

bargersville  
**VISION!**  
**2040**  
comprehensive plan

Adopted 07/14/20

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# CONTENTS

## 01

### What is Vision 2040?

What is a Comprehensive Plan? .....	01
How was the Plan Developed? .....	01
Where is Bargersville Today? .....	02
How was the Community Engaged? .....	04
Key Takeaways .....	05
How Will the Plan be Used? .....	05

## 02

### Bargersville's Vision

What is Bargersville's Vision? .....	7
Land Use & Housing .....	10
Transportation .....	26
Utilities .....	40
Community Facilities & Services .....	50
Parks & Recreation .....	62
Character & Identity .....	70
Downtown .....	76
Tourism & Economic Development .....	86

## 03

### Vision to Implementation

What is the Implementation Plan? .....	93
Who Will Implement the Plan? .....	93
Potential Partners .....	93
How Will the Plan be Updated Overtime? .....	95
Action Step Tables .....	95
Tools and Other Resources .....	130




01

# What is Vision 2040?



## What is a Comprehensive Plan?

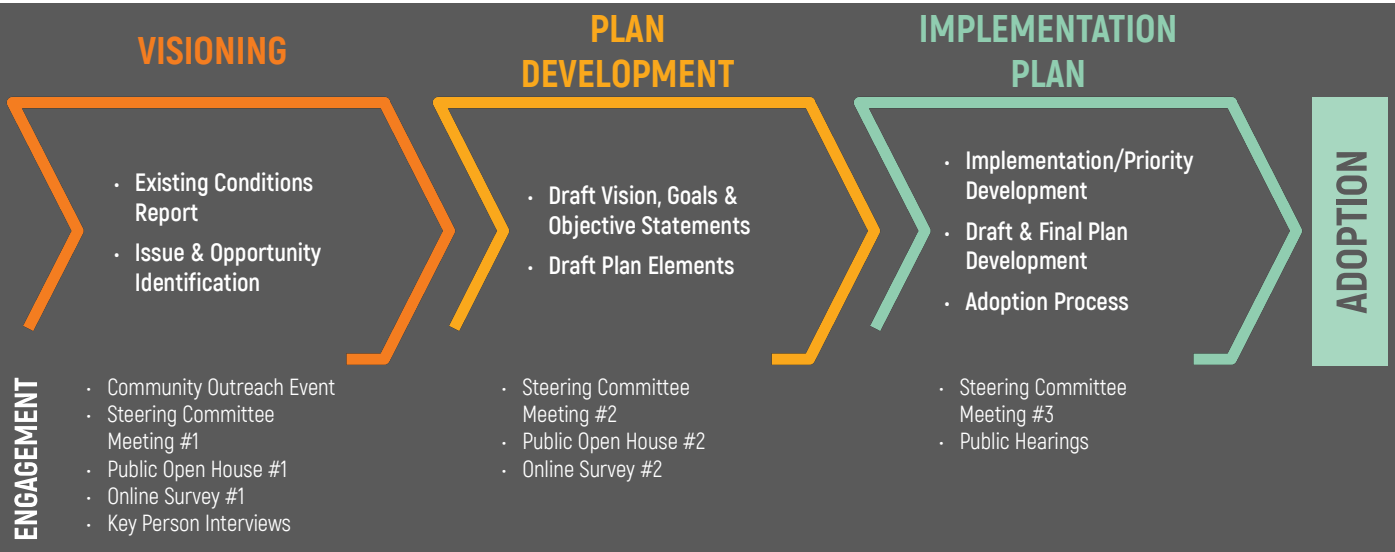
The Vision 2040 Bargersville Comprehensive Plan is a guiding document that plans for the Town's future growth and development over the next 20 years. This plan outlines a vision statement, set of overarching goals, and list of strategies that are directly related to the community's shifting demographics,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

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

## How Was the Plan Developed?

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

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

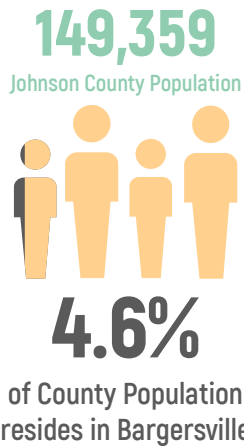


## Where is Bargserville Today? (2017 ACS)

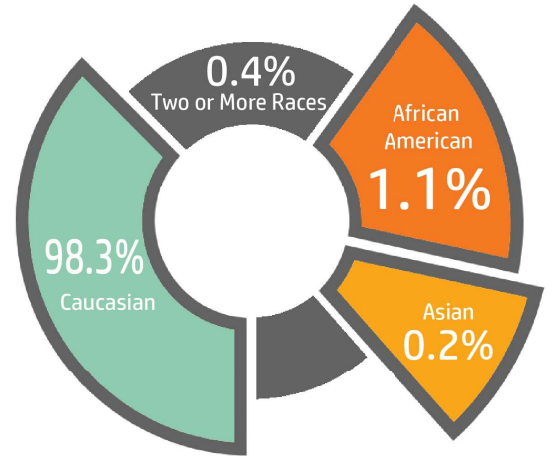
The graphics to the right provide a snapshot of key demographic conditions, in Bargserville, at the time of this plan's creation. It is key for Town officials, planners, and policy makers to understand a community's existing conditions so they can better plan for the future.

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

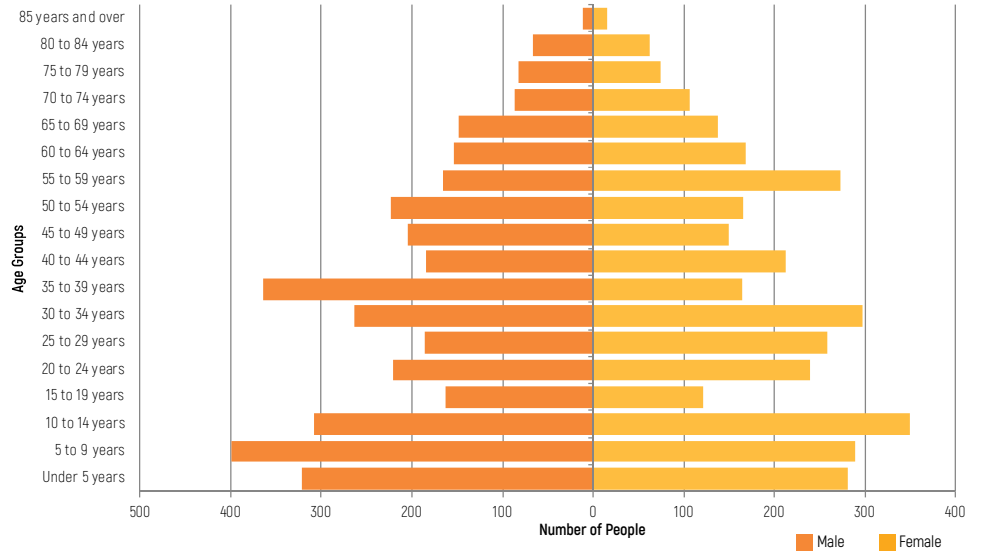
### Population



### Diversity



### Population Pyramid



## Housing Stock



**\$180,700**

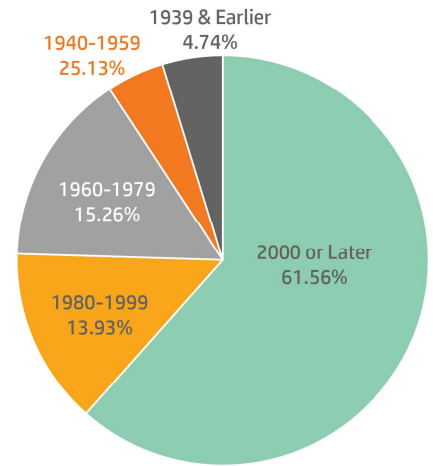
Median Home Value



**74.1%**

Owner-Occupied Housing Units

## Year Residential Structure Built



## Income, Education & Commuting Patterns



**\$39,347**

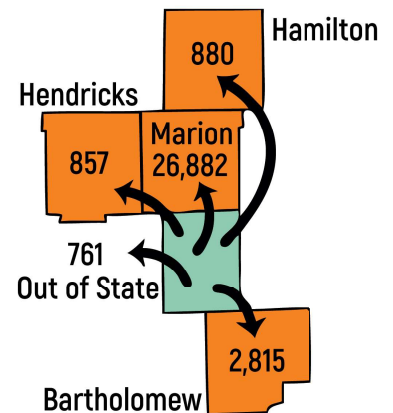
Per Capita Income



**43.4%**

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

## Daily Commute out of Johnson County for Work



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

## How Was the Community Engaged?

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

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

## What is the VISION for Bargersville's future?



**13** methods to collect feedback

**1,011** unique comments collected





## Key Takeaways

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

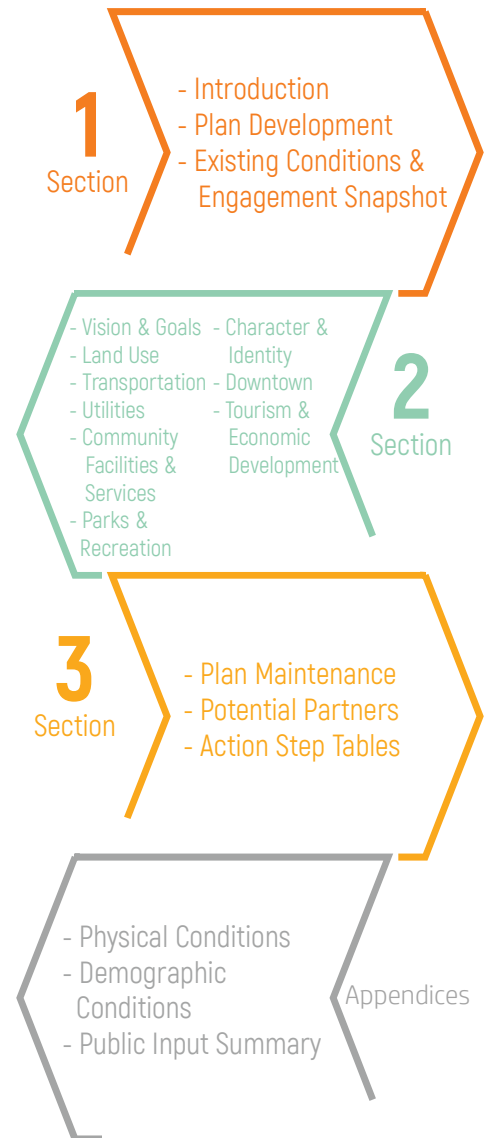
The top-tier school system is one of the major reasons for the current rate of growth. Families with young children are drawn to Bargersville because of the educational opportunity for their children. As the Town has grown, the educational attainment and median household income has also risen, leading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

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

## How Will the Plan be Used?

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

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



02

# Bargersville's Vision



## What is Bargersville's Vision?

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

### Vision Statement

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

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

## Goals

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

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

## Objectives

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# Land Use & Housing

## What are the Key Items to Address?

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

## What are the Priorities?

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

## Goal Statement

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

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

## Strategies

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

 Indicates High Priority Objective

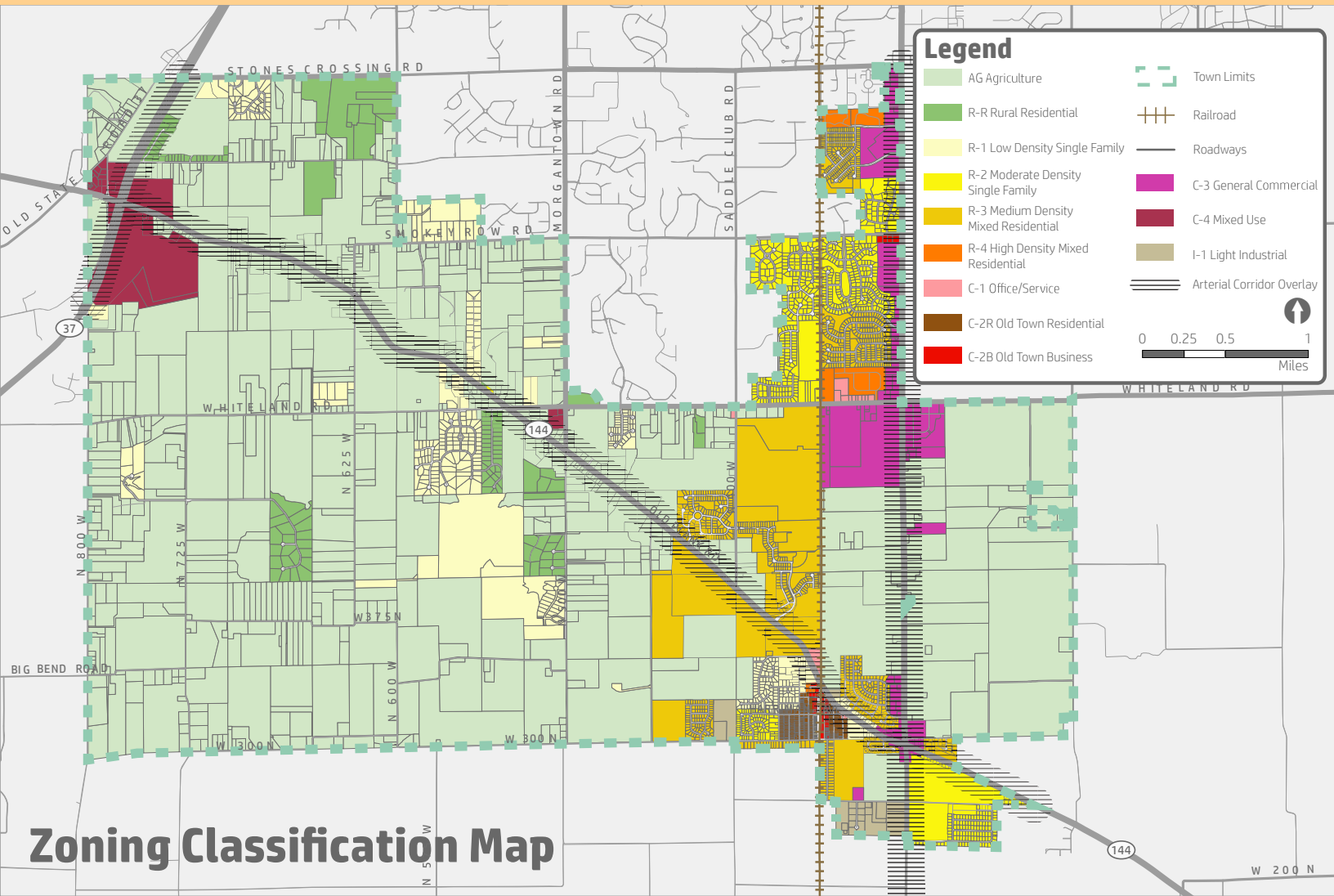
## Existing Zoning

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

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

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





# Zoning Classification Map

**Legend**

- AG Agriculture
- R-R Rural Residential
- R-1 Low Density Single Family
- R-2 Moderate Density Single Family
- R-3 Medium Density Mixed Residential
- R-4 High Density Mixed Residential
- C-1 Office/Service
- C-2 Old Town Residential
- C-2B Old Town Business
- C-3 General Commercial
- C-4 Mixed Use
- I-1 Light Industrial
- Town Limits
- Railroad
- Roadways
- Arterial Corridor Overlay

0 0.25 0.5 1 Miles

## Future Land Use Plan

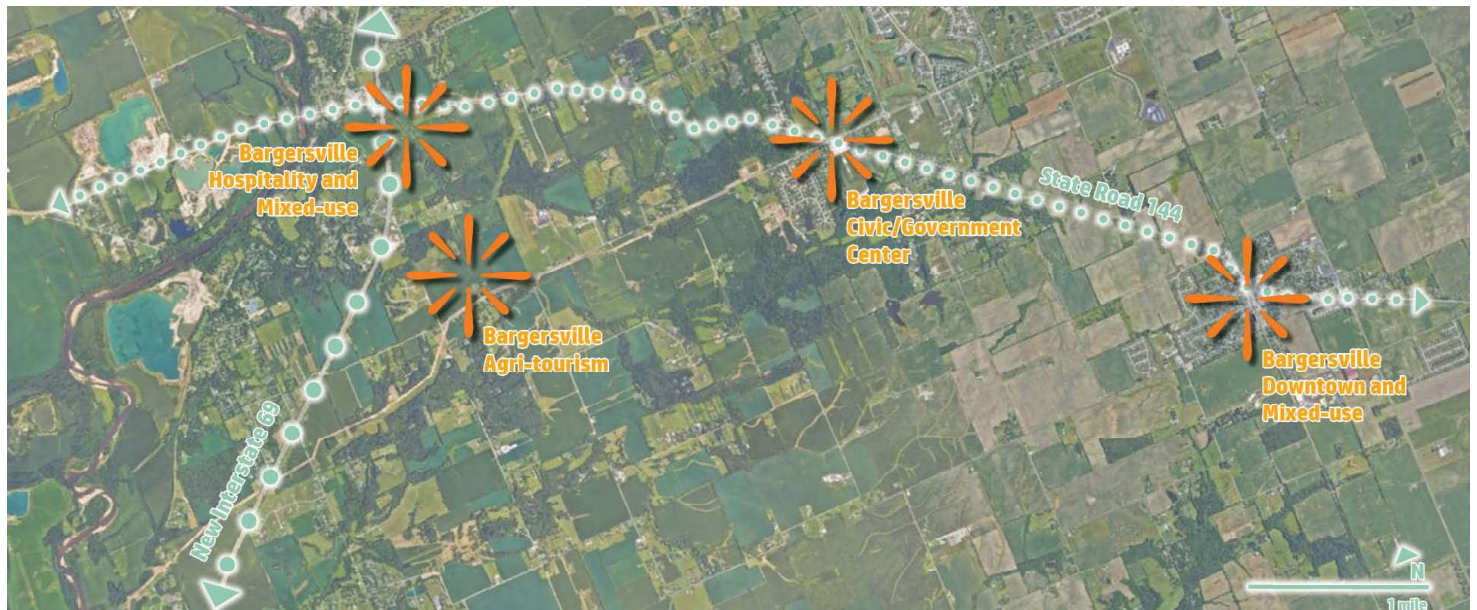
The Future Land Use Plan should guide decision-makers during land use decisions such as a rezoning, variance, subdivision or other type of case that would come before the plan commission, board of zoning appeals or Town council. The purpose of the Future Land Use Plan is to anticipate and manage growth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

## Methodology

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

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

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



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

## Location Criteria

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

### All Development

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

## Commercial/Mixed Use

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

## Residential

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

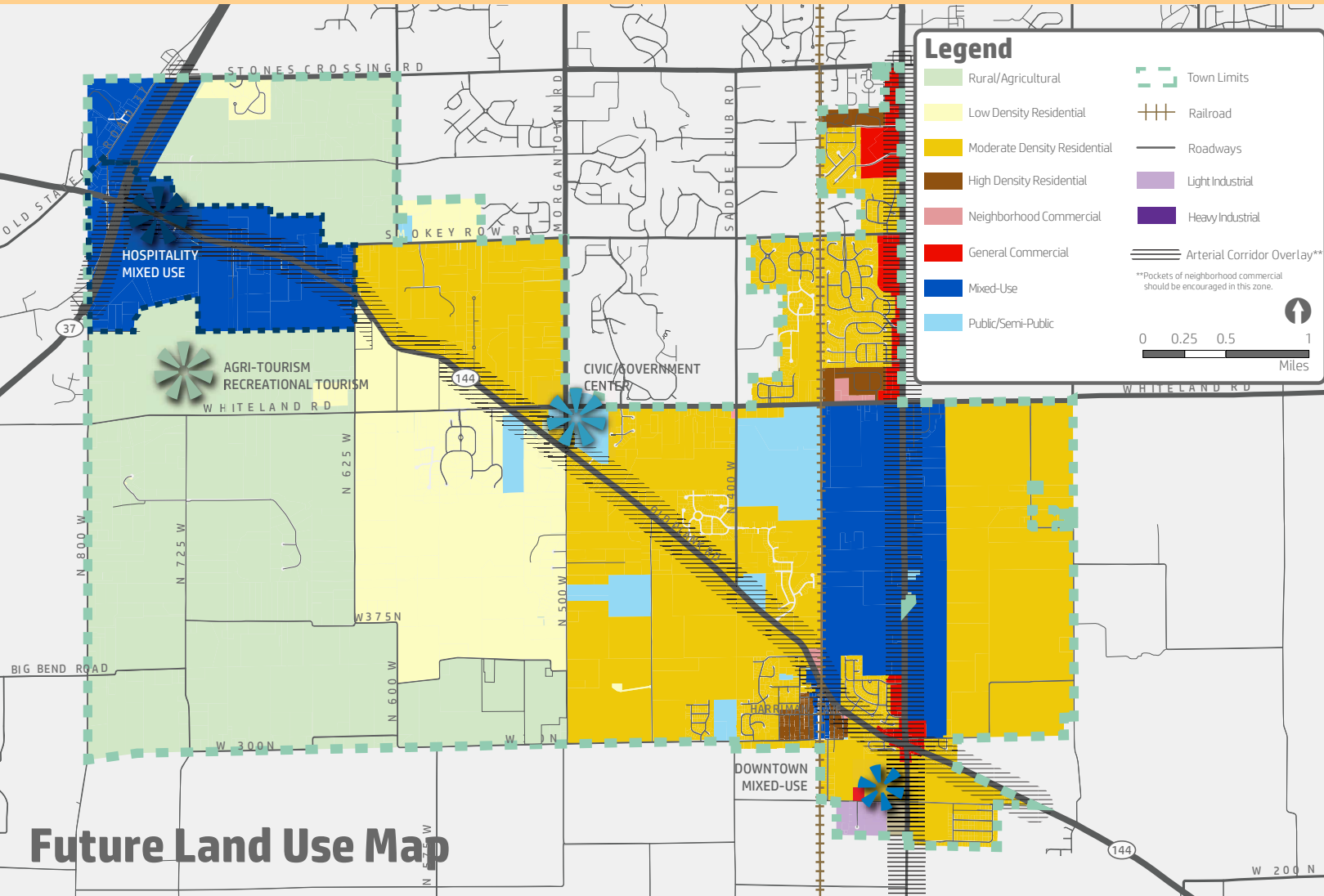
## Future Land Use Map

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

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

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

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



# Land Use & Housing

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

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

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

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

LU 1.2: Determine ordinance deficiencies and develop proposed changes.

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

 Indicates High Priority Objective

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

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

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

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

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



Mallow Run Winery, Source: Mallow Run Winery Facebook



Mallow Run Winery, Source: Mallow Run Winery Facebook

## Land Use & Housing

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

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

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

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



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

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

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

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

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

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



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

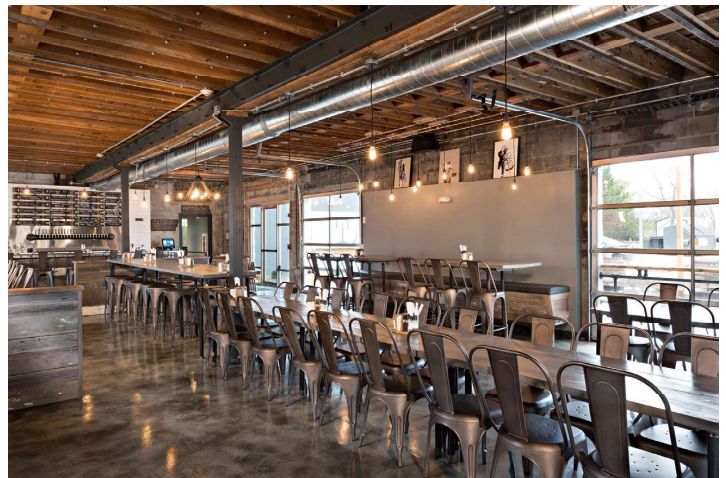
State Road 144 is one of the major thoroughfares running through Bartersville, northwest towards Mooresville and southeast towards Franklin. This highway cuts through a significant portion of land surrounding Bartersville and serves as a connecting route for many of the surrounding neighborhoods to enter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

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

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



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



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

## Land Use & Housing

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

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

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

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



Tech Park Example, Source: UNLV Tech Park



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

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

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

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

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

✨ *Indicates High Priority Objective*



Morgan-Monroe State Forest, Source: Hoosier Hikers Council

# Land Use & Housing

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

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

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

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

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



Existing Buildings Downtown Bargsville



Existing Buildings Downtown Bargsville



# Transportation

## What are the Key Items to Address?

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

## What are the Priorities?

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

## Goal Statement

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

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



*Indicates High Priority Objective*

## Strategies

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

## Future Transportation Plan

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

### Methodology

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

### Future Transportation Map

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

## Guiding Principles

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

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

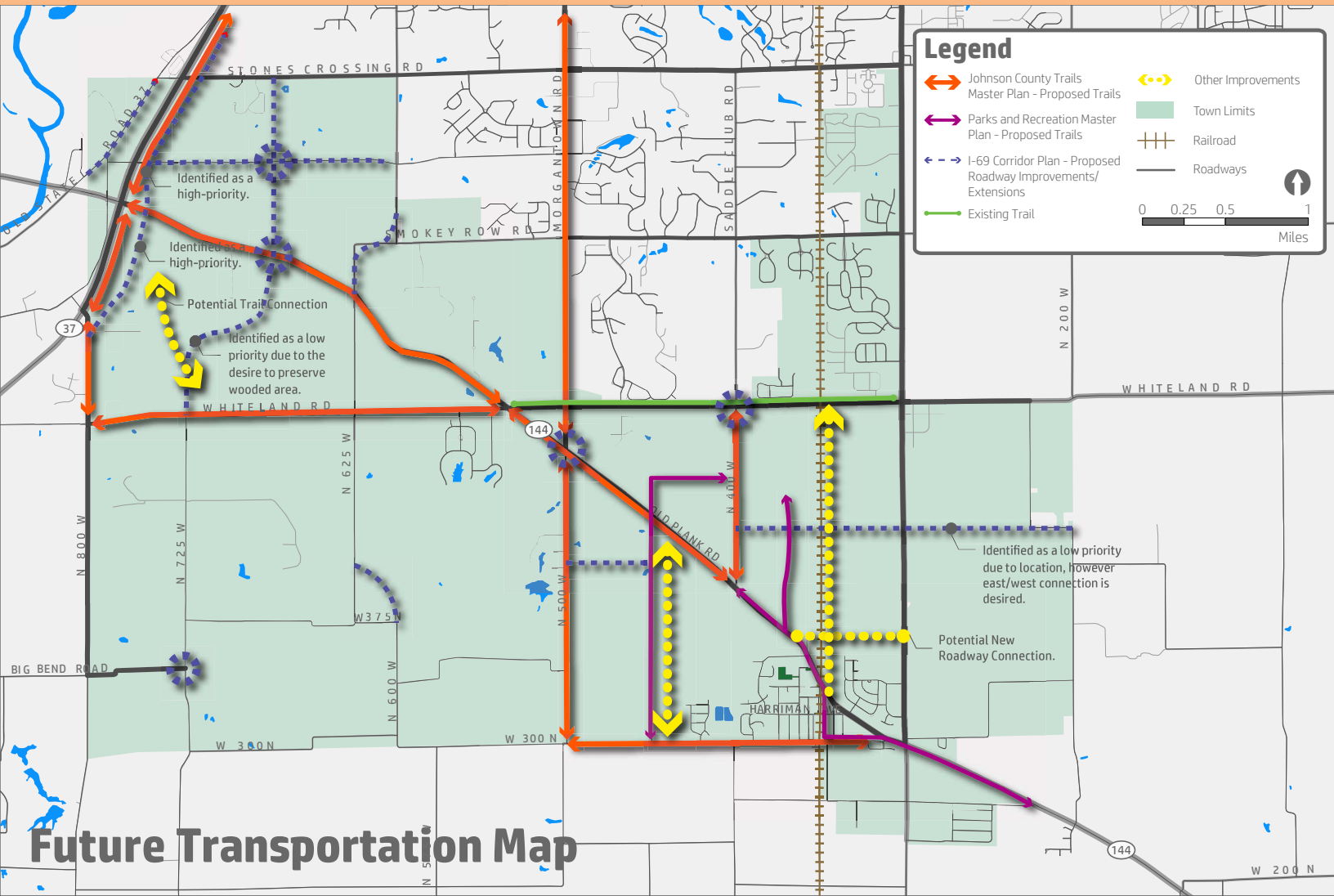
### Vehicular Improvements Should:

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

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

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





# Transportation

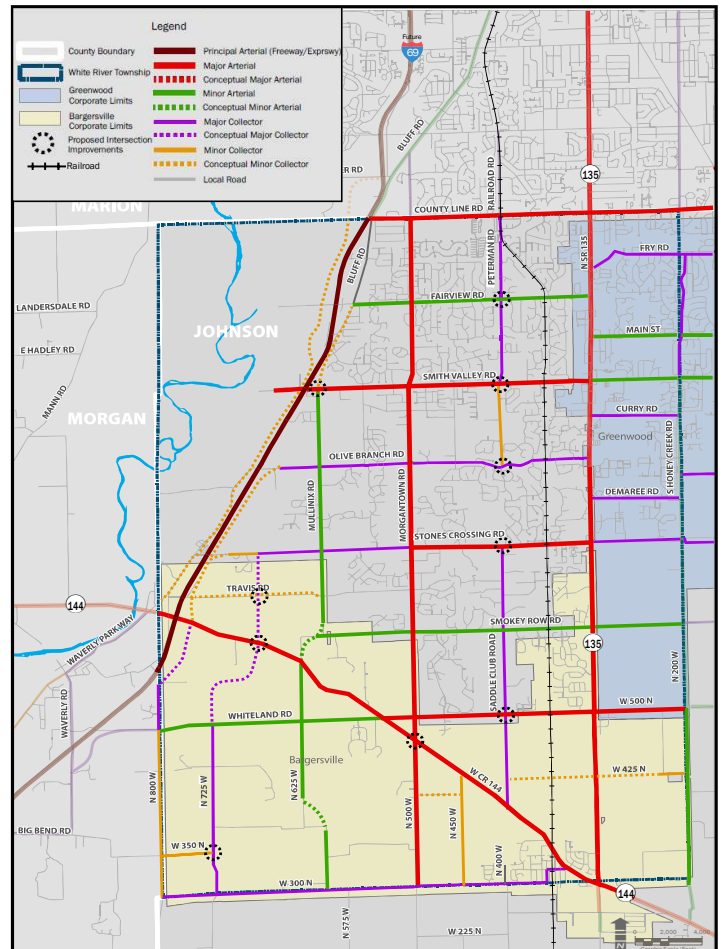
## 1. Identify upgrades and new roadways to accommodate I-69 and limited access based on the I-69 Corridor Plan. ✨

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

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

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

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



Johnson County I-69 Corridor Plan Future Functional Classification Map

✨ Indicates High Priority Objective

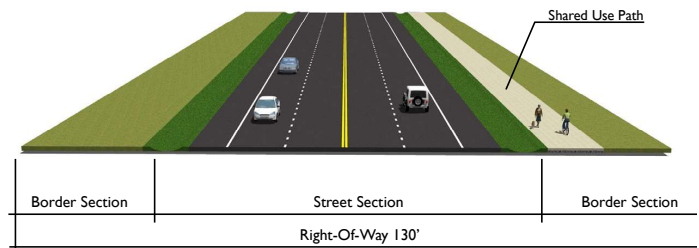
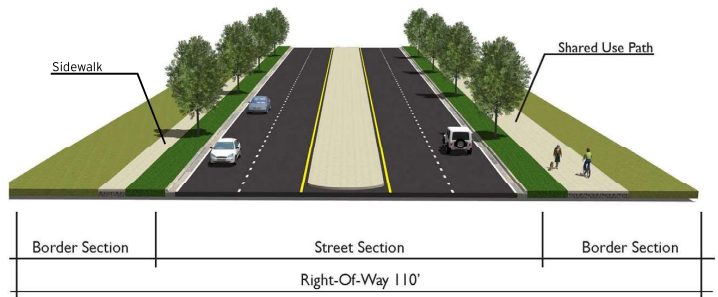
## 2. Reference the Corridor Overlay Plan, outlined in the I-69 Corridor Plan, to identify appropriate development standards and character of key corridors.

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

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

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

### MAJOR ARTERIAL SUBURBAN



# Transportation

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

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

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

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

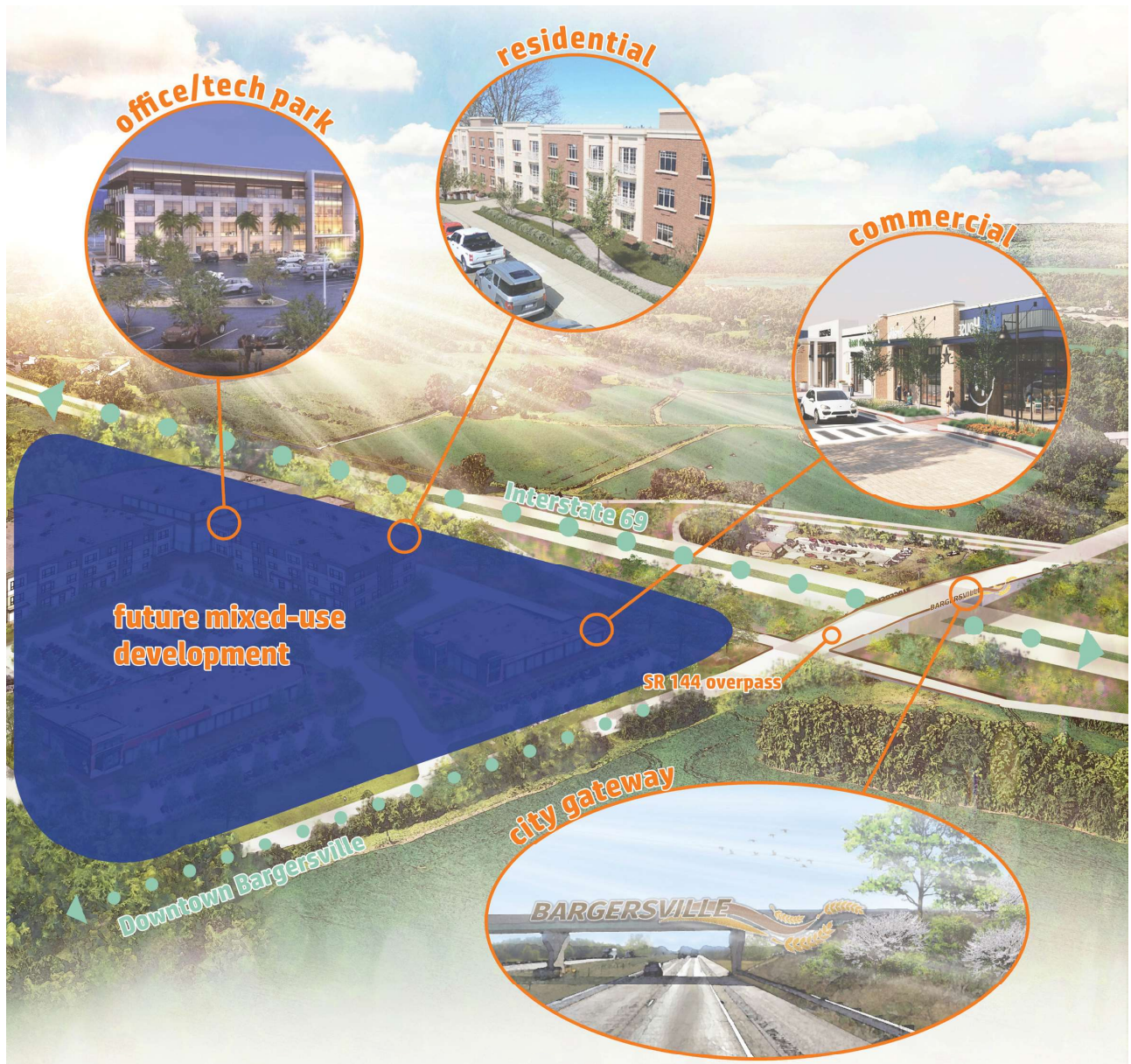
T 3.3: Consider updating the Arterial Corridor Overlay District to coordinate the design of designated corridors with gateway features.



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



Existing 144 and future I-69 interchange location



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

# Transportation

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

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

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

T 4.2: Obtain property for the secondary route.

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

T 4.4: Implement the secondary route.

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

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

T 5.1: Update the Asset Management Plan annually.

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



Indicates High Priority Objective

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

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



Existing 144 Corridor, Source: Google Street View

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

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

# Transportation

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

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

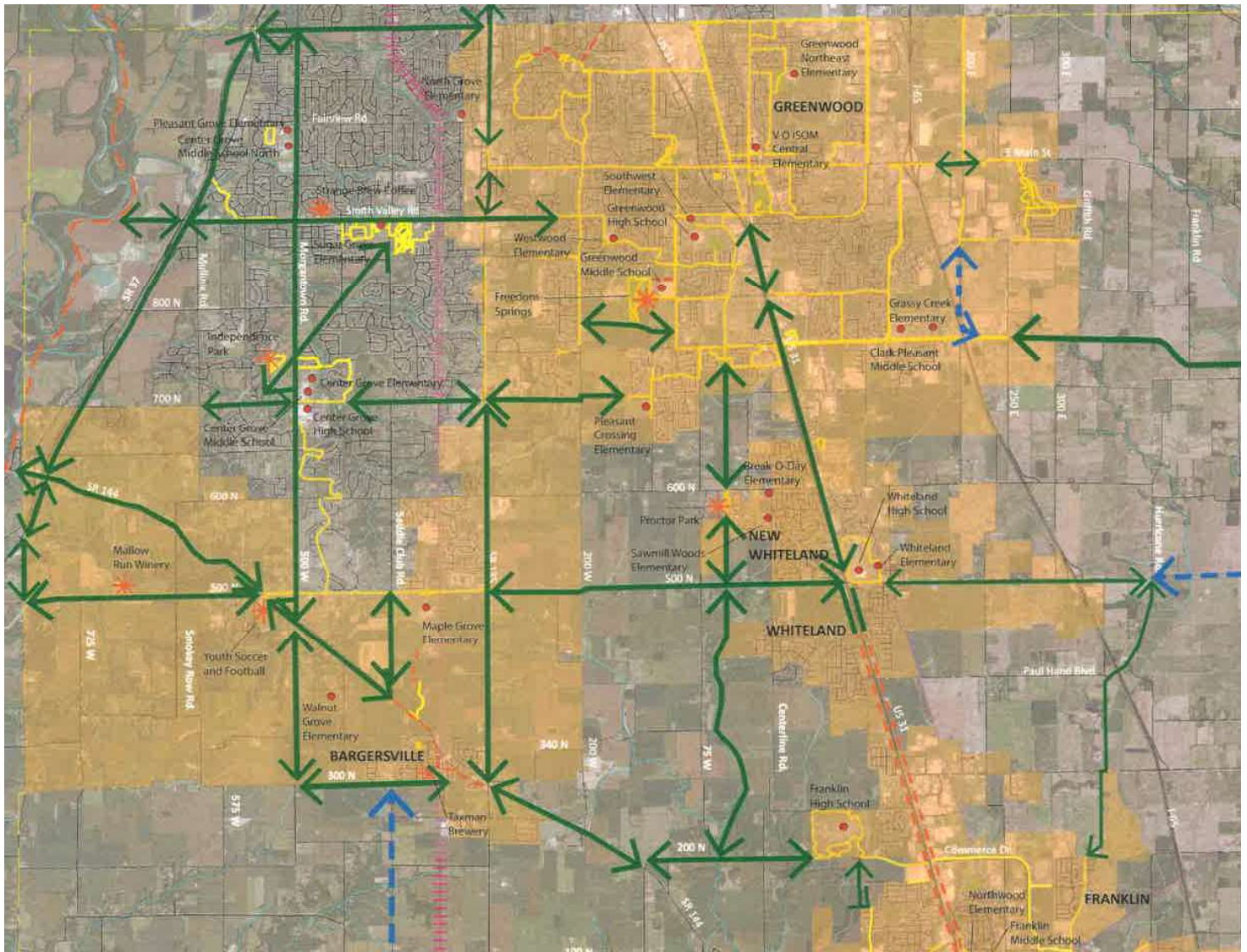
T 7.1: Identify potential funding methods for prioritized trail segments in the Johnson County Trails Master Plan.

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



Shared-Use Path Example





Johnson County Trails Master Plan

# Transportation

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

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

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

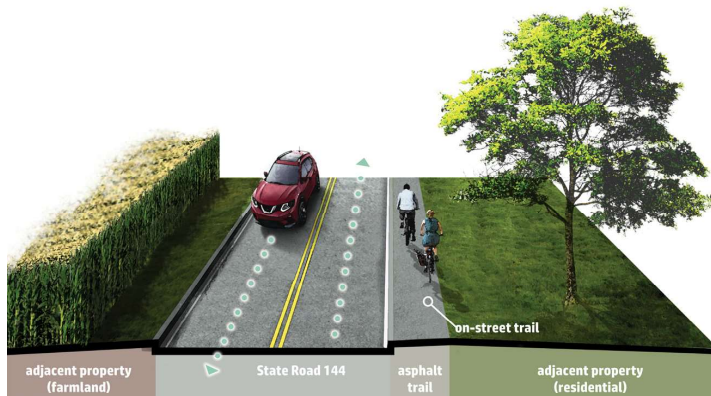
T 8.1: Create GIS Shapefiles of existing sidewalks and multi-use paths in Bargersville and include the condition and stage of these connections.

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

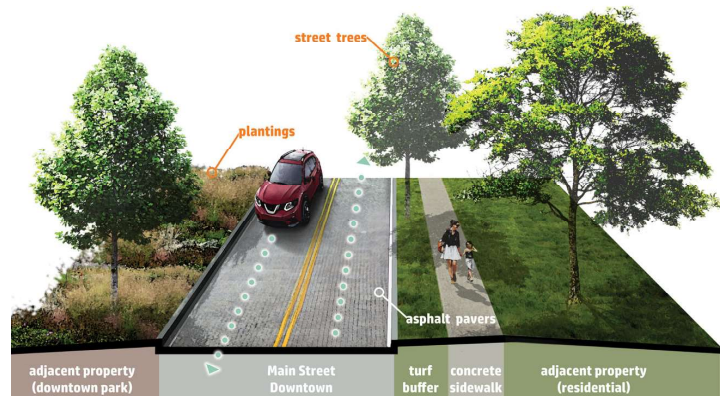
T 8.3: Prioritize and fund sidewalks and multi-use paths that efficiently connect neighborhoods to downtown, schools and other major destinations.

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

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



On-Street Trail Typical Cross-section for 144



Main Street Downtown Off-Street Sidewalk Typical Cross-section

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

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

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

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

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

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

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

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

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



*Indicates High Priority Objective*

# Utilities

## What are the Key Items to Address?

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

## What are the Priorities?






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

## Goal Statement

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

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

## Strategies

1. Stormwater - Continue to monitor erosion control and regulations to ensure compliance.
2. Stormwater - Develop a master plan to ensure future development can adhere to standards.
-  3. Stormwater - Look for ways to promote stormwater features into developmental growth
-  4. General - Promote and become an active partner in efforts to provide high-speed internet to all residents.
5. General - Enhance GIS to develop tools that look for efficiencies amongst several departments.
-  6. General - Enhance infrastructure in the downtown area.
7. Sanitary - Complete the Sanitary Sewer Asset Management Plan in accordance with Indiana State Revolving Loan Fund as required to obtain low interest loans and address replacement cycles for end-of-life assets.
8. Sanitary - Identify and track potential unfunded regulatory requirements.
-  9. Sanitary - Reference the Wastewater Master Plan for extended wastewater infrastructure in new service areas.
10. Water - Develop a Water Utility Asset Management Plan in accordance with Indiana State Revolving Loan Fund as required to obtain low interest loans and address replacement cycles for end-of-life assets.
11. Water - Identify and track potential unfunded regulatory requirements.
-  12. Water - Prioritize and implement recommended future water wells, water treatment plant improvements, storage tanks, booster stations, and fire flow projects as outlined in the Water Utility Master Plan.

 *Indicates High Priority Objective*

# Utilities

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

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

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

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

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

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

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

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

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

U 2.2: Adopt a storm water master plan.

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

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

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



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

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

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

✨ Indicates High Priority Objective

# Utilities

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

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

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

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

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

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

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

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

U 5.3: Map and prioritize utility improvements through GIS.



Indicates High Priority Objective



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

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

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

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

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

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

U 7.1: Complete the Sanitary Sewer Asset Management Plan.

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



*Indicates High Priority Objective*

# Utilities

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

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

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

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

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

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

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

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

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

U 10.1: Develop a Water Asset Management Plan.

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

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

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

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

# Utilities

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

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

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



*Indicates High Priority Objective*

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# Community Facilities & Services

## What are the Key Items to Address?

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

## What are the Priorities?



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

## Goal Statement

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

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

## Strategies

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

 *Indicates High Priority Objective*

# Community Facilities & Services

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

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

CF 1.1: Provide regular updates to both school corporations.

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



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



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

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

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

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



Small Library Example, Source: Rural Studio



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

## Community Facilities & Services

### 3. Enhance and promote the existing senior services.

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

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

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

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



Example of a senior health walk with a health practitioner



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

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

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

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

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

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

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



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



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

 Indicates High Priority Objective

## Community Facilities & Services

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

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

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

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

### 6. Implement a new police station.

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

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



Indicates High Priority Objective

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

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

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

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

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



Separated Trash Receptacle Examples

# Community Facilities & Services

## 8. Develop a new Town Hall.

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



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

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

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

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

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

## 9. Consider developing a performing arts center.

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

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

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

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



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



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

# Community Facilities & Services

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

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

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

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

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

**CITY OF GOOD LIVING**  
SAN CARLOS

**WELCOME HOME SAN CARLOS**  
A Community Conversation on Housing

**Common Knowledge**

**HOME FOR ALL**  
SAN MATEO COUNTY

The San Carlos community is invited to join a different conversation on housing in the City of Good Living.

There are two opportunities to share your input:

THURSDAY, NOVEMBER 7, 2019	SATURDAY, FEBRUARY 1, 2020
Hiller Aviation Museum (601 Skyway Road, San Carlos)	San Carlos Adult Community Center (601 Chestnut, San Carlos)
• Doors open at 6:15 PM • Program begins at 7:00 PM • Light dinner will be provided • Child care Available • Translation services available upon request	• Doors open at 9:30 AM • Program begins at 10:00 AM • Light breakfast will be provided • Child care available • Translation services available upon request

Please RSVP at [welcomehomesancarlos.eventbrite.com](http://welcomehomesancarlos.eventbrite.com)  
For more information, please visit [cityofsanarlos.org/welcomehome](http://cityofsanarlos.org/welcomehome)

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



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



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# Parks & Recreation

## What are the Key Items to Address?

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

## What are the Priorities?

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

## Goal Statement

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

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

## Strategies

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

 *Indicates High Priority Objective*

# Parks & Recreation

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

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

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

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

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

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

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

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

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



Indicates High Priority Objective

### 3. Implement Kephart Park. ✨

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

P 3.1: Fund amenities within the park in phases.

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

✨ Indicates High Priority Objective



Kephart Park Conceptual Park Master Plan

## Parks & Recreation

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

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

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

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



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



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

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

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

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

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

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

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



Harvest Moon Fall Festival

# Parks & Recreation

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

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

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

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

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



Example Dog Park, Source: [change.org](http://change.org)



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



Indicates High Priority Objective



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

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

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

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

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



Example indoor sports complex, Source: DeKalb Park District



Example indoor sports complex, Source: Bluegrass Sports Center

# Character & Identity

## What are the Key Items to Address?

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

## What are the Priorities?




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

## Goal Statement

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

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

## Strategies

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

 *Indicates High Priority Objective*

# Character & Identity

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

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

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

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

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

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

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

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



*Indicates High Priority Objective*

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

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

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

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



Example pedestrian wayfinding signage, Source: nbc29.com



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

✨ Indicates High Priority Objective

## Character & Identity

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

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

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

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



Example art installation and crosswalk, Source: spartanburgdowntown.com



Example art installation on grain silos, Source: Toowoomba Chronicle

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

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

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

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



Existing agricultural buildings in Downtown Bargersville

✨ Indicates High Priority Objective



# Downtown

## What are the Key Items to Address?

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

## What are the Priorities?

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



## Goal Statement

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

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

## Strategies

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



*Indicates High Priority Objective*

# Downtown

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

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

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

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

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

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



Existing Bargersville Downtown



2015 Downtown Revitalization Plan: An Active Community Space



Indicates High Priority Objective



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

# Downtown

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

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

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

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

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



Existing facades downtown Bargersville, Source: Townepost.com



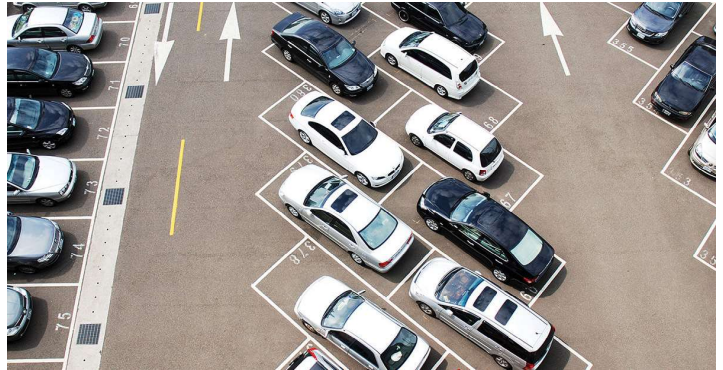
Example of facade improvement program, Source: capitalizedbany.com

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

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

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

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



Innovative parking lot design, Source: Cleaning & Maintenance Management



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

## Downtown

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

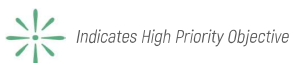
To enhance Downtown Bargersville as a destination, the Town should develop a central gathering space that accommodates different uses throughout the year. This central gathering space should also have the ability to conform to event needs, which may vary based on size, type, and season. This space should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

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

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



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



Indicates High Priority Objective

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

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

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

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

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



Aerial Imagery of Railroad dissecting Downtown Bargersville and existing agricultural structures. Source: dronestagram

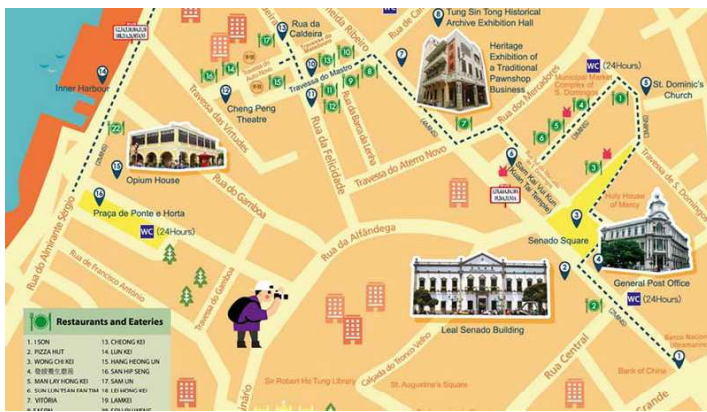
# Downtown

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

Bargersville's history is something that could become ingrained in the community through downtown enhancements and art installations. Areas for artwork or cultural installations should be fairly easy to identify, as a downtown revitalization plan is already in the works. These pieces should represent the Town's past, should be created by local artists when possible, and could ultimately become part of a historic/art walk throughout the Town. These types of attractions provide an activity for visitors and can be used to link separate destinations throughout the community. This pathway should be addressed during future infrastructure improvements throughout the downtown, and can become part of a trail system that connects with parks and attractions throughout the Town.

D 6.1: Develop a self-guided pamphlet that would lead visitors throughout Downtown to view historic structures and art.

D 6.2: Develop a smart phone application that provides a self-guided art/history tour of Bargersville as well as other promotions [coupons, destinations etc.]



Example of self-guided walking tour pamphlet, Source: Travelnext.com

## 7. Continue to support and expand the Bargersville Farmer's Market.

The current farmers market provides the opportunity for residents to connect with and support local farmers. This market currently takes place in the Town Hall parking lot, and could benefit from a designated area in the future. With downtown revitalization efforts on the horizon, a plaza or event space could become the new dedicated home for the farmers market on certain days of the week. Creating a dedicated space would entice new vendors to partake, provide reassurance to existing vendors that they have designated spots for display, and reaffirm community value in the event. Additionally, this new area would benefit greatly from electric and water hookups and places of shade for vendors and customers these utility hookups could support new and larger vendors or other types of vendors that could be accommodated during local events. If advertising this event with the intent to grow the number of vendors, it will be important for Town staff to enforce reserved spaces and advertise the need for reservations.

D 7.1: Consider the creation of shaded vendor spaces with electrical and water hookups in Downtown, if new open space is developed.

D 7.2: Work with Bargersville Main Street to include live music or other entertainment as part of the farmer's market hours.



Bargersville Farmer's Market, Source: Bargersville Farmer's Market Facebook Page



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

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

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

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

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

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



Harvest Moon Fall Festival

 Indicates High Priority Objective

# Tourism & Economic Development

## What are the Key Items to Address?

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

## What are the Priorities?

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

## Goal Statement

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

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

## Strategies

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

 Indicates High Priority Objective

# Tourism & Economic Development

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

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

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

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

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

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

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

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

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

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



Indicates High Priority Objective

### 3. Protect and enhance tourism destinations in Bargersville. ✨

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

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

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



Existing Business: Taxman Brewing Co., Source: Taxman



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

# Tourism & Economic Development

## 4. Promote agri-tourism opportunities in Bargersville.

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

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

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

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



Existing Agri-Tourism Business: Mallow Run Winery

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

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

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

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

03

# Vision to Implementation





## What is the Implementation Plan?

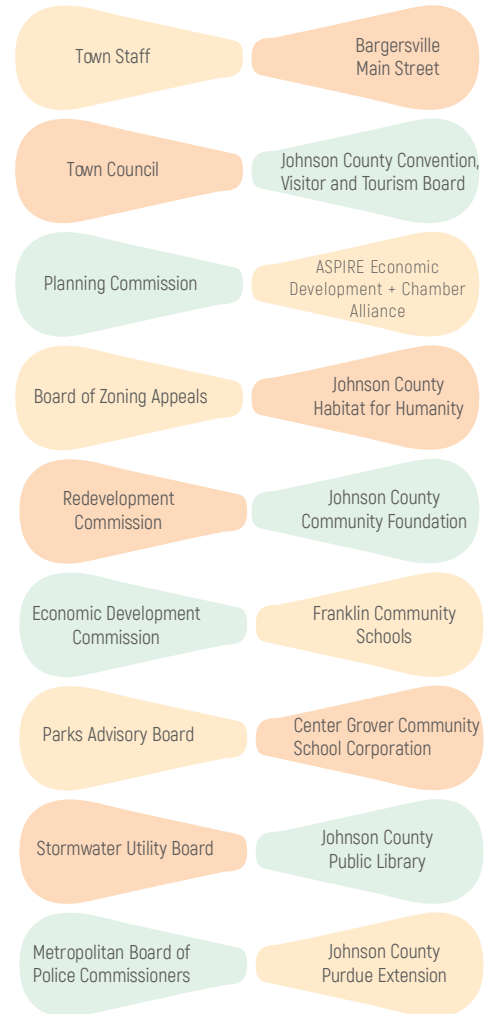
The previous section of the plan provides a detailed vision for Bargersville's future. The intent of this section of the plan is to provide information on how to make Bargersville's vision a reality. This section includes recommendations for how the plan should be updated overtime and how to ensure progress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

## Who Will Implement the Plan?

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

## Potential Partners

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






## How Will the Plan be Updated Over Time?

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

## Action Step Tables

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

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

PRIORITY KEY		Low Priority
		Medium Priority
		High Priority

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

### Action Steps:

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

### Potential Partners

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

### Resources & Tools

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

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

### Action Steps:

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

### Potential Partners

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

### Resources & Tools

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

PRIORITY KEY	✨ ✨ ✨	Low Priority
	✨ ✨ ✨	Medium Priority
	✨ ✨ ✨	High Priority

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

### Action Steps:

- LU 3.1: Reference the Future Land Use Plan for land use decisions related to housing.
- LU 3.2: Stay current on housing trends and housing demand to incentivize a balanced housing stock in Bargersville.

### Potential Partners

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

### Resources & Tools

- American Planning Association
- IAAAA
- Future Land use Plan

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

### Action Steps:

- LU 4.1: Reference the Future Land Use Plan for land use decisions related to housing.
- LU 4.2: Consider private-public partnerships to create more affordable housing options.
- LU 4.3: Allow flexibility within the subdivision control and zoning ordinances that provide density bonuses in exchange for affordable housing.

### Potential Partners

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

### Resources & Tools

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

**PRIORITY KEY**

-  Low Priority
-  Medium Priority
-  High Priority

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



### Action Steps:

- LU 5.1: Consider neighborhood commercial as a "commercial district" in the zoning ordinance.
- LU 5.2: Reference the Future Land Use Plan for land use decisions related to neighborhood commercial.

### Potential Partners

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

### Resources & Tools

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

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



### Action Steps:

- LU 6.1: Update the zoning map to include more areas of mixed-use near the I-69 interchange.
- LU 6.2: Allow more permitted uses related to medical, office/research, and other entertainment and hospitality uses in the Mixed-Use District zoning classification.

### Potential Partners

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

### Resources & Tools

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

PRIORITY KEY		Low Priority
		Medium Priority
		High Priority

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



### Action Steps:

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

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

### Potential Partners

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

### Resources & Tools

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

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



### Action Steps:

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

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

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

### Potential Partners

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

### Resources & Tools

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

**PRIORITY KEY**

- Low Priority
- Medium Priority
- High Priority

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



### Action Steps:

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

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

### Potential Partners

- Planning Commission
- Town Council
- Town Staff

### Resources & Tools

- American Planning Association
- Financial Planning Consultant
- Utilities Board

PRIORITY KEY		Low Priority
		Medium Priority
		High Priority

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

### Action Steps:

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

### Potential Partners

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

### Resources & Tools

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

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

### Action Steps:

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

### Potential Partners

- Planning Commission
- Town Staff
- Developers/Builders

### Resources & Tools

- I-69 Corridor Plan
- INDOT
- Town Council

**PRIORITY KEY**

-  Low Priority
-  Medium Priority
-  High Priority



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



<p><b>Action Steps:</b></p> <p>T 3.1: Following a branding exercise (CI 1.1 page 68), determine pavement materials, signage, landscaping and art that reflect the brand of Bargersville.</p> <p>T 3.2: Work with INDOT to design the I-69 interchange to integrate pavement materials, signage, landscaping and art that reflect the brand of Bargersville.</p> <p>T 3.3: Consider updating the Arterial Corridor Overlay District to coordinate the design of designated corridors with gateway features.</p>	<p><b>Potential Partners</b></p> <ul style="list-style-type: none"> <li>• Town Council</li> <li>• Town Staff</li> <li>• INDOT</li> <li>• Johnson County Commissioners</li> <li>• Planning Commission</li> <li>• Redevelopment Commission</li> <li>• Developers/Builders</li> </ul>	<p><b>Resources &amp; Tools</b></p> <ul style="list-style-type: none"> <li>• Consultant</li> <li>• INDOT</li> <li>• Property Owners</li> </ul>
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**Transportation: 4. Consider a secondary connection for 144 that directs heavy traffic and trucks away from downtown, while still allowing deliveries to local businesses.**



<p><b>Action Steps:</b></p> <p>T 4.1: Work with INDOT and property owners to determine the best route.</p> <p>T 4.2: Obtain property for the secondary route.</p> <p>T 4.3: Design and secure funding for the secondary route.</p> <p>T 4.4: Implement the secondary route.</p>	<p><b>Potential Partners</b></p> <ul style="list-style-type: none"> <li>• Town Council</li> <li>• Town Staff - Street Department</li> <li>• Property Owners</li> <li>• Johnson County Commissioners</li> </ul>	<p><b>Resources &amp; Tools</b></p> <ul style="list-style-type: none"> <li>• Consultant</li> <li>• INDOT</li> <li>• Indianapolis MPO</li> </ul>
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**PRIORITY KEY**

- Low Priority
- Medium Priority
- High Priority

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



### Action Steps:

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

### Potential Partners

- Town Council
- Town Staff - Street Department

### Resources & Tools

- Consultant
- INDOT
- Community Crossings

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



### Action Steps:

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

### Potential Partners

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

### Resources & Tools

- Consultant
- INDOT
- Indianapolis MPO
- Johnson County Commissioners

<b>PRIORITY KEY</b>		Low Priority
		Medium Priority
		High Priority

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



### Action Steps:

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

### Potential Partners

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

### Resources & Tools

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

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



### Action Steps:

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

### Potential Partners

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

### Resources & Tools

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

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



### Action Steps:

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

### Potential Partners

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

### Resources & Tools

- Consultant
- INDOT - LPA
- Indianapolis MPO

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



### Action Steps:

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

### Potential Partners

- Planning Commission
- Town Staff
- Technical Committee

### Resources & Tools

- American Planning Association
- Consultant

**PRIORITY KEY**

- Low Priority
- Medium Priority
- High Priority

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



### Action Steps:

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

### Potential Partners

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

### Resources & Tools

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

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



### Action Steps:

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

### Potential Partners

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

### Resources & Tools

- Consultant
- Indiana Department of Environmental Management

PRIORITY KEY		Low Priority
		Medium Priority
		High Priority

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



#### Action Steps:

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

#### Potential Partners

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

#### Resources & Tools

- American Planning Association
- Indiana Department of Environmental Management

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



#### Action Steps:

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

#### Potential Partners

- Town Council
- Property Owners
- Internet Providers

#### Resources & Tools

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

**PRIORITY KEY**

- Low Priority
- Medium Priority
- High Priority

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



### Action Steps:

- U 5.1: Create and regularly update shapefiles for each utility in Bargersville to show existing service boundaries and infrastructure locations.
- U 5.2: Include information in utility shapefiles that identify age, condition, and specific details such as size or capacity.
- U 5.3: Map and prioritize utility improvements through GIS.

### Potential Partners

- Town Staff

### Resources & Tools

- Consultant
- ESRI

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



### Action Steps:

- U 6.1: As the Downtown Revitalization Plan is updated, identify specific utility improvements and their location.
- U 6.2: Coordinate downtown utility improvements into asset management plans.

### Potential Partners

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

### Resources & Tools

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

PRIORITY KEY		Low Priority
		Medium Priority
		High Priority

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



**Action Steps:**

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

**Potential Partners**

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

**Resources & Tools**

- Consultant
- Indiana Department of Environmental Management

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



**Action Steps:**

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

**Potential Partners**

- Town Council
- Town Staff - Utility Department

**Resources & Tools**

- Indiana Department of Environmental Management

**PRIORITY KEY**

	Low Priority
	Medium Priority
	High Priority



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



**Action Steps:**

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

**Potential Partners**

- Town Council
- Town Staff - Utility Department

**Resources & Tools**

- N/A Coordination Only

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



**Action Steps:**

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

**Potential Partners**

- Town Council
- Town Staff - Utility Department

**Resources & Tools**

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

**PRIORITY KEY**

	Low Priority
	Medium Priority
	High Priority

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



**Action Steps:**

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

**Potential Partners**

- Town Council
- Town Staff - Utility Department

**Resources & Tools**

- American Water Works Association
- Alliance of Indiana Rural Water

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



**Action Steps:**

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

**Potential Partners**

- Town Council
- Town Staff

**Resources & Tools**

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

**PRIORITY KEY**

- Low Priority
- Medium Priority
- High Priority

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



### Action Steps:

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

### Potential Partners

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

### Resources & Tools

- N/A Coordination Only

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



### Action Steps:

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

### Potential Partners

- Johnson County Public Library
- Business Incubators/Maker Spaces

### Resources & Tools

- Town Council
- Town Staff
- Businesses

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



#### Action Steps:

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

#### Potential Partners

- Town Council
- Town Staff
- Parks Advisory Board

#### Resources & Tools

- Bargsville Main Street

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



#### Action Steps:

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

#### Potential Partners

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

#### Resources & Tools

- Bargsville Main Street
- Consultant
- Businesses

**PRIORITY KEY**

-  Low Priority
-  Medium Priority
-  High Priority

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



**Action Steps:**

CF 5.1: Work with fire, police and ems services as studies are conducted for expanded services or facilities.  
 CF 5.2: Allocate funding for the expansion of emergency services (facilities, equipment, staff, etc.) annually to ensure response times remain low.

**Potential Partners**

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

**Resources & Tools**

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

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



**Action Steps:**

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

**Potential Partners**

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

**Resources & Tools**

- N/A

**PRIORITY KEY**

	Low Priority
	Medium Priority
	High Priority

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



### Action Steps:

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

### Potential Partners

- Planning Commission
- Town Council
- Town Staff

### Resources & Tools

- Accelerate Indiana Municipalities
- Businesses

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



### Action Steps:

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

### Potential Partners

- Planning Commission
- Town Council
- 

### Resources & Tools

- Accelerate Indiana Municipalities

**PRIORITY KEY**

	Low Priority
	Medium Priority
	High Priority

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



### Action Steps:

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

### Potential Partners

- Developers
- Town Council
- Town Staff

### Resources & Tools

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

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



### Action Steps:

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

### Potential Partners

- Town Council
- Town Staff

### Resources & Tools

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

<b>PRIORITY KEY</b>		Low Priority
		Medium Priority
		High Priority

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



### Action Steps:

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

### Potential Partners

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

### Resources & Tools

- American Planning Association
- Consultant
- Developers

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



### Action Steps:

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

### Potential Partners

- Parks Advisory Board
- Town Council

### Resources & Tools

- Indiana Department of Natural Resources
- Consultant

**PRIORITY KEY**

- Low Priority
- Medium Priority
- High Priority



## Parks & Recreation: 3. Implement Kephart Park.



### Action Steps:

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

### Potential Partners

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

### Resources & Tools

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

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



### Action Steps:

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

### Potential Partners

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

### Resources & Tools

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

<b>PRIORITY KEY</b>		Low Priority
		Medium Priority
		High Priority

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



### Action Steps:

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

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

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

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

### Potential Partners

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

### Resources & Tools

- Accelerate Indiana Municipalities

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



### Action Steps:

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

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

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

### Potential Partners

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

### Resources & Tools

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

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



### Action Steps:

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

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

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

### Potential Partners

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

### Resources & Tools

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

PRIORITY KEY		Low Priority
		Medium Priority
		High Priority

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

### Action Steps:

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

### Potential Partners

- Town Council
- Town Staff

### Resources & Tools

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

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

### Action Steps:

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




### Potential Partners

- Town Council

### Resources & Tools

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

**PRIORITY KEY**

-  Low Priority
-  Medium Priority
-  High Priority

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



### Action Steps:

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

### Potential Partners

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

### Resources & Tools

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

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



### Action Steps:

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

### Potential Partners

- Planning Commission
- Town Council
- Town Staff

### Resources & Tools

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

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

### Action Steps:

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

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

### Potential Partners

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

### Resources & Tools

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

PRIORITY KEY	🌟 🌟 🌟	Low Priority
	🌟 🌟 🌟	Medium Priority
	🌟 🌟 🌟	High Priority

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



### Action Steps:

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

### Potential Partners

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

### Resources & Tools

- American Planning Association
- Consultant
- Developers/Builders

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



### Action Steps:

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

### Potential Partners

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

### Resources & Tools

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

**PRIORITY KEY**

-  Low Priority
-  Medium Priority
-  High Priority

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



#### Action Steps:

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

#### Potential Partners

- Planning Commission
- Town Council
- Town Staff

#### Resources & Tools

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

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



#### Action Steps:

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

#### Potential Partners

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

#### Resources & Tools

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

**PRIORITY KEY**

- Low Priority
- Medium Priority
- High Priority



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



### Action Steps:

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

### Potential Partners

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

### Resources & Tools

- Indiana Arts Commission

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



### Action Steps:

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

### Potential Partners

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

### Resources & Tools

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

<b>PRIORITY KEY</b>		Low Priority
		Medium Priority
		High Priority

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



### Action Steps:

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

### Potential Partners

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

### Resources & Tools

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

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



### Action Steps:

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

### Potential Partners

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

### Resources & Tools

- Parks Advisory Board
- Donations/sponsorships

**PRIORITY KEY**

- Low Priority
- Medium Priority
- High Priority

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

### Action Steps:

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

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

### Potential Partners

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

### Resources & Tools

- N/A Coordination Only

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

### Action Steps:

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

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

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

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

### Potential Partners

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

### Resources & Tools

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

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



### Action Steps:

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

### Potential Partners

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

### Resources & Tools

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

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



### Action Steps:

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

### Potential Partners

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

### Resources & Tools

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

**PRIORITY KEY**

- Low Priority
- Medium Priority
- High Priority

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



### Action Steps:

- ED 5.1: If communication staff is hired, include platform development and communication materials as part of their roles and responsibilities.
- ED 5.2: Include a monthly coordination session to track and analyze visitor activity on the town's website and other digital platforms to improve online communication methods to residents and visitors.

### Potential Partners

- Town Council
- Town Staff

### Resources & Tools

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

PRIORITY KEY		Low Priority
		Medium Priority
		High Priority

## Tools and Other Resources

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

### Tools:

#### Capital Improvement Planning

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

#### Bonds

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

#### Tax Abatement

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

### Impact Fees

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

### Technical Resources:

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

### Funding:

#### American Planning Association – Plan4Health

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

### **Center for Disease (CDC) – Healthy Communities Program**

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

### **Indiana Association for Floodplain and Stormwater Management (INAFSM)**

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

#### Indiana Department of Natural Resources (IDNR)

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

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

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

#### Land and Water Conservation Fund (LWCF)

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

#### Recreational Trails Program (RTP)

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

### **Indiana Department of Transportation (INDOT)**

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

#### Local Public Agency (LPA) Program

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

#### Community Crossings Matching Grant Fund Program

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

#### Transportation Alternatives Funding

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

### **Indiana Housing and Community Development Authority (IHCDA)**

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

### **Business Expansion and Entrepreneurship Development (BEED) Program**

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

**Community Enhancement and Economic Development (CEED) Loan Program**

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

**Low Income Housing Tax Credit – Investment Tax Credit Programs**

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

**Indiana Office of Tourism Development (IOTD)**

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

Marketing Asset Grant

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

Destination Development Grant Guidelines

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

**Indiana Finance Authority (IFA)**

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

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

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

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

**National Endowment for the Arts**

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

**Indiana Municipal Power Agency**

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

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

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

**US Department of Agriculture (USDA)**

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



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

#### Intermediary Relending Program (IRP)

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

#### Rural Business Enterprise Grant (RBEG)

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

#### Rural Business Opportunity Grant (RBOG)

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

#### Rural Economic Development Grant

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

#### Rural Micro-entrepreneur Assistance Program

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

#### Rural Development

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

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

#### **US Economic Development Administration**

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

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

## Implications

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

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

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

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

bargersville  
**VISION!**  
**2040**  
comprehensive plan

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

