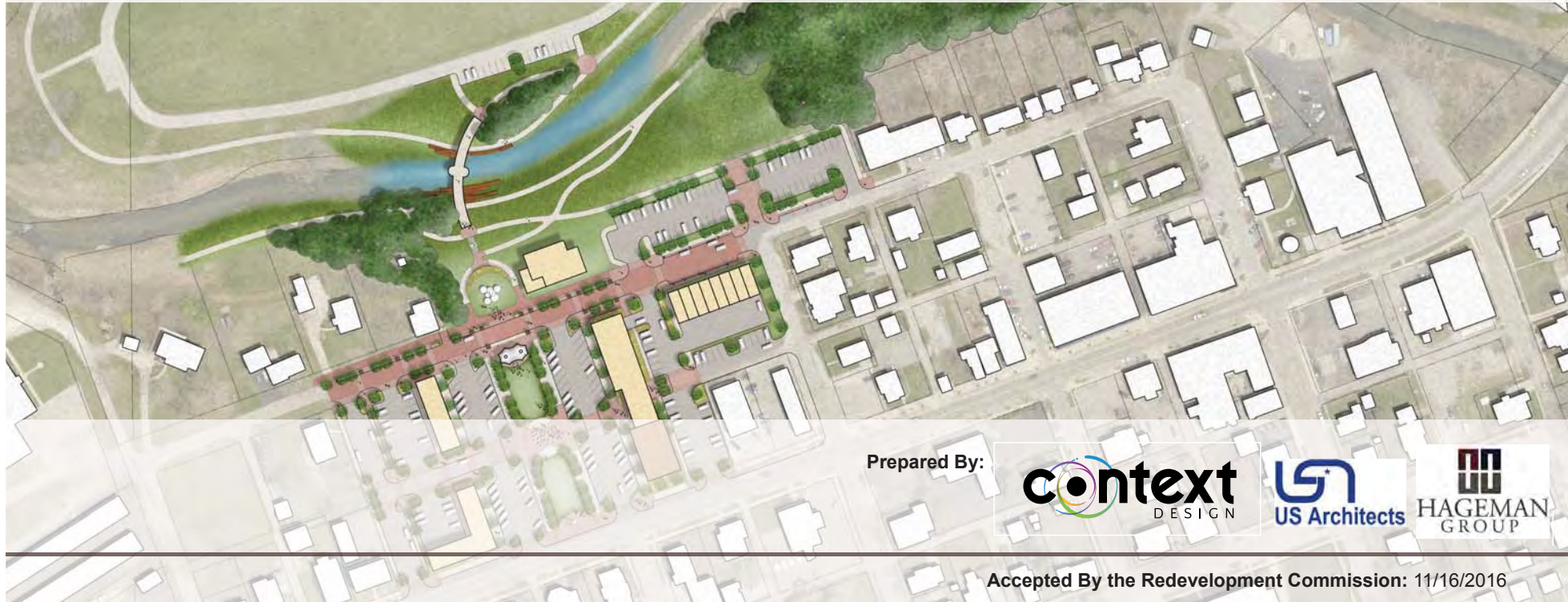




**YORKTOWN**  
INDIANA

# **DOWNTOWN REDEVELOPMENT PLAN**



Prepared By:



Accepted By the Redevelopment Commission: 11/16/2016

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## Plan Approved By:

Town of Yorktown - Redevelopment Commission Member - Signature

Printed Name Date

Town of Yorktown - Redevelopment Commission Member - Signature

Printed Name Date

Town of Yorktown - Redevelopment Commission Member - Signature

Printed Name Date

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Town of Yorktown - Redevelopment Commission Member - Signature

Printed Name Date

Town of Yorktown - Redevelopment Commission Member - Signature

Printed Name Date

Town of Yorktown - Town Manager - Signature

Printed Name Date

## Planning Credits

### Town of Yorktown - Town Council Members

- Rich Lee - President
- Robert Ratchford - Vice President
- Laura Vise
- Robert Flanagan
- Rick Glaub
- Daniel Flanagan
- Lon Fox

### Town of Yorktown - Redevelopment Commission Members

- Jason Brooks (President)
- Ted Johnson (Vice President)
- Patti Decker (Secretary)
- Ted Johnson
- Keith Gary
- Pat LaVelle
- Brad Bookout
- Terry Murphy (Past President)

### Town of Yorktown - Town Staff

- Pete Olson - Town Manager
- Todd Blevins - Assistant to the Town Manager

### Planning Team

- Veridus Group - Client Representative
- Context Design - Lead Consultant
- Hageman Group - Real Estate and Finance
- US Architects - Architect and Design Support



## Executive Summary

### The Downtown Redevelopment (or Revitalization) Plan!

The Yorktown Redevelopment Commission (YRC) set forth in 2016 to create a Downtown Redevelopment Plan with clear goals, exciting program elements, build-able design direction, realistic budgets, and implementation strategies. Previous planning studies developed program lists that are carried forward within this plan, but modified per continuous review with the YRC - see the Proposed Plan.

The following Benefits to Downtown Planning were shared at Community Engagement events and during YRC review sessions:

- Build upon the abundance of existing community assets
- Long-term economic sustainability (while addressing challenges of tax caps)
- Enhance viable properties and address vacant or dilapidating buildings
- Implement proven concepts to enhance commercial tax base
- Live, work, play (here!) - Provide desired amenities for residents
- Create a vibrant downtown that attracts new business and retains employers
- Keep discretionary spending in Yorktown - restaurants, etc.
- Provide opportunities for great public open space and vibrant and functional architecture
- Improve quality of life for all residents while potentially increasing property values

### Redevelopment Vision Principles - The Baseline

In order to help guide the redevelopment of downtown, the following principles were derived from discussion in meetings with the Yorktown Redevelopment Commission and have subsequently been adopted as the driving force behind this study.

1. Create a social and economic hub for the Town of Yorktown. A central hub in downtown Yorktown to root social interactions and economic development. From this hub, develop and connect to places to live, work and play in the community.
2. Develop a destination downtown Yorktown. A downtown Yorktown that attracts and draws visitors into the core of the Town to experience the culture, enjoy the social events and patronize the local businesses.
3. Create a multi-generational attraction. With Yorktown Schools as a keystone of our community and Morrow's Meadow the premier community destination, create a space which connects these two community assets to the downtown core. Furthermore, this connection needs be suitable for multi-generational with a strong focus on young families.
4. Develop a project which creates a "culture" unique to Yorktown. Create and nurture a culture, unique to Yorktown, where residents feel a sense of pride and belonging with this project at the core. A place where residents to want to live, work, learn and play in the community.

### Process - Collaboration, Engagement, Creativity, and Getting to a Plan

The YRC and Design Team established the following process to complete this study. The process was adapted at certain points to respond to new ideas, address items needing additional focus, and providing adequate review and discussion so that the implementation could be seamless once exciting design ideas were well received. An example of this adaptation was a meeting with local real estate experts that informed concepts, Pro-forma study, and re-invigorated discussions about taking action.

Data Gathering and Project Preparation  
Economic Development, Inventory / Analysis  
Community Engagement - Open House and July 4th  
Conceptual Land Planning



Economic Development Pro Forma  
Schematic Plan and Cost Estimates  
Finalize Booklet - Package Text and Graphics

#### **The Plan - Design Concepts to Guide the Action**

The best way to discuss the achievements of the Downtown Plan is to describe them based on the Vision Principles. The community, YRC, and design team all helped to craft Principles and used them to explore design options and ultimately finalize a plan that will help to make the Vision a reality.

##### Social and Economic Hub

The Plan includes a Civic Green that connects Smith Street to Canal and therefore the core of downtown to the Park. The orientation of the Civic Green draws attention to visitors and physically connects a main thoroughfare and downtown neighborhoods. Multi-functional green spaces like this have been at the root of many successful downtown plans that have been a catalyst for subsequent civic, private, residential, and commercial redevelopment and infill development. The Green speaks to the benefits of a "live, work, play" strategy and includes memorable special features including a shade/performance structure, sensory plaza, and gateway plaza.

Another element to keep downtown on a regular basis is the inclusion of the Town Hall. Early in the process, the design team challenged the YRC to consider the benefits of putting the bustling civic services in the core of downtown, adjacent to green space. If this component can be an early addition along with the Civic Green, it will help to keep a consistent stream of people downtown and therefore provide opportunities for residential and commercial to flourish.

##### Develop A Destination Downtown

The core of the community is the adjacency of Morrow's Meadow, Downtown, and the Schools. Connecting these elements physically and programmatically is essential to the Plan in the long-term. The Overlook Park, Bridge, and Signature Building are the elements that fuse the connections. The YRC was careful to make sure that plans were first and foremost serving the community, but realize that unique features that can attract visitors are essential to economic development.

In this case a "Signature Building" of a unique architectural character and location is proposed to be a local restaurant. The concept would be to invite a private developer to create a place with inviting indoor and outdoor spaces where all locals feel welcome and visitors are attracted to its unique character. The adjacency of this building and site are complimented by the special features - shade/performance structure, sensory plaza, and bridge to the park. In creating destinations, ample parking is always a land use balance. The YRC and design team discussed parking counts and have conceptually included what would be needed for the types of public and private developments in consideration.

##### Create A Multi-Generational Attraction

Among many attributes, Yorktown is known for its great schools, families, and youth athletics. The Plan includes features that are designed to provide all residents with needed amenities, but puts a focus on serving the young families of the community that will continue to live, work, and play in Yorktown and strengthen the community and downtown in the long term. Several physical connections are noted that will provide new opportunities for children and parents to safely move between the trails / schools and park / downtown.

##### Create A "Culture" Unique to Yorktown

One of the observations the Design Team emphasized at the outset was the great opportunity to build on the incredibly unique natural features including the White River and Buck Creek alongside Morrow's Meadow. The Plan seeks to preserve the great physical features,

enhance others, and create new that aid in achieving all the other Vision Principles. Further enhancing these places can only strengthen the downtown and the opportunities both can provide the community for events, recreation, special features, and tourism. This concept was the driving force in encouraging a sense of pride in the community and the great potential for redevelopment, or revitalization, that is possible. The Plan recommends a robust enhancement of native plant communities along river and creek slopes that provide a layer of beautification and encourages some engagement with water.

Within the realm of the built environment, pedestrian-friendly streets are recommended to complement the Civic Green and promote a feeling of the Park reaching out into downtown. Streets that are comfortable to drive, walk, and bike, and can be sectioned off for special purposes create a sense of place, which allows residential to become a reality and commercial to flourish.

#### **Action - Making the Plan a Reality**

Implementation and Action Items are critical in taking the Plan from paper to built works. At the time of this Plan being officially adopted, the YRC has already begun to research, execute tasks, and seek further counsel. Early in the process, the Design Team and YRC made a point to recognize that the Downtown Plan must continue to be reviewed, refreshed, evaluated, and energized immediately after it is adopted and even during early implementation. This is reflected within the living document of the Action Plan, which includes immediate (2017), short-term (1-3 years), near-term (3-5 years), and long-term (5+ years) steps. Re-assessing and adapting on this rhythm is a formula that successful communities have come to know well.

The Design Team and YRC have also discussed the importance of transitioning from this study into further design exploration and alignment with other ongoing studies in late 2016 and early 2017. It is critical for the Downtown Plan to be in concert with goals and ideas within the Comprehensive Plan, Parks Master Plan, and other Town plans involving infrastructure and Community Enhancement - Arts, Trails, Schools, Sports, and beyond.

## Yorktown / Mt. Pleasant Township Historical Summary

Yorktown is located at the junction of Buck Creek and White River in the Mt. Pleasant Township of Delaware County, Indiana. The Earliest known development was by the Delaware Tribe of Native Americans. The Delaware were originally from an area near the Delaware River on the eastern seaboard in what is now known as Pennsylvania. As the white settlers moved into the Pennsylvania area they forced the Delaware to look for a new home. They made an agreement with the Miami Indians to settle in an area between the White and Ohio Rivers.

The Delaware depended on hunting, fishing and trapping for their food supply. Early history books make reference to a mission somewhere along White River between Yorktown and Anderson as one of the first European settlements in the region. With the exception of those who were converted to Christianity with the exposure from European settlers, the Delaware worshiped in tribal tradition. The "long house" was common to the Delaware, was usually a long building containing fire pits, seats along the side and an area for tribal dancing.

Indiana became a state in 1816 and land was advertised for \$2 an acre. By 1818, the Delaware's lands along the White River "Wapihani", or "Great White Water" were ceded by treaty made at St. Mary's, Ohio. By terms of this document, the Delaware ceded their lands to the government of the United States for \$4000.00 and were promised suitable lands west of the Mississippi. By 1820 most of the Delaware had made their way to Missouri, Texas and Oklahoma.

Mt. Pleasant Twp was surveyed in 1821 and 1822; the original titleholders were Samuel and Thirza Cassman. They sold the area to Goldsmith Gilbert in 1830 (Mr. Gilbert still has numerous descendants in this area).

Oliver H. Smith purchased the area that was to become Yorktown in October of 1836 and platted it in 1837. Yorktown was originally projected to be along the canal route connecting Indianapolis to Toledo, Ohio but was never completed due to the locomotive advancements. Its main thoroughfare was the old Indianapolis State road, which was extensively traveled by emigrants at an early day.

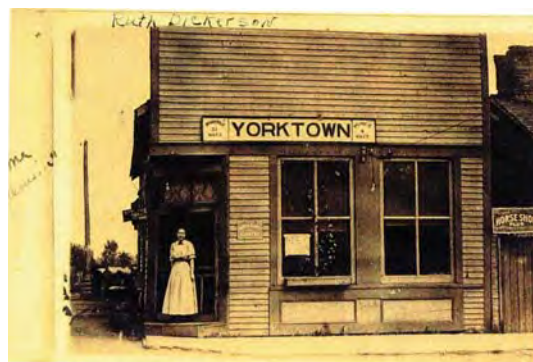
Among some of the original land owners are: - Jones, Aldredge, Griffis, Morris, Hancock, Mahomey, Curtis, Childs, Ellison, Van Matre, Hensley, Smith, Reed, Lennington, Williamson, Van Buskirk, Dragoo, Howell, Fuson, Snodgrass, Heath, Humbert, McKinley, Stewart Antrim, Justice Martin, Stout, Shoemaker, Harmon, Hofferr, Hayden Parkinson, Cummings, Daugherty and Koontz. Many still have relatives here and many still living in the same areas.

One of the earliest businesses in the area was a mill already in operation when Yorktown was platted. It was located on the north side of what is now known as Canal St. Much like other small towns of the era, Yorktown had hotels, restaurants, grocery stores, dry good stores, an undertaker, a postmaster, doctors, a blacksmith, a boot & shoemaker and many other small enterprises.

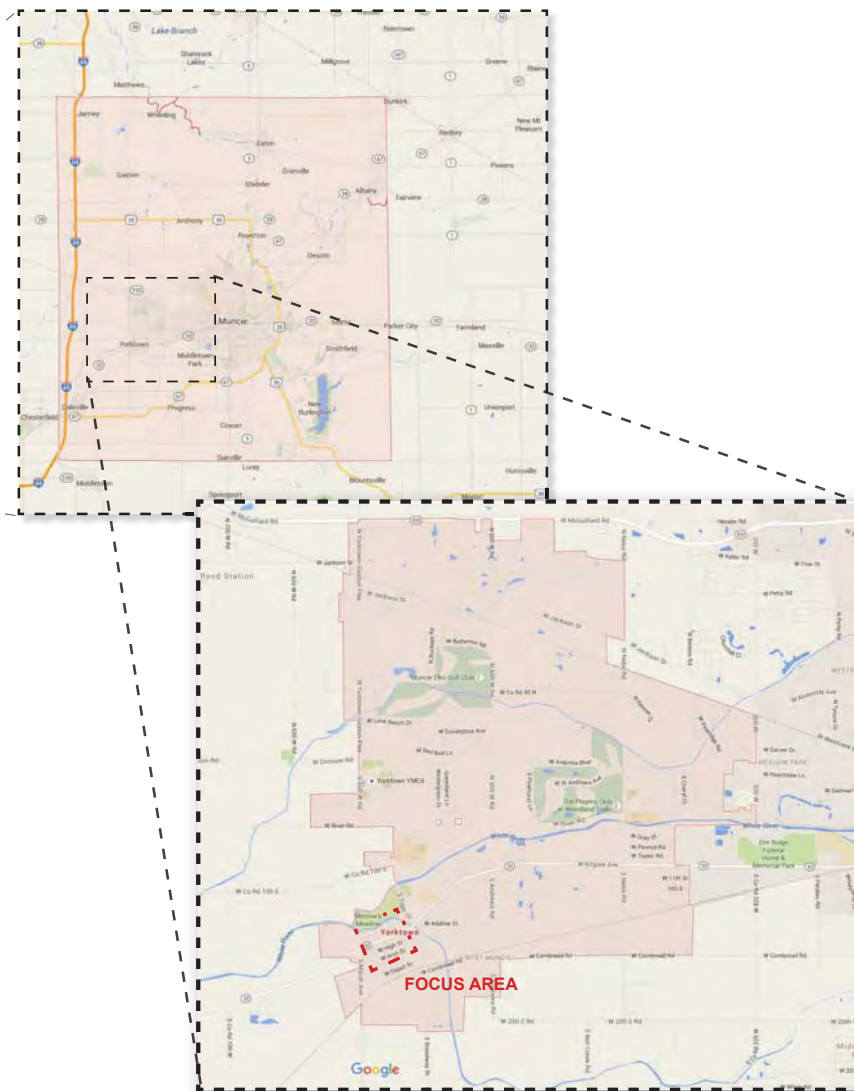
Some of the larger businesses included the following:

Strawboard Factory (made egg crates), located on ground currently occupied by the east wing of Yorktown Elementary, the administrative office and playground. The Mineral Wool Plant, or Rock Wool as it was later called, (made insulation), a portion of that building is still standing across the highway from the Strawboard and is occupied by N.G. Gilbert (now Townsend's). A Saw Mill and of course a glass factory – Among other items necessary for the period, the Skillen Gooden Glass factory manufactured medicine bottles. Several were found a few years ago near the site of the Glass Factory. They also manufactured canning jars, the most popular for collectors today is the LEADER JAR. A portion of the Glass Factory building still stands on Mill Road along with several brick houses built for employees. The homes of the Skillen and Gooden families also stand just south of Cornbread Road. The Western Reserve Milk Company was on the west end of Depot Street and would later become home to Marsh Supermarkets.

Narrative Credit: Text provided by Becky Monroe, Yorktown Historical Alliance and "A History of Delaware County" written 1881 by Thomas B. Helm found on the Yorktown Historical Alliance website.









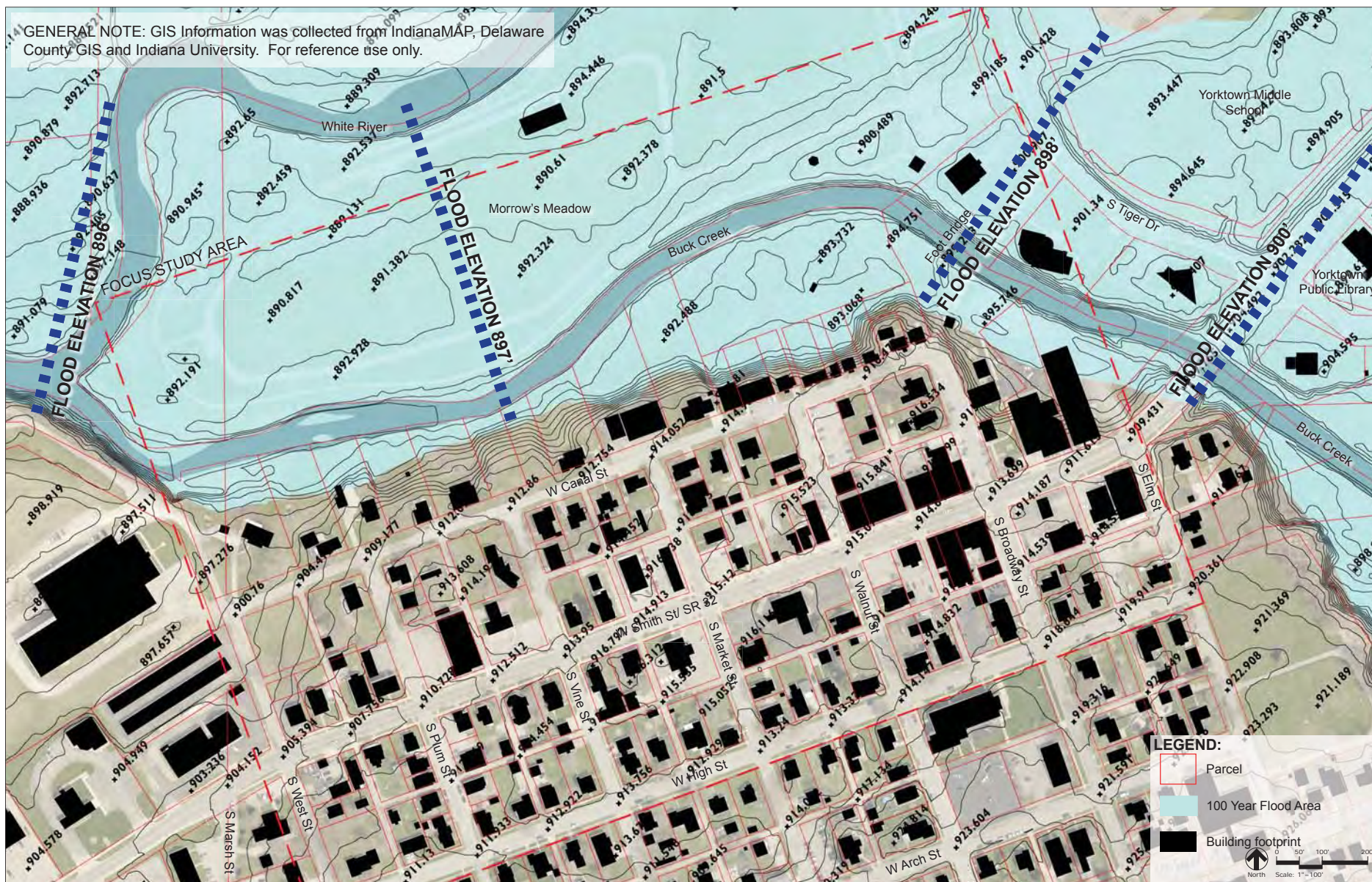




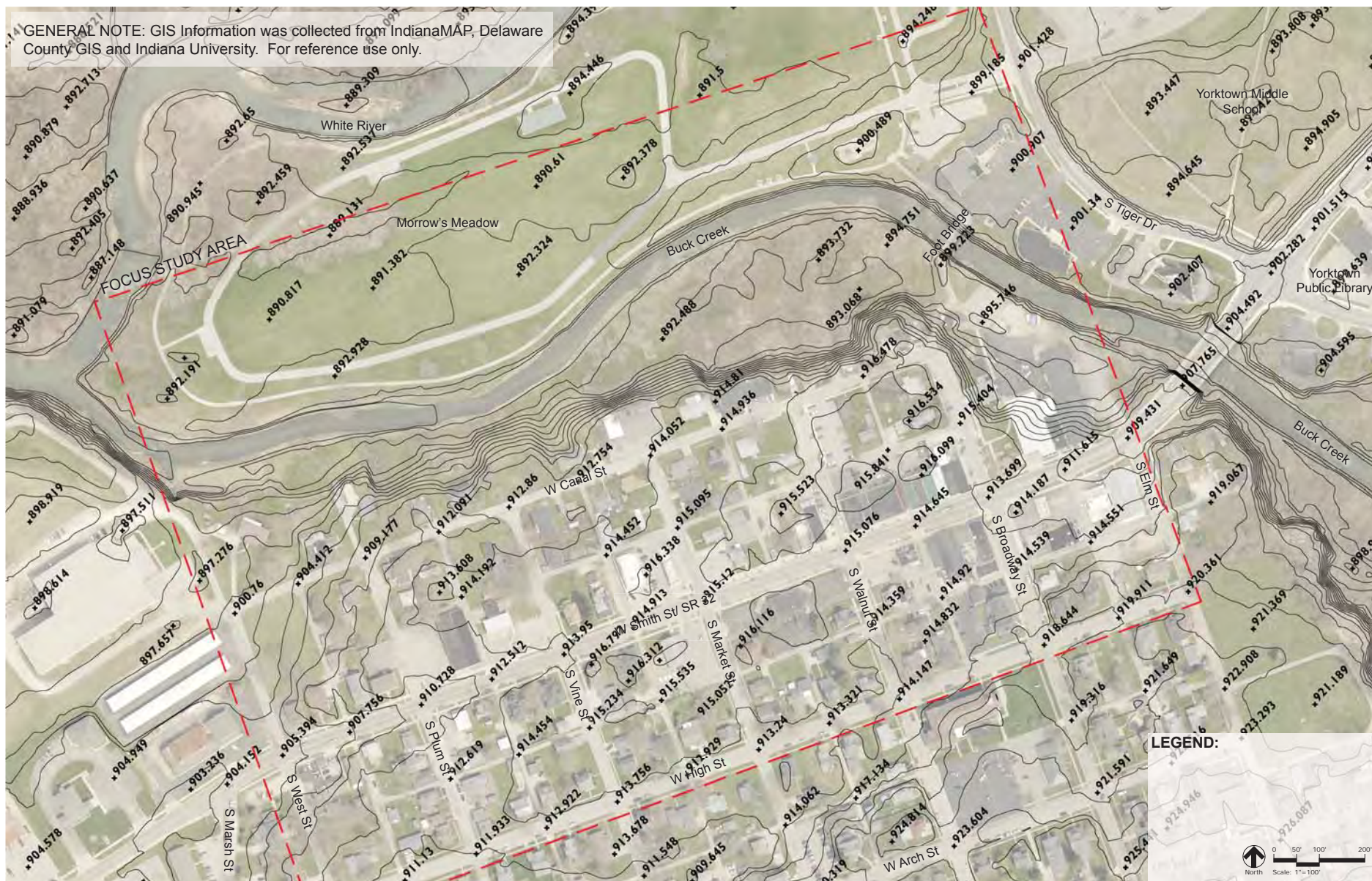
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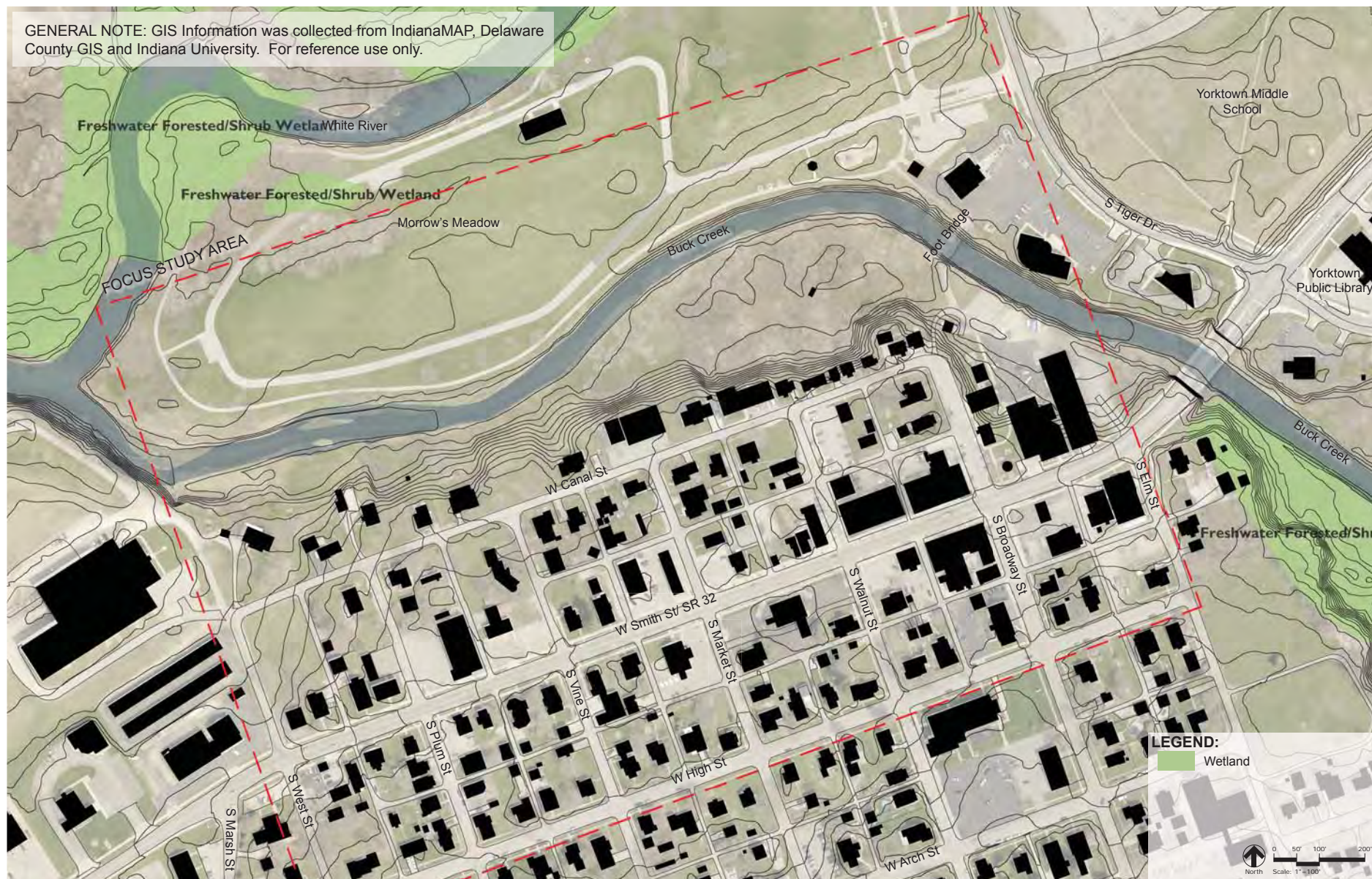














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**LdfAH**

Lash loam, 0 to 1 percent slopes, frequently flooded, brief duration

**Setting**

Landform: Natural levees on flood plains

**Map Unit Composition**

Lash and similar soils: 70 to 95 percent  
Dissimilar soils: 5 to 30 percent

**Similar soils:**

- Soils in which the base of the cambic horizon is at a depth of less than 40 inches
- Soils that do not have carbonates throughout
- Soils that are flooded less often than frequently or for very brief durations

**Dissimilar soils:**

- The well drained Ross soils in microlows on natural levees
- The well drained Gessie soils in the slightly lower positions on natural levees and flood-plain steps
- The very poorly drained Sloan soils on the lower flood plains

**Interpretive Groups**

Land capability classification: Lash—2w

Farmland classification: Prime farmland where protected from flooding or not frequently flooded during the growing season

**Profile Characteristics**

This soil has a profile similar to the profile described as typical for the series in the section "Classification of the Soils," except that this soil has a surface layer of loam.

**Properties and Qualities of the Lash Soil**

Parent material: Loamy alluvium

Drainage class: Well drained

Permeability to a depth of 40 inches: Moderate or moderately rapid

Permeability below a depth of 40 inches: Moderately rapid or rapid

Depth to restrictive feature: Very deep, more than 80 inches

Available water capacity: High, about 9.7 inches to a depth of 60 inches

Content of organic matter in the surface layer: 2 to 4 percent

Shrink-swell potential: Low

Potential for frost action: Moderate

Seasonal high water table: At a depth of more than 6 feet all year

Ponding: None

Flooding: Frequent, most likely in February, March, and April

Hydric status: Nonhydric

Corrosivity: Low for steel and concrete

Potential for surface runoff: Negligible

Susceptibility to water erosion: Slight

Susceptibility to wind erosion: Moderate

**UemB**

Urban land-Fox complex, 1 to 6 percent slopes

**Setting**

Landform: Urban land, kames, and outwash terraces

**Map Unit Composition**

Urban land and similar inclusions: 35 to 60 percent

Fox and similar soils: 25 to 35 percent

Dissimilar inclusions: 0 to 30 percent

**Similar inclusions:**

- Udorthents, loamy-skeletal, in abandoned gravel pits
- Udorthents, loamy, in cut-and-filled areas

**Dissimilar inclusions:**

- The well drained Ross soils on flood plains
- The well drained Martinsville soils on gently sloping shoulders
- The well drained Ockley soils on nearly level treads

**Interpretive Groups**

Land capability classification: Urban land—None assigned; Fox—2e

Farmland classification: Not prime farmland

**Unit Characteristics**

This unit consists of land covered by streets, parking lots, buildings, and other structures and areas of the Fox soil. The Fox soil has a profile similar to the profile described as typical for the series in the section "Classification of the Soils."

**Properties and Qualities of the Urban Land**

Potential for surface runoff: Very high

Susceptibility to water erosion: Slight

Susceptibility to wind erosion: Slight

**Properties and Qualities of the Fox Soil**

Parent material: Loamy outwash over stratified gravelly and sandy outwash

Drainage class: Well drained

Permeability to a depth of 40 inches: Moderate to very rapid

Permeability below a depth of 40 inches: Very rapid

Depth to restrictive feature: Moderately deep, 20 to 40 inches, to strongly contrasting textural stratification

Available water capacity: Moderate, about 6.1 inches to a depth of 60 inches

Content of organic matter in the surface layer: 1 to 3 percent

Shrink-swell potential: Moderate

Potential for frost action: Moderate

Seasonal high water table: At a depth of more than 6 feet all year

Ponding: None

Flooding: None

Hydric status: Nonhydric

Corrosivity: Moderate for steel and concrete

Potential for surface runoff: Low

Susceptibility to water erosion: Slight

Susceptibility to wind erosion: Slight

**GlnAH**

Gessie-Eel silt loams, 0 to 1 percent slopes, frequently flooded, brief duration

**Setting**

Landform: Flood plains

**Map Unit Composition**

Gessie and similar soils: 35 to 65 percent

Eel and similar soils: 20 to 50 percent

Dissimilar soils: 0 to 30 percent

Similar soils:

- Soils in which the base of the cambic horizon is at a depth of less than 30 inches; in areas of the Gessie soil
- Soils that do not have carbonates throughout the soil; in areas of the Gessie soil
- Soils on the upper ends of tributaries that flood less often than frequently or for very brief durations

Dissimilar soils:

- The well drained Lash soils on natural levees
- The very poorly drained Sloan soils on the lower flood plains
- The somewhat poorly drained Shoals soils on the slightly lower flood plains

**Interpretive Groups**

Land capability classification: Gessie—2w; Eel—2w

Farmland classification: Prime farmland where protected from flooding or not frequently flooded during the growing season

**Profile Characteristics**

These soils have the profiles described as typical for the series in the section "Classification of the Soils."

**Properties and Qualities of the Gessie Soil**

Parent material: Loamy alluvium

Drainage class: Well drained

Permeability to a depth of 40 inches: Moderate

Permeability below a depth of 40 inches: Moderate or moderately rapid

Depth to restrictive feature: Very deep, more than 80 inches

Available water capacity: High, about 9.5 inches to a depth of 60 inches

Content of organic matter in the surface layer: 1 to 3 percent

Shrink-swell potential: Low

Potential for frost action: Moderate

Seasonal high water table: At a depth of more than 6 feet all year

Ponding: None

Flooding: Frequent, most likely in February, March, and April

Hydric status: Nonhydric

Corrosivity: Low for steel and concrete

Potential for surface runoff: Negligible

Susceptibility to water erosion: Slight

Susceptibility to wind erosion: Moderate

**Properties and Qualities of the Eel Soil**

Parent material: Loamy alluvium

Drainage class: Moderately well drained

Permeability to a depth of 40 inches: Moderate

Permeability below a depth of 40 inches: Moderate or moderately rapid

Depth to restrictive feature: Very deep, more than 80 inches

Available water capacity: High, about 11.1 inches to a depth of 60 inches

Content of organic matter in the surface layer: 2 to 3 percent

Shrink-swell potential: Low

Potential for frost action: Moderate

Depth and months of highest apparent seasonal high water table: 11/2 foot, January, February, and March

Ponding: None

Flooding: Frequent, most likely in February, March, and April

Hydric status: Nonhydric

Corrosivity: Moderate for steel and low for concrete

Potential for surface runoff: Negligible

Susceptibility to water erosion: Slight

Susceptibility to wind erosion: Slight



**UfuA**

Urban land-Millgrove complex, 0 to 1 percent slopes

**Setting**

Landform: Urban land and outwash plains

**Map Unit Composition**

Urban land and similar inclusions: 35 to 60 percent

Millgrove and similar soils: 20 to 40 percent

Dissimilar inclusions: 0 to 40 percent

Similar inclusions:

- Udorthents, loamy, in cut-and-filled areas

Dissimilar soils:

- The very poorly drained Sloan soils on flood plains
- The very poorly drained Muskego soils in closed depressions
- The very poorly drained Milford, stratified sandy substratum, soils in glacial drainage channels
- The somewhat poorly drained Digby soils on the slightly higher treads

**Interpretive Groups**

Land capability classification: Urban land—None assigned; Millgrove—2w

Farmland classification: Not prime farmland

**Unit Characteristics**

This unit consists of land covered by streets, parking lots, buildings, and other structures and areas of the Millgrove soil. The Millgrove soil has a profile similar to the profile described as typical for the series in the section "Classification of the Soils."

**Properties and Qualities of the Urban Land**

Potential for surface runoff: Very high

Susceptibility to water erosion: Slight

Susceptibility to wind erosion: Slight

**Properties and Qualities of the Millgrove Soil**

Parent material: Loamy outwash over stratified sandy, gravelly, and loamy outwash

Drainage class: Very poorly drained

Permeability to a depth of 40 inches: Moderate

Permeability below a depth of 40 inches: Moderate or moderately rapid

Depth to restrictive feature: Very deep, more than 80 inches

Available water capacity: High, about 9.1 inches to a depth of 60 inches

Content of organic matter in the surface layer: 3 to 6 percent

Shrink-swell potential: Moderate

Potential for frost action: High

Depth and months of highest apparent seasonal high water table: At the surface, January, February, and March

Ponding: Frequent, most likely in January, February, March, April, May, and December

Flooding: None

Hydric status: Hydric

**SmsAH**

Sloan silt loam, 0 to 1 percent slopes, frequently

**Setting**

Landform: Flood plains

Map Unit Composition

Sloan and similar soils: 70 to 90 percent

Dissimilar soils: 10 to 30 percent

Similar soils:

- Soils that have a surface layer that is less than 10 inches thick
- Soils that average less than 18 percent clay in the subsoil
- Soils that have carbonates throughout the profile
- Soils on the upper ends of tributaries that flood less often than frequently or for very brief durations

Dissimilar soils:

- The somewhat poorly drained Shoals soils in the slightly higher positions on flood plains
- The well drained Lash soils on natural levees
- The poorly drained Southwest soils in closed depressions and drainageways
- The very poorly drained Bellcreek soils in backswamps

**Interpretive Groups**

Land capability classification: Sloan—3w

Farmland classification: Prime farmland where drained and either protected from flooding or not frequently flooded during the growing season

**Profile Characteristics**

This soil has a profile similar to the profile described as typical for the series in the section "Classification of the Soils," except that this soil has a surface layer of silt loam.

**Properties and Qualities of the Sloan Soil**

Parent material: Loamy alluvium

Drainage class: Very poorly drained

Permeability to a depth of 40 inches: Moderately slow or moderate

Permeability below a depth of 40 inches: Moderately slow or moderate

Depth to restrictive feature: Very deep, more than 80 inches

Available water capacity: High, about 10.8 inches to a depth of 60 inches

Content of organic matter in the surface layer: 3 to 6 percent

Shrink-swell potential: Moderate

Potential for frost action: High

Depth and months of highest apparent seasonal high water table: At the surface, January, February, and March

Ponding: Frequent, most likely in January, February, March, April, May, and December

Flooding: Frequent, most likely in February, March, and April

Hydric status: Hydric

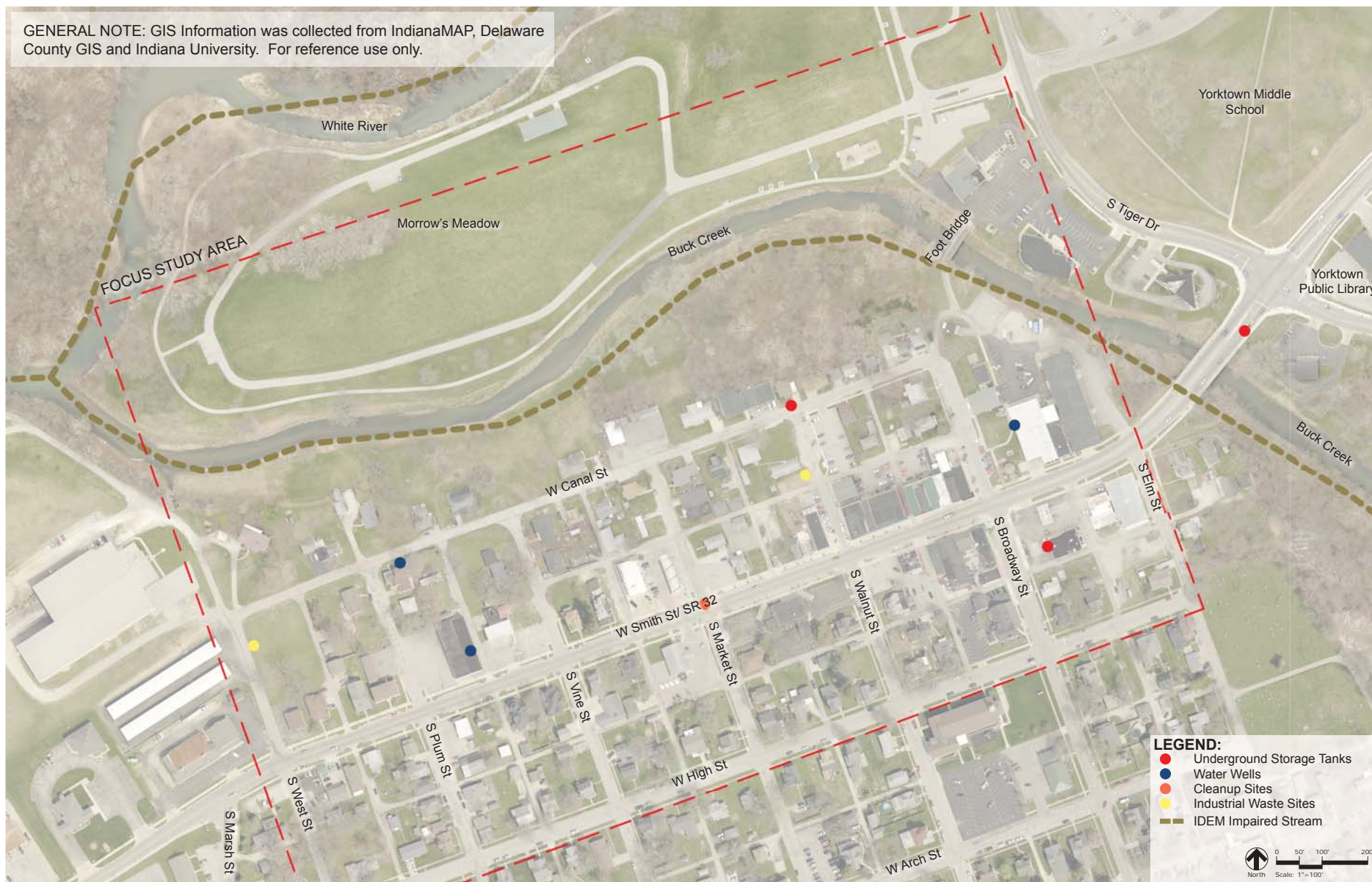
Corrosivity: High for steel and low for concrete

Potential for surface runoff: Negligible

Susceptibility to water erosion: Slight

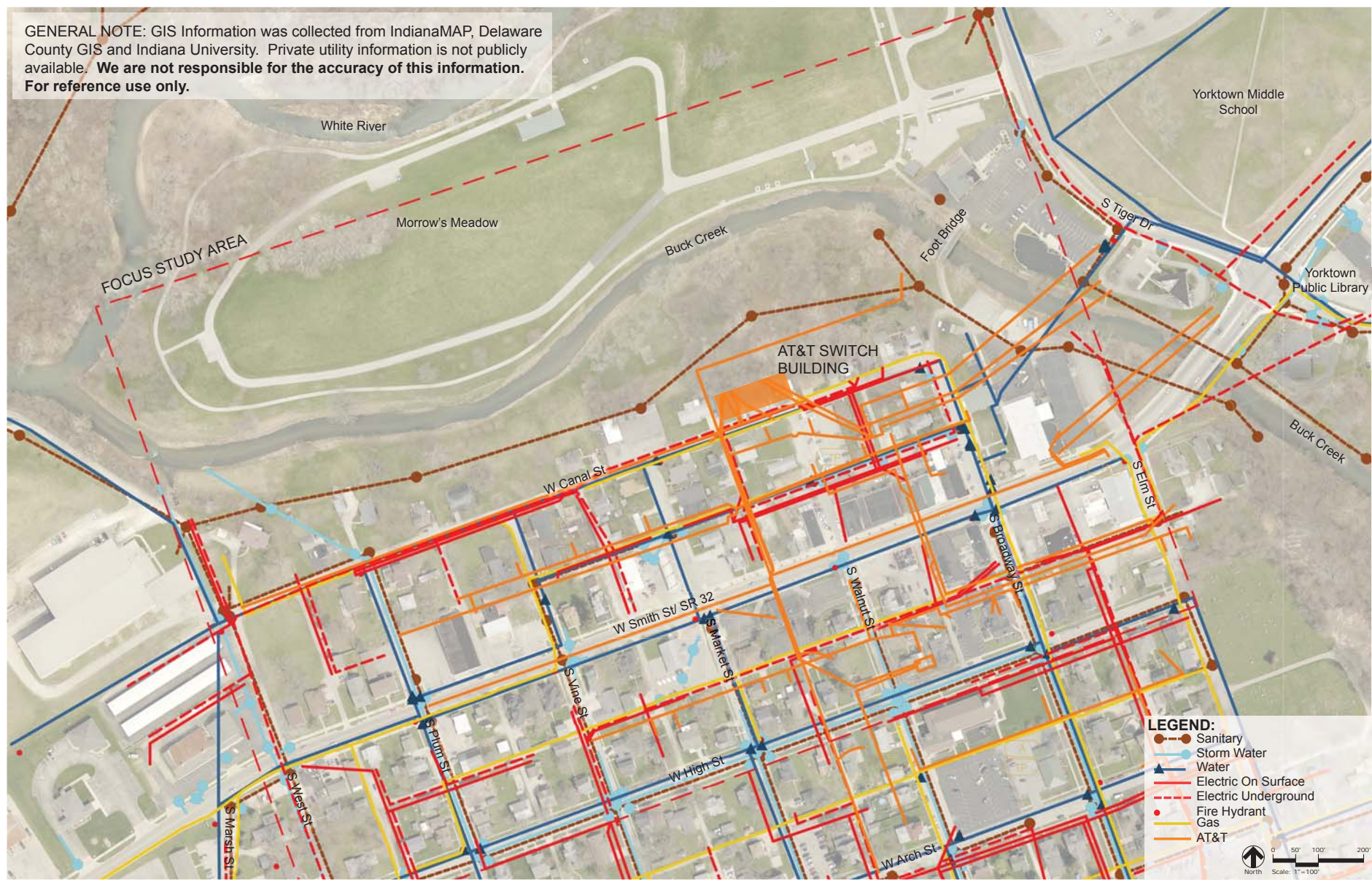


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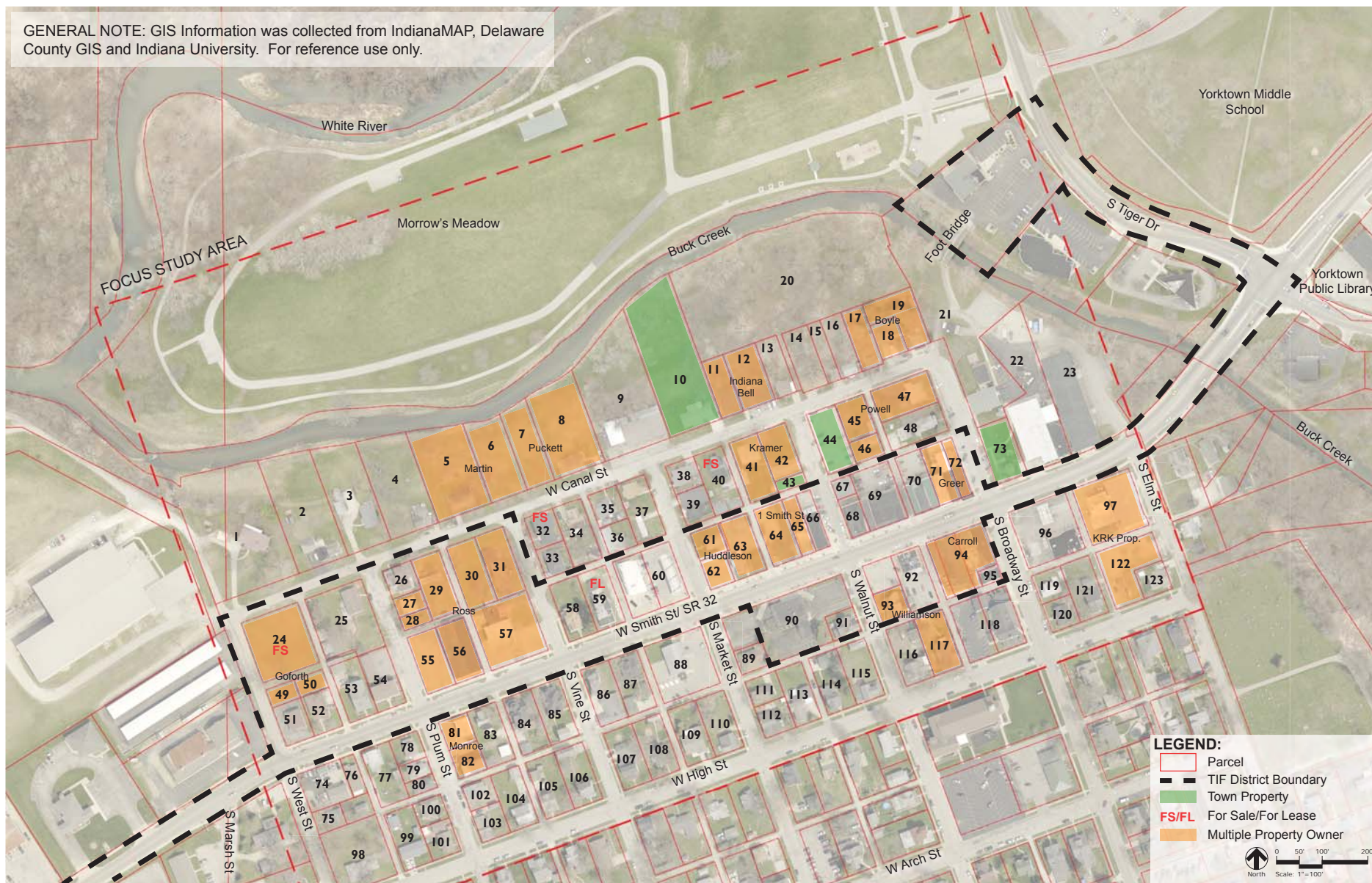


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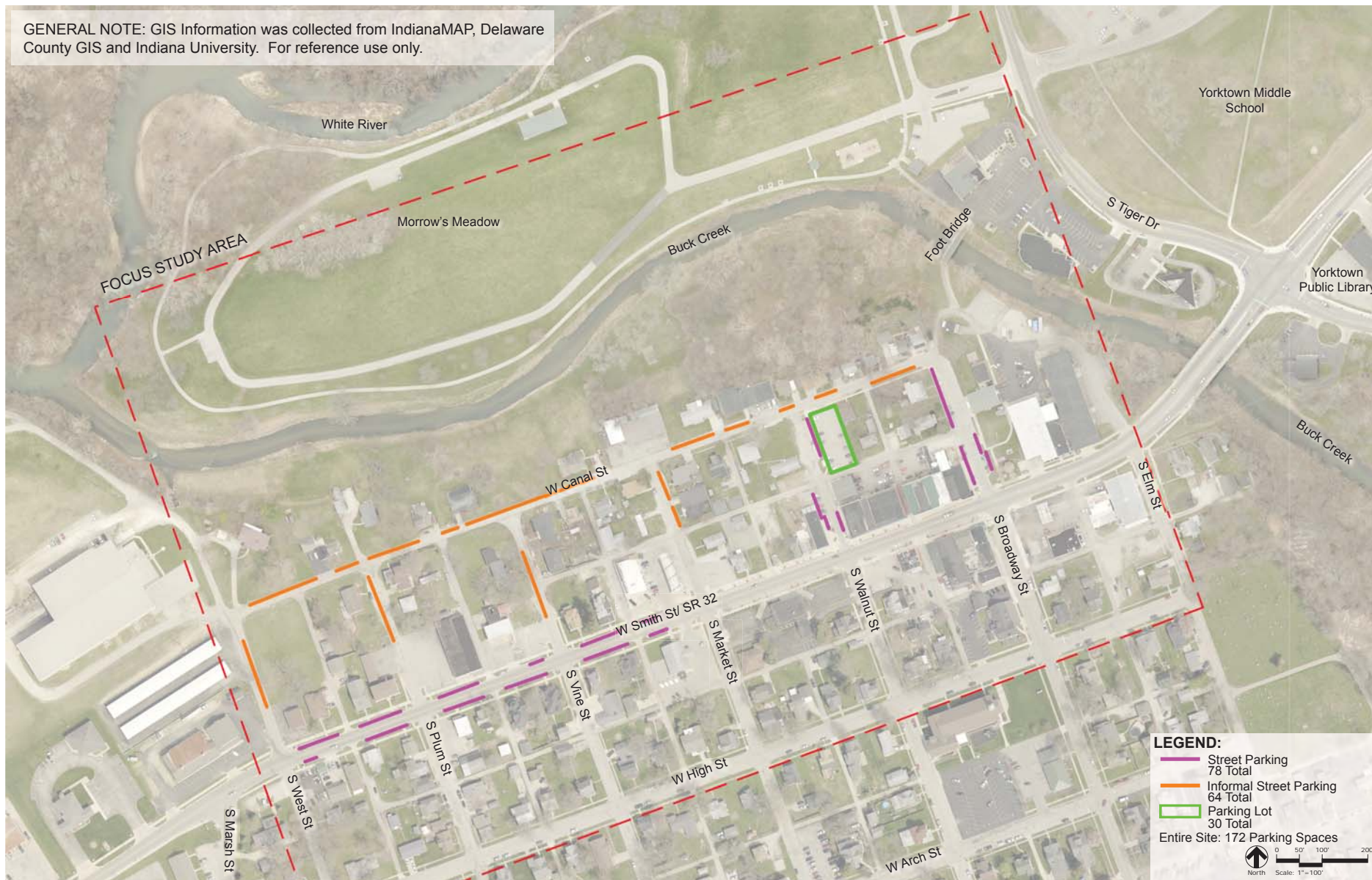
Lot	Street Address	Ownership	Acres	Land AV	Improvements AV	Total AV	Property Type	Total Finished SF	Year Built	TIF
1	9520 W CANAL ST YORKTOWN, IN 47396	HUMBERT DORIS L & STEVEN J	1	\$25,000	\$63,000	\$88,000	Single-Family	1593		1950 No
2	9500 W CANAL ST YORKTOWN, IN 47396	NOEL EUGENE F	0.52	\$19,200	\$41,700	\$60,900	Single-Family	864		1941 No
3	9414 W CANAL ST YORKTOWN, IN 47396	MCFARL BRUCE E	0.48	\$18,400	\$58,400	\$76,800	Single-Family	1161		1953 No
4	9408 W CANAL ST YORKTOWN, IN 47396	Vacant	0.51	\$19,000	\$0	\$19,000	Vacant Land	0		1880 No
5	9400 W CANAL ST YORKTOWN, IN 47396	MARTIN BERT & RUBY L	0.55	\$18,500	\$58,400	\$76,900	Single-Family	1596		1953 No
6	(No Address, Vacant Land) YORKTOWN, IN 47396	MARTIN RUBY L	0.31	\$2,300	\$0	\$2,300	Vacant Land	0	N/A	No
7	(No Address, Vacant Land) YORKTOWN, IN 47396	PUCKETT JERRY RAYMOND	0.25	\$1,900	\$0	\$1,900	Vacant Land	0	N/A	No
8	9314 W CANAL ST YORKTOWN, IN 47396-1211	PUCKETT JERRY RAYMOND	0.6	\$21,300	\$54,900	\$76,200	Single-Family	1806		1948 No
9	9300 CANAL ST YORKTOWN, IN 47396	RODGERS MICHAEL W	0.72	\$12,000	\$72,000	\$84,000	Commercial Various	7216		1960 No
10	9218 W CANAL ST YORKTOWN, IN 47396	YORKTOWN REDEVELOPMENT COMMISSION	0.71	\$23,100	\$51,200	\$74,300	Single-Family	1679		1963 No
11	(No Address, Vacant Land) YORKTOWN, IN 47396	INDIANA BELL TELEPHONE COMPANY INC	0.15	\$6,900	\$0	\$6,900	Vacant Land	0	N/A	No
12	9200 W CANAL ST YORKTOWN, IN 47396	INDIANA BELL TELEPHONE COMPANY INC	0.19	\$10,200	\$56,600	\$66,800	Commercial Various	4934		1951 No
13	9126 W CANAL ST YORKTOWN, IN 47396	THORNBURG DARRELL ROBERT & DIANA SUE	0.14	\$8,600	\$22,300	\$30,900	Single-Family	676		1920 No
14	9122 W CANAL ST YORKTOWN, IN 47396	SILVERLINE HOLDINGS LLC	0.19	\$10,600	\$42,400	\$53,000	Single-Family	1302		1900 No
15	9118 W CANAL ST YORKTOWN, IN 47396	GANT KELLY A	0.11	\$7,300	\$19,100	\$26,400	Single-Family	516		1943 No
16	9114 W CANAL ST YORKTOWN, IN 47396	MEADOWS LOWELL DEAN JR & JENNY LOU SMITH	0.17	\$9,900	\$22,700	\$32,600	Single-Family	1344		1948 No
17	9110 W CANAL ST YORKTOWN, IN 47396	BOYLE JOHN C & SHELIA A ASBERRY	0.14	\$8,600	\$19,300	\$27,900	Single-Family	480		1934 No
18	9106 W CANAL ST YORKTOWN, IN 47396	BOYLE JOHN C & SHELIA A ASBERRY	0.11	\$7,300	\$20,300	\$27,600	Single-Family	480		1943 No
19	9100 W CANAL ST YORKTOWN, IN 47396	BOYLE JOHN C & SHELIA A ASBERRY	0.23	\$12,000	\$34,800	\$46,800	Single-Family	1547		1910 No
20	(No Address, Vacant Land) YORKTOWN, IN 47396	STAHL ROBERT H/ REVOC TRUST	2.8	\$16,800	\$0	\$16,800	Vacant Land	0	N/A	No
21	(No Address) YORKTOWN, IN 47396	YORKTOWN POST 321 AM LEGION INC	1.77	\$55,300	\$70,600	\$125,900	Commercial Various	2400		1947 No
22	9010 W SMITH ST YORKTOWN, IN 47396	REIDS MANAGEMENT GROUP LLC	0.705	\$46,100	\$141,600	\$187,700	Commercial Various	22540	Building 1: 1950, Building 2: 1928, Building 3: 1972	No
23	9000 W SMITH ST YORKTOWN, IN 47396	TAYLOR MARK D	0.995	\$46,300	\$123,300	\$169,600	Commercial Warehouse	12712		1980 No
24	2130 S WEST ST YORKTOWN, IN 47396	GOFORTH JAMES A & MARILYN S	0.47	\$12,400	\$0	\$12,400	Vacant Land	0	N/A	Yes
25	2101 S PLUM ST YORKTOWN, IN 47396	NEFF ALAN E & BARBARA A	0.45	\$21,800	\$50,900	\$72,700	Single-Family	1352		1954 Yes
26	9413 W CANAL ST YORKTOWN, IN 47396	GRAGG ROGER W	0.14	\$7,400	\$25,900	\$33,300	Single-Family	1588		1955 Yes
27	(No Address, Vacant Land) YORKTOWN, IN 47396	ROSS JANICE K	0.21	\$10,600	\$0	\$10,600	Vacant Land	0	N/A	Yes
28	2104 N PLUM ST YORKTOWN, IN 47396	ROSS FOOD MARKETING INC	0.07	\$4,800	\$11,500	\$16,300	Single-Family	840		1953 Yes
29	2108 N PLUM ST YORKTOWN, IN 47396	ROSS FOOD MARKETING INC	0.05	\$3,400	\$0	\$3,400	Vacant Land	0	N/A	Yes
30	(No Address, Vacant Land) YORKTOWN, IN 47396	ROSS JANICE K	0.2	\$10,200	\$0	\$10,200	Vacant Land	0	N/A	Yes
31	2105 S VINE ST YORKTOWN, IN 47396	ROSS JANICE K	0.21	\$10,600	\$54,000	\$64,600	Single-Family	1653		1954 Yes
32	2100 S VINE ST YORKTOWN, IN 47396	MAXWELL SHELLEY L	0.11	\$7,800	\$47,700	\$55,500	Duplex	1806		1941 No
33	2104 S VINE ST YORKTOWN, IN 47396	GREGORY DELLA D REVOCABLE TRUST	0.1	\$7,400	\$42,300	\$49,700	Single-Family	1379		1957 No
34	9317 W CANAL ST YORKTOWN, IN 47396	TERRY STEVEN D & SUSAN E	0.21	\$10,600	\$38,400	\$49,000	Single-Family	1228		1900 No
35	9313 W CANAL ST YORKTOWN, IN 47396	WALLACE KEITH A	0.12	\$8,000	\$32,100	\$40,100	Single-Family	1520		1900 No
36	9315 W CANAL ST YORKTOWN, IN 47396	BRATTON PHILLIP E & LINDA K	0.1	\$7,200	\$52,700	\$59,900	Duplex	2508		1952 No
37	2101 S MARKET ST YORKTOWN, IN 47396	STANLEY CHARLES M	0.21	\$16,100	\$47,600	\$63,700	Single-Family	1052		1900 No
38	2100 S MARKET ST YORKTOWN, IN 47396	MASTERS MAURICE & BEVERLY	0.1	\$7,400	\$29,200	\$36,600	Single-Family	1076		1947 No
39	2104 S MARKET ST YORKTOWN, IN 47396	COMBS JENNIFER	0.11	\$8,300	\$53,200	\$61,500	Single-Family	1135		1880 No
40	9219 W CANAL ST YORKTOWN, IN 47396	ERTLE GREGORY & ERTLE SUNSHINE	0.2	\$10,200	\$59,700	\$69,900	Single-Family	2227	House 1: 1900, House 2&3: 1946	No
41	9209 W CANAL ST YORKTOWN, IN 47396	KRAMER JOHN P & JANE E	0.21	\$10,600	\$48,200	\$58,800	Single-Family	1740	House 1: 1892, House 2: 1901	No
42	2111 S WALNUT ST YORKTOWN, IN 47396	KRAMER JOHN P & JANE E	0.16	\$9,400	\$44,100	\$53,500	Single-Family	720		1963 No
43	2115 S WALNUT YORKTOWN, IN 47396	TOWN OF YORKTOWN	0.04	\$2,500	\$28,700	\$31,200	Commercial Various	720		1985 No
44	2100 S WALNUT ST YORKTOWN, IN 47396	YORKTOWN REDEVELOPMENT	0.2	\$13,100	\$7,100	\$20,200	Commercial Pavement (Parking Lot)	0		2007 No
45	9119 W CANAL ST YORKTOWN, IN 47396	POWELL NORA J	0.14	\$8,700	\$22,800	\$31,500	Single-Family	1202		1890 No
46	2101 S BROADWAY ST YORKTOWN, IN 47396	POWELL STEVE A	0.08	\$6,000	\$8,400	\$14,400	Detached Garage	0		1980 No
47	2101 S BROADWAY ST YORKTOWN, IN 47396	POWELL STEVE A & POWELL NORA J	0.22	\$11,500	\$44,200	\$55,700	Single-Family	1800		1904 No
48	2111 S BROADWAY YORKTOWN, IN 47396	CHAMBERS HAROLD E & BONITA J	0.2	\$13,100	\$71,800	\$84,900	Single-Family + Commercial Retail	1300	House: 1922, Building: 1950	No
49	(No Address, Vacant Land) YORKTOWN, IN 47396	GOFORTH JAMES A & MARILYN S	0.06	\$2,800	\$0	\$2,800	Vacant Land	0	N/A	Yes
50	(No Address, Vacant Land) YORKTOWN, IN 47396	GOFORTH JAMES A & MARILYN S	0.06	\$2,800	\$0	\$2,800	Vacant Land	0	N/A	Yes
51	(No Address) YORKTOWN, IN 47396	BAIM DOUGLAS E & LESLIE E	0.14	\$23,800	\$35,300	\$59,100	Commercial Office	1230		1967 Yes
52	9510 W SMITH ST YORKTOWN, IN 47396	REED JERILYNN	0.13	\$8,600	\$49,300	\$57,900	Duplex	1368		1903 Yes
53	9504 W SMITH ST YORKTOWN, IN 47396	CALVERT I LEON	0.2	\$10,200	\$75,000	\$85,200	Single-Family	3120		1903 Yes
54	(No Address) YORKTOWN, IN 47396	CALVERT MARIE EVALYN TESTAMENTARY TR	0.2	\$13,100	\$131,400	\$144,500	Apartments	8712		1970 Yes
55	(No Address) YORKTOWN, IN 47396	ROSS JANICE K	0.2	\$13,100	\$4,900	\$18,000	Commercial Pavement (Parking Lot)	0		1970 Yes
56	9410 W SMITH ST YORKTOWN, IN 47396	ROSS JANICE K	0.2	\$13,100	\$42,900	\$56,000	Commercial Various	7750		1970 Yes
57	(No Address) YORKTOWN, IN 47396	ROSS JANICE K	0.4	\$26,100	\$38,400	\$64,500	Commercial Auto Service	2632		1960 Yes
58	9312 W SMITH ST YORKTOWN, IN 47396	LENNIS LARRY J	0.2	\$10,200	\$62,900	\$73,100	Duplex	2518		1904 Yes
59	9308 W SMITH ST YORKTOWN, IN 47396	WALLEN JIMMIE W	0.2	\$12,700	\$51,200	\$63,900	Duplex	2816		1890 Yes
60	9304 W SMITH ST YORKTOWN, IN 47396	SPEEDWAY LLC	0.4	\$34,900	\$450,800	\$485,700	Commercial Gas Station	3000		1997 Yes
61	2108 S MARKET ST YORKTOWN, IN 47396	HUDDLESTON ROBERT M	0.1	\$7,100	\$21,200	\$28,300	Single-Family	1008		1935 Yes
62	(No Address) YORKTOWN, IN 47396	HUDDLESTON ROBERT M	0.1	\$9,000	\$1,900	\$10,900	Commercial Pavement (Parking Lot)	0		1997 Yes



Lot	Street Address	Ownership	Acres	Land AV	Improvements AV	Total AV	Property Type	Total Finished SF	Year Built	TIF
62	(No Address) YORKTOWN, IN 47396	HUDDLESTON ROBERT M	0.1	\$9,000	\$1,900	\$10,900	Commercial Pavement (Parking Lot)	0		1997 Yes
63	9220 W SMITH YORKTOWN, IN 47396	HUDDLESTON ROBERT M	0.1	\$26,100	\$57,600	\$83,700	Single-Family	1552	House 1: 1890, House 2: 1959	Yes
64	9212 W SMITH ST YORKTOWN, IN 47396	1 SMITH ST LLC	0.2	\$26,100	\$31,400	\$57,500	Single-Family + Commercial Retail	960	House: 1920, Building: 1940	Yes
65	9204 W SMITH ST YORKTOWN, IN 47396	1 SMITH ST LLC	0.1	\$11,100	\$13,500	\$24,600	Commercial Storage	500		1950 Yes
66	9200 SMITH ST YORKTOWN, IN 47396	US ARCHITECTS LLP	0.1	\$17,400	\$51,400	\$68,800	Commercial Office	2950		1940 Yes
67	2109 S WALNUT ST YORKTOWN, IN 47396	BAILEY GROUP INC	0.04	\$2,800	\$31,100	\$33,900	Commercial Retail	1760		1892 Yes
68	(No Address) YORKTOWN, IN 47396	SMITH GARY D & DEBRA A DBA STORKS NEST	0.09	\$15,700	\$86,000	\$101,700	Commercial Retail	9504		1900 Yes
69	9132-9152 SMITH ST YORKTOWN, IN 47396	TRUSTEES OF I O O F 345	0.27	\$46,500	\$161,400	\$207,900	Commercial Various	17077		1910 Yes
70	9124 W SMITH ST YORKTOWN, IN 47396	PILKINGTON PATRICK	0.18	\$23,000	\$212,700	\$235,700	Apartments	18480		1910 Yes
71	9100 W SMITH YORKTOWN, IN 47396	GREER DAVID L & REBECCA S	0.15	\$26,400	\$112,000	\$138,400	Apartments + Restaurant	7392	Restaurant: 1900, Other Building: 1910	Yes
72	9110 W SMITH YORKTOWN, IN 47396	GREER DAVID L & REBECCA S	0.07	\$12,700	\$32,500	\$45,200	Commercial Retail	1704		1920 Yes
73	9020 BROADWAY YORKTOWN, IN 47396	TOWN OF YORKTOWN	0.3	\$18,100	\$13,600	\$31,700	Public Gazebo	480		2012 No
74	9513 W SMITH ST YORKTOWN, IN 47396	MILLER BUD & DONNA	0.21	\$13,500	\$21,900	\$35,400	Commercial Auto Service	960		1950 Yes
75	2208 S WEST ST YORKTOWN, IN 47396	CARROLL CALVIN	0.06	\$10,000	\$30,000	\$40,000	Single-Family	775		1956 Yes
76	9509 W SMITH ST YORKTOWN, IN 47396	MYERS RONALD K	0.1	\$5,000	\$25,900	\$30,900	Single-Family	775		1956 No
77	9505 W SMITH ST YORKTOWN, IN 47396	SLAVEN NICHOLAS D	0.2	\$10,200	\$38,400	\$48,600	Single-Family	1492		1880 No
78	9501 W SMITH ST YORKTOWN, IN 47396	BOWLING MOLLIE M	0.09	\$6,800	\$30,200	\$37,000	Single-Family	728		1928 No
79	2205 S PLUM ST YORKTOWN, IN 47396	RICHARDSON ANABELLE & TODD	0.06	\$4,400	\$36,000	\$40,400	Single-Family	816		1928 No
80	2209 S PLUM ST YORKTOWN, IN 47396	LEE GREGORY A	0.05	\$3,500	\$36,100	\$39,600	Single-Family	888		1900 No
81	9413 W SMITH ST YORKTOWN, IN 47396	MONROE REBECCA S TRUST	0.1	\$6,500	\$19,700	\$26,200	Commercial Retail	1152		1950 No
82	2210 S PLUM ST YORKTOWN, IN 47396	MONROE REBECCA S TRUST	0.1	\$7,400	\$31,100	\$38,500	Single-Family	1152		1959 No
83	9409 W SMITH ST YORKTOWN, IN 47396	MONROE REBECCA S TRUST	0.2	\$10,200	\$16,100	\$26,300	Single-Family	824		1900 No
84	9405 W SMITH ST YORKTOWN, IN 47396	BELT JOHN A & TERESA S BELT	0.2	\$10,200	\$108,300	\$118,500	Single-Family	2169		1896 No
85	9401 W SMITH ST YORKTOWN, IN 47396	LUKE DONNA M	0.2	\$10,200	\$85,500	\$95,700	Single-Family	3002		1910 No
86	9313 W SMITH ST YORKTOWN, IN 47396	GRIEVES MICHAEL V AND CAROLYN A	0.2	\$13,100	\$111,100	\$124,200	Single-Family + Commercial Retail	4591		1900 No
87	9309 W SMITH ST YORKTOWN, IN 47396	U 6 PROPERTIES LLC	0.2	\$10,200	\$84,000	\$94,200	Single-Family	2340		1880 No
88	(No Address) YORKTOWN, IN 47396	BENNETT FRANKLIN D	0.4	\$52,300	\$109,900	\$162,200	Commercial Office	2787		1967 No
89	2204 S MARKET ST YORKTOWN, IN 47396	NICCUM GERALD D LIFE ESTATE	0.08	\$6,000	\$50,600	\$56,600	Single-Family	2031		1955 No
90	9213 W Smith St, Yorktown, IN 47396	SUMMIT BANK OF MUNCIE C/O INDUSTRY CONSULTING GROUP	0.69	\$119,600	\$408,600	\$528,200	Bank	3682		1974 Yes
91	2211 S WALNUT ST YORKTOWN, IN 47396	QUATE DOROTHY D & MERRIL C	0.08	\$6,300	\$56,100	\$62,400	Single-Family	2286		1908 Yes
92	(No Address) YORKTOWN, IN 47396	LIN WEN JING	0.3	\$52,300	\$78,300	\$130,600	Restaurant	1760		1951 Yes
93	2210 S WALNUT ST YORKTOWN, IN 47396	WILLIAMSON CHRISTOPHER B & NANCY J	0.1	\$7,400	\$76,100	\$83,500	Duplex	2080		1910 Yes
94	9123, 9101, 9115 W SMITH ST	CARROLL CALVIN	0.36	\$62,900	\$258,300	\$321,200	Commercial Retail + Apartments	17656	Building 1: 1900, Building 2: 1910, Building 3&4: 1970	Yes
95	2209 S BROADWAY YORKTOWN, IN 47396	SCHUETTE GARY D	0.04	\$2,500	\$47,600	\$50,100	Commercial Office	1431		1937 Yes
96	9021 W SMITH YORKTOWN, IN 47396	SINGH SUKHWINDER	0.4	\$69,700	\$220,500	\$290,200	Commercial Gas Station	3095		1985 No
97	9001 W SMITH YORKTOWN, IN 47396	KRK PROPERTIES LLC	0.4	\$26,100	\$70,400	\$96,500	Commercial Warehouse	9584		1962 No
98	9512 W HIGH ST YORKTOWN, IN 47396	ROSS KENT W	0.4	\$20,500	\$71,600	\$92,100	Single-Family	1776		1955 No
99	9504 W HIGH ST YORKTOWN, IN 47396	MAXWELL SHELLY L	0.2	\$10,200	\$52,500	\$62,700	Single-Family	1296		1959 No
100	2213 S PLUM ST YORKTOWN, IN 47396	GRIFFIN PAMELA S	0.08	\$6,100	\$29,800	\$35,900	Single-Family	1020		1890 No
101	2217 S PLUM ST YORKTOWN, IN 47396	SLOAN GERALD	0.12	\$8,000	\$47,100	\$55,100	Single-Family	1078		1880 No
102	2214 S PLUM ST YORKTOWN, IN 47396	THORNBURG ROBERT K	0.09	\$6,600	\$19,100	\$25,700	Single-Family	956		1936 No
103	9412 W HIGH ST YORKTOWN, IN 47396	BENDER CONNIE D	0.11	\$8,100	\$38,100	\$46,200	Single-Family	877		1880 No
104	9408 W HIGH ST YORKTOWN, IN 47396	STONE BEVERLY M	0.2	\$10,200	\$57,300	\$67,500	Single-Family	1762		1892 No
105	9404 W HIGH ST YORKTOWN, IN 47396	TODD ARTHUR E	0.2	\$10,200	\$46,300	\$56,500	Single-Family	1444		1940 No
106	9400 W HIGH ST YORKTOWN, IN 47396	ULLMAN ROBERT I	0.2	\$10,200	\$64,300	\$74,500	Single-Family	3068	House 1: 1900, House 2: 1910	No
107	9314 W HIGH ST YORKTOWN, IN 47396	SWOVELAND JERROD R	0.2	\$10,200	\$61,100	\$71,300	Single-Family	1662		1890 No
108	9310 W HIGH ST YORKTOWN, IN 47396	MONROE HEIDI R AND ADAM F	0.2	\$10,200	\$42,600	\$52,800	Single-Family	1240		1890 No
109	9304 W HIGH ST YORKTOWN, IN 47396	GANT TIMOTHY H	0.2	\$10,200	\$77,900	\$88,100	Single-Family	1752		1996 No
110	2215 S MARKET ST YORKTOWN, IN 47396	BENNETT DOUGLAS N & LORETTA R	0.2	\$10,200	\$31,700	\$41,900	Single-Family	1120		1900 No
111	2208 S MARKET ST YORKTOWN, IN 47396	BATH HEATHER M	0.09	\$6,700	\$54,500	\$61,200	Single-Family	1932		1908 No
112	9214 W HIGH ST YORKTOWN, IN 47396	GOODSON MATTHEW S AND MELISSA D	0.12	\$8,400	\$51,200	\$59,600	Single-Family	1754		1900 No
113	9210 W HIGH ST YORKTOWN, IN 47396	OLSON RICH	0.2	\$10,200	\$47,300	\$57,500	Single-Family	1160		1920 No
114	9204 W HIGH ST YORKTOWN, IN 47396	BASS RONALD R AND DEBORAH A	0.2	\$10,200	\$90,000	\$100,200	Single-Family	1604		1900 No
115	2221 S WALNUT ST YORKTOWN, IN 47396	FLYNN V DEANNA	0.2	\$10,200	\$62,300	\$72,500	Single-Family	2223		1900 No
116	2220 S WALNUT ST YORKTOWN, IN 47396	FOGELSON DAWN M	0.2	\$10,200	\$51,900	\$62,100	Single-Family	2091		1830 No
117	9108 W HIGH ST YORKTOWN, IN 47396	WILLIAMSON CHRISTOPHER BRENT & NANCY	0.2	\$10,200	\$59,600	\$69,800	Single-Family	1899		1900 No
118	2215 S BROADWAY ST YORKTOWN, IN 47396	GANT JEFFREY R AND KATHY J	0.4	\$26,200	\$173,100	\$199,300	Funeral Home	7544		1937 No
119	2216 S BROADWAY ST YORKTOWN, IN 47396	REESE PENNI J	0.1	\$7,400	\$32,600	\$40,000	Single-Family	1096		1890 No
120	2212 S BROADWAY ST YORKTOWN, IN 47396	SWIFT JAMES M	0.1	\$7,400	\$39,500	\$46,900	Single-Family	920		1936 No
121	9010 W HIGH ST YORKTOWN, IN 47396	FLANAGAN ROBERT M AND PEGGY A	0.2	\$10,200	\$29,100	\$39,300	Single-Family	1377		1900 No
122	9001 W SMITH YORKTOWN, IN 47396	KRK PROPERTIES LLC	0.3	\$17,600	\$0	\$17,600	Vacant Land	0	N/A	No
123	9000 W HIGH ST YORKTOWN, IN 47396	BLANKENBAKER CHARLES H AND JANICE K	0.1	\$7,400	\$42,600	\$50,000	Single-Family	1756		1900 No



GENERAL NOTE: GIS Information was collected from IndianaMAP, Delaware County GIS and Indiana University. For reference use only.















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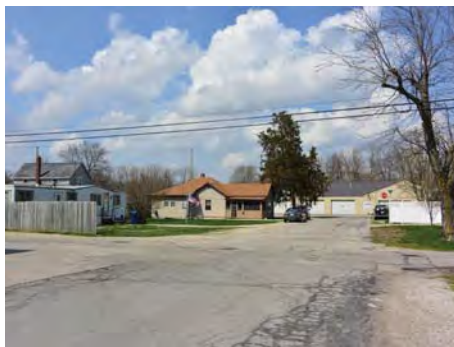
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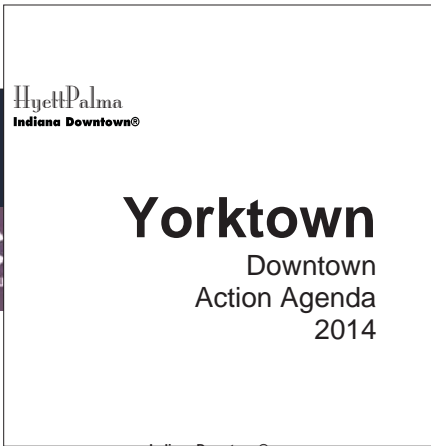
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## COMMUNITY INPUT



	Community Characteristics			Governance			Participation		
	Higher	Similar	Lower	Higher	Similar	Lower	Higher	Similar	Lower
Overall	13	25	13	7	33	0	3	24	5
General	1	6	0	0	3	0	1	2	0
Safety	1	2	0	1	5	0	0	3	0
Mobility	7	0	0	5	2	0	0	1	0
Natural Environment	2	1	0	0	5	0	0	2	1
Built Environment	0	4	1	1	4	0	1	0	0
Economy	1	1	6	0	1	0	0	1	2
Recreation and Wellness	0	5	2	0	4	0	1	4	0
Education and Enrichment	1	3	2	0	2	0	0	2	1
Community Engagement	0	3	2	0	7	0	0	9	1

Figure 2: Detailed Dashboard

	Community Characteristics			Governance			Participation			Benchmark		
		Benchmark	Percent positive					Percent positive				Percent positive
General	Overall appearance	++	85%	Customer service			++	86%	Recommended Yorktown			96%
	Overall quality of life	++	88%	Services provided by Yorktown			++	84%	Remain in Yorktown			91%
	Place to retire	++	62%	Services provided by the Federal Government			++	39%	Contacted Yorktown employees			42%
	Place to raise children	†	96%									
	Place to live	++	97%									
	Neighborhood	++	88%									
	Overall image	++	85%									
Safety	Overall feeling of safety	†	89%	Police			++	90%	Was NOT the victim of a crime			90%
	Safe in neighborhood	++	98%	Crime prevention			†	83%	Did NOT report a crime			82%
	Safe downtown/commercial area	++	99%	Fire			++	94%	Stocked supplies for an emergency			46%
				Fire prevention			++	81%				
				Ambulance/EMS			++	96%				
				Animal control			++	71%				
							++	78%				
Mobility	Traffic flow	††	88%	Traffic enforcement			++	78%	Walked or biked instead of driving			54%
	Travel by car	†	93%	Street repair			†	68%				
	Travel by bicycle	†	73%	Street cleaning			†	76%				
	Ease of walking	†	85%	Street lighting			++	70%				
	Overall ease of travel	†	91%	Snow removal			†	78%				
	Public parking	†	67%	Sidewalk maintenance			†	73%				
	Paths and walking trails	†	80%	Traffic signal timing			††	81%				
Visual Environment	Overall natural environment	++	89%	Garbage collection			++	92%	Recycled at home			78%
	Air quality	†	94%	Recycling			++	81%	Conserved water			73%
	Cleanliness	†	91%	Yard waste pick-up			++	74%	Made home more energy efficient			84%
				Drinking water			++	67%				
Built Environment				Open space			++	74%				
	New development in Yorktown	†	36%	Sewer services			++	83%	NOT experiencing housing cost stress			86%
	Affordable quality housing	++	61%	Storm drainage			++	74%				
	Housing options	++	66%	Utility billing			++	73%				
	Overall built environment	++	64%	Land use, planning and zoning			++	65%				
	Public places	++	64%	Code enforcement			†	66%				

Legend  
 ↑↑ Much higher    ↑ Higher    ↔ Similar    ↓ Lower    ↓↓ Much lower    \* Not available

	Community Characteristics	Benchmark	Percent positive	Governance	Benchmark	Percent positive	Participation	Benchmark	Percent positive
Economy	Overall economic health	++	62%	Economic development	++	44%	Economy will have positive impact on income	++	31%
	Shopping opportunities	++	11%				Purchased goods or services in Yorktown	++	80%
	Employment opportunities	+	15%				Work in Yorktown	+	24%
	Places to visit	+	45%						
	Cost of living	+	58%						
	Vibrant downtown/commercial area	+	20%						
	Places to work	+	43%						
Recreation and Wellness	Business and services	+	42%						
	Fitness opportunities	++	83%	Town parks	++	93%	In very good to excellent health	++	59%
	Recreational opportunities	++	70%	Recreation centers	++	75%	Used Yorktown recreation centers	+	69%
	Health care	++	47%	Recreation programs	++	63%	Visited a Town park	++	88%
	Food	++	37%	Health services	++	54%	Ate 5 portions of fruits and vegetables	++	77%
	Mental health care	+	33%				Participated in moderate or vigorous physical activity	++	83%
	Health and wellness	++	76%						
Education and Enrichment	Preventive health services	++	48%						
	K-12 education	++	92%	Public libraries	++	89%	Used Yorktown public libraries	++	60%
	Cultural/arts/music activities	+	27%	Special events	++	67%	Participated in religious or spiritual activities	++	29%
	Child care/junior school	++	59%				Attended a Town-sponsored event	++	54%
	Religious or spiritual events and activities	++	70%						
	Adult education	+	32%						
	Overall education and enrichment	++	75%						
Community Engagement	Opportunities to participate in community matters	++	52%	Overall direction	++	69%	Sense of community	++	70%
	Opportunities to volunteer	+	48%	Value of services for taxes paid	++	63%	Voted in local elections	++	86%
	Ownership and acceptance	+	46%	Welcoming citizen involvement	++	92%	Talked to or visited with neighbors	++	94%
	Social events and activities	++	46%	Confidence in Town government	++	54%	Attended a local public meeting	++	23%
	Neighborhood	++	67%	Acting in the best interest of Yorktown	++	61%	Volunteered	+	30%
				Being honest	++	60%	Participated in a club	++	22%
				Treating all residents fairly	++	58%	Campaigned for an issue, cause or candidate	++	20%
						Contacted Yorktown elected officials	++	21%	
						Read or watched local news	++	91%	
						Brew a beer for a neighbor	++	81%	

Legend

↑↑	Much higher	↑	Higher	↔	Similar	↓	Lower	↓↓	Much lower	*	Not available
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## Downtown Property Owners Open House - June 16, 2016



### Downtown Redevelopment Plan | Stakeholder Meetings Yorktown, Indiana

DATE: June 16, 2016  
PROJECT NAME: Yorktown Downtown Redevelopment plan  
MEETING SUBJECT: Stakeholders Meetings - SIGN-IN

Name: Address: Phone: Email:


Bridget Hanagan 2508 S Broadway 7486073 Hanagan-b@expa.com  
Stew Powell 1100 S Bell Creek Rd  
Zion Hill 2100 S Pleasant 768 e-stewart.hill@qmail.com  
TERRY MURPHY 2601 7th f.murphy2023@dsjlabel.net  
Kent Ross 9512 W High St. 765-759-6713  
Janice Ross 2105 S Vine 765-0640  
Dana Lyle 9401 W Smith chmldp@dsjlabel.net  
Bret Turner 9110 W Smith 765-7989 rick5783@att.net  
Sunshine/Chris Felle 9219 W Canal Yorktown rumples@itkin.com  
John L. Bess Belt 9405 W Smith St. Yorktown jlb935@comcast.net  
9500  
Andrea C. 40 Smith Street  
Bruce McFarland 9414 W Canal St 374-608  
Robert Fleming 8951 W Smith 765-79-7457 765-759-8859  
Doreen Diana Thornburg 1004 S Stratford County Road 1004  
Jee Ross 9409 W Canal & 9400 W Smith  
Reby Martin 9400 W Canal St 765-759-8548  
Dale Spaul 7304 W Smith St 702-1211  
John Kramer 9209 W Canal & 9213 W Canal 421112133@warrior7  
Hessy Frannigan 9451 W Smith 1st Luxi 765-7459  
Reby Monroe 2210 S Plum St - Yorktown 765-6617  
Jenny Smith 9511 W Canal St 765-759-8859  
Dana Pentecost 400 W McCalland Munie 47904 604715  
Kelly Gant 9116 Canal 765-7160619 kellygant@yahoos.com  
Dana Pentecost 2130 S 4th St 765-5000 d.pentecost@comcast.net  
Dawn Erdson 2220 S Walnut  
Chris Sunshine Felle 9408 W Canal 9219, 9217, 9221 W Canal

PEOPLE+LAND Context Design | 12 S Main St, Ste 200 | Fortville, IN 46040 | 317-485-6900 | www.context-design.com






## July 4th Festival Booth - July 4, 2016



**YORKTOWN**  
INDIANA



**context**  
DESIGN

**Downtown Redevelopment Plan | July 4 Public Input**  
Yorktown, Indiana

DATE: July 4, 2016  
PROJECT NAME: Yorktown Downtown Redevelopment plan  
MEETING SUBJECT: Public Input - SIGN-IN

Name:	Email:	Address (or Area, Neighborhood)
	Ytownmonroe@stcglobal.net	
Broce-Chris Monroe		High St.
(SM) RYAN JEN. APOKES → ATT CHANCE		
DAVID SAN ANTONIO (NEW IN TOWN)		
Brett Rinker		Evergreen West
Nancy Winkler	winkler1001@comcast.net	8708 W. Tulip Tree Midge
		North (MT. CASSANO)
(SM) IS APPOINTMENT		WOODLAND TRAILS (LAWSON)
Loretta Kierein	7904 W. Kennedy Pkwy - Fort	
Sherry Danner	1813 N. Buckeye St - Danvers, MO	
BRICE + SANDY MILLER	2500 N. Rolling Hills Dr	
ELIZ. + JIE STEVIE		BEAVER

PEOPLE+LAND Context Design | 12 S Main St. Ste 200 | Fortville, IN 46040 | 317.485-6900 | [www.context-design.com](http://www.context-design.com)





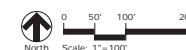


#### KEYNOTE LEGEND

- ① Civic Green
- ② Overlook Park
- ③ Bridge
- ④ Creek Eddy
- ⑤ Pedestrian Street
- ⑥ Creek Trail
- ⑦ Trailhead
- ⑧ Parking Plaza
- ⑨ Parking
- ⑩ Signature Building
- ⑪ Town Hall
- ⑫ Mixed Use Building 'A'
- ⑬ Mixed Use Building 'B'
- ⑭ Mixed Use Building 'C'
- ⑮ Condominiums
- ⑯ Sculptural Play Experience
- ⑰ Shade/Performance Structure
- ⑱ Sensory Plaza (Water & Lights)
- ⑲ Gateway Plaza
- ⑳ Art Wrapped Building

#### LAND USE KEY

- COMMERCIAL/ RETAIL  
(Higher Density)
- MIXED-USE  
(Higher Density)
- RESIDENTIAL  
(Lower Density)
- SMALL SCALE INFILL  
(Low Density)
- CIVIC USE  
(Low Density)
- PRIVATE BUILDING
- PUBLIC/PRIVATE BUILDING  
(3 Story, Ground Floor Comm/Retail)
- PARK





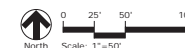


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#### BUILDING USE LEGEND

- ⑩ **Signature Building**
  - 1 1/2 Stories / 4,600 SF
  - Ground Floor Retail/Comm.
- ⑪ **Town Hall**
  - 3 Stories / 12,000 SF
  - Public Restroom for Civic Green
- ⑫ **Mixed Use 'A'**
  - 3 Stories / 21,900 SF
  - Ground Floor Retail/Comm.
  - 20 Units - Top Floors
- ⑬ **Mixed Use 'B'**
  - 3 Stories / 10,200 SF
  - Ground Floor Retail/Comm.
  - 6 Units - Top Floors
- ⑭ **Mixed Use 'C'**
  - 3 Stories / 15,000 SF
  - Ground Floor Retail/Comm.
  - 10 Units - Top Floors
- ⑮ **Condominium**
  - 3 stories / 2,500 SF per unit
  - 8 Units
  - Garage













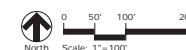


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#### LAND USE KEY

- COMMERCIAL/ RETAIL (Higher Density)
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- RESIDENTIAL (Lower Density)
- SMALL SCALE INFILL (Low Density)
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- PARK





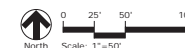


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  - 10 Units - Top Floors
- ⑮ **Condominium**
  - 3 stories / 2,500 SF per unit
  - 8 Units
  - Garage















Mixed-Use Development



Town Hall



Signature Building  
(Featured Arch.)





Civic Green



Bridge



Pedestrian Street





Sculptural Play Experience



Sensory Plaza (with Water)



Parking Plaza





Shade / Performance Structure



Adventure Play



Environmental Node





Art Wrapped Building



Creek Trail



Small Scale Infill





## WHY DOWNTOWN REVITALIZATION IN YORKTOWN?

There are two key reasons downtown revitalization is important to Yorktown and other small to mid-size municipalities: (1) Fiscal Sustainability; and (2) Quality of Life for Residents.

### Fiscal Sustainability

- With the advent of real property tax caps (1% residential, 2% multifamily, and 3% commercial) local governments' ability to increase taxes to meet operational deficits is limited. This is good and bad. It provides certainty for property owners and limits government spending. However, it puts incredible pressure on local government budgets of what are known as "bedroom communities" (i.e., those communities that rely disproportionately on a residential tax base).
- Most bedroom communities, like Yorktown, have been successful as great places to live because of a high level of services, like public safety, parks, public works and schools. With property tax caps, it will be extremely difficult for Yorktown and other similarly situated municipalities to continue the same high level of services that residents have come to expect with a budget that relies on residential property with taxes capped at 1%.
- One of the most important steps a community can take to protect its long-term sustainability is to focus on attracting more commercial tax base. This is not a new concept, but one that has more urgency since property tax caps were enacted. The question is how best to tackle this challenge.
- Communities around Indiana have seen success by focusing on quality of life investments. Redeveloped and reinvigorated downtowns have been a key piece of this focus on quality of life.
- A redeveloped and vibrant downtown can be a great asset in recruiting new employers and retaining existing employers in Yorktown.

### Quality of Life for Residents

- Yorktown residents are accustomed to great schools, parks, trails and community events. Many though, when it comes to restaurants and shops, travel outside of Yorktown, more often than not. A redeveloped and vibrant downtown with living, restaurant and shopping options will be more convenient for residents, give residents a central gathering place and greater sense of community pride.
- As a community invests physical assets to improve quality of life for its residents, you can almost always expect increased property values throughout the community.

## WHY HAS DOWNTOWN REVITALIZATION NOT HAPPENED TO DATE?

### Market Forces

- In recent years, a number of bedroom, suburban communities and some small towns, like Yorktown, have experienced renewed investment in their downtowns. Not surprisingly, building owners and developers invest where the market economics will allow them to make a reasonable return on their investment.
- Some improvements have been made in downtown Yorktown in recent years, but there has not been significant reinvestment on a wide scale.
- Generally speaking, this is because of market economics. Building owners and developers have not perceived they can make enough revenue to justify investment in a renovated or new building.
- Building renovation costs and the costs of new building construction can vary somewhat from location to location, because of site characteristics and the quality of the planned renovation or new building. However, the costs are generally within a predictable range. In addition, there is most definitely a competitive market for construction services and materials. Thus, to some extent, building costs "are what they are."
- With new construction or renovation costs generally known, the real issue in towns like Yorktown is whether a renovated building or a newly-constructed building can generate enough revenue to justify the investment in new construction.
- As part of this study, we met with local real estate brokers to discuss the state of the real estate market in and around Yorktown. Collectively, that group felt market rents were:
 

Rent for new apartments:	\$1.10 per sf
Rent for new commercial space:	\$8-10 sf (NNN)
- These rents would not support major building renovation or new building construction. In other words, an investor could not make money at those rates.



## WHAT CAN YORKTOWN DO TO ENCOURAGE DOWNTOWN REVITALIZATION?

### Infrastructure

- In order for investors to believe that downtown revitalization is for real, they must see a plan and see the Town executing the plan.
- The Town must invest in public infrastructure. Items, such as streets, sidewalks, parks, streetlights, pocket parks and the like.
- This report does not go into great detail with respect to specific funding strategies, as the Town must engage its financial and legal advisors to explore the most up-to-date and creative strategies. That being said, strategies that should be considered include:
  1. General obligation bonds
  2. RDA lease-rental bonds
  3. COIT and EDIT
  4. TIF (but TIF likely needed to incentivize developer projects)

### Incentives

- In order to attract new investment in their downtowns, towns, like Yorktown, must offer incentives for major renovation and new construction in their downtowns. Where rents do not support investment, building owners, investors and developers will choose to invest their time and money in ventures where they can generate a reasonable return.
- Stated differently, there is a “gap” in market economics (i.e., rents do not justify investment) and thus if a municipality wants to see new investment it must work to “fill the gap” with incentives.
- Incentives that are often used to incentivize downtown revitalization are:
  1. Tax increment financing (“TIF”) must be part of the Town’s strategy to incentivize downtown revitalization. In downtown projects, TIF is most often used as a cash incentive to help fund developer projects. For example, a developer may be considering a project that has total project costs of \$5 Million. It can only justify investing \$4 Million given the amount of revenue the building can generate. In that case, a municipality may be able to choose to use TIF to fund \$1M of project costs.
  2. Tax abatement can be effective in some situations but often times is not enough by itself to “fill the gap.” It is particularly ineffective to incentivize revitalization of existing buildings because, under Indiana law, it cannot be used on an existing building unless the building has been vacant for more than 2 years. In addition, under Indiana law, tax abatement cannot be used to incentivize retail uses, such as a grocery store.
  3. If a municipality has a need for space (e.g., for town offices), the municipality can leverage that use and sign a lease with a building owner or developer that can make the investment more appealing. For example, if a municipality wants to see two and three-story mixed use buildings in its downtown, the municipality can sign a lease for space somewhere in the building for its offices.
  4. In recent years, some municipalities have signed “master leases” with developers under the terms of which the municipality promises to pay lease to the developer for a new building if the building fails to lease-up to third-party tenants. This is particularly effective in areas where the municipality is confident there will be demand for a project (like a new office building or new downtown apartments), but developers, banks and investors are not willing to take the risk without some support from the municipality. There are number of ways master leases can be structured and they are relatively complex. Some master lease deals have been done in Indiana in recent years where the municipality can even share in the upside if the project is successful.

### Governance Recommendations

#### TIF

- Expand downtown TIF area to add all of downtown.
- Review purpose language in Economic Development Plan for current TIF and revise, if needed, to cover all potential future downtown projects.
  1. Be broad when defining eligible projects. Include supporting developer projects, downtown infrastructure, parks, public spaces, utility relocations, etc. Defining it as eligible does not mean the Town would have to spend TIF money on a particular item, but it does give you the flexibility to do so.
  2. Include property acquisition as an eligible project.
  3. Identify most all property in downtown, so that the Town will have flexibility in the future if it needs to acquire a property that was not originally contemplated.
- Work with your financial advisor to determine if there are any negative impacts to your TIF cash flow from the residential properties that are in the TIF area. Likewise, review all properties in the TIF to see if there have been any major declines in assessed value since the base year was set that could be reduced if the affected properties were eliminated from the TIF area.
- Add property acquisition list to the TIF.

#### Zoning

- The Town’s current zoning classification HM is an appropriate zoning classification for downtown as it redevelops. Many of its standards already support a dense downtown plan. We have reviewed the HM classification and provide the following comments and recommendations related thereto:
  1. At page 3-22, the HM classification states that it “encourages 2-story structures”, but at page 3-23, the maximum height for a primary structure is 40 feet, which would allow 3-story structures. While the specific standard of 40 feet maximum height should govern because it the more specific standard, the Town should consider clarifying 3-story structures are allowed in HM.
  2. At page 3-23, HM limits multi-family minimum floor area per unit to 850 sf. Many units today (both studio and one bedroom units) are smaller than this. We recommend this be reduced to at 650 sf.
  3. At page 3-22, under the HM permitted uses, it appears that multifamily residential units on upper floors of buildings are limited to 10 units or less. While this ultimately may work given the relatively small size of buildings that will be in a revitalized downtown, we recommend removing any limit on the number of units, because residential uses in the downtown are crucial to its success and this there should be minimal limits on density.
  4. The Town should consider prohibiting new single family development in HM district. We believe the HM district should be in place where the Town is focused on commercial, multi-family and mixed-uses. Allowing new single-family development may not be consistent with the Town’s plan for the area.
  5. The Town should review and revise the parking standards for the HM district with particular emphasis on the current plan for downtown revitalization. It appears the only parking standard directly applicable to the HM district is PK-01. However, that provision only addresses parking space size, location and a few other miscellaneous matters. If multifamily parking in the HM district is regulated consistent with the M1 and M2 districts in PK-04, there would be too much parking required in the downtown for multifamily. In addition, shared parking, which is an important strategy in downtown redevelopment, is allowed in PK-06, but is not clear if PK-06 applies to the HM district. Also, the table on page 6-41 breaks commercial uses into number of spaces required for employees and number required for visitors. This type of a provision can be very difficult to administer and can result in an abundance of parking in a downtown revitalization scenario. We recommend a thorough review and revision of the HM parking standards.





Wayfinding



Pop-Up Retail Shops



Pop-Up Entertainment



Swings



Pop-Up Parks



Pop-Up Play



Pavement Mural



Interactive Public Art



Public Games



Outdoor Library



Public Feedback Booths



Public Games

## Implementation

### 1. Programming

- Establish Yorktown Downtown, Inc.
- Must have a champion, a visionary, someone with connections to bring in entertainment, events, energize businesses and citizens
- Announce 2 new events in downtown for 2017
- Implement Creative Placemaking ideas once a quarter inspired by *Tactical Urbanism* ([https://issuu.com/streetplanscollaborative/docs/tactical\\_urbanism\\_vol\\_2\\_final](https://issuu.com/streetplanscollaborative/docs/tactical_urbanism_vol_2_final)) and *101 Ways to Improve your City* (<http://www.curbed.com/2016/9/22/13019420/urban-design-community-building-placemaking>)
  1. Christmas tree lighting downtown or Morrow's Meadow
  2. Pop-up Retail and Cafe (Christmas Stores and July 4th)
  3. Pop-up park, playground or dog park in vacant lots and parking lots
  4. Pop-up storefront art to cover vacant storefronts
  5. Cover a street's pavement with a mural
  6. Use utility cabinet and hydrants as art canvases
  7. Add chairs, swings and hammocks in vacant lots, along the streetscape and in under-utilized areas
  8. Add swing and hammocks in unusual places
  9. Add an interactive art piece to get public input

### 2. Public Relations for downtown plan

- Newspaper, TV, IBJ
- Roll-out meeting with brokers
- Update website with good downtown plan info so developers know where they can fit in.

### 3. Pocket Park

- Integrate some of the above Creative Placemaking ideas within the space

### 4. Acquire a project site

- Consider BAN to be paid back with pledge of EDIT funds

### 5. Issue downtown RFP for development on project site

- Town lease for Town Hall and community room
  - Have place on plan for Town to build new Town Hall some day in the downtown, and assume leasing is a 5-10 year transition to new Town Hall. Once downtown gets going, Town moves out and landlord leases to new office or retail tenant. Consider Condo'ing building so Town owns, but then no taxes for TIF
- Multifamily above
- Town building parking lot and stormwater with GO Bond proceeds

**6. Matching grant program for Canal Street village redevelopment.** Grants would be very specific and the redevelopment would have to be exactly what the Town wants to get the grant. Very significant grants.

- 50% of improvement costs, up to \$50,000
- Owner must repay if they sell within 5 years or change use.



## Implementation and Action Items

Implementation and Action Items are critical in taking the Plan from paper to built works. At the time of this Plan being officially adopted, the YRC has already begun to research, execute tasks, and seek further counsel.

Early in the process, the Design Team and YRC made a point to recognize that the Downtown Plan must continue to be reviewed, refreshed, evaluated, and energized immediately after it is adopted and even during early implementation. This is reflected within the living document of the Action Plan, which includes immediate (2017), short-term (1-3 years), near-term (3-5 years), and long-term (5+ years) steps. Re-assessing and adapting on this rhythm is a formula that successful communities have come to know well.

# ACTION ITEMS

## 2017

- ☒ Approval of the Downtown Redevelopment Plan
- ☐ Gain Town Council Support and Approval
- ☐ Update TIF
- ☐ Continue to Explore Pro-Formas for Various Phase 01 Projects
- ☐ Continue Design, legal, and Funding Consultation
- ☐ Continue Real Estate Strategies with Action Between Regular Meetings
- ☐ Research, Networking, and Outreach to Attract Potential Businesses, Investors, and Developers
- ☐ "Short List" the Most Realistic Funding Strategies and Aggressively Pursue
- ☐ Group Projects Per Funding Type as to Inform Phasing
- ☐ Identify Phase 01 Priorities Based on Available Funding
- ☐ Outline and Seek Legal Counsel for all Potential Funding Strategies
- ☐ Group Projects Per Funding Type as to Inform Phasing
- ☐ Review Action Plan and Delegate Tasks Continue Design, Legal, and Funding Consultation
- ☐ Review and Refresh all Actions with Design Team and Consultants

## 1-3 YEARS

- ☐ Draft RFP's for Phase 01 Projects
- ☐ Issue RFP's for Phase 01 Projects
- ☐ Review and update Action Plan and Delegate Tasks Continue Design, Legal, and Funding Consultation
- ☐ Create a monitoring tool to track progress, investment and growth
- ☐ Monitor the real estate market to optimize acquisition potential
- ☐ Design and Bid Phase 01 Projects

## 3-5 YEARS

- ☐ Review and update Action Plan and Delegate Tasks Continue Design, Legal, and Funding Consultation
- ☐ Continue Design, legal, and Funding Consultation
- ☐ Continue to pursue Funding
- ☐ Continue to monitor the real estate market to optimize acquisition potential
- ☐ Design and Bid Phase 01 Projects
- ☐ Continue to pursue long-term planning opportunities (East-end of downtown along Buck Creek; Gas Station)

## 5+ YEARS

- ☐ Review and update Action Plan and Delegate Tasks Continue Design, Legal, and Funding Consultation
- ☐ Continue to monitor the real estate market to optimize acquisition potential
- ☐ Design and Bid Phase 01 Projects