment within this zone and will focus on infill opportunities for commercial, office, and service uses on the first floor and residential infill on either the new or previously vacant second floors. This will turn the area into a primarily mixed-use zone that prioritizes the adaptive reuse of some of the dilapidated buildings. With adaptive reuse specifically, there is a unique opportunity to preserve the architectural character and historical significance of the industrial structures while re-purposing them for residential, commercial, or cultural uses. Adaptive reuse projects can greatly contribute to the unique identity and sense of place in mixed-use developments. There is also an opportunity to update the zoning and land use policies to allow for mixed-use development in these heavy industrial areas. Adopting flexible zoning regulations that permit a variety of residential, commercial, and recreational uses within the same area

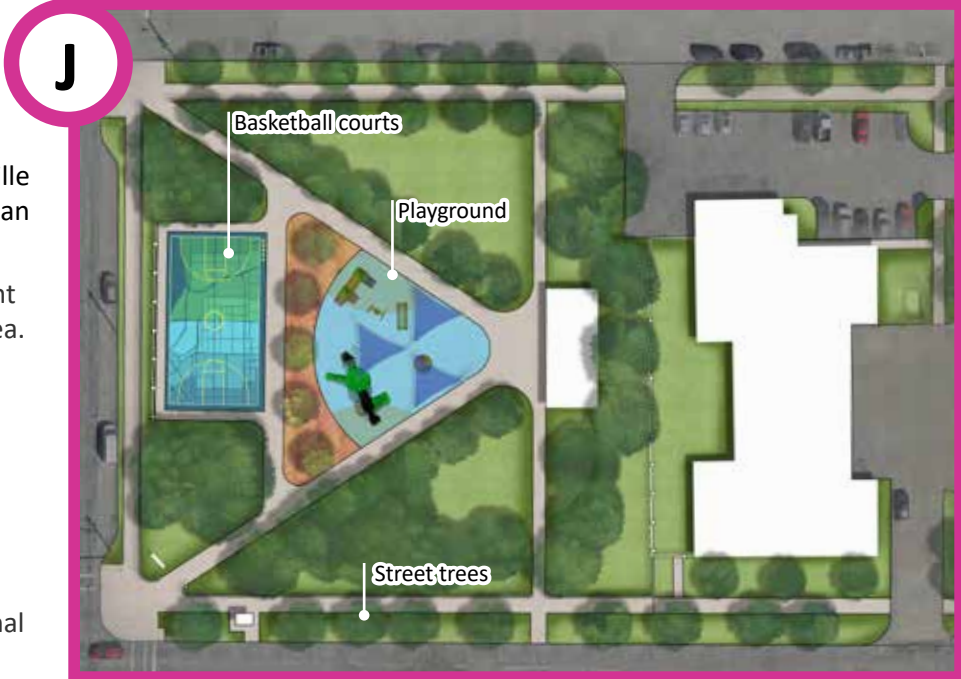
can help to streamline permitting processes to facilitate the conversion of industrial buildings to mixed-use. Aside from mixed-use development, there are also many recreation and streetscape improvements that can work in tandem with the surrounding buildings and uses such as upgrading transportation networks, utilities, and public amenities such as parks, sidewalks, and bike lanes, and promoting walkable, bikeable neighborhoods to reduce reliance on cars in the area. Franklin Street specifically can implement a variety of green spaces, streetscape, and complete street improvements to encourage more walkability and pedestrian safety and connect over to Fulton Avenue and First Avenue. Finally, a new community space could be created adjacent to the Lloyd Expressway that provides gathering space, indoor recreation, or family and career services for both existing residents and new residents who will be attracted to the newly revitalized area. By implementing these residential enhancement strategies, Jacobsville can successfully promote the conversion of industrial areas to mixed-use housing developments, unlocking the economic potential of underutilized spaces and creating dynamic urban environments and streetscapes to create an appealing neighborhood image and enhance the quality of life in the area for residents and visitors.



### Fulton Park

Fulton Park is one of the city's oldest parks. Many of the park facilities are near the end of their life-cycle and are in need of reinvestment. The Evansville Parks and Recreation Master Plan suggests the following improvements:

- » Consolidate playground equipment into age 2-5 area and age 5-12 area.
- » Upgrade playground surface to poured-in-place rubber with concrete containment band.
- » Provide an accessible route to all park amenities.
- » Replace/upgrade shelters.
- » Provide new park and informational signage.
- » Enhance landscape at existing dedication garden.
- » Encourage activation of park space in partnership with Fire Station #3.

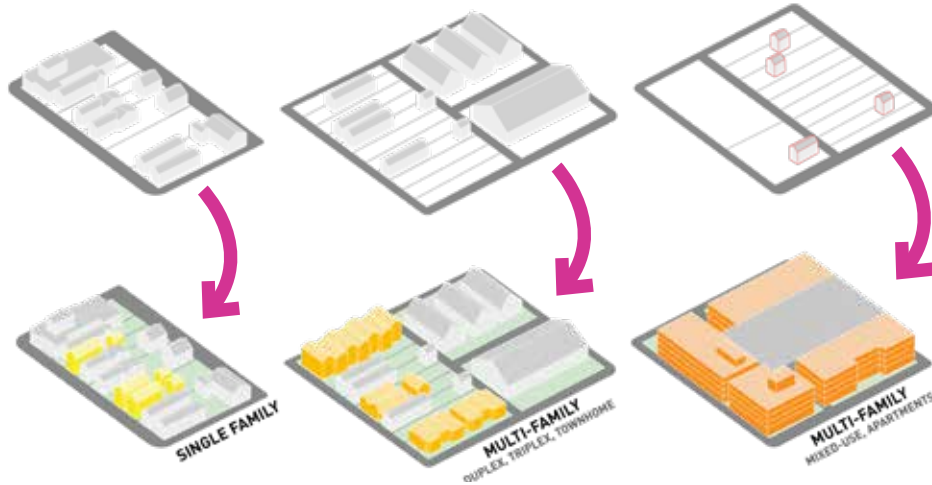


## HOUSING INFILL SCENARIOS

Low-Density Infill Scenario

Mixed Density Infill Scenario

High-Density Infill Scenario



Most of the Residential Enhancement Zone is already built out. Hence, the aim of redevelopment efforts in this zone is to rehabilitate homes and fill in vacant or abandoned lots. This zone has several different contexts, ranging from single-family to multi-family blocks. The three scenarios shown above should be implemented on a block-by-block basis to best match the characteristics of existing homes and the desires of the nearby residents.

[Click here to go back to Comprehensive Site Map](#)



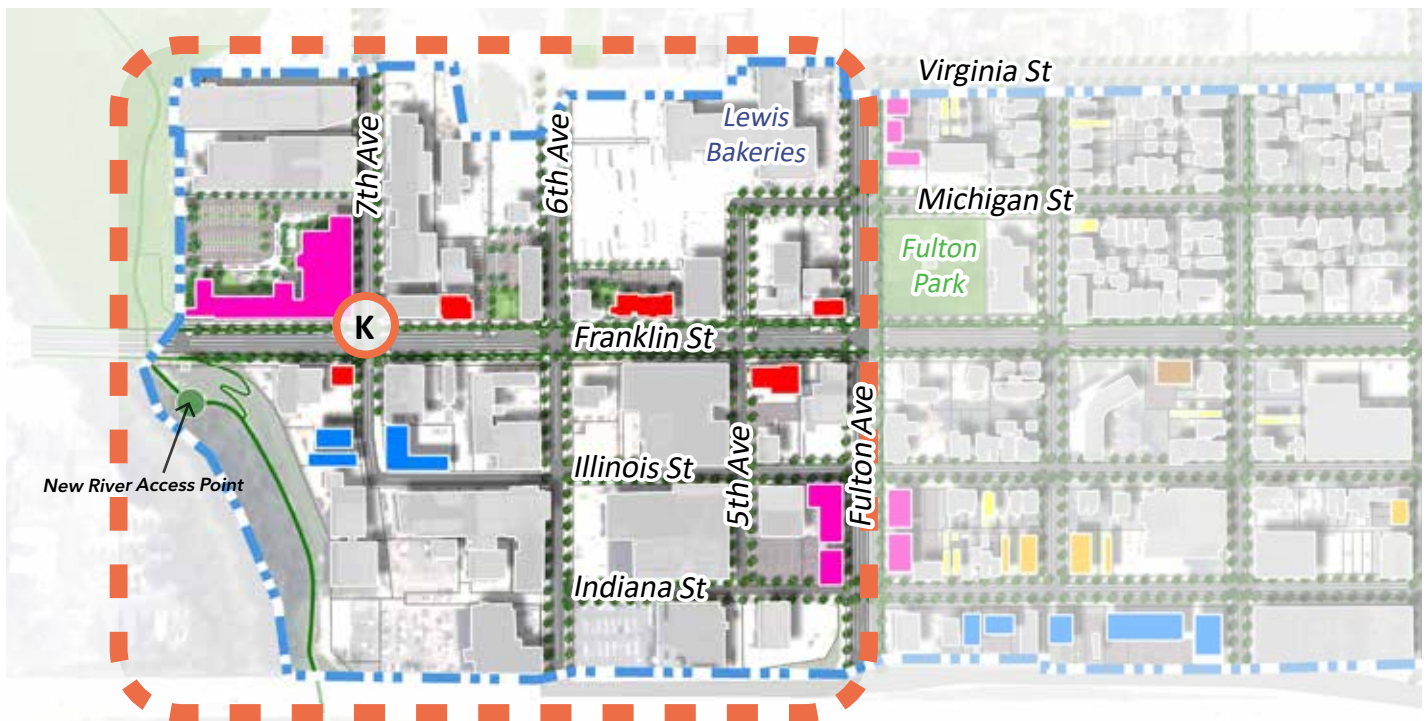
# Industrial Transition Zone

The final zone in the Jacobsville Redevelopment Area is the Industrial Transition Zone. This zone prioritizes the continued complete street improvement along the Franklin Street corridor and the reuse and mitigation of the industrial area to the far west of the neighborhood. Much like the residential enhancement zone, this zone promotes the adaptive reuse of old industrial buildings but focuses more on work, entertainment, and environmental opportunities than on housing. In addition to the reuse of old industrial buildings, there are also many factories and industrial spaces that are still in operation and that are in close proximity to natural resources such as Pigeon Creek and Lamasco Park. It is important that environmental infrastructure, such as the prevention of stormwater runoff into Pigeon Creek, is created to ensure no harm is being caused to the area's beautiful natural amenities. Implementing things such as enforcing environmental regulations and standards to minimize environmental impact, or establishing buffer zones and setbacks between industrial facilities and sensitive natural areas could greatly reduce any harm being caused by the industrial areas in the redevelopment zone.

Working in tandem with the residential enhancement zone, there is an opportunity to create denser development specifically along Fulton Ave and First Avenue, and to better connect residents to nearby community spaces. Pigeon Creek specifically is a hidden gem within the neighborhood and could be connected by Franklin Street to create a green corridor from the Creek and Lamasco Park all the way to Fulton Park. This would make the area more attractive and would improve walkability greatly creating an optimal walkable work environment for those wanting to live and work in the same area. This zone is already a prominent industrial working area, and by adding nearby living, community, and recreation options, the area will become even more economically viable and inviting.

## *Transitioning from Industrial to Neighborhood Uses*

In order to transition uses from the industrial past to the neighborhood future, investment at multiple scales is required. Investment ranges from as small a scale as a site/building all the way up to a the entire district/neighborhood. Here - identifying architecturally significant and viable structures for redevelopment aide in the district's transition of use. Through the rehabilitation of older structures, not only is the neighborhood's character and history honored, but reduces environmental impact as well as spurs new infill development.



**K**



### *Activating the Franklin Street Corridor*

To activate Franklin Street, we have identified several sites for redevelopment or infill projects to coincide with system-wide adaptations to the streetscape corridor for continued development interest. Private development spurs redevelopment projects such as that which is proposed above in the vacant building on the northern side of Franklin Street. Mixed use development with street level retail and restaurants and residential uses above increase Jacobsville's density and provide more options for housing for neighborhood residents and employees. Larger public investments can be used to add new cyclist and pedestrian infrastructure and amenities to the corridor as well as increase safety for all street users through incremental changes to the streetscape. Changes include added bicycle trails, stormwater planters and trees, furnishings, and enhanced lighting.

As changes occur, new infill development may spur - increasing density in the district, making the corridor more lively, and providing residents and visitors more reasons to stay and play in Jacobsville.

**AFTER**

**BEFORE**





# Transportation Network

This plan recommends significant infrastructure improvements that incorporate the principles of Complete Streets. Following the proposed recommendations will strengthen Jacobsville’s existing street grid, expand and improve resident mobility regardless of the mode of transportation chosen, as well as create a safer and more pleasant walking and biking experience for residents and visitors to Jacobsville. To craft specific improvement goals, an examination of existing facilities and infrastructure is necessary to pinpoint areas of most need and to prioritize projects and funds.

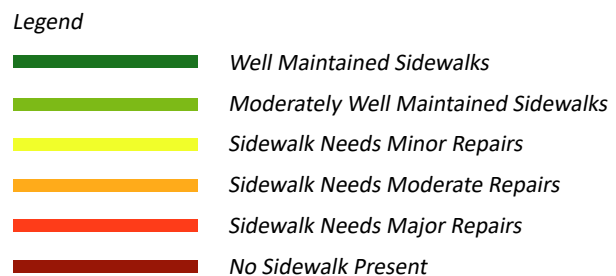
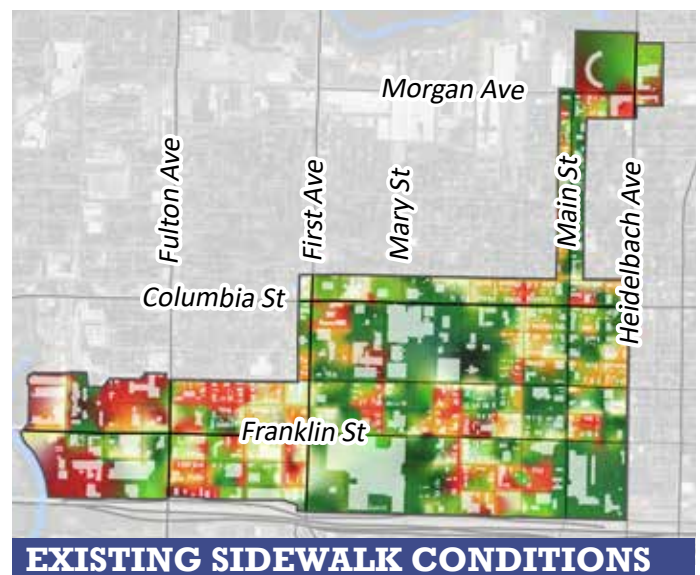
## Existing Sidewalk Infrastructure

To better understand the conditions and availability of sidewalks in the Jacobsville area, a study was conducted to examine the existing infrastructure. The results of said study are displayed in the heat map on the right. Per the study, many of the sidewalks within the study area are well or moderately well maintained, especially along Jacobsville’s Main Street Corridor. Many of the major corridors running through Jacobsville have sidewalks in a walkable condition, providing residents the opportunity to walk if so desired. General improvements needed throughout the region may include ADA ramp improvements at intersections and increasing connections of local streets to major thoroughfares. In addition to the general recommendations, there are several areas that need some or major improvements.

The Western portion of the study area, specifically the streets, businesses, parks, and parking lots connected to W. Franklin Street is a high priority area identified from the sidewalk study. Many roads in this area need the addition of sidewalks or have sidewalks in need of major or moderate repair. This absence of walkability in this quadrant hinders resident walkability, business growth, and safety. Limiting the mobility choices of residents makes the area less desirable to not only live in, but it also creates an unsafe environment for pedestrians trying to get to different locations within or outside of Jacobsville. Through improving and expanding the sidewalk network in this area, not only will residents feel safer choosing to walk, but they will also have greater mobility in the

- 1 Complete Streets (pg 50)
- 2 Key Intersections and Gateways (pg 52)
- 3 Green Network Concept (pg 56)
- 4 Connectivity (pg 58)

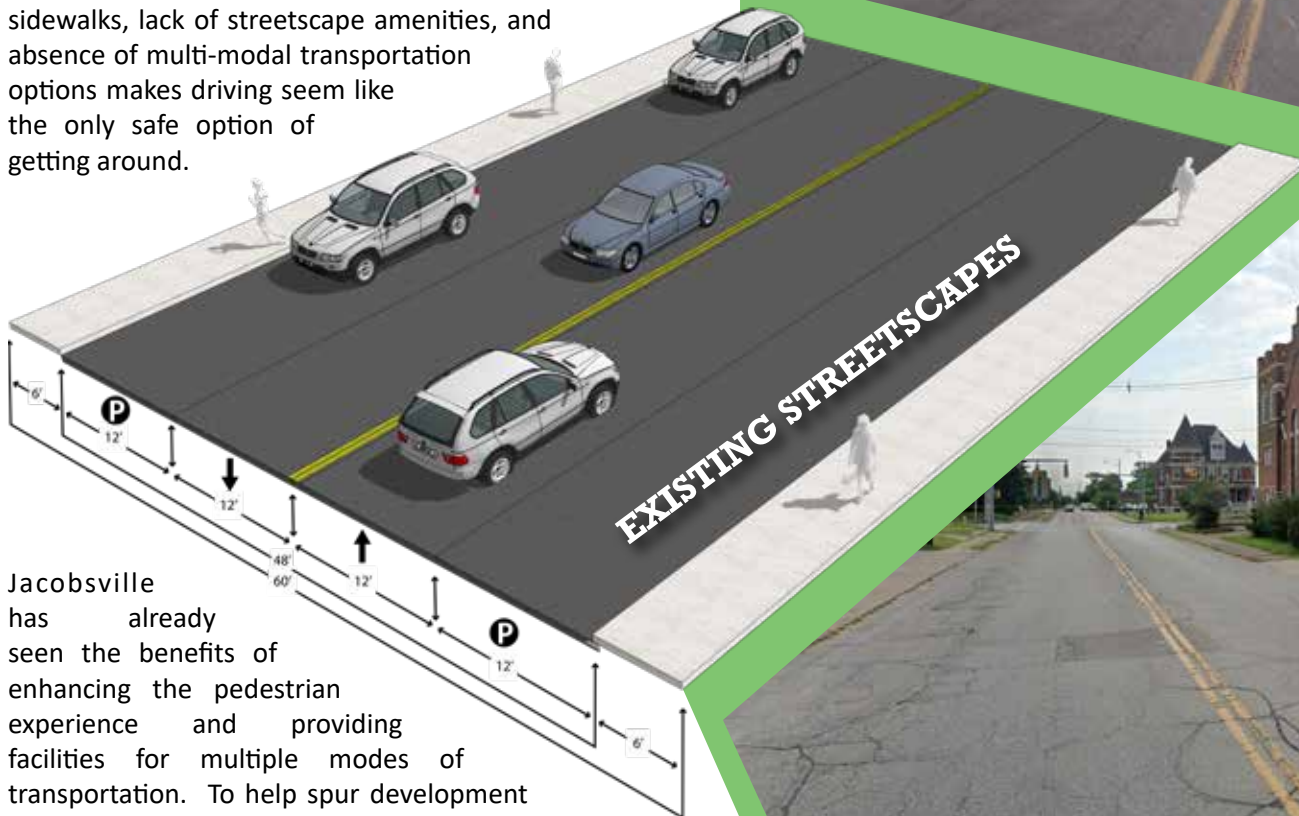
Jacobsville area, allowing them to more easily reach other businesses, parks, and facilities. In addition to sidewalk improvements, upgrades and enhancements also need to be examined to better the pedestrian experience throughout the study area.





### Existing Streetscapes

Many roads and streets in the study area look similar to the images found on this page. While road right of ways (ROW) vary throughout Jacobsville, many fall under the 60 foot ROW depicted below. Two, small sidewalks, 6 feet in width, flank a wide roadway with parallel parking on outer side of the driving lanes. This typical layout, seen specifically on streets such as Virginia Street, prioritize the vehicular experience over that of the pedestrians. Wide, unidentified vehicular lanes allow cars to travel at faster speeds, making the sidewalks feel less safe, as well as cramped due to the increased plethora of parking along every roadway. While street parking is not necessarily an issue, the lack of designation on the roadway, small sidewalks, lack of streetscape amenities, and absence of multi-modal transportation options makes driving seem like the only safe option of getting around.

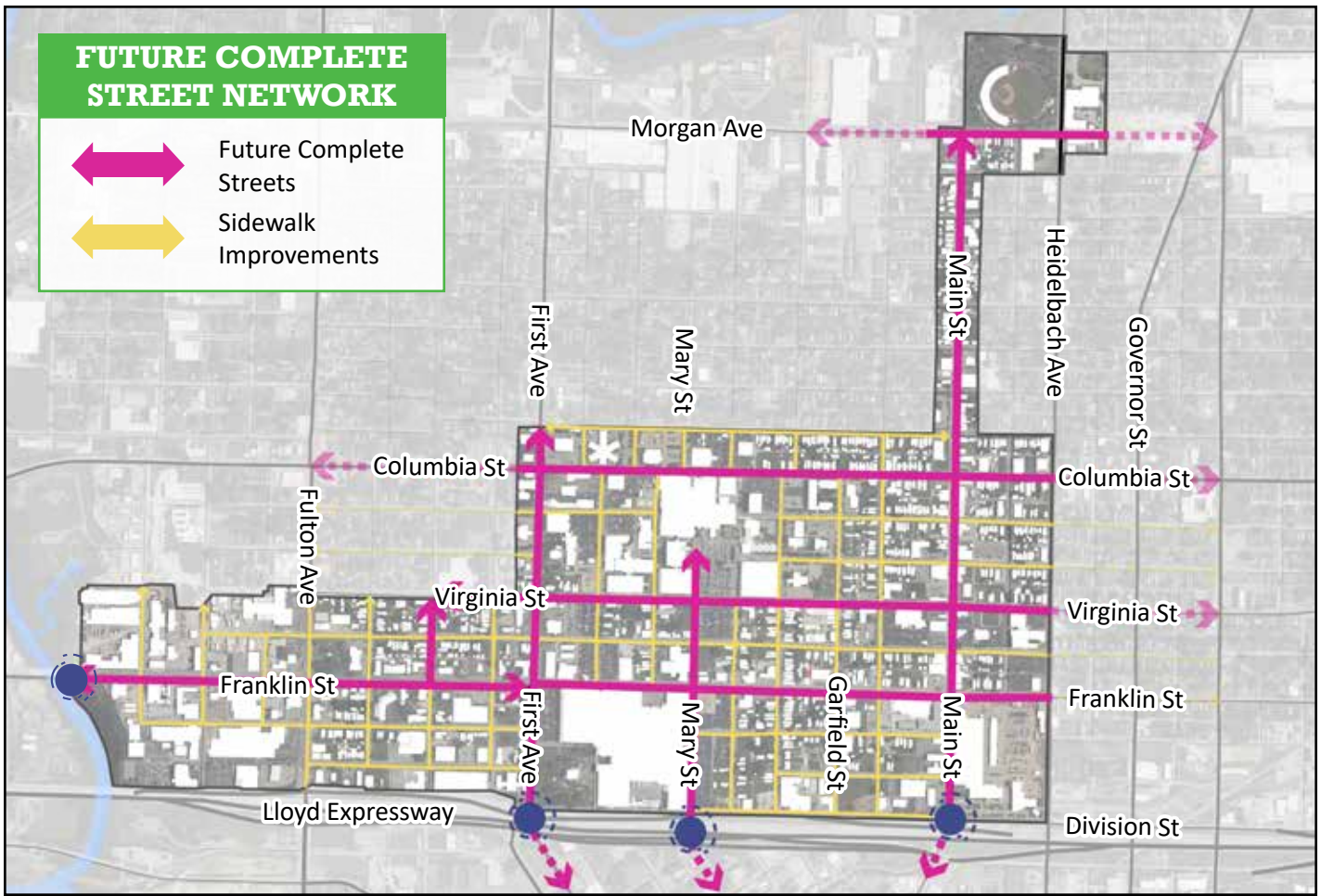


Jacobsville has already seen the benefits of enhancing the pedestrian experience and providing facilities for multiple modes of transportation. To help spur development and investments along the Main Street corridor, the EPA Superfund site re-imagined its' 60 foot ROW. Main Street was reimagined to feature:

- » Reduced vehicle lane widths to lower car speeds
- » Permeable paver parking lanes
- » Stormwater retention infrastructure
- » Fully accessible sidewalks and intersections
- » Curb extensions at intersections
- » Two-way buffered cycle track
- » Bus shelters
- » New traffic signals

These improvements have better connected residents with Main Street and it's businesses as well as spurred new housing and business ventures for Jacobsville.





***FUTURE Complete Street Network***

As identified previously, many major streets have sidewalks within the study area, while minor streets need moderate to major sidewalk improvements or even the addition of sidewalks where they are currently absent. While, at a bare minimum all minor streets necessitate sidewalk improvements, major thoroughfares including but not limited to Franklin Street, Virginia Street, and Columbia Street are recommended to receive Complete Streets enhancements to aid resident and visitor mobility throughout the Jacobsville Area.

These recommended improvements will encourage connectivity throughout Jacobsville as well as to downtown Evansville and other neighborhoods in the area. The implementation of these will also reinforce the existing street grid, stir development, increase housing, and provide residents with more choices for mobility in Jacobsville. Complete Streets design guidelines do not offer singular solutions but instead respond to the context of the street as well as adjacent existing and proposed land uses to create unique solutions. These solutions emphasize the needs of residents of all ages, abilities, and socioeconomic status.

At a base level the Complete Streets guidelines all revolve around increasing pedestrian and cyclist safety, accessibility, and comfort. This can be accomplished in a variety of ways, such as:

- » Reducing vehicular lane width
- » Slower speed limits
- » Intersection bump outs
- » Speed Bumps or Raised Crosswalks to lower car speeds
- » Increasing the amount, quality, and space of non-vehicular streetscape facilities

The following are three examples on how a 60 foot ROW can be transformed for the betterment of all modes of transportation, but especially pedestrians and cyclists. Each concept provides for all modes of transportation, but with varying sizes and amenities.

## COMPLETE STREET DESIGNS

### Safe Sidewalks Concept

This concept designates lanes, parking, and pedestrian space through materials, plantings, and markings. The road is separated visually through markings and permeable pavers used in the maintained parallel parking spaces. This combined with shorter lane widths slows vehicular traffic. Stormwater planters soak up rainwater runoff as well as provide pedestrians shade and protection from vehicles. Widened sidewalks and enhanced lighting provide more room for two way pedestrian traffic and increased feelings of safety for users.

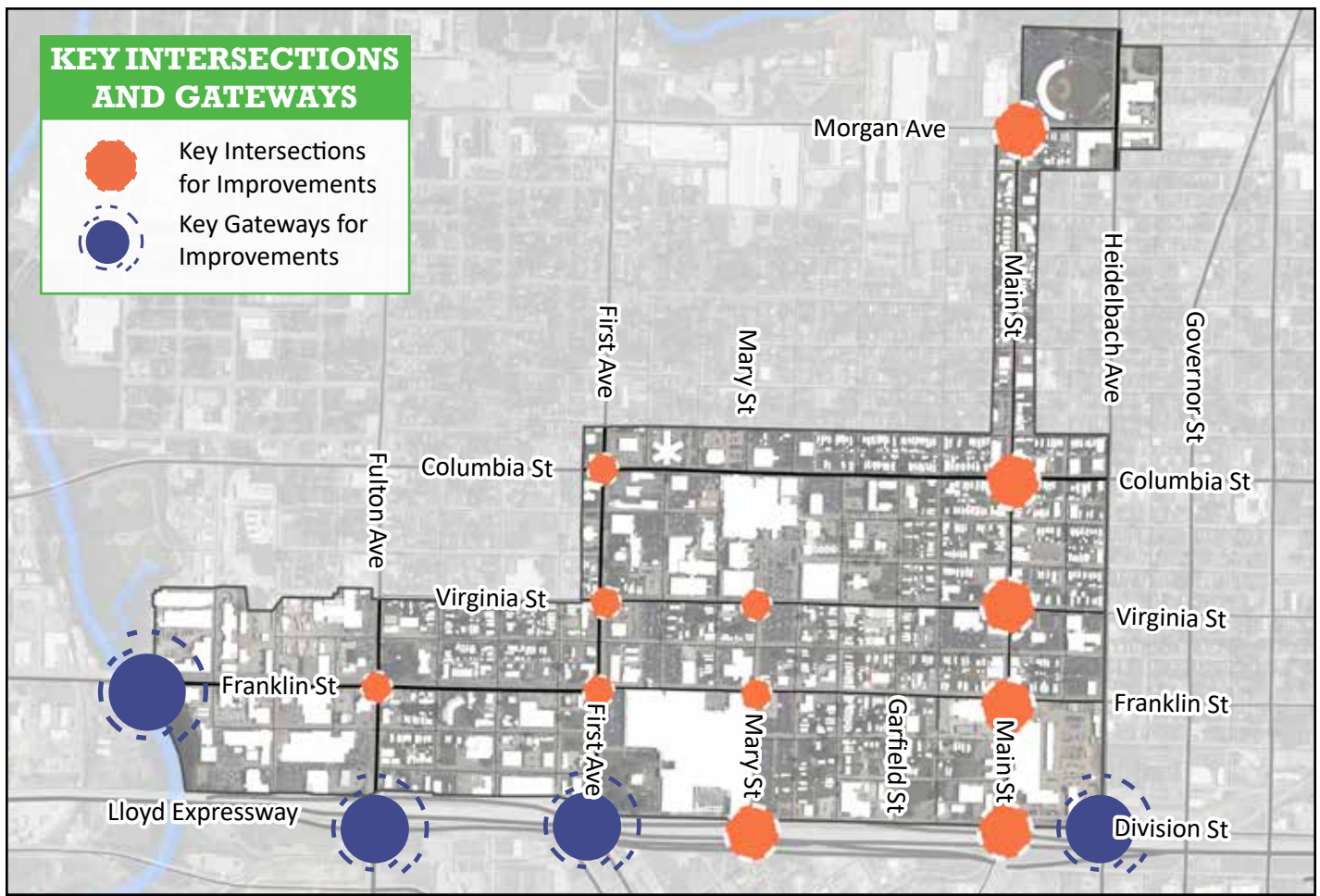
### Multi-Modal Major Street Concept

This concept is modeled off of the Complete Streets improvements already implemented on Jacobsville's Main Street. The road is separated visually through markings and permeable pavers in the parallel parking spaces on one side of the street. This combined with shorter lane widths slow vehicular traffic. Stormwater planters soak up rainwater and provide pedestrians and cyclists with shade and protection from vehicles. Widened sidewalks, enhanced lighting, and a paver cycle track provide users with ample room for walking and biking in both directions as well as increased safety.

### Best of Both Worlds

This concept combines the first two concepts for a hybrid model maintaining all street parking while still providing all amenities present in both scenarios. The road is separated visually through markings and permeable pavers used in the maintained parallel parking spaces. This combined with shorter lane widths slow vehicular traffic. Stormwater planters soak up rainwater and provide pedestrians and cyclists with shade and protection from vehicles. Widened sidewalks, enhanced lighting, and a paver cycle track provide users with ample room for walking and biking in both directions as well as increased safety.





### Key Intersections and Gateways

In conjunction with the Complete Streets and sidewalk improvements, Jacobsville’s major intersections should be enhanced to increase pedestrian and cyclist safety, accessibility, as well as better the look, feel and impression of Jacobsville. Major intersections were highlighted based on the type of streets that converge, crash data, as well as vehicular traffic patterns. By using those metrics the consultant team was able to pinpoint the intersections that have the most conflicts between pedestrians, cyclists, vehicles, and public transit. After identifying priority intersections the team recommended general improvements for the identified intersections. These include, but are not limited to, ADA curb ramps, increased lighting, shorter pedestrian crosswalks, and a reduction of the width of the vehicle lanes.

### A Warm Welcome to Jacobsville

Building off of the Intersection Improvements mentioned above, several of the selected intersections that fall along the perimeter of the study area have the potential to be greater than just a safer intersection. Through the use of art, murals, updated plantings, lighting, and all the improvements mentioned in the previous section the edge intersections can function as welcoming gateways into Jacobsville.

Repeatedly throughout the planning process, the community and focus groups mentioned the reputation and image that Jacobsville currently has as a need to be addressed through this plan. In addition to Jacobsville’s image concern, the community stated that Jacobsville lacks a cohesive sense of place. By increasing accessibility and beautifying the entrances to the Jacobsville Neighborhood, residents of the greater Evansville area, as well as other visitors, can appreciate the safe, clean, and family friendly image that Jacobsville strives for. Furthermore, by using the material, furniture, and color palette found along Main Street, Jacobsville will have a stronger identity as well as increased connectivity to Evansville.



**MAIN STREET / LLOYD EXPRESSWAY**

**BEFORE**



**PROPOSED GATEWAY IMPROVEMENTS**

**AFTER**

There are several locations that are recommended for gateway improvements:

- » Main Street / Lloyd Expressway
- » Mary Street / Lloyd Expressway
- » First Avenue / Lloyd Expressway
- » Franklin Street / Lloyd Expressway

Pictured above is the existing gateway and proposed improvements at the Main Street and John Street intersection. Extending the complete streets improvements found along Main Street North of the Lloyd Expressway southward bridges the gap between downtown Evansville and Jacobsville making it easier for residents and visitors to go between the two. Furthermore, beautification of the Lloyd Expressway through additional lighting, murals, and plantings surrounding it transform an infrastructure necessity into a welcoming feature for the neighborhood and the city. This high priority gateway will easily add to the Jacobsville identity through its consistent use of materials and features as well as improve its image by bridging the gap and cleaning up the space between Jacobsville and Downtown


Gateway Signage acts as a focal point and Photo Op.

Jacobsville

Rain gardens and plantings add shade, biodiversity, stormwater retention, and pedestrian/cyclist protection from vehicular traffic

**EXISTING FIRST AVENUE / LLOYD EXPWY**



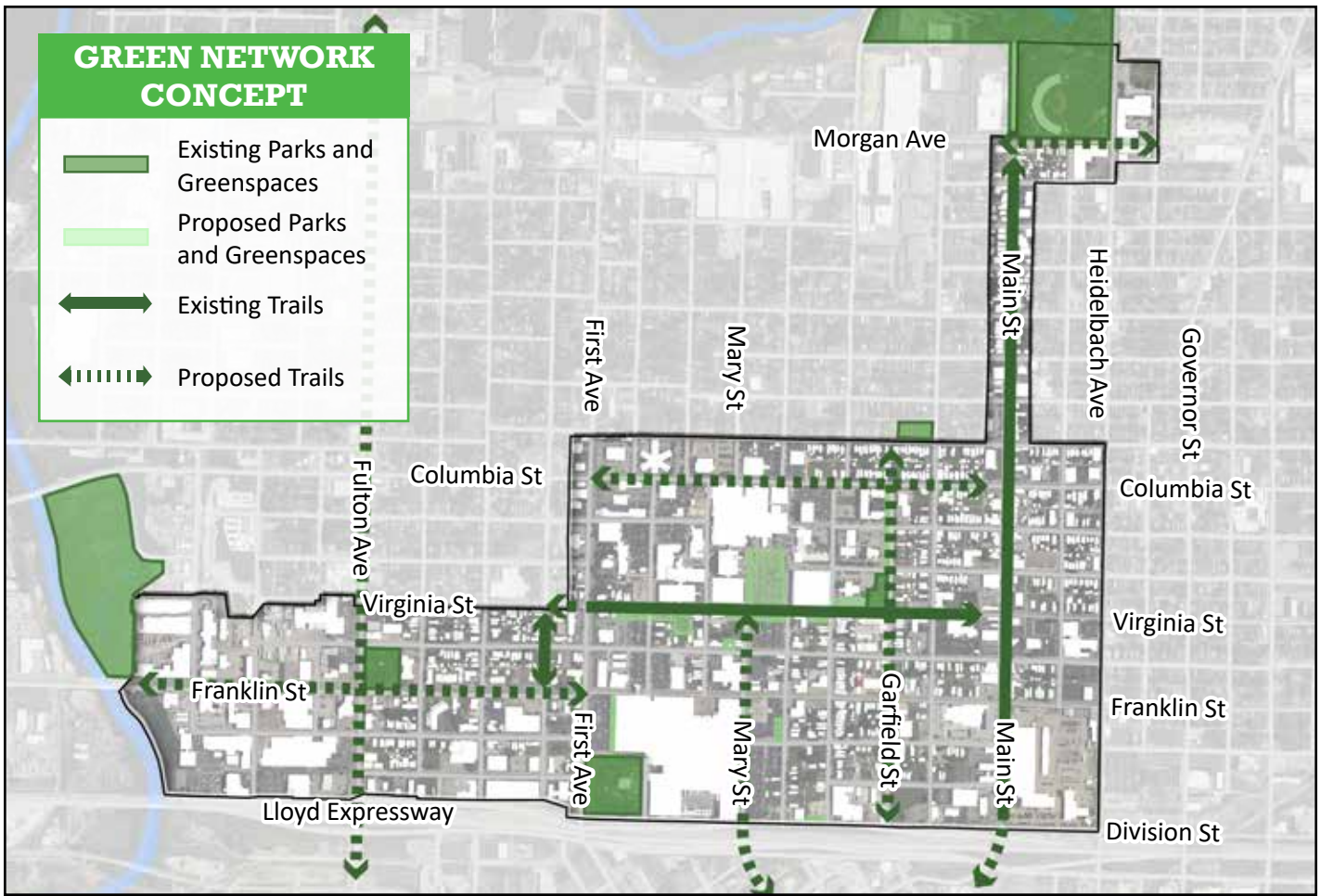


Materials and Lighting consistent with Main Street improvements add cohesion

## Proposed Gateway Improvements at First Avenue / Lloyd Expwy

The proposed gateway at 1st Avenue has a great opportunity to not only act as an improved intersection and gateway but as a unique Park space for nearby residents and to invite visitors into Jacobsville. Using the complete streets palette established on Jacobsville's Main Street, and as recommended to be implemented along 1st Avenue, will extend walkability and character through the railroad and Lloyd Expressway gap.

Extending the character and infrastructure through the gap welcomes guests and increases resident accessibility to the rest of Evansville. The improvements to Bond Park in its conversion to a gateway park will incentivize development and new businesses to the area through an increase in property value and enhanced bike and pedestrian infrastructure in the area. Through strengthening this node, Jacobsville and Evansville residents will have increased access to green space, walkability and bikability. Furthermore, residents have the potential to engage with new businesses and housing available nearby as these infrastructure improvements spur new development.



**A Green Network**

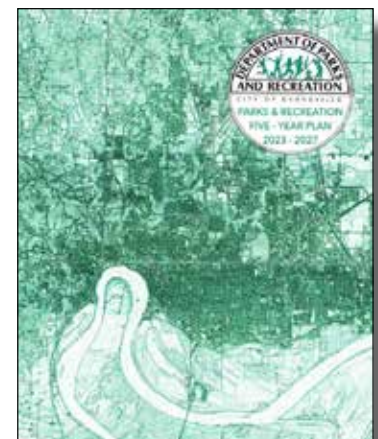
A green network refers to a transportation system that seamlessly incorporates natural elements to promote environmental sustainability, enhance urban biodiversity, and improve quality of life. This network prioritizes green infrastructure, such as rain gardens, bike lanes lined with vegetation, urban forests, and electrified public transit. It aims to create a harmonious balance between human mobility and nature, ensuring that transportation systems contribute positively to ecological health and resilience. The construction of a green network necessitates the expansion of the urban tree canopy, which should be done using a variety of native plant species, especially along trails and areas with high levels of foot traffic. This expansion will provide residents with more shade, cooler temperatures by reducing the urban heat island effect, and enhanced aesthetics throughout the neighborhood.

**Evansville Parks and Recreation Master Plan**

The Evansville Parks and Recreation Master Plan outlines several general guidelines for enhancing and updating existing parks. Guidelines include but are not limited to:

- » Update and Upgrade Playgrounds
- » Increase Parks Maintenance
- » Ensure Access to Restroom Facilities
- » Address Accessibility and Integration
- » Increase Lighting and Safety
- » Manage Tree Canopy in Parks

Using the recommendations outlined in the Evansville Parks and Recreation Master Plan, the proposed green network has been crafted to ensure all residents have access to a greenspace or park within a 15-minute walk. This ease of access promotes health and wellness, mobility, and community interaction and events.







## PROPOSED DEVELOPMENT & CAMPUS AT VIRGINIA & MARY ST.

### *Elements of a Green Network*

Key elements of a green network include the use of renewable energy sources, green roofs and/or tree shade at transit stops, and the preservation and creation of green corridors that facilitate the movement of wildlife, such as pollinators. There should be plenty of spaces with the aim of connecting residents with nature, such as the examples shown in the pictures below.

A green network also promotes a seamless connection between different modes of transportation, such as biking, walking, and public transit. These seamless connections are enhanced by elements like shaded transit stops and Complete Street improvements that improve safety.



**VARIETY OF SEATING OPTIONS**



**NATIVE PLANTINGS**



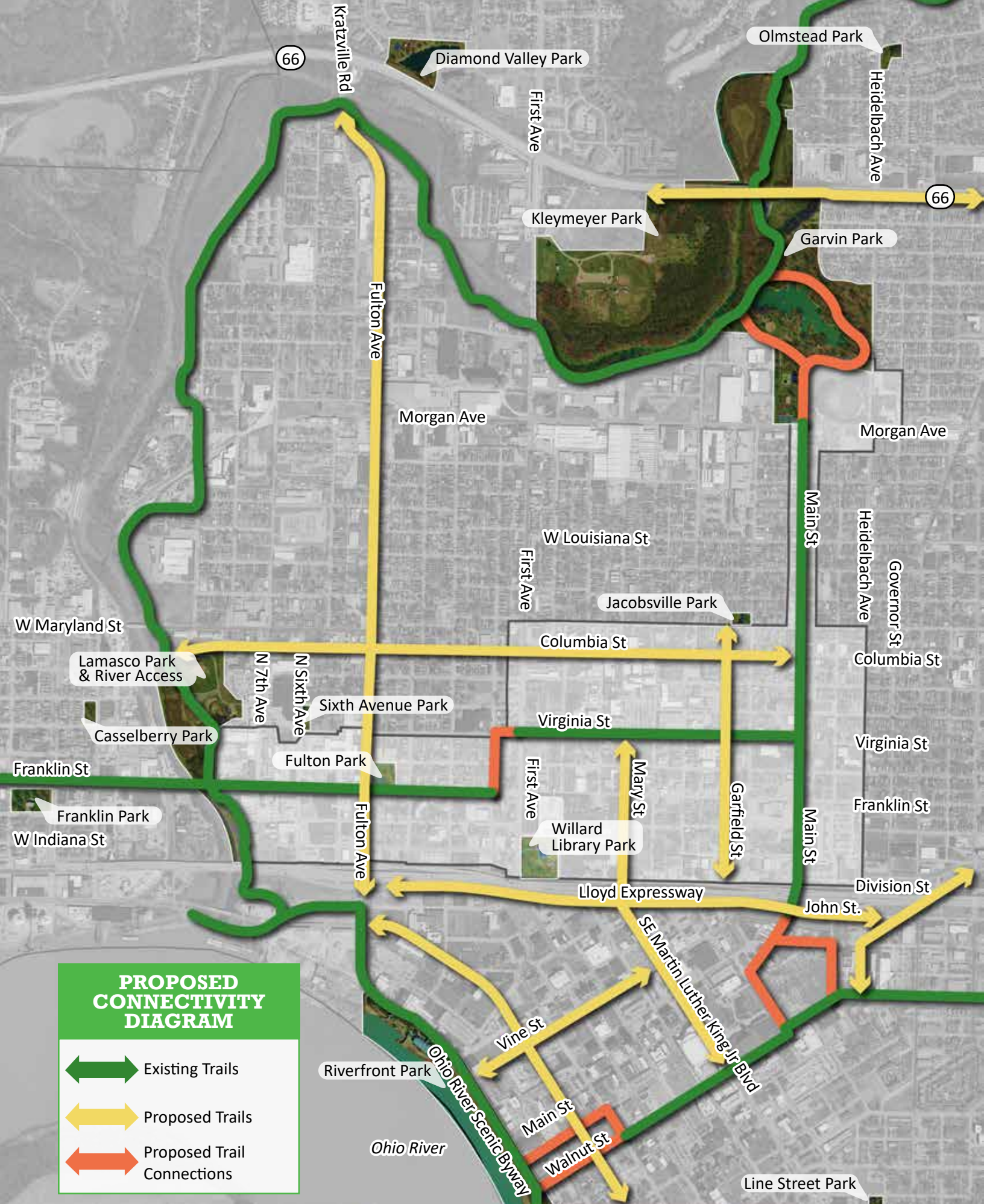
**MIX OF SOFT AND HARD SURFACES**



**OUTDOOR ACTIVITIES**



**SHADED SHELTERS**



**PROPOSED CONNECTIVITY DIAGRAM**

Existing Trails

Proposed Trails

Proposed Trail Connections

## Trail Types

Depends on the cost, usage and street right-of-way, there are several typical trail facility types to consider.



### Cycle track

Protected two-way facility dedicated for cycling. The surfaces are typically paved with pavers or special pavement.



Elevated

On-street

Example: South Main St. trail.

### Bike Lane

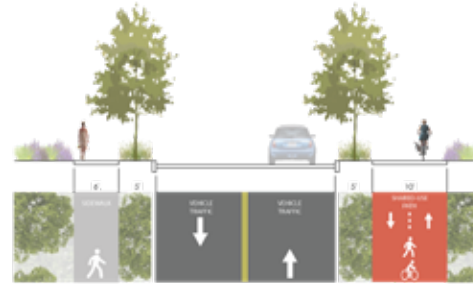
Painted on-street facility dedicated for cycling. 6' min width for each direction with 2' protection strip or vertical separation is recommended.



Example: West Franklin St.

### Combined Trail

Widened pedestrian space designed to accommodate both walking and cycling for both direction. 10' minimal width is recommended.



Example: Virginia Ave.

### Recreational Trail

Combined trail with buffer in parks and green spaces. 10' minimal width is recommended.



Example: Pigeon Creek Trail



# Housing Strategies

Jacobsville is well-positioned to offer a diverse array of housing options that can meet the needs of residents with a variety of ages, abilities, and incomes. There are valuable opportunities to foster the presence of affordable and high-quality housing choices located near local employers—reducing commute times for employees, as well as supporting employer recruitment and retention efforts. Redevelopment efforts can support the rehabilitation of older housing stock, as well as new infill construction on vacant lots. The implementation of the Jacobsville Redevelopment Plan should include monitoring neighborhood real estate trends—not only to target policies that can sustain a vibrant and inclusive community, but also to deter displacement so long-time residents can continue to call Jacobsville home.

- 1 Attract Reinvestment with the Development of New Market-Rate Housing (pg 61)
- 2 Cultivate Opportunities for New Development with Pre-Approved Housing Plans (pg 61)
- 3 Maximize the Potential of Accessory Dwelling Units (pg 62)
- 4 Strengthen the Jacobsville Overlay District (pg 62)
- 5 Encourage Small-Scale Multifamily (pg 63)
- 6 Expand Construction Options with Prefabricated Units (pg 63)
- 7 Invest In Neighborhood Infrastructure and Prioritize Placemaking (pg 64-65)

Examples of Current Housing			
<i>Development Name</i>	<i>Housing Type</i>	<i>Tenure</i>	<i>Units</i>
Baker Flats	Older Adults 55+	Rent	52
The Forge on Main	Mixed Income	Rent	180
Garfield Commons	Renovation	Rent	47
Garvin Lofts	Permanent Supportive Housing for Formerly Chronically Homeless Individuals	Rent	27
Habitat for Humanity	New Construction	Own	>211
Independence Square	Older Adults 62+	Rent	122
Jacobsville Apartments	Renovation	Rent	35



### Attract Reinvestment with the Development of New Market-Rate Housing

According to a survey of rental and for-sale housing inventory of the Jacobsville Redevelopment area in the City of Evansville’s 2024 Updated Housing Needs Assessment produced by Bowen National Research, the neighborhood has few available housing units and there appears to be pent-up demand for additional housing. However, the report indicates that there are few housing options available in the neighborhood, particularly among rental properties and for-sale homes that do not require extensive repairs. The study notes that the Jacobsville area needs additional rental and for-sale product, with emphasis on product affordable to lower income households and an expanding older adult population.

Existing older housing stock has made Jacobsville an important resource for housing affordability, as well as a location for affordable housing development. Examples of affordable housing in the neighborhood include several properties such as those described on the following page. While Jacobsville’s older housing stock offers important affordability for residents, these homes are also more likely to require significant maintenance and repair. Unfortunately, when the cost of renovation exceeds the appraised value of the home, lower home values also can make it challenging for property owners to find loans for rehabilitation. As a result, property owners in areas with low home values may face challenges accessing the necessary financing to rehabilitate their properties, hindering efforts to improve housing conditions and revitalize neighborhoods.

New market-rate residential development is an important means to inject vitality and economic opportunity for Jacobsville, and improve economic feasibility of the rehabilitation of older homes in the neighborhood. Residential new construction represents an important investment in the neighborhood, improving aesthetic appeal and raising property values.

Higher property values make it more financially viable for homeowners to invest in renovation projects. Ultimately, new market-rate residential development helps create a positive economic ecosystem that supports the rehabilitation and revitalization of other nearby older homes, contributing to the overall improvement and sustainability of the neighborhood.

### Cultivate Opportunities for New Development with Pre-Approved Housing Plans

In our analysis of the residentially-zoned land in the Jacobsville Redevelopment Area, 17% of the lots were vacant and uncommitted. These vacant lots presenting an excellent opportunity to attract market-rate infill residential development. Pre-approved housing plans can be a powerful tool to encourage market-rate infill development on vacant lots, featuring options such as small-scale multifamily, townhouses, single-family homes, and accessory dwelling units suitable for Jacobsville. Local stakeholders can also be involved in the creation of pre-approved plans to ensure that proposed developments align with neighborhood preferences and priorities. Streamlining the development process reduces barriers for both developers and local authorities.

A catalog of pre-approved, ready-to-build housing plans that have already undergone the necessary review and approval processes by local authorities is very attractive to prospective builders. Accelerating the development timeline and providing certainty and predictability for developers also lowers the cost of new construction.

## SOUTH BEND, INDIANA: EXAMPLES OF PRE-APPROVED HOUSING PLANS



### Maximize the Potential of Accessory Dwelling Units

The residential blocks in the Jacobsville Redevelopment area are particularly well-suited for Accessory Dwelling Units (ADUs). ADUs, also known as granny flats, in-law suites, or backyard cottages, provide additional housing options within existing residential properties. The addition of ADUs is ideal for infill on small vacant lots that are adjacent to the property of existing homes.

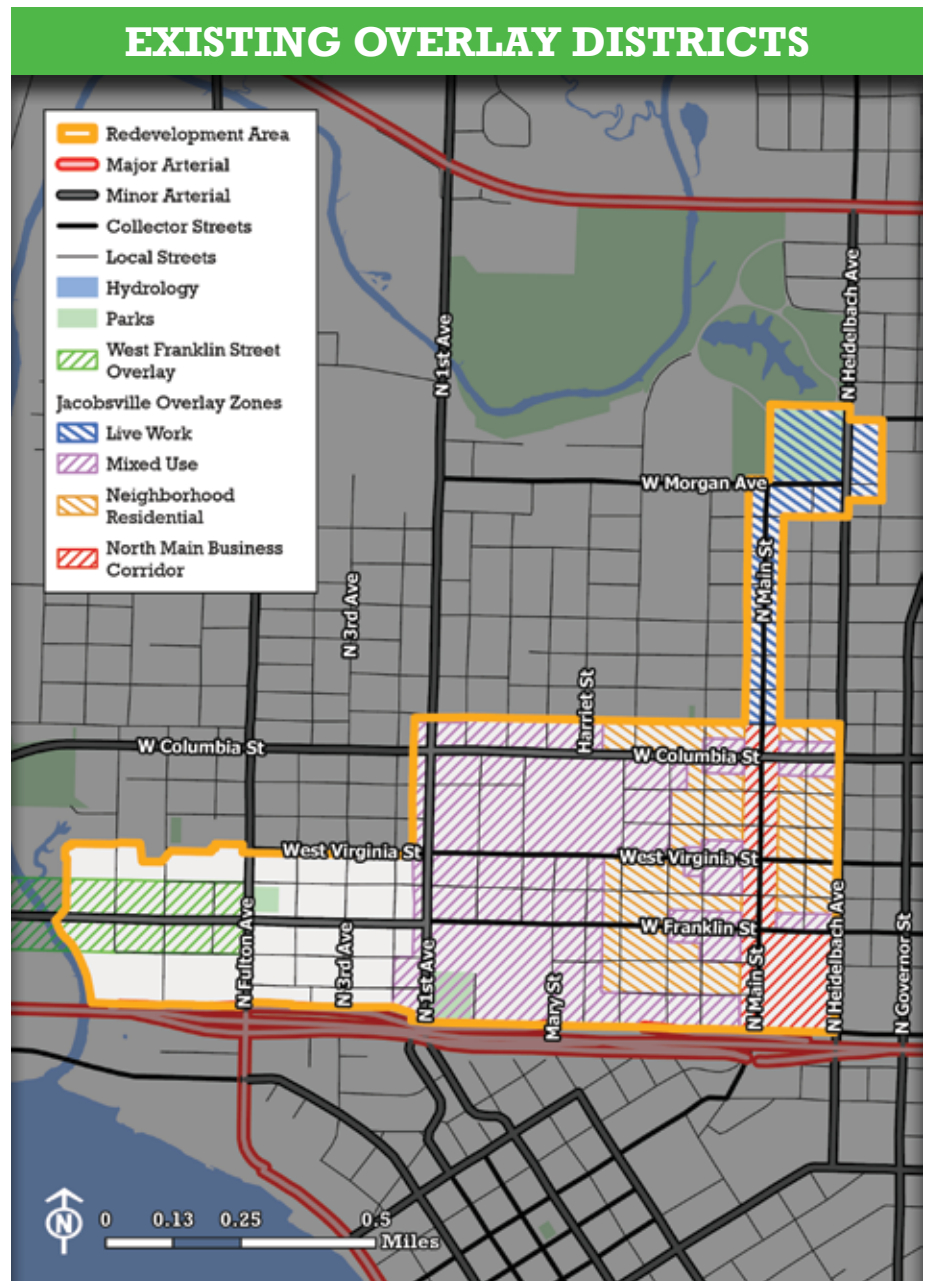
Increasing opportunities for ADUs in Jacobsville can offer several significant benefits:

- » Accommodates a range of household sizes, income levels, and age groups,
- » More affordable housing options for renters or for downsizing without leaving the neighborhood
- » Additional income for homeowners
- » Multi-generational living arrangements, where elderly parents, adult children, or extended family members can live nearby
- » More accessible living accommodations for older adults or individuals with mobility issues
- » Enhanced transit-oriented development by providing more housing options near bus routes in Jacobsville

### Strengthen the Jacobsville Overlay District

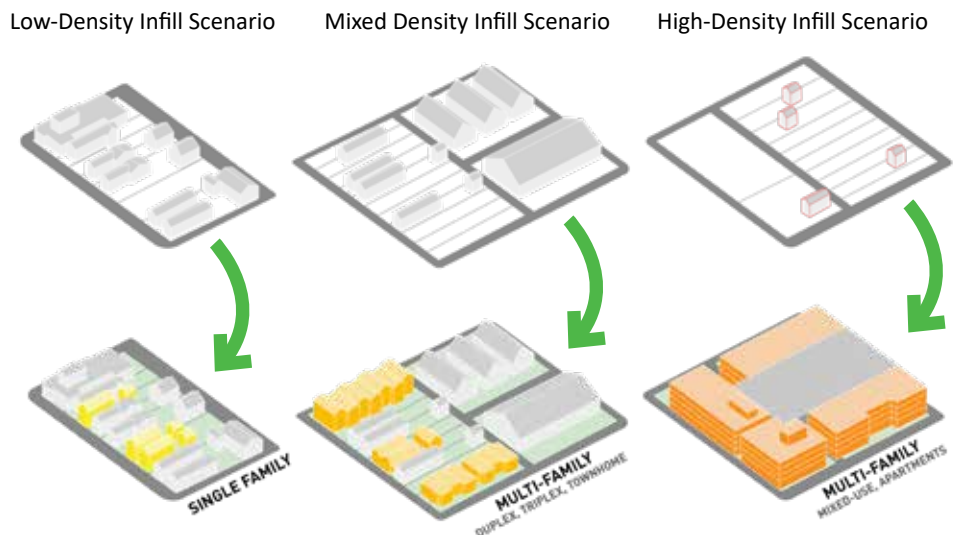
Many vacant lots in Jacobsville are on parcels that are only 25 feet wide, which can create challenges for new construction. Local building codes and zoning regulations impose minimum requirements for setbacks, lot coverage, and building dimensions, compelling builders painstakingly to assemble more land to combine lots large enough for allowed construction.

Strengthening the Jacobsville Overlay District to support neighborhood infill can play a critical role in determining the feasibility of building on the neighborhood's narrow lots. Key elements include reducing minimum lot sizes and providing flexibility in setback requirements allow buildings to be constructed closer to property lines and maximize the usable space on the 25' lots.



### Encourage Small-Scale Multifamily

Adding small-scale multifamily infill housing to Jacobsville is an important way to support neighborhood livability. These smaller multifamily developments, such as duplexes, triplexes, or small apartment buildings, provide additional housing units within existing neighborhoods, helping to meet the demand for diverse housing types in a manner that is consistent with the neighborhood's character and scale. By increasing housing supply, small-scale multifamily infill housing offers accessible and affordable options for a broad range of residents.



### Expand Construction Options with Prefabricated Units

Encouraging options for pre-fabricated housing in Jacobsville can help with goals for new, market-rate residential construction with the advantage of relatively lower costs compared to traditional stick-built homes. The construction of pre-fabricated homes in controlled factory settings allows for efficient and cost-effective production processes. Because new pre-fabricated homes are typically more affordable to purchase and are built with energy-efficient designs and materials, they offer more attainable homeownership options.

Manufactured housing and modular housing are both types of pre-fabricated housing with differences in construction standards, design, and regulatory oversight. Manufactured housing is built entirely in a factory and typically installed on a permanent foundation. Modern manufactured homes, which are subject to strict federal construction and safety standards set by the U.S. Department of Housing and Urban Development (HUD), are a higher-quality, more regulated, and more permanent form of factory-built housing compared to a past generation of mobile homes.

Modular housing consists of prefabricated sections that are built in a factory and transported to a construction site, where they are assembled and attached to a permanent foundation. Modular homes are built to the same local building codes and regulations as traditional site-built homes. While both manufactured and modular housing offer benefits such as cost-effectiveness, speed of construction, and quality control, modular housing is typically considered more similar to traditional stick-built homes in terms of design, quality, and regulatory oversight.

However, local regulatory changes may be necessary to

fully realize the benefits of manufactured housing. These changes might include updates to zoning ordinances and building codes to accommodate manufactured homes, streamline permitting processes for installation and placement, and address any concerns related to aesthetics, infrastructure, and community integration. By adapting local regulations to support manufactured housing, communities can expand housing affordability options, promote sustainable development practices, and address housing needs more effectively.

Regulatory updates may be necessary to fully realize the benefits of pre-fabricated housing options. These changes may include updates to building codes and zoning regulations to accommodate applicable construction techniques, streamlining permitting processes for manufactured homes or modular projects, and addressing any potential concerns related to transportation and installation of these units.

Check out page 66 for a short exploration of different housing options, including conventional, manufactured, and modular homes!



## EXISTING FRANKLIN STREET



### *Invest In Neighborhood Infrastructure*

Public investment in infrastructure such as sidewalks and street trees significantly enhances neighborhood livability and is an important tool to encourage private investments. Sidewalks provide safe pathways for pedestrians, encouraging physical activity, promoting social interaction, and improving access to amenities. Street trees offer numerous benefits, including shade, improved air quality, and aesthetic appeal, which contribute to residents' overall well-being and comfort.





These infrastructure improvements signal to potential investors and developers that the neighborhood is well-maintained, vibrant, and desirable, increasing confidence in the area's potential for future growth and investment. Moreover, public investment in infrastructure can stimulate private investment by increasing property values and attracting new residents and businesses to the area. As the neighborhood becomes more appealing and economically viable, private investors are more likely to allocate resources towards real estate development, renovation projects, and business ventures, further contributing to the neighborhood's revitalization and economic prosperity.

### ***Prioritize Placemaking***

Similar to infrastructure investments, prioritizing neighborhood placemaking can serve as a powerful catalyst for private investments by creating vibrant, attractive, and welcoming public spaces that enhance the overall quality of life for Jacobsville residents and visitors. Placemaking projects such as community parks, public art installations, and pedestrian-friendly streetscapes can transform underutilized areas into vibrant hubs of activity. These improvements not only beautify the neighborhood but also create destinations that draw people together, fostering a sense of community pride and belonging.

# EXPLORING HOUSING OPTIONS:

## *Manufactured, Conventional, and Modular Homes*



### 1 **Manufactured**

1

#### *Manufactured Housing*

Homes built entirely in a factory setting and transported to a permanent site.

##### *Strengths*

- ✓ **Speed:** Faster construction timelines due to factory production and assembly processes.
- ✓ **Quality Control:** Built in controlled factory environments with standardized construction methods and materials; construction follows U.S. Housing and Urban Development (HUD) code.
- ✓ **Energy Efficiency:** Can be designed with energy-efficient features to reduce utility costs.

##### *Challenges*

- ✗ **Resale Value:** Often depreciates in value over time.
- ✗ **Land Restrictions:** May be subject to restrictions on placement in certain communities or developments.
- ✗ **Financing Challenges:** May face challenges in securing financing and insurance compared to conventional housing.

2

#### *Conventional Housing*

Conventional housing is constructed on-site, using traditional building methods.

##### *Strengths*

- ✓ **Quality:** Generally known for high-quality construction materials and craftsmanship.
- ✓ **Appreciation:** Typically appreciates in value over time, depending on market conditions and location.
- ✓ **Financing:** Generally easier to secure financing and insurance compared to manufactured or modular housing.

##### *Challenges*

- ✗ **Construction Time:** Construction process can be lengthy, leading to longer wait times for occupancy.
- ✗ **Weather Delays:** Susceptible to weather-related delays and disruptions during construction.
- ✗ **Maintenance:** Requires ongoing maintenance and repairs, which can be costly over time.



**2 Conventional**

**3 Modular**

**3 Modular Housing**

Homes built in sections or modules in a factory and assembled on-site.

**Strengths**

- ✓ **Quality:** Built to local building codes and regulations, ensuring high-quality construction standards.
- ✓ **Speed:** Faster construction timelines compared to conventional housing.
- ✓ **Durability:** Constructed using durable materials and methods, resulting in long-lasting homes.

**Challenges**

- ✗ **Land Requirements:** Requires suitable land for module placement and assembly, which may limit location options.
- ✗ **Site Preparation:** Requires site preparation, foundation construction, and assembly, adding to overall costs and timelines.
- ✗ **Financing Challenges:** May face similar financing challenges as manufactured housing due to perceived risks and lender requirements.

	Manufactured	Conventional	Modular
<b>Construction Process</b>	Factory construction process with transportation of manufactured homes to the installation site	Site preparation, framing, and finishing	Off-site modular construction and on-site assembly of modular homes using prefabricated modules
<b>Regulatory Oversight</b>	Governed by HUD regulations to ensure safety and quality	Oversight by local building codes and regulations	Oversight by local building codes and regulations; may include particular provisions for modular homes and their integration into existing neighborhoods
<b>Affordability</b>	Often more affordable than conventional homes due to factory construction processes, economies of scale, and standardized designs. Often a more cost-effective option for homeownership, particularly for those with limited budgets	Typically involves higher construction costs due to on-site labor, customization options, and longer construction timelines	Falls somewhere between conventional and manufactured homes in terms of affordability. May have higher upfront costs compared to manufactured homes, they often offer better value over the long term due to higher-quality materials, customization options, and potential energy savings



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# 03

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# IMPLEMENTING THE VISION

**Getting Started**

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**Goals and Policies**

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**Funding Resources**

*Page 114*

*“We live by each other and for each other. Alone we can do so little; together we can do so much.” - Helen Keller*

## Getting Started

These primary initiatives are critical steps to begin implementing the plan. They also lay the groundwork for much more effective actions on the plan’s goals and proposed policies.

- » Adopt the Jacobsville Redevelopment Area Plan as policy for the Jacobsville TIF district and as an addendum to the Comprehensive Plan.
- » Present to relevant city departments and local organizations in Jacobsville about the plan to engage them in the implementation of the plan
- » Update the Jacobsville Overlay District to align with the plan’s future land use map, vision, goals, and policies.
- » Develop the bike extension along First Avenue & Virginia Street, west on Virginia Street to Second Street, and south on Second Street to Franklin Street, then west on Franklin Street to Fulton Street, ending at Fulton Park.
- » Plan for a complete street on Fulton Street.
- » Undertake streetscape improvements at Franklin/Fulton and Franklin/First to prepare for future regional connections and programming.
- » Focus on the beautification and maintenance of existing infrastructure.
- » Focus on small scale redevelopment on singular or multiple parcels to create investment on corners and key blocks with in the neighborhood.



*Thriving Community*



*Health and wellness*



*Economic Prosperity*



*Mobility*



*Healthy and Livable Housing*



*Environmentally Resilient*



*Vibrant Place*



*Safety and Security*

*If viewing this plan online/via PDF, you can click on the icons to jump to each pillar.*



# Thriving Community

## Vision

The Jacobsville Neighborhood is cohesive and distinguishable from the surrounding areas, it is unique to Evansville, and residents are engaged and proud to be a part of it. Organizations, anchor institutions, large and small businesses, nonprofits, and residents work together to meet the community's needs by acting from the same playbook: the Jacobsville Redevelopment Area Plan.

## Goals

- 1** *Infuse history and culture into development.*
- 2** *Strengthen policies and partnerships.*
- 3** *Empower the community and develop a sense of place.*
- 4** *Ensure long-term community engagement.*

## Recommended Policies and Actions

### 1. *Infuse history and culture into development.*

To foster a thriving community, it is essential to incorporate Jacobsville's history and cultural heritage into its future development. Preserving the historic buildings and landmarks that exemplify Jacobsville's rich history creates a strong sense of identity. Ensuring that new construction complements these historic features maintains the architectural harmony and charm of the neighborhood. Utilizing parks and open spaces as locations for cultural events and community gatherings allows residents to celebrate their shared heritage and strengthens the community.

#### A. *Preserve and maintain the area's historic buildings as identified by the State Historic Preservation Office.*

Preserving historic buildings and landmarks is crucial to maintaining Jacobsville's unique character. This not only protects the neighborhood's architectural heritage but also supports a shared sense of identity and pride among residents.

- » **Preservation Initiatives:** Develop and implement preservation initiatives that protect significant historical structures.
- » **Restoration Projects:** Support restoration projects that revive historical buildings.
- » **Educational Programs:** Create educational programs that inform the community about the importance of preserving Jacobsville's heritage.

#### B. *Ensure new construction compliments the scale and alignment of historic architectural elements and building design.*

New construction in Jacobsville should respect and complement the existing historic architecture. This approach will ensure that development enhances the neighborhood's charm and visual harmony.

- » **Design Guidelines:** Implement design guidelines that require new buildings to align with the historical aesthetic of Jacobsville.

- » **Architectural Review Board:** Establish an architectural review board to oversee and approve new construction projects involving identified historic buildings.

**C. Use parks and open spaces to enhance community identity and to provide spaces for events programming.**

Parks and open spaces are ideal for hosting cultural events celebrating Jacobsville’s heritage. These activities strengthen community relationships and create opportunities for residents to engage with their local culture.

- » **Event Planning:** Organize cultural events, such as festivals, concerts, plays, and markets, in parks and open spaces.
- » **Community Involvement:** Encourage community involvement in planning and implementing these events to ensure they reflect local interests and traditions.

**2. Strengthen policies and partnerships.**

Robust policies and strong partnerships are fundamental to sustaining long-term development and ensuring the community’s needs are met effectively. Adopting the proposed future land use map will provide a clear and strategic vision for growth, ensuring that development is aligned with the community’s goals. Working with the Evansville Land Bank to acquire and repurpose underutilized parcels can drive economic growth and meet residents’ housing, job, and amenity needs. Partnering with major employers to incentivize workers to live in Jacobsville will boost local residency and support the neighborhood economy. Additionally, promoting and supporting local organizations and nonprofits will enhance the support network available to residents, improving their quality of life.

**A. Adopt the Proposed Future Land Use Map**

A clear and strategic vision for growth is essential for Jacobsville’s development. The proposed future land use map provides this vision, guiding development rationally and aligning with community goals.

- » **Community Workshops:** Hold workshops to gather input and feedback from residents on the proposed land use map.

- » **Implementation Plan:** Develop an implementation plan that outlines steps for adopting and enforcing the land use map.

**B. Work with the Evansville Land Bank**

Collaborating with the Evansville Land Bank can help acquire and repurpose underutilized parcels, driving economic growth and meeting community needs.

- » **Property Acquisition:** Identify and acquire properties that can be repurposed for housing, jobs, and amenities.
- » **Redevelopment Plans:** Create redevelopment plans that outline how acquired properties will be used to benefit the community.

**C. Partner with Major Employers**

Creating incentives for major employers to encourage their workers to live in Jacobsville can boost local residency and support the neighborhood economy.

- » **Employer Incentives:** Develop incentives such as housing subsidies or commuting benefits for employees who choose to live in Jacobsville.
- » **Community Integration Programs:** Establish programs that help new residents integrate into the community, fostering a sense of belonging.

**D. Support Local Organizations and Non-Profits**

Promoting and supporting local organizations and nonprofits can enhance the support network available to residents, improving their quality of life and access to resources.

- » **Funding Opportunities:** Identify and secure funding opportunities for local organizations and nonprofits.

- » **Collaborative Initiatives:** Encourage collaboration between organizations to address community needs more effectively.

Background Image provided by For Jacobsville  
(<https://www.forjacobsville.org/>)



# Thriving Community

### 3. Empower the Community and Develop a Sense of Place

Empowering residents and fostering a sense of place will cultivate a community where individuals feel connected, engaged, and invested in their neighborhood. Implementing the Jacobsville Design Guidelines will ensure that new developments and renovations contribute to a cohesive and attractive community aesthetic. Expanding programming in parks and public spaces will create more opportunities for recreation and social interaction, strengthening community bonds. Creating accessible spaces for meetups and gatherings will encourage residents to come together, fostering a sense of belonging. Providing ample seating along streets and in public areas will invite people to linger and engage with their surroundings, making Jacobsville a more welcoming and vibrant place. Supporting the growth and development of community members through programs for youth, families, and vulnerable populations will ensure that all residents have the resources they need to thrive. Encouraging community volunteer programs will build a spirit of cooperation and civic pride, enhancing local projects and initiatives. Engaging the community through public arts, such as murals, sculptures, and performances, will celebrate local culture and beautify public spaces. Using festivals and events to activate public spaces will showcase local talent, attract visitors, and boost community pride and local businesses.

#### A. Implement the Jacobsville Design Guidelines

Ensuring that new developments and renovations contribute to a harmonious and attractive aesthetic is crucial for fostering a sense of place.

- » **Design Standards:** Enforce design standards that align with the Jacobsville Design Guidelines.
- » **Review Process:** Establish a review process for new developments to ensure compliance with the guidelines.

#### B. Expand Programming in Parks and Public Spaces

Creating more recreation and social interaction

opportunities will strengthen community relationships and encourage residents to engage with their surroundings.

- » **Recreational Activities:** Offer diverse recreational activities in parks and public spaces.
- » **Community Events:** Organize events that unite residents and promote social interaction.

#### C. Create Accessible Spaces for Meetups and Gatherings

Encouraging residents to come together in accessible spaces will foster a sense of belonging and community.

- » **Meeting Spaces:** Develop and maintain public spaces that are easily accessible and suitable for community gatherings.
- » **Accessibility Improvements:** Ensure that all public spaces are accessible to residents of all ages and abilities.

#### D. Provide Ample Seating Along Streets in Public Areas

Inviting people to linger and engage with their surroundings will make Jacobsville a more welcoming and vibrant place.

- » **Street Furniture:** Install tree canopies, trash receptacles, and seating areas along streets and in public spaces.
- » **Comfortable Design:** Design seating areas to be comfortable and attractive, encouraging residents to use them.

#### E. Support the Growth and Development of Community Members

Ensuring that all residents have the resources they need to thrive will strengthen the community as a whole.

- » **Youth Programs:** Develop programs that support the growth and development of youth.
- » **Family Services:** Provide resources and services for families and vulnerable populations.
- » **Senior Programs:** Establish programs and services



that cater to the needs of senior residents and ensure they have access to necessary resources and support.

**F. Encourage Community Volunteer Programs**

Building civic pride will enhance local projects and initiatives, benefiting the entire community.

- » **Volunteer Opportunities:** Create and promote volunteer opportunities for residents.
- » **Recognition Programs:** Establish programs that recognize and reward volunteer contributions.

**G. Engage The Community Through Public Arts**

Celebrating local culture and beautifying public spaces with public arts will enhance community pride and attract visitors.

- » **Art Installations:** Support the creation of murals, sculptures, and other public art installations.
- » **Community Involvement:** Involve local artists and residents in creating public art projects.

**H. Use Festivals and Events to Activate Public Spaces**

Showcasing local talent and attracting visitors through festivals and events will boost community pride and local businesses.

- » **Event Planning:** Organize festivals and events that highlight local culture and talent.
- » **Business Partnerships:** Partner with local businesses to support and sponsor events.

**4. Ensure Long-Term Community Engagement**

Sustaining community engagement over the long term is instrumental to ensuring that development aligns with the evolving needs and desires of Jacobsville residents. Building capacity within the Jacobsville Area Community Corporation will strengthen local organizations and enhance their ability to support and advocate for community-aligned development. Establishing a neighborhood watch program will improve safety and foster a sense of community vigilance and cooperation. Utilizing demographic surveys to ensure diverse representation in community engagements will guarantee that all voices, especially youth and elderly residents, are heard. Regularly reviewing and updating the Redevelopment Plan will keep

**Success Story: The Depot in Greenfield, IN**

*The Depot was a grain elevator in Greenfield, Indiana, along a railroad line. The railroad eventually stopped operations along the rail line, and in 2003, the grain elevator shuttered its operations. As the rail line was converted into a rail trail, the grain elevator was re-imagined as a destination along the Pennsy Trail. Instead of demolishing the now defunct grain elevator, the building was rehabilitated into a restaurant. A group of local business owners spearheaded the grain elevator's transformation into a lively destination along the rail trail. Now, the restored building attracts visitors to the trail and honors the community's past through its design.*

*Photo by: The Depot 1906*





# Thriving Community

it current and responsive to the community's changing needs and desires. Effectively advertising engagement opportunities will foster widespread participation and involvement, ensuring that all residents can contribute to the future of their neighborhood.

## A. *Build Capacity Within the Jacobsville Area Community Corporation (JACC)*

Strengthening local organizations will bolster their ability to support and advocate for community-aligned development.

- » **Training Programs:** Develop training programs that build the capacity of JACC and other local organizations.
- » **Funding Support:** Secure funding to support the JACC's operations and initiatives.

## B. *Establish a Neighborhood Watch Program*

Improving safety and fostering a sense of community vigilance and cooperation will benefit all residents.

- » **Program Development:** Create a neighborhood watch program that encourages residents to actively participate in community safety.
- » **Training and Support:** Provide neighborhood watch participants with training, support, and accountability measures.

## C. *Utilize Demographic Surveys for Diverse Representation*

Ensuring that all voices are heard in community engagements will create a more inclusive and proactive planning process.

- » **Survey Implementation:** Conduct regular demographic surveys to gather data on community needs and preferences.
- » **Targeted Outreach:** Use survey data to identify underrepresented groups and implement targeted outreach strategies to engage them in the planning process.

## D. *Review And Continue to Update This Plan*

The Jacobsville Redevelopment Plan should be regarded as a "living," amendable document.

Regularly reviewing and updating the Plan will keep it current and responsive to the community's changing needs and desires.

- » **Annual Reviews:** Conduct yearly reviews of the Redevelopment Plan to assess its effectiveness and relevance.
  - » **Community Feedback:** Solicit feedback from residents and stakeholders during the review process to ensure the Plan aligns with community desires.
- ## E. *Effectively Advertise Engagement Opportunities*
- Effectively advertising engagement opportunities will encourage widespread participation and involvement, ensuring that all residents have a chance to contribute to the future of their neighborhood.
- » **Collaborative Distribution:** Work with local businesses, non-profits, and neighborhood groups to distribute event flyers and information.
  - » **Multi-Channel Promotion:** Utilize various communication channels, such as social media, government websites, newsletters, local news and radio stations, and community bulletin boards, to reach a broad audience and ensure maximum engagement.

**Success Story: Over-the-Rhine Neighborhood in Cincinnati, OH**

The Over-the-Rhine neighborhood in Cincinnati has transformed into a thriving neighborhood over the past 25 years. By preserving historic buildings and permitting new, compatible development, Over-the-Rhine is recognized for its unique and eclectic characteristics.



**Success Story: New Neighborhood Homes Initiative in South Bend, IN**

To reduce barriers for approval and streamline the permitting process, South Bend created pre-approved infill development plans. The pre-approved plans include different sizes of homes and varying numbers of connected homes that can be built on existing parcels within South Bend.



Top Image by: Aceshot/Getty Images  
Bottom image by: Homes.com

**South Bend Neighborhood Infill | Narrow House (3-bedroom)**

**The Narrow House II**

The 3-bedroom version of the Narrow House provides an efficient, yet comfortable detached, fee-simple option that allows development of the city's most skinny infill lots. It maintains the same vernacular elevation options as the 2-bedroom Narrow House, however, a 1-story rear addition accommodates a ground floor master suite. This extension could also be modified into a one-car garage, office/workshop, or attached ancillary dwelling unit.



**ZONING DISTRICTS ALLOWED**

RM MF TH TD LU LF

Building Type Overview	
<b>Building Dimensions</b>	
Building Height	2 story
Building Width	20'
Building Depth (incl. porch)	51'
<b>Program</b>	
Unit Configuration	3 bed / 2.5 bath
Unit Size (finished gross)	1,390 sq. ft.
Basement (unfinished)	830 sq. ft.
Porch (unconditioned)	136 sq. ft.
1st Floor	830 sq. ft.
2nd Floor	560 sq. ft.
<b>Lot Standards</b>	
Lot Width (min.)	30'
Lot Width (max.)	60'
<b>Cost Assumptions</b>	
Preliminary Construction Estimates <sup>1</sup>	\$220,000 - \$270,000
Financing Options	30-yr mortgage

Numbers above are for basic construction purposes only. Pricing is based on Feb. 2020 cost survey. Actual cost will vary based on location and market.

Image by: The City of South Bend, Indiana



# Health and Wellness

## VISION

The built environment and design encourage healthy behaviors. Targeted investments and programs influence how people live and take care of themselves, making healthy choices easy and convenient. The following overarching themes cover specific ideas and policies that support the Jacobsville is Healthy and Well pillar. Utilizing these themes to guide the development of Jacobsville will aid in the betterment of residents' health, wellness, and quality of life. This will increase Jacobsville's desirability and enjoyability as a place to live.

## Goals

1

**Enhance outdoor and indoor environmental quality.**

2

**Foster healthy living environments through design and development.**

## 1. Outdoor & Indoor Environmental Quality

Enhancing Jacobsville's outdoor and indoor environmental quality transforms the lives of residents by creating spaces and places for people to engage in the community, have access to cleaner air and comfortable spaces, and increase resident mobility through several modes of transportation. These improvements promote community engagement, community involvement, and the spurring of private development.

### A. Beautification & Maintenance

Beautifying and maintaining Jacobsville is integral to community success. Working with the Evansville Parks and Recreation Department and using the Five-Year Parks and Recreation Master Plan as a basis, Jacobsville's parks can be upgraded and enhanced to improve the user experience, safety, add amenities, and beautify the spaces for residents, families and visitors. Improving the parks increases community involvement and investment in the parks – prompting residents to want to take care of and be proud of their spaces. Maintaining existing spaces, streetscapes, and finished projects demonstrates to the community that Jacobsville is committed to the neighborhood's growth and improvement. Working with the Evansville Solid Waste District to provide garbage and recycling bins at key intersections and along streets with high amounts of pedestrian traffic will help ensure residents and guests have ample access to dispose of their waste properly – thus discouraging people from littering.

### B. Develop, Restore, & Invigorate the Outdoors

This goal aims to provide residents with equal and equitable access to parks and greenspaces, as well as improving the quality of the environment found in Jacobsville. Through the expansion of the Complete Streets Network as currently implemented along Main Street and Virginia Street, walking and cycling will be easier and more comfortable for residents.

With an increase of residents walking and cycling, and the addition of more trees and vegetation throughout the complete streets renovations, air quality and biodiversity throughout Jacobsville can improve. Furthermore, beautifying Jacobsville’s outdoor spaces and streetscapes improves the community of Jacobsville’s image. Additionally, a walkable and beautiful neighborhood is more attractive to prospective developers. Increasing Jacobsville’s attractiveness to developers is vital to community growth as it aids in the process of expanding the housing supply as well as provide essential retail such as grocery stores.

**Success Stories**

**Carmel Monon Boulevard & Midtown Plaza: Monon Boulevard and Midtown Plaza Phases 1 and 2 | Landscape Performance Series**

- An industrial area with a bisecting greenway was transformed into a trail and boulevard with pocket park activity zones and a high use plaza. Monon Boulevard and Midtown Plaza created the Midtown District in Carmel, Indiana – a multimodal urban district where residents can live, work, and play. This district’s transformation promotes healthy living through the many activity zones along the trail and the comfortable and plentiful pedestrian facilities. Not only does this project demonstrate how to beautify and enhance an industrial area, but also how to do so in a way that increases physical activity, advocate for multimodal transportation options, and expand vegetation and biodiversity.

**Underpass Park – Toronto: Underpass Park Redefines the Future of Public Realm | Waterfront Toronto (waterfrontoronto.ca)**

- Re-imagining underpasses as spaces to engage is not something you often find. Underpass Park in Toronto spotlights an underpass with public art installations and murals, a skate park, playground, lighting, and plantings to increase community gathering spaces, enhance the outdoor environment, and give more space for recreation, interaction, and physical activity. Megan Hogan says, “the condition created by this series of overpasses was a fact of the neighbourhood; a condition to either be ignored or embraced. We chose to embrace. Underpass Park has repurposed



*Monon Boulevard & Midtown Plaza - Before and After: Photos by: Rundell Ernstberger Associates & Hadley Fruits*



*Underpass Park, Toronto Canada - Before and After: Photos by: Nicola Betts - 2015/2016*



*Jacobsville North Main Street - Intersection Improvements: Photo by: Daniel Showalter*



# Health and Wellness

what was once an undesirable (and dare we say ugly!) space by making it an inviting public park that has helped to stitch together a series of neighbourhoods east of the downtown.” Bringing people into this space to celebrate rather than ignore vital downtown acreage further invests people in the community, and in turn gives residents unique spaces to call their own.

## Jacobsville Main St. REA ([reasure.com](https://reasure.com))

- Connecting the core of the Jacobsville neighborhood to Downtown Evansville, as well as Garvin Park, Bosse Field and Deaconess Midtown hospital, the Jacobsville Main Street renovation provided residents of all ages and ability levels new and safe transportation options. These new options allow residents and guests the opportunity to travel throughout Jacobsville by foot or bicycle. Furthermore, the renovation upgraded Main Street with new amenities, and enhanced aesthetics giving Jacobsville its own form language that can be implemented throughout the remainder of the neighborhood on major roadways. Beautifying the Main Street corridor resulted in an increase in economic activity. This includes new apartments, a dollar store, and the opening and increased success of local businesses.

## 2. Healthy Living Environments

Developing and designing healthy living environments involves the dissemination of fresh food production, advocacy for grocery developers and improvements and expansion of bicycle and pedestrian facilities. This theme infills the Jacobsville food desert with a variety of options from local food production to the incorporation of new grocers in the area, as well as increasing resident mobility without requiring the use of a vehicle.

### A. Advocate for Active Lifestyles

Providing ample choices for mobility is vital to community health and wellness. Jacobsville has great opportunities for employment and recreation, most of which will only improve with continued community investment, but to better suit its residents, as well

as appeal to new ones, Jacobsville needs to support multi-modal transit options. Continued advocacy for bus routes, stops, and lanes connects residents and visitors to the greater Evansville Metropolitan area, which expands their reach without the need or pressure to own a vehicle. Within the Jacobsville study area itself, trail mileage, needs to be increased to better connect residents to each other, parks, employment, and local businesses. Increasing connectivity and making doing so without the need for a car grows community and promotes mobility and health. Promoting, advocating for, and building more pedestrian and cyclist infrastructure gives residents more choices to improve their physical health and mental well-being. Increasing activity levels and allowing for more casual community interactions are vital to improving the lives of residents and make an area especially attractive to new residents, guests, and developers.

### B. Increase Availability and Access to High Quality Food

According to Ritchie et al., over half of the world’s population live in urban areas, a number increasing every year. It is predicted that by 2050 over two-thirds of the world will live in urban areas (Ritchie et al., 2024). With urban populations on the rise, the need for easy access to fresh produce will only increase. As it is, many underserved and impoverished areas in cities across the country are classified as food deserts given a community’s lack of grocery stores, farmers markets, and community gardens. While communities tackle and overcome the current housing crisis, the food desert epidemic will also need to be addressed. To address the healthy produce problem, Jacobsville needs to advocate and create partnerships with local organizations and developers to provide opportunities for residents to make healthier decisions about the foods they consume. Within the Jacobsville neighborhood there are several churches, lots, and organizations that are perfect candidates for building community gardens as well as disseminating/selling the produce that they grow. Such organizations include the Dream Center, Hope City Church, St. Lucas Church, Willard Library, as well as several parks and

employers who have land to spare. Working with these groups and the land they have available, provides ample chances for Jacobsville residents to have easy and walkable access to fresh produce. Additionally, having community members working in the gardens makes residents care more about the success, growth, and production of the gardens.

Enticing developers is also integral to the success of closing Jacobsville’s food desert. In order to do so, Jacobsville needs to increase its appeal to be able to recruit grocery stores. Developers are tempted by increasing lighting and safety throughout the neighborhood, expressing the demand within the study area, and by offering incentives to mitigate risks commonly associated with the opening of a new store. Expanding the complete streets network will increase lighting and safety, as well as beautify the streetscapes. Several communities provide incentives and breaks for developers that make it easier to start businesses. Some include limiting or eliminating parking minimums tax breaks.

The production of food and expansion of grocers into the community strengthens the health of Jacobsville residents, provides people with more food choices, and gives residents access to food without the need to use a car.

### Success Stories

#### Big-4 Rail Trail | Zionsville, IN ([zionsville-in.gov](http://zionsville-in.gov))

- The Zionsville Big-4 Rail Trail acts as the town’s 5-mile spine – connecting a network of over 20 miles of paved pathways allowing residents and visitors to travel throughout the town as well as to neighboring Whitestown on foot or by bike. The Big-4 Rail Trail connects homes to various parks, businesses, schools, and community spaces making Zionsville a walkable and bikeable community. Investing in this Rail to Trail Conversion peaked interest in Zionsville – sparking new people and families to move there while improving the lives and mobility of those that already did reside there. Zionsville’s trail network inspires residents to lead active and healthy lifestyles that are in touch with nature and community.

#### Urban Farming in Indianapolis – Traveling Farmer



Big-4 Rail Trail - Zionsville, Indiana



JACOBSVILLE PROMOTES...

## Health and Wellness

### (pressbooks.pub)

- Located on 7.6 acres on 46th street, the Lawrence Community Gardens grows produce to donate local neighborhood organizations such as the Sharing Place and Cupboard food pantries. Utilizing unused land from the Monarch Beverage Company – the organization can grow vegetables to supply those in town with healthy food options that would ordinarily be out of reach for many locals.
- Working with local churches also provides locals with access to fresh produce. The land owned by the First Baptist Church in Lawrence permitted congregants and community members, such as twenty Burmese refugee families, to grow vegetables in the same manner they did in Myanmar. This community garden not only produces plenty of fresh food for locals, but also acts as an ecological and cultural showcase of cultivating with nature and international heritage.

### Food Retail Expansion to Support Health (FRESH) Program | City of New York (nyc.gov)

- The Food Retail Expansion program to Support Health is a series of incentives provided to grocery store developers and operators to prepare a space, through construction or renovation, to be operated as a grocery store in eligible, underserved areas. Benefits include zoning incentives such as additional square footage for residential use added for every square foot provided for a grocery store, as well as no required parking minimums. Tax reductions, exemptions, and deferrals are also provided to eligible developers and operators.



*Urban Farming in Indianapolis - Lawrence Community Gardens:  
Photo by: Rick Bein - 2019*



*Urban Farming in Indianapolis - Burmese Gardens at First Baptist Church: Photo by: Rick Bein - 2019*







JACOBSVILLE HAS...

# Economic Prosperity

## *Vision*

The neighborhood fosters economic empowerment and upward mobility for its residents, providing them access to training, employment, and career advancement opportunities. Skilled individuals and professionals are attracted to the neighborhood and help contribute to the community's economic growth and long-term vitality.

To continue the notable resurgence in development in the Jacobsville neighborhood, the City and neighborhood must continue to focus on economic prosperity as part of its vision. This revitalization is driven by a combination of strategic investments in infrastructure, small business development along Main Street, and resident engagement activities that activate the community instill community pride. Efforts to improve the local economy must focus on creating equitable job opportunities for people living in the neighborhood where they can upskill their work skills to meet employers need, enhance spaces that can promote education and lifelong learning that make education more accessible throughout the entire neighborhood, and ensure new development serves the entire Jacobsville community, especially the underserved areas. Even more critical is the continued partnership between local government, nonprofits, and private investors that have played a crucial role in sustaining economic growth in Jacobsville now and well into the future.

## *Goals*

- 1** *Develop pathways to an equitable economy.*
- 2** *Promote education and lifelong learning.*
- 3** *Support Main Street revitalization.*
- 4** *Ensure equity-oriented development.*

## *Recommended Policies and Actions*

### **1. Develop pathways to an equitable economy.**

An equitable economy is one that ensures fair and just opportunities, resources, and outcomes for all individuals, regardless of their socio-economic background, race, gender, or other characteristics. In such an economy, systemic barriers that perpetuate inequality are addressed and dismantled, allowing everyone to fully participate and benefit from economic growth. It also means working with the private sector to develop policies and strategies aimed at addressing wealth distribution.

- A. Partner with the Evansville Regional Economic Partnership to identify emerging industries to develop targeted workforce development initiatives.**
- B. Develop an educational campaign to inform Jacobsville residents about available vocational training programs, apprenticeships, and job placement services.**
- C. Collaborate with vocational schools in Evansville to tailor training programs and apprenticeships to the specific needs of Jacobsville residents and local employers and job market.**
- D. Cultivate and train skilled contractors in fields such as construction, plumbing, electrical work, carpentry, and HVAC equipment.**
- E. Organize informational sessions, workshops, and job fairs to connect residents with training and employment opportunities.**
- F. Coordinate outreach efforts with community organizations, seniors centers, nonprofits, religious institutions, and local media outlets to reach residents who do not have easy access to traditional communication methods.**
- G. Develop recruitment strategies to attract highly skilled individuals and professionals in high-demand fields to live and work in Jacobsville, highlighting the area's unique assets and opportunities.**

**H. Work with local employers to ensure that workers receive a wage that meets the cost of living, reducing poverty and income inequality.**

- I. Work with local employers to develop other transportation options to help get the residents of Jacobsville to work in other areas of Evansville.**

### **2. Promote education and lifelong learning.**

Creating opportunities and fostering an environment where residents of all ages can continuously acquire knowledge and skills is critical in Jacobsville economic growth and long-term vitality. Focusing on quality early childhood education, support for K-12 schools, adult education and literacy programs, vocational training and workforce development, higher education access, community learning centers, mentoring and tutoring, cultural and recreational activities, and technology and digital literacy are how a neighborhood can empower its residents, reduce inequalities, and create an economically resilient community.

- A. Collaborate with local schools, community colleges, and universities to provide access to adult education programs, skill-building and financial management workshops, and continuing education opportunities.**
- B. Advocate for the establishment of a public library branch in Jacobsville, if feasible, to provide residents with convenient access to educational resources, computer labs, tutoring services, and workshops.**
- C. Improve accessibility of educational resources at local libraries.**
- D. Partner with SWIRCA and other senior care organizations to expand lifelong learning programs and promote active aging.**
- E. Implement mentorship programs connecting local students and young adults with professionals in various fields to provide guidance and support.**

Background Image provided by For Jacobsville  
(<https://www.forjacobsville.org/>)



JACOBSVILLE HAS...

# Economic Prosperity

## 3. Support Main Street revitalization.

Main Street is the spine and hub of activity in Jacobsville. There exists tremendous opportunity for continued development and redevelopment along the corridor. Revitalization of Main Street supports economic prosperity by continuously transforming the hub into a vibrant, attractive and economically viable area for small businesses in Jacobsville. Both new construction and renovation projects can create an appealing environment for new businesses to start up, fostering entrepreneurship and encouraging existing businesses to expand. This leads to job creation and local employment opportunities.

- A. *Encourage businesses to locate or expand along Main Street by aiding marketing efforts, allowing pop-up market spaces, and streamlining permitting processes.*
- B. *Promote mixed-use development along Main Street, incorporating residential units above ground-level commercial spaces to increase foot traffic and support local businesses.*
- C. *Invest in streetscape improvements, including street trees, landscaping, pedestrian-friendly infrastructure, and public art installations to enhance the appeal, walkability, and activation of public spaces along Main Street.*

## 4. Ensure equity-oriented development.

Equity-oriented development in the context of economic prosperity means to ensure that new development and redevelopment provides access to supportive uses and services that will foster fair and just opportunities, resources, and outcomes for all individuals living in Jacobsville, especially those that are underserved. This includes making sure there is access to education, healthcare, public transportation, and recreation. It also means the acknowledging the cultural heritage of the diverse community in development, respecting and reflecting the cultural identities of all residents. And working to put forth anti-displacement measures to protect current residents from being displaced by rising

property values.

- A. *Prioritize development projects and investments that promote equitable economic growth and benefit underserved communities within Jacobsville.*
- B. *Incentivize developers to incorporate affordable housing components or community benefit agreements into large-scale developments to minimize displacement and ensure inclusivity.*
- C. *Support the establishment of community-owned endeavors, such as cooperatives, mutual insurance companies, or land trusts to create local opportunities and retain economic activity and land ownership within the area.*
- D. *Create an anti-displacement policy aligned with this plan.*
- E. *Integrate technology, such as public broadband services, into new developments to provide opportunities to underserved residents and boost access to online support services.*

### Success Stories

**Dudley Street Neighborhood (DSNI, Boston Massachusetts)** <https://www.dsni.org/>

- DSNI is a community-driven organization that has successfully implemented various strategies to promote economic equity and sustainable development. This holistic approach ensures that all residents benefit from development and that the neighborhood remains inclusive and vibrant. Here are some key aspects of their approach:
- Community Land Trust (CLT): DSNI established one of the first urban community land trusts in the United States. This model allows the community to collectively own and control land, ensuring that it is used for affordable housing, community facilities, and green spaces. The CLT prevents displacement and gentrification by keeping housing affordable for low- and moderate-income residents.

- **Affordable Housing:** By utilizing the community land trust model, DSNI has developed and maintained affordable housing units, helping to stabilize the neighborhood and provide long-term housing security for residents.
- **Economic Development:** DSNI promotes local economic development through support for small businesses, job training programs, and partnerships with local employers. This approach creates job opportunities and fosters economic growth within the community.
- **Youth and Education Programs:** DSNI invests in youth through educational programs, leadership training, and mentorship opportunities. These initiatives help young residents develop the skills and confidence needed to succeed academically and professionally.
- **Environmental Justice:** DSNI prioritizes environmental sustainability by developing green spaces, community gardens, and promoting environmental awareness. This focus on environmental justice ensures that all residents have access to clean, healthy living conditions.
- **Community Empowerment:** Central to DSNI's success is its commitment to community empowerment. Residents are actively involved in decision-making processes, ensuring that development aligns with their needs and aspirations. This participatory approach fosters a strong sense of ownership and community cohesion.
- **Health and Wellness:** DSNI collaborates with local health organizations to improve access to healthcare and promote wellness. Initiatives include health education programs, fitness activities, and efforts to address social determinants of health.
- **Cultural Preservation:** DSNI values the cultural heritage of its diverse community and supports cultural events, arts programs, and initiatives that celebrate and preserve the neighborhood's unique identity.

neighborhoods, each with its own unique history. Home to a wide range of businesses and the five Anchor Institutions, this vibrant area has many jobs, thriving businesses, nonprofit organizations, high performing schools, healthcare institutions, restaurants and entertainment options.

- The NWSP has spearheaded numerous successful initiatives that leverage public, private, and academic partnerships and resources. These partnerships, coupled with extensive community outreach have resulted in measurable change driven by local insights



*Big-4 Rail Trail - Zionsville, Indiana*

**Near West Side Neighborhoods in Milwaukee, Wisconsin**  
<https://nearwestsidemke.org/>

- Located just west of Downtown Milwaukee, the Near West Side, also referred to as the “neighborhood of neighborhoods,” is made up of seven separate

*Background Image provided by For Jacobsville  
 (<https://www.forjacobsville.org/>)*



JACOBSVILLE HAS...

# Economic Prosperity

and supported by data. A handful of those initiatives include the following:

- Promoting Assets and Reducing Crime (PARC): PARC is designed to revitalize and sustain the Near West Side as a thriving business and residential corridor through collaborative efforts to promote economic development, improved housing, unified neighborhood identity and branding, and greater safety for residents and businesses.
- Patient Centered Outcomes Research for Employees (PCORE): PCORE is a proactive public health model of employee wellness. It is focused on partnering with employees to develop workplace-based initiatives to engage the Near West Side workforce and their families, institutional partners, and community partners to improve health and wellbeing.
- Choice Neighborhoods Initiative (CNI): In 2018, the U.S. Department of Housing and Urban Development (HUD) awarded Marquette University and Near West Side Partners a \$1.3 million Choice Neighborhoods Initiative (CNI) grant to create a locally-driven, comprehensive strategy to transform the College Court development and the surrounding neighborhood into an inclusive community of opportunity where people want to live, work, and play. The grant includes funding for six community improvement Action Activities, which were completed in 2021 and 2022.
- Rev-Up MKE: The Rev-Up MKE small business competition provides an opportunity for start-up entrepreneurs to expand or start a business and get the support needed to make it successful in the Near West Side.
- Near West Side Week: The Near West Side is a thriving community with exciting and unexpected opportunities for residents, employees, and visitors alike. Near West Side Week is an opportunity to celebrate the many reasons why the Near West Side is a great place to live, work, play, and stay.
- Near West Side Appreciative Inquiry Summit: In July 2021, Near West Side Partners brought together a wide variety of community stakeholders – from residents to business leaders, government officials to non-profit

organizations – for a conversation about the future of Milwaukee’s Near West Side. That conversation, structured as a three day Appreciative Inquiry summit, focused on accelerating NWSP’s mission to revitalize and sustain the Near West Side as a thriving business and residential corridor, through collaborative efforts to promote commercial development, improved housing, green spaces, and healthy food, unified neighborhoods, and improved safety for residents and business. The theme for the event focused on Seven Neighborhoods: Strong History, Shared Future.



Big-4 Rail Trail - Zionsville, Indiana



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(<https://www.forjacobsville.org/>)*



JACOBSVILLE HAS...

# Mobility

## *Vision*

Jacobsville is a thriving neighborhood where people want to live, work, shop, and play thanks to the ability to access daily necessities as a pedestrian, bicyclist, transit rider, or driver.

The transportation network encourages healthy behaviors. Jacobsville will have multi-modal connections to all areas of Evansville.

## *Goals*

- 1** *Provide a multi-modal transportation network.*
- 2** *Ensure connectivity of the street grid.*
- 3** *Construct a network of Complete Streets.*
- 4** *Ensure connections are accessible and inclusive of all users.*

## *Recommended Policies and Actions*

### **1. Provide a multi-modal transportation network.**

A well-developed multi-modal transportation network ensures access to walking, bicycling, and public transit facilities throughout the redevelopment area. Putting people first, a safe and well-connected neighborhood enables more impromptu interactions, activates local streets, and drives more customers to local businesses. It also improves access in areas with lower car ownership. Walking, bicycling, using buses, and other forms of active transportation provides health benefits to residents, strengthens the sense of community, reduces traffic congestion, and reduces environmental impacts from motor vehicles.

- A. Implement complete streets and a green network across the redevelopment area.**
- B. Construct new connections and redesign existing streets to support safe, accessible, and comfortable connections for all.**
- C. Connect housing, employment centers, commercial nodes, essential services, and recreational spaces through a variety of transportation modes.**
- D. Allocate a portion of TIF revenues for street maintenance and reconstruction.**
- E. Pursue funding sources from INDOT, USDOT, and the Evansville Metropolitan Planning Organization.**
- F. Require a minimum of two bicycle parking spots per city block along biking routes in mixed-use and commercial areas.**

### **2. Ensure connectivity of the street grid.**

Street grids are the foundation of connectivity. Different levels of streets are used to connect to adjacent areas, direct local traffic, and provide pedestrian connections.



Disrupted street grids create spots with low connectivity and impact development patterns. In general, smaller grids encourage more pedestrian traffic. Existing Jacobsville redevelopment area has a suitable grid size for a walkable neighborhood. Major challenges include lack of or under-repaired sidewalks in some areas and a lack of hierarchy in street networks.

- A. *Ensure continuous street connections and eliminate gaps in existing street grids.*
- B. *Implement major corridor improvement projects proposed in this plan, in coordination with development of adjacent properties.*
- C. *Preserve the existing street grids. Encourage future development across multiple blocks to allow through traffic. Limit the expansion of gated campus in the redevelopment areas.*
- D. *Encourage restoration of street grids for redevelopment on large industrial sites.*
- E. *Future sidewalks should have a minimum width of six feet on each side of the street.*
- F. *Design walking and bicycling routes separated from vehicular traffic where possible.*
- G. *Enhance access to downtown Evansville by improving condition under Lloyd Expressway, creating gateway elements at First Ave & John St, Mary St & John St, and Franklin Avenue to the west.*
- H. *Require multi-family residential developments to include dedicated indoor bike storage space.*

### **3. Construct a network of Complete Streets.**

Complete streets are designed to safely meet the needs of people of all ages and abilities, using different modes of transportation. Complete Streets can include green infrastructure, which provides environmental benefits and reduces long-term infrastructure costs. Green infrastructure can include stormwater retention planters and trees to reduce heat impacts. Complete Streets also play a strategic role in attracting investment along a

corridor and increasing property values.

- A. *Prioritize improvements for major corridors based on the Complete Street designs in this plan for First Avenue, Franklin Street, Fulton Street, and Columbia Avenue.*
- B. *Implement major intersection improvements projects proposed in this plan. Traffic signals should be design in consideration of pedestrian and cyclist.*
- C. *Implement gateway elements on First Avenue, Main Street, Fulton Street, and Heidelbach Avenue to welcome people into the redevelopment area.*
- D. *Provide adequate space in the public right-of-way for public transportation facilities such as bus stops and shelters, bicycle parking, and pedestrians when planning and designing streetscape projects.*
- E. *Connect sidewalks and bicycling routes to existing and future public transportation facilities.*
- F. *Use clear signage, curb modifications, and pavement markings at transit stops to better accommodate bus movement. Provide seating and shade when possible, to increase the level of comfort for transit users. Prioritize transit stops with the highest volume of transit riders.*
- G. *Implement Complete Street designs as street renovations, reconstruction, or repaving takes place.*
- H. *Continue referring to the existing Evansville Complete Streets policy.*
- I. *Utilize traffic calming strategies in residential areas for improved safety for pedestrians, bicyclists, and drivers.*

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JACOBSVILLE HAS...

# Mobility

## 4. *Ensure new connections are accessible and inclusive of all users.*

Prioritize accessibility to ensure the streets are serving all residents. Utilize inclusive design guidelines and eliminate gaps in the pedestrian network. Online mapping tools and public feedback can help to identify gaps. It is important to reach residents with a range of backgrounds when collecting public input.

- A. *Establish a communication channel to collect gap information from the public.*
- B. *Develop an inventory and priority list to construct or refurbish accessible curb ramps on every sidewalk in the redevelopment area.*
- C. *Incorporate street bump-outs and refuge islands at intersections and midblock crossings.*
- D. *Refer to design guidelines from the National Association of City Transportation Officials (NACTO) when designing streets, trails and greenways.*
- E. *Incorporate public engagement sessions when planning for major capital improvement projects.*

## Success Stories

### Joplin, MO

(<https://smartgrowthamerica.org/joplin-mo-the-key-to-getting-a-complete-streets-policy-passed-people/>)

- As part of the revitalization efforts to retain residents and facilitate growth, the City of Joplin successfully developed and adopted its Complete Street Policy in 2022. The Complete Streets Policy built on planning efforts including their bicycle and pedestrian transportation plan, Main Street redevelopment projects, and city park renovations.
- The goal of the complete street policy is to identify transportation gaps in the community and helps communities members on their daily trips. The project was a result of collaboration between local stakeholders, city council, state support, and a national complete street coalition.
- Highlights of the policy includes prioritizing underinvested communities, identifying metrics, proactively planning land use, and creating an implementation plan. The plan and implementation process also include advocacy and training programs.

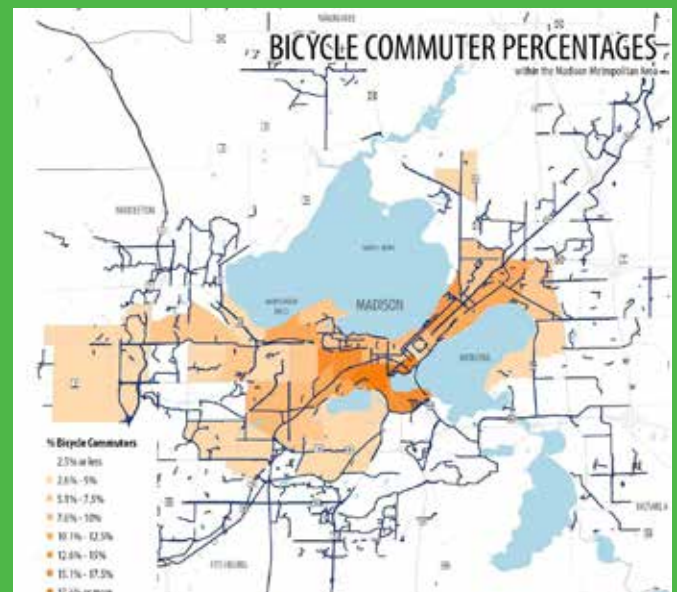


Local biking initiative. Joplin, Missouri

## Madison, WI

[https://www.greatermadisonmpo.org/planning/documents/RTP\\_2050\\_Chapter\\_3\\_Our\\_Transportation\\_System\\_FINAL.pdf](https://www.greatermadisonmpo.org/planning/documents/RTP_2050_Chapter_3_Our_Transportation_System_FINAL.pdf)

- Awarded with Platinum Bicycle Friendly Community by The League of American Cyclist, the City of Madison has seen a lot of progress in providing alternative transportation options. It has developed a city-wide bike plan, built provided accessible biking and walking facilities, developed community programs to promote biking and pedestrian safety. With the accessible network and an emerging bike culture, there were over 5% to over 10% of the population in downtown neighborhoods bike to work. In addition, the region promotes and incentivizes public transportation and carpooling for daily commute, which helps to decrease vehicular traffic during rush hours and to improve environment quality.



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(<https://www.forjacobsville.org/>)

Madison, Wisconsin Bicycle Commuter Survey



JACOBSVILLE HAS...

# Healthy and Livable Housing

### Vision

The neighborhood offers attainable housing options for residents of all ages, abilities, and incomes. Workers in Jacobsville have many affordable, high-quality choices to live near where they work. Employers benefit from improved recruitment and retention rates as a result of more desirable living options nearby. Older housing stock benefits from rehabilitation, and there is new infill housing on formerly vacant lots. Regular monitoring of real estate trends and policies are conducted to support anti-displacement goals that help retain long-time residents of Jacobsville.

### OVERVIEW

Smart housing strategies for Jacobsville are essential to foster increased economic activity in the Jacobsville Redevelopment Area. According to the 2024 Updated Housing Needs Assessment for the City of Evansville by Bowen National Research, there is strong and pent-up demand in the Jacobsville Study Area (JSA) for both market-rate and affordable rental and owner-occupied housing, especially targeted for growing older adult population. Surveyed rental properties in the 2024 Updated Housing Needs Assessment had a 99.7% occupancy rate

While the \$69,900 median list price of available homes in the JSA is still more affordable than the \$100,000 median list price for Evansville as a whole, the 2024 Updated Housing Needs Assessment notes that median-priced properties in Jacobsville are likely older, lower quality homes in need of significant repairs and modernization—and thus unaffordable to most low-income households and likely unappealing to most moderate- and higher-income households.

According to Bowen National Research’s analysis, the JSA has a large base of low-income households, many of which are cost burdened. Few housing options are available in the neighborhood that do not require extensive repairs.

Key initiatives to support housing needs in the Jacobsville Redevelopment Area include advancing housing stability and promoting safe and stable rental housing to ensure residents have secure living environments. Refining the rental registry to be performance-based and offering

homeowner education, information, and resources will empower residents and enhance property upkeep. Anti-displacement strategies will protect vulnerable populations. Establishing productive partnerships with local employers and collaborating with CDFI Friendly Evansville on financing options will expand housing choices in the community.

In addition, securing funding for residential construction, repair, and rehabilitation, applying for Indiana Residential Infrastructure Funds, and designating a Residential/Housing Tax Increment Financing District are crucial steps to support housing financing. Attracting developers, increasing their capacity, and building local labor skills will further expand housing supply and infill on vacant lots.

### Goals

- 1** *Advance Housing Stability*
- 2** *Promote Partnerships*
- 3** *Expand Options for Financing*
- 4** *Add to Housing Supply*

## Recommended Policies and Actions

### 1. Advance Housing Stability

#### A. Promote Safe and Stable Rental Housing

- » Promoting safe and stable rental housing requires a multifaceted approach that prioritizes both tenant and landlord rights and responsibilities. One effective strategy is to distribute comprehensive information on these rights and responsibilities to both tenants and landlords, ensuring that all parties are aware of their obligations under the law.
- » Additionally, strengthening the city's Rental Registration Program can serve as a valuable tool for code enforcement and improving housing quality. By requiring landlords to register their rental properties with the city and adhere to specific standards, such as building codes and maintenance requirements, the Rental Registration Program helps to ensure that rental units meet minimum health and safety standards. Furthermore, regular inspections and enforcement actions can help identify and address violations promptly, safeguarding the well-being of tenants and promoting stable, high-quality rental housing options within the community.

#### B. Refine the Rental Registry to be Performance-Based

- » Municipal rental registries such as the City of Evansville's offer opportunities to effectively enforce property standards and city code ordinances, foster transparency and accountability for landlords and tenants, and use fees strategically to maximize compliance and encourage positive outcomes. Evansville should revisit recent City Council efforts to strengthen the city's rental registry program. Examples of the benefits of a rental registry:
  - » Ensure Compliance with Housing Standards: A rental registry can require landlords to register their rental properties with the city and provide information about the property's condition, safety features, and compliance with housing codes. This helps ensure that rental properties meet minimum health, safety, and habitability standards, protecting tenants from substandard living conditions.

- » Monitor Rental Housing Stock: By maintaining a registry of rental properties, cities can track the number, location, and characteristics of rental units within their jurisdiction. This data can inform housing policy decisions, identify trends in the rental market, and target resources to areas with the greatest housing needs.
- » Enforce Tenant Protections: A rental registry can facilitate enforcement of tenant protections, such as rent control ordinances, eviction moratoriums, or anti-discrimination laws. By providing a centralized database of rental properties and landlords, cities can monitor compliance with these regulations and take action against landlords who violate tenant rights.
- » Improve Landlord-Tenant Relations: A rental registry can serve as a communication tool between landlords, tenants, and city officials. Landlords can use the registry to communicate important information to tenants, such as rent payment procedures or maintenance requests. Tenants can also use the registry to report problems or concerns about their rental units to the city for resolution.
- » Promote Transparency and Accountability: A rental registry increases transparency in the rental housing market by providing public access to information about rental properties and landlords. This encourages accountability among landlords, as tenants and advocacy groups can identify and report violations of housing laws or tenant rights more easily.
- » Provide Support for Housing Programs: Cities can use a rental registry to administer housing programs and initiatives, such as rental assistance programs, affordable housing developments, or neighborhood revitalization efforts. The registry provides a database of eligible properties and landlords for program participation and coordination.

#### C. Offer Housing Education, Information and Resources

- » Providing housing education, information, and resources for current and prospective residents of Jacobsville is crucial for promoting housing stability

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(<https://www.forjacobsville.org/>)



# Healthy and Livable Housing

and improving residents' quality of life. Offering information on resources on home rehabilitation, repair, and new construction can be integrated as part of the planned HOUSE Empowerment Center. Creating a one-stop shop with additional resources for tenant/landlord rights and responsibilities would be even more valuable.

- » A housing resource center can empower local residents with essential knowledge about property maintenance, financial management, and legal rights, reducing the risk of foreclosure and displacement. By enhancing residents' understanding of both tenant and homeowner responsibilities and opportunities, such programs foster a sense of security and community resilience. Additionally, access to resources and support networks can help mitigate the challenges associated with limited financial means, ensuring that residents can maintain their properties, promote safety and livability, prevent displacement, and contribute to a stable, thriving neighborhood.

## D. Adopt Anti-Displacement Strategies

- » Anti-displacement strategies aim to promote economic development and revitalization while mitigating the risk of displacement for existing residents. To develop and implement an effective strategy, it is essential to monitor changing trends, assess the proposed investments, and anticipate the growing real estate demands and resulting displacement pressures.
- » Anti-displacement strategies:
  - **Tenant Protections:** Implement and strengthen tenant protection policies, such as rent control, just-cause eviction ordinances, and tenant relocation assistance programs. These measures help safeguard vulnerable residents from unjust eviction and displacement due to rising housing costs or redevelopment activities.
  - **Affordable Housing Preservation:** Preserve existing affordable housing units through strategies such as acquisition by community land trusts, inclusionary zoning policies, or financial incentives for landlords to maintain affordable rents. This ensures that low-

income residents can continue to afford housing in the neighborhood amid reinvestment efforts.

- **Mixed-Income Development:** Create a range of affordable and market-rate housing options to promote socio-economic diversity and prevent the concentration of poverty in the neighborhood. Evansville land bank lots could be donated in exchange for affordability in new construction. In addition, low-interest or forgivable loans could support the rehabilitation of older housing stock in exchange for affordability restrictions.
- **Affordable Homeownership:** Stabilize long-time residents by expanding opportunities for home ownership. In addition to current successful models, such as Habitat for Humanity of Evansville, explore other possibilities, such as limited equity cooperatives where residents collectively own and manage their housing or community land trusts (CLTs). CLTs acquire and steward land and housing for the long-term benefit of the community and can provide permanently affordable housing options. Any of these options can help empower residents to control their housing destiny, build wealth, and stabilize their community.
- **Equitable Development Agreements:** Negotiate equitable development agreements between developers, local government, and community stakeholders to ensure that redevelopment projects prioritize the needs and interests of existing residents. This may include commitments to affordable housing, job opportunities for local residents, and investments in community amenities.
- **Housing Counseling and Assistance:** Provide housing counseling services and financial assistance programs to help low-income homeowners and renters stay in their homes. This may include assistance with property tax relief, home repairs, or utility bill assistance to prevent foreclosure or eviction.
- **Community Engagement and Planning:** Engage residents in the planning and decision-making processes for neighborhood reinvestment initiatives. Community-driven planning ensures

that development strategies are responsive to the needs and aspirations of residents and prioritize anti-displacement measures.

### Success Stories

#### Albany, New York - Affordable Housing Partnership

<https://www.ahphome.org/>

The Affordable Housing Partnership Homeownership Center in Albany, New York is dedicated to strengthening neighborhoods and financial independence of residents, connecting over 1000 households a year to financial resources such as down payment assistance, loan products and energy efficiency programs. The Affordable Housing Partnership has integrated its programs with the non-profit housing development company the Albany Community Land Trust, and the social purpose real estate company Community Realty, to provide comprehensive services for successful and affordable homeownership and rental housing. AHP is actively engaged in our community and supports planning work and neighborhood organizing in the Sheridan Hollow neighborhood.

#### Milwaukee, Wisconsin- Targeted Investment Neighborhood (TIN) Initiative

<https://city.milwaukee.gov/DCD/NIDC/TINs>

The Milwaukee Targeted Investment Neighborhood (TIN) initiative aims to enhance and sustain neighborhood quality by focusing resources on small areas, typically six to twelve city blocks, for a period of three years. The primary goals are to increase owner-occupancy, offer high-quality affordable rental housing, boost property values, and improve the overall appearance and quality of life in these neighborhoods.

Key components of the TIN initiative include:

- Home Rehabilitation Loans: Offering forgivable, low-interest, and deferred payment loans to income-qualified owner-occupants for essential repairs such as roofing, siding, energy conservation, and lead paint abatement.
- Rental Rehabilitation Loans: Providing similar support to landlords for renovating rental properties, thereby improving the quality of rental housing available in the area.
- Community Engagement: Facilitating community-building efforts and outreach through dedicated coordinators who act as liaisons between residents and city departments.
- Technical Assistance: Providing expert advice and support to homeowners throughout the rehabilitation process, from initial inspections to contractor selection and project oversight.

## 2. Promote Partnership

### A. Encourage Employer-Assisted Housing (EAH)

- » There is a valuable opportunity to partner with major employers in Jacobsville to establish employer-assisted housing (EAH) programs in the neighborhood that can support employee recruitment and retention. Over 10,000 workers commute to jobs in Jacobsville, according to the Jacobsville Housing & Market Analysis prepared For Habitat For Humanity of Evansville By Teska Associates, Inc. in 2021. The majority are in healthcare or manufacturing. Berry Global alone buses in 100 employees per day from Owensboro. Investing in local housing could offer a more sustainable outcome.
- » Employer-assisted housing (EAH) programs are initiatives where employers provide support to their employees to access affordable housing. Strategies for EAH include:
  - Down Payment Assistance: Employers can offer financial assistance or grants to help employees cover down payments or closing costs when purchasing a home, making homeownership more attainable.
  - Rental Assistance: Providing rental subsidies or allowances can help employees afford housing in high-cost areas, either through direct payments to landlords or rental vouchers.
  - Homebuyer Education and Counseling: Offering homebuyer education workshops and one-on-one counseling sessions can empower employees with the knowledge and skills needed to navigate the homebuying process successfully.
  - Employer-Sponsored Housing: Some employers



JACOBSVILLE HAS...

# Healthy and Livable Housing

may choose to develop or invest in affordable housing units specifically for their employees, either on-site or in partnership with developers or housing organizations.

- **Partnerships with Housing Organizations:** Collaborating with local housing agencies, nonprofits, or financial institutions can leverage resources and expertise to implement EAH programs effectively.

## **B. Partner with CDFI Friendly Evansville Region**

- » CDFI Friendly Evansville Region is an emerging resource to connect businesses, housing developers, community organizations, and others in the region with access to financing.
- » Community Development Financial Institutions (CDFIs) are private financial institutions that exist to meet community financing needs. They specialize in financing people and communities that historically are under-resourced and under-valued.
- » CDFI Friendly Evansville Region has the potential to play a vital role in expanding affordable housing options in the community by providing financial resources, technical assistance, fostering collaboration, advocating for policy change, and conducting research to address housing affordability challenges.
- » CDFI Friendly Evansville Region could offer financial products such as low-interest loans, grants, or equity investments to developers, nonprofits, or community organizations involved in affordable housing development. These funds could be used for land acquisition, construction, rehabilitation, or preservation of affordable housing units.
- » In addition, CDFI Friendly Evansville Region could provide technical assistance and capacity-building support to affordable housing developers, helping them navigate complex financing structures, secure funding sources, and comply with regulatory

requirements. This assistance could include financial planning, project management, and real estate development expertise.

- » By serving as a connector and facilitator, CDFI Friendly Evansville Region could bring together various stakeholders, such as developers, lenders, government agencies, and community organizations, to collaborate on affordable housing projects. By fostering partnerships and leveraging resources, CDFI Friendly Evansville can maximize the impact of affordable housing initiatives.

## **Success Stories**

### **Marion County, Indiana - The Health and Hospital Corporation**

<https://www.inhp.org/specialty-loans/anchor-housing/health-hospital-corporation>

The Health and Hospital Corporation of Indiana (HHC) offers an Anchor Housing Program through a partnership with the Indianapolis Neighborhood Housing Partnership (INHP) to assist their employees with homeownership with down payment and home repair assistance.

Eligible candidates include part-time or full-time HHC employees with household income below 120% of the Area Median Income (AMI) established by HUD. Benefits include down payment assistance of \$9,646.50 to purchase a home anywhere in Marion County, with increased down payment assistance of \$12,862 to purchase a home in a designated target area. Financial assistance for exterior home repairs is also available for current homeowners in a designated target area.

### **Spencer, Indiana – Cook Medical**

<https://www.cookmedical.com/newsroom/cook-medical-announces-workforce-housing-initiative-in-owen-county/>  
Cook Medical, a medical device manufacturer, has implemented an innovative employer assisted housing program in Spencer, Indiana, aimed at providing affordable housing for its employees and addressing local housing shortages. Cook Medical partnered with the Owen County Community Foundation and other local organizations to develop this program. The collaboration involves both



public and private sector stakeholders working together to address the community's housing needs.

The program focuses on building affordable homes for Cook Medical employees. The company invests in constructing new housing units that are offered at affordable prices to employees, ensuring that they have access to quality housing close to their workplace.

Cook Medical provides financial assistance to employees to help them purchase these homes. This can include down payment assistance, favorable financing terms, and other incentives that make homeownership more accessible for employees.

Beyond benefiting employees, the program also aims to stimulate the local economy and community development by increasing the availability of affordable housing. This initiative helps to retain and attract a stable workforce, which is beneficial for both the company and the local community.

### 3. *Expand Options for Financing*

The Jacobsville Redevelopment Area can strengthen the local housing market by expanding financing options—not only to address immediate housing challenges but also to lay the foundation for long-term community stability and growth. Opportunities include harnessing resources to fund home rehabilitation and repair, and tapping into state resources such as Indiana Residential Infrastructure Funds as well as considering a Residential Tax Increment Finance district for Jacobsville.

#### A. *Seek Funding Resources for Residential Construction, Repair, and Rehabilitation.*

- » Supporting residential construction, repair, and rehabilitation in neighborhoods with older housing stock is crucial for maintaining community vitality and addressing housing needs. Programs aimed at rehabilitation of rental properties can also be incentivized to serve low-income tenants.
- » Expanding the capacity and potential of the Evansville Affordable Housing Trust Fund offers a valuable resource for expanding resources for financing, as it can increase allocations to individuals and developers to facilitate affordable housing development and renovation projects.

» Examples of resources include:

#### • **Government Grants, Loans, and Incentives:**

Governments at the local, state, and federal levels may offer grants and low-interest loans specifically for the rehabilitation of affordable housing. These funds can be used to address issues such as structural repairs, energy efficiency upgrades, and safety improvements. Assisting income-eligible homeowners and renters with applications for the Indiana Healthy Homes Resource Program can provide vital support for addressing various housing issues, including radon mitigation, lead hazard control, electrical, structural, and moisture intrusion repairs.

Additionally, implementing local property tax abatements or exemptions can provide a financial incentive for the construction or rehabilitation of homes, encouraging investment in older properties while indirectly assisting lower-income households in rehabilitating or maintaining their homes.

**Tax Credits:** Tax credits, such as the Low-Income Housing Tax Credit (LIHTC), provide incentives for private developers to invest in the rehabilitation of affordable rental properties. Developers can sell these credits to investors, who can then claim tax benefits, thereby attracting private capital to fund rehabilitation projects.

**Public-Private Partnerships (PPPs):** Collaborations between government agencies, non-profit organizations, and private developers can leverage resources and expertise to rehabilitate rental properties for low-income tenants. PPPs can combine government grants or loans with private investment and philanthropic contributions to fund rehabilitation projects.

**Community Development Block Grants (CDBG):** Local governments can use CDBG funds to finance rehabilitation projects in low-income neighborhoods. CDBG funds provided by the U.S. Department of Housing and Urban Development (HUD) support a wide range of community development activities, including housing rehabilitation.

**Foundation Grants and Philanthropy:** Foundations and charitable organizations often provide grants and donations to support affordable housing initiatives, including the rehabilitation of rental properties for



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low-income tenants. Non-profit housing organizations can seek funding from foundations to finance rehabilitation projects.

**Loan Programs:** Financial institutions, community development financial institutions (CDFIs), and non-profit lenders may offer loan programs specifically for the rehabilitation of affordable rental properties. These loans can provide flexible financing options with favorable terms for property owners and developers.

## B. Designate a Residential/Housing Tax Increment Financing District (HOTIF)

- » Tax Increment Financing (TIF) is a popular tool used by municipalities to finance redevelopment and infrastructure projects by capturing the future increase in property taxes generated by the improvements. Indiana's Residential/Housing Tax Increment Financing (HOTIF) is a variant of traditional TIF that specifically targets residential development projects.
- » Similar to conventional TIF, a HOTIF captures the increase in property tax revenue generated by new residential development or improvements within a designated area. However, unlike traditional TIF that typically is based on commercial development, Indiana's Residential/Housing TIF (HOTIF) is intended to support the creation of residential development. A HOTIF is particularly valuable for municipalities seeking to address housing affordability challenges, stimulate residential growth, and revitalize underserved neighborhoods. The funds collected from the tax increment are used to finance public and private projects within the HOTIF district. These can include:
  - Infrastructure improvements (roads, sewers, utilities).
  - Site preparation and environmental cleanup.
  - Providing grants or loans to developers to incentivize residential construction.
  - Public amenities like parks and community centers.Residential TIF can also incentivize developers to build or rehabilitate housing in designated areas by providing financial assistance or tax incentives.

This can help address housing shortages, promote affordable housing options, and revitalize distressed neighborhoods. A HOTIF district typically exists for a predefined period, often 20 years in Indiana. Once the district expires, the incremental property taxes revert to the general tax rolls, benefiting all local taxing entities.

## C. Seek Indiana Residential Infrastructure Funds

Indiana Residential Infrastructure Funds (RIF) are available to finance a wide range of infrastructure projects that enhance the livability, sustainability, and resilience of residential communities across the state. Eligible projects include sidewalks and traffic signals, as well as stormwater, sewer, and gas utility facilities. TIF funds, including Residential TIF, may be used as a repayment source for RIF.

- » Utility Upgrades: RIF funds can be used to finance upgrades or expansions to water, sewer, and stormwater systems in residential areas. This includes projects to repair or replace aging infrastructure, increase capacity to accommodate growth, or improve resilience to environmental challenges.
- » Road and Sidewalk Improvements: RIF funds can support the construction, repair, or expansion of roads, streets, and sidewalks in residential neighborhoods. This includes projects to enhance connectivity, improve safety, and accommodate pedestrian and bicycle traffic.
- » Parks and Recreational Facilities: RIF funds can be used to develop or enhance parks, playgrounds, and recreational facilities in residential communities. This includes projects to create new green spaces, upgrade existing amenities, and improve accessibility for residents of all ages and abilities.
- » Affordable Housing Infrastructure: RIF funds can support infrastructure improvements related to affordable housing developments, such as site preparation, utility connections, and road access. This helps reduce barriers to affordable housing construction and promotes inclusive and equitable development.

- » Green Infrastructure: RIF funds can finance green infrastructure projects in residential areas, such as rain gardens, permeable pavement, and bioswales. These projects help manage stormwater runoff, improve water quality, and enhance the overall resilience and sustainability of neighborhoods.
- » Community Facilities: RIF funds can support the construction or renovation of community facilities in residential areas, such as libraries, community centers, and healthcare facilities. These projects provide essential services and amenities to residents, contributing to community well-being and quality of life.

### Success Stories

#### Indiana - Residential TIF

##### Indianapolis

<https://www.wfyi.org/news/articles/tif-projects-to-bring-hundreds-of-new-housing-units-to-indianapolis>

In Indianapolis, Residential TIF districts have been used to support multiple housing projects, including transit-oriented developments. These projects have added hundreds of new housing units, ranging from market-rate to affordable and permanent supportive housing. The TIF funding helps capture future tax dollars from these developments, which are then reinvested to support further infrastructure and housing projects.

##### Rushville

<https://www.insideindianabusiness.com/articles/rushville-to-adopt-residential-tif-create-housing>

The city of Rushville established a Residential TIF district to facilitate new housing developments on vacant city-owned properties. This initiative aims to increase local housing availability, particularly attracting residents who work in the area but live elsewhere.

##### Wabash

[https://www.plaindealerin.com/news/dream-of-legacy-heights-a-reality/article\\_3727e828-5e30-571a-9598-513715340334.html](https://www.plaindealerin.com/news/dream-of-legacy-heights-a-reality/article_3727e828-5e30-571a-9598-513715340334.html)

Located 45 miles southwest of Fort Wayne, Wabash, Indiana utilized residential TIF on the former site of Parkview Hospital as part of the financing for Legacy Heights, a 44-unit infill housing development near downtown consisting of 26 single homes and 18 attached duplex homes. The city's first neighborhood-scale housing development in decades, the Residential TIF contributed \$2 million to a total project cost for Legacy Heights of \$15

million.

##### Warsaw

<https://www.inkfreenews.com/2023/04/25/warsaw-school-board-approves-expanding-two-residential-tif-districts/>

Warsaw has expanded its Residential TIF districts to include new areas for development. This expansion aims to build 180 new single-family housing units and includes significant investments in infrastructure, such as sewer lines, to support these new homes.

##### Elmira, New York - Rental Rehabilitation Program

<https://cityofelmira.net/232/Rental-Rehabilitation-Program>

The Elmira, New York Rental Rehabilitation Program is designed to assist landlords in addressing substandard housing conditions to prevent tenant displacement. The program offers grants and loans to landlords to fund necessary repairs, ensuring that rental units meet New York State Code standards. To qualify, landlords must have property insurance, be current on property taxes and insurance, and ensure that all tenants have incomes at or below 80% of the Area Median Income (AMI). Additionally, landlords must contribute 10% of the project cost and adhere to a 10-year lien, during which rental rates cannot exceed HUD Fair Market Rents, and tenants must continue to meet the income eligibility criteria. This program aims to support at-risk populations with relocation assistance, education, and other resources.

##### Huntsville, Alabama - Affordable Rental Housing Rehabilitation Program

<https://www.huntsvilleal.gov/huntsville-makes-4m-available-for-multifamily-rental-rehabilitation-program>

The Huntsville, Alabama Affordable Rental Housing Rehabilitation Program is designed to support the renovation of multifamily rental properties serving low-income families. Funded through the Emergency Rental Assistance Program (ERA2), the initiative allocates \$4 million to assist property owners in maintaining and improving their buildings. Eligible properties must cater to families earning at or below 50% of the area median income and comply with the Low-Income Housing Tax Credit (LIHTC) Program requirements.

Property owners can apply for up to \$4 million, with applications evaluated based on project narrative, capacity



# Healthy and Livable Housing

and performance, budgeting, financial projections, project readiness, compliance, and community outreach. The goal is to ensure the properties remain safe, habitable, and conducive to stable living conditions for low-income tenants. This program not only benefits the property owners by helping manage maintenance costs but also significantly improves the living conditions for tenants.

## 4. Add to Housing Supply

Attracting small-scale developers and training skilled contractors are critical strategies for infill development in Jacobsville. Small-scale developers, often more agile and community-focused than larger firms, can take on niche projects on small lots that might be overlooked by bigger players, thereby revitalizing underutilized spaces and contributing to neighborhood renewal. Simultaneously, investing in the training and development of skilled contractors ensures a reliable workforce capable of executing high-quality construction and renovation projects. Together, these efforts can enhance local economic activity, foster community engagement, and expedite the creation of high-quality housing.

### A. Attract Developers and Increase Capacity

- » Attracting small-scale developers to build in Jacobsville is an important measure to advance infill development. Incentives for developers, such as streamlined permitting processes, density bonuses, or financial incentives like tax abatements or grants can offer a strong draw for interest and financial feasibility.
- » In addition, providing developers with clear guidelines and support throughout the planning and approval process can reduce barriers and uncertainties, making the investment more appealing. Additionally, showcasing the Jacobsville's potential for growth and highlighting its amenities can attract developers. By fostering a collaborative and welcoming environment, Jacobsville can successfully attract developers to invest in infill

developments that contribute to the community's vibrancy and diversity.

### B. Build Labor Skills

- » Increasing housing supply and facilitating repair initiatives requires investment in labor and development skills to meet the demand for housing rehabilitation and construction. By creating training programs aimed at expanding the pool of skilled contractors, Jacobsville and the City of Evansville can address shortages in qualified professionals and ensure the availability of competent workers for housing repair projects.
- » Additionally, fostering capacity building for incremental developers who specialize in new construction on infill lots can further augment housing supply. These developers play a critical role in maximizing the use of underutilized land and revitalizing neighborhoods through the construction of new housing units. By investing in labor and development skills and supporting training initiatives, Jacobsville can promote the revitalization of older housing stock and encourage new construction on infill lots.

### Success Stories

#### Wabash County, Indiana – Small Scale Developer Training

<https://www.yournewslocal.com/imagine-one-85-launches-groundbreaking-small-scale-developer-training-program-inwabash-county/>

Wabash County communities, in partnership with Imagine One 85, an organization founded to implement the county's comprehensive plan, collaboratively organized a Small Scale

Developer training program that launched in January 2024. The free training program is designed to facilitate connections between aspiring developers, lenders, contractors, architects, and public sector partners to foster successful small-scale development. The program includes eleven monthly comprehensive training sessions covering various facets of real estate development with insights from subject matter experts. Additionally, the program provides project-based coaching for participants.

### **Indiana Plan for Equal Employment (IPEE)**

<https://indianaplan.org/>

The Indiana Plan provides training and employment opportunities for individuals in the construction trades, with a focus on diversity and inclusion. They offer pre-apprenticeship training programs that prepare participants for careers in various construction trades, including carpentry, electrical work, and plumbing.

### **Next Level Jobs - Workforce Ready Grant**

<https://www.nextleveljobs.org>

Indiana's Next Level Jobs initiative offers the Workforce Ready Grant, which provides free training for Hoosiers in high-demand industries, including construction. This grant covers tuition and mandatory fees for approved training programs, helping participants gain the skills needed for careers in construction and rehabilitation.

### **Ivy Tech Community College Construction Technology Program**

<https://www.ivytech.edu/programs/all-academic-programs/school-of-advanced-manufacturing-engineering-applied-science/building-construction-technology/>

Ivy Tech offers a Construction Technology program that provides students with the knowledge and skills needed for a career in residential construction. The program includes courses in construction techniques, project management, and building codes, along with hands-on training.

### **Indiana/Kentucky/Ohio Regional Council of Carpenters (IKORCC) Apprenticeship Program**

<https://ikorcctraining.com/>

The IKORCC offers apprenticeship programs for various trades within the construction industry, including carpentry, millwright, and interior systems. These programs combine on-the-job training with classroom instruction to prepare apprentices for skilled labor positions in housing construction and rehabilitation.



# Environmentally Resilient

## Vision

The neighborhood is free from environmental contaminants. Brownfields have been remediated, and lead paint has been removed from buildings. The natural environment has been enhanced with the greening of streets, dense urban tree canopy, and increased permeability. The following overarching themes cover specific ideas and policies that support the Jacobsville is Environmentally Resilient pillar. Utilizing these themes to guide the development of Jacobsville will aid in the betterment of Jacobsville's environment – promoting nature, energy efficiency, and taking care of the community. This will increase Jacobsville's quality of life as well as its desirability and enjoyability as a place to live.

## Goals

- 1** *Infuse the built environment with nature.*
- 2** *Improve energy efficiencies and prepare the urban environment for the future.*
- 3** *Clean up and prevent further environmental contamination.*

## Recommended Policies and Actions

### 1. *Infuse the built environment with nature.*

Infusing Jacobsville with nature allows the community to foster a love and duty for the betterment of the natural environment. Making nature an integral part of every resident's day not only brings joy, comfort and beauty to the daily routines of residents, but also provides habitats for native fauna, promotes and expands native plants and local biodiversity, reduces urban heat island effect, and successively gift residents with cleaner air.

#### A. *Increase Green Infrastructure*

This goal aims to outline options for working with local organizations and resident engagement opportunities to aide in the expansion of Jacobsville's green infrastructure and planted areas. Through the completion and expansion of the Complete Streets network, the utilization of native plant species is vital to increasing local biodiversity. Ensuring plans, the documentation, the implementation, and the maintenance of these proposed projects include expanded tree cover and the use of native plants will make elevating Jacobsville's biodiversity an automatic component of the process. At a minimum, streets with high pedestrian traffic and main thoroughfares must see an increase in their urban tree canopy. Planting trees on these high traffic roads not only makes them more comfortable for people and animals, but also safer for and from vehicles.

#### B. *Partner with Local Organizations*

While the aforementioned improvements are necessary not only for resident mobility, comfort, and walkability, it is also vital to work locally to mobilize these transformative changes. One such is to preserve significant and champion trees. Working with and consulting the Evansville Urban Forestry Department will ensure that said trees will be incorporated into the design and protected when possible. Maintaining and preserving these champion trees not only sustains neighborhood character, but also allows them to continue to provide habitat and food for local fauna and shade for users. Additionally, The Evansville

Urban Forestry Department, as well as some other local agencies, are great potential funding sources for future projects. Local governance also has its part to play. Development standards can be powerful tools for effective change and environmental improvement. Requiring new developments to replace trees removed during the construction process with new plants, and/or providing incentives for preserving existing important flora, will allow Jacobsville to continue to develop, but protect and expand its natural environment. Even local Jacobsville groups can spur great change. Engaging with community residents to plant trees and implement environmentally resilient features through volunteer opportunities is a great way to not only improve the community but give residents a sense of pride in Jacobsville, increasing community engagement and involvement.

### Success Stories

#### Nature in the City Strategy - City of Melbourne

The City of Melbourne, Australia, in collaboration with the University of Melbourne, developed and tested plant species ability to grow in harsh urban streetscapes in order to increase native wildlife, support biodiversity, and provide public aesthetics. The Nature in the City Strategy has been implemented in four sites so far, with plans to increase the understory habitat of Melbourne by 20% by 2027. Positive effects on bat, bird, and insect communities have been noted thus far, with the plantings being a cost-effective means to improve biodiversity.

#### 2. Improve Energy Efficiencies and Prepare the Built Environment for the Future.

Reducing a community's negative environmental impact is vital to conscious growth. Improving the energy efficiency of Jacobsville will net positive for residents as it will not only improve the built environment for comfort, beauty, efficiency, and business, but also reduce operating costs for local businesses, homeowners, and renters as well as lower dependency on the power grid. Using established standards and funds, Jacobsville can feasibly improve its energy efficiency and better the built environment for all.

#### A. Expanding Shade Cover & Reducing Urban Heat Island Effect



Streetscape Biodiversity on Clowes Street:  
Photo From: City of Melbourne



Streetscape Biodiversity on Clowes Street:  
Photo By: David Hannah



Streetscape Biodiversity on Docklands Drive:  
Photo From: City of Melbourne  
Background Image provided by For Jacobsville  
(<https://www.forjacobsville.org/>)



# Environmentally Resilient

Reducing and combating Urban Heat Island effect is integral to not only user comfort while outdoors but also in lowering energy consumption indoors. Limiting paved surface lots, as well as other impervious surfaces, throughout Jacobsville will reduce the amount of reflected heat. As the number of impervious surfaces increases, less heat will be absorbed. Therefore, more paved surfaces mean more reflected heat resulting in higher temperatures for street users. This also results in surrounding buildings needing to use more energy to maintain cooler internal temperatures for the comfort of its users, causing energy use and costs to rise. The urban heat island effect can be mitigated through the reduction of paved surface lots and increasing the amount of pervious surfaces throughout the community. By allocating TIF funds to convert surface parking lots to parking garages, as demand increases, more space becomes available for pervious surfaces as well as new businesses. Increasing the urban tree canopy, as well as street plantings, not only provide shade on hot days, but also help absorb heat to lower temperatures. Plants and trees should be prioritized for areas with vulnerable populations to heat, such as seniors and children, as well as public transportation stops and sidewalks. Reducing paved surfaces, increasing density, and expanding pervious surfaces, plant material, and tree cover are vital to lowering street temperatures and reducing the urban heat island effect in Jacobsville.

## **B. Maximize our Buildings' Efficiency**

In addition to the reduction of temperatures outdoors, we must build, renovate, and improve the built environment efficiently and responsibly. Increasing the efficiency of our buildings lower costs for users, as well as reduces our impact on the environment. First and foremost, the incorporation of the Leadership in Energy and Design (LEED) Neighborhood Development Plan Checklist from the US Green Building Council into planning and development efforts will ensure new and renovated developments will be held to higher environmental standards. Utilizing this checklist will allow Jacobsville to grow sustainably for its residents and the environment. Working with the local

government, introducing equitable energy efficiency standards will provide residents and businesses with guidelines to optimize their energy use. Additionally, outreach and education need to be expanded to improve building efficiency and potentially lower their own costs, such as a program to get better insulation in homes to prevent heat loss during the winter. Furthermore, to lower dependency on the greater Evansville energy grid, Jacobsville must encourage the construction of community-shared and rooftop solar projects. Jacobsville has great potential to generate most, if not all, of its own power. This combined with the aforementioned recommendations, will maximize building efficiency, lower resident and business costs, and reduce Jacobsville's environmental impact.

## **3. Clean Up and Prevent Further Environmental Contamination.**

In order to have a healthy community and local ecosystem, Jacobsville needs to rehabilitate its natural resources and land. This theme advocates cleaning up and preventing Jacobsville's environmental contamination to ensure Jacobsville's habitability, and to improve the health of its resources and assets. Cleaning up brownfield sites, removal of lead, and guaranteeing the future health of Pigeon Creek are vital to Jacobsville's environmental health.

## **A. Brownfield Remediation & Home Safety Improvements**

Remediating land and ensuring residents are living in safe abodes is essential to not only the natural environment but the community's overall health and desirability for future growth. Collaborating with the Indiana Department of Environmental Management, as well as local property owners, to patch and/or clean up leaking underground storage tanks will prevent further environmental damage as well as cleanse the area from potential hazards. Additionally, homes within the study area should be surveyed to assess if they contain lead paint or pipes. Upon doing this, local government needs to work with the owners to identify solutions for the removal of said lead. Lastly, a portion



of TIF revenues, as well as secured funding from other sources, should be dedicated to the cleaning and remediation of brownfield sites. Doing so not only makes the whole community a healthier and cleaner place to live, but also clears up the newly remediated land for future development, infill, or green space. The remediation and improvement of buildings and properties within the study area is integral to the future of Jacobsville's natural environment, future growth and development, and the health of residents.

#### **B. Clean & Protect Jacobsville's Water Resources**

The health and water quality of Jacobsville's Pigeon Creek is an important component of the area's natural environment. With many entities impacting the water quality and health of the creek, steps must be taken soon to restore this natural resource and amenity for Jacobsville. Along Pigeon Creek, outfalls that are significantly contributing to the river's current unclean status, must be assessed and then either renovated or deconstructed to help enhance the water quality. In tandem with that, water quality should be examined, and solutions devised in collaboration with the Vanderburgh County Soil and Water district. Working with them will bring the water quality up to code with the Clean Water Act. To decrease the amount negative environmental impacts in the future, new industrial developments near waterways and residential properties will be limited. Coinciding with that, green infrastructure should be implemented and invested in along streets with chronic flooding issues in order to treat, filter, and absorb stormwater prior to it reaching Pigeon Creek. This will mitigate pollution as well as some flooding, creating a healthier and safer Pigeon Creek for all of Jacobsville to enjoy.

#### **Success Stories**

##### **Shelby, Montana Historic High School Remediation**

The city of Shelby, Montana examined their historic high school building to be adapted into several new uses, such as a community center, health and wellness center, and offices. Built originally in 1931, the structure contained lead-based paint as well as asbestos. After applying for an assessment, cleanup, and redevelopment funding from a variety of state and federal sources, the City of Shelby was able to cleanup the site using a EPA Brownfields Cleanup grant. The process started in April of 2007 and took approximately 3 months to complete. Now that the building has been remediated, the community can

continue to renovate and rehabilitate the structure to better suit the city's ever evolving needs.

##### **Big Walnut Creek**

- C. The Big Walnut Creek in Boone County, Indiana was polluted with bacteria from leaking septic systems and livestock. Through the use of CWA section 319 funds, residents were educated about sound practices and how to properly clean and maintain their properties. By the time the water was re-assessed in 2007, the bacteria levels had dropped and were within water quality standards. The Big Walnut Creek is no longer impaired for E.coli.



*Historic Shelby High School: Photo ByL Jennifer Tronson*



*Big Walnut Creek, Boone County, Indiana: Photo By: Timothy Metz*

*Background Image provided by For Jacobsville  
(<https://www.forjacobsville.org/>)*



JACOBSVILLE IS A...

# Vibrant Place

## *Vision*

People know they have arrived in Jacobsville when they step foot into the Jacobsville Neighborhood. New development, redevelopment, and infill create new spaces and activity centers, attracting renewed energy to Jacobsville. Year-round programming and new amenities allow people to live, work, relax, and play in the neighborhood.

## *Goals*

1

***Take a community-based and comprehensive approach to activating public spaces.***

2

***Make streets into places.***

3

***Expand placemaking efforts to create a renewed sense of place.***

## *Recommended Policies and Actions*

### **1. *Take a community-based and comprehensive approach to activating public spaces.***

Having programmable spaces available throughout the redevelopment are to accommodate different types of events are critical to create an active community. Programming as a strategy can be used to activate under-used parts of the community, introduce traffics during slow business hours, introduce new uses of a space. Beside regularly schedule events, the space should be available for community members for festivals and celebrations.

- A. Create multi-purpose parks.
- B. Activate and program alleyways.
- C. Employ tactical urbanism in partnership with the community.
- D. Encourage year-round and evening programming.
- E. Encourage businesses to open later or extend their hours.
- F. Implement rotating and permanent programming into greenspaces.
- G. Hire or identify a Community Coordinator.

### **2. *Make streets into places.***

Safe and comfortable streets promote more pedestrian activities, and pedestrian amenities on streets provide organic way for people to connect.

Streetscape design should have people in mind. It can facilitate overflow uses from adjacent uses, such as park-lets outside of restaurants, street markets in commercial nodes, and block parties in residential districts. Wide pedestrian space, benches, tree canopies, trash cans, street outlets and branding opportunities are some supporting amenities for such events to happen. Event liaison and clear local policies can help organizers to navigate the programming process.

- A. Improve streets and green corridors by including street trees, bicycle parking, benches, and consistent pedestrian lighting
- B. Incorporate local markets, festivals, and other events into the streetscape by temporarily closing off sections for pedestrians only.
- C. Coordinate with municipal departments and local organizations to facilitate transportation-based programming, such as National Bike to Work Day, Park(ing) Day, block events, and a public transit program.

**3. Expand placemaking efforts to create a renewed sense of place.**

Placemaking efforts include both creating local landmarks that reflect community characters and having events and programs to attract community member and create meaningful social connections. Encourage different groups to participate in the placemaking effort is key to create a wholesome and inclusive sense of space.

- A. Partner with local artists to create murals and public art.
- B. Incorporate public art into public buildings, both existing and new, to enhance community pride.
- C. Leverage urban development financing to fund place-based initiatives, such as gateway improvements, public art, and community tree planting.
- D. Identify state or federal funding that can be used flexibly for placemaking.

**Success Stories**

**Midtown Plaza | Carmel, IN**

- Monon Boulevard and Midtown Plaza transformed a longstanding industrial corridor into a vibrant, walkable district in one of Indiana’s fastest-growing cities. People visiting by trail surged by 118% to 750,000 people annually, strengthening a community culture less reliant on cars. Midtown Plaza has emerged as the community’s civic heart, providing a variety of activities year-round. More than 120 events and celebrations were held in 2021 alone, attracting thousands of weekly visitors.
- Public art and resting, playing opportunities are spread along the corridor, creating an immersive experience for visitors.



*Midtown Plaza- Carmel, Indiana*

*Background Image provided by For Jacobsville  
(<https://www.forjacobsville.org/>)*



JACOBSVILLE HAS...

# Safety and Security

## Vision

The Jacobsville Neighborhood remains **family-oriented, where everyone feels safe**. Its streets are active and comfortable at all times of the day, and the neighborhood is a destination where everyone wants to be.

## Goals

1

**Activate and enhance the safety of pedestrian spaces.**

2

**Provide street lighting.**

3

**Amend the Jacobsville Overlay District to introduce limits on blank wall spaces.**

4

**Ensure a safe environment through building and site maintenance.**

5

**Improve social support systems and community safety.**

## Recommended Policies and Actions

### 1. **Activate and enhance the safety of pedestrian spaces.**

Availability and quality of sidewalks are integral to pedestrian safety. Applying policies that require pedestrian infrastructure and prioritize their safety are of the utmost importance. Having sidewalks on all street frontages will greatly improve pedestrians' safety in Jacobsville. The following policies should be included:

#### A. **Require sidewalk installation on all street frontages as part of the permitting process.**

All new building construction should be required to submit a site plan including sidewalks in the public right-of-way prior to issuance of a permit. Sidewalks should be installed on the site prior to issuance of a certificate of occupancy. The zoning ordinance should be amended to apply this policy recommendation.

#### B. **Utilize TIF and other public funds for pedestrian infrastructure.**

While new construction will require sidewalk installation, property owners of existing sites without sidewalks may not have plans to redevelop and/or may not have the resources to install sidewalks. These existing sites will likely need an outside source to complete the sidewalk network. In these cases, the city should utilize public capital, such as Tax Increment Financing, to fund sidewalk installation on all street frontages in Jacobsville.

#### C. **Prioritize sidewalk repairs based on the field survey conducted for this plan and where there are severe trip hazards.**

A sidewalk inventory map including where sidewalks exist, and their condition was created as part of this plan. Budget constraints limit the amount of sidewalk repairs the city can do in a fiscal period, so sidewalks that are in poor condition with trip hazards such as uneven or crumbling sidewalks should be repaired first. Sidewalks in fair or good condition should be repaired as time and budget allow. This method should

establish a predictable and cyclical maintenance and repair schedule so that all sidewalks are in good condition.

**Ensure that intersection crosswalks provide adequate time for pedestrians to cross.**

All intersections with traffic lights should include pedestrian “walk” signals. The federal highway administration recommends that a walk signal should last at least seven seconds before flashing “don’t walk” for a total of at least eleven seconds at intersections with typical pedestrian traffic volumes. These times should be extended for crossings clearances wider than forty feet and wherever there are higher populations of people with special needs, elderly persons, or children.

**Design safe and comfortable sidewalks using complete streets principles.**

Complete streets are designed for the safety and mobility of all users regardless of ability or mode of transportation. Complete streets should include travel lanes for motor vehicles and bicycles, and sidewalks for people walking or rolling. Curbs at intersections should include ramps for ease of mobility and material changes to alert the visually impaired. Sidewalks should be level surfaces wherever possible—free of trip hazards or obstructions.

**D. Update development standards to require street-facing front doors on buildings connect to a sidewalk.**

It is important to have a clear pathway that identifies a building’s entrance. Installing sidewalks ensures that pedestrians have an unobstructed and accessible pathway from the public sidewalk to a building’s front door. This also helps with wayfinding so that a building’s entrance is easy to find. The zoning ordinance should be amended to require that any building with a front door facing the street must install a sidewalk connecting to the street.

**E. Incorporate buffered sidewalks or trails where the speed limit exceeds 30 miles per hour.**

Buffered sidewalks are landscaped areas between vehicle travel lanes and pedestrian paths. These buffers improve pedestrian comfort and have the added benefits of collecting stormwater runoff and enhancing the streetscape.

**F. Mandate off-street parking be located behind buildings.**

The fronts of buildings should be located close to the street and prioritize pedestrian entry. Parking should be located behind buildings to enhance the streetscape and limit points of conflict where vehicles would encroach into pedestrian pathways. Separating vehicle spaces from pedestrian spaces significantly reduces hazards. The zoning ordinance should be amended to apply this policy recommendation to the Jacobsville Overlay District.

**2. Provide street lighting.**

Streetlights are an important feature of streets’ safety. Improved street illumination can reduce nighttime crashes and pedestrian injuries. Streetlights also improve public perception and pedestrians’ comfort walking after

- A. Ensure consistent street lighting to increase pedestrian safety, enhance visibility for motorists, improve public perception, and allow for extended business hours.

Streetlights should be installed consistently along all public streets and sidewalks to increase pedestrian safety, enhance visibility for motorists, improve public perception, and allow for extended business hours. Studies show that people are more likely to venture outside the home after sundown when there are streetlights. Street lighting at crosswalks that do not have a signal are especially important; the presence of streetlights help motorists see pedestrians, and they help pedestrians with depth perception to decide if it is safe to cross.

- B. Use a variety of lighting types that fit the surrounding character and designs.

A variety of lighting types should be used for different neighborhood character. For example, traditional light poles are appropriate for residential areas. Commercial areas should include building-mounted lights at entrances as well as light poles along sidewalks and in parking areas. Outdoor dining areas may include string lights or other unique fixtures.

*Background Image provided by For Jacobsville  
(<https://www.forjacobsville.org/>)*



JACOBSVILLE HAS...

## Safety and Security

### C. *Incorporate solar or electrical outlets into lighting.*

Lighting components should include energy-saving features such as timers, motion sensors, and/or solar energy collectors. These features can reduce environmental impacts and energy costs. Incorporating electrical outlets into lighting should be considered to prepare for future infrastructure needs, such as security equipment and electric vehicle charging.

### D. *Partner with local utility companies to advance the Light Out Program to report streetlight outages.*

The City of Evansville has an email address for reporting burned out streetlights: [streetlights.out@evansville.in.gov](mailto:streetlights.out@evansville.in.gov). Jacobsville should partner with the local power utility—CenterPoint Energy—to promote the City’s reporting system.

### E. *Allocate a portion of TIF revenues to new streetlight fixtures consistent with the designs found on Main Street.*

The Jacobsville neighborhood is within a Tax Increment Financing district which captures that area’s taxes to reinvest within that district. A portion of those funds could be utilized to finance street lighting infrastructure.

### 3. *Amend the Jacobsville Overlay District to introduce limits on blank wall spaces.*

Blank walls on buildings’ ground floor street frontage can make a street or sidewalk feel crowded or uninviting. The following policies can improve the experience and perceptions of the neighborhood’s built environment:

#### A. *Utilize windows and doors to break up blank walls on building exteriors with street frontage.*

Building exteriors along street frontages should use windows and doors to avoid large planes of blank walls. Windows and doors provide two-way visibility into buildings’ lobbies and semi-public spaces, creating a more comfortable experience for pedestrians. This visibility has the added benefit of increasing security and deterring crime through higher probability of eyewitnesses and reporting. The Jacobsville Overlay District should be amended to

introduce limits on blank wall spaces.

#### B. *Require glazing on 30 percent of street-facing building facades on the first floor of new developments.*

The overlay district standards should be amended so that as new construction projects occur in Jacobsville, buildings will be required to incorporate transparency into their design. Requiring 30 percent glazing on a ground floor façade ensures that new buildings will implement these principles that limit blank walls.

#### C. *Prioritize Franklin Street for redevelopment and remodeling to limit blank walls.*

Franklin Street is one of the most trafficked streets within the Redevelopment Area and is home to many businesses. As this corridor redevelops and owners invest into improving their properties, buildings should prioritize the pedestrian experience with welcoming facades that create a sense of arrival rather than long stretches of blank walls. Existing properties should remodel their facades to better relate to the street using glazing and/or architectural features, such as changes in materials.

#### D. *Use façade improvement funds to remodel existing buildings.*

Existing buildings should utilize façade improvement funds to supplement remodeling costs. Resources such as the Vanderburgh County Community Foundation, Community Loans, or the Indiana Department of Natural Resources (for historic buildings) could be sought ***Ensure a safe urban environment through building and site maintenance***

### 4. *Ensure a Safe Urban Environment Through Building and Site Maintenance*

Community pride and safety often go hand in hand. For example, vacant properties are associated with crime. It is important to keep properties in compliance with building

codes and to maintain an orderly appearance to ensure sites do not attract harmful activity. The following policies should be included to promote a safe and attractive community:

**A. *Maintain sites and buildings to improve the overall community perception.***

Property maintenance intends to protect the public health, safety, and welfare of a community. All properties should comply with the City of Evansville's Property Maintenance Code. Vacant and poorly maintained sites are associated with feelings of fear. Keeping all properties in good condition will improve safety and public perception throughout Jacobsville. Local organizations such as Keep Evansville Beautiful can assist with events such as trash clean-ups to promote residents' personal investment in keeping Jacobsville free from litter and improving perceptions.

**B. *Keep non-local owners accountable for maintenance issues.***

The City of Evansville's Building Commission includes administrating and enforcing the Property Maintenance Code. This City Department can support Jacobsville in requiring that all properties are kept in compliance with all applicable zoning and maintenance codes. Maintenance concerns can be reported to Property Maintenance Enforcement. If a property is in violation, an enforcement action is taken by the Building Commission, such as fines or public hearings ordering correction or demolition of the property.

**C. *Focus on bringing commercial and industrial properties into compliance.***

Commercial and industrial properties are often the most recognizable parts of our communities as they are typically on the most traveled streets and larger and more public facing than residential structures. As these uses are integral to the urban environment, these sites and buildings should be well-maintained and free from code violations.

**D. *Partner with Community Development Corporations to fund maintenance projects where needed.***

Jacobsville can work with other agencies to assist property owners with expenses related to building maintenance. The State has programs such as the Indiana Finance Authority Residential Housing Infrastructure Assistance Program that can assist in keeping eligible residential properties in compliance with building codes. Several resources are available as listed in the Funding

**5. *Boost access to social support systems and community safety.***

**A. *Collaborate with nonprofits to identify long-term solutions that support vulnerable and homeless populations.***

The City of Evansville is home to several charitable and nonprofit organizations. Jacobsville should partner with organizations such as Aurora, Inc. or HOPE of Evansville to ensure that housing is available for all residents.

**B. *Facilitate opportunities to build trust between the police and residents.***

Jacobsville has hosted community events with participation from the police department and other emergency services. Interactions in settings such as community cookouts or block parties can introduce residents to their local law enforcement in informal and more comfortable environments so that they can form personal relationships.

**C. *Partner with mental health professionals to promote improve the Evansville Crisis Intervention Team.***

The Evansville Police Department includes the Evansville Crisis Intervention Team, who are trained in interacting with persons with mental illnesses in need of assistance. This Team should partner with mental health professionals, such as Deaconess Hospital's Behavioral Health experts to better service individuals with mental health and substance abuse disorders.

Background Image provided by For Jacobsville  
(<https://www.forjacobsville.org/>)



JACOBSVILLE HAS...

## Safety and Security

**D. Identify a desired level of service and ensure sufficiently staffed public facilities, such as fire stations, police stations, and other emergency response facilities.**

Jacobsville should work with local emergency services to evaluate the community's needs for emergency services. Jacobsville should work with these services and the City of Evansville to ensure that services have adequate staff, whether employed full-time, part-time, or as volunteers.

**E. Build trust and support among the community.**

Jacobsville should promote a sense of unity among the community to ensure that all residents are invested in each other's safety. A sense of support among neighbors is vital to community safety. Personal relationships can be supported through community events that will boost the overall safety of Jacobsville. These relationships can be further supported by community organizations.

### Citation

1. Transportation Research Board. *NCHRP Report 812 Signal Timing Manual: Second Edition*. 2015. Washington D.C., Chapter 6. Retrieved from <https://nap.nationalacademies.org/catalog/22097/signal-timing-manual-second-edition>
2. Fotios, S., & Castleton, H. (2016). *Specifying Enough Light to Feel Reassured on Pedestrian Footpaths*. *LEUKOS*, 12(4), 235–243. <https://doi.org/10.1080/15502724.2016.1169931>
3. U.S. Department of Transportation Federal Highway Administration. (2020). *Research Report: Street Lighting for Pedestrian Safety*. Springfield, VA: National Technical Information Service.
4. Branas, C. C., Rubin, D., & Guo, W. (2012). *Vacant properties and violence in neighborhoods*. *ISRN Public Health*, 2012.





### *Success Stories*

#### **High Street Crime Prevention Through Environmental Design Pilot | Fort Wayne, IN**

<https://www.wane.com/news/local-news/how-fort-wayne-is-using-lights-trees-and-sidewalks-to-prevent-crime/>

- Fort Wayne, Indiana has implemented a pilot program for Crime Prevention Through Environmental Design (CPTED) on High Street. Streetlights were installed in January 2022. Police officers and city officials saw a 45 percent decrease in crime on High Street over the first year. Other important factors in the program and the principles of CPTED are the resulting investment by neighborhood residents—when neighbors feel comfortable spending time outside and care about their community, crime rates will drop.



*High Street- Fort Wayne, Indiana*

*Background Image provided by For Jacobsville  
(<https://www.forjacobsville.org/>)*

## Funding Resources

### Local Sources

#### Tax Increment Financing

First and foremost, the city should utilize funds received through the Jacobsville tax increment financing (TIF) district for improvements to the redevelopment area.

#### Evansville Metropolitan Planning Organization (MPO)

The Evansville MPO is a federally-designated agency comprised of local representatives that are responsible for regional collaboration and planning in areas such as transportation and economic development. The MPO awards and provides information about federal and state grants for transportation infrastructure, including but not limited to public transit, trails, and street improvements. The MPO maintains several plans, including the 2050 Metropolitan Transportation Plan, a Transportation Improvement Program updated on a regular basis, and the Millennial Plan for 2040. These plans help guide the MPO on how to allocate funds for projects around the Evansville Metropolitan Area.

#### Vanderburgh County Community Foundation

The Community Foundation is a charitable resource devoted to the Vanderburgh County community. They receive donations that help fund grants and scholarships for all sorts of activities from street renovations to college scholarships. In 2022 alone, the foundation distributed \$1.6 million in grants.

#### Evansville Land Bank

While not necessarily a funding resource, the Evansville Land Bank has been instrumental in purchasing vacant properties to be developed and demolishing abandoned or blighted buildings in and around Jacobsville. The land bank's efforts have increased opportunities for development and improved the aesthetics and safety of the redevelopment area. It is a critical partner with which to implement the Jacobsville Redevelopment Area Plan.

#### Community Loans

A Community Development Financial Institution (CDFI) provides capital, credit, and financial services to markets and populations that are underserved by traditional financial institutions. Communities can rebuild their physical environments and help businesses create jobs by accessing the capital and services of a CDFI. There are several CDFIs currently serving Indiana communities.

### Indiana Sources

#### Indiana Housing and Community Development Authority

The Indiana Housing and Community Development Authority (IHCDA) helps communities build upon their assets to create places with access to opportunities, goods, and services. They also promote, finance, and support a broad range of housing solutions, from temporary shelters to homeownership. IHCDA's work is done in partnership with developers, lenders, investors, and nonprofit organizations that use their financing to serve low- and moderate-income Hoosiers. Programs may focus on preservation and construction of affordable housing, redevelopment and reuse of vacant and underutilized structures, and down payment assistance directly to borrowers.

#### Indiana Department of Transportation

The Indiana Department of Transportation (INDOT) offers funding to Indiana municipalities through its Local Public Agency Program. Specific funding opportunities and fiscal resources vary by year, but programs are typically in the form of partnerships between INDOT and Hoosier communities, both urban and rural, to invest in infrastructure projects that catalyze economic development, create jobs, and strengthen local transportation networks. Projects that are eligible for funding may include roads, bridges, and active transportation projects such as trails and multi-use paths.

#### Indiana Arts Commission

The Indiana Arts Commission (IAC) is an agency of State Government funded by the Indiana General Assembly and the National Endowment for the Arts, a federal agency. The Arts Commission advocates arts development opportunities across the state, and stewards effective use of public and private resources for the arts. It stimulates public interest in, and participation with, Indiana's diverse arts resources and cultural heritage. The Arts Commission works to enhance public awareness of the arts, life-long learning opportunities, and arts education programs. They support arts organizations with operational funds as well as fund individual public arts projects.

#### Indiana Department of Natural Resources

The Indiana Department of Natural Resources (DNR) administers programs utilizing both federal and state funds, including the Next Level Trails grant program. Program goals and funding cycles vary; past and present programs focus on historic preservation; land conservation; parks and recreation planning, construction, and programming; and trail construction.

### **Indiana Finance Authority**

The Indiana Finance Authority (IFA) offers several financial programs and incentives to businesses, manufacturing facilities and communities. This includes assisting in the redevelopment of brownfield properties; providing low-interest loans for municipal water and wastewater infrastructure; and issuing tax-exempt bonds to lower the cost of financing for manufacturing projects, health care facilities, private institutions of higher education and certain other qualified projects.

### **Indiana Landmarks**

Indiana Landmarks makes grants available to nonprofit organizations to rescue and restore jeopardized historic properties. Indiana Landmarks programs offer funding options for professional architectural and engineering feasibility studies, preservation consulting services, organizational development, purchasing historic properties, or restoring historic properties. In making loan decisions, special consideration is frequently given to projects that will save buildings listed in or eligible for the National Register of Historic Places or located in a National or State Register historic district.

### **Indiana Office of Community and Rural Affairs**

The Indiana Office of Community and Rural Affairs (OCRA) works with Indiana communities to build relevant and economically thriving places where people want to live, work and grow. The Indiana Office of Community and Rural Affairs works with local, state and national partners to provide resources and technical assistance to aid communities in shaping and achieving their vision for community and economic development.

OCRA frequently operates a variety of programs funding many different types of improvements at any given time. Past and present programs have focused on preservation and rehabilitation of historic properties; economic development activities for sites, buildings, and equipment; public facilities; stormwater infrastructure; municipal water and wastewater systems; trails; and broadband infrastructure deployment.

### **Indiana Humanities**

Indiana Humanities offers a competitive grants program which awards funding to Indiana not-for-profit organizations, schools, and other institutions. These grants respond to initiatives from not-for-profit organizations that wish to sponsor public programs such as town hall meetings, workshops, lectures, exhibits, reading and discussion programs, and production of humanities resources.

## **National Resources**

### **U.S. Economic Development Administration**

The U.S. Economic Development Administration (EDA) uses federal funds to establish a foundation for sustainable job growth and the building of durable regional economies throughout the United States. EDA encourages its partners around the country to develop initiatives that advance new ideas and creative approaches to address rapidly evolving economic conditions. EDA works directly with communities and regions to help them build the capacity for economic development based on local business conditions and needs. EDA's grant investments in planning, technical assistance, and infrastructure construction are designed to leverage existing regional assets to support the implementation of economic development strategies that make it easier for businesses to start and grow.

EDA's varied programs and structure enable nimble operations and allow for innovation and responsiveness to changing economic needs and conditions faced by its local and state government partners. Grants made under these programs are designed to leverage existing regional assets to support the implementation of economic development strategies that advance new ideas and creative approaches to advance economic prosperity in distressed communities.

### **National Endowment for the Arts**

Grants are available to support the creation of art that meets the highest standards of excellence, public engagement with diverse and excellent art, lifelong learning in the arts, and the strengthening of communities through the arts. The National Endowment for the Arts funds both organizations and individuals.

### **U.S. Small Business Administration**

The Small Business Administration (SBA) provides a number of financial assistance programs for small businesses that have been specifically designed to meet key financing needs, including debt financing, surety bonds, and equity financing.

### **U.S. Environmental Protection Agency (EPA)**

The EPA provides several revolving and permanent grants for environmental projects, with increasingly more funds dedicated to environmental resilience and sustainability. Some of these grants include funding or technical expertise for renovating municipal stormwater systems, improving water quality, and reducing pollution and urban runoff.



# 04 APPENDICES

**Existing  
Conditions**

*Page 117*

**Field Survey  
Report**

*Page 129*

**Public  
Feedback**

*Page 154*

# Appendix A: Existing Conditions

## Context

First established in 2013 by the Evansville/Vanderburgh County Area Plan Commission, the Jacobsville Redevelopment Area is a tax increment financing (TIF) district located mostly in the southern parts of the Jacobsville Neighborhood. In 2019, the redevelopment area was expanded along Franklin St. to Pigeon Creek to include many important and historic commercial and industrial properties. Three corporate headquarters are located in the redevelopment area: Berry Global (manufacturing industry), Deaconess Health Systems (healthcare industry), and Lewis Bakeries (food industry).

The redevelopment area sits just north of downtown Evansville. Despite its proximity to many downtown amenities, connectivity from both the Jacobsville Redevelopment Area and Neighborhood to the

downtown, especially by walking or biking, is limited due to the limited-access Lloyd Expressway. However, the expressway serves the many industrial and commercial enterprises well by providing quick and easy access for shipping and importing goods to and from the regional and even national economy by linking up directly with Interstate Highway 65 (I-65).

While it is important to note that the boundaries for redevelopment area – not the neighborhood – are used for the following existing conditions analysis, Jacobsville residents, many of whom are life-long residents, are the driving force behind the goals, recommendations, and ultimately the implementation of this plan.

## History

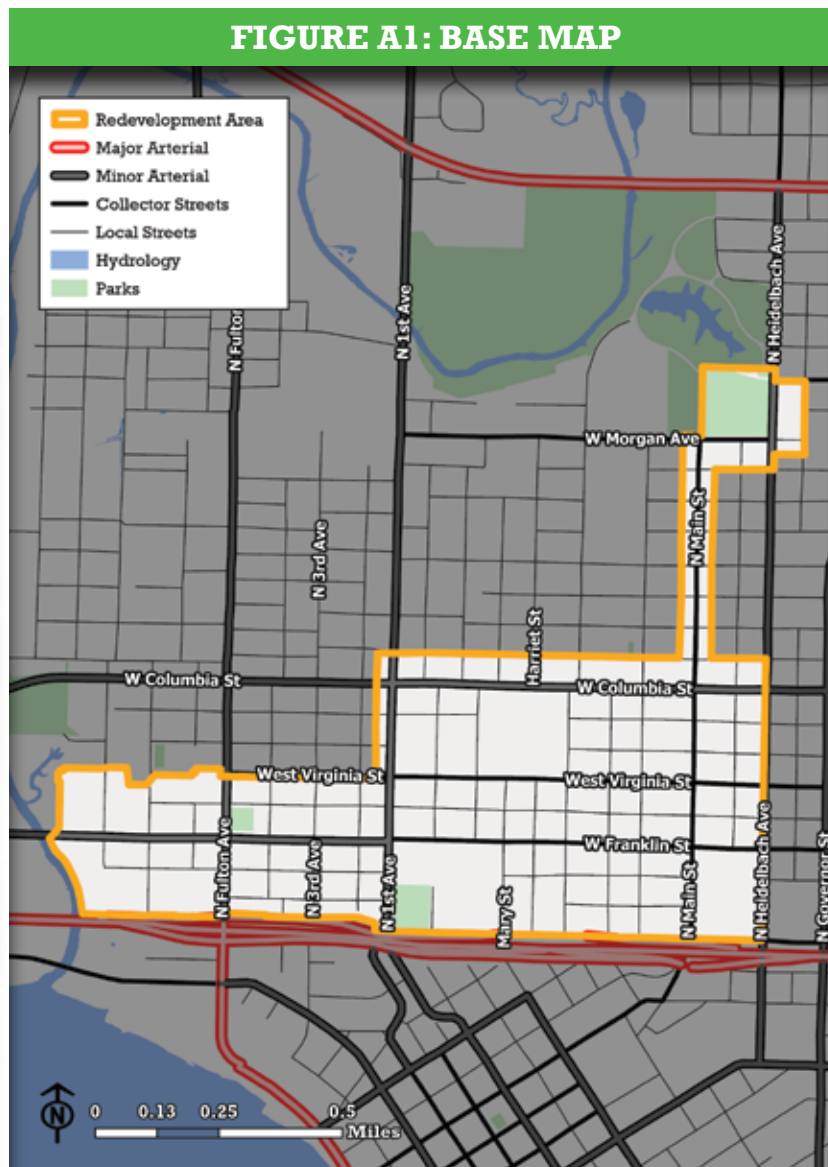
While the TIF district that encompasses the redevelopment area is relatively new to Jacobsville, the Jacobsville

*Neighborhood* is one of the oldest areas and most historic areas of Evansville. According to the Indiana State Historic Architectural and Archaeological Research Database (SHAARD), there are 200 historic properties in the redevelopment area (see Figure A). First appearing in the City of Evansville’s directory in 1863 and officially annexed in 1868, according to the city’s website, the Jacobsville Neighborhood has a rich history with people coming from all walks of life. Furthermore, the commercial and industrial properties encompassed within the Jacobsville Redevelopment Area have played a significant role in the growth and development of the city as a whole.

The Jacobsville Neighborhood housed many of Evansville’s early historic figures. For example, there was John W. Boehne, a prominent Hoosier politician elected to the 61st and 62nd US Congress (1909-1913) and served as a director of the Federal Reserve Bank at St. Louis Missouri; Louis Puster, an early industrialist that established a furniture manufacturing company in Evansville named L. Puster & Company; and Anthony Reis, who built the still-standing St. Anthony Catholic Church in the 1890s.

Garvin Park, the “genesis of Evansville’s

FIGURE A1: BASE MAP



park and recreation system” (NRHP), is well-known today as a gathering place for residents and hosts a variety of regional and local events year-round, including baseball games at Bosse Field. It is located northwest of the Morgan Avenue/Heidelberg Avenue intersection. The park is designated as a historic district by the National Register for Historic Places (NRHP) who has extensive documentation of the park’s history within the NRHP nomination form. Designed by a former student of the celebrated landscape architect, Frederick Law Olmsted, the park strived to preserve as much natural beauty as possible, such as Garvin Lake, and provide open space for the enjoyment of the city’s working-class population at a time where parks were few and far between. Two other notable pieces of history in the redevelopment area are the retired Evansville Municipal Market and still-active Willard Library.

The Municipal Market, built by the city under the administration of Mayor Benjamin Bosse (1913-1922) who also directed the construction of Garvin Park, became the only all-weather market in Evansville at its completion. Situated just north of downtown Evansville, many farmers set up stands to sell their agricultural goods from the countryside surrounding the city. The market was registered with the NRHP in conjunction with the construction of the Lloyd Expressway. Willard Library is Indiana’s oldest library, first opening its doors to the public in 1885 – only 20 years after Jacobsville was annexed into the city. It is built in the Victorian Gothic architectural style, similar to the style in which many of the historic buildings in the area are built. The designer, Willard Carpenter, directed that the library shall be for “the use of people of all classes, races and sexes, free of charge forever” in a statement to the trustees in 1915, according to the NRHP nomination form.

Before being added into the National Register of Historic Places, the nomination form states that the library was in “grave danger [from] the imminent continuation of [Lloyd Expressway].”

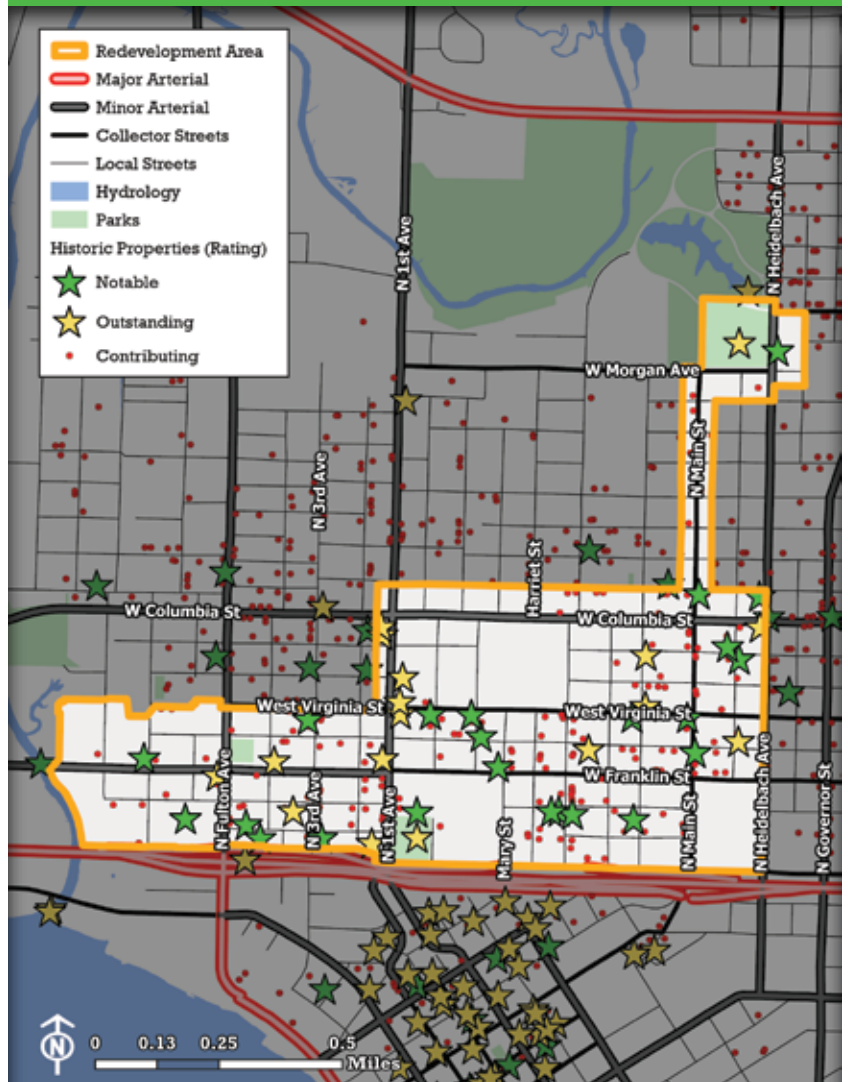
The Lloyd Expressway, or State Highway 62, named after Mayor Russell G. Lloyd, is a significant part of the contemporary history of Jacobsville. Locally known as the Lloyd, it was completed over a span of 30 years from the 1950s to 1980s during an era of rapid construction and federally funding of highways across the United States. After its construction, the expressway had removed local access to the downtown from at least 11 streets, funneling all traffic onto only seven streets.

Around the year 2007, the Indiana Department of Transportation (INDOT) announced plans for a cloverleaf interchange at the intersection of US Highway 41 and the Lloyd Expressway, according to the Evansville Courier & Press. These plans were met with staunch opposition from residents. After rescheduling the project several times to garner more input, INDOT completed construction of the interchange around the year 2015.



Aerial taken in 1981 before the construction of the Lloyd Expressway | Source: Historic Evansville

### FIGURE A2: HISTORIC PROPERTIES



## Demographic Profile

The following demographic profile of the Jacobsville Redevelopment Area will give insight into current population trends. These changes are compared with what is happening across Evansville and the state of Indiana.

### Population

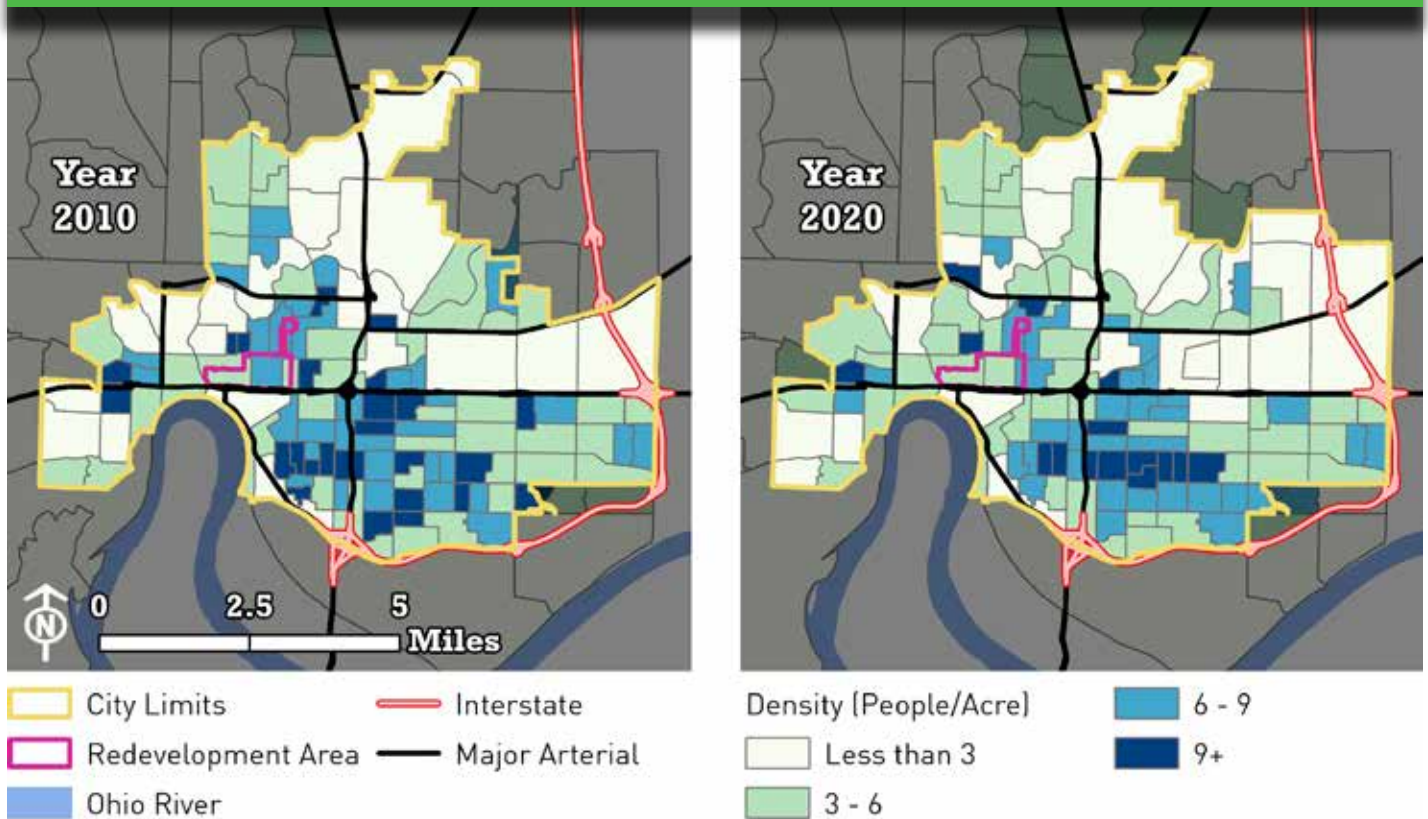
Between the 2000 and 2020 decennial census, the redevelopment area has lost 983 residents, or a 35.6 percent decrease in population, from 2,764 to 1,781 residents. Meanwhile, the city as a whole has only lost 3.5 percent of its population (4,218 people) in the same period. This makes the Jacobsville Redevelopment Area one of the fastest shrinking areas in the city. Comparatively, Vanderburgh County and the state have grown by 4.8 percent (8,236 people) and 11.6 percent, respectively. Figure C shows the population density within the Redevelopment Area dropping from the “6 – 9” people per acre category to “3 – 6” people per acre. Hence, the redevelopment area is noticeably less dense than its surroundings. However, its built environment is still made for higher densities, with a tight street grid, access to a variety of transportation networks, and vacant spaces with opportunities for mixed-use, mixed-income developments.

### Age

The age distribution of a population is an important metric in determining what types of public services and amenities are needed or desired, and the market for different development types that could best serve the population. As shown in the population graphs in Figure E, the older age groups are larger than many of the younger age groups except for the 25-to-29 years old age group. This distribution generally aligns with the city and to a lesser degree, the state, however, it is much more pronounced, meaning the largest and smallest age groups are comparatively much larger and smaller, respectively, than comparative places.

According to 5-year estimates from the American Community Survey (ACS), 15.8 percent of residents are under 18 years old, while 19.0 percent are over 64 years old. When these two groups are combined, children and seniors comprise 34.9 percent of residents in the redevelopment area. The age dependency ratio, which is the ratio of working age people (18 – 64 years old) to those under 18 and over 64 years old, is 53.3. This ratio is smaller than Evansville (59.7), Vanderburgh County (62.6), and Indiana (64.3), which means there are fewer children and elderly in the redevelopment area who depend on the workforce population to support them. This is a reversal of trends in 2010, as seen in Figures E and F, where the age dependency ratio was slightly higher (66.4) in the

**FIGURE A3: POPULATION DENSITY**

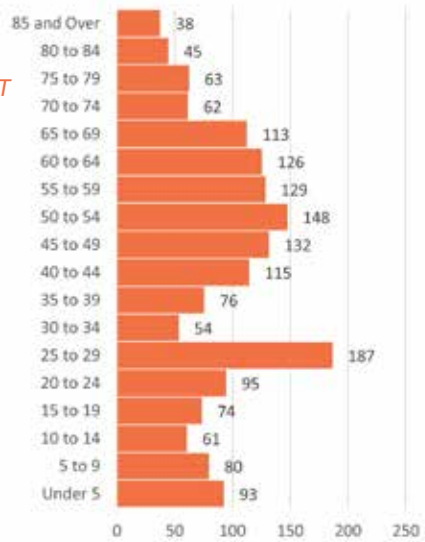


## FIGURE A5: POPULATION BY AGE

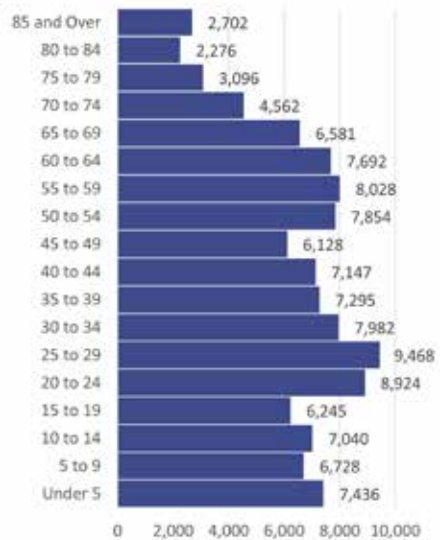


An example of a dense and historic building along Main Street.

### JACOBSVILLE REDEVELOPMENT AREA



### EVANSVILLE

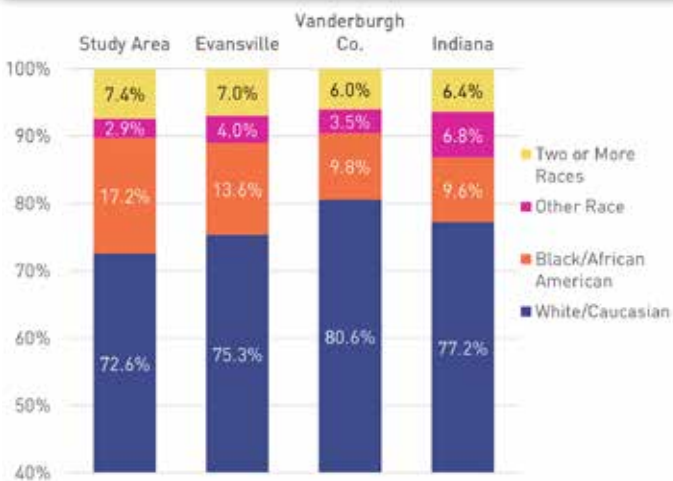


redevelopment area than in the comparison geographies. However, old-age dependency ratio in the redevelopment area, which measures those over 64 years old compared to the workforce population, is higher in both years while the child dependency ratio has fallen significantly since 2010 compared to Evansville and Indiana. This suggests the population aging more rapidly in the redevelopment area than both the city and state. In contrast, the population under 18 years old is declining, which will likely impact the number of enrollments at surrounding schools. The ways in which this impact the local market are discussed in the section, *The Local Market: Businesses, Workplaces, and the Force*.

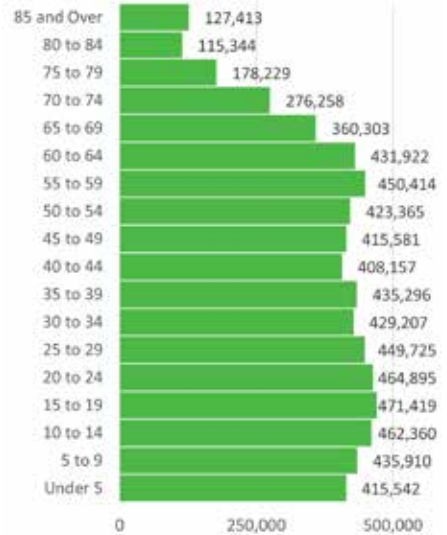
### Race

The Redevelopment Area has a comparatively more diverse population than the city, county, and state, as shown in Figure D. Keep in mind that the graph in Figure A.4 starts at 40%, which is to better show the comparative diversity of the people living in the redevelopment area.

## FIGURE A4: POPULATION BY RACE



### INDIANA





# Housing Profile

## Housing Stock

Most homes in the redevelopment area are over 60 years old, with 50.9 percent of homes having been built before the year 1940. Comparatively, only 23.6 percent and 16.4 percent of homes in Evansville and Indiana, respectively, were built before 1940. An old housing stock comes with many difficulties, such as higher costs and more frequent maintenance as well as outdated appliances and construction standards. Although the older housing stock does contribute to the area’s historic architecture and character, many of these historic homes are unsafe for habitation with significant repair costs. Redevelopment efforts may want to take a strategic approach to maintaining the historic character of the neighborhood by rehabilitating historic homes, when possible, but also making sure the architecture of new developments continue to contribute and maintain the history feel of the area.

Although many homes are aging, the redevelopment area is much more diverse in its housing options compared to Evansville and Indiana. In addition to single-family homes, the redevelopment area also has relatively more options for duplexes, triplexes, and apartments. Examples of these housing options can be seen in the pictures to the right..



A side-by-side duplex located along Main Street



A larger apartment complex along Garfield Street

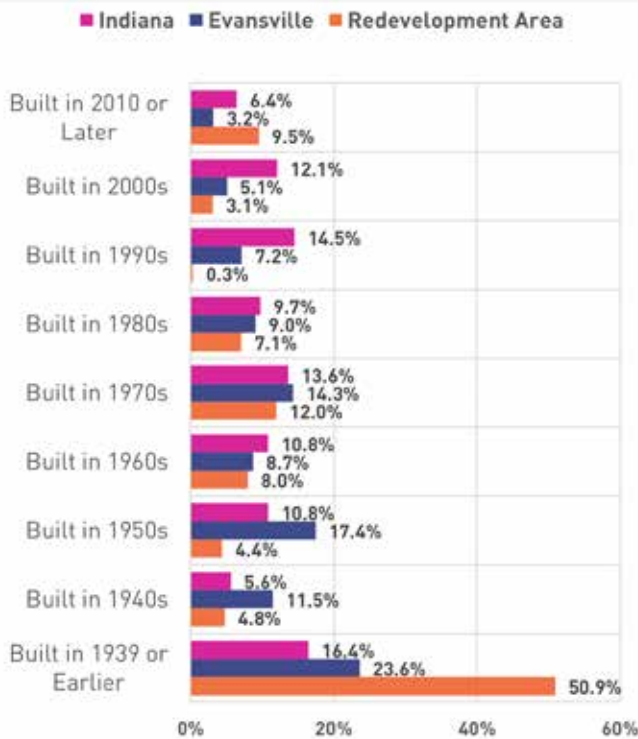


A small apartment building on Main Street



A mixed-use development along Main Street

## FIGURE A6: HOUSING STOCK AGE



See more information about the housing stock in Append B: Field Survey Report!

### Housing Occupancy and Vacancy

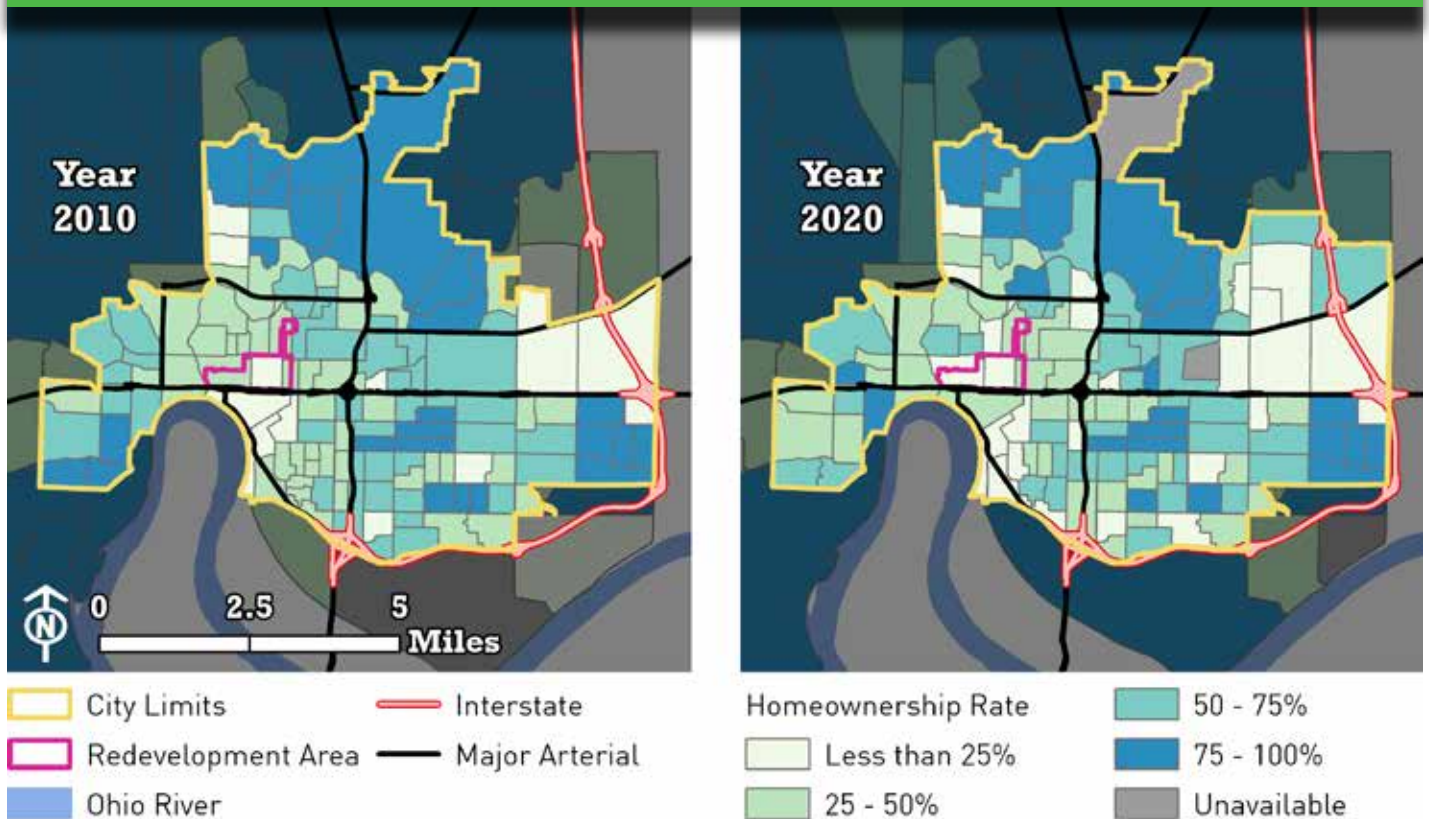
According to ACS 5-year estimates for 2021, there are 1,003 housing units within the redevelopment area. This is a 16.2 percent decrease since 2010, when there were 1,207 units. The decrease is most likely due to the continued but necessary demolition of unsafe and/or dilapidated homes. In comparison, Evansville has increased its number of housing units by 0.3 percent while the state has increased by 1.9 percent, which shows an overall lack of housing construction within the city. The Jacobsville Redevelopment Area also struggles with a high vacancy rate, with over 27.8 percent of housing units remaining vacant in 2021 compared to 12.02 percent in Evansville and 9.9 percent across the state.

The median home value in the redevelopment area is \$47,763, according to ACS 5-year estimates, while Evansville and Indiana have median values of \$103,300 and \$158,500 respectively. There are positive and negative aspects to the area's undervalued homes; on one hand, homes are relatively affordable for residents, especially if

they are renters, however, the low value also disincentives or makes it more difficult to build or repair homes because the landowner has a lower chance of seeing a return on their investment.

Homes in the redevelopment area are majority renter-occupied (77.5 percent), much higher than Evansville (45.1 percent) and Indiana (30.1 percent). Public comments received throughout the planning process have stated there is a significant issue with many vacant and/or under-maintained properties in the area being owned by people who live outside of the neighborhood, including absentee landlords. Additionally, despite lower home values, many renter households spend a significant portion of their income on housing costs. The US Department of Housing and Urban Development states a household is overburdened if 30 percent or more of household income goes toward housing costs. Using this definition, 55.4 percent of renter households in the redevelopment area are overburdened compared with 44.7 percent of renters in Evansville and 42.5 percent of renters across Indiana.

**FIGURE A7: HOMEOWNERSHIP RATE**



## Health and Wellbeing

### Public Services and Amenities

The availability and quality of public services have significant impacts to community health, wellbeing, and potential to attract development. The redevelopment area's proximity also plays favorably into the area's hands, with many amenities within walking and biking distance, such as Victory Theatre, Ford Center, and the Children's Museum of Evansville. As for public services, the redevelopment area encompasses two fire stations, a regional hospital, one library, and one private school. These services, such as Deaconess Midtown Hospital, employ a large number of people living outside the area. Additionally, there are three police stations just outside of the redevelopment area boundaries as shown in Figure A8.

### Safety

Public safety, including the perception of safety, is a critical part of improving the quality of life and place for residents. According to 2023 crime statistics provided by Applied Geographic Solutions, there is a higher likelihood of crime occurring in the redevelopment area than across the city and state. Behind this higher level of crime, there are complex socioeconomic factors and systemic issues, which may include a lack of access to basic necessities, public services, livable or affordable housing, and many households living below the poverty line.

The chart in Figure A9 shows indices for different types of crimes comparing the redevelopment area with Evansville and the state. The data were accessed via ESRI's Community Analyst program and sourced from the firm, Applied Geographic Solutions. The base score (100) is the national average. A score that is higher than 100 means that area has a higher chance of crime occurring in general than the United States. The most recent version of these indices is from 2023. The

methodology for the indices can be found here: <https://appliedgeographic.com/wp-content/uploads/2023/05/AGS-CrimeRisk-Methodology-2023A.pdf>.

**FIGURE A8: PUBLIC SERVICES**



**FIGURE A9: CRIME INDICES**



### Parks and Recreation

Parks and recreation play vital roles in enhancing the quality of life, health, and overall wellbeing of residents and visitors. These spaces offer opportunities for physical activity, leisure, relaxation, and socializing, fostering a sense of community and connection to nature.

With over seven miles of bike routes, including three miles of protected paths along major streets, and four parks offering approximately 98 acres, there's ample space for outdoor enjoyment. From historic landmarks to serene lakes, playgrounds, and sports stadiums, these facilities cater to a wide range of interests and ages.

The presence of Willard Library and Bosse Field within the Redevelopment Area adds cherished intellectual and gathering spaces to community.

Together, these parks and recreational spaces create a vibrant tapestry of green spaces and cultural landmarks, enriching the lives of residents and visitors.

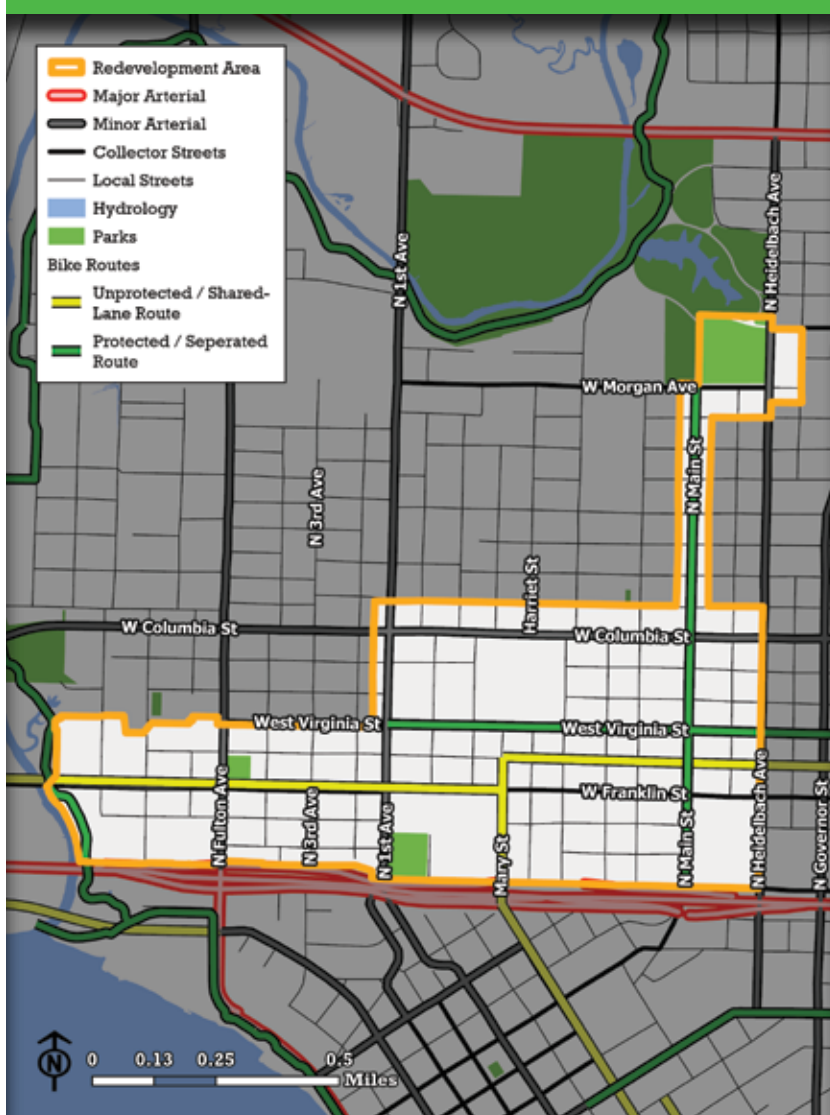
### Education

Education is essential to community development and supports individual opportunities and collective progress. Within the Redevelopment Area, educational attainment levels vary compared to the City of Evansville and State of Indiana. Understanding these differences is necessary for creating strategic educational initiatives and support systems.

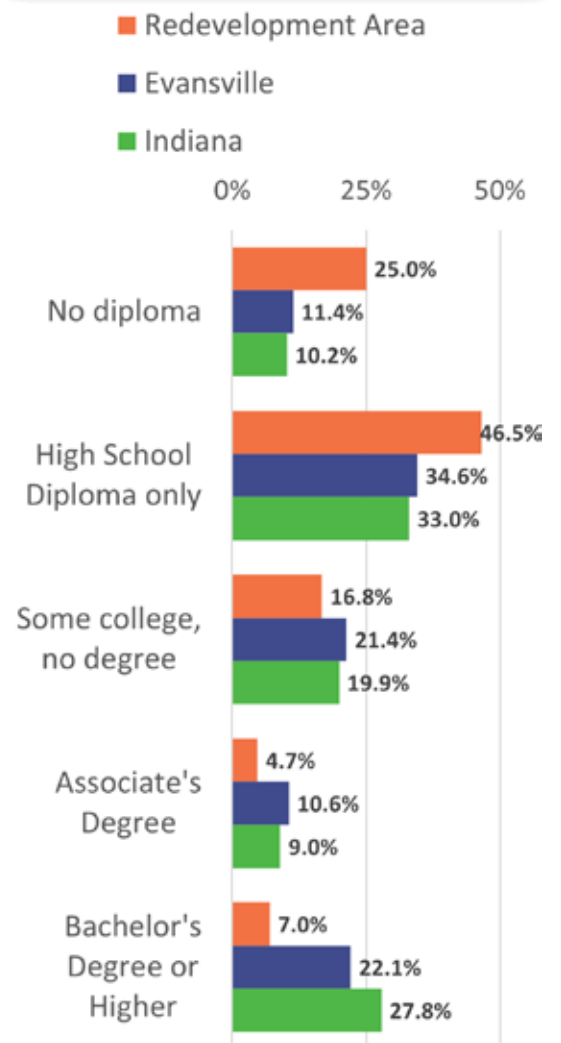
Higher rates of No Diploma suggest a need for enhanced support systems to promote high school completion. Challenges exist in pursuing education beyond high school, with lower rates of Associate's Degree or Higher, highlighting a need for initiatives expanding access to college programs and attracting skilled professionals to the community.

Addressing these educational barriers requires strategic interventions, partnerships, and resource access. Investing in education empowers residents, strengthens the workforce, and fosters long-term prosperity.

**FIGURE A10: PARKS AND TRAILS**



**FIGURE A11: EDUCATION**



### Income and Poverty

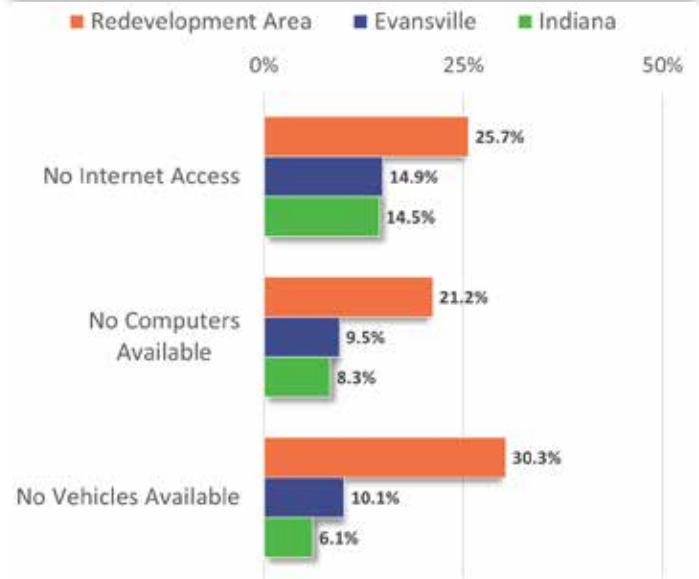
Understanding income and poverty levels helps address economic disparities and support financial stability. Data found that within the Redevelopment Area, one in four residents receive food stamps/SNAP benefits, indicating a high reliance on food assistance programs compared to the City and State. A significant portion of residents depend on social security income, while rates of retirement income are low. This suggests a need for strategies to supplement retirement income and strengthen retirement planning and support systems. Additionally, the percentage of residents receiving public assistance income is substantially above City and State averages, underscoring the need for targeted interventions to reduce reliance on public assistance and enhance economic opportunities within the community. Addressing income and poverty challenges requires a multifaceted approach, including job creation, skill development, and access to financial resources. By investing in economic empowerment initiatives, the Redevelopment Area can support financial resilience, encourage self-sufficiency, and improve the overall well-being of its residents.

### Access to Opportunity

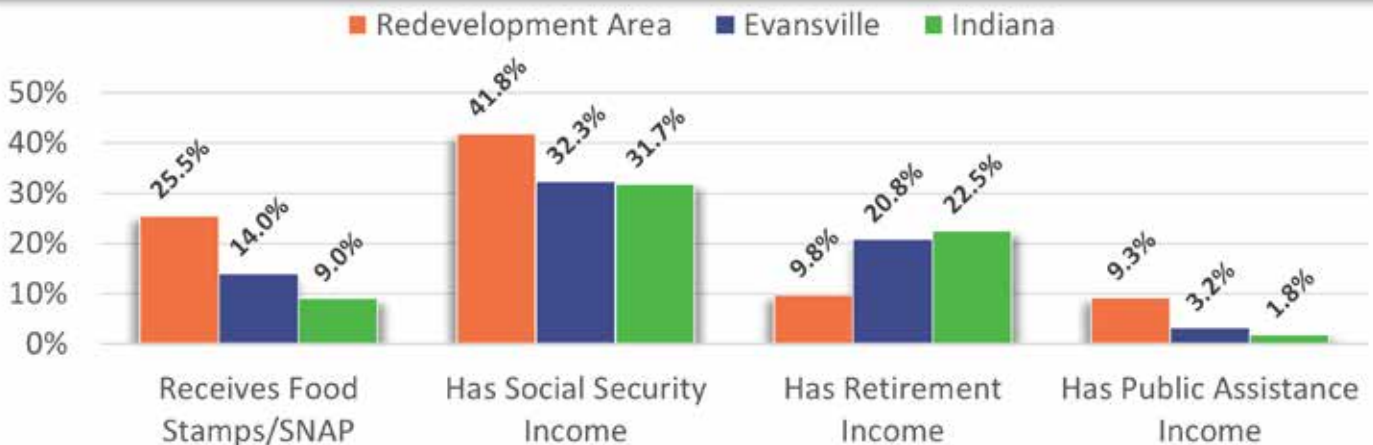
Access to fundamental resources is central to creating equitable opportunities within the Redevelopment Area. Examining disparities in internet access, computer availability, and vehicle ownership provides insight into residents' challenges in obtaining critical resources. Residents in the Redevelopment Area have significantly less access to opportunities than the City of Evansville and the State of Indiana. Internet access is a critical resource for work, education, connection, and information in the modern day. Moreover, a lack of internet access can stifle a resident's professional or personal development. Addressing these barriers is crucial for promoting economic mobility, educational advancement, and social inclusion within the community. Similarly, limited

computer availability hinders residents' ability to engage in online learning, job searches, and accessing essential services. Additionally, low vehicle ownership, paired with inadequate alternative transportation options, restricts mobility, making it difficult to access employment opportunities, healthcare services, community resources, and basic necessities. Overcoming these challenges requires collaborative efforts to expand access to technology, improve transportation infrastructure, and create pathways to economic empowerment.

**FIGURE A12: ACCESS TO OPPORTUNITY**



**FIGURE A13: HOUSEHOLD INCOME AND POVERTY CHARACTERISTICS**



## Transportation

The City of Evansville prioritizes the development of a safe, efficient, and multimodal transportation system. The city has several transportation-focused programs and initiatives, including the:

- » Evansville Metropolitan Planning Organization (EMPO) Complete Streets Policy (October 2021)
- » Evansville Transportation Improvement Program 2024-2028 (April 2023)
- » Evansville Metropolitan Transportation Plan 2050 (April 2023)
- » Evansville Bicycle and Pedestrian Connectivity Master Plan

Evansville’s commitment to these programs highlights its desire to improve its transportation network, connecting where people live, work, play, and learn. A resounding theme of the programs is developing a transportation system that caters to users of all ages and abilities

while supporting the city’s economic goals. Indeed, comprehensive, well-integrated transportation provides long-term savings and encourages economic growth and stability. Moreover, improving the transportation network within the Redevelopment Area is advantageous, as the TIF district impacts commercial and industrial properties. This presents a unique opportunity to stimulate economic growth, attract investment, and foster sustainable development, ultimately contributing to the revitalization and prosperity of the entire community.

Implementing measures such as growing total miles of pedestrian and bicycle facilities, developing greenways and shared-use paths, increasing employment opportunities along transit routes, and expanding transit connections will help meet Evansville’s objectives to improve Quality of Life & Health, Economic Vitality, Environment, and Safety & Security.

While there are no current transportation projects planned within the Redevelopment Area, there are several in close proximity, including two road reconstructions from 2041-2050 on Stringtown Rd. from Diamond Ave. to W. Mill Road and on Kratzville Rd. from W. Diamond Ave. to Darmstadt Rd., which could produce secondary impacts to the district and surrounding neighborhoods

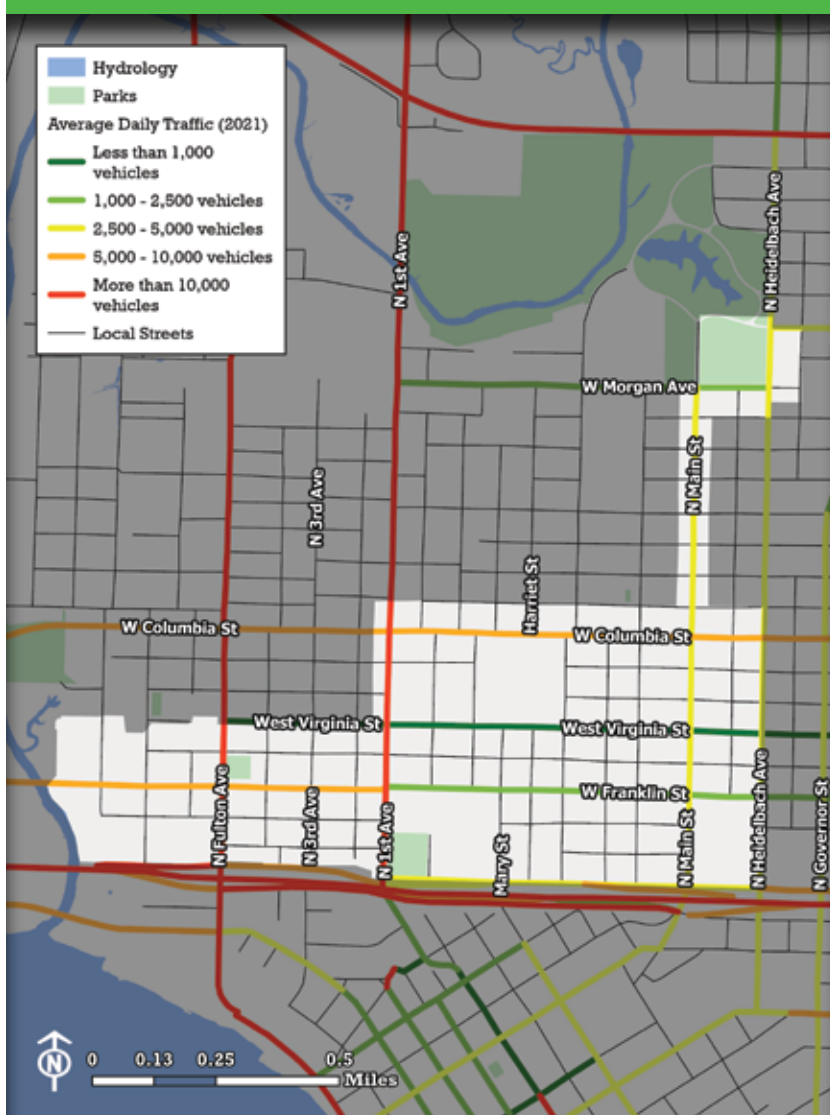
### *Vehicular Transportation*

#### *Traffic Counts*

The proximity of the Lloyd Expressway and Ohio River Scenic Byway significantly impacts traffic in the Redevelopment Area. Entrances and exits to the Expressway and Byway along N. Fulton Ave. and N. First Ave. amplifies the traffic count in the area, inundating the roads with an average of more than 10,000 vehicles per day. North Fulton Ave., N. First Ave., and W. Columbia St. are classified as Minor Arterial roads. A minor arterial road is designed to distribute traffic from interstates to other local roads and channels. Minor Arterial roads typically serve active areas, such as neighborhood commercial areas, primary and secondary educational facilities, hospitals, churches, and offices.

West Columbia St. and W. Franklin St. also experience significant traffic counts, carrying an average of 5,000 to 10,000 vehicles daily. Numerous retailers, restaurants, healthcare facilities, and industries are established on these streets, likely accounting for the heightened counts in the District. North Main St. and N. Heidelberg Ave. experience moderate traffic counts, carrying 2,500 to

**FIGURE A.16: TRAFFIC COUNTS**



5,000 vehicles per day. Considerable opportunities for commerce are established along these roads, creating demand in the area. The protected bike lane along N. Main St. likely minimizes traffic counts on the road, as potential drivers pivot to trips on bicycles.

### Alternative Transportation

The term “alternative transportation” represents forms of non-vehicular travel. Alternate Modes of Transportation may include walking, bicycling, or transit networks. Implementing a safe and efficient non-vehicular transportation system greatly benefits the community by reducing traffic congestion, lowering carbon emissions, improving health outcomes, increasing property values, and enhancing quality of life. Additionally, developing a robust transportation system expands opportunities for leisure and recreation for residents of all ages and abilities. While the Redevelopment Area is just one portion of the neighborhood, improvements made within it will benefit the city as a whole.

### Pedestrians and Cyclists

Evansville aims to expand pedestrian and bicycle facilities, greenways, and shared-use paths to improve quality of life, economic vitality, environmental sustainability, and safety. Connecting transit routes with employment opportunities is also a priority, with a focus on the Redevelopment Area, particularly beneficial due to its impact on commercial and industrial properties. The current facilities in the Redevelopment Area include a signed and marked bike route on W. Franklin St., protected bike lanes on N. Main St. and E. Virginia St., and a greenway passage along Pigeon Creek.

Bicycling and walking trails serve not only as practical modes of transportation but also as invaluable avenues for residents to immerse themselves actively and passively in the vibrancy of their community. The presence of safe streets, well-maintained sidewalks, and inviting greenways fosters a sense of security and empowers the youth, offering them opportunities to cultivate independence while actively engaging in physical activities that contribute to their overall well-being.

Evansville Lutheran School is located two blocks from the protected bike lane on N. Main St. It offers an opportunity to improve connectivity to the school and safety for students. An unprotected, marked bike lane spans portions of W. Franklin St., offering the opportunity to redesign and expand the network to Willard Library.

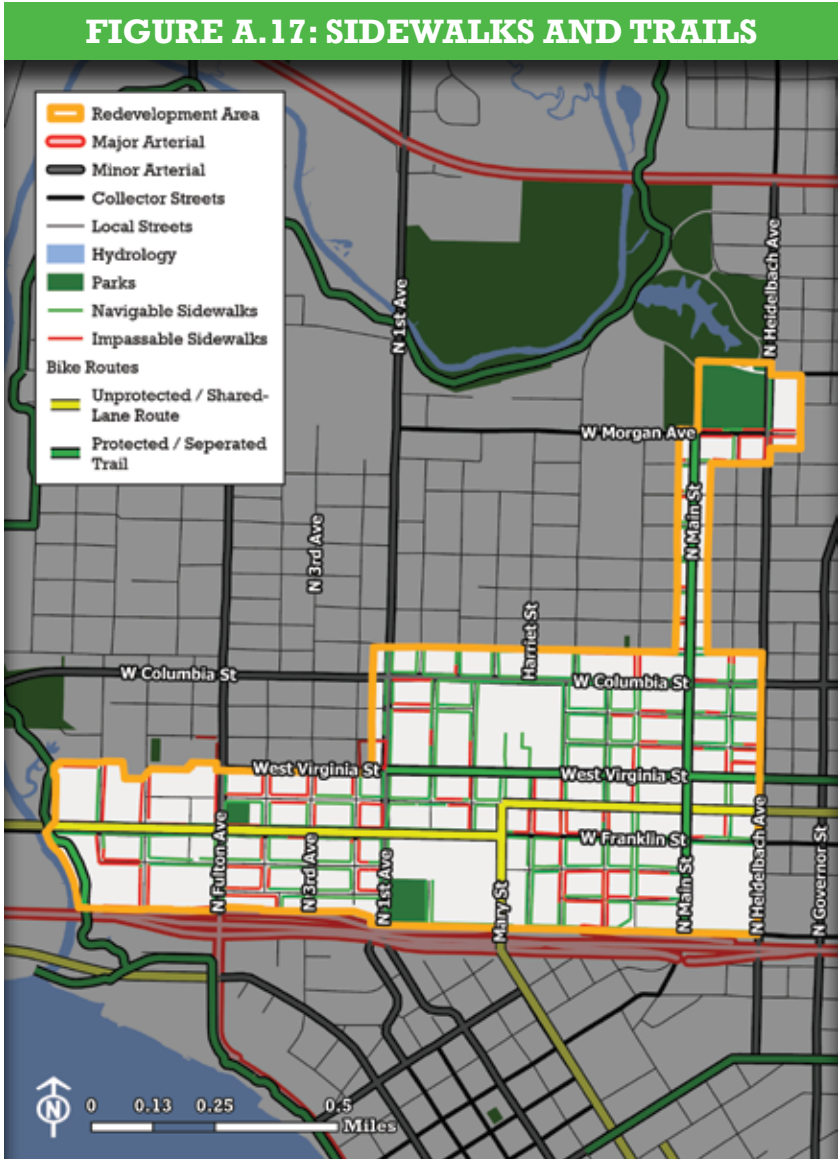
### Sidewalk Conditions

A walking field survey of the project area was conducted to assess sidewalk conditions. The survey studied 138,805 feet, or 26 miles of sidewalks. It revealed that the majority were classified as moderately well to well-maintained. However, approximately 7% of the study area lacks sidewalks, primarily in the northern and western portions. About 42% of the sidewalks require attention, with 13% needing major repairs, mainly on local roads. The study area’s sidewalks were largely in poorer condition on the local roads and improved moving east.

### Public Transportation

The Metropolitan Evansville Transit System (METS) provides accessible public transportation via buses

See more information about the sidewalk conditions in Appendix B: Field Survey Report!



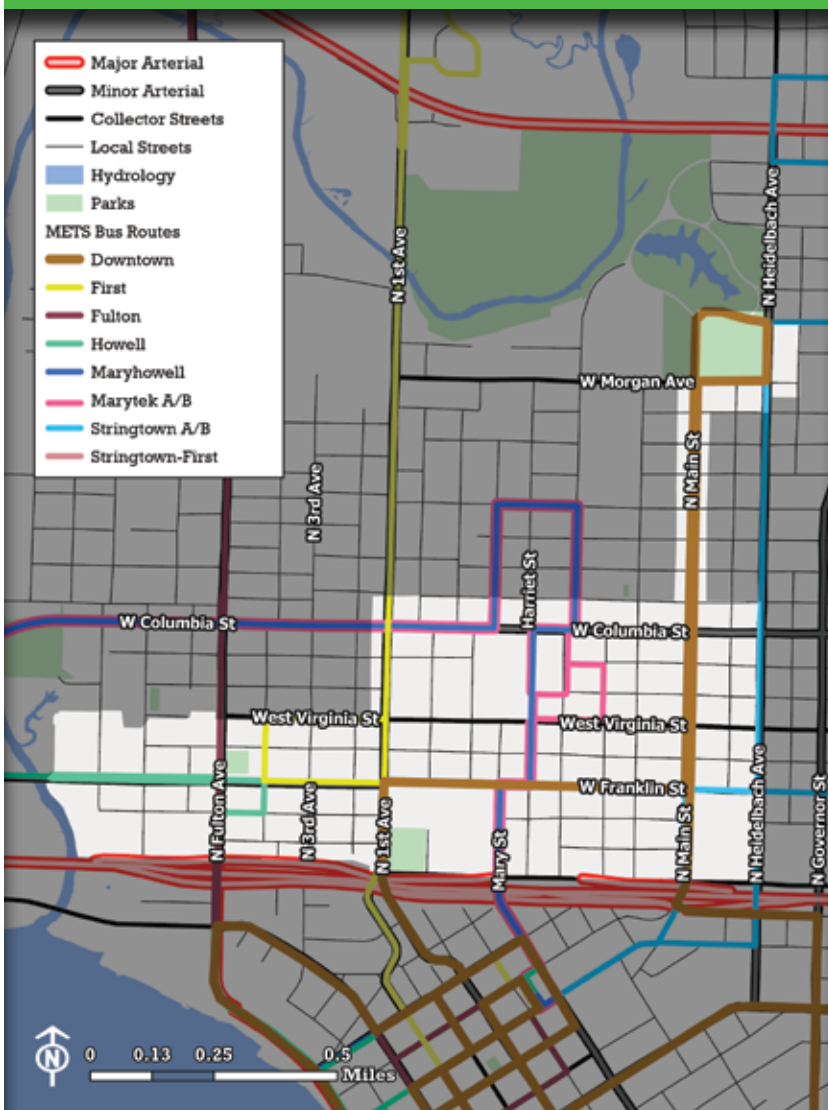
and paratransit vans on 22 fixed-route service areas. Paratransit services are reserved for residents 65 years or over, or persons with disabilities. The Redevelopment Area enjoys access to eight fixed-route buses servicing 108 bus stops.

The availability of monthly passes and tokens adds convenience for regular commuters. Bus fare is \$0.75 per ride on regular routes for the general public, \$0.50 per ride for students, and \$0.35 per ride for senior citizens, disabled residents, and Medicare card holders; up to three children aged five and under can ride for free with an accompanying adult. Monthly bus passes and bus tokens are available for purchase at the METS Office at 601 John St., Monday-Friday from 8:00 a.m. to 3:45 p.m.

### Summary Findings

Evansville has committed to cultivating a comprehensive and accessible transportation network in multiple planning policy documents throughout the last decade. The city's commitment underscores its dedication to fostering a thriving and connected community. Through ongoing initiatives and future projects, the city aims to enhance the quality of life for residents, promote economic vitality, and ensure environmental sustainability. The Redevelopment Area, with its strategic focus on diverse transportation modes and infrastructure improvements, emerges as a key catalyst for positive change. As the city continues to invest in a well-integrated transportation system, the potential for long-term savings, economic growth, and heightened community well-being becomes increasingly promising. With a focus on safety, inclusivity, and sustainability, Evansville is poised for a future where its transportation network truly becomes a cornerstone for a flourishing and interconnected city.

**FIGURE A.18: BUS ROUTES**





# Appendix B: Field Survey Report

## What is a field survey?

A field survey takes inventory and provides an assessment of the existing conditions within an area. In other words, it is collecting data “in the field.” This type of survey helps inform researchers, or in this case, the project team and the public about the existing conditions of the Jacobsville Redevelopment Area with the most up-to-date information.

The field survey was completed by the consultant team and took two days. It collected the following characteristics about the area:

- » Land use: the activity or activities taking place on a plot of land.
- » Building condition: the level of maintenance needed for a structure based on exterior features, from shifting in the structure’s foundation to missing guardrails on a front porch.
- » Sidewalk condition: the general level of maintenance needed for the stretch of sidewalk along each block.
- » Occupancy: a survey of whether a plot of land was used/occupied if there was clear evidence of activity or vacant.

For more information about the rating scale used for the building conditions, see Appendix A at the back of this report.

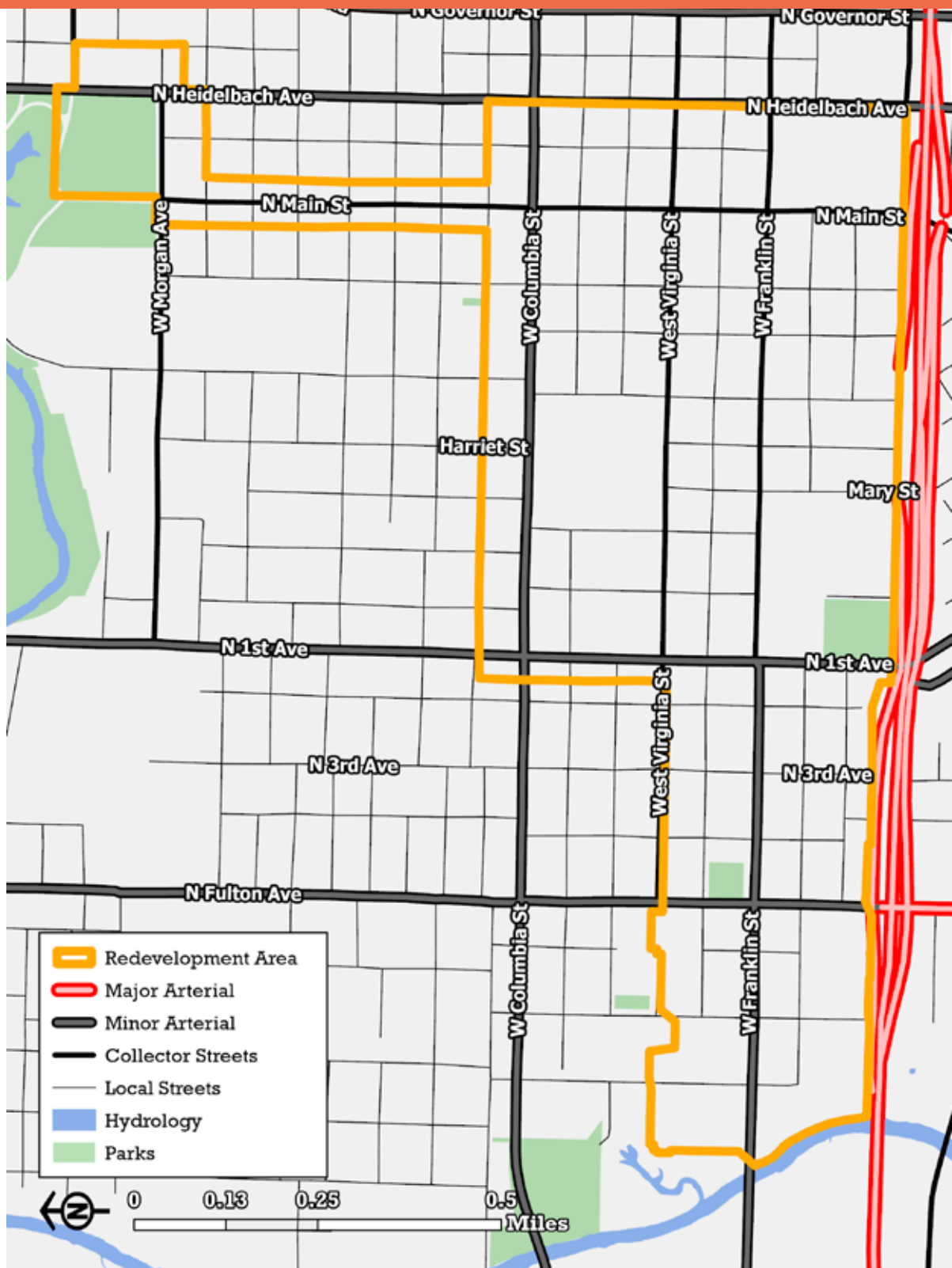
## What is the “redevelopment area?”

The Jacobsville Redevelopment Area is a TIF (tax increment financing) district located mostly in the southern portion of the Jacobsville Neighborhood. The redevelopment area also stretches along the North Main Street and Franklin Avenue corridors. TIF districts are an economic development tool that local governments can use to incentivize (re)development in an area.



For more information, see the official website for this project at:

[www.JacobsvillePlan.com](http://www.JacobsvillePlan.com)



## Land Use

Land use can be broadly defined as the activity or activities taking place on a plot of land, which may include but is not limited to economic, cultural, and social activities. The Jacobsville Redevelopment Area is unlike other areas in Evansville due to the relatively large amount of non-residential activities. In terms of acreage the largest land use is industrial with 72.79 acres or 22.71% of land. The industrial uses are almost exclusively located in the southern and southwestern portions of the redevelopment area. Manufacturers such as Berry Global, SS&C Technologies, Lewis Bakeries, and Craddock Finishing Corporation have a large physical, as well as economic presence in the redevelopment area.

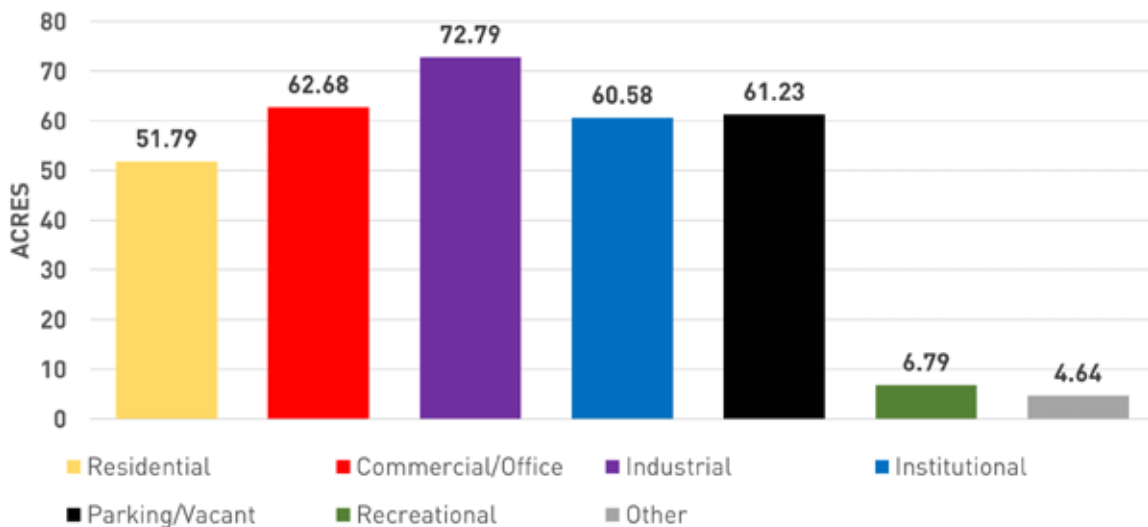
There is also a mix of commercial/office, and residential uses, which are often located in close proximity to each other. This proximity can form one of the backbones to support a more walkable area. Commercial/office uses

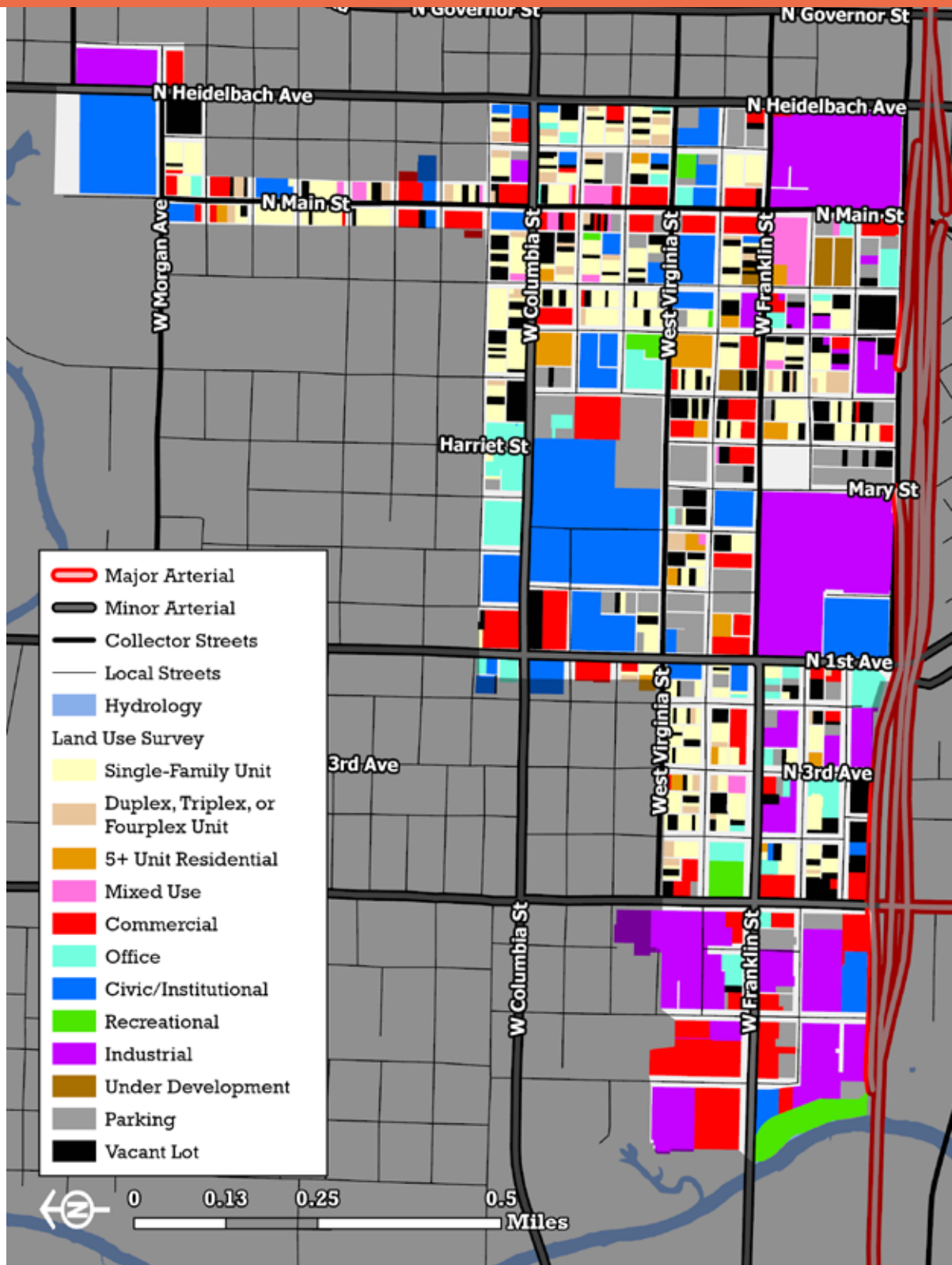
comprise 62.68 acres and residential uses comprise 51.79 acres. Compared to industrial uses, commercial/office and residential uses are mostly located in the within walking distance of Main St.

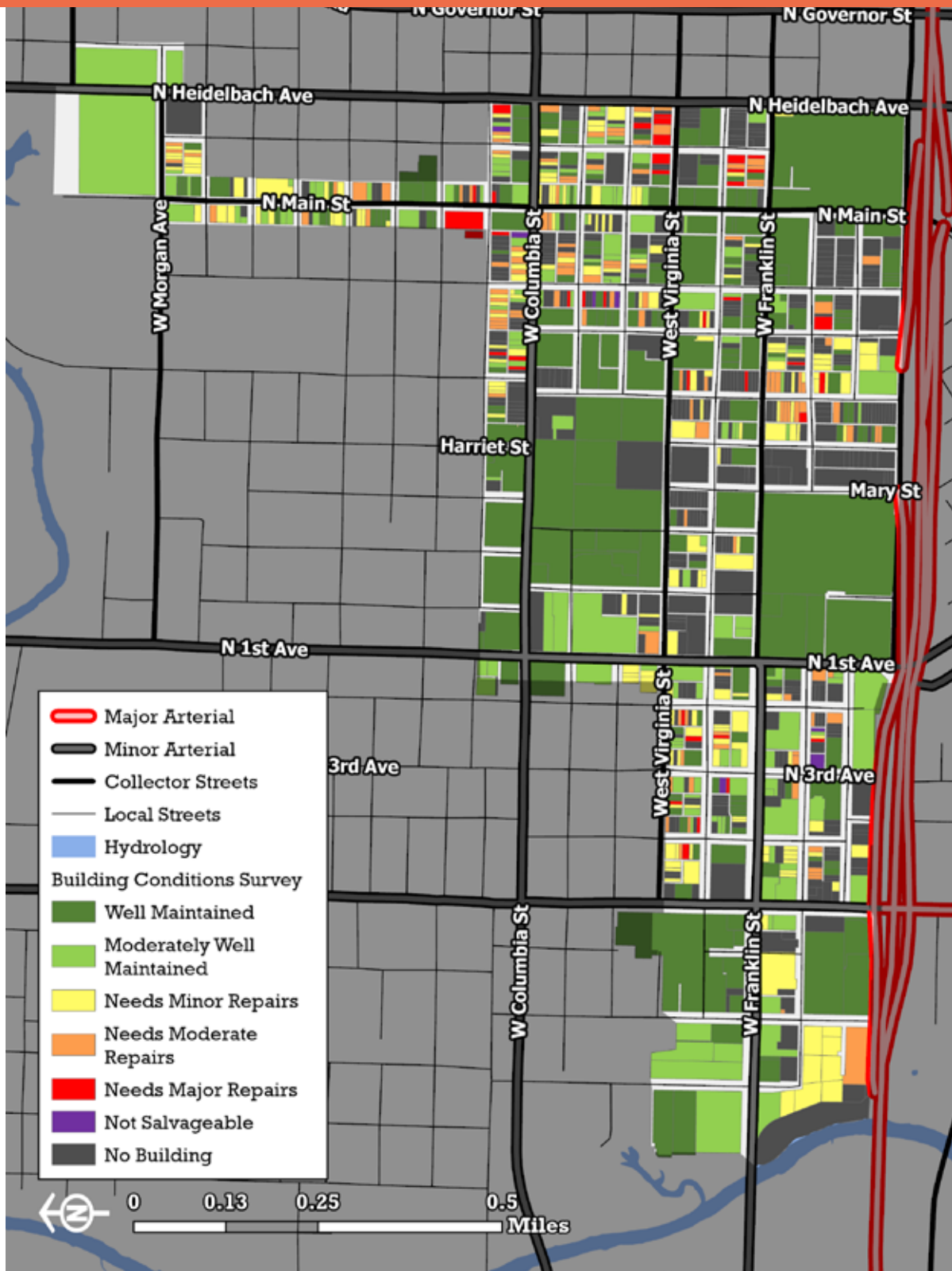
There is also a large amount of land (60.58 acres) that is being used for civic and institutional uses. The most notable of these include the Willard Public Library, the St. Vincent Early Learning Center, and the Deaconess Midtown Hospital. Recreational uses, such as parks, and "other" uses, such as utilities, comprise the smallest amount of land use, with 6.79 and 4.64 acres, respectively.

Additionally, there is a considerable amount of vacant land or land dedicated solely to parking (19.20% of land or 61.23 acres). Most vacant land is scattered in between residential uses, while parking typically lines the edge of large institutional or industrial complexes, such as Berry Global or Deaconess Midtown Hospital.

### Land Use





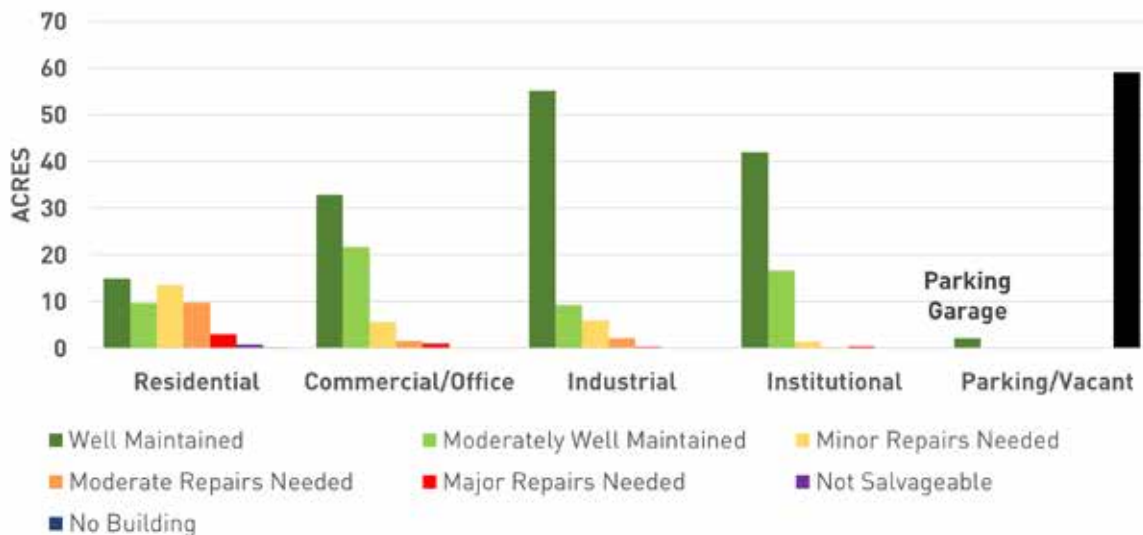


## Building Conditions

The Jacobsville Redevelopment Area is comparatively older and more historic than the rest of the City of Evansville. Despite its age, a majority of the buildings across all land uses are in great shape with a total of 146.97 out of 320.50 acres (45.86% of acres) being well maintained. The most well-maintained land uses are industrial and institutional uses, such as medical and educational facilities, which tend to also be newer buildings. Additionally, most commercial/office uses are also in good shape, with 54.58 acres (87.08%) out of 62.68 acres being well-

or moderately well-maintained. Residential uses have the most maintenance issues with 27.09 of 51.79 acres (52.30% percent) of residential land needing minor, moderate, or major repairs. A majority of the issues seen within the residential areas involve roof and porch maintenance, specifically with peeling paint and structural repairs. There are only 0.82 acres of residential land within the entire redevelopment area that are not salvageable which means with a few cosmetic or structural repairs, many of the buildings can easily be reclassified to moderately or well maintained.

### Building Conditions by Land Use



## Sidewalk Conditions

Recent public investments within the redevelopment area by the city have resulted in improved sidewalk quality and increased walkability. North Main Street specifically has seen drastic sidewalk improvements and now includes a well-maintained walking/biking trail inspired by the Indianapolis Cultural Trail.

Southwest of the redevelopment area, where most of the industrial uses are concentrated, is where sidewalks are most deteriorated or nonexistent. There is also a small section of residential and commercial uses in between the industrial sites that have very poor sidewalk quality, especially near the intersection of West Virginia St. and 3rd Ave.

Additionally, sidewalks that need moderate to major repairs seem to be located near where the conditions of buildings also required moderate to major repairs. A map comparing the sidewalk and building conditions surveys can be found in Appendix E at the back of this report.

To conclude, there is an opportunity to improve sidewalk conditions where needed with revenues generated from the Jacobsville Redevelopment Area, also known as the Jacobsville TIF district. Sidewalk improvements are another backbone to supporting a more walkable and safe environment in addition to having a mixing of land uses, as discussed previously in the Land Use section of this report.

## Walkability and Bikeability



Walk Score

57

Jacobsville

Walk Score

76

Helfrich

Neighborhood



Bike Score

56

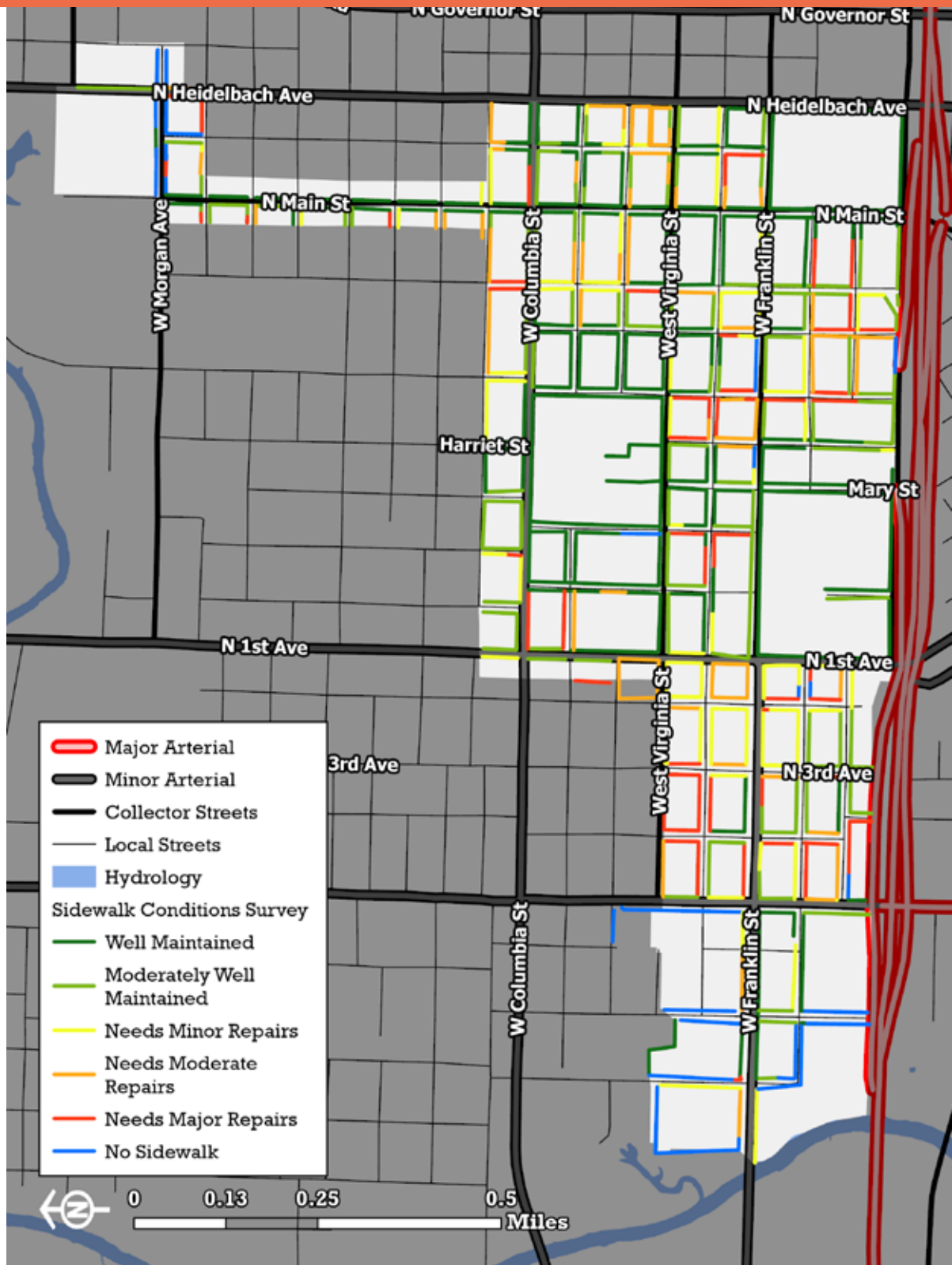
Jacobsville

Bike Score

49

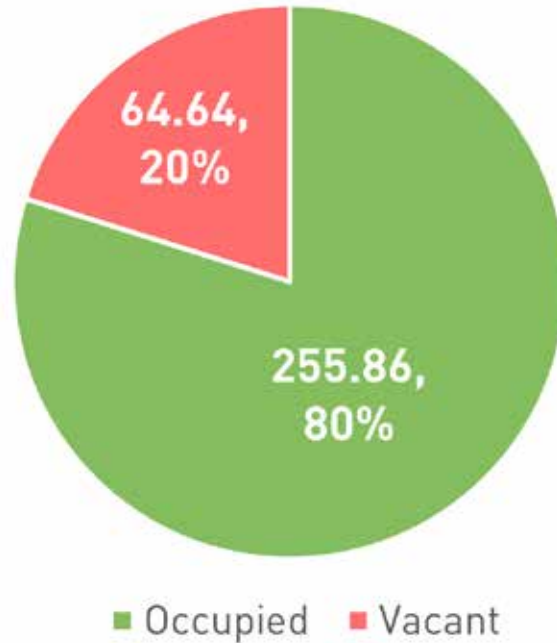
Helfrich

Neighborhood





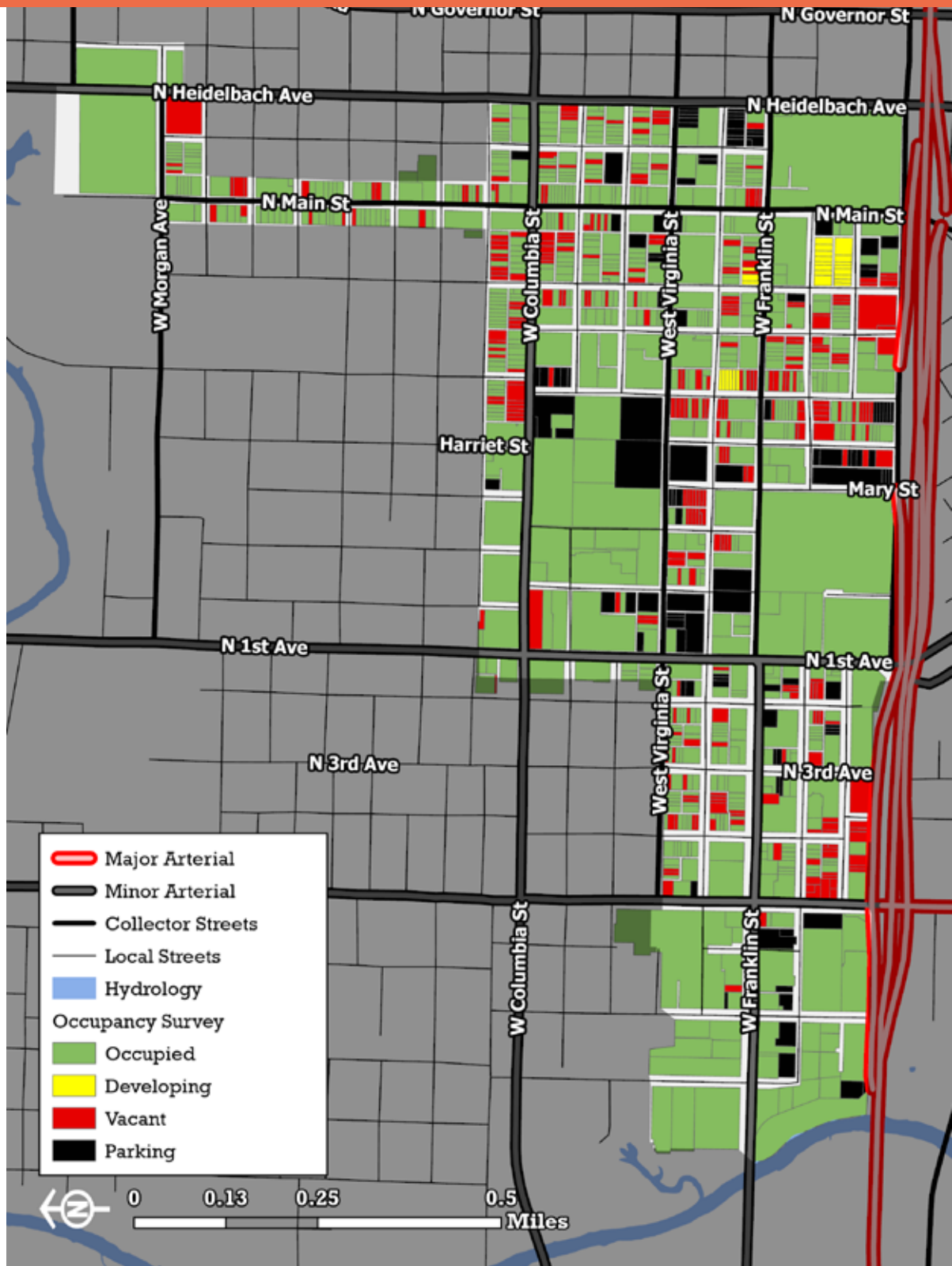
## Occupancy Characteristics (Acres)



### Occupancy

A good majority of the parcels within the Jacobsville redevelopment area are occupied, with only around 20% of the lots being vacant. A total of 64.64 acres are either vacant, have a vacant building, or are parking lots. A majority of these vacant parcels are located to the southeast and central areas of the redevelopment area, with many being located directly east of the Berry Global manufacturing plant.

There is also a large concentration of vacant parcels located along the Lloyd Expressway, which makes up the southern border of the redevelopment area. Due to the number of vacant parcels, there are many opportunities for infill or redevelopment in the area. Additionally, many of the vacant parcels are concentrated next to one another and provide options for larger infill and redevelopment projects within the redevelopment area.




## Appendix A: Field Survey Rating Matrix

### Field Survey - Jacobsville Redevelopment Area

**Land Use** “Land use” can generally be defined as the activity or activities taking place on a plot of land, including economic, cultural, human, and non-human activities. Multi-unit residential properties are sometimes difficult to assign a land use. Look for the number of mailboxes, address signs on the building, or front doors. These elements will give you more insight into how many units a building might contain.

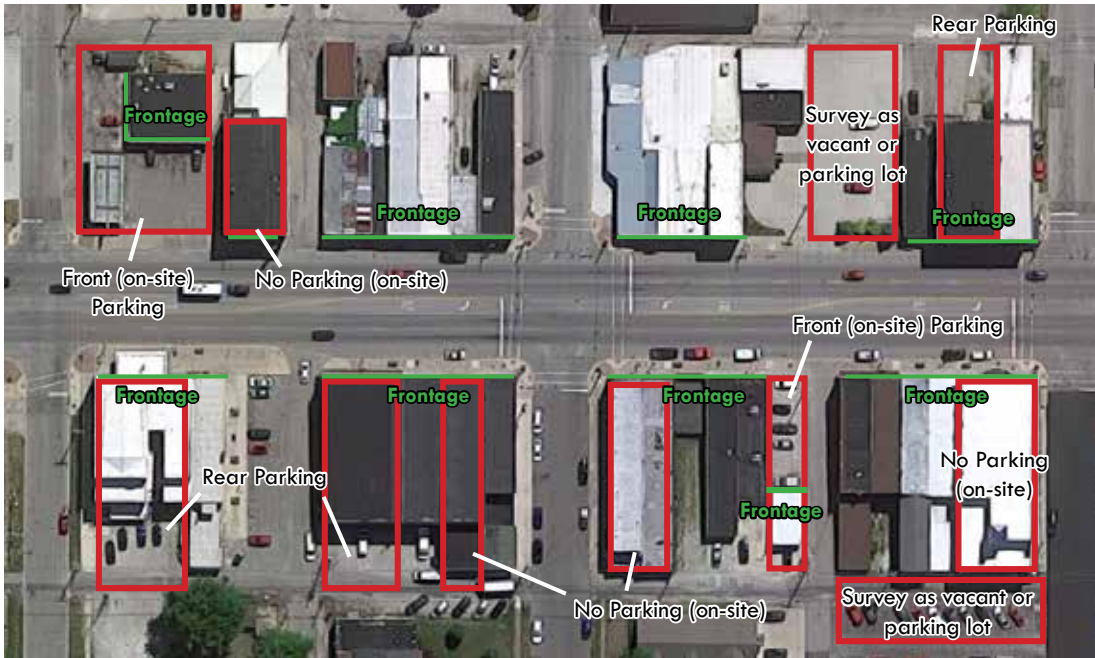
**Building Conditions** There are five ratings for the conditions of buildings in this survey. This rating should be based on the following characteristics.

Evaluted Elements	Well Maintained	Moderately Well Maintained	Needs Only Minor Repair	Needs Moderate Repair (1/4 of elements)	Needs Major Repair (1/2 of elements)	Not Salvageable
<b>Foundation</b>	Does not need immediate maintenance	Some peeling/cracking over a small portion	Some cracks; small amount of missing mortar; small hole over a small area	Cracks, missing mortar; loose/broken surface over a moderate portion. NO evidence of setting or vertical alignment.	Cracks; missing mortar; loose/broken surface over a moderate portion. SOME evidence of setting or vertical alignment.	Cracks; missing mortar; loose/broken surface over a moderate portion. MAJOR evidence of setting or vertical alignment.
<b>Stairs, rails, and porches</b>	Does not need immediate maintenance	Paint needs minor touch ups.	One stair/rail is missing/broken/cracked step, handrail; needs minor repairs or paint.	Several stairs/rails are missing/broken/cracked step, handrail; needs minor repairs or paint. NOT a serious safety concern.	1/4 to 1/2 of steps/rails are missing/broken/cracked/rotting. HAZARD of tripping or falling because of disrepair.	Most steps/rails are missing/broken/rotting/cracked. HAZARD of ripping or falling because of disrepair.
<b>Roof, gutters, downspouts, and chimneys</b>	Does not need immediate maintenance	Small leaves on the roof or gutters to be cleaned out.	Need minor repairs to correct a missing/sagging shingle, gutter or downspout; cracked/missing parts of chimney; or moss growing on roof.	Several missing/sagging shingle, gutter, or downspout; cracked/missing brick from chimney; rotting fascia affecting less than 1/4 of the roof and chimney. 	Several missing/sagging shingles; holes in the roof or chimney; missing/loose gutters or downspouts; chimney is settling/leaning; cracked/rotting fascia affecting 1/4 to 1/2 of the roof and/or chimney.	Most shingles are buckling/snagging/missing; holes in the roof or chimney; missing/loose gutteres or downspouts; chimney is settling/leaning; cracked/rotting fascia affecting the majority of the roof and/or chimney.

Continued on back side...

<b>Exterior surfaces (paint, siding, or other elements that bear weight or insulate the structure)</b>	Does not need immediate maintenance	Isolated areas where some touch up is needed.	Paint/siding need some repair work but NO evidence of structural decay.	Paint/siding need some repair work with SOME evidence of structural decay, such as dry rot, affecting up to 1/4 of the surface area.	Paint/siding need major repair work to much of the surface area; there are areas of structural decay affecting up to 1/2 of the surface area.	Most of the protective surface is missing/loose/rotten/broken, which allows weather to reach the structural elements of the building.
<b>Windows and doors</b>	Does not need immediate maintenance	All doors, frames, and glass present; may have an isolated instance of needing a touch up, such as replacing a latch or other hardware.	Need minor repairs to correct a broken or cracked frame, re-hang a door, or other small hole related to a door or window.	Missing/broken panes; broken/rotting window or door frames; holes related to a door or window failure affecting up to 1/4 of all windows and doors.	Missing/broken panes; broken/rotting window or door frames; holes related to a door or window failure affecting 1/4 to 1/2 of all windows and doors.	Most windows or doors are failing/broken/rotting including their frames; many broken panes; other holes related to a door or window.

**3 Parking** The location of parking greatly impacts access and circulation of pedestrian, drivers, bikers, and other street users. This survey does not factor on-street parking, only on-site parking.



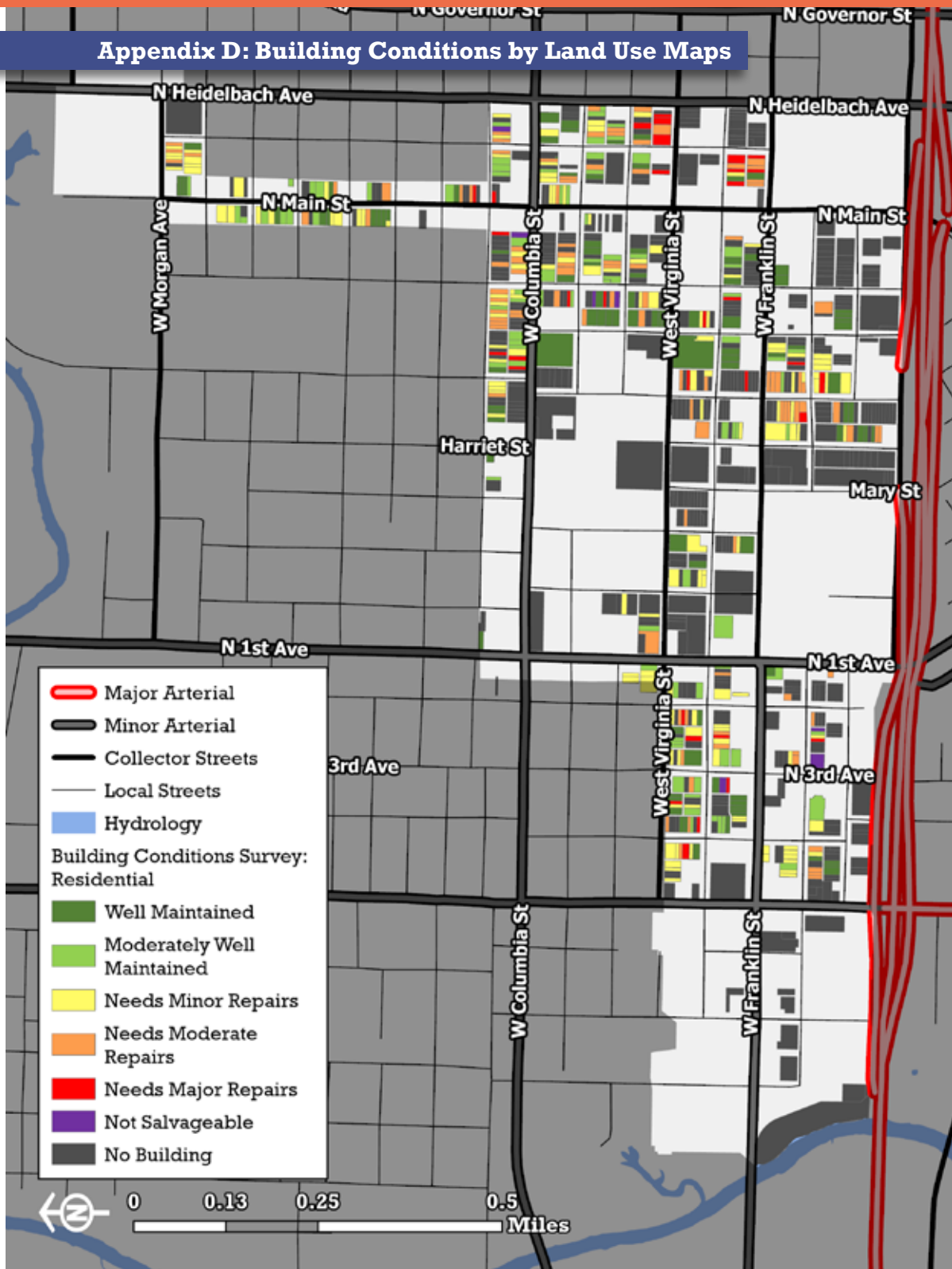
## Appendix B: Building Conditions Examples

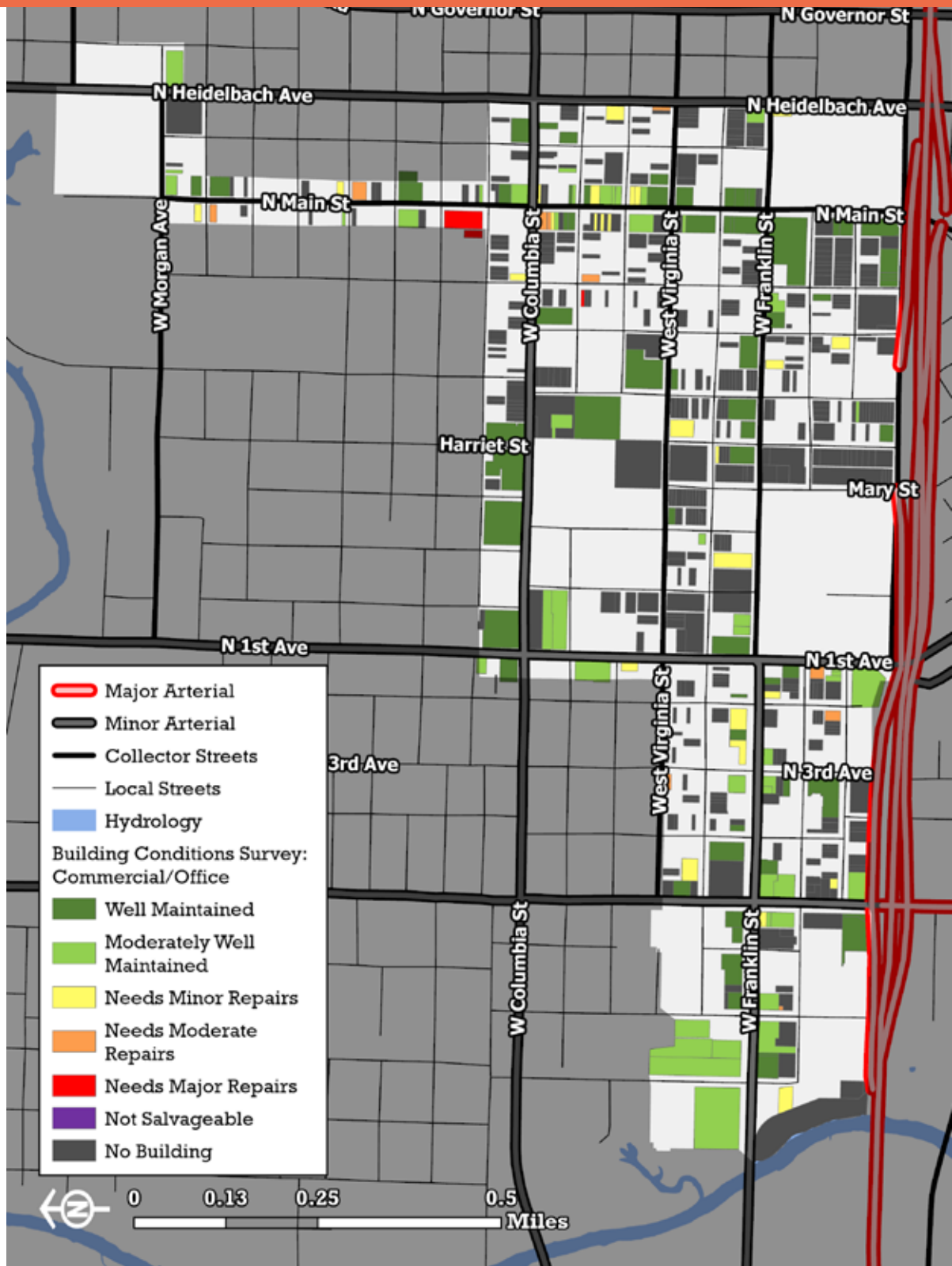


## Appendix C: Sidewalk Conditions Examples

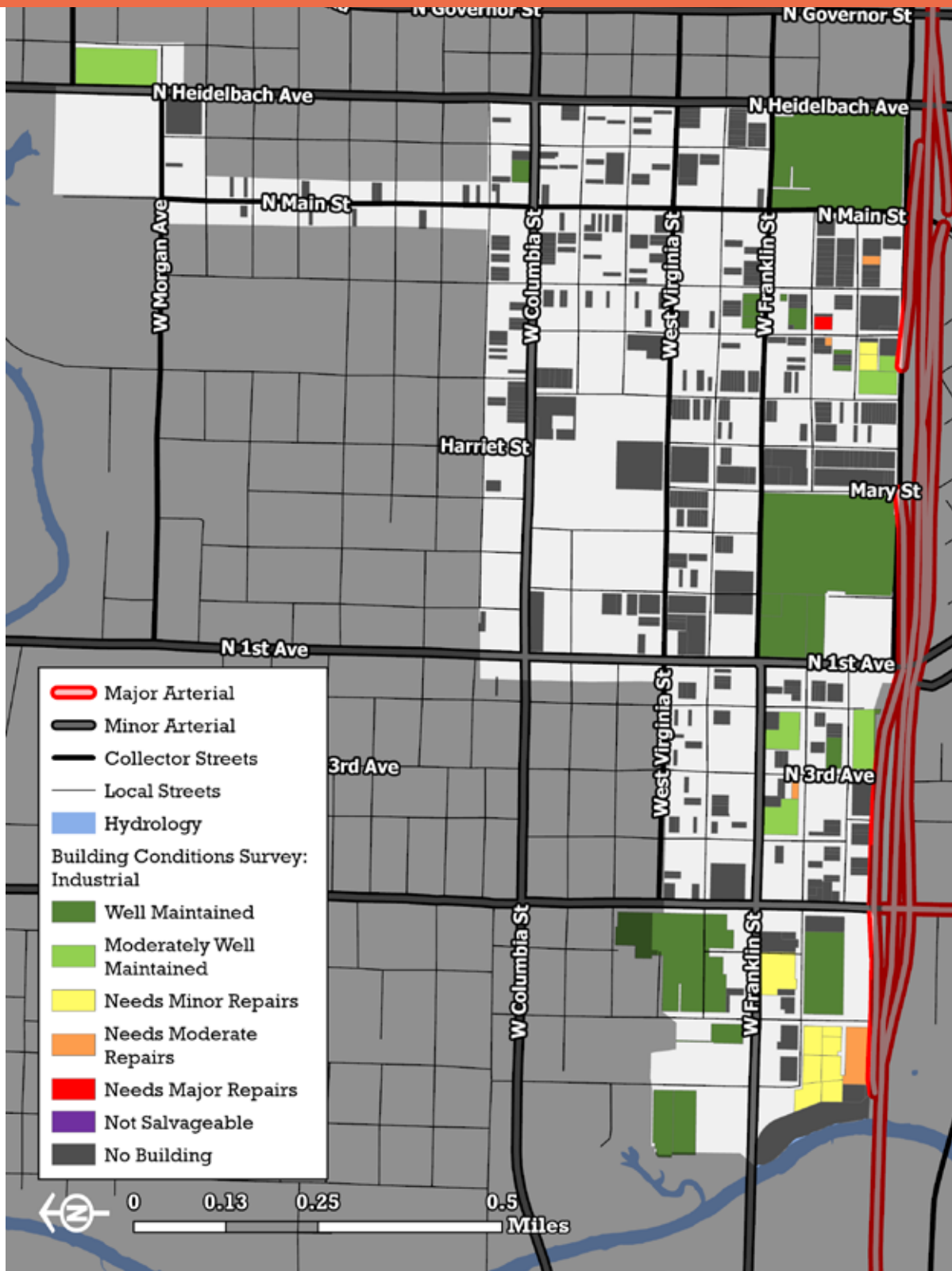


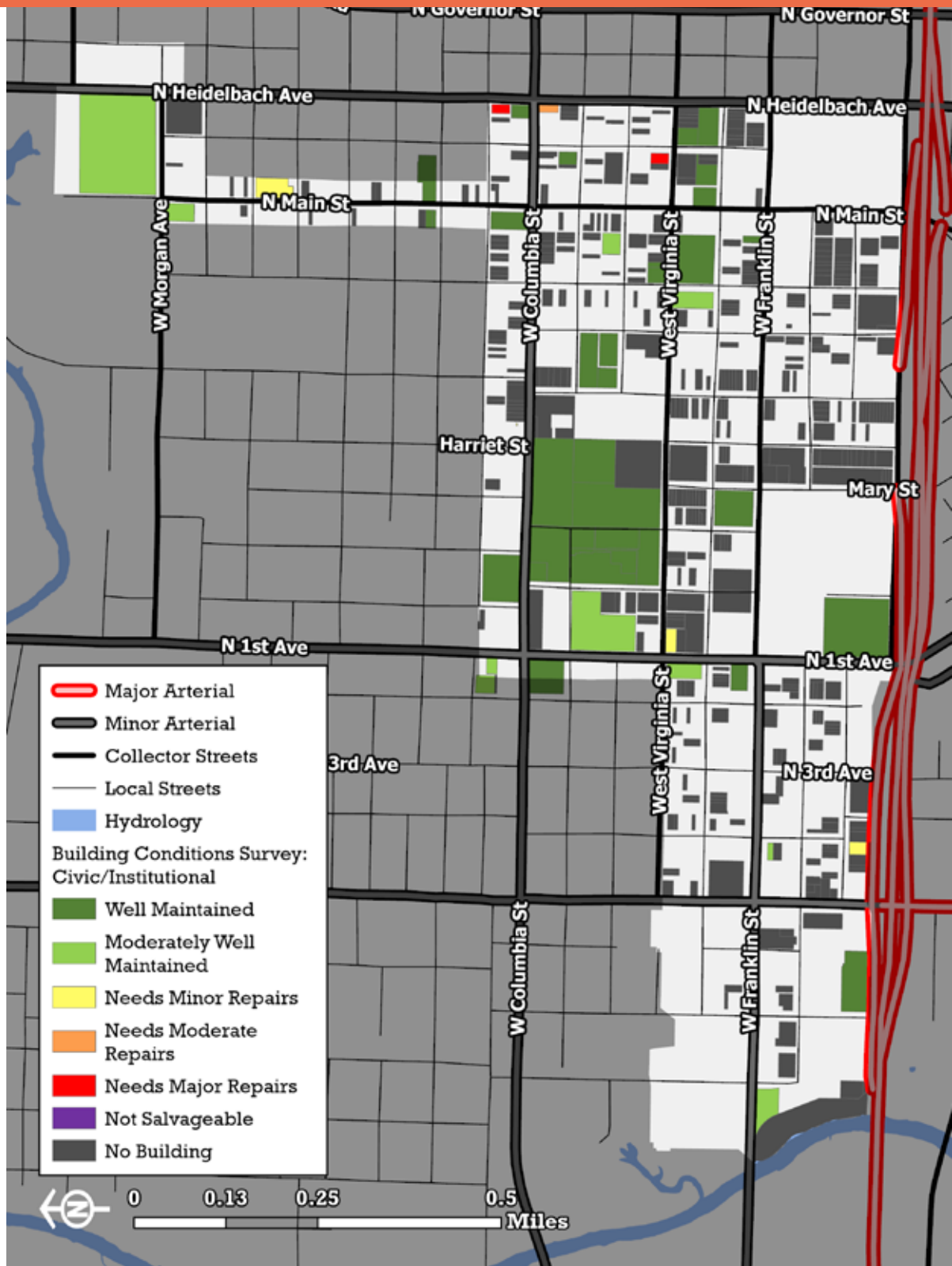
## Appendix D: Building Conditions by Land Use Maps



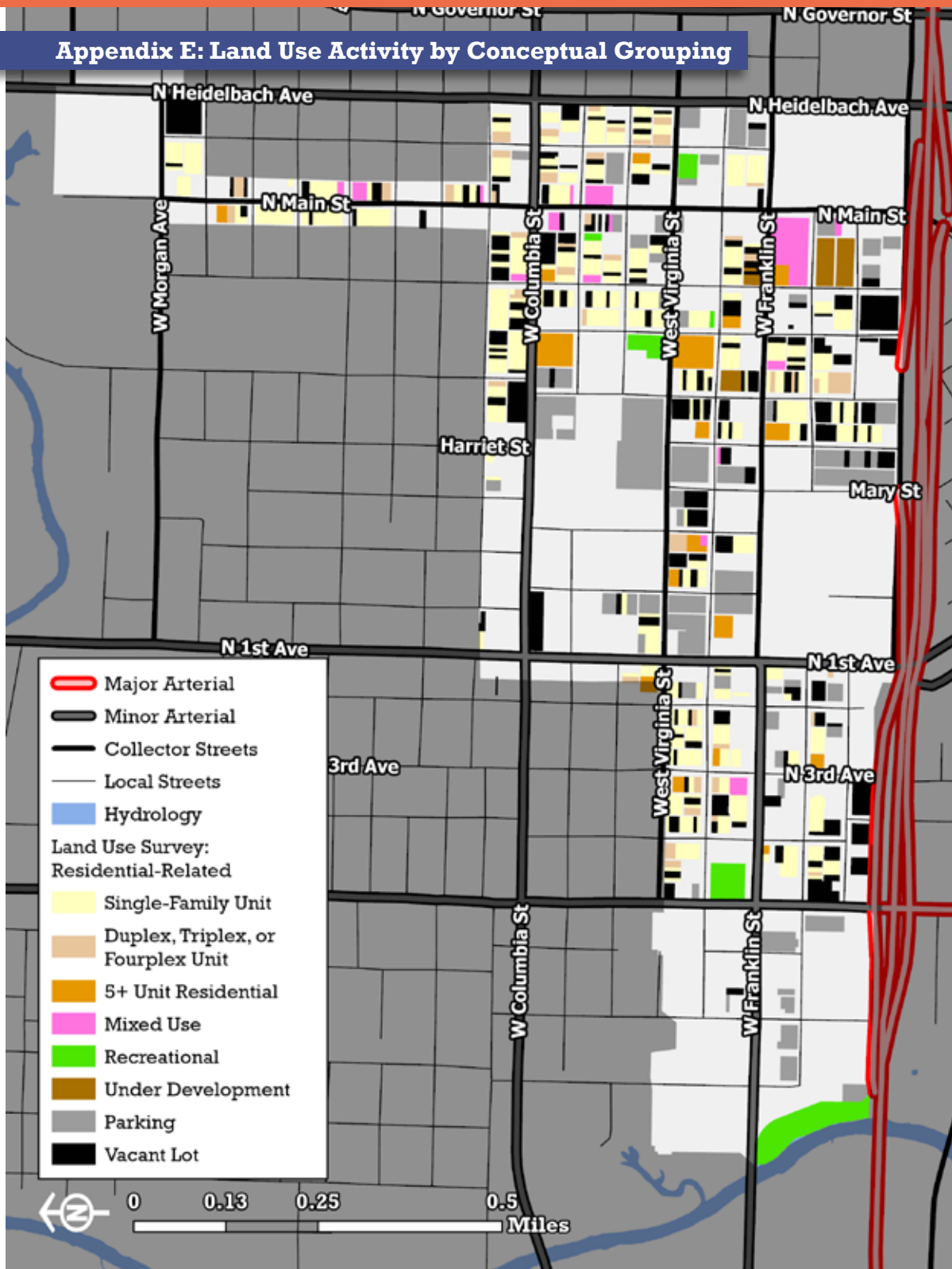


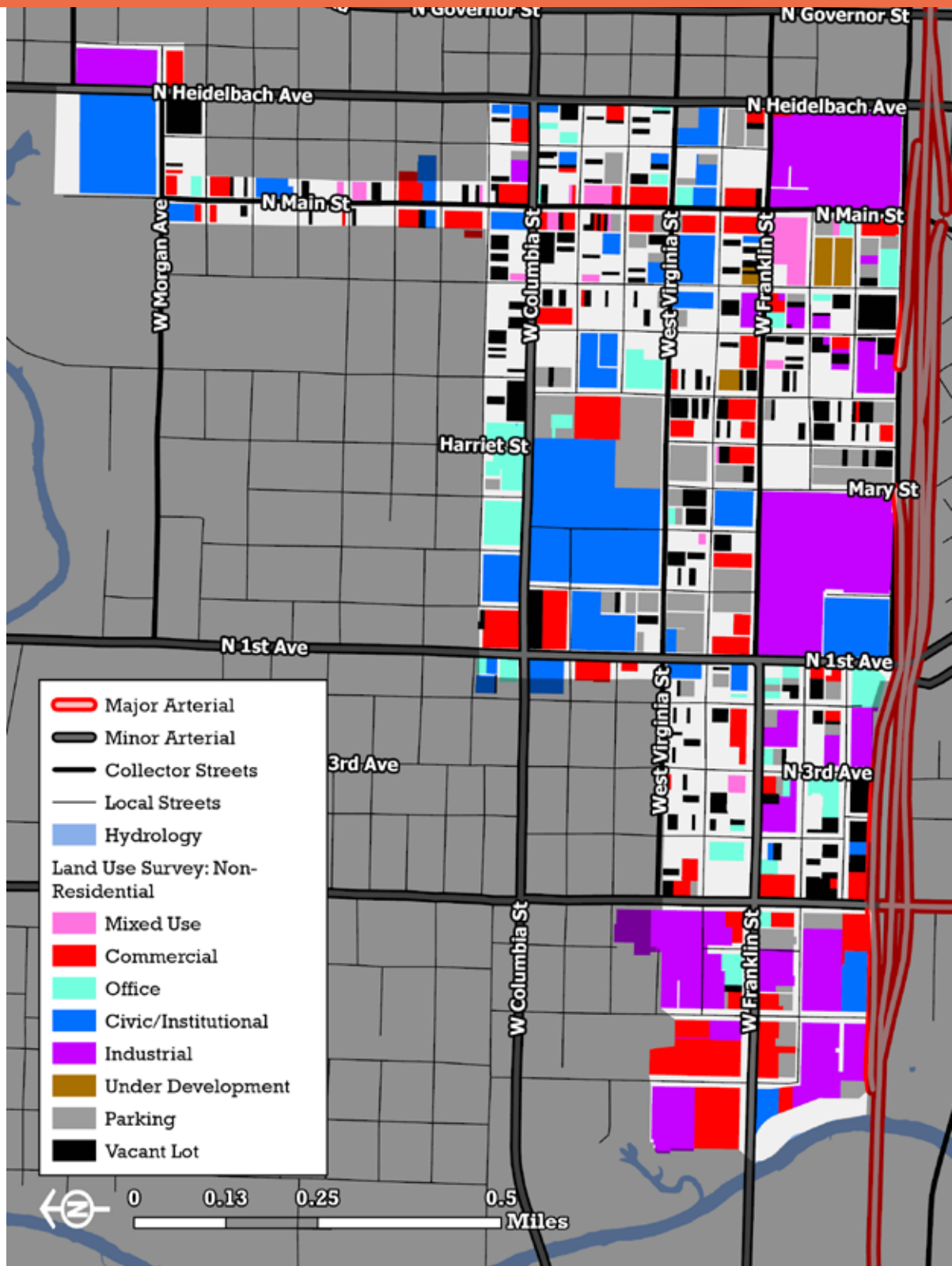


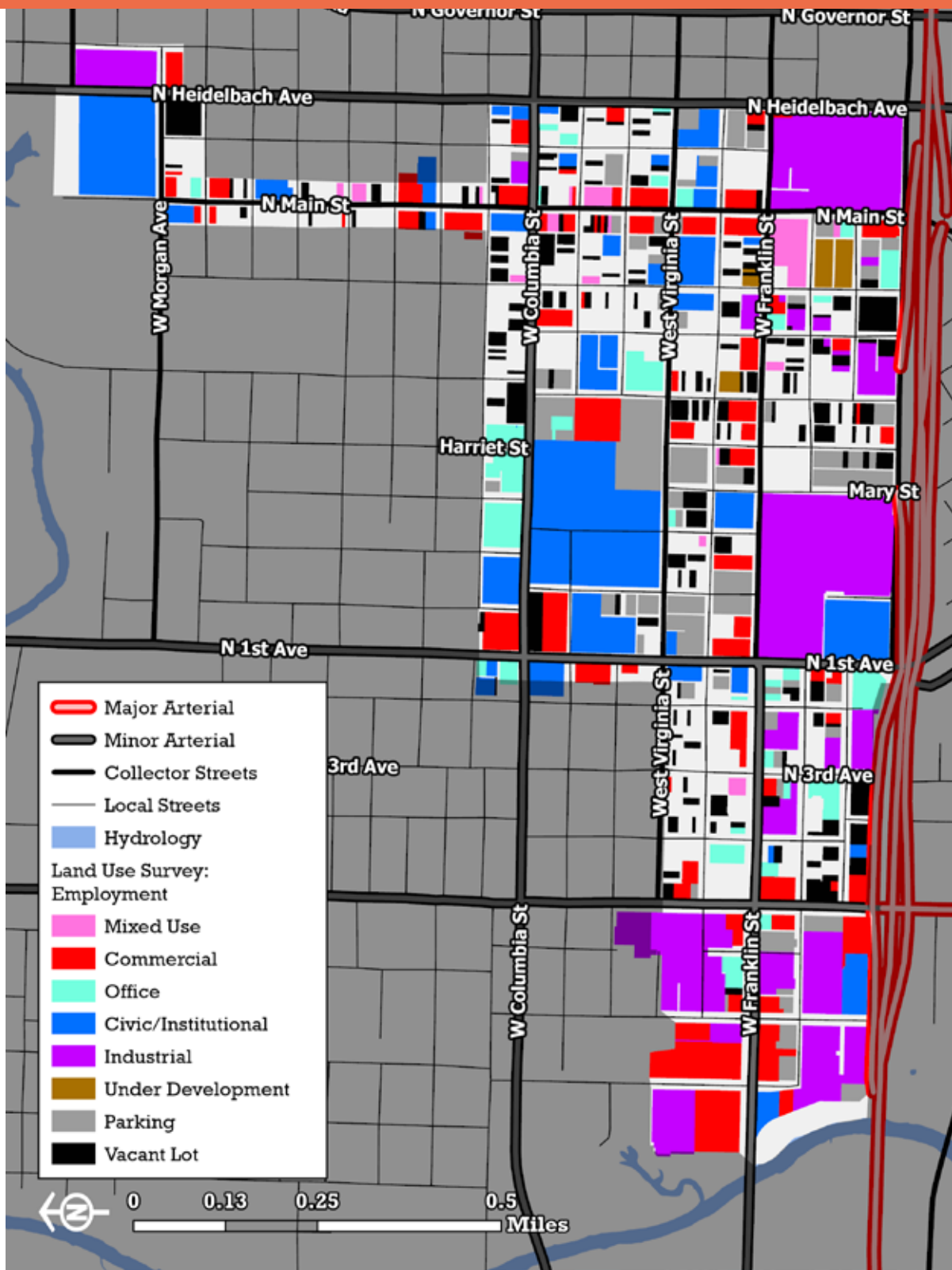


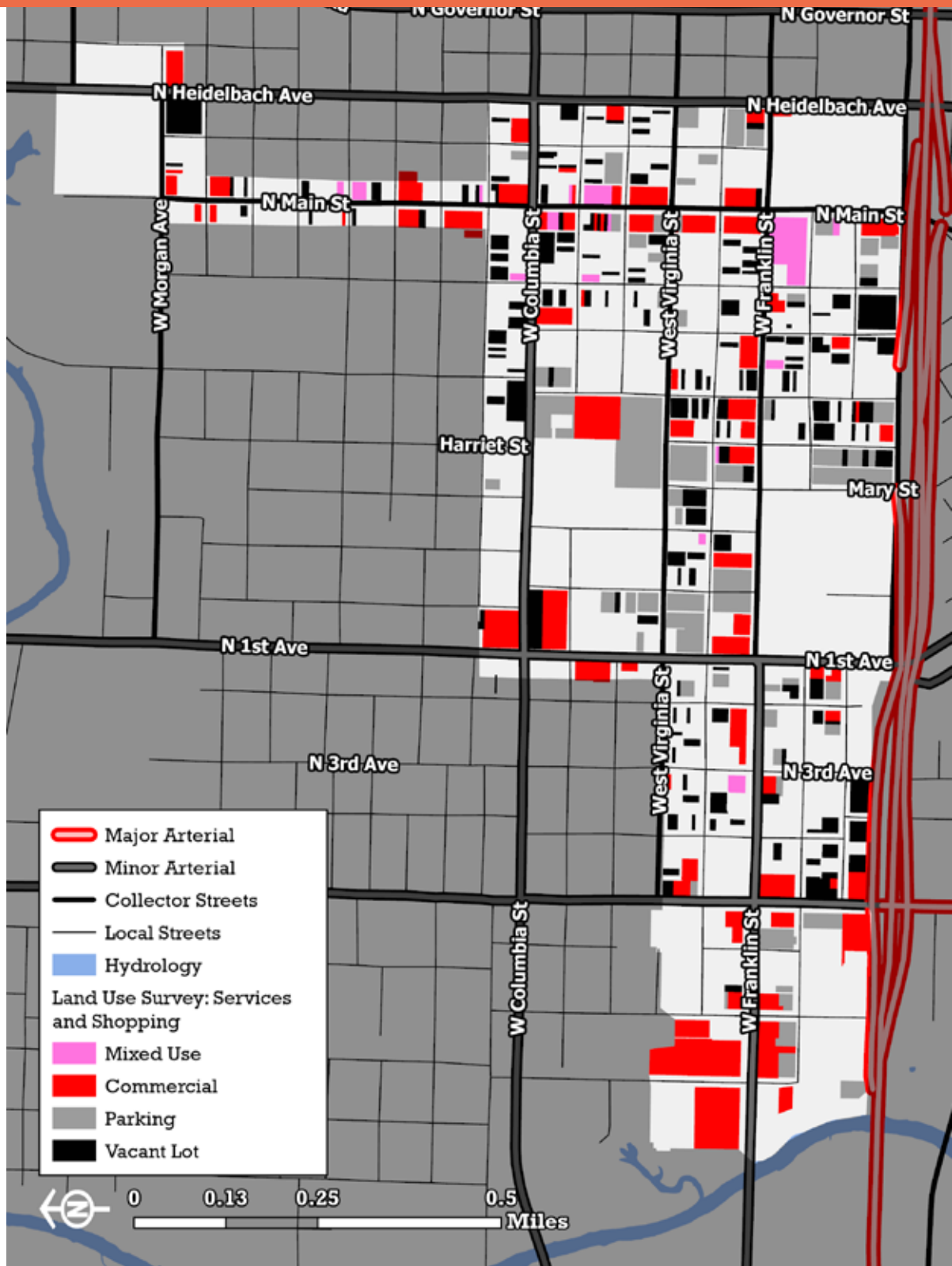


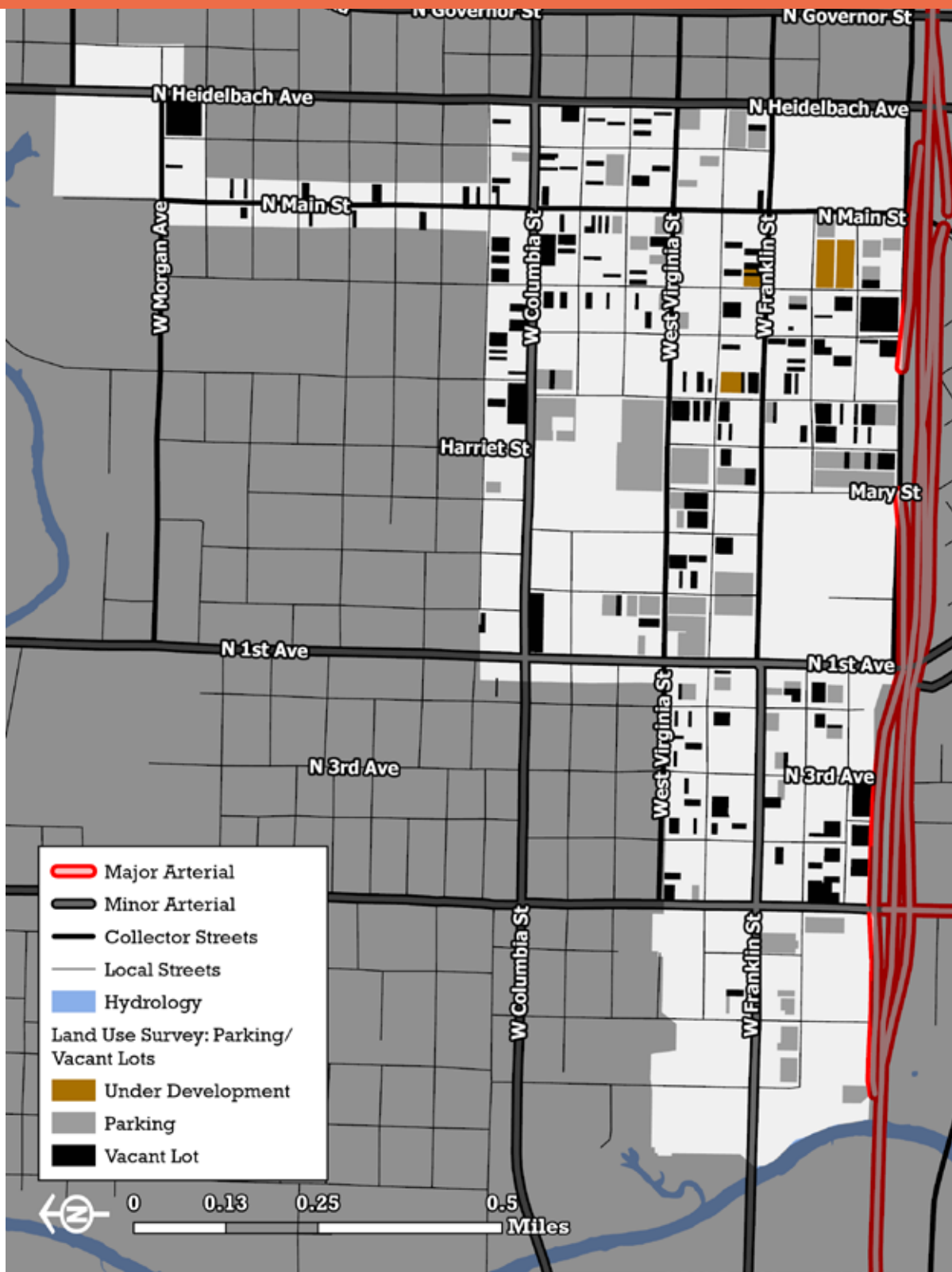
## Appendix E: Land Use Activity by Conceptual Grouping

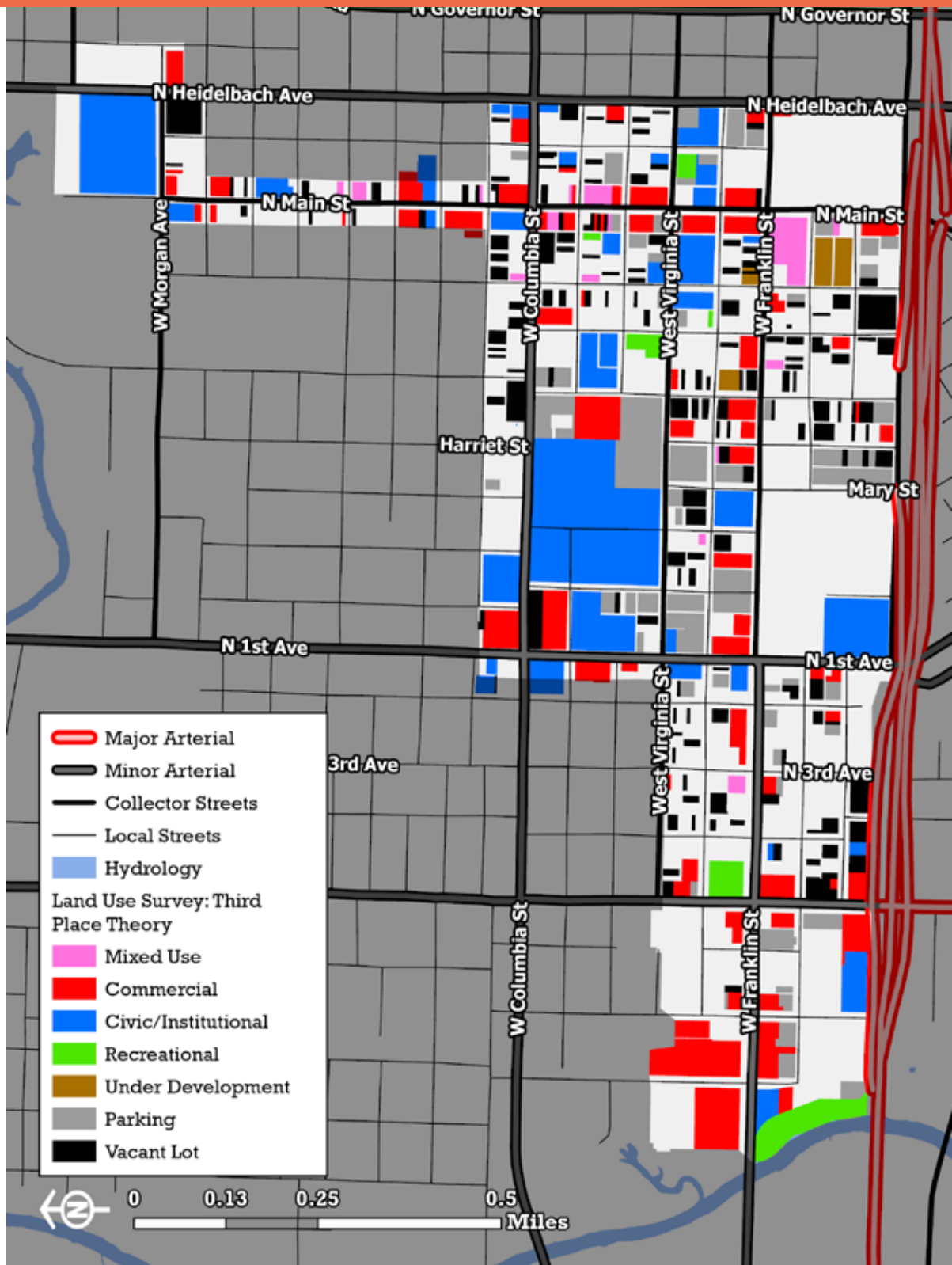






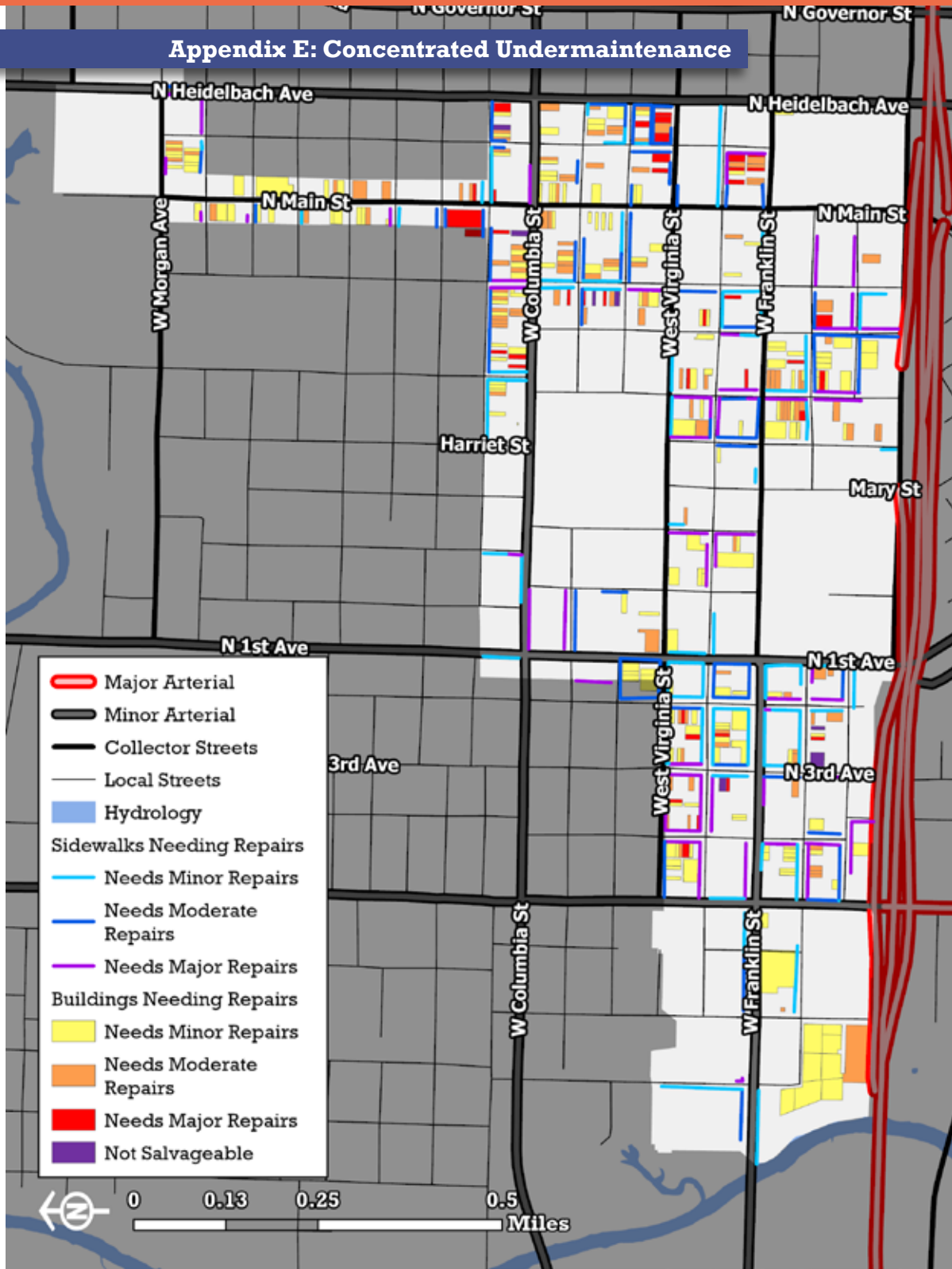








## Appendix E: Concentrated Undermaintenance



# Appendix C: Public Feedback

## Focus Group Notes

### Small Business Focus Group

- rent and location near Deacons are desirable
- keep rents reasonable
- biggest obstacle is neighborhood perception
  - run-down, drug problem
  - stereotypes negative around bike lanes
  - not a desirable place to live
- lot of work has been done to change perception
  - equity center
  - community support network
- visit lots of evening destinations except Tavorist on Main St
- very small part of customer base from local residents, but the Forge has increased that
- need to advertise businesses across Evansville
- very diverse customer base
- offerings that are unique to Jacobsville has ability to capture international audience (online orders) - Sweet Scramble's
- social media pop stars can drastically help boost local businesses

**1**

- residential housing prices and access to insurance ← replacement value
- many live/work buildings on Main
- homeless population / shelters need out
- destination map for Jacobsville
  - businesses to explore
  - historic storefronts
  - new/revitalized buildings
- redevelopment loans for startup businesses (can also include historic bldgs)
- parking, not enough on North Main St
- access to stores; inconvenient parking lots locations
  - signage for parking
- changing perception and incentives locally-owned restaurants
- need a bank in the area; CDFI
- Franklin/Main (center) lot for redevelopment
  - need to make sure people know parking is behind
- Columbia/Main intersection prime for development
- Louisiana/Main
  - lack of commercial grocery store
- ~~incentive~~ lack of incentive to repair bldgs - insurance replacement value
- going infrastructure underground etc priority roads
  - combined water/sewer
  - water main breaks/strikes (lots on outside corridor)

**2**

### One Big Idea

The place Haynie's Corner as model for change  
A safe, accessible restaurant destination  
w/ affordable housing

**3**

### Health and Recreation Focus Group

#### Major Concerns

- Main and West (especially bike lane)
- transit station
- Franklin/Main Park
- fewer and fewer local customer base for businesses more regional customer base

#### Strengths

- ongoing investment
- bike paths
- proximity to Downtown
- highway
- Main St businesses
- outside area of Evansville

#### Weaknesses

- perception/stereotypes
- food/grocery options
- perception & crime
- homelessness
- school rankings
- housing maintenance cost/options
- public transportation (long bus wait)

#### Driving Forces of Change

- rapid crisis
- feeling of ownership/pride in the neighborhood
- lack of plans for families
- offers baseball team
- public foundation - private investment
- businesses attracting people to the area - can act as primary part for people
- unique experiences for people in Jacobsville

**4**

## Key Health Issues

- obesity
- overweight/obesity
- services/resources available for physical/intellectual disabilities
  - activities in inclusive lockers → need to go outside area to find activities
- sidewalk accessibility / public transportation lock (slow bus times)
- connecting gaps in trails network
- programming/events/community
- connecting people to place

centralize children facilities in the area

## What is health?

- overall physical/<sup>mental</sup> well-being
- economic health/well-being
- childcare services (READY 2.0)
- granting/access to resources
- fresh food, affordable options
  - introducing these foods to children at the schools

5

## Missing Recreational/Health Facilities

- adult sports programs
  - bringing community together
- youth sports
- making aquatic center more accessible
- basketball courts
- changing perception of community from within and outside the area - not a lost cause
- arts activities
- Maslow's Hierarchy of Needs

## One-BIG Idea

- The physical, mental, and spiritual needs of the residents are met.
- The next generation is invested in

6

## Youth, Equity, and Opportunity Focus Group

### Major Changes

- Main Street
- Aquatic center
- New businesses/business moving out
  - Vape shop
- Habitat for Humanity houses
- Deacons expansion
- Demolitions

### Strengths

- Proximity to downtown
- the people
- resilience of the community
- new sidewalks and curb ramps (though limited)

7

## Strength Cont.

- collaboration of organizations

## Weaknesses

- aging housing stock
- many parking lots dedicated to major employers
- absenteeism/housing disrepair/lack of maintenance
- lack of quality homes
- long commute for children to schools
- lack of reliable public transportation
  - makes it difficult for kids to participate in after-school activities
- difficult to travel w/o a car

8

Opportunities + Ideas for Professional/Educational Development

- trade school
  - help rehab and learn about construction
  - plumbing, <sup>hvac</sup> electricity, etc.
  - federal program, Youth Build
- connecting across generations, activities for improving communication
  - Young and Established Organization
- Children w/ and w/o disabilities interacting, provide educational opportunities about intellectual disabilities

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• Services that provide family/social/workforce services leaving the area

- Incentive people to come to financial classes
  - learn about budgeting, financing, etc.
- Need for more capacity at homeless shelters
  - not enough support for families/single parent families w/ shelter
- Increase in child homelessness

9

Key Issues for Youth

- drug abuse
- growing need for food access / food insecurity
- lack of transportation options
  - children → school
- no basketball courts anymore
- cost-prohibitive activities / services for youth
  - aquatic center
- quality / well-maintained playgrounds
- lack of activities for youth/teenager after-school
  - sports leagues / teams

Needs to Better Serve Area

- affordable housing + transportation
- sidewalk repairs (main thoroughfares)
- food bank w/ better hours for working parents
- difficult to navigate funding + reimbursement for sidewalk improvements
- designated benches for bus stops to help seniors
- more robust transportation system
- better park maintenance

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• Housing instability
 

- wages
- inflation
- living paycheck-to-paycheck
- difficult to find work after being on

• Some programs are helping but take time to allocate and provide resources

One BIG Idea

- Restaurants on Main are full, lively
- A safe area with ~~be~~ affordable housing and options where people can access businesses/services w/ well-maintained sidewalks
- Plenty of educational opportunities and diverse transportation options that are accessible and readily available to the community
- People take pride in their community

MULTI-MODAL

11

Urban Environment Focus Group

Major Changes

- Complete streets project
- Deane's Aquatic Center
- New businesses on Main St
- Hill homes
- homelessness and blight have increased
- home demolitions / disrepair
- transportation access north-south of Deane's
- upgrades to Rose Field
- Garfield Community
- The Forge + The Foundry
- population decline

Strengths

- initiative / investment in community by nonprofits + city govt
- location of neighborhood → great transportation accessibility
- proximity to downtown
- major employers - Deane's + Berry
- history - Rose Field / Grain Path
- family-friendly and low-cost activities
- faith community network
- Deane Center

Weakness

- perception / stigma of the area

homelessness

12

Weaknesses

- transitory = people moving in and out
- housing stock age
- concentration of poverty
- limited disposal income
- blighted properties
- negative perception of the area
  - Jacksonville and Base Field/Deaconess are not thought of as the same place
- no clear community identity
- difficult to attract people; developers
- lack of destinations/draw
- lack of connection to downtown
  - Lloyd Expressway
  - Main St trail ends @ expressway

Other Strengths

- huge nonprofit investments in housing

Housing

- mixed-income developments and mixed use needed and are desirable
- repaired sidewalks and more connected trail network to attract housing

**13**

Housing Continued...

- development not biased for nonprofits
- infrastructure need maintenance
  - cost-restrictive for developers
- on- and off-ramps are unsafe; frontage roads
- single-family homes are highly desirable
- cost-prohibitive demolitions
- difficult to assemble a larger site for redevelopment
- superfund brownfield
- state laws are heavily weighted toward landlords
- not enough funds/resources available for demolition or rehabilitation
  - preserving the architectural/historic character

**READ 2.0**

**14**

One BIG Idea

- Investment in existing housing
- A diverse set of people at all income levels can affordably live in the area
- Safer and more amenities; a network of complete streets
- Full tree canopy; walkable place

**15**

# Open House Boards with Comments

## Community Vision

**“UPLIFT THE JACOBSVILLE NEIGHBORHOOD TO A COMMUNITY OF CHOICE AS A PROGRESSIVE LOCATION FOR BUSINESS CULTURE AND A LIVABLE MIXED-USE NEIGHBORHOOD BY CREATING AN INVITING, WALKABLE, AND SUSTAINABLE PLACE TO LIVE, WORK, PLAY.”**

IS THIS VISION FROM THE 2013 PLAN STILL RELEVANT TO THE JACOBSVILLE REDEVELOPMENT AREA AND SURROUNDING COMMUNITIES?

**YES**

**NO**

WHAT SHOULD THE VISION BE?

Community Redevelopment Area Plan | Design Workshop | November 13 - 15, 2023

REA

## Where Can the Transportation Network be Improved?

Taking into account the existing conditions, what type and where do you think improvements should be made to improve **safety, comfortability, accessibility, and connection?**

Place a dot on the map and write in your idea on the line with the corresponding number below.

1	SIDEWALK IMPROVEMENTS	12
2	STREET LIGHTS	13
3	BIKE LANE	14
4	BIKE TRAILS	15
5	STREET LIGHTS IMPROVEMENTS	16
6	BIKE TRAILS IMPROVEMENTS	17
7		18
8		19
9		20
10		21
11		22

Community Redevelopment Area Plan | Design Workshop | November 13 - 15, 2023

# Share Your Ideas and Insight

Strengths and Weaknesses refer to resources, assets, and other items that already exist/occur within the redevelopment area, such as housing, events, or amenities.

Opportunities and Barriers to Success refer to external factors that may contribute to or limit the success in implementing the redevelopment plan, such as vacant lots for redevelopment or funding.

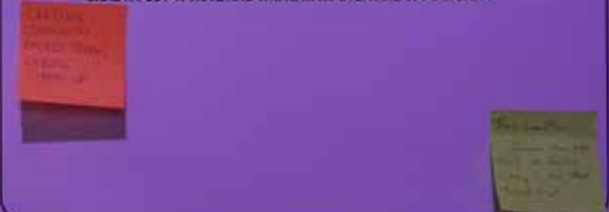
## S STRENGTHS

GRAB A POST-IT NOTE AND WRITE IN AN EXISTING STRENGTH



## O OPPORTUNITIES

GRAB A POST-IT NOTE AND WRITE IN A POTENTIAL OPPORTUNITY



## W WEAKNESSES

GRAB A POST-IT NOTE AND WRITE IN AN EXISTING WEAKNESS



## B BARRIERS TO SUCCESS

GRAB A POST-IT NOTE AND WRITE IN A POTENTIAL BARRIER TO SUCCESS



# Vote for Amenities and Placemaking Elements

### STREETSCAPE - BUSY CORRIDOR

### PROGRAMMING SPACE

### STREETSCAPE - RESIDENTIAL

Take 5 coins - "invest" your coins into the categories you want to see built.

HIGH INVESTMENT



MEDIUM INVESTMENT



LOW INVESTMENT



IS THERE ANYTHING ELSE YOU WOULD LIKE TO SEE?

PLACE A STICKY NOTE HERE



# Vote for Amenities and Placemaking Elements



OUTDOOR SEATING



SIGNAGE & WAYFINDING



PUBLIC ART



STREET TREES



SIGNALIZED CROSS WALKS



BIKE INFRASTRUCTURE



OPEN EVENT SPACE



PEDESTRIAN LIGHTING



IS THERE ANYTHING YOU WOULD LIKE TO SEE?



# What Uses are Missing in the Redevelopment Area

**RESIDENTIAL**

DETACHED, SINGLE-FAMILY HOUSING  
VOTE HERE

DUPLEX / TRIPLEX  
VOTE HERE

TOWNHOMES  
VOTE HERE

MULTIFAMILY (APARTMENTS AND CONDOMINIUMS)  
VOTE HERE

COURTYARD-STYLE HOUSING  
VOTE HERE

COTTAGE COURTS  
VOTE HERE

**COMMERCIAL / OFFICE**

RESTAURANTS / FOOD / CAFES / BARS  
VOTE HERE

RETAIL / GROCERY STORES  
VOTE HERE

PROFESSIONAL OFFICES  
VOTE HERE

**MIXED USE**

GROUND FLOOR COMMERCIAL WITH RESIDENTIAL AND/OR OFFICE SPACES ABOVE  
VOTE HERE

COMMERCIAL / OFFICE FRONTAGE SPACE WITH RESIDENTIAL IN THE BACK  
VOTE HERE

**CIVIC / RECREATIONAL / TOURISM**

EVENT SPACES / PERFORMING ARTS SPACES  
VOTE HERE

DAYCARES / SENIOR CARES  
VOTE HERE

EDUCATIONAL OPPORTUNITIES  
VOTE HERE

PARKS / OPEN SPACES / RECREATIONAL CENTERS  
VOTE HERE

TOURIST ATTRACTIONS / PUBLIC ART & MURALS  
VOTE HERE

ARE THERE OTHER USES THAT YOU THINK ARE MISSING? WRITE IT ON A COMMENT CARD!





# Vote for What Programming

## EXAMPLES



**ANNUAL PARKING DAY EVENT**  
Source: Parkland System of Transportation / Parkland Group



**STREET FESTIVALS/EVENTS**  
Source: University of Wisconsin / Wisconsin



**OUTDOOR CONCERTS**  
Source: The University of Wisconsin / Wisconsin

## WHAT TYPES OF PROGRAMMING WOULD YOU LIKE TO SEE? (VOTE BELOW)



**COMMUNITY MOVIE NIGHTS**



**STREET & CULTURAL FESTIVALS**



**BIKING/WALKING TOURS**



**LIVE MUSIC & CONCERTS**



**EDUCATIONAL/TRAINING COURSES**



**MARKET SPACES & EVENTS**



IS THERE ANYTHING ELSE YOU WOULD LIKE TO SEE?

PLACE A STICKY NOTE HERE



# Vote for Types of Architecture and Character



**ROYAL OAK, MICHIGAN**

VOTE HERE



**INDIANAPOLIS, INDIANA**

VOTE HERE



**AUBURN, INDIANA**



**LOVELAND, OHIO**



**ROYAL OAK, MICHIGAN**



**PEORIA, ILLINOIS**



**LOUISVILLE, KENTUCKY**



**ATHENS, OHIO**

VOTE HERE





