

Town of Hope

Comprehensive Plan



FINAL REPORT

OCTOBER 2012

Comprehensive Plan
for the
Town of Hope, Indiana
October 2012

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1.0 INTRODUCTION

This Comprehensive Plan is the official policy document that establishes development goals and objectives to guide future growth within and around Hope in a coordinated manner. Indiana Code states that the purpose of the Comprehensive Plan is to provide “for the promotion of health, safety, morals, convenience, order, or the general welfare and for the sake of efficiency and economy in the process of development” (Indiana Code 36-7-4-500). The code requires a comprehensive plan to address, at a minimum:

1. Statement of Objectives for Future Development
2. Statement of Policy for Land Use Development
3. Statement of Policy for the Development of Public Ways, Public Places, Public Lands, Public Structures, and Public Utilities

In addition, the law provides for a number of optional elements, several of which will be described in this Plan. The plan can be viewed as a blueprint for the future that identifies trends in population, land use, and infrastructure. The plan also provides the legal foundation for future decisions related to zoning and development applications. The purpose of the plan may also be summarized in a vision statement developed as part of the Comprehensive Planning Process:

“The vision of our community is to offer HOPE and opportunity for all people to prosper through our quality of life, our small town charm, and reverence of our heritage.”

There have been few changes in the area in and around the Town of Hope since completion of the previous Comprehensive Plan (1990). Changes of note would include several projects by the Flat Rock-Hawcreek School Corporation, construction of the Hope Family Health Center, Liberty Place, and Major’s Shopping Center, and establishment of the Community Center of Hope. There have been improvements to the water and wastewater systems to improve and expand the service area. The previous Comprehensive Plan included population projections that were extremely high and never attained, with 2010 projections for Hope of 2,563. This is largely attributed to a downturn in the economy and other factors. This fact alone shows why it is recommended that a Comprehensive Plan be reviewed periodically and updated to reflect changes within Hope, and ensure the plan is still consistent with the Town’s goals.

1.1 Regional Context

The Town of Hope is located in Haw Creek Township in the northeast corner of Bartholomew County (Figure 1). Hope is approximately 45 miles southeast of Indianapolis, 15 miles south of Shelbyville, 19 miles west of Greensburg, 17 miles northeast of Columbus and 15 miles southeast of Edinburgh. The future of Hope is greatly influenced by its proximity to these larger population centers. Many of the residents living in Hope commute daily to these areas. The interrelationship between the Town and these areas is expected to grow as populations move out of the urban centers to smaller, more rural communities, potentially increasing growth pressures on Hope and also providing opportunities for job growth.

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1.2 History of Hope

Bartholomew County was founded in 1821, and named for Lt. Colonel Joseph Bartholomew, an Indiana Militia leader wounded at the Battle of Tippecanoe. Haw Creek Township was created in 1829. In 1830, Martin Hauser and Thomas Essex (members of the Madison County White River Moravian Mission of North Carolina) purchased a 240-acre site and founded the community of Hope, which was originally named Goshen. The name was changed to Hope, after a Moravian town in North Carolina, to avoid confusion with the Goshen post office in northern Indiana.



Figure 2. Historic Map of Bartholomew County.

Hope was laid out in 1837 with thirty-seven lots and a town square. The town was focused around the Moravian congregation led by Martin Hauser. An election was held in 1859 that resulted in incorporation of the Town of Hope and the first Town Board was elected that year. The original downtown area of Hope was added to the National Register of Historic Places (NRHP) in 1991 (#91001864) as a historic district. The district is generally bordered by Haw Creek, Grand Street, Walnut Street, and South Street and includes 205 buildings, and 2 objects (<http://www.nationalregisterofhistoricplaces.com/IN/Bartholomew/districts.html>). Indiana Landmarks has performed their own evaluation and identified 263 buildings with historic significance within the historic district and an additional four structures east of the district. This new evaluation was recently performed and the results are to be published around the time of adoption of this plan. Figure 3 shows the Hope Historic District per Indiana Landmarks.

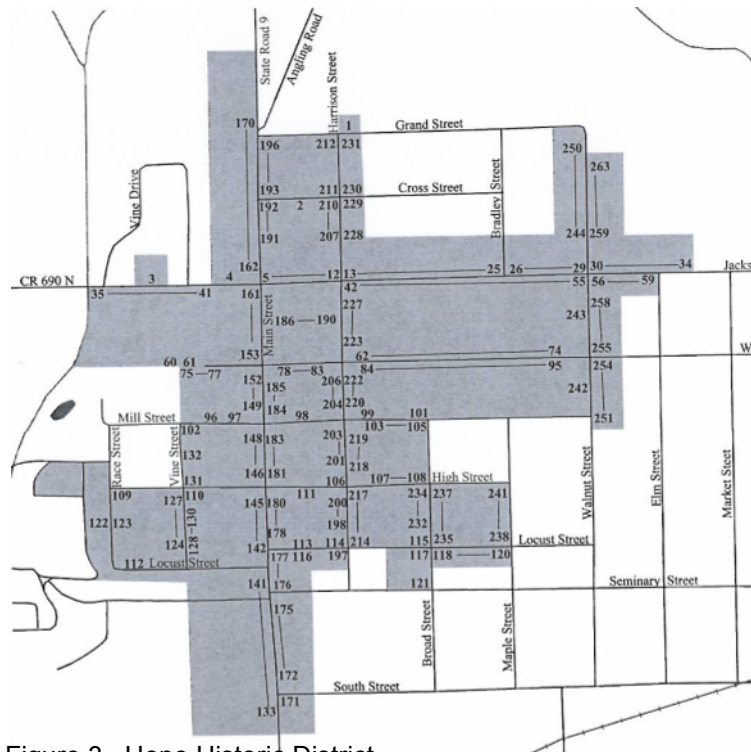


Figure 3. Hope Historic District. Source: Indiana Landmarks.

1.3 Population and Demographics

1.3.1 Population Growth

According to the U.S. Census Bureau, Hope had a population of 2,102 in 2010, a decrease in population from the 2000 census. Table 1 shows population trends over the years for Hope and the surrounding area. Hope saw a steady population decline from 1980 though 2010, even though the

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other political jurisdictions have gained in that same time period. Hope's and Haw Creek Township's population peaked in 1980, and overall the population of Hope is historically fairly stable. It is likely that some of the population gains of Bartholomew County during the 2000s and 2010s include Hope residents that moved to other parts of the county.

Table 1. Historic Regional Population Growth.

	1970	1980	1990	2000	2010	% change 2000-10
Town of Hope	1,603	2,185	2,171	2,140	2,102	-1.8
Haw Creek Township	3,238	4,517	3,914	4,015	3,905	-2.7
Bartholomew County	57,022	65,088	63,657	71,435	76,794	7.5
State of Indiana	5,195,392	5,490,224	5,544,156	6,080,485	6,483,802	6.6

Source: <http://www.stats.indiana.edu/topic/population.asp>.

1.3.2 Demographics

Tables 2-4 include available 2010 census data regarding various demographic information for the area. Demographic information provides a variety of statistics that can be considered in the planning process for a community, by looking not only at current data but also the trends historically. The population of minorities, median household income, and persons living in poverty are lower in Hope than all other jurisdictions.

Table 2. Year 2010 Demographic Information.

Demographic Criterion	Town of Hope	Haw Creek Township	Bartholomew County	State of Indiana
Total Population	2,102	3,905	76,794	6,483,802
Minority Population	2.9%	3.0%	10.4%	15.7%
Median Household Income	\$43,750	\$51,818	\$47,192	\$44,613
Persons with Disabilities (age 5 or over)	19.7%*	17.6%*	10.8%	12.5%
Persons in Poverty	6.1%	7.7%	13.3%	15.3%

Source: U.S. Census Bureau. * = 2000 Census data, 2010 data not available at time of publication.

Table 3. Year 2010 Housing Information.

	Town of Hope	Haw Creek Township	Bartholomew County	State of Indiana
Housing Units	859	1,537	33,098	2,795,541
Total Households	787	1,410	29,860	2,502,154
Average Household Size	2.64	2.70	2.53	2.52
Total Families	561	1,051	20,788	1,674,126
Average Family Size	3.07	3.10	3.02	3.05
Households with Children Under Age 18	37.2%	37.4%	34.6%	33.3%
Married Couples Living Together	52.0%	58.8%	54.1%	49.6%
Female Householder No Husband Present	13.9%	10.9%	10.7%	12.4%
Non-Families	28.7%	25.5%	30.4%	33.1%
Householder Living Alone	23.6%	20.9%	25.3%	26.9%
Households with Someone 65 or Older	21.6%	23.2%	25.1%	23.9%

Source: U.S. Census Bureau.

The 2010 Census showed the number of people living in one housing unit (a household) grew for the first time in more than a century, fallout of the recession. This trend likely reduces demand for new housing. Nationally, the Census Bureau had projected the average household size would continue to fall to 2.53. Instead, the average hit 2.63, a small but significant increase because it is a turnabout of a century-long trend. In Hope, the 2010 figure of a 2.64 average household size

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was close to the national average of 2.63, but higher than the State of Indiana and Bartholomew County’s average per household. Nationally projections show that average household size is expected to rise slightly to 2.70 by 2030, according to Arthur C. Nelson, Director of the Metropolitan Research Center at the University of Utah. There were 787 households (includes all people who occupy a housing unit, whether related or not) and 561 families (includes a householder and one or more other people living in the same household related by birth, marriage, or adoption) residing in the town in 2010. The average family size was 3.07. A total of 37.2% of households had children under the age of 18, 52.0% were married couples living together, 13.9% had a female householder with no husband present, and 28.7% were non-families (unrelated people living together). There are 23.6% of all households made up of individuals and 21.6% had someone who was 65 years of age or older.

In the Town, the age distribution of residents under the age of 19 and 20-29, is slightly higher than the other political subdivisions, representative of both young children and their parents. That is further verified by the lower median age in Hope. A primary concern is the low number of residents

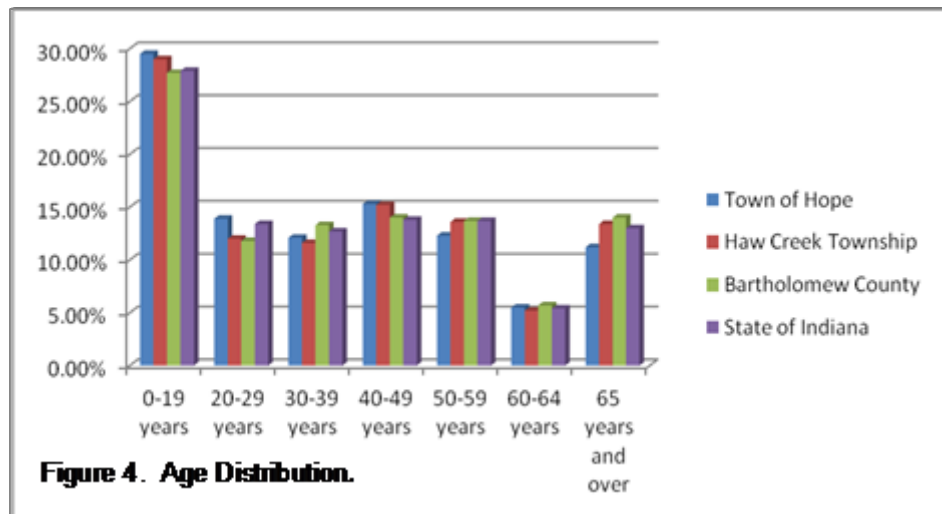


Figure 4. Age Distribution.

who were 65 years of age or older, which is well below the other jurisdictions. This could indicate a lack of housing suited to meet the needs of seniors.

Table 4. Year 2010 Age Distribution Information.

Age Group	Town of Hope	Haw Creek Township	Bartholomew County	State of Indiana
Total Population	2,102	3,905	76,794	6,483,802
0-19 years	29.5%	29.0%	27.7%	27.9%
20-29 years	13.9%	12.0%	11.8%	13.4%
30-39 years	12.1%	11.6%	13.3%	12.7%
40-49 years	15.3%	15.2%	14.0%	13.8%
50-59 years	12.3%	13.6%	13.7%	13.7%
60-64 years	5.5%	5.2%	5.7%	5.4%
65 years and over	11.2%	13.4%	14.0%	13.0%
Median Age	35.6	38.1	38.2	37.0
Male Population	49.9%	49.8%	49.4%	49.2%

Source: U.S. Census Bureau.

1.3.3 Building Permits

The Town Clerk/Treasurer provided information related to building permit activity in Hope (Table 5). Permit applications are submitted to the Town, which reviews them to ensure the plan meets ordinance requirements. Actual review of building plans is done by Bartholomew County

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on the Town's behalf. As seen throughout much of the country, the number of new homes constructed has declined dramatically, with a lesser decrease in renovation projects.

Table 5. Building Permits for Hope.

	2001-02	2003-04	2005-06	2007-08	2009-10	10 Year Total
New Homes	11	12	5	6	0	34
Addition/Garage	9	13	9	4	6	41
Deck/Porch/Patio	8	6	3	3	1	21
Outbuilding/Pole Barn	4	10	1	1	2	18
Totals	32	41	18	14	9	114

The information clearly shows an overall decline in activity since the early 2000s, especially in the number of new homes. As shown on Table 6 and 7, Hope and Haw Creek Township have a much higher percentage of older (pre-1970) and smaller (0-2 bedrooms) homes. This is not surprising given the age of the communities and smaller family size historically. There is a good variety of housing stock for both buyers and renters based on housing value and monthly rental rates. The primary shortcomings of housing characteristics in Hope are larger homes (4 bedroom or more) and low cost rental housing (less than \$500 per month), when compared to the other jurisdictions.

Table 6. Year Homes Were Constructed and Number of Bedrooms.

Year Structure Built	Town of Hope	Haw Creek Township	Bartholomew County	State of Indiana
2005 or later	1.4	2.1	3.4	3.4
2000-2004	9.8	6.1	6.9	8.4
1990-1999	11.6	13.5	18.4	14.5
1980-1989	7.1	8.4	8.8	10.1
1970-1979	11.7	15.6	14.4	14.5
1960-1969	17.9	14.2	15.5	11.7
1950-1959	6.8	6.0	12.8	11.8
1940-1949	5.7	3.8	6.4	6.4
1939 or earlier	28.1	30.4	13.4	19.2
Number of Bedrooms				
0 BR	0.0	0.0	1.3	1.0
1 BR	5.8	4.1	7.5	9.4
2 BR	34.0	25.9	23.9	27.1
3 BR	52.8	51.9	49.0	44.1
4 BR	7.4	17.9	14.9	15.1
5 or more BR	0.0	0.2	3.4	3.3

Source: U.S. Census Bureau

1.3.4 Population Projections

Population forecasts provide a basis for estimating the Town's future needs for various land and community uses. Population projections from the 2000 census were not attained, and the population of Hope is unlikely to change dramatically in the next 20 years. Based on trends and other research, Hope's population is not likely to change from the roughly 2,100 people it has claimed for the past 30 years as we look into the future. We would expect a 0.25% increase per year (at best with a good economic turnaround), giving an estimated population in 2035 of 2,237. Because it is always better for purposes of land use planning to be somewhat optimistic for the future, rather than unprepared, we rounded the future population projection up, using an

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estimated population for Hope of 2,500 in the year 2035. Haw Creek Township’s population has hovered around 4,000 people over the past 20 years. Future population increases in both Hope and Haw Creek Township will likely be dependent on conversion of agricultural lands and ability to meet the needs of the aging population. In planning for future population, we should allow for an increase to Hope’s population to allow for in-migration from the surrounding rural area, including Haw Creek Township.

Table 7. Housing Value and Monthly Rental Rates.

Housing Value	Town of Hope	Haw Creek Township	Bartholomew County	State of Indiana
Less than \$50,000	14.1%	9.6%	8.3%	9.4%
\$50,000-\$99,999	48.6%	36.9%	23.2%	27.4%
\$100,000-\$149,999	29.0%	24.7%	27.3%	26.7%
\$150,000-\$199,999	6.5%	16.2%	17.2%	16.6%
\$200,000-\$299,999	1.7%	9.4%	14.4%	12.0%
\$300,000-\$499,999	0.0%	3.2%	7.2%	5.7%
\$500,000-\$999,999	0.0%	0.0%	2.1%	1.8%
Over \$1,000,000	0.0%	0.0%	0.4%	0.4%
Monthly Rental Rates				
Less than \$200	0.0%	0.0%	3.3%	3.1%
\$200-\$299	0.0%	0.0%	2.5%	3.4%
\$300-\$499	9.7%	24.3%	10.7%	14.6%
\$500-\$749	60.0%	54.5%	36.8%	39.6%
\$750-\$999	26.1%	18.3%	31.7%	25.7%
\$1,000-\$1,499	4.2%	3.0%	10.8%	11.3%
Over \$1,500	0.0%	0.0%	4.3%	2.3%

Source: U.S. Census Bureau

Population projections can be important data in the planning process and for other studies that will be conducted. Future population size becomes a basis for estimating future space needs for residential and commercial development, and community facilities such as schools and utilities. Currently none of these space needs are lacking in Hope, therefore this data is not as critical as it would be during a time of high economic activity or growth. Growth in the Town will likely depend on the growth occurring in the region. Population projections for the Town of Hope are likely to be influenced greatly by potential annexations as opposed to redevelopment within the current corporation limits. The population of the town, in the recent economic downturn, over the past 10 years is down only slightly. Similarly, Haw Creek Township is also down since the 2000 census. Population projections for Bartholomew County for the next 20 years show an expected increase of less than 1% per year, with most of this growth along the I-65 corridor. Unless additional property is added to the limits of Hope or a significant new employer locates there, it is likely that Hope’s population will continue to remain relatively stable. One primary concern related to the future population would be implementation of the State of Indiana’s study recommending the consolidation of school districts. The Flat Rock/Hawcreek School Corporation is not only one of the strengths of Hope and Haw Creek Township, but also one of the key attractions that draws families to the area. Certain regional factors influence future growth in the Town, including:

- Growth of nearby towns and cities
- Improved and increased utility capacity allowing for greater development

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- Annexations of land from the adjacent Township
- Regional economy

1.4 Public Facilities and Services

1.4.1 Fire Protection

Fire protection and emergency medical service (EMS) is provided by the Hope Volunteer Fire Department. The department is entirely volunteers and includes over 28 personnel. The department is equipped with a rescue truck, EMS unit, tanker, grass rig, and pumper truck, all with various equipment included. More information on the equipment can be found at <http://www.indianafiretrucks.com/pages/bartholomew/hope.html>. The station is currently located on Harrison Street, north of Jackson Street. The Town has discussed potentially relocating elsewhere but no site has been identified.



1.4.2 Police Protection

The Hope Police Department consists of the Town Marshal, 2 full time officers, 13 reserve officers, 5 dispatchers, and 1 animal control officer. The Police Department is housed at 711 Harrison Street.

1.4.3 Public Buildings

In addition to the police and fire departments, several public buildings exist in the Town of Hope. Hope Town Hall, located at 404 Jackson Street, contains the offices of the Town Clerk/Treasurer and is the location used for Town Council meetings. The Hope Welcome Center, operated by the Hope Chamber of Commerce, is located at 613 Harrison Street. The Hope Branch of the Bartholomew County Public Library is located at 635 Harrison Street. The Town also owns several small buildings located within the town square in the center of town. The Community Center of Hope, Inc. operates out of a former school at 543 Washington and offers a number of programs, including a food pantry, senior center, and pre-school and nursery programs for the community. The Hope Utilities Garage is located at 529 Mill Street.

1.4.4 Parks and Recreation

The Town owns several properties with limited facilities. A small parcel on Aiken Street across from the east end of Washington Street includes a small pavilion and historically was used as a play area. The Town also owns a two acre parcel in the northwest corner of town on Jackson Street and 1.75 acres off Brookside Drive that is greenspace. Other recreation facilities are located on the grounds of the schools and the Town Square.

1.4.5 Educational Facilities

Hope is in the Flat Rock/Hawcreek School Corporation, which includes one elementary school and one junior/senior high school on one campus. Hope Elementary School, located at 9575 N State Road 9, houses kindergarten through sixth grade and special education programs. The award-winning Hauser Junior/Senior High School, located at 9273 N State Road 9, houses grades 7-12.

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1.4.5 Sewage and Water Supply

The Town of Hope owns and operates their own wastewater facilities. The wastewater facilities include treatment ponds west of town. The current design has a capacity of 0.316 million gallons per day (MGD), with approximately 3 million gallons of excess capacity available per month. The Town currently has a contract with Eastern Bartholomew Water Corporation for 200 gallons per minute (8 million gallons per month). Current use is approximately 5 million gallons per month, providing the Town with an abundance of available water.

1.5 Economics

1.5.1 Labor Force

The labor force of Hope and Haw Creek Township are both dominated by service, sales, and production occupations. A much lower percentage of occupations in the two jurisdictions are management when compared to the county or state, resulting in a lower mean household income than Bartholomew County and the State averages. This is likely partially due to the differences in educational attainment, with a much lower percentage of Hope and Haw Creek Township residents over age 25 having a Bachelor's degree or higher. The mean travel time to work for Hope residents is 26.0 minutes, a drive that can reach several neighboring cities (Edinburgh, Greensburg, Shelbyville, and Columbus). The main industry of employed Hope residents is educational services/health care/social assistance.

Table 8. Occupation and Work Force Characteristics.

	Town of Hope	Haw Creek Township	Bartholomew County	State of Indiana
Occupation Category				
- Management	14.7%	19.6%	37.8%	31.3%
- Service	30.2%	22.3%	14.0%	16.3%
- Sales and Office	25.5%	28.8%	22.3%	24.5%
- Natural Resources/Construction/Maintenance	5.4%	7.6%	6.8%	9.6%
- Production/Transportation	24.2%	21.7%	19.1%	18.2%
- Military	0.0%	0.0%	0.0%	0.1%
Work in County of Residence	81.5%	79.5%	81.9%	68.5%
Mean Travel Time to Work (minutes)	26.0	23.1	19.8	22.8
Main industry (top 3)				
- Manufacturing	22.1%	21.7%	32.4%	19.1%
- Retail	12.5%	17.6%	10.4%	11.3%
- Educational services/health care/social assist.	27.3%	22.0%	19.4%	21.8%
Educational Attainment Aged 25 and Over				
- Less than high school graduate	11.6%	9.0%	11.3%	13.0%
- High school graduate or equal	50.4%	45.5%	36.3%	36.0%
- Some college up to associate's degree	28.8%	27.4%	28.4%	28.4%
- Bachelor's degree or higher	9.2%	18.2%	24.0%	22.7%
Percent of Population in Labor Force	71.0%	72.9%	67.6%	65.6%
Percent Employed Age 16 and Over	67.3%	69.2%	62.8%	60.0%
Mean Household Income	\$49,196	\$54,385	\$67,482	\$61,285

Source: U.S. Census Bureau

1.5.2 Economic Opportunities

The population of Hope and immediate surrounding area, combined with the proximity of Columbus, provides certain limitations. Over 80% of Hope's residents commute outside of the community to their place of employment, taking with them daily at least some of their discretionary spending. The community has expressed an interest in having additional retail (especially grocery and pharmacy) and manufacturing in the area, but the economic downturn in recent years has not resulted in significant expansion of retailers. The infrastructure is available in Hope for all but possibly the largest new industrial facility.

Hope's proximity to an abundant work force population, access to two interstates (I-65 is 15 miles to the northeast and I-74 is 20 miles to the east), high quality school system, and small town atmosphere needs to be much more aggressively marketed. The industrial park has room for several new manufacturing facilities and the town needs to consider incentives they can offer that adjacent communities may not (tax abatements, etc.). The findings of Thomas P. Miller and Associates in the 2006 Town of Hope Strategic Plan identified an urgent need for the community to follow through on four major themes:

1. Growth by Attraction – develop a cost effective marketing kit that emphasizes the community's assets that might be attractive to new businesses, designation of a single point-of-contact for economic development prospects, development of specific outreach strategies, hire a Chamber of Commerce director, reactivate the Economic Development Commission, and examine zoning and planning ordinances.
2. Growth Through Retention and Expansion – support existing businesses and partner with them to support and assist them in growing.
3. Growth as a Residential Community – work with developers to devise housing strategies that focuses on specific populations, including young families and the aging population.
4. Growth as a Destination – maximize the economic value of the special events held in Hope and better leverage the unique destinations/locations (Elsbury Greenhouse, Simmons Winery, Yellow Trail Museum, etc.).

The key revolves around item 3. Hope's housing stock is quite diverse in terms of age, size, and value (both housing value and rental rates) as shown on the tables below. This diversity provides opportunities for individuals and families of most incomes and can fit most needs. The biggest deficiency within Hope that is better met in the township are newer, larger homes (new 4 BR homes for larger families). This could easily be remedied with a single new housing development within an area annexed by the Town.

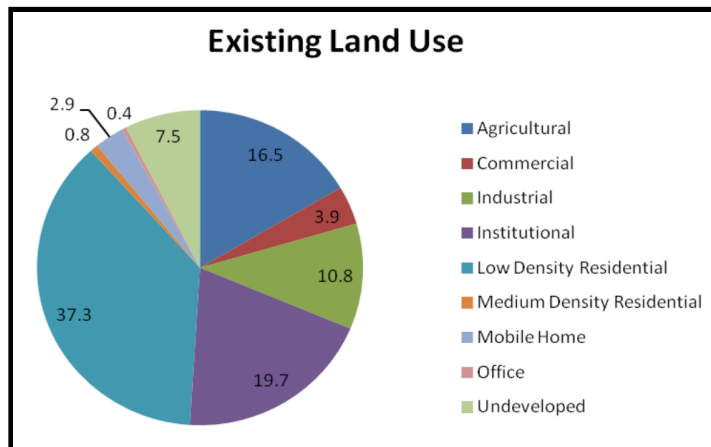
2.0 EXISTING LAND USE ANALYSIS

This section provides a summary of the existing land uses in the Town. The information in this section will be used to help formulate the Comprehensive Plan for Hope. The examination of existing land use patterns, including the location of vacant land and other development attributes, provides a basis for directing future development and identifying areas that should receive special attention by the Town. Information obtained as part of the Comprehensive Plan update indicated that a majority of the developed land in Hope is used for single family residential developments (Table 9 and Figures 5 & 5a).

Table 9. Hope Land Use Statistics.

Land Use	Area of Hope (acres)	Percent of Total Land Area	Percent of Developed Land Area
Agriculture	85.1	16.5%	N/A
Low Density Residential	192.2	37.3%	49.1%
Medium Density Residential	4.2	0.8%	1.1%
Commercial	20.3	3.9%	5.2%
Public/Institutional	101.4	19.7%	25.9%
Industrial	55.9	10.8%	14.3%
Mobile Home	15.1	2.9%	3.9%
Office	2.2	0.4%	0.1%
Undeveloped	38.7	7.5%	N/A
Total Land Area	515.1	100%	100%

As shown in Table 9 above, Hope contains large areas of undeveloped land (24.0% vacant and agricultural). Much of this is located within floodplains that have limitations on development. Because buildings and their uses remain for a long time, it is not easy to correct land use problems or conflicts. Fortunately there are few adjacent incompatible land uses, making future land use planning a priority to maintain this compatibility.



As part of this comprehensive plan, Hope is in the position to determine the appropriate land uses for the appropriate locations with little or no disruption to existing land uses. The next step of future land use planning of Hope is a proactive step, rather than a reaction to development in the coming years.

2.1 Existing Land Uses

2.1.1 Agricultural Land Use

The preservation of good agricultural land has become a major land use issue in the United States. Agricultural land is relatively fixed in supply and once used for development purposes, cannot be reclaimed for agricultural use. Factors affecting agriculture are different for every

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community. For example, positive changes in the community such as changing market demands, shifts in population distribution, and other changes in economic conditions can impact the demand for agricultural land. In contrast, certain factors can have such a drastic effect on land values that agriculture can all but disappear, resulting in idle lands and rural lot splits for non-agricultural purposes.

Currently, Hope has a large amount of land still in agricultural use. However, if development pressures were to present themselves, so could the loss of farmland from the area. There is abundant farmland in Haw Creek Township under the zoning jurisdiction of Bartholomew County and coordination of both zoning and comprehensive plans with the county is important.

2.1.2 Residential Land Use

The attractiveness of Hope for single family development is quite obvious. Single-family homes are spread throughout the area surrounding the downtown, with a second concentration in the southern part of the town. There are several multi-family developments located at Maple Street/Seminary Street, Mill Street at Vine Street, and east of SR-9 south of Hauser Drive. There are also three concentrations of mobile homes located on Aiken Street (approximately 25 units), Walnut St. at South St. (approximately 17 units), and Jackson Street west of Main Street (approximately 40 units), with several vacant lots in both the Aiken Street and Jackson Street parks.

The current popularity of the rural and small town lifestyle will continue to contribute to additional dwellings being constructed within the Town, though there are not a large number of vacant parcels on which to do so. The Town's physical amenities (open space, small town character, high quality schools, etc.) should continue to attract additional residential development. Further, the Town's access to regional transportation networks and accessibility to Edinburg, Columbus, Greensburg, Shelbyville, and Indianapolis make Hope a highly attractive place to live.

The original development of Hope in the 1800s focused on the town square as the central hub of the community, a characteristic that is still true today. The extent of residential dwellings in Hope has expanded since that time. Figure 6 shows the layout of Hope from 1870, with the major difference today being the expansion of the Town boundary and subdivision of parcels. Residential lots and homes throughout the Town are quite similar in size. A high percentage (28.1%) of the homes in Hope were constructed prior to 1940.

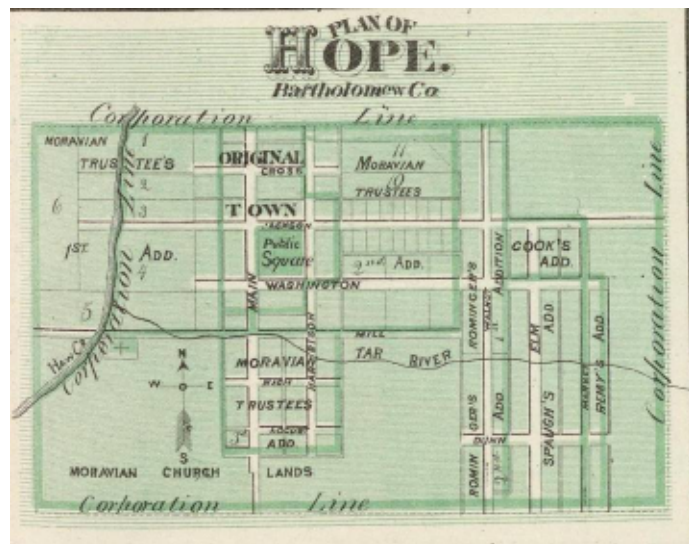


Figure 6. Plan of Hope in 1870.

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The most recent residential developments within the Town boundary are in the south section of Town and includes a small number of vacant lots.

2.1.3 Commercial Land Use

Commercial land uses in Hope are primarily located around the town square and on SR-9 south of the downtown. There are a few isolated commercial uses outside of these areas. There are generally two types of commercial developments within Hope. The first type is the locally owned, individual lot retail and personal service development. These businesses are typically the first commercial ventures in an area and are found in downtowns. In Hope these commercial land uses are found along Main Street, Jackson Street, Harrison Street, and Washington Street. The downtown businesses currently include a gas station/convenience store, pawn shop, museum, funeral home, auto parts store, a chiropractor, tool & die shop, a trucking company office, Hope License Branch, and post office. The second type of commercial development is found outside of the downtown in either direction, which may be franchise and/or shared lot businesses, including a dentist office, used car lots, a strip mall, a gas station, and restaurants.

2.1.4 Industrial Land Use

Industrial land uses are typically described as including manufacturing, wholesale, warehousing, distribution, machining, and other related support facilities and storage. Existing industrial land uses are located in the Hope Industrial Park in the west quadrant of the town on Raymond Street. There are also industrial land uses on South Street, Depot Street, and Union Street. These land uses consist of manufacturing and warehousing facilities. Industrial land uses are primarily dependent on being in close proximity to transportation facilities, which include South Street/East CR 650 N to SR-9, connecting with SR 252 to I-65 to the west, and various county roads to the east. The grain elevator on South Street is scheduled to be closed soon, creating a 7.5 acre vacancy for redevelopment.

2.1.5 Institutional Land Use

Institutional land uses include facilities that are owned or used by the general public. These uses include parks, public utility facilities, schools, churches, hospitals, etc. Institutional land uses in Hope include, but are not limited to:

- Town Hall (404 Jackson Street)
- Hope Police Department (711 Harrison Street)
- Hope Fire Department (724 Harrison Street)
- Hope Moravian Church (202 Main Street)
- Midway Assembly of God (2850 N. SR-9)
- Hawcreek Missionary Baptist Church (605 Mill Street)
- First Baptist Church of Hope (445 Jackson Street)
- Hope United Methodist Church (432 Washington Street)
- First Wesleyan Church (305 Robbins Street)
- Hope Independent Baptist Church (514 Market Street)
- Hope Community Abundant Life Church of God (15250 CR 650 N)
- Community Center of Hope (543 Washington Street)
- Apostolic Church of Hope (230 Jackson Street)
- Hope Branch of the Bartholomew County Public Library (635 Harrison Street)

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- American Legion Post 229 (Washington Street)
- Free & Accepted Masons Lodge #150 (9380 N. SR-9)
- Water tower site (CR 775 E)
- Hope Utilities Garage (529 Mill Street)
- Hope Chamber of Commerce (613 Harrison Street)
- Hope Town Square (bordered by Main, Washington, Harrison, & Jackson Streets)
- Hope Elementary School (9575 N. SR-9)
- Hauser Junior/Senior High School (9273 N. SR-9)

2.1.6 Parks and Recreation

Organized parks and recreation programs are administered by the Flat Rock/Hawcreek School Corporation through the Hope Summer Playground program. This program includes baseball and softball programs for boys and girls of various ages. All games are played on the grounds of the school corporation. The Community Center of Hope provides and supports additional programs for the community, including an annual Earth Day Clean-Up, Heritage Days, Smoke on the Square BBQ, Classic Car Cruise-In, preschool and pre-kindergarten programs, before and after school care, summer camps, and programs for seniors. The Town has one small park at the end of Washington Street as well as the public space in the town square that includes a play structure for children.

2.2 Existing Zoning

Presently, the administration of planning and zoning services for Hope is contracted. The town works closely with Bartholomew County on planning and zoning issues. While the Town Ordinances provide for establishment of a Plan Commission, the Plan Commission meets only as-needed and has been essentially inactive recently. It is advised that the Plan Commission hold a regular monthly meeting to address planning needs as they arise and to discuss implementation of the Comprehensive Plan. The Plan Commission can also assist in various other planning tasks that are needed in the future, including originating new ordinances or amendments to existing ordinances and making informal recommendations on annexations.

As indicated on the current Zoning Map (Figure 7), the land in Hope is zoned for a variety of uses, with residential throughout and concentrations of commercial and industrial uses along Main Street/SR-9, South Street. The remaining land in Hope is zoned for a mixture of institutional and agriculture/open land uses. A brief description of the zoning designations shown on the Zoning Map is provided below. Pursuant to Indiana Code, the Town is permitted to exercise their zoning jurisdiction within any portion of a two mile radius of the corporate limit. Detailed information and requirements for each zoning district can be found within the Town's Zoning Ordinance.

2.2.1 Agricultural District

District A-1 – Agriculture and Open Land District: The purpose of this district is to encourage preservation of productive agricultural land and maintain Hope's rural setting. Principal permitted uses include the full range of agricultural/reforestation uses, dairies, buildings accessory to agriculture use including farmsteads, one family detached dwellings, institutional uses, and recreation. Conditional uses permitted if authorized by the Board of Zoning Appeals

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include commercial recreation, mineral extraction, waste disposal, and on family residential subdivisions.

2.2.2 Residential Districts

District R-1 – Single-Family Residence District: The purpose of this district is to encourage the establishment and preservation of single family neighborhoods on medium and larger sized lots, with a minimum lot area of 10,000 square feet. Permitted uses include single family dwellings and accessory structures, public facilities, some agricultural uses, and institutional uses. Conditional uses permitted if authorized by the Board of Zoning Appeals include recreational uses and mineral extraction.

District R-2 – Single-Family Residence District: The purpose of this district is to encourage the establishment and preservation of single family neighborhoods on medium and smaller than medium sized lots, with a minimum lot area of 7,500 square feet. Permitted uses include single family dwellings and accessory structures, public facilities, some agricultural uses, and institutional uses. Conditional uses permitted if authorized by the Board of Zoning Appeals include recreational uses, mineral extraction, and clubs.

District R-3 – One to Four Family Residence District: The purpose of this district is to encourage the establishment and preservation of medium-high density residential neighborhoods characterized by one, two, three, and four family buildings, with a minimum lot area of 5,000 square feet and 2,500 square feet per dwelling unit. Permitted uses include single family dwellings and accessory structures, public facilities, some agricultural uses, and institutional uses. Conditional uses permitted if authorized by the Board of Zoning Appeals include recreational uses, mineral extraction, clubs, clinics, convalescent homes, and certain offices/studios.

2.2.3 Commercial Districts

District B-1 – Local Commercial District: The purpose of this district is to provide the establishment of small convenience goods and personal service centers located in close proximity to residences, arranged and designed to be functional and harmonious with residential neighborhoods. Permitted uses include retail businesses and service establishments, eating and drinking places, offices, financial institutions, studios, mortuaries, business signs, residential uses, and dwelling units. Conditional uses permitted if authorized by the Board of Zoning Appeals include drive-in uses and transient accommodations.

District B-2 – General Commercial District: The purpose of this district is to encourage the establishment of a wide variety of shopping goods and services in the central area. Permitted uses include all principal and conditionally permitted uses in the B-1 district, as well as trades and services, processing, ice storage and distribution stations, minor fabricating and repair shops, residential uses, and advertising signs. Conditional uses permitted if authorized by the Board of Zoning Appeals include limited industrial uses, commercial parking lots, warehousing/storage and wholesaling facilities, and mini warehouses.

District B-2-1 – Multi-Use Business District: The purpose of this district is to permit flexible zoning standards and encourage non-retail services, community activities, and historic

preservation. Permitted uses include services and advertising signs. All retail, residential, and heavy industrial uses are specifically prohibited uses. Conditional uses include all uses not classified as a permitted or prohibited use and shall be reviewed by a hearing officer appointed by the Hope Plan Commission pursuant to Indiana Code 36-7-4-923.

2.2.4 Industrial District

District I-1 –Industrial District: The purpose of this district is to accommodate a wide variety of industrial establishments that may operate to their maximum advantage without adversely affecting nearby similar or dissimilar uses and activities. Permitted uses include any industrial use not specifically prohibited or not listed as a conditional use. Prohibited uses include residential and institutional uses. Conditional uses permitted if authorized by the Board of Zoning Appeals include wrecking and salvage yards, crematories, and a number of other authorized uses if the location is approved by the Town Council following consultation from the Chief of the Fire Department and Plan Commission.

2.3 Trends in Development

Hope has historically been an agriculturally-oriented community. Large farms and open spaces that provide the feeling of a true rural environment are one of the attractions to residents, many of whom have lived most of their lives in the Hope area. There are areas around Hope that include large parcels, have historically had agricultural operations, and are considered rural by their owners. The concentration of these properties, and the absence of utilities and transportation corridors, presents an opportunity to protect and maintain a modified rural environment. Maintaining rural character is difficult because individually owned family farms are declining, being replaced by large farming companies. With careful planning and regulations this character can, however, be preserved into the foreseeable future. Existing agricultural operations can be encouraged to continue to preserve this important element of rural character.

Hope is currently not experiencing any appreciable rate of residential development. This is primarily due to the economy, but may have something to do with the desirability of Hope and its “quality of life”. The industrial businesses in Hope appear to be only marginally successful and the Town’s previous desires to expand the industrial park in the future to allow for new users may not be practical.

In the next ten or twenty years, some additional development could be expected to occur around Hope. New residents, new businesses, and new industries bring more demand for services, including roads, schools, parks and playgrounds, fire and police protection, trash collection, and sewer and water services. If this growth is allowed to happen in a dispersed, unplanned manner, the cost of providing services to residents will be high while the available fiscal resources will be limited. The type, location, and amount of growth must be anticipated and planned for in advance rather than after-the-fact when the only choice may be how to alleviate a problem rather than avoid it.

2.4 Manufactured/Mobile Home Parks

Mobile home parks are addressed in the Special Provisions section of the zoning ordinance. The purpose of the regulation is to permit the development of mobile homes in a manner that will promote and improve the general health, safety, convenience, and welfare of the citizens by minimizing adverse affects. Mobile homes are required to comply with all area and yard requirements prescribed for uses within the district in which they are located. The minimum area for a mobile home park is two acres, with the minimum site area per mobile home of 2,000 square feet. There are three concentrations of mobile homes in Hope, located on Aiken Street (approximately 25 units), Walnut St. at South St. (approximately 17 units), and Jackson Street west of Main Street (approximately 40 units), with several vacant lots in both the Aiken Street and Jackson Street parks. The mobile homes are of various size, age, and condition and the mobile home parks do not appear to meet all of Hope's current minimal standards.

3.0 INFRASTRUCTURE ANALYSIS

In regards to the Hope Comprehensive Plan, infrastructure can be defined as the basic facilities, services, and installations needed for the functioning of a community, such as transportation facilities, communications systems, power lines, and water and sewer utilities. Hope has an abundance of these facilities as shown on Figure 8 and discussed in detail below.

3.1 Transportation

Transportation routes have played a key role in the development of Hope and the surrounding area. The Town is located along a former railroad that has been abandoned and retains the major state route (SR-9) through the downtown. Just as previous routes directed where development would occur, it is important to formulate a well thought out and complete transportation plan as an element of the Hope Comprehensive Plan in order to help direct future growth of the Town. It is the intent of the Comprehensive Plan to anticipate the future needs of the whole transportation system, not just that needed by vehicles. The overall goal in this section is to make recommendations based on those needs to insure the safe, convenient, and efficient movement of people and goods.

Transportation routes are not typically limited by the political boundaries of cities, towns, townships, and counties. Roadways act as lines of connection between different areas. This plan will offer a comprehensive look at the overall system and will aid in the efforts of the Town to plan future improvements.

The roads in Hope exhibit different characteristics based on the functions they perform. Roadway types range from highways to local roads. A standardized street functional classification system is used by the Indiana Department of Transportation to describe various roadways. The roadway classifications used on Hope roads in this study include arterials, rural collectors, and local roads. The INDOT functional classification map for the Hope area is shown in Figure 9.

The main function of *arterial* roadways is to convey traffic between municipalities and other activity centers, and include interstate highways. Typically, significant community, retail, commercial, and industrial facilities are located along arterials and individual driveways are limited. Single family residential land uses are usually not appropriate on arterial roads, unless they are set back a significant distance or located within a corporate boundary with reduced speeds. SR-9 is classified as a minor arterial.

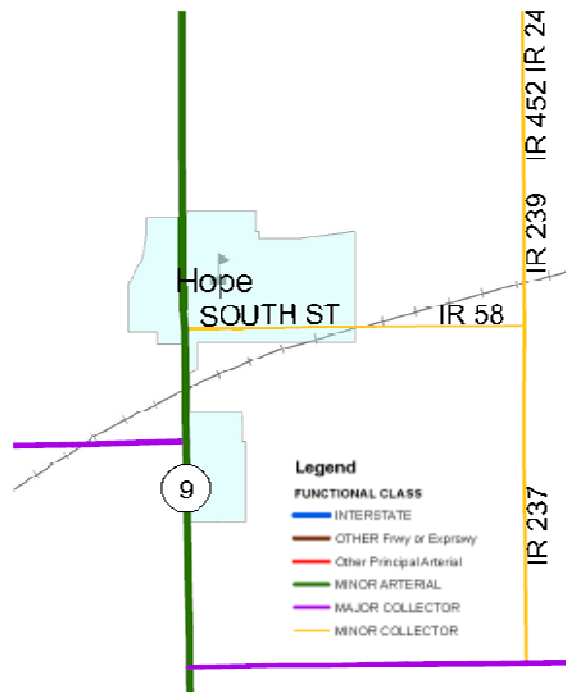


Figure 9. INDOT Functional Classification Map.

The function of *collector* roadways is to carry and distribute traffic between activity centers or local roads, such as residential streets, and higher order streets, such as arterials and highways. Collector roads generally have significant length and continuity. The major collector roadways near the Town include CR 600 N to the west of SR-9 and CR 500 N to the east of SR-9. Minor collectors in the vicinity include CR 650 N to the east of SR-9 and CR 900 E east of Hope.

The lowest order of roads is *local roads*. These roadways provide access to individual properties, including single-family developments, though some shorter main roads can also be considered local roads. They mainly carry traffic generated on the street itself. Most roads not identified as arterials or collector roads would generally be considered local roads, including all other streets within the Town.

Hope is serviced by the Indianapolis International Airport (IND), located approximately 55 miles away. The facility is owned and operated by the Indianapolis Airport Authority with a terminal that is open 24 hours a day, 365 days a year.

3.1.1 Streets & Alleys

Like many small towns of its time, Hope was developed with a traditional street grid system. The grid system is once again popular with new urbanist development because of its connectivity. Hope has a complete street grid system with no apparent gaps.

Historic street grids rely on alleys for secondary circulation, and Hope is no exception. Most of the alleyways are unpaved and in various condition. A majority of the Town's alleys are still being used and are shown on the Infrastructure Map (Figure 8). Residential property owners use alleys to access their traditional detached garages. Trash pick-up is also still conducted in the alleys.

3.1.2 Traffic Calming & Safe Routes to School

Major traffic concentrations in Hope are the square downtown and the school complex along State Road 9. The commercial development along SR-9 and the Industrial Park on South Street both could have increased traffic impacts in the future with more development. Hope residents did not report problems with speeding in the downtown area. The grid layout's narrow streets, tight curve radii on the corners and frequent stop signs naturally discourage fast vehicular travel. There are also pedestrian crosswalks downtown. The biggest problems were reported at the School Corporation's complex on SR-9, but as with the commercial property on SR-9, the state has control over what happens on the state highway. The School Corporation has recently been awarded a Safe Routes to School Grant, and pedestrian safety is a key component of these studies. It is expected that further crosswalks and sidewalks will be addressed through that program, which may also consider bike routes.

3.1.3 Truck Traffic

Hope is bisected by SR-9 (Main Street) which connects to Shelbyville to the north and ends at State Street (SR-7) outside of Columbus. This fact causes commercial trucks to pass through town, but they do not appear to cut through on any local streets. Truck traffic from the Industrial

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Park travels on South Street to SR-9. South Street was recently improved by the Town. There does not appear to be a need for official truck routes at this time.

3.1.4 Pedestrians, Bicycles and Transit

Hope and Bartholomew County do not have bus systems. Columbus has a bus system that operates within the city only, with the closest stop being route 4, which currently stops at the Wal-Mart and Target locations on Marr Road. The Town could explore using shuttles to get residents from Hope to Columbus, where they could then connect with the bus system for further travel. Senior citizen transportation needs appear to be met now on a purely voluntary basis, as opposed to what is offered in many other Indiana communities.

There is growing interest in walking for health and transportation. With Hope's growing senior citizen population and the desire to lure young families to the community, this is especially important. Hope has a relatively complete sidewalk system, although many of the sidewalks are in need of repair or replacement. Traffic volumes are relatively low and many people walk in the streets in residential areas. It is expected that critical pedestrian facility needs will be addressed as part of the Safe Routes to School study being performed. Hope citizens have expressed interest in creating a potential "heritage" trail, connecting historic and cultural sites in the community. There is also an opportunity to use undeveloped floodplain and railroad right-of-way within the Town as part of a local trail system.

With the increased interest in bicycling and walking, Hope has an opportunity to work with Bartholomew County and Columbus to coordinate future trail and bicycle opportunities. Connecting Hope to area bicyclists and hikers could bring people into the community, ready to spend money on food and other items. Taylor Road in Columbus is designated as a bike lane and there may be an opportunity to connect with that through a bike route to Hope. Within Hope, CR 600 N may be a good location for bicycles.

3.1.5 Existing Classifications & Standards

The Town's existing Thoroughfare Plan was completed as part of the previous comprehensive plan. It included the existing functional classification for new streets as shown in Table 10.

Table 10. ROW and Pavement Widths for New Streets.

Roadway Classification	Maximum Right-Of-Way Width	Maximum Pavement Width
Arterial	*	*
Major Collector	68 feet	48 feet
Minor Collector	62 feet	42 feet
Local Street	50 feet	28 feet
Cul-de-sac	50 feet	28 feet

*Subject to traffic studies performed by INDOT.

The existing thoroughfare plan used both major and minor collector classifications. Since Hope is a small town, it does not appear to need that distinction, especially since the street standards are not that different.

Since Bartholomew County's Thoroughfare Plan dates from 1993, it is likely that they will update it soon. It is very important that Hope participate in that process.

3.1.6 Recommended Classification Changes

In considering whether any changes to the existing street classifications are merited, several things should be considered, including:

- the major trip generators and attractors based upon the existing land use map, which are the School complex, the Downtown Square area, the Industrial Park, Post Office, and the commercial uses along SR-9 south of town
- the County's Thoroughfare Plan and the classification of shared roadways in their jurisdiction
- the ability of existing transportation facilities to serve anticipated future land uses
- changes in traffic patterns, including the completion of SR 252, which is now used to connect to US 31, instead of CR 800 N

Taking the above into account, the following classification changes are recommended:

- Arterials – no changes
- Collectors
 - Discontinue using separate major and minor collector classifications
 - Designate South Street as a Collector from SR-9 to CR 775 E, since it serves the Industrial Park
 - Add CR 600 N (also called Hauser Drive between SR-9 and CR 735) as a Collector since it is shown as a Collector within the County's jurisdiction but is currently a local street on the Town's thoroughfare plan
 - Upgrade CR 775 E to a Collector
 - Jackson Street should be designated as a Collector within the Town's corporate limits
- Local Streets and Cul-de-sacs – no changes

3.2 Utilities

Drinking water is provided to Hope under contract with the Eastern Bartholomew Water Corporation, which services over 5,200 homes, businesses and schools. Their service area includes northern, eastern and southern Bartholomew County, as well as parts of northwestern Jennings and southern Johnson County. The water is pumped from the well fields throughout the county and distributed. The Town's contract is for approximately 8.5 million gallons per month. Current usage is approximately 5.5 million gallons monthly, well below their current capacity. As the population of Hope grows there may be a need to expand the existing utilities beyond their current limits but the town likely can service any foreseeable development under their current agreement.

The town operates their own wastewater treatment plant, located to the west of the town limits north of CR 600 N and west of SR 9. The entire town is serviced by sanitary sewer lines as shown on Figure 8. The treatment plant's current capacity is 0.316 million gallons per day (MGD) and they currently have excess capacity of over 3 million gallons per month. This capacity may be improved by various slip lining projects to reduce groundwater infiltration into

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the sanitary system but regardless, there appears to be adequate capacity for anticipated future development with possible exception of a large industrial users.

Stormwater is drained from roads in a combination of underground piping and vegetated ditches, conveyed from land by natural and regulated drains, and collected in natural water bodies. Stormwater is conveyed through one or more of these to either Horse Creek on the south or Haw Creek to the north. Both of these areas include extensive floodplain areas.

4.0 ENVIRONMENTAL ANALYSIS

The Town of Hope contains a variety of natural resources including woodlands, streams, wetlands, and topographic features. The diversity of resources is valuable and can be appreciated within both the existing town and the surrounding unincorporated area.

4.1 Soils and Topography

In order to minimize construction costs and risks to the environment, it is desirable for future development to be constructed upon sites with suitable soils. Poor soils present problems such as poor foundation stability, poor drainage, and septic system failure where sanitary sewer is not available. A soil association is a landscape that has a distinctive proportional pattern of soils. Soil associations are useful to people who want a general idea of the soils in the county, who want to compare different parts of a county, or who want to know the location of large tracks of land that are suitable for a certain kind of farming or development.

The largest coverage by soil type in the Hope area are silt loam and silty clay loam soils. These soils are poorly drained and have limitations for use as building sites and development of septic systems to serve rural homes. All residential and non-residential developments within Hope's jurisdiction need to be serviced by the sanitary sewer. Details about soils in Hope can be found in the Bartholomew County Soil Survey at http://soildatamart.nrcs.usda.gov/Manuscripts/IN005/0/Bartholomew_IN.pdf

Figure 10 shows the various water bodies and watercourses in the area. Topography is generally gently sloping, with some exceptions, with Haw Creek being the primary stream that receives runoff from precipitation and groundwater inputs. Schaefer Lake is located southeast of Hope and is surrounded by permanent and/or seasonal residences.

4.2 Watershed Analysis

A watershed can be defined as a region of land that drains into a lake, stream, or river. A watershed analysis is important because all activities conducted on the land in the watershed can affect the lake or river into which it drains. In other words, water quality is not only affected by direct impacts such as dumping, but also indirectly by impacts on land that drain into lakes and rivers.

The entire Hope area is part of the Flatrock-Haw Creek watershed (USGS 05120205), which is part of the larger East Fork White River watershed. The East Fork White River drains the northeastern part of Bartholomew County and flows southwest, eventually joining the Wabash River near Mt. Carmel, Indiana at the border with Illinois. The Wabash River flows into the Ohio River.

4.3 Surface Water Features

There are several small drains and tributaries that are located within and around Hope. These surface water features include Haw Creek, Horse Creek, and Schaefer Lake. The administration of drains in Bartholomew County is under the jurisdiction of the Bartholomew County Drainage Board, which is located in the Bartholomew County Surveyor's Office. These surface water features are shown on Figure 10.

4.4 Floodplains

A floodplain can be defined as a low plain adjoining a lake, stream, river, or pond that is formed chiefly of sediment and is subject to flooding. Flooding is a natural occurrence in the hydrologic cycle. Floodplain areas are measured or "delineated" to indicate the chance of a flood occurring at a given location. This measuring or delineating is done regarding the probability of flooding, usually once in 100 or 500-year increments. Floodplain delineations are required for home and business construction loans and the Federal Flood Insurance Program. The National Flood Insurance Program accepts the 100-year floodplain as the minimum standard for protection. A 100-year flood is a flood which has a probability of reaching a given elevation once in 100 years, or a 1 percent chance of occurring in any given year. Floodplains mapped for Hope are located along portions of Horse Creek and Haw Creek and are shown on Figure 10.

4.5 Wetlands

The US Environmental Protection Agency (EPA) defines wetlands as; *"Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adopted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas."*

Wetlands are a category of "waters of the United States" for which a specific identification methodology has been developed. As described in detail in the 1987 Corps Wetland Delineation Manual, wetland boundaries are delineated using three criteria: hydrophytic vegetation, hydric soils, and wetland hydrology. In general, an area must meet all three criteria to be classified as a wetland. In certain problem areas such as seasonal wetlands that are not wet at all times, or in recently disturbed situations, areas may be considered a wetland if only two criteria are met. In special situations, an area that meets the wetland definition may not be within the Corps jurisdiction due to a specific regulatory exemption.

A review of National Wetland Inventory (NWI) maps indicated the potential presence of wetlands outside Hope. It should be noted that NWI maps are useful for initial investigations, however they are not relied upon to determine the presence, absence, or extent of wetlands. NWI maps were prepared using aerial photography and in most cases were not verified in the field.

Locations noted as potential wetlands by the NWI maps are shown on Figure 10. These wetlands are mostly located along Horse Creek and Haw Creek. Wetlands in Hope are

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predominantly classified as palustrine forested (PFO). PFO wetlands are dominated by tree species, but can also have shrub species present.

4.6 Potentially Contaminated Hazardous Material Sites

A regulatory database search was conducted to assess the potential risk for environmental liabilities from hazardous material spills, or documented hazardous material spills, or documented hazardous waste disposal in the study area. This information was obtained from a search of Indiana Department of Environmental Management (IDEM) regulatory databases.

A review of the regulatory databases identified five sites of potential contamination in the study area (Table 11). All of these sites are found on the Leaking Underground Storage Tanks (LUST) database, meaning that at one time the sites had leaking underground storage tanks. In most cases the underground storage tanks were closed or removed but some are active. It should be noted that none are deemed high priority issues by IDEM and the known contamination was known primarily to soil.

Table 11. Potentially Contaminated Hazardous Materials Sites

Name	Address	Database
Miller Auto Supply	9776 N SR-9	LUST
Huck's Food Stores	9823 N. SR-9	LUST
Bulk #2729	704 Main Street	LUST
Paden Oil Company	525 Main Street	LUST
AT&T Indiana Telephone	152 Broad Street	LUST

Source: IDEM (<http://www.in.gov/idem/5065.htm>)

5.0 POLICIES AND OBJECTIVES

5.1 Introduction to Goals and Objectives

The preceding sections of the Comprehensive Plan provide an analysis of existing conditions including demographics, housing, land uses, zoning, transportation, utilities and trends in development. These conditions provide the basis for planning for the next five to ten years for the Town. Goals and objectives are defined as follows:

Goals are general in nature and indicate ideals to attain. They represent the ultimate intention of an ideal and are purposely broad. Goals also provide an expression of consensus of community direction for all interested parties including public and private agencies, special interest groups, and individuals.

Objectives are more specific in nature and are intended to present a means for attaining goals. Objectives take the form of more measurable standards or the general way in which goals can be attained. In some instances, they are specific statements that can be readily translated into detailed proposals or action recommendations.

The following goals and objectives provide the framework for future implementation strategies. The themes presented were identified by the Comprehensive Plan Steering Committee. The project team sponsored a number of focus group meetings to discuss specific topics related to the community. Though the number of attendees was lower than desired, a good cross-section of residents and business owners attended and provide input that is the basis for the following text. Detailed notes of each of the focus group sessions is included in Appendix A. In addition, a Community Attitude Survey was distributed early in the project to identify key issues that are of concern to the residents. The summary of the surveys is included in Appendix B.

5.2 Policies for Community Character

A. *Preserve and enhance historic structures and places in the community.*

Objective 1: Encourage new development that architecturally blends in with existing historical structures.

Objective 2: Develop a Beautification Committee to work with homeowners to enhance landscaping along SR-9 and entry points to Hope.

Objective 3: Work with Heritage of Hope, Inc's Historic Preservation and Quality of Life Division to develop a new historic overlay zoning district with development standards, for the area identified as a historic district in the National Register of Historic Places, which includes the area around the square.

Objective 4: Increase ongoing annual revenue stream to the town to be used to make improvements.

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B. *Make it visually apparent that Hope is a special community.*

Objective 1: Use Hope's Economic Development Income Tax (EDIT) dollars to beautify the town.

Objective 2: Establish unique gateways at major entry points so people know when they are entering Hope.

Objective 3: Work with Heritage of Hope, Inc. to implement design standards for all public improvements that establish a thematic, unified look for Hope.

Objective 4: Formalize the Town's street tree installation policy so that it is clear and there is a plan for location, type of trees, and requirements for installation and replacement.

C. *Continue to encourage and facilitate community involvement.*

Objective 1: Recruit and develop additional leaders in the community that reflects the diversity of the population of Hope.

Objective 2: Recognize, support, and collaborate with the Welcome Center, Chamber of Commerce, Star-Journal, and others in sharing good news.

Objective 3: Actively solicit and seek input from community residents and business owners on key issues affecting Hope.

Objective 4: Gain more community involvement by utilizing invitations made in person by community leaders to targeted small groups.

5.3 Policies for Schools, Public, and Government Services

A. *Continue to be a partner to the school corporation in their efforts to provide a quality educational experience.*

Objective 1: Coordinate with the school corporation on all planning efforts for both the Town and the school corporation.

Objective 2: Invite the school corporation to become part of the development review committee.

Objective 3: Formally consider the impact of all development requests on the school corporation.

Objective 4: Increase ongoing annual revenue stream to the school corporation.

B. *Develop and enhance recreation and social activities and opportunities for all residents.*

Objective 1: Develop a walking trail that connects schools, the Community Center, and the Town Square.

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Objective 2: Work out an agreement with the school corporation to open their facilities to provide more community recreation choices, including intramural sports and fitness programs.

C. *Maintain or improve the Town's services to its residents and businesses.*

Objective 1: Be proactive in communicating and encouraging compliance with Town policies and regulations such as the Community Center's Earth Day Clean-Up.

Objective 2: Formally consider adding a Town Manager position, possibly part-time, to assist in implementation of the policies of the Town Council and represent the community at various civic functions (County Master Plan Committee, etc.).

Objective 3: Provide a higher level of service for code enforcement through the use of ticketing.

Objective 4: Provide a higher level of service for waste disposal through the provision of curbside recycling and trash pick-up.

Objective 5: Maintain service levels for snow removal, stormwater management, planning, building permits, and inspections.

D. *Continue to support the Town's police department and volunteer fire department and ambulance service.*

Objective 1: Maintain service levels for police.

E. *Ensure residents of mobile home parks have an emergency shelter available upon notification of emergencies.*

Objective 1: Require police and volunteer fire to work with local churches and schools to get residents to the closest emergency shelter.

Objective 2: Identify buildings capable of holding and withstanding adverse weather conditions.

5.4 Policies for Housing, Development, and Redevelopment

A. *Encourage a wide variety of housing development choices.*

Objective 1: Revise the zoning ordinance so that it allows additional types of housing choices, including accessory apartments, townhouses, and assisted living.

B. *Continue to support existing agricultural land use in and around Hope.*

Objective 1: Require appropriate buffer areas and setbacks between different land uses.

C. *Make Hope more attractive to commercial and industrial developers.*

- Objective 1:** Require appropriate buffer areas between different land uses.
- Objective 2:** Develop a clear development process and identify a representative, preferably the Town Manager, to be one point-of-contact for the Town.
- Objective 3:** Capitalize on the closing of the business incubator in Columbus by partnering with county entities to offer a location in Hope.
- Objective 4:** Identify and purchase strategic land so that the Town has control of it for future development and redevelopment.
- Objective 5:** Implement a development review committee, which is a mix of Hope representatives and non-local professionals (i.e. engineer, etc.).
- Objective 6:** Develop a package for potential developers that includes a summary of financial incentives (e.g. tax abatement, waived rezoning application fee, etc.) and checklists for rezoning, subdivision of property, etc.
- Objective 7:** Review the zoning ordinance for each zoning district, making sure that desirable uses are clearly allowed by right.
- Objective 8:** Evaluate property along the SR-9 corridor and the Town Square to determine which properties can be enhanced to improve the overall appearance to visitors and potential new businesses/developers.

5.5 Policies for Infrastructure

A. *Plan for a systematic street rebuild from the bottom up.*

- Objective 1:** Prioritize streets to rebuild.
- Objective 2:** Rebuild streets in steps as follows: replace water main, replace or slip line the sanitary and stormwater mains, then finish with curb and gutter where appropriate and then repave.

B. *Explore new financing opportunities for the town's infrastructure needs.*

- Objective 1:** Create a park foundation and establish a restricted use fund within the local endowment to make it easier for the parks to receive memorials, honorariums, and donations.
- Objective 2:** Establish a community needs "wish list" and establish a restricted use fund within the local endowment that allows people to make donations and volunteer for projects that interest them,

C. *Manage drainage so that it does not negatively impact adjacent property.*

- Objective 1:** Encourage best management practices for future development thru retention and detention systems.

Objective 2: Protect neighboring farmland from increased water runoff (both surface and subsurface).

D. *Plan for changing transportation needs.*

Objective 1: Visit other thriving small towns to view and discuss the keys to maintaining a steady volume of downtown walking traffic.

Objective 2: Work with the school district's Wellness Committee to further promote walking and bicycling.

Objective 3: Encourage walking and bicycling through official adoption of a "complete street" policy and standards, which includes accommodation for bicycles and pedestrians.

Objective 4: Develop a sidewalk completion and replacement strategy, including funding assistance for sidewalk replacement and coordinate it with the school district's Safe Routes to Schools group.

Objective 5: Coordinate transportation planning with the Columbus Metropolitan Planning Organization and work closely with "The Safe Routes to School Committee".

E. *Provide a high-quality park and recreation experience to Hope's citizens.*

Objective 1: Explore establishing a new independent programming board to work with other local agencies to improve existing events and offer more programs, including town coordinated activities and special events such as art shows.

Objective 2: Create a park master plan for the town and apply for grants to help implement it.

6.0 FUTURE LAND USE PLAN

6.1 Introduction

The following narrative describes the land use categories identified in the Future Land Use Plan and designated on the Future Land Use Map (Figure 11), including future roadways that should be considered and right-of-way preserved during future land use decisions. The Future Land Use Plan is based on the Goals and Objectives identified in Section 5 of the Comprehensive Plan and provides a guide for the future development of the Town. Forecasting land use needs is less of a science than an educated guess. Land use forecasts are based largely on another educated guess: future population. There are also many local, state and national trends that could impact Hope's future growth and development, which will be discussed in more detail below. Still, it is better to attempt to logically forecast future needs than to have no target at all. The future land use categories are not intended to represent zoning districts. The future land use categories are broader than zoning districts and can sometimes include multiple land uses.

6.2 Future Land Use Plan

The future land use map (Figure 11) identifies various types of land uses within certain areas of the community. This map was developed in consultation with the Steering Committee from two generalized alternative development scenarios, which were very different from each other and determined that the best future development scenario for Hope would be a mix of elements from each scenario, along with some new direction. This is consistent with the concept that there is more than one way for the Town to move to their desired future. The final preferred scenario shows the location and the type of development and redevelopment that could occur, but also outlines what other efforts are needed to implement this scenario.

As with both initial development scenarios, for this scenario to work, the Town will have to become much more aggressive with its marketing and economic development, and better at coordinating with other units of government. Hope will also need to make efforts to improve its image and quality of life under this alternative, which is a crucial part of economic development. Closer connection to other communities, including cooperative economic development efforts are important, which could best be solved by employing a town manager.

More attention should be given to creating spaces for walking, biking and parks, and for promoting health and fitness in the community. Promoting Hope's unique heritage is part of this scenario and tourism becomes a major focus of economic development. To make this work, the Town needs to leverage existing destinations (i.e. Simmons Winery) and events, but also create new events to bring people to Hope more frequently (i.e., a weekly auction). Part of this will also include adding a new Heritage Trail that highlights local historic attractions.

The other part of this scenario is tied to Hope's determination to grow. The Town clearly wants to continue doing everything possible to preserve the Flat Rock/Hawcreek School Corporation. Annexation is a big part of this alternative, as is an emphasis on using technology, such as offering free wi-fi in central Hope.

6.2.1 Agricultural Land Uses

Agricultural land uses consist of farms, farming operations, and open space. Agricultural makes up 16.5% of the Town's area currently. Most cities and towns have a much lower proportion of agricultural land because it is usually left outside corporate boundaries. With Bartholomew County's recently new detailed agricultural zoning, it makes sense to leave it to the County to regulate these areas outside of Hope. The Town does not need to acquire any additional agricultural acreage at this time. In fact, Hope should continue to assess whether the existing farmland would be more appropriately developed as something else.

To preserve the rural feel of the Town, the following development strategies could be considered in the Agricultural Land Use areas:

1. Increase setbacks of development in Hope, where feasible. Increasing setbacks will help to preserve the rural feel of the Town.
2. Encourage farming operations in Hope. Establish a "Farmer's Market" for use by residents and area farms.
3. Encourage adoption of Agricultural – Open Space Easements.
4. Encourage property donations for passive use or nature parks, community gardens, etc.
5. Establish development boundary (more than utility service area).

6.2.2 Residential Needs

The Future Land Use Map includes single-family and multi-family residential. At the current time there does not appear to be a need to include a variety of lot size requirements for single-family districts, however this could be considered in the future. Because residential land use consumes the majority of land in a community, typically more than half, most land use forecasts begin by looking at residential land use demand. About 41% of Hope's land is currently devoted to residential uses, including low-density (single family) and medium density (multi-family) residential and mobile homes. This lower than average figure is likely due to the traditionally small size of the Town's older residential lots and the inclusion of the three mobile home parks in Hope.

Even though we have projected how many people to plan for in Hope's future, we still have to consider several other factors to determine how much land will be needed by 2035. The first factor we must consider is Average Household Size. Assuming a projected average household size of 2.7 for Hope in 2035, the following calculation can be made:

$$2500 \text{ people} \div 2.7 \text{ people per housing unit} = 926 \text{ housing units needed}$$

Vacancy Rate

According to the Census Bureau's American Community Survey, Haw Creek Township had 117 estimated vacant housing units in 2010, which is 7.2% of the township's housing units. It is virtually impossible to have a 0% vacancy rate because of transition from people moving between residences. The lowest practical vacancy rate is probably 5%. If we take this into account, Hope will need to add 5% additional housing units to the total needed by 2035.

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$$\begin{aligned} 926 \text{ housing units} \times 5\% &= 46 \text{ additional housing units} \\ 926 \text{ housing units} + 46 &= 972 \text{ housing units needed by 2035} \end{aligned}$$

Housing Stock Replacement

The calculation tells us that we would need 972 housing units to support the projected Hope population in 2035. Since there were 859 housing units available in 2010, there would appear to be a gap of only 113 units. However, we must also consider how likely it is that all of Hope's existing housing stock will survive for another generation in good enough condition to still be usable. The housing units most likely to see rapid decline are mobile homes and homes worth less than \$50,000, many which are rental units. In most cases these housing units would not receive as much maintenance over the next 20 – 25 years, resulting in more rapid decline than other housing categories. There were approximately 100 mobile homes in Haw Creek Township in 2010. Approximately 10% of owner occupied housing units were worth less than \$50,000 in 2010. Assuming that these mobile homes and lower-priced homes will not last another generation to 2035, Hope will need to plan to replace about 200 new “affordable” housing units, primarily with multi-family and manufactured homes. If we assume that 50% of these new housing units will be placed or rebuilt on existing residential lots, then Hope only needs land for half that amount:

$$113 \text{ units} + 200 \text{ new affordable units} = 313 \text{ housing units} \div 2 = 157 \text{ housing units}$$

Aging Population & Rebound Generation

Multi-generational households are on the rise. In the United States, 16% of the population lived in a home that had at least two adult generations in 2008. By comparison, in 1980 there were only 12%. According to a recent Pew Research Center report, this multi-generational living is due to demographics, cultural shifts and high unemployment. Older Americans are moving in with children and grandkids and vice versa. Nationally about 20% of people 65 and older live in multi-generational households.

It is reasonable to expect that housing will need to change from being predominately single-family to support this shifting household make-up. Hope should expect more demand for new accessory apartments being added to existing properties. This trend would also result in more investment and remodeling to existing property and less new construction. This could result in more pressure to allow mobile homes as temporary dwellings.

If we assume that 10% of our projected future housing demand will be absorbed by new separate dwelling units (i.e., accessory apartments) added to existing residential lots, then the need for additional residential land is slightly reduced.

$$\begin{aligned} 157 \text{ housing units} \times 0.10 &= 16 \text{ units } \underline{\text{do not}} \text{ need additional land} \\ 157 \text{ housing units} - 16 &= 141 \text{ housing units still needed by the year 2035} \end{aligned}$$

Housing Mix

As pointed out in the Economic Analysis section of this document, the 2006 Town of Hope Strategic Plan identified an urgent need for the community to work with developers to devise housing strategies that focuses on specific populations, including young families and the aging

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population. This will require Hope to have a full range of housing choices available, including different densities and different price points. The Town will need to promote development of both multi-family and single family housing in the future. Note that senior citizen housing can be classified as both multi-family (i.e., nursing homes or assisted living) and single family (i.e., single family, duplex or townhouse condominiums).

Taking this into account, the next step in residential forecasting is to determine the mix of single family and multi-family housing. Hope has historically had a low proportion of multi-family housing (apartments). The 2010 census showed 81% of the units in Hope were single-family with 11% multi-family and the remaining mobile homes. Based on the rapid deterioration of mobile homes, this ratio could change in the future to include more multi-family (20%) and less mobile homes.

141 housing units x 0.20 = 28 new multi-family units by the year 2035
141 housing units – 28 multi-family = 113 single family units maximum

Multi-Family Lot Size

A minimum of 10 additional acres of land should be identified to support more multi-family housing units.

Single Family Lot Size

Based on past demand in the area, Hope should expect that lot sizes for new single family residential will be larger than the existing older lots in Town. Allowing 10,000 square feet (SF) per housing unit would allow enough land for new street right-of-way and average 7,500 SF lots.

113 single family units x 10,000 SF = 26 acres of single family residential land needed

6.2.3 Commercial Needs

Commercial land uses, including office and retail, should be encouraged in Hope. Common strip commercial development should be discouraged because of unattractive appearance, inefficient development patterns, and traffic access and parking management issues. Opportunities exist in Hope for the development of office buildings and small retail areas. Commercial land uses are provided access to major arterial roadways to facilitate customer traffic. Commercial land generally consumes about 10% of a municipality's land use. Hope currently has only 4.3% of its land devoted to commercial, including office uses. This category highlights the most serious deficit in land use. Even very small towns have still historically ranged near 10%. As discussed in the economic analysis, over 80% of Hope's residents commute outside of the community to their place of employment. They take at least some of their discretionary spending with them, where there are more opportunities and choices available. This lack of commercial land also means that Hope loses out on desirable commercial tax revenue. Commercial and industrial uses generally pay more money in property tax than they consume in services from their community.

To reach the average proportion of commercial land use, Hope would have to more than double the amount of commercial property; which is probably not realistic. Setting a goal of 8% commercial land by 2035 would be more achievable, but would still require aggressive

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marketing and development incentives. To reach 8% commercial land, Hope needs to add about 20 more acres of commercial by 2035.

6.2.4 Industrial Needs

Light industrial land uses and manufacturing operations should be encouraged, at appropriate locations, in Hope. The industrial park should be renovated to more closely mirror other successful industrial parks in the area. Industrial land consumes approximately 11% of Hope's land area, more than the 7% average for most small communities and much more than what is typical for very small towns, like Hope. The community has expressed an interest in having additional manufacturing, but the surplus of existing industrial land leaves plenty available for the future. If a large new industry would decide to locate in Hope, they would likely want to develop on greenfield property, leading to annexation of additional land to the Town. There is much agricultural land adjacent to Hope that could be brought into the Town and developed. If this should happen, the infrastructure is available for all but possibly the largest new industrial facility. Because there is only a slim chance that a large manufacturer would come to Hope in the future, it does not make sense to designate additional land for that future now. Because much of Hope's industrial land is currently vacant, mostly in the existing industrial park, it does not appear that the Town needs any additional industrial land by 2035. The Town should instead focus on trying to fill the existing industrial park.

6.2.5 Parks and Recreation Needs

The development of parks and recreation sites in Hope is encouraged. At present the Town has one small park, some facilities in the Town Square, and the facilities located at the school complex. As noted earlier, consideration should be given to providing additional parkland within the Town limits. A location for potential parks could be some of the vacant residential parcels in the various quadrants of the town if they are acquired by the Town for any reason. The town should also work closely with other entities, including Bartholomew County and Flat Rock-Hawcreek Schools to collaborate and coordinate recreation opportunities and the development of park lands.

Table 12. Hope Land Use Needs and Surpluses.

Land Use	Existing Acres	Existing Land Use %	Typical Land Use %	Future Land Use %	Additional Acreages Needed By 2035
Agricultural	85.1	16.5	10	0	-85
Commercial	20.3	3.9	10	8	+20
Industrial	55.9	10.8	7	11	0
Institutional	101.4	19.7	10	15	-5
Low Density Residential	192.2	37.3	52	40	+26
Medium Density Residential	4.2	0.8		10	+10
Mobile Home	15.1	2.9		0	-15
Office	2.2	0.4	Included with commercial		
Undeveloped	38.7	7.5	5	5	-2.5
Other (parks, public, etc.)			6	11	
TOTALS	515.1	100%	100%	100%	50 Acres Surplus

6.2.6 Future Annexations

Since the Town of Hope has not seen any significant growth during the last census period, future annexations and the timing of such are difficult to predict. However, it would appear that the southern portion of Hope, particularly in proximity to SR-9, might present the most opportunity. The need to annex land in the future will be totally dependent in the need to provide services to developments and would give the Town much more control over how the development is constructed.

6.2.7 Preferred Land Uses Outside of Hope

Throughout the planning process for the Hope Comprehensive Plan it became apparent that planning has been considered for some areas outside of the Town's municipal boundaries. Indiana Code allows for the Town to exercise zoning jurisdiction to within a two mile radius of the corporate limits. The preamble to the Town of Hope Zoning Ordinance includes a statement about the two mile jurisdictional area, but currently the Town does not exercise zoning jurisdiction over this area and their current zoning map does not extend outside the corporate limits. Any extra-territorial area the Town desires to exert planning and zoning control over must be coordinated with Bartholomew County, in accordance with Indiana Code.

6.2.8 Preferred Future Development Scenario

This scenario attempts to preserve the downtown's historic atmosphere and charm, while still promoting new development and annexation. By 2035, the Town hopes this plan will attract more young adults and families to a unique, "old-fashioned" community, while encouraging seniors to age in place. Tourism is also a big part of the future in this scenario, which will require new effort by the Town. The future development scenario envisioned by the Steering Committee includes:

A. Residential

1. Single Family Development - Single family residential developments have been few in number in Hope in recent years. As the economy improves, there are abundant areas included in the future land use map and which are already zoned for single family residential development. Proposed new developments should be interconnected, consistent with the goals identified in Section 5. Cluster zoning that proposes developments with large common areas and open space areas should be encouraged and development options provided in future updates of the zoning and subdivision regulations.
 - a. Existing – While Hope has many beautiful well-maintained historic homes, it also has a number of poorly maintained single family homes. In order to improve and preserve the existing housing stock, the historic homes (and other historic structures) should be protected with an overlay zoning district that includes architectural standards and review. All existing single-family homes that are deteriorating should be subject to enforcement of minimum housing standards and local codes through ticketing. The Town is encouraged to work with local churches, the high school, and other groups to identify ways to aid local residents with cost and manpower. The Town should also amend their ordinances to allow historic homes to be converted to Bed & Breakfast facilities.

- b. New – Available single-family lots within the existing town limits should be developed with appropriate infill single-family housing. They could also be used as community garden plots in the interim. Town officials anticipate eventually annexing approximately 40 more acres of land for new single-family housing developments by 2035. Although this is more residential land than was forecasted for future needs, Town officials felt it was important to encourage new single-family housing that could contribute students to the Flat Rock/Haw Creek School Corporation. Between 20 to 25 Acres of new medium density single family development is located adjacent to existing housing in Brookside and extending east to CR 800 E. Approximately the same amount of single-family property is located between CR 775 E and CR 800 E, east of the school campus and south of the industrial uses on the south side of South Street. This northern tract of new single family development is envisioned to have larger lots than the new housing adjacent to Brookside. Hope should be promoted as affordable, small town living for people who work in Greensburg, Indianapolis, Shelbyville, Columbus, and other surrounding areas.
 2. Mobile Homes – The steering committee chose to keep all three existing mobile home parks as part of their future land use pattern, with the understanding that updated, detailed minimum standards would be developed as part of any future amendments to the zoning ordinance.
 3. Multi-family – Multiple-family residential developments are encouraged in Hope, in select locations. The development of multi-family housing in Hope in coordination with mixed-use or commercial developments is desired. New multi-family development could also contribute additional students to the schools and is proposed for reclaimed industrial land south of South Street and adjacent to CR 775 E. Additional multi-family units should be allowed in single-family neighborhoods in Hope as accessory apartments, which would require a change to the zoning ordinance. Accessory apartments would allow for more multi-generational households in the community. These areas are connected to the downtown yet are not out of character for the surrounding area.
 4. Senior Housing – Senior housing may be both single family or multi-family in character. Because senior housing of all types is currently lacking in Hope, a large parcel of agricultural land within the corporate boundary on the north side of town has been designated for future senior housing.
- B. Commercial – Commercial development around the Town Square should be redeveloped as “mixed use”, allowing commercial and residential use in the same structure, so people can live in the same building that they have their business in. New commercial use is proposed along the west side of SR-9, extending from the existing commercial uses south to Hauser Drive/CR 600 N. This area would need to be annexed by the Town. To make it more attractive for young families and the elderly, the Town should target a drugstore with a pharmacy and a grocery store in the new commercial area, possibly a co-op. Downtown commercial should be used for a year-round indoor farmer’s market and arts/craft gallery. As part of this, the Town should encourage boutique home businesses for Senior Citizens and others – concentrating on homemade jams, quilts, baby things, etc. for both the gallery and for internet sales. Redevelopment incentives will be key to making the downtown a healthy commercial area. If the town is serious about gaining

more commercial, they may need to consider more drastic approaches, such as tax incentives to attract commercial businesses and supporting alcohol sales in restaurants outside of the downtown area.

- C. Industrial – No additional industrial areas are proposed. The Town should look into making some of the lots in the existing industrial park smaller, so that they are more affordable to potential industrial users. Sponsoring an industrial/heavy commercial business incubator in the existing industrial park could also help develop out the park. Existing industrial areas within the town are expected to remain, with the exception of the land proposed for redevelopment as multi-family.
- D. Institutional – Institutional uses include government buildings, churches, and schools. These property tax-exempt uses typically consume around 10% of land in small towns. Hope has more than twice the average, likely due to the large school campus and the large number of churches in town. It does not appear that additional institutional land is needed but this use is permitted in many zoning districts in Hope. There may be an opportunity in the future to convert institutional land (such as churches which close with dwindling membership) to commercial or residential use, a trend seen in many other communities. No new institutional land is proposed. Future adaptive reuse of existing facilities should preserve the historic value of the structure to the extent possible. It is important to make the school even more valued by Hope residents. This can be done by expanding the school campus use, offering things like a community fitness club, senior citizen education and summer education camps.
- E. Agricultural – the steering committee determined that existing agricultural land would be maintained within the town limits, with the exception of the parcel on the north side proposed as future senior housing.

7.0 Implementation Strategies

7.1 Adoption and Amendment

The comprehensive plan is not official until it is adopted. Under Indiana law, the following steps apply to the adoption of an entire plan, a plan element (i.e., thoroughfare plan or parks master plan), or any amendment or updates to the comprehensive plan:

1. Plan Commission holds a public hearing
2. Plan Commission adopts the plan and recommends adoption to Town Council
3. Town Council adopts the plan by resolution

7.2 Implementation

Formal adoption of the comprehensive plan is the first step in its implementation. Hope must still implement it and review it regularly for needed amendments or updates. If the Town of Hope adopts this plan without a commitment to implement it, then all the time and effort of those involved is wasted — a comprehensive plan is not effective without implementation!

The Zoning and Subdivision Control Ordinances are the two biggest implementation tools for a comprehensive plan, so they should be updated by the Plan Commission immediately to match the plan. Changes to administration and decision making processes for planning matters is also very important.

7.2.1 Zoning Ordinance

The Zoning Ordinance is the enforceable standard by which zoning decisions can be made and performance standards set for each zoning district. Many communities fall short on keeping their zoning ordinance updated and are unable to adequately address land use decisions and new technologies properly. New zoning issues that are currently being addressed by other Indiana communities include wind farms, urban farming, mixed use development, historic preservation, and reducing impervious surfaces. To allow the Town to effectively not only manage their growth but create an enforceable and defensible zoning ordinance, the following actions are recommended:

- Implement an effective enforcement program that both encourages compliance but also penalizes non-compliance (see Greenwood for an example)
- Need to officially update and readopt the Zoning Map, initiating changes to the map as the community deems necessary
- Develop a downtown/historic overlay zoning district with architectural standards for renovations or new construction
- Review and update mobile home placement requirements and minimum mobile home park standards
- Develop a landscape ordinance that would apply to all new development, including requirements for landscaped areas in parking lots

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- Encourage preservation of trees and establish a planting program for trees, ensuring they are not in conflict with other infrastructure
- Establish a clear development process that includes a development review committee (comprised of local and area officials and experts, such as the town engineer, town utilities coordinator, soil & water representative, county surveyor representative, utility representatives, etc.) who will make recommendations to the plan commission and board of zoning appeals
- Formally consider the impact of all rezoning requests on the Flatrock/Hawcreek School Corporation and invite them to be represented on the development review committee
- Allow roadside agricultural stands
- Allow non-traditional housing options such as accessory apartments, mixed use buildings (commercial/residential), townhouses, condominiums, and senior living
- Update standards for Agricultural uses within Hope, including an updated Agricultural Zoning District
- Create standards for institutional uses and consider tighter restrictions on where some can be allowed by right
- Update industrial zoning district standards
- Review and update fee schedules to cover all costs of the Town in the review of planning matters

7.2.2 Subdivision Control Ordinance

The Subdivision Control Regulations of the Town are surprisingly comprehensive given the minimal amount of development in recent years. Even so, as with zoning ordinances, development standards need a regular review and updating as issues and new planning methods are developed. The Town Plan Commission should meet to review the Subdivision Control Regulations and, at a minimum, consider the following updates/changes:

- Encourage the preservation of trees and planting of new trees and other landscaping in new developments
- Update the town's road standards and thoroughfare plan, including for collectors, since major and minor categories have been recommended to be combined in this plan
- Revise the subdivision process, making use of a development review committee
- Require public water and sewer on every building site

7.2.3 Administrative Changes

One of the biggest difficulties small communities have is being able to provide enough experienced and trained staff members to effectively implement the vision and ordinances developed by elected and appointed officials. Hope is no different, having a very limited staff that is already consumed with their existing duties. There is no opportunity for them, and often no expertise, in making administration and economic development a priority. This lack of time also makes it difficult to collaborate with neighboring communities on issues and present a united front that is both effective and consistent. It is suggested that the Town leaders consider a number of changes that would help in the implementation of the comprehensive plan and vision of the community and its elected leaders. A few key changes to consider include:

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- Hiring a part-time Town Manager to coordinate economic development, marketing efforts, and training and development of local officials, though a full time manager is warranted and likely a necessary requirement to attract qualified individuals to apply.
- Meet regularly and informally with officials from surrounding communities to foster an atmosphere of cooperation.
- Participate in all Bartholomew County efforts to update ordinances and plans, including a future update of the County's Thoroughfare Plan.
- Develop "gateway signage" for Hope that identifies the Town's unique character.
- Implement a web site for the Town and prepare related marketing materials and development process packets. Hope has much to offer but nobody else outside the community is going to advertise that fact. The Chamber of Commerce web site is not adequate but could be adapted to serve both them and the Town to save money if necessary.
- Improve training, communication and standards for Hope's board of zoning appeals, plan commission, and town council, including how to legally to make a decision without exposing the community to legal challenges. This training could be partially led by the Town attorney and professional planning groups and individuals offer training to communities.
- Work with Bartholomew County to once again have an ex-officio representative to the county plan commission, and vice-versa.
- Formally adopt rules of conduct and procedure for all public meetings so only relevant information is presented at public hearings.
- Present orientation for new town officials to explain processes and functions in all town and relevant county offices.
- Develop a capital improvements budget that prioritizes spending based on the comprehensive plan.

7.3 Coordination with Bartholomew County

The Town of Hope currently has an agreement with Bartholomew County to perform plan review and inspection services. Continued cooperative efforts with Bartholomew County are critical to the success of the Comprehensive Plan. The County is responsible for administering and making changes to their zoning ordinance, if areas are in conflict with those of the Town. The support of this Comprehensive Plan by Bartholomew County will further enable the Town to implement the goals and objectives identified in the previous section.

The current Bartholomew County Comprehensive Plan includes the three basic components: the Goals and Policies Element (adopted in 1999), the Land Use Plan Element (adopted in 2003), and the Thoroughfare Plan (adopted in 1993). Updating the County's plans would be the perfect opportunity for Hope and other communities within the county to be involved. A summary of the key aspects of the Bartholomew County Comprehensive Plan is included in the following sub-section.

7.3.1 General Land Use Principles

1. ***Preserve productive farmland for farming.*** Over half of the land in county planning jurisdiction is prime farmland, including the area around Hope. Farming is an important part of Bartholomew County's history and economy. Farmland preservation is becoming a greater

COMPREHENSIVE PLAN - HOPE, INDIANA

concern in the county, and in the state overall, as more and more prime farmland is lost to development. The plan charged the county with developing a plan for preserving prime farmland. The (County's) Zoning Ordinance was updated to be very detailed about preserving prime farmland.

2. ***Make decisions that will direct growth to areas that are suitable for growth.*** Element 1 of the plan includes policies intended to direct growth to appropriate areas. The plan suggests:
 - making improvements to utilities, roads, and other infrastructure necessary for public health and safety where growth is desired (including the area south of Hope)
 - making improvements to utilities, roads, and other infrastructure and to revitalize existing towns, including Hope. The plan goes on to say extensive development may not be appropriate in prime farmland districts, significant natural areas, and significant historic areas.
3. ***Make land use decisions that protect and improve community resources and the environment.*** Land use decisions and construction planning should consider impacts on county resources including, but not limited to, drainage systems, environmentally sensitive areas, surface and groundwater resources, significant forested areas, natural habitats, and historic resources.
4. ***Intergovernmental cooperation should be encouraged.*** Projects that are inter-jurisdiction or regional in nature will require cooperation of several government agencies. These may be large construction projects, or regional concerns such as watershed restoration or highway projects. Throughout the comprehensive plan process, the City of Columbus and Bartholomew County have made an effort to coordinate their efforts. The city and county should continue existing cooperative processes, and develop new processes as needed. The county should also take advantage of opportunities to work with other counties on projects or issues of regional or statewide concern. Cooperation with Hope was not mentioned because there was no participation by Hope on the County's plan.

7.3.2 Land Use Districts

As explained in Bartholomew County's plan, "the land use districts should not be considered zoning districts, but, rather, the vision of the people of Bartholomew County for the best use of land in the county. The districts defined as part of the land use plan are not rigid. From time to time, there may be reason to amend the plan by adjusting boundaries and/or descriptions."

- South side of Hope, including both sides of SR-9 to existing Town limits is designated as "Development District" in Bartholomew County's Comprehensive Plan

Development District - The Development District has initially been drawn to include existing population/commercial centers with public sewer and water systems. These are: ... the unincorporated fringes near Hope.... (The towns themselves are separately incorporated and hence not addressed in this plan.) ... Element 1 of the comprehensive plan encourages new development to take place in and around existing developed areas, where public utilities are available. Other areas could be designated for development where it is feasible to extend public utilities. New development areas should avoid prime agricultural or environmentally sensitive areas. Expansion of existing developed areas has the potential to result in the loss of land in prime farmland and natural resource. Every effort should be made to balance development with

COMPREHENSIVE PLAN - HOPE, INDIANA

the land preservation goals of the comprehensive plan. Element 1 of the comprehensive plan includes the following goal related to Commerce and Industry: "Goal 18: Promote economic growth in the county by encouraging the location and expansion of businesses and industries that are compatible with their surroundings and provided with adequate services."

- North, east, west sides "*Agricultural Preferred*" in Bartholomew County's Comprehensive Plan

Agricultural Preferred - The Agricultural Preferred district includes prime farmland in Bartholomew County outside developed areas. Prime farmland in our county includes most of the eastern and northern parts of the county. There are a few areas of prime farmland in the south and west. Element 1 of the comprehensive plan includes the goal of preserving productive farmland, as well as 18 policies directly relating to farmland preservation (Goal 1, Policies 1-A through 1-R).

AREA DEFINITIONS

The County's Land Use Plan includes definitions of the major areas identified in the plan, in order to assist in implementation of the plan.

Prime Farmland -- Prime farmland consists of land with soil types that are capable of producing crops efficiently and sustainably. This would include pasture land and soils with the potential of producing crops economically and sustainably with irrigation. Prime farmland is located in areas where agriculture production is the principle land use and would be expected to remain as its best and most practical use. Prime farmland would also be located where public water and sewer is not available or practical to provide. Prime farmland has soils with the potential to produce productive yields of the commercial and specialty crops grown in this area. Drought prone soils with or without the potential of irrigation may also qualify as prime ag land. The topography is level to greatly rolling land which is not conducive to erosion problems with proper crop production practices. Land more subject to erosion may qualify as prime when Best Management Practices are used in crop production or where ground cover exists such as permanent pasture, hay, or timber. The location is where agriculture production is the principal land use and would be expected to remain as its best and most practical use; where public water and sewer service are not available or practical; and where a sufficient base of agricultural land, open space, and natural areas are maintained within the county.

Historic Resources - Historic Resources of Bartholomew County include those resources listed in the National Register of Historic Places or the Indiana State Register of Historic Sites and Structures. Resources identified as eligible for the State or National Registers in the Indiana Historic Sites and Structures Inventory also qualify as historic resources. The Indiana Historic Sites and Structures Inventory was conducted in Bartholomew County in 1978. The inventory for Bartholomew County was recently updated and is likely out to the public at the time of publication of the Comprehensive Plan. Bartholomew County should implement a policy for protection of historic resources under its ownership or within its planning jurisdiction. Owners of properties that are identified as historic should retain their individual property rights.

Development - Development is defined as commercial, industrial, institutional, or housing development; except for developments of a necessary and low-impact character such as single

COMPREHENSIVE PLAN - HOPE, INDIANA

neighborhood stores, small churches, necessary services such as fire stations, single-family houses, and small residential subdivisions. Small subdivisions are defined as 4 lots or fewer. Subdivisions of 5-9 lots are defined as medium subdivisions, and subdivisions of 10 or more lots are defined as large subdivisions. Small subdivisions would be appropriate in Agriculture Preferred, General Rural, and Development districts. Medium subdivisions would be appropriate in Development districts, and, under suitable conditions, in General Rural districts. Large subdivisions would be appropriate only in Development districts. Farms of any size are not considered developments for the purpose of this definition.

8.0 PLAN MONITORING PROGRAM

8.1 Introduction

Comprehensive planning is a continuing process. Plans must be evaluated, changed, and updated as the town changes. These changes can be gradual, as through demographic trends, technological change, or slow economic growth or decline. Sometimes change is more sudden, such as the location of a large new industry in a community, the loss of a major employer, or a natural disaster (flood, tornado, etc.). The plan commission should review the plan on an annual basis to determine if any changes are necessary. Considerations should include:

- Is the plan working the way we thought it would? Are we getting the results we want?
- Has there been any instance where the plan did not offer adequate guidance to plan commission, BZA, or Town Council?
- Have conditions locally changed drastically (major new employer, etc.)?

The planning process, in order to be effective, must be continuous and must be part of the day-to-day decisions that affect the physical character of the Town. Thus the Comprehensive Plan must be in a form that encourages its regular use in the planning process. The Comprehensive Plan is, in effect, the continuously changing representation of the Town's policies for the future. If the Comprehensive Plan is to perform its proper function in the continuous planning process, it must be updated on a regular basis. The Comprehensive Plan should be evaluated annually to ensure that policies are consistent with the objectives of the Comprehensive Plan. A major review of the Comprehensive Plan should be made at intervals no longer than 5 years to enable the Town to see the implications of the accumulated annual revisions and to apply new perspectives to adopted policies. Annual reviews might indicate the need for a major review in less than 5 years.

8.2 Benefits of a Monitoring Program

There are several benefits to the Town from a regular monitoring program:

1. The Comprehensive Plan will be kept up to date.
2. The maintenance program broadens the area of community agreement on basic development policies over time. The process invites public discussion of alternatives to major decisions and encourages exploration of new issues and secondary questions.
3. Annual review of the Comprehensive Plan will keep current the Town's knowledge of the plan's elements. Along with the Comprehensive Plan's use in day-to-day decision making, the annual review process will assure that the Comprehensive Plan will be a living document and that its policies will not be frozen in time.
4. Annual review will avoid delays that might otherwise be caused by calls for more study on certain issues before the basic plan is adopted. An annual review program assures that issues that require further examination will be studied at proper levels of detail at later times, and the policy changes resulting from such studies will be made in the plan.

8.3 Description of the Program

The maintenance program will have two objectives:

1. To determine the extent to which the Town is actually implementing the policies of the Comprehensive Plan; and
2. To determine that the Comprehensive Plan's policies are still desirable and appropriate in light of changing circumstances.

The basis of the maintenance program will consist of an annual review by the Town Plan Commission. Such review might result in a change to a portion of the plan reflecting either a policy area or a geographic area. The results of the review should be forwarded to the Town Council in a report.

The actual components of the annual review will be determined by the Town Council at the start of work. The following are examples of the elements studied by the Town; others might be added depending on the situation or topic of concern.

- A. Development proposals approved or denied – rezoning petitions, site plans, and subdivision plats.
- B. Land use regulations – Town and Bartholomew County Zoning Ordinance and subdivision ordinance amendments made in the past year or expected to be needed in the future.
- C. Building permits issued, by land use categories; estimate of the number of dwelling units, by type, added to the housing stock; estimates of the current population of the Town.
- D. Number of sanitary sewer connections; estimate of sewage flows and their relation to constructed and contracted capacities.
- E. Traffic counts; relation to road capacities.
- F. Programmed road improvements.
- G. Land divisions, other than in approved subdivision plat and condominium site plans.
- H. Major rezoning and land use changes on the perimeter of the planning area in the past year and those that are likely to occur in the coming year.
- I. Policy and Plan changes by adjacent municipalities that affect the Town, in the past year and that are likely to occur in the coming year.

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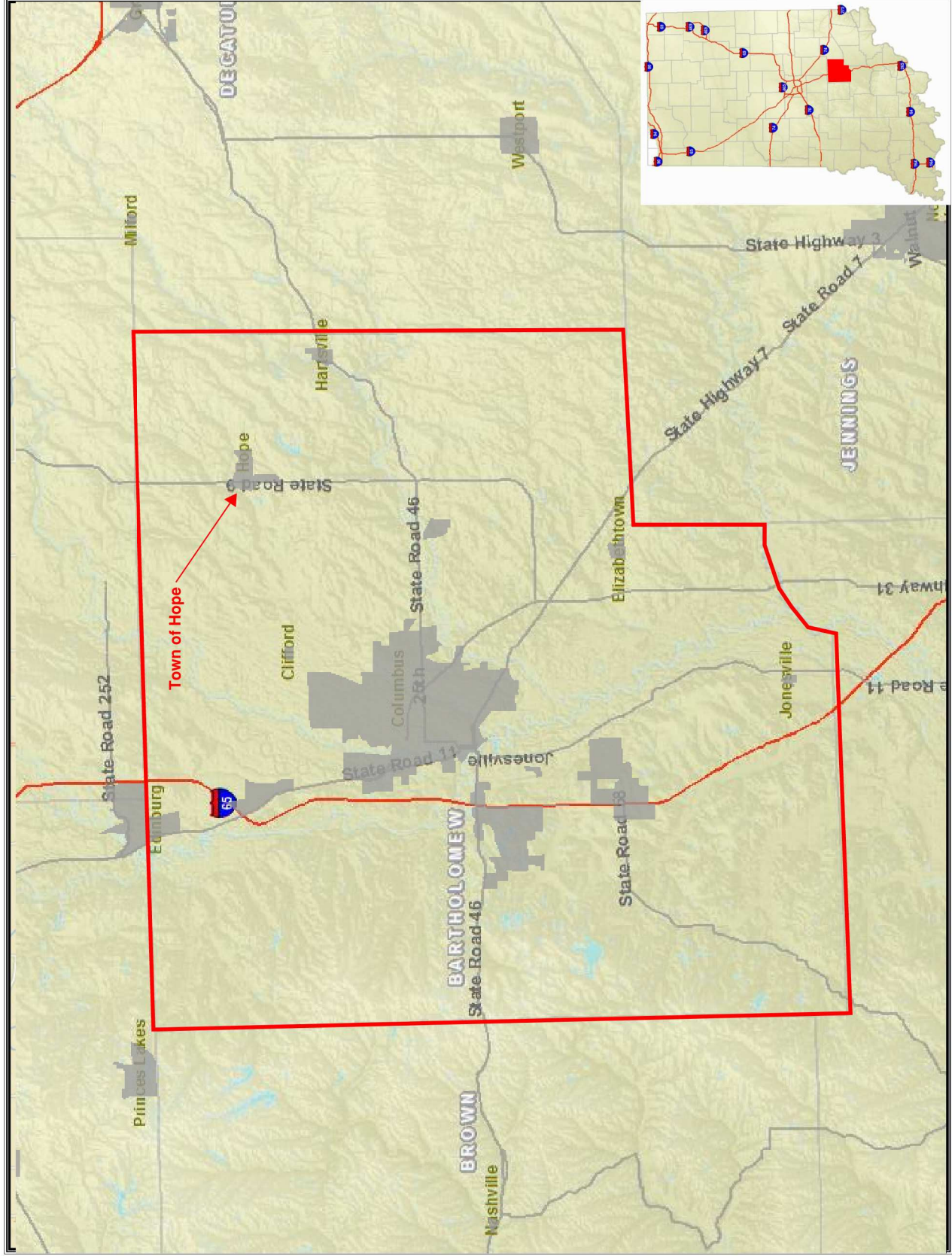
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Figures

Figure 1
Town Location Map

Town of Hope
Master Plan Update
Hope, Indiana

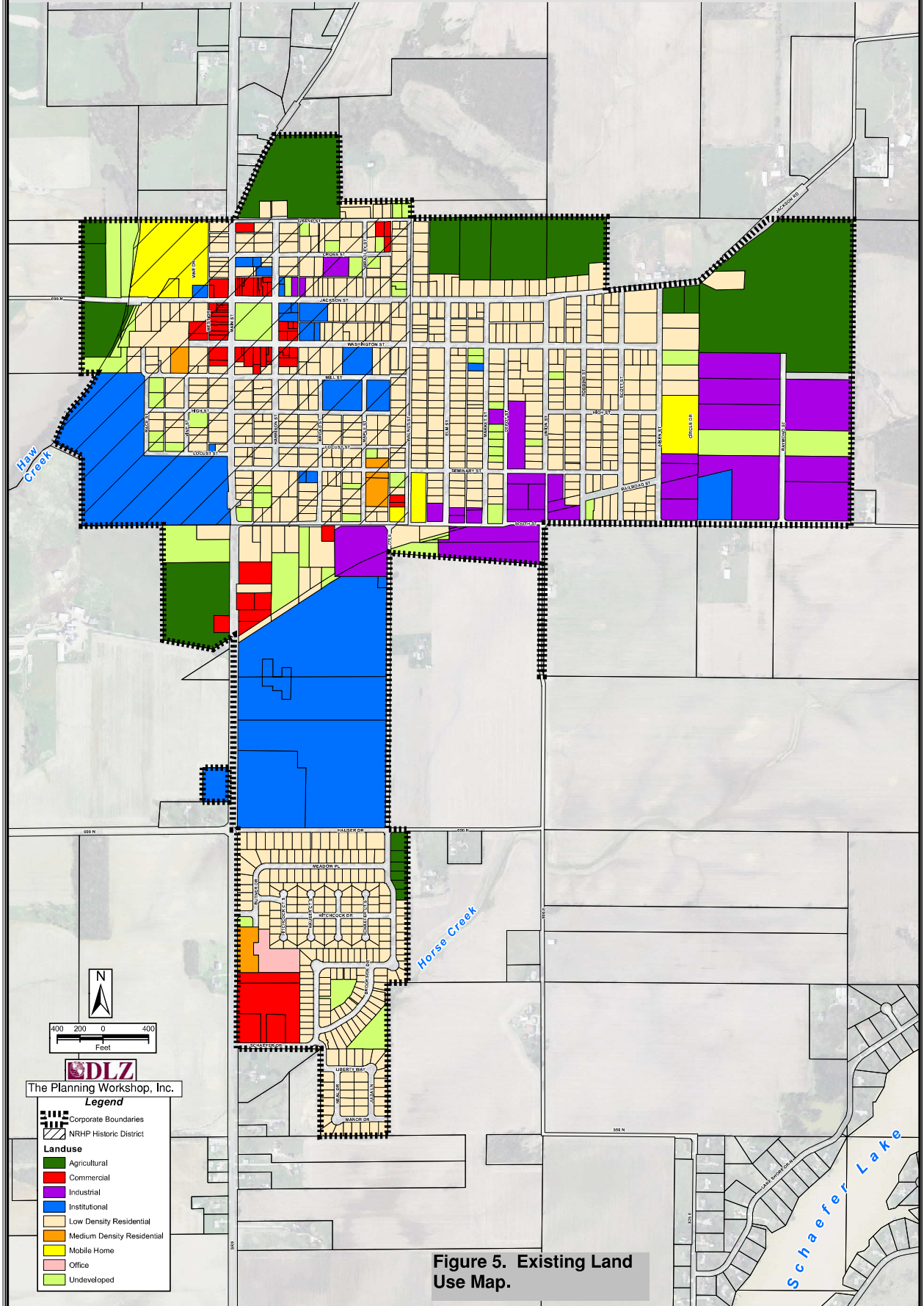


September 2012

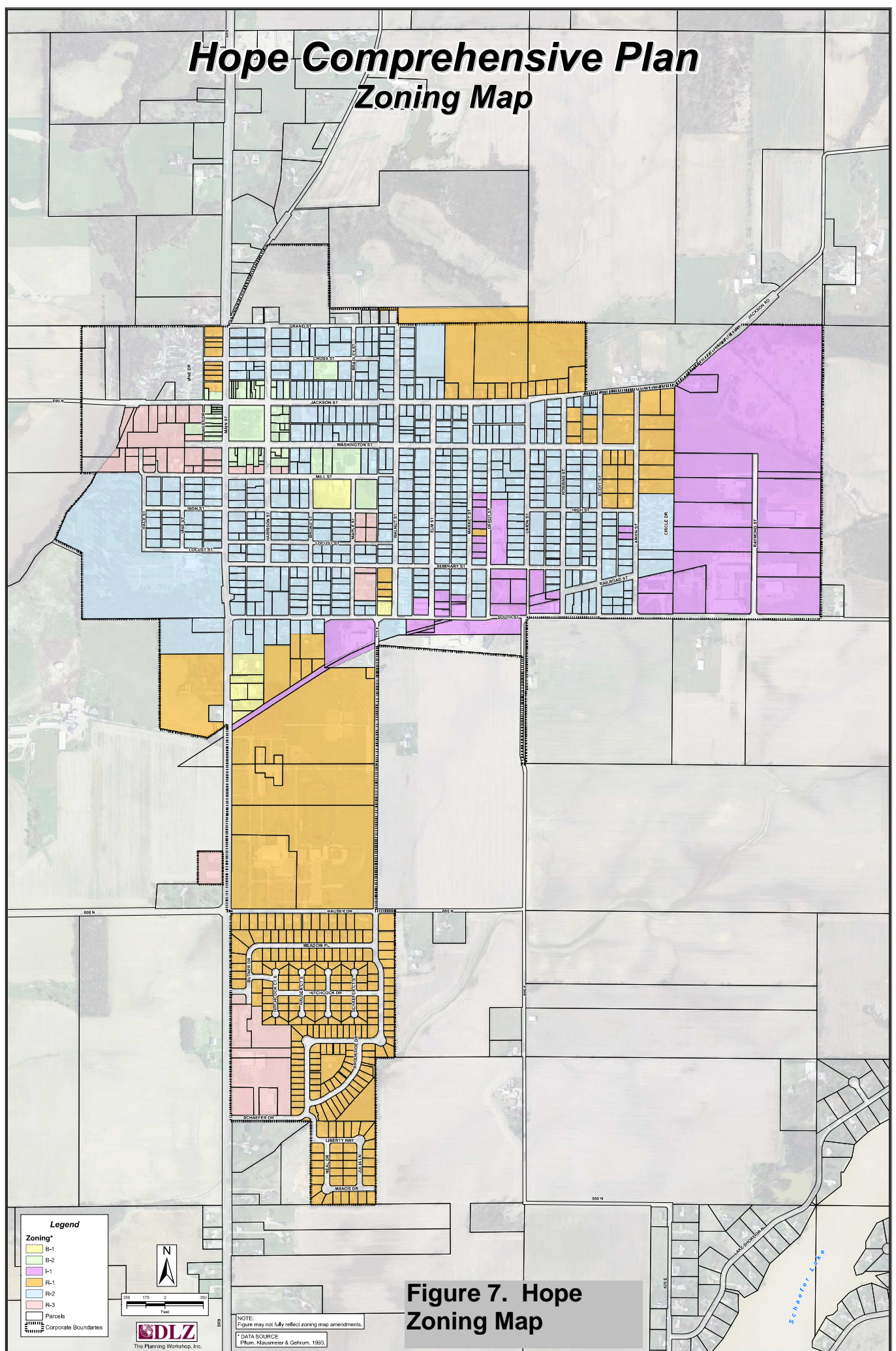


Hope Comprehensive Plan

Existing Land Use Map



Hope Comprehensive Plan Zoning Map



**Figure 7. Hope
Zoning Map**

Legend

Zoning*

- B-1
- B-2
- I-1
- R-1
- R-2
- R-3

Parcels

Corporate Boundaries

North Arrow

Scale: 0 150 300 Feet

DLZ
The Planning Workshop, Inc.

NOTE:
Figure may not fully reflect zoning map amendments.

* DATA SOURCE
Plum, Massmeier & Gehrm, 1993.

Hope Comprehensive Plan Infrastructure Map

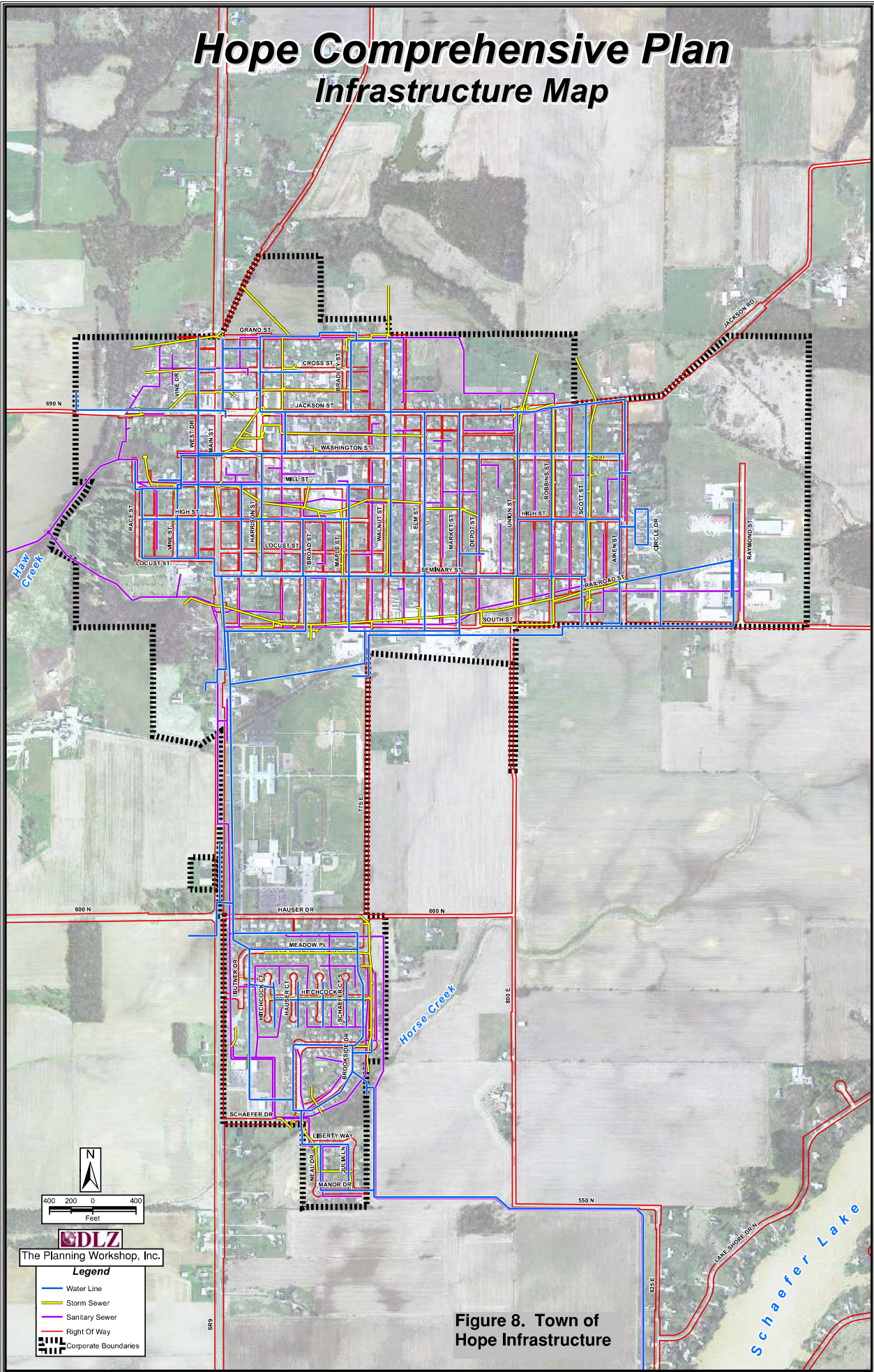
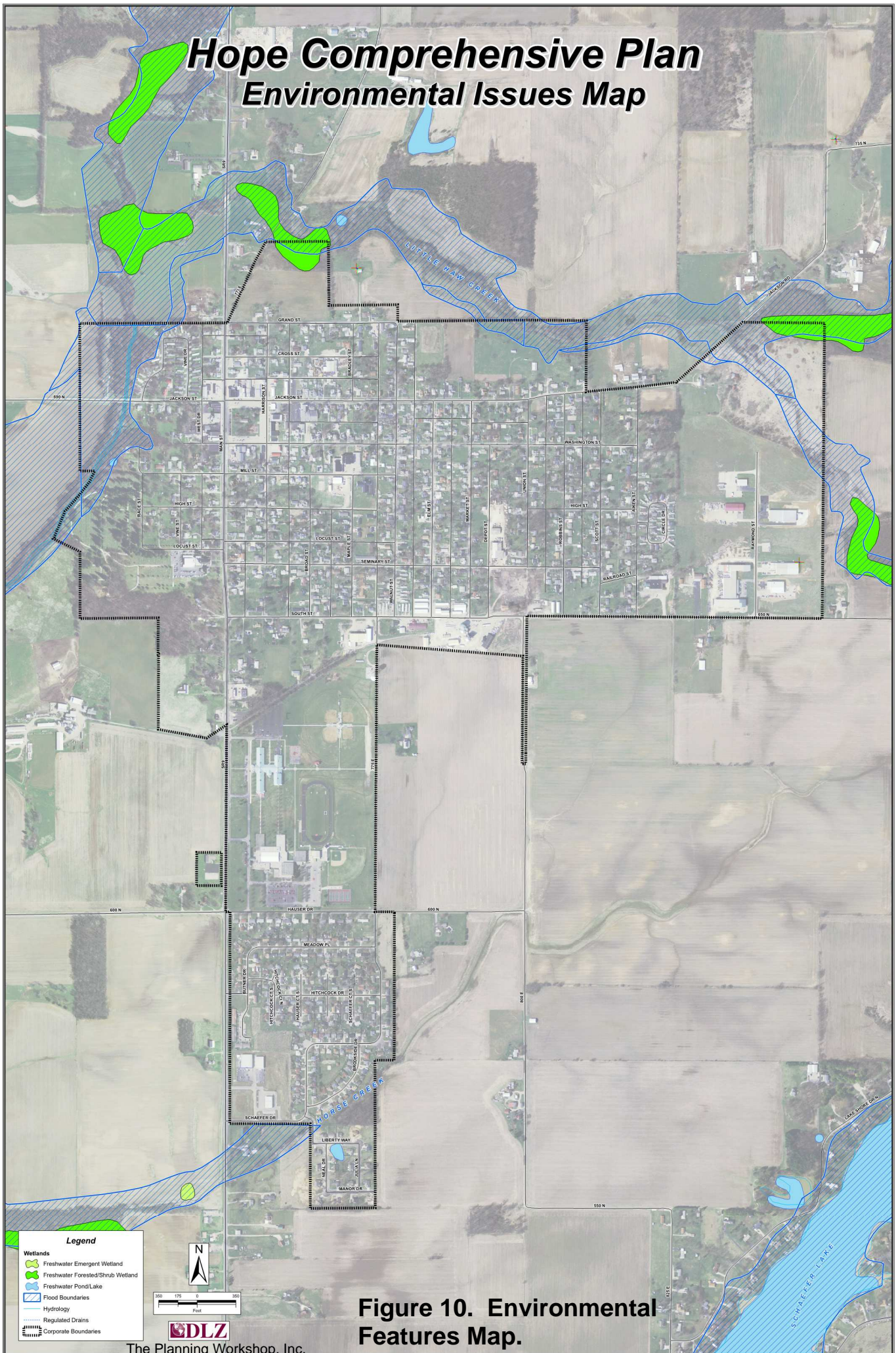


Figure 8. Town of Hope Infrastructure

Hope Comprehensive Plan Environmental Issues Map



Hope Comprehensive Plan Future Land Use Map

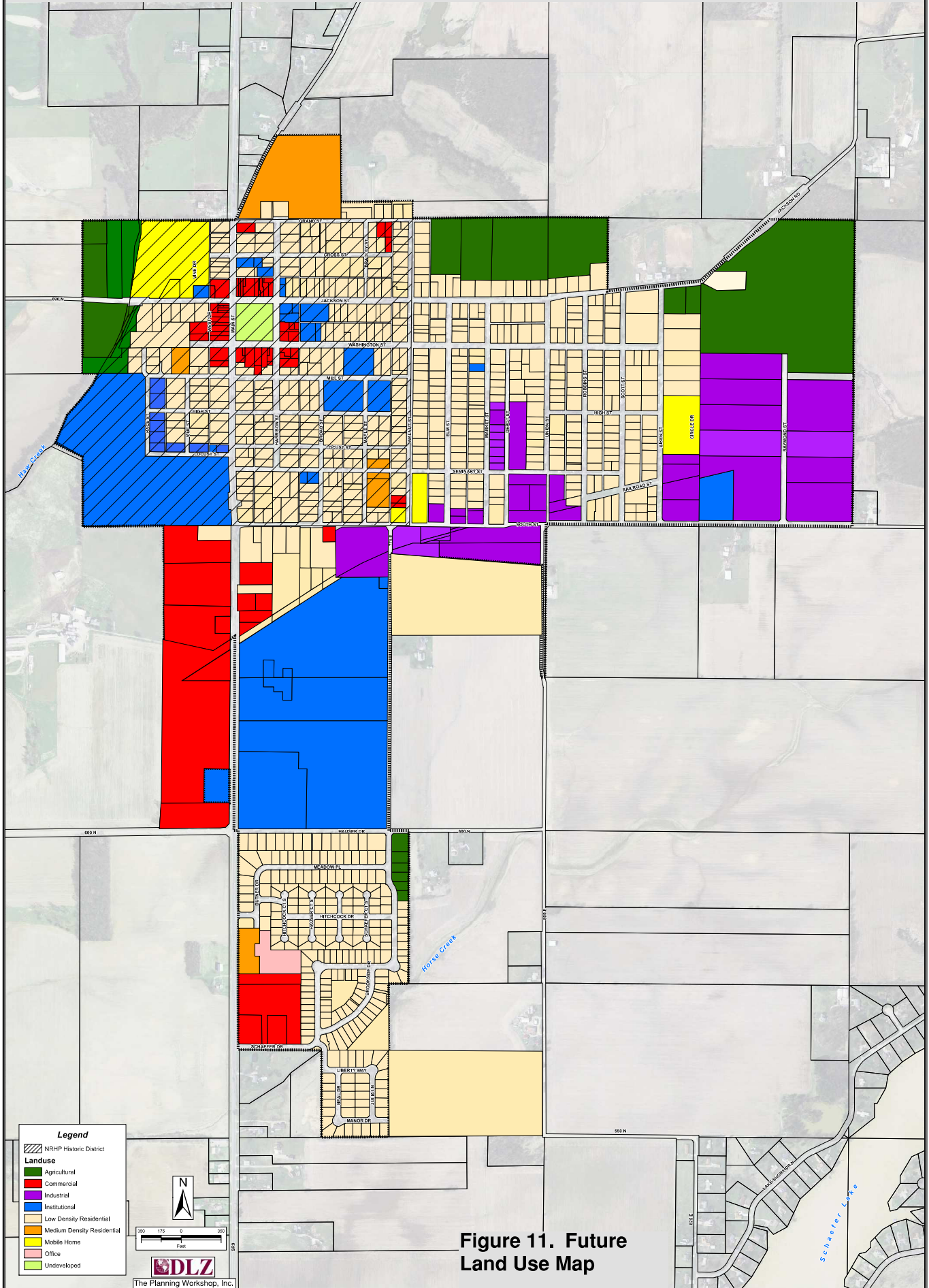


Figure 11. Future Land Use Map

Appendix A – Focus Group Detailed Notes

TOWN OF HOPE COMPREHENSIVE PLAN

FOCUS GROUP MEETING NOTES

Focus Group INFRASTRUCTURE -- streets and sidewalks, water, sewer and other utilities

K.K. Gerhart-Fritz, AICP, The Planning Workshop

Facilitator(s): Charlie Day & Steve Metzger, DLZ

Participants:

Randy Sims, David Clouse, Larry Simpson, David Webster

Date & Time: March 29, 2012; 8:30 am to 10 am

Purpose of the meeting: To offer stakeholders in Hope's planning process an opportunity to inform the Town of their (group's) concerns about the future of Hope and the surrounding region, the town's response to those concerns, and any other matter that they think should be addressed by the planning process. After introductions and a quick explanation of the comprehensive planning process, the group discussion begins.

WHAT IS HAPPENING WITH INFRASTRUCTURE AND (RE) DEVELOPMENT CURRENTLY IN THE TOWN AND THE SURROUNDING AREA?

Currently no development and very little redevelopment are happening in Hope or the surrounding area.

Gas, Electricity and Fiber Optics -- REMC serves outside town, DUKE serves electricity in town. Hope had a gas utility at one time but sold it off in the 1980's. Electricity is also provided by another entity. Smithville provides internet access and has a fiber optic line running past the school along SR 9. Smithville is not planning to offer fiber optic service to residential users now. AT & T and Comcast do offer local cable service.

Water -- Water prices are an issue for both the town and consumers. Don't think rates are as high as Columbus. During the big flood a few years ago, Hope relied on Eastern Bartholomew for water. The town's wells shut down, so they were without for 3 days. Note that none of town's wells have potable water. The Town needs to get the connection with Eastern Bartholomew Water replaced. One patch along SR 9 has a water main in the street that blows holes regularly. It was dug up 4 times in last 2 years. The State will repave SR 9 soon, so the water main will have to be moved or replaced soon.

Sanitary Sewer -- They had to raise sewer rates recently to get grants; they were losing money on sewer before the rate increase. Hope doesn't have a combined sewer system to fix per the EPA and state, but the town did have problem with overflow, which they fixed per IDEM.

Manholes are too deep in the trailer park. Approximately 165' of sanitary sewer main needs to be replaced.

INFRASTRUCTURE FOCUS GROUP MEETING NOTES

Not sure how close to capacity Hope is for waste water treatment. If got a large residential or a couple of new industrial users, Hope would also need to look at the sewer collection system, which is a bigger problem than the treatment plant.

Drainage/Storm Sewer -- Storm sewer is a bigger problem than sanitary sewers in Hope. Horse creek does not handle run-off well. Would like to upgrade Goshen Meadows force main and run directly to the lagoon to the west.

Streets -- Traffic Safety is the biggest issue, particularly getting a traffic signal at Hauser Drive and SR 9. May be able to get LTAP assistance from Purdue to do a cost-benefit study and then might be able to get a safety grant.

Fees -- Columbus doesn't charge nearly as much as Hope does for a water and sewer tap. Hope is about \$1800 for both. Hope's hook-on rates were the result of a rate study. Recently a builder was confounded at the price of hook-on/tap fees in Hope, which may not be good for the town's perception by the development community. Developers are required by the town to install taps, and then the developer also has to pay tap fee to Hope, equal to the cost to replace the tap. At least one developer did not want to pay the fee to extend the line, bearing the total cost some years ago, so he decided not to locate in Hope.

Land for Development -- There is a big parcel behind the school complex available for development. The School ran a new water line and fed it from 3 different directions with water, plus there is a force main nearby. There is currently no sanitary sewer near this undeveloped parcel. The existing 12" line in the area probably couldn't handle expansion. Need to upsize the 12" to a 15" pipe or add another 12" pipe. Basically the town has to rebuild everything to be able to develop industrial uses east of the school.

Cross Connections -- The town does have a few cross connections. The middle line in Hope has some sanitary that goes into the storm line that goes into Hawcreek. The cross connection at Main and Mill Streets has the storm sewer tied to the sanitary sewer, so that storm water actually runs through the sanitary sewer lines.

Upcoming Projects -- W Jackson ST project has been engineered already and will replace storm sewers, water mains, curb and gutter.

Surrounding Development Areas

- Columbus airport is becoming more of a high-tech park, which might open up more opportunities for Hope's Industrial Park.
- Schaefer Lake is not in this comprehensive plan's project area, but it is closely aligned with Hope. There are both pros and cons of annexing Schaefer Lake. The biggest issue is getting water and sewer out there.

INFRASTRUCTURE FOCUS GROUP MEETING NOTES

Schafer Lake is almost completely on septic systems, many of which are failing. Also, there is not a safe walking route at CR 500 N. It is dangerous for people to walk around the lake. The timber bridge was built with more pavement on one side to accommodate fishing, which is popular in that spot.



HOW WELL HAS THE TOWN HANDLED (RE)DEVELOPMENT UP TO NOW? WHAT COULD THEY DO DIFFERENTLY TO IMPROVE THE SITUATION? POLICY IDEAS:

In the past, the town was so happy to have development, that they let anything happen and had no standards. This began to change when the comprehensive plan was adopted, around 1989 or so. The Town finally adopted some development standards. Hope's standards probably require more than Bartholomew County's design standards. There has been no problem coordinating with the county in the past.

The first step in the development is to meet with the developer before the proposal goes to plan commission. It is not clear whose job this is, and consequently could cause confusion with developers. Before the plan commission meeting, the Town wants to see the preliminary lot layout, storm and waste plans, etc.

Most recent residential development resulted in existing cul-de-sac lots whose frontage is too small, leaving no place to park cars. These cul-de-sacs are hard for the town to plow and turn larger vehicles around in.



WHAT STRENGTHS DOES THE TOWN HAVE? HOW CAN THESE BE USED TO THE TOWN'S ADVANTAGE?

Access – Connection of SR 252 between SR 9 and I-65 is very important and very attractive to trucking. There is a high growth area north of the airport, possibly an airport expansion that would benefit Hope.

Street Grid – Hope's street grid is complete and already in place, guaranteeing multiple routes for circulation. Might be difficult to go west of the creek.

Fiber optic line runs past the school along SR 9. Schools are connected. Note that Smithville is not planning to offer the fiber optics to residential customers now.

Baptist church building at CR 500 N. Can hook on eastern and need to extend sewer.

INFRASTRUCTURE FOCUS GROUP MEETING NOTES

IV

WHAT WEAKNESSES DOES HOPE HAVE? HOW CAN WE MINIMIZE THESE?

Infrastructure may not be up to more development or redevelopment. The Town's water system is an old WPA project and couldn't handle demand for most commercial or industrial uses.

The town's original lift station is in poor shape. The town also struggles with an incomplete and poorly maintained sidewalk network and drainage issues.

The existing industrial park's drainage is a mess.

Existing pavement thickness is thin. Need to increase pavement thickness so it is possible to mill it in the future.

Many large property owners are unwilling to develop their land, leaving almost nothing available for new development.

Residents have had issues with water in past (boiling, etc.) – water is probably the biggest issue because of the age of the infrastructure. The Town's recent investments in water didn't replace any of the old 1934 cast iron water pipes. Their failure is increasing with age, resulting in blown mains.

V

WHAT IS THE NUMBER ONE ISSUE THAT THE TOWN MUST DEAL WITH? WHAT SHOULD BE DONE ABOUT IT?

Sewer Overflow -- Randy Sims suggested it was to separate sanitary sewers from storm sewers and clean up the creek.

Drainage -- The legal drain needs to be cleaned out by Bartholomew County and should be extended. How would this be done? By petitioning the county? Water occasionally blocks SR 9, on the south side of the school. The trailer park on the north side is in the flood hazard area, and farming has made flooding worse. The State has a project to add turn lanes at Hauser Drive that has been designed, but had to be pushed back because funding was not available. The town did ask the state to consider pedestrian traffic and to add sidewalks to the project. Sidewalks along SR 9 need to be completed. The school corporation has a Safe Routes to School Planning Grant that will help the community prioritize needs. They expect to get \$250,000, and much of that can be used for actual construction.

Hope Heritage Trail and Sidewalks -- There is a "Bricks & Mortar" tourism grant that is available from Lt. Governor Skillman's office. Use it to build a Heritage Trail in Hope? The Chamber and Heritage of Hope may be struggling over who runs that project. It might be possible to piggyback the Heritage Trail with the safe routes efforts. Maybe consider using the town's own EDIT funds also.

VI

HOW DO YOU VISUALIZE HOPE IN 25 YEARS? DESCRIBE IT.

Use special assessments to complete infrastructure projects, instead of settling for piecemeal development and relying on developer.

VII

WHAT IS IN YOUR ORGANIZATION'S (STRATEGIC) PLAN THAT WE SHOULD KNOW ABOUT?

Project proposals submitted by David Clouse from Hope Utilities:

1. Cross connection, sanitary tied to storm
2. Cross connection, storm tied to sanitary
3. Sanitary manhole 9 to manhole 10 at Springwood Trailer Park, offsets, 15' deep, 10" main, 165'
4. Sanitary manhole 76a to MH 76, I & I, slip line or replace 340', Scott Street
5. Sanitary manhole 447 to MH 48, roots and I & I, slip line, Elm Street
6. Storm water inlet blockage under SR 9 to Str 30, alley drive
7. Replace 3" water main under SR 9 from Jackson to Grand Streets, 700'
8. Eastern Water connection, control valve won't close. Obsolete, two 8" gate valves barely operable. Pit is only 4' wide with no place to stand for repairs or parts replacement. Sump pump runs continuously.
9. West Jackson Street project.
10. Repaint water tower.
11. Upgrade Goshen Meadow lines and change force main direct to lagoon.

VIII

ANYTHING ELSE WE NEED TO TALK ABOUT? Easements –Town's lines are all in front or in alleys. Residential fencing in back yards may interfere with other utilities. Sump pumps are not currently required in Hope. Adding a storm sewer tap fee would help ensure that pumps are not being hooked up in basements to the sanitary sewer line.

TOWN OF HOPE COMPREHENSIVE PLAN

FOCUS GROUP MEETING NOTES

Focus Group	HOUSING, DEVELOPMENT & REDEVELOPMENT – economic development, code enforcement, rental housing
Facilitator(s):	K.K. Gerhart-Fritz, AICP, The Planning Workshop
Participants:	Charlie Day & Steve Metzger, DLZ
Date & Time:	Randy Sims, Ken Seim, David Clouse, Larry Simpson, David Webster, Shirley Robertson
	March 29, 2012; 10 am to 11:30 am

Purpose of the meeting: To offer stakeholders in Hope's planning process an opportunity to inform the Town of their (group's) concerns about the future of Hope and the surrounding region, the town's response to those concerns, and any other matter that they think should be addressed by the planning process. After introductions and a quick explanation of the comprehensive planning process, the group discussion begins.

WHAT CONCERNS DOES YOUR GROUP HAVE ABOUT (RE) DEVELOPMENT THAT IS OCCURRING IN THE TOWN AND SURROUNDING AREA NOW?

Lack of development – no one is really promoting it.

Absentee landlords are a big issue. Tenants are scared to say anything for fear that rent will go up or they will be evicted. Maintenance of rental housing is a big problem. Trash, weeds, etc. are detrimental to community. Matt Galbraith is in charge of planning and zoning for Hope and does all enforcement.

Concern that with no town public trash services (residents must contract with a private carrier), people don't spend their money for regular pick-up and refuse piles up on the property.

Shirley Robertson recommends that steering committee not look outside town limits for this plan. They have been told by their attorney that they cannot annex. The town already offers water and sewer without annexation and doesn't require signing of waiver for future annexation, so most property owners would not see advantage of annexation.

HOW WELL HAS THE TOWN HANDLED (RE)DEVELOPMENT UP TO NOW? WHAT COULD THEY DO DIFFERENTLY TO IMPROVE THE SITUATION? POLICY IDEAS:

Ken Seim discussed his choice to build in Edinburgh, instead of Hope. He suggested that Hope should offer at least what Edinburgh does:

HOUSING, (RE)DEVELOPMENT FOCUS GROUP MTG NOTES

- Have a single point of contact – Edinburg’s Town Manager was very professional and responsive. He was the facilitator and coordinator and their Town Board was united in their desire to have his business. Having own utilities was a mixed bag. Their staff people were good, but quality/placement was spotty (i.e., electrical). Edinburgh has targeted local small and mid-size companies that wanted to expand. Columbus does not service this niche of medium or heavy industrial uses, so it is a market there for the taking. Edinburgh did an excellent job presenting a unified front as a town. By contrast, he was given the wrong information about the cost of expansion in Hope. Hope needs a volunteer economic development committee.
- Be open and ready for development -- Columbus just closed their business incubator this past year, which had graduated 400-500 jobs for the region. Hope should focus on start-ups. If Hope could add 100 new jobs through an incubator, it would lead to lots of spin-off jobs and uses the town wants (drugstore, etc.) The Hope Warehouse makes sense as an incubator space. Could offer support for a new business, including a receptionist, copier, forklift, etc. The Hope community has not been open to development in the past. Farmers want to keep farming and elderly owners don’t want to mess with development. Maybe the town needs to look at land swap to free up property for development? Hope needs a web site to be able to compete with other towns.
- Hope’s competition -- Edinburgh is considered Hope’s main competition for business. Hope needs to offer full packages to small business prospects. We could have SCORE executives as resources. Edinburgh always very responsive to his new business, lending them a “cherry-picker”, furnishing a culvert they needed, etc. It is important to reach out to our existing businesses, helping them survive, before we look for replacements. Hope needs to upgrade infrastructure with grants, etc. Property in Edinburgh is priced right and Hope could be also. Edinburgh acreage goes for approximately \$10,000/acre compared with Columbus’s \$30,000 an acre for inferior land in the floodplain. Edinburgh has easy access to US 31 and I-65. Hope also has good access. Edinburgh has adopted some appearance standards, including landscape buffers and road requirements. Columbus now uses their clean and neat industrial parks at gateways, which project an appearance of a thriving community. Shelbyville has an attractive new industrial park on SR 9 also. Utilities in Shelbyville are more stable (not as many outages). Shelbyville is also a very responsive as city (like Edinburgh). Hope should think about planning for nice-looking industrial uses fronting on SR 9. Hope must continue to offer tax abatements, at least 10 years, with 10% down to 1% reduction per year.

HOUSING, (RE)DEVELOPMENT FOCUS GROUP MTG NOTES



WHAT STRENGTHS DOES THE TOWN HAVE? HOW CAN THESE BE USED TO THE TOWN'S ADVANTAGE?

Biggest advantage is the ready workforce. There are lots of underemployed people in Hope. A basic workforce is available with a good work ethic, but may not have many skills. Four – 6 hour shifts might be more effective than three -8 hour shifts.

WHAT WEAKNESSES DOES HOPE HAVE? HOW CAN WE MINIMIZE THESE? Shirley reports that there is not enough money available to hire a town manager in Hope. The one they used to employ was funded by grant monies, but was new to town, and did not work out. The development process starts with the town clerk, but there are no handouts to give people. The Chamber could help more. The town simply doesn't have money available for anything else. A web site for the town was promised in the November election, but hasn't happened yet. Hope doesn't "buy" a seat on Columbus's Economic Development Commission because they don't have anything to market yet.



WHAT IS THE NUMBER ONE ISSUE THAT THE TOWN MUST DEAL WITH? WHAT SHOULD BE DONE ABOUT IT?

- Availability of land to develop. Need to get to key land owners and talk about availability of their land for development.
- Education of community; getting citizens to feel invested in the future of the town.
- While the attitude of Hope residents promotes closeness in the town, it also keeps anything new from happening.
- Hope needs to raise taxes and our tax base.
- Image of community needs to improve. The town can do better enforcement. Find a way to crack down on landlords.

TOWN OF HOPE COMPREHENSIVE PLAN

FOCUS GROUP MEETING NOTES

Focus Group SCHOOLS, PUBLIC & GOVERNMENT SERVICES – school s, library, town officials, parks, emergency services (including fire, police & ambulances)

Facilitator(s): K.K. Gerhart-Fritz, AICP, The Planning Workshop

Participants: Charlie Day & Steve Metzger, DLZ

Date & Time: Dave Miller, Randy Sims, David Clouse, Jeff Cleland, Kathy Griffey, David Webster, Edwin Stowe, Ken Seim, Larry Simpson

Date & Time: March 29, 2012; 11:30 am to 1:30 pm

Purpose of the meeting: To offer stakeholders in Hope's planning process an opportunity to inform the Town of their (group's) concerns about the future of Hope and the surrounding region, the town's response to those concerns, and any other matter that they think should be addressed by the planning process. After introductions and a quick explanation of the comprehensive planning process, the group discussion begins.

CONCERNS?

Library -- none

Schools

- Don't want State to close school. Hasn't been an effort to fill the school up to this point. Developers need to build more family-friendly housing.
- Many teachers are not from Hope, so many reside in Columbus.
- Transiency of students is becoming a big issue.
- The schools have 900 students now, but may have less in the fall. The school has some empty classrooms. They had 1200 students at their peak. They lost many students because parents had to move where there was work; there were no opportunities locally. Hope doesn't have the type of new housing that attracts upwardly mobile families with young children.
- Changes in funding from state have been huge, \$1 million difference for Flat Rock-Haw Creek since 1990. Enrollment is dropping and the governor doesn't support schools below 2000 enrollment. Hope only has 1000 students. Trying to keep the school corporation open is very important for Hope. Hauser has had Dollars for Scholars program since 1988, funded through a foundation. If a student goes to college, they will get some financial support from a fund raised by the town.
- Because the school is located on SR 9, they are concerned about the safety of walking and bicycling routes; even though the district buses, there will always be people along the highway and cross streets.

SCHOOLS, PUBLIC & GOVT SERVICE FOCUS GROUP NOTES



WHAT STRENGTHS DOES THE TOWN HAVE? HOW CAN THESE BE USED TO THE TOWN'S ADVANTAGE?

School Facilities -- They open to school to the public for a morning walking program, and will open the facility for meetings, etc. The Fire Department held an EMT class at the high school. The corporation also coordinates Hope Summer Playground and Simmons School, a one-room schoolhouse that was moved to side of elementary school. They get lots of visitors and field trips to the historic schoolhouse and offer programs Community effort to move the schoolhouse about 15 years ago. Their after school program is a cooperative effort with the community center.

School Facilities -- The School is the only F5 FEMA- approved storm shelter in town. There was discussion about making it the county's emergency shelter, but it was never done. Currently the school isn't open for use as a shelter during storms. Hope's mobile home residents currently go to churches. Should there be plan/agreement? Capacity is 1000 people at least and there is an emergency generator, direct water line from water tower, commercial kitchen, and restrooms that will work in emergencies.

Caring Spirit -- The town has done a good job taking care of its residents' needs. Hope has a caring spirit. Family volunteers in the schools have replaced personnel lost in budget cuts. Hope is great place to raise a family. The school complex feels like a private school. The town has a "Mayberry" feeling, where people are friendly and kids still respect adults. Town very supportive of schools; police work closely with schools on traffic, etc. There is a high level of interest in what the schools are doing. The Town helped the school corporation battle the state for renovations and won. Library's relationship with town is good. The community supports the library. As a small community there is an exceptional pride in what we have. Relationship with town officials is also good. Library partners with community well on events. Also works with Title I groups from school corporation.

Technology Partnership -- School Corporation is growing in technology and access. Technology changes quickly. Opportunity for town and school and library to work together to bring technology to the larger community. Opportunity for technology donations from industry, like a robot to the schools, etc. Offering really nice internet access and residents who are trained could attract call centers to Hope.

Other -- Access to interstate and cheapness of property here are also big positives the town needs to brag about.

SCHOOLS, PUBLIC & GOVT SERVICE FOCUS GROUP NOTES

III

WHAT IS THE NUMBER ONE ISSUE THAT THE TOWN MUST DEAL WITH? WHAT SHOULD BE DONE ABOUT IT?

School superintendent says Hope needs more development of small business.

The Library says vitality of the town square, including more foot traffic. The Town has a history of everything closing early on Wednesdays due to the Moravian Church traditions.

Both institutions are really saying economic development.

IV

HOW DO YOU VISUALIZE HOPE IN 25 YEARS? DESCRIBE IT.

Town does a good job playing to its strengths (history, etc.) Hope's character will be harder to find and maintain, but that is what makes Hope unique.

V

WHAT IS IN YOUR ORGANIZATION'S (STRATEGIC) PLAN THAT WE SHOULD KNOW ABOUT?

Schools – technology. Many students don't have access at home. There is a program to get a computer to every student, but not everyone can afford to pay the access.

Library – technology. The Library has open Wi-Fi access 24/7 since it bleeds outside their building.

TOWN OF HOPE COMPREHENSIVE PLAN

FOCUS GROUP MEETING NOTES

Focus Group	COMMUNITY CHARACTER – the arts, churches, museums, history, events & festivals, charitable and community groups
Facilitator(s):	K.K. Gerhart-Fritz, AICP, The Planning Workshop
Participants:	Charlie Day & Steve Metzger, DLZ
Date & Time:	David Webster, Barb Johnson, David Clouse, Julie Begin, Randy Sims, Dave Miller, Larry Simpson, Alise Pate
	March 29, 2012; 1:30 PM TO 3 PM

Purpose of the meeting: To offer stakeholders in Hope's planning process an opportunity to inform the Town of their (group's) concerns about the future of Hope and the surrounding region, the town's response to those concerns, and any other matter that they think should be addressed by the planning process.

WHAT CONCERNS DOES YOUR GROUP HAVE?

Churches do lots of good in community and offer free meals at churches. Unfortunately people don't want to go there because of religion. They need to offer free meals on common/neutral ground.

30% of Hope students are entering into Kindergarten not ready. They then have a 1 in 8 chance of catching up by high school graduation. Hope needs a big pre-school push. We need to publicize benchmarks so kids will be ready as part of a county-wide effort.

STRENGTHS? HOW CAN THESE BE USED TO HOPE'S ADVANTAGE?

Community participation – most of the community jumps in and supports with sweat and donations. Town council is open to supporting all local organizations; they have never said "no" to anyone.

Hope has a story – many other communities don't have a story about where the community came from – we need to make sure they keep telling the story. An example is the Christmas of Yesteryear program, which came out of the museum trying to get people interested. The story of the Yellow Trail, a garage that opened in 1915 in Hope and painted a yellow line on poles to get people to follow them, as a way of increasing business. Visitors say they love atmosphere of community – everyone feels safe and comfortable.

COMMUNITY CHARACTER FOCUS GROUP NOTES

III

WEAKNESSES? HOW CAN WE MINIMIZE THESE?

Gossip can be very damaging in a small town. Communication, coordination and collaboration of all can reduce gossip. Social media can be used to blow things out of proportion when people don't have the whole story. The town really needs a web site with links to local agencies, that they sponsor and others buy into. Also need a website for economic development.

Half of our school children are on free or reduced lunch. Where do they get food in the summer?

There is a large population of SR Citizens living in Hope on a very fixed income. They need help with transportation, medication, etc. Hope doesn't offer senior housing, so the upper income seniors move to Columbus.

Hope has potential as a destination for retirees because of its character and size. Hope has a medical clinic now, but still needs a drugstore and grocery.

IV

WHAT IS THE NUMBER ONE ISSUE THAT THE TOWN MUST DEAL WITH? WHAT SHOULD BE DONE ABOUT IT?

- Need more people in Hope, which leads to fuller schools. Have empty houses and spaces now. Rental housing not cared for as well.
- Our story is a strength and a weakness. Weakness is we don't tell it enough.
- Appearance of town square doesn't make favorable impression. Remarkable landmarks, etc., but tourism not happening because the downtown isn't welcoming. Square is the center of the town.
- The mini-mall controlled by a bank and has many issues, including platting, Former grocery was bought at a tax sale and the legal didn't match the actual. The new owner didn't want as much property as he got. Town doesn't have ordinances for maintaining property around square that is abandoned. If it comes up for sale again, the town needs to buy it! Need to enable town officials to take action. Need teeth in local ordinances.

V

WHAT IS IN YOUR ORGANIZATION'S (STRATEGIC) PLAN THAT WE SHOULD KNOW ABOUT?

- Museums -- Yellow Trail Museum needs to expand; they are waiting until their renter leaves next door. The Rural Mail Carrier Museum has explored reconstruction, but the effort has been put on hold. The one-room schoolhouse will continue as is, but needs younger volunteers.

COMMUNITY CHARACTER FOCUS GROUP NOTES

- Events – Art Fair in May (1st ever), just finished second annual Civil War Days, September is Hope Ride, Classic Car Cruise-Ins, and Heritage Days.
- Community Center -- Trying to renovate, but hoping to bring down cost. Food bank and SR Center moving from east side to west side of property. Other agencies want offices in the center and they want to create a social services hub with Turning Point and CASA.
- Churches -- Struggling locally. Have worked with community groups in past. They are still supporting each other. There is an endowment in Hope, which is unusual for a small town. Their Food Bank has its own endowment!

VI

ANYTHING ELSE WE NEED TO TALK ABOUT?

The Hope community is more than just the town. It follows the school corporation, not just town boundaries. The schools serve both Flat Rock and Haw Creek Townships. School is the shared culture for the community.

TOWN OF HOPE COMPREHENSIVE PLAN

3/29/12 STUDENT PRESENTATION NOTES

**Hauser High
School
Participants:**

Jennie Clouse, Juliet Renard, Jackie Clouse, Greg Holder, Claire
Dodd, Morgan Cox

Date & Time:

March 29, 2012; 3:30 PM

BACKGROUND:

Students in an economic development class were assigned to propose a development on the undeveloped parcel at SR 9 & CR 600 N. They were told to bring 9 businesses to community: 3 restaurants, 3 service businesses and 3 retail stores. The students presented their proposals to the Hope Comprehensive Plan Steering Committee members that were present at town hall.

OBSERVATIONS:

Most of the students proposed developing their parcel as a “strip mall”, geared to automobile. There was one very urban pedestrian oriented development. At least one student proposed a recycling drop-off area.

It was interesting to note that the students almost exclusively proposed chains, instead of unique locally owned businesses. Chain restaurants that were proposed included a mix of both fast-food and sit down dining.

Fitness clubs appeared to be the most popular service business. When the students were questioned whether using the high school’s fitness facilities could fill that gap, the consensus was that they wanted to get away from the school building in their free time.

There was also a sense that the students wanted to maintain the traditional aspects of Hope while also adding a more contemporary flavor.



Sharing Their Vision For Hope - Hauser students in Bob Nobbe's senior advanced economic class shared their respective visions of future commercial development at a community input program for the town's new Comprehensive Plan. Shown: (L-R) Morgan Cox, Claire Dodd, Bob Nobbe, Juliet Renard, Jackie Clouse, Greg Holder, and Jennie Clouse are shown at the Hope Town Hall, March 29.

(HSJ Photo by Larry Simpson)

Appendix B – Community Attitude Survey Summary

Town of Hope Comprehensive Plan - Results

Total Number of Responses - 45

Respondent Information:

1. Do you live in the Hope corporation limits? 11 Yes 34 No
2. Are you an owner or renter? Homeowner 24 Renter 4 Business Owner 1
3. Do you work in town? 28 Yes 5 No
5. As a resident, how important is each of the following characteristics of Hope to you or your family personally? Is it important, somewhat important or not important?

• Public Schools	(38) Important	(4) Somewhat Important	(1) Not Important
• Parks & Recreation	(23) Important	(17) Somewhat Important	(2) Not Important
• Public Safety	(41) Important	(1) Somewhat Important	(0) Not Important
• Waste Collection	(28) Important	(11) Somewhat Important	(4) Not Important
• Public Library	(33) Important	(9) Somewhat Important	(0) Not Important
• Senior Citizen Services	(26) Important	(12) Somewhat Important	(2) Not Important
• Cost of utilities, taxes	(32) Important	(8) Somewhat Important	(1) Not Important
• Affordable Housing	(33) Important	(8) Somewhat Important	(1) Not Important
• Convenient Shopping	(26) Important	(14) Somewhat Important	(2) Not Important
• Culture, entertainment	(18) Important	(20) Somewhat Important	(4) Not Important
• New Housing	(25) Important	(13) Somewhat Important	(4) Not Important
• Economic Development	(32) Important	(9) Somewhat Important	(1) Not Important

Land Use:

1. What is your opinion about the rate of residential growth in Hope?
0 Growing too rapidly 13 Growing at about the right rate
27 Not growing fast enough 4 No opinion
2. What is your opinion about the rate of commercial growth in Hope?
0 Growing too rapidly 6 Growing at about the right rate
36 Not growing fast enough 0 No opinion
3. What type of business, (commercial, retail, manufacturing, etc.) if any, would you like to see *encouraged* in Hope?
Manu - 13, Pharmacy - 7, B&B - 1, Hotel - 2, Grocery/retail - 26, Lt. Ind - 2, Laundromat - 4, Fast Food - 5, Car Wash - 3, Restaurants - 3, Bowling Alley - 1, Red Box - 1, Theater - 1, 24-hour Convenience - 1
4. What type of business, (commercial, retail, manufacturing, etc.) if any, would you like to see *discouraged* in Hope?
Adult Entertainment/bars - 4, Ball diamonds - 1, Fast Food - 1, Heavy industry - 3, Restaurants - 2, Polluters - 1, Liquor stores - 1, Gas Stations - 1, Car Lots - 1, Massage Parlor - 1, Mining - 1, Big Boxes - 1
5. What group of people listed below are most in need of housing in Hope?
6 Singles/Apartment dwellers 9 Retired 8 Elderly
12 First Time Home Owners 5 Special Needs
26 Families 17 Families in Need of Affordable Housing
6. Should bicycles and pedestrians be encouraged in Hope? 39 Yes 5 No
If yes, even if it increases your taxes? 27 Yes 10 No
7. Would you like to see Hope incorporate adjacent property into the Town limits? 28 Yes 11 No

Please return surveys to the Hope Welcome Center by February 3, 2012. Thanks!



Infrastructure:

1. In your opinion, what and where are some of the traffic problems in Hope

SR-9 – 2, SR-9/High – 2, SR-9/Washington – 1, SR-9/Jackson – 12, SR-9/800N – 1, SR-9/500N – 1, Robbins/Washington – 1, Post Office – 1, In Front of the High School - 7

2. List the roads in Hope, if any, which you feel are inadequate to serve existing traffic

Market – 2, Hauser – 1, Cross – 4, Seminary – 1, Union – 1, 500N – 1, CR775 – 1

3. List intersections, if any, which you feel need improvement in Hope?

SR-9/Jackson – 3, SR-9/600N – 4, SR-9/South St. – 1, SR-9/Hauser – 3

4. Would you like to see your street widened or improved with curb and gutter and/or sidewalks? 25 Yes 8 No

If yes, even if it increases your taxes? 15 Yes 5 No

5. Are you satisfied with your utility service? 24 Yes 9 No If no, what aspects would you like to improve?

Better High Speed Internet – 1, More Reliable Phone Service – 1, Water Contamination – 2, More Reliable Electrical Service – 1, Water Costs are Too High - 8

Recreation & Conservation:

1. Does Hope need additional recreation facilities? 25 Yes 17 No

If yes, should tax dollars be spent to acquire land for recreation? 15 Yes 7 No

2. Are you concerned about protecting historic resources in Hope? 39 Yes 4 No

If yes, even if it increases your taxes? 27 Yes 8 No

3. Should Hope work to protect farms from development? 27 Yes 12 No

If yes, even if it increases your taxes? 18 Yes 6 No

Town Goals and Policies:

1. What do you think are the three (3) most serious issues facing Hope in the next five (5) years?

Schools – 23

Loss of People/Families – 10

Crime – 9

Property/Housing Conditions – 9

Economy/Job Loss – 6

More Retail – 5

Housing – 5

Taxes – 3

Better Roads – 3

Quit trying to be like Columbus – 2

Drugs – 2

Revitalize the Square – 2

More Restaurants – 2

Cost of Water – 2

Maintain Industrial Park – 2

Sidewalks – 2

Trailer Park – 1

Town Consolidation – 1

Poverty – 1

Utility Cost – 1

Larger Newspaper – 1

Land for Development – 1

Recreation Land – 1

More Police – 1

2. How do you get information about issues going on in Hope?

Word of Mouth – 17, The Republic – 5, Hope Star Journal – 13, Facebook/Chamber – 3, Newspaper – 16, Newsletters – 1, Radio – 3, E-Mail – 1, Council Meetings – 1, School Meetings – 1, Welcome Center – 1

3. Name three (3) things that you like best about living/working in Hope?

Small town atmosphere – 28

Friendly People – 26

Schools – 11

Shopping/restaurants – 5

Heritage – 3

Safety – 3

Clean town – 3

No traffic – 2

Families – 2

Christian morals – 2

Strong leadership – 2

Close to big city – 2

Special events – 1

Name of the town – 1

Town square – 1

Quality of life – 1

Volunteer opportunities – 1

Community pride – 1

Housing costs – 1

Friendly retailers – 1

Competitive gas prices – 1



4. Name three (3) things that you would like to change about Hope?

Need more shopping/grocery – 9

Revitalize the square – 5

Need more families – 5

Sidewalks – 3

Need more restaurants – 3

Improve community center – 3

Taxes – 2

Community not informed – 2

Market the town – 2

More support for schools – 2

Too many vacant houses – 2

Increase home ownership – 2

More jobs – 2

Fast food restaurants – 2

Keep out Columbus-ites – 1

Need economic dev. Plan – 1

More active council – 1

Paid development staff – 1

Free brush pickup – 1

Don't charge for trash – 1

Need restaurant w/liquor license – 1

Need signal at SR-9/Hauser – 1

Increase speed limit on South St. – 1

Need low income housing – 1

Need more housing options – 1

More entertainment – 1

Lower utility costs – 1

Crack down on speeders – 1

Need a trail system – 1

New School Board – 1

Need a B&B – 1

Better streets – 1

Better zoning – 1

Signal at SR-9/Jackson – 1

Community focus – 1

More festivals – 1

Wider streets – 1

Beautification – 1

Affordable housing – 1

More businesses – 1

Improve property maintenance – 1

Need a Laundromat – 1

Need a car wash – 1

Better parenting – 1

5. Name three (3) things you would like to see your tax dollars spent on?

Schools – 14

Sidewalks/trails – 12

Roads – 7

Revitalize town and square – 5

Parks/recreation – 4

Affordable housing – 4

Storm sewer/drainage – 2

Senior services – 2

Fix water lines – 2

New businesses – 2

Water utility – 2

Industrial park – 2

Marketing for jobs – 2

Improve internet – 1

Improve cell phone service – 1

Economic development – 1

Town web site – 1

Medical services – 1

Library – 1

Community garden – 1

Workout gym – 1

Bowling alley – 1

Traffic signal at Hauser – 1

Trash pickup – 1

Tax incentives for business – 1

Police – 1

Farmland preservation – 1

Other Comments (attach additional sheets if necessary):

- No more tool & die shops on the square
- Need a director of development
- Save the school corporation (MANY)
- Affordable housing needed for 1st time buyers
- Reduce property taxes
- Pass a local tax to fund schools and services
- Sell unused school property
- Don't consolidate schools
- Clean & friendly place to live
- Great place to raise kids
- Closing of the schools will lead to further job loss and loss of families
- Need more businesses
- Concerned about declining enrollment
- Need to better market the town