COMPREHENSIVE PLAN

SCOTTSBURG

INDIANA

**ADOPTED
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ACKNOWLEDGMENTS

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CHAPTER 1: ABOUT THE PLAN

PLANNING FOR PLACES

Scottsburg's vision is about planning for places, not simply reacting to change. It's about defining places where people create meaningful memories and form social bonds, places that create a sense of belonging, leave lasting impressions on those who visit, and ultimately define the community. These places integrate land use, the form of buildings and sites, urban design, transportation, and economic development strategies into decisions that impact the physical, social, and cultural improvements in Scottsburg.

It also focuses on the relationships and transitions that are critical to creating unique and dynamic places. These places are well-loved, warrant long-term investment, and build value over time.

PLANNING FOR DIFFERENT SCALES

This plan considers the city at different scales – from a neighborhood block to the larger region, and understands how city-wide policies can result in valuable places. It starts with a comprehensive perspective of big dreams and big ideas, but these must produce projects and policies that make progress. And each project or policy, no matter how small or how subtle, contributes to the city's future. Planning at different scales, where each scale reinforces the next, can better coordinate policies, actions, investments, and decisions that make the city work. This system can also allow staff and the community to proactively continue the planning process and build further momentum to create better buildings, sites, streets, neighborhoods, and, ultimately, a united city.

PLANNING FOR INCREMENTAL AND STRATEGIC INVESTMENTS

Time is an essential factor for transforming the vision in long-range, comprehensive plans into reality. This plan includes some strategies and big ideas that are ambitious and result in significant change, while other ideas are simple and routine improvements that make daily life better. This is a plan for both collective and individual action, but all of the actions contribute to the broader, long-range vision. With that, small steps can be leveraged into bigger and better things without losing those things that make Scottsburg home.

MOVING FORWARD WITH PURPOSE

Located about 30 miles north of Louisville, Scottsburg was first established as a transportation connection for the historic J.M. and I. Railroad that serviced both freight cargo and passengers. This railroad helped bolster Scottsburg to later become the county seat of Scott County.

Decades later, the construction of the interstate changed the physical nature of Scottsburg again by providing improved access to Louisville, Indianapolis, and the entire nation. With quality neighborhoods, efficient municipal services, and premier education and recreation opportunities for its citizens, Scottsburg grew and flourished.

Today, Scottsburg is a place that desires to meet the needs of our community through sound decisions while also capitalizing on new opportunities within the changing metropolitan area. Scottsburg will differentiate itself through its places, its image, its regional connections, and its investment.

PLANNING PROCESS

The development of this plan was guided by community input and also supported by data analysis, existing conditions, and previous planning efforts. This comprehensive plan was developed over an eight-month period from March 2022 to December 2022, which included a common thread of public engagement throughout three phases of work.

Phase 1: Data Collection & Analysis

Data on existing conditions and projections were analyzed to better understand how Scottsburg functions today and what challenges or opportunities exist for the community. Existing conditions, demographic and market trends, and community input were used as a starting point or foundation of the plan development.

Phase 2: Draft Plan Elements

The second phase of the planning process included identifying and refining the community's goals, strategies, and priorities. These were driven by public engagement and focused on implementing the community's big ideas and solving large issues. The strategies aimed to overcome current and future challenges and take advantage and create opportunities for growth and improvement.

Phase 3: Final Plan

In this final phase, an action plan was developed to create a roadmap for staff, elected and appointed officials, partner organizations, developers, and the public regarding the steps that should be taken and those responsible for implementation.

EXISTING DEMOGRAPHICS

Many things influence the growth and development of a community. Scottsburg must anticipate and respond to changes -- changes with factors that can be controlled locally and regionally and changes that are influenced by national trends. Understanding the city's vision will help accommodate change and keep Scottsburg a healthy, viable, and competitive community.

A community's existing demographic conditions* helps decision-makers understand where the city is today and what can be expected in future years. A full summary of Scottsburg existing conditions can be found in *Appendix A*.

3,021
2020 Total Households

+0.6%
Population Change between 2010 - 2020

$36,089
2020 Median Household Income
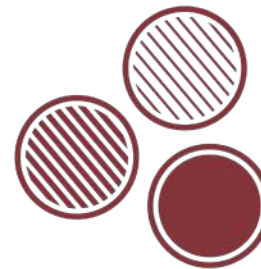
95.8%
of the population identifies as white

12.6%
of the total population (Ages 25+) has earned a bachelors degree or higher

Data taken from the 2020 American Community Survey

MALE POPULATION | FEMALE POPULATION

Population pyramid with age groups:
- 85 years and over
- 80 to 84 years
- 75 to 79 years
- 70 to 74 years
- 65 to 69 years
- 60 to 64 years
- 55 to 59 years
- 50 to 54 years
- 45 to 49 years
- 40 to 44 years
- 35 to 39 years
- 30 to 34 years
- 25 to 29 years
- 20 to 24 years
- 15 to 19 years
- 10 to 14 years
- 5 to 9 years
- Under 5 years

X-axis: 10% 8% 6% 4% 2% 0% 2% 4% 6% 8% 10%

Percent of Population
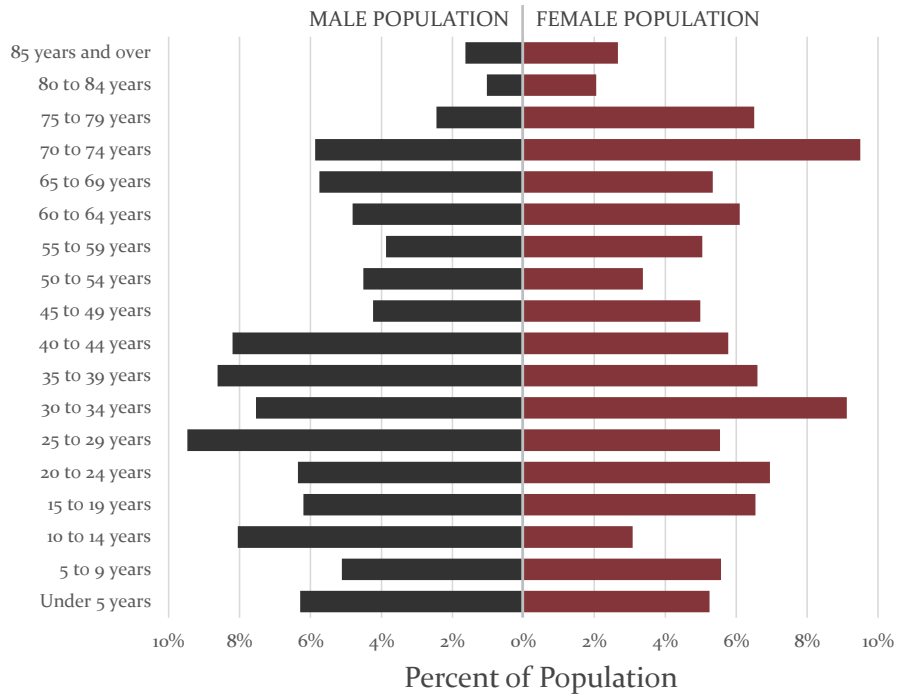
52.9%
Population in Labor Force

28.0
Minutes
Average Commute Time

Structure Built 2010-2013 **2.6%**

Structure Built 2014 or later	Structure Built 2000-2009	Structure Built 1990-1999	Structure Built 1980-1989	Structure Built 1970-1979	Structure Built 1960-1969	Structure Built 1950-1959	Structure Built 1940-1999	Structure Built 1939 or earlier
6.6%	19.4%	21.7%	25.2%	22.9%	24.8%	12.0%	9.8%	18.2%
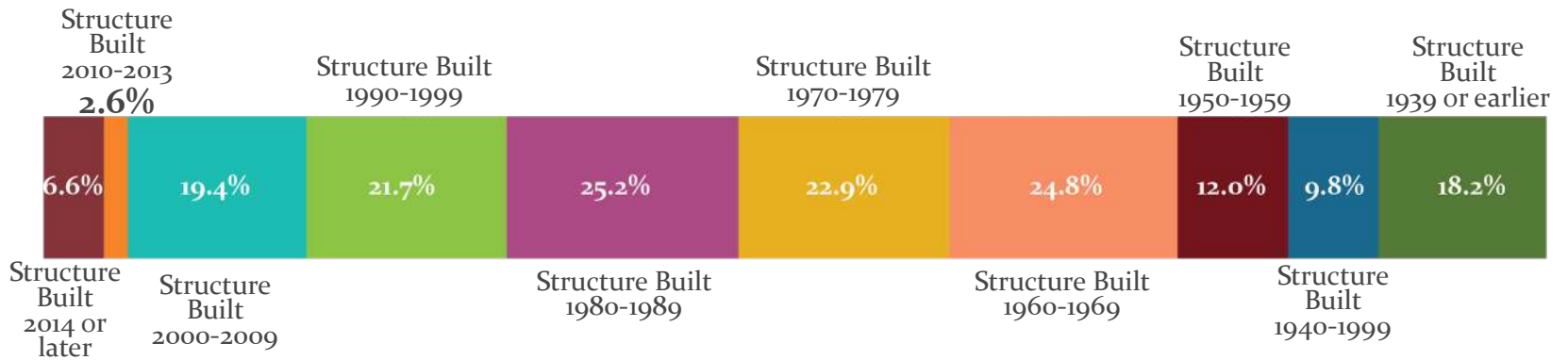
DID YOU KNOW?

PUBLIC ENGAGEMENT

During the development of this plan, there were multiple public engagement opportunities for Scottsburg residents, business owners, and visitors to provide input, suggestions, and feedback both online and in-person. A complete summary of the public engagement process and results can be found in *Appendix B*.

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Unique Comments Collected

What do you want to PRESERVE OR KEEP THE SAME in Scottsburg?

The Square! Would like to see it flourish and become the social hub!

Beautification of the I-65 Interchange

What makes Scottsburg SPECIAL?

"So many special things, what we have to market is our top notch services that Scottsburg provides (Schools, Local Government, Businesses, etc.). It is vital to market our community to younger generations in order to grow a family in Scottsburg!

What roadway, sidewalk, and trail improvements or expansions are needed in Scottsburg?

The trail from Lake Iola to the YMCA feels unfinished. There needs to be a continuous walkway including a walking/biking bridge over 31 for it to be really valid and usable. Add trash cans to the parks. For example Lake Iola has two cans by the restrooms. There should be cans spaced through the walk around the lake.
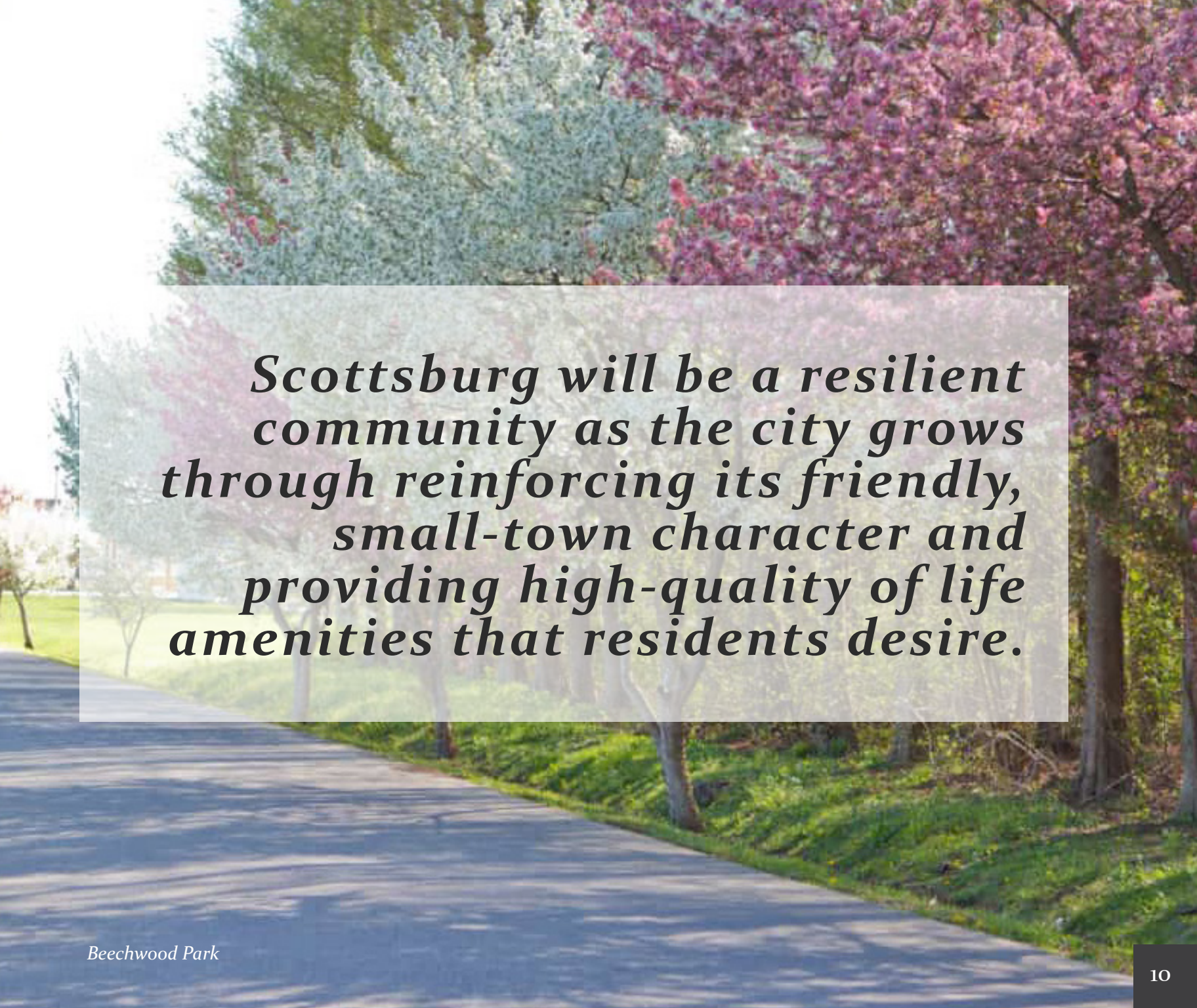
PRIORITIES

PLAN ELEMENTS

There is both optimism and energy from residents and business owners about Scottsburg's future. The community's vision for the city calls for continued investment towards efforts that bring economic prosperity, integrated mobility, and quality growth. It also calls for a unified vision, one that creates a place to call home. These ideals have formed the foundation of the plan recommendations found in the *Chapter 2: Visioning*. Of the strategies, five have been identified as high priority and are recommended as the first steps for implementing the city's vision.

Chapter 2: Visioning identifies a series of initiatives needed to achieve and implement the plan goals over the next 20 years. This plan acknowledges that not every commitment, action step, or initiative can be completed at the same time. As such, *Chapter 3: Implementation* sets out a prioritized action plan which outlines the community's short-, mid-, and longer-term plan of action moving forward.

SCOTTSBURG'S VISION

The vision and goals are key components to the comprehensive plan; they form the foundation of the plan and strive to outline what the community desires to be like in the future. The vision is a statement that describes what Scottsburg should be like in 20 years if the comprehensive plan is implemented. This is supported by various goal statements and supporting strategies that provide further direction on how to achieve each goal. Finally, action items provide more specific details on how to achieve the vision, goals, and strategies.

Scottsburg will be a resilient community as the city grows through reinforcing its friendly, small-town character and providing high-quality of life amenities that residents desire.

Beechwood Park

CHAPTER 2: VISIONING

PLAN GOALS

To achieve the desired future for Scottsburg, the goals and objectives need to be considered as a whole, rather than taken individually, with an understanding of how each action influences another. The ability to maximize connections between people, resources, and places will be the strength for Scottsburg's future. The neighborhoods, commercial areas, and recreational spaces will provide quality living for future generations but need to be better connected to the variety of distinct places, like the downtown, Mid-America Science Park, and residential areas.

Goal A: Protect the city's character and identity by guiding the location, type, and quality of future development and economic growth.

Strategy 1: Encourage development patterns that spur desired growth and maximize public investments.

Strategy 2: Identify a strategic path for economic investments and incentives to create economic opportunities for the city.

Strategy 3: Attract additional dining, retail, and entertainment options to Scottsburg.

Goal B: Provide housing options for residents of all income levels and ages.

Strategy 1: Encourage residential growth that will increase the population and provide a foundation for future commercial and industrial development.

Strategy 2: Encourage diverse housing types that accommodates all ages, income levels, and life styles.

Goal C: Provide high-quality community services, facilities, and utilities that are coordinated with future growth.

Strategy 1: Align future residential, commercial, and industrial development with the required infrastructure, utilities, and services.

Strategy 2: Maintain the high-quality of services provided by the Scottsburg police, emergency response, and fire department as well as other community services.

Goal D: Provide a safe transportation network for cars, bikes, and people.

Strategy 1: Create a road network that supports new development.

Strategy 2: Prioritize sidewalk and trail connections to allow people to easily walk from neighborhoods to community destinations.

Goal E: Create an identity for Scottsburg through projects that improve the quality of life for residents..

Strategy 1: Provide recreation facilities and programs for all residents.

Strategy 2: Define Scottsburg's hometown feel and friendly atmosphere through placemaking projects.

FUTURE LAND USE PLAN

The future land use plan is an essential part of implementing the Comprehensive Plan. This plan illustrates the pattern and character of the future development of Scottsburg. It includes descriptions of the future land use categories, an explanation of the growth pattern, and a future land use map.

As new development occurs, it is important that it reinforces the community's vision rather than creates conflicts with existing uses. Roads, utilities, and services must be coordinated with this growth in order to create a city that functions. Planning where each type of land uses should be located can be done through the future land use map. This map identifies the type of use that should occur for all areas of the city's planning jurisdiction, which includes a buffer area outside of the current city limits.

These land uses are not necessarily the same land uses that exist today and do not necessarily even align with the current zoning for a property – rather they represent the ideal use that should be located on a parcel if the use ever changes. For example, an agricultural farm just outside of the current city limits that is zoned general agriculture might be identified as residential; if the land use ever changes from agriculture, the land use should then be residential rather than commercial or industrial. The future land use map should be used when a land use changes, such as zoning changes.

Low-Density Residential. Detached single-family houses and institutional uses that support neighborhoods (such as schools, fire stations, and churches). The overall density is typically less than four houses per acre and typically located further from more urban development or where transitions to natural features makes it difficult to develop in more compact patterns.

High-Density Residential. Detached single-family houses on smaller lots as well as townhomes, patio homes, duplexes, and institutional uses that support neighborhoods (such as schools, fire stations, and churches). The overall density for these areas is typically more than four units per acre and could include multiple housing types. It can serve as a transition from less dense developments (such as low-density residential or agriculture) to more intense uses (such as high-density residential or commercial).

Multi-Family Residential. Large and small-scale apartments and condominiums as well as institutional uses that support neighborhoods (such as schools, fire stations, and churches). This use is primarily located along corridors with good access and can be a transition between lower-density neighborhoods and higher-density commercial or industrial development.

Existing Downtown

Mixed Use. Residential, commercial, and/or institutional uses are located within a single building or a single site. All of the uses support a larger development, and mixed use is typically located closer to urban development.

Downtown. Mixed-use development that reflects a traditional downtown. This land use typically includes the highest densities within the city and is supported by a walkable urban pattern. The scale, location, and relationship of different land uses within downtown is more specifically identified in the Scottsburg Downtown Master Plan.

Commercial. Retail, service, and office uses as well as institutional uses. These uses are typically located in areas with good access and the scale and density can vary. Smaller neighborhood commercial uses can be a transition between residential and larger-scale commercial or industrial uses.

Industrial. Assembly, processing, warehousing, and manufacturing uses as well as institutional uses. These areas may include office or service uses that support the industrial use. Industrial uses typically require larger building footprints or parcels, may also require access to rail, and could have larger demands on utilities. These uses can also potentially produce nuisances to adjacent properties (such as noise, dust, or truck traffic) and require buffering or separation from other potentially incompatible uses.

Institutional / Semi-Public. Public services, emergency response, utilities, and other semi-public uses that serve a broader public interest. These uses are typically tax-exempt and provide a service to the larger community.

Parks. Open space for active or passive recreation. It typically areas such as parks, playgrounds, trails, and greenways.
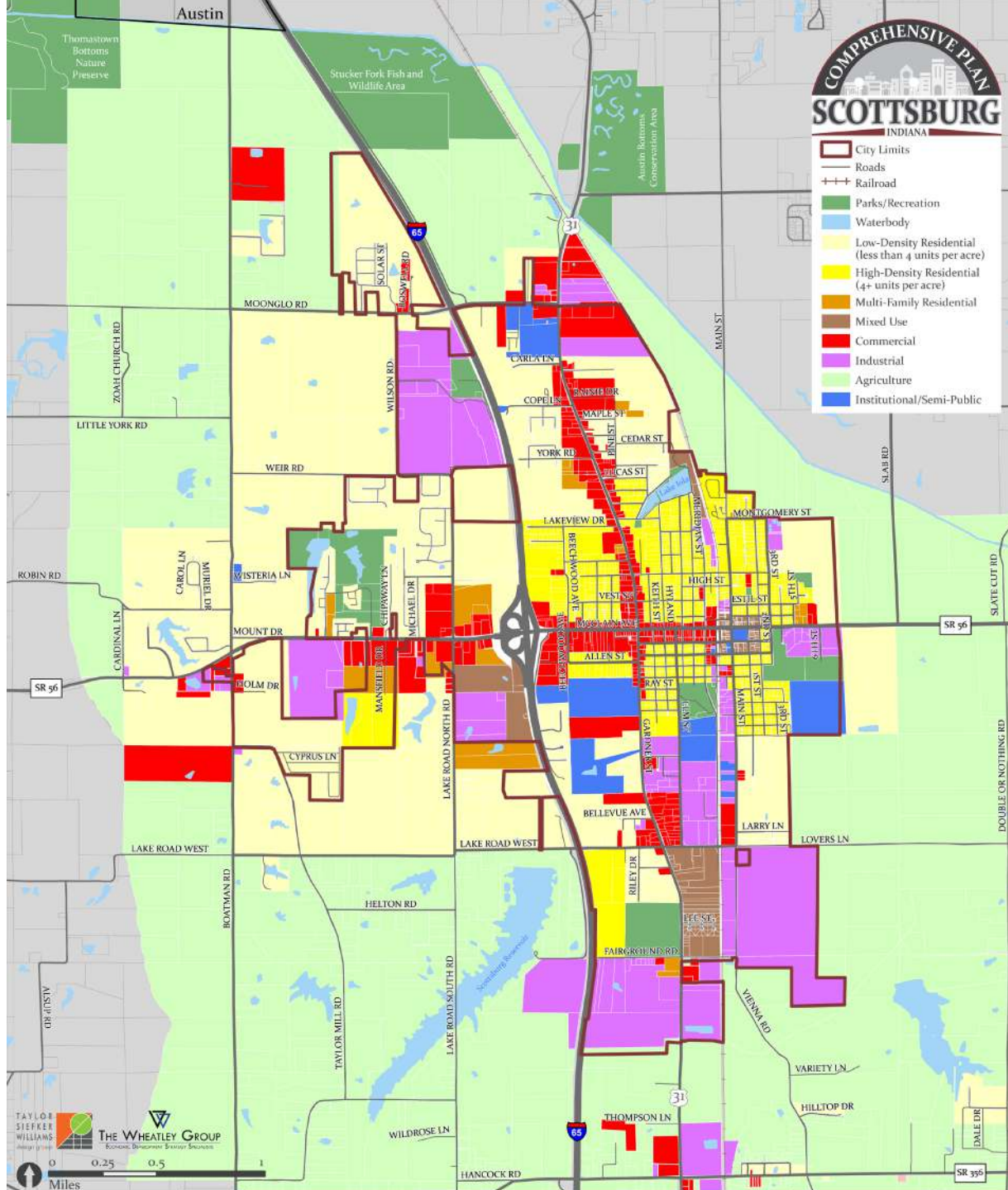
Existing Downtown

GOAL A

PROTECT THE CITY'S CHARACTER AND IDENTITY BY GUIDING THE LOCATION, TYPE, AND QUALITY OF FUTURE DEVELOPMENT AND ECONOMIC GROWTH.

"This comprehensive plan and future land use plan will outline the vision for future development, but this plan alone does not provide the tools needed to implement these sound planning practices.

STRATEGIES

Strategy 1: Encourage development patterns that spur desired growth and maximize public investments.

Scottsburg has opportunities for future growth as the larger Louisville region continues to grow, and the city can offer a small-town and rural atmosphere with a short and easy commute to the larger 1.3-million-person region. Sound planning and smart growth principles should be considered with all new growth in order to create land uses that are compatible with their neighbors and roads and paths that provide safe ways for people to get around. New development should also be focused adjacent to existing development because this requires less public investment in building and maintaining new roads, utilities, and services. It also conserves the active farms, natural areas, and open space that define Scottsburg's small-town character. Infill and redevelopment of previously built sites within the city should also be encouraged to best use public infrastructure and protect the rural character and natural resources in outlying areas.

This comprehensive plan and future land use plan will outline the vision for future development, but this plan alone does not provide the tools needed to implement these sound planning practices. The city's planning

ordinances, such as the zoning ordinance and subdivision control ordinance, are the critical tools for ensuring new development complies with the city's vision. The city's planning ordinances are outdated; they need to reflect the types of growth that are desired and also supported by market demands. The processes and approvals for development to occur also need to be streamlined and clearly outlined to encourage growth but also safeguard that the new development and subsequent public investments are in the public's best interest.

Existing Housing

Strategy 1 Action Steps

A.1.a. Incorporate streamlined zoning and subdivision processes that encourage new development to occur in a timely and predictable manner.

A.1.b. Align the city's zoning regulations with the city's vision as well as current development practices and needs, specifically:

- Evaluate site development requirements, such as parking, landscaping, and public spaces.

- Consider adopting design guidelines in key areas, such as the square, that create quality neighborhoods and reinforce the city's character.

- Permit higher-density and mixed-use development in targeted areas.

- Incentivize high-quality developments with additional quality of life amenities, such as open or public space.

- Incentivize adaptive reuse of structures and sites that contribute to the city's character with a focus on downtown.

A.1.a. Publicize the updated development process to interested parties, such as builders and related associations..

Example Mixed Use

Strategy 2: Identify a strategic path for economic investments and incentives to create economic opportunities for the city.

Where land use and utilities are the physical building blocks, the driving force for economic development is the growth of the local economy through job creation, wage growth, capital investment, business attraction, and business retention. In the new world of economic development, the client base has expanded beyond traditional industrial businesses to include retail and commercial, as well as support for entrepreneurship.

It is essential the city recognizes this and works to create local conditions that encourage growth and success. This involves removing operational impediments, providing connections to strategic support resources, and developing programs that stimulate private capital investment. Creating a system that leads to sustainable business growth will pay dividends now and into the future. This typically involves coordination with multiple stakeholder parties to make it a reality.
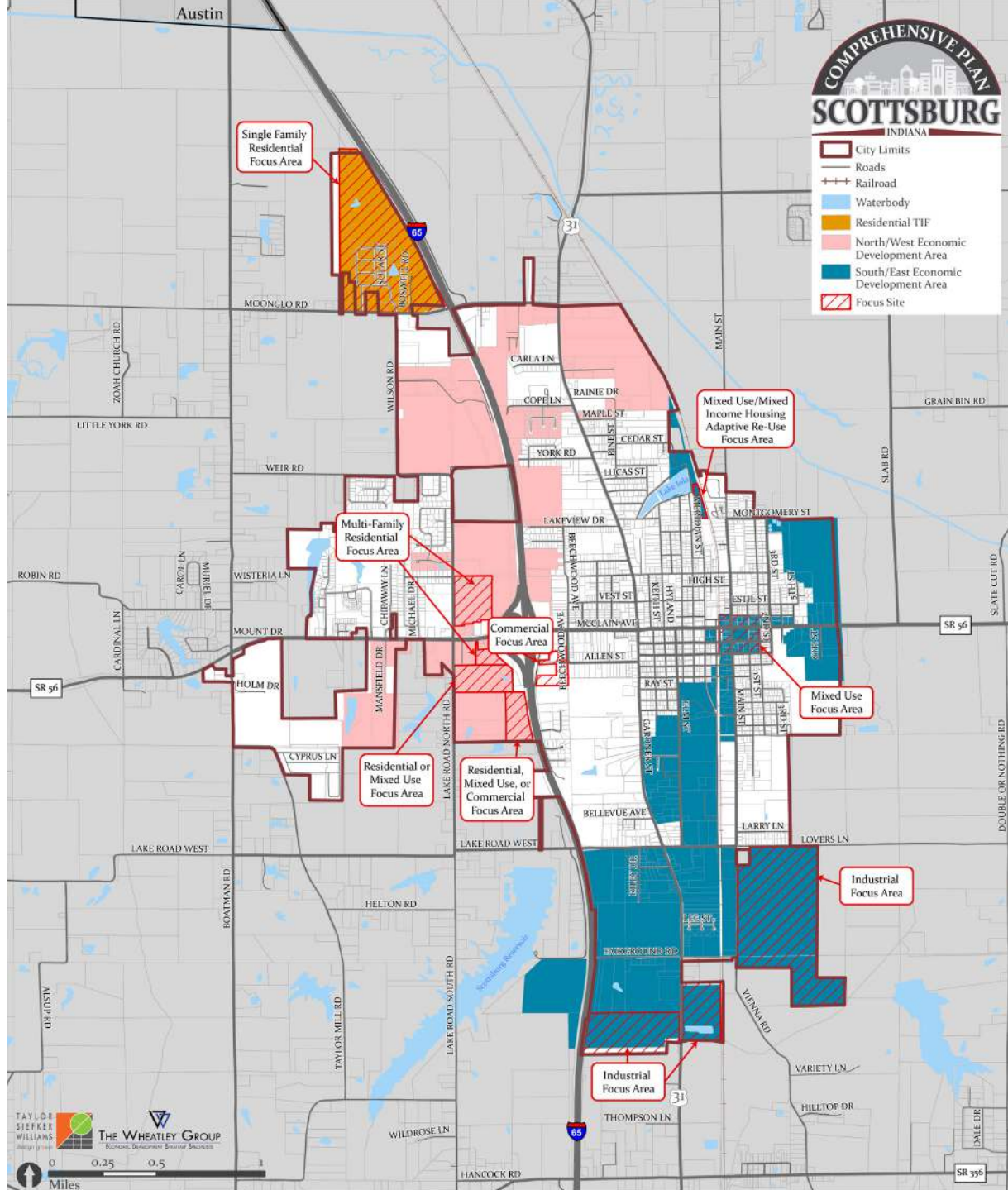
The city needs to have a proactive role in economic development in order to be competitive in attracting both industrial as well as retail, dining, and entertainment options. This should include routinely prioritizing parcels for new development or redevelopment, clearing obstacles that would limit development, and actively marketing these sites. The city also should evaluate which local financial incentives, such as tax abatement or financial support through CEDIT or TIF funds, should be used to attract this development and establish clear thresholds that a private business must meet in order for these incentives to be considered.

Strategy 2 Action Steps

A.2.a. Actively play a key role in assessing and prioritizing properties for redevelopment within the city.

A.2.b. Evaluate which financial incentives the city should use to support industrial and commercial development and clearly identify the thresholds that must be met in order to receive those financial incentives.

A.2.c. Identify and remove obstacles for the indicated key industrial development and commercial development sites, and assign the responsibility of actively marketing these sites to developers to a specific city staff position.

A.2.d. Evaluate existing TIF district boundaries to ensure key areas targeted for future development are included.

A.2.e. Create a property improvement program that provides matching funds for façade improvements as well as structure, parking, landscaping, and other visual improvements to properties in high-visibility areas.

A.2.f. Expand the existing revolving loan programs to further support economic development within Scottsburg.

Strategy 3: Attract additional dining, retail, and entertainment options to Scottsburg.

The city should support and promote, where appropriate, ongoing quality of place initiatives that make the community the more livable and attractive to retain and attract residents and talent. Prioritizing these elements within an economic development strategy is as critical as attracting primary employment providers.

The expansion of quality of place amenities can includes the improvement of physical assets and utilities, like access to sewer, broadband, trails, sidewalks, to the expansion of parks and publicly programmable spaces and the attraction of dining, retail, and entertainment options.

Attracting dining and retail can be a challenge in smaller, bedroom communities because the daytime population may not be large enough to support the restaurants and commuters may do their shopping in larger cities before coming home. Growing the population can be a first step to attracting more employers and ultimately dining, retail, and entertainment to the city. Additionally, a concerted effort should be made to create resources and tools that specifically aid downtown revitalization efforts. Supporting a diverse supply of dining, retail, and entertainment options creates new opportunities for local dollars stay local and can also reinforce a sense of place by improving downtown. Additionally, quality food, beverage, and entertainment have evolved into basic suburban necessities that effect a community's image and directly impact residential retention.

Strategy 3 Action Steps

A.3.a. Prioritize when and what financial tools should be used to attract dining and entertainment, such as TIF, LIT, tax abatement, and opportunity zones.

A.3.b. Evaluate expanding small business resources and programs - like operating subsidy programs that can reduce startup risk.

A.3.c. Evaluate zoning standards to encourage outdoor dining in downtown.

A.3.d. Evaluate if infrastructure improvements are needed to support community events, such as electrical or utility hook ups for festivals or movie nights.

Jet Wine Garden, Philadelphia, PA

GOAL B

PROVIDE HOUSING OPTIONS FOR RESIDENTS OF ALL INCOME LEVELS AND AGES.

"Scottsburg is committed to providing housing options for everyone within the city -- from quality workforce housing for the region's teachers, retail clerks, and public servants to high-end housing that allows families to escape the big city to options for aging grandparents to remain close to their family.

STRATEGIES

Strategy 1: Encourage residential growth that will increase the population and provide a foundation for future commercial and industrial development.

Forming a sound housing strategy is vital for community growth. It provides employers with a consistent supply of quality labor and talent, and the concentrated incomes are critical to the sustainability of local commercial services and the viability of the local school system. Housing strategies should include the evaluation of the various housing types, the real estate required for those, and the programs required to attract this capital investment.

The scope of a housing strategy is no longer limited to the development of the typical single-family, owner-occupied home or subdivision. It must also include considerations for denser opportunities that include multi-family, senior, and income-based housing. The housing strategy must identify and utilize the various tools and financial incentives available (state and local) to encourage this development to come to fruition.

Additionally, telling the community's story is imperative to attracting capital investment and development in housing. A consistent outreach campaign that communicates the community's assets, clearly identifies development opportunities, and defines the available tools and approval processes for outside stakeholder and investor groups is an important component of the successful housing strategy.

Strategy 1 Action Steps

B.1.a. Create a strategy that markets the benefits of living in Scottsburg to encourage housing growth, including easy commuter access to the larger region, lower cost of living, and quality schools.

B.1.b. Evaluate which financial incentives the city should use to support new residential development and clearly identify the thresholds that must be met in order to receive those financial incentives.

B.1.c. Identify and remove obstacles for the indicated key residential development sites, and assign the responsibility of actively marketing these sites to developers to a specific city staff position.

COMPREHENSIVE PLAN
SCOTTSBURG
INDIANA

City Limits
Roads
Railroad
Waterbody
Focus Site
Building Footprint
Parks

Single Family Residential Focus Area

Mixed Use/Mixed Income Housing Adaptive Re-Use Focus Area

Multi-Family Residential Focus Area

Mixed Use Focus Area

Residential or Mixed Use Focus Area

Residential, Mixed Use, or Commercial Focus Area

Austin

Thomastown Bottoms Nature Preserve

Stucker Fork Fish and Wildlife Area

Austin Bottoms Conservation Area

MOONGLO RD
ZOANH CHURCH RD
LITTLE YORK RD
WEIR RD
ROBIN RD
CAROL LN
CARDINAL LN
MURIEL DR
WISTERIA LN
MOUNT DR
SR 56
HOLM DR
CYPRUS LN
MANSFIELD DR
CHIPAWAY LN
MICHAEL DR
WILSON RD
BOSWELL RD
SQUARE ST
CARLA LN
COPE LN
RAINIE DR
MAPLE ST
PINE ST
YORK RD
CEDAR ST
LUCAS ST
LAKEVIEW DR
ISING ST
MERIDIAN ST
MAIN ST
GRAIN BIN RD
SLAB RD
MONTGOMERY ST
HIGH ST
VEST ST
KELLY ST
HYLAND
ESTIL ST
5TH ST
MCCLAIN AVE
BEECHWOOD AVE
ALLEN ST
RAY ST
1ST ST
MAIN ST
GRB ST
6TH ST
SR 56
SLATE CUT RD
DOUBLE OR NOTHING RD
GARDNER ST
BELLEVUE AVE
LARRY LN
LOVERS LN
RILEY DR
LEE ST
FAIRGROUND RD
VIENNA RD
VARIETY LN
HILLTOP DR
DALE DR
LAKE ROAD WEST
BOATMAN RD
HELTON RD
LAKE ROAD SOUTH RD
LAKE ROAD NORTH RD
TAYLOR MILL RD
ALSIP RD
WILDROSE LN
THOMPSON LN
HANCOCK RD
SR 356

Scottsburg Reservoir
Lake Island

TAYLOR SIEFKER WILLIAMS
THE WHEATLEY GROUP

0   0.25   0.5   1
Miles

Strategy 2: Encourage diverse housing types that accommodates all ages, income levels, and life styles.

Scottsburg is committed to providing housing options for everyone within the city -- from quality workforce housing for the region's teachers, retail clerks, and public servants to high-end housing that allows families to escape the big city to options for aging grandparents to remain close to their family. Housing in Scottsburg today mainly includes single-family homes with some multi-family options. Scottsburg's vision is to allow for an incentivize new housing that would support a diverse population and provide homes for people at all stages of life.

Opportunities for appropriate infill and increased density should also be considered in appropriate places. Examples include converting a single-family home within the downtown into a duplex, allowing a mother-in-law house (accessory dwelling) in a residential area, or developing a vacant lot within the city. These housing options place demand on city services and utilities, can help offset the cost of home ownership, and provide additional housing options.

Thew quality of new housing developments is important for creating a high quality of life within the city. Larger developments should create open space and amenities for residents and provide sidewalks and trails that connect to the larger city. The design and materials should contribute to Scottsburg's, respond to the local context, and create places people want to live.

Housing programs should also be considered. These could include strategic tax and/or zoning incentives that assure an adequate supply of rental housing is available or programs to facilitate home ownership. The city's housing stock is older and programs to address building conditions and upkeep can benefit both residents and the city's character.

Strategy 2 Action Steps

B.2.a. Revise land use and subdivision regulations to allow for a diversity of housing types that are needed within the current and future market, such as allowing clustered development.

B.2.b. Incentivize development of workforce and senior housing, such as density bonuses, that allow people to live and work within the city, and work with developers to secure state or federal funding sources for these housing types.

B.2.c. Publish updated demographic trends and housing demands for the city and region to better understand the housing needs on an ongoing basis.

Example Small Lot Single Family Home

Example Duplex

Example Townhouse

Example Small-Scale Apartments

GOAL C

PROVIDE HIGH-QUALITY COMMUNITY SERVICES, FACILITIES, AND UTILITIES THAT ARE COORDINATED WITH FUTURE GROWTH.

"Directing development toward areas where city utilities are available can significantly reduce the impact of future growth.

STRATEGIES

Strategy 1: Align future residential, commercial, and industrial development with the required infrastructure, utilities, and services.

The city provides a variety of services and utilities to residents, businesses, and surrounding area (*see Appendix B: Existing Conditions*). This includes city services, such as police, trash collection, and road maintenance, as well as municipal utilities, such as water, sewer, broadband, and electricity. Each of these services and utilities are affected by the demand of existing and future development.

As regional growth has expanded north along the I-65 corridor, additional demands will be placed on the city to expand the boundaries and capacities of services and utilities.

Directing development toward areas where city utilities are available can significantly reduce the impact of future growth. If new development that is outside of the city limits requests service directly from the city water and sewer utilities, voluntary annexation agreements should be required. Other water and sewer districts serve some areas surrounding Scottsburg, however, these providers purchase capacity from Scottsburg to treat the sewage. These relationships can be beneficial but the agreements to provide utility capacity with all other utility provides should be reviewed to ensure the costs of treatment and future capital improvements that may be needed are covered.
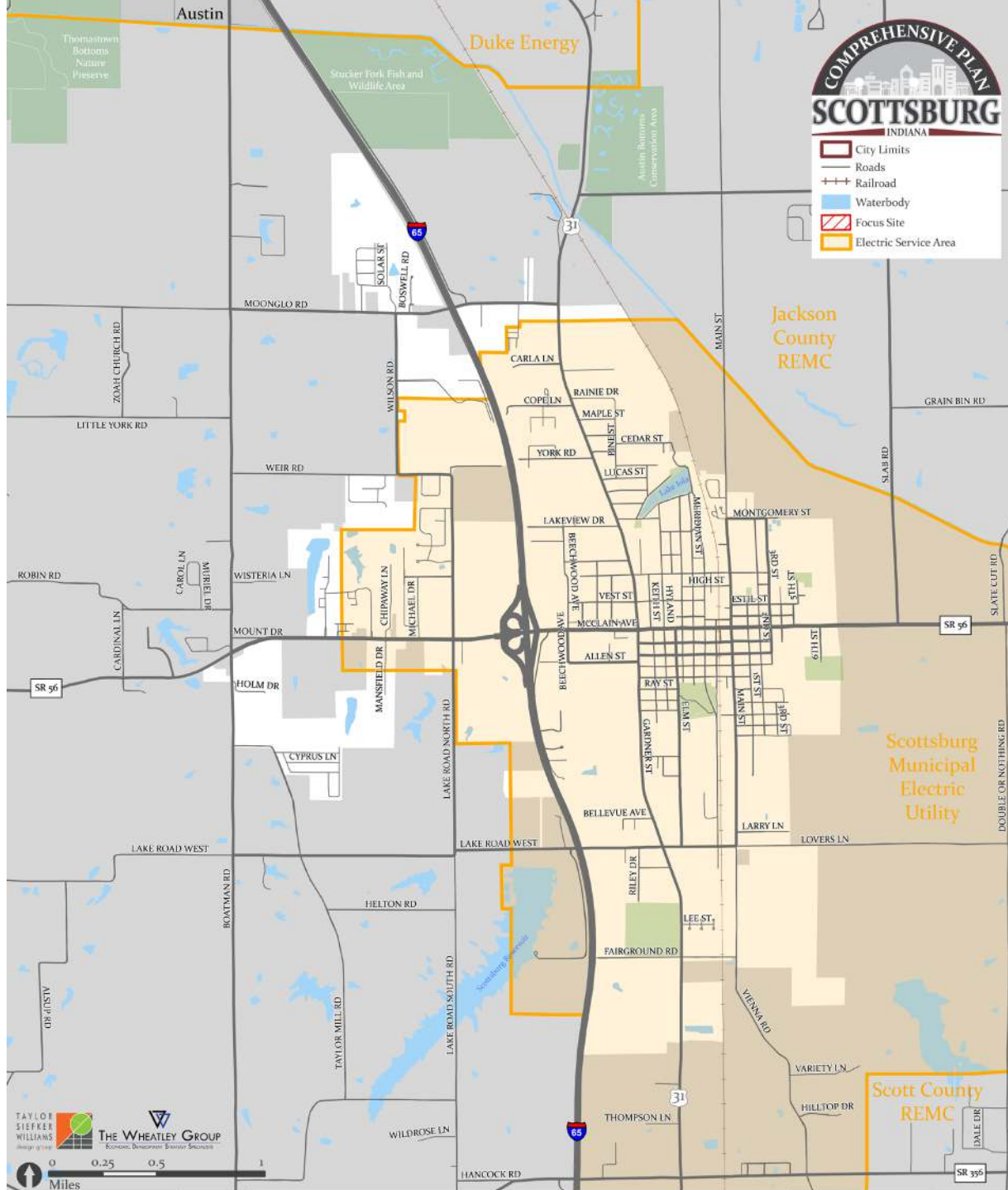
Strategy 1 Action Steps

C.1.a. Incentivize development that occurs in areas that are already adequately served by utilities (water, sewer, broadband) and city services.

C.1.b. Create a capital improvement plan that coordinates future development with needed expansions and improvements to city-owned utilities and services (specifically sewer, storm water, and broadband).

C.1.c. Create and maintain a utility master plan for all city-owned utilities to encourage and support higher density development in areas that are or could be adequately served.

C.1.d. Identify growth areas that are within the city's zoning jurisdiction but outside of the city's utility service area and coordinate growth and utility agreements with these providers.

C.1.e. Require annexation agreements for all development that requests to be served by city utilities but is outside city limits.

C.1.f. Evaluate current drainage requirements for development to address any existing or future drainage issues.

Strategy 2: Maintain the high-quality of services provided by the Scottsburg police, emergency response, and fire department as well as other community services.

The focus of emergency services will continue to be an essential service provided by Scottsburg, Scott County, and others. As such, measures should be implemented to continually assess the condition of the emergency service equipment and infrastructure, the efficiency of the delivery, and the implementation of preventative strategies. Scottsburg should evaluate the ability of emergency services (Scottsburg Police, Scottsburg Fire, and Scott County EMS) to respond as new development occurs that can be used as a basis for future development approvals. This evaluate should identify deficiencies such as slow response times, additional equipment needs, upgraded facility needs, or other response obstacles. The city should also continue to partner and coordinate with local schools to ensure new residential growth is aligned with the school district's plans for growth.

Strategy 2 Action Steps

C.2.a. Coordinate future growth and development plans with all emergency services and the school district to ensure each department can adequately serve the new development.

C.2.b. Work with all emergency response departments to identify and remedy deficiencies in operations, equipment, and/or response times.

C.2.c. Coordinate areas targeted for residential growth with the school district's plans for expansion and services.

C.2.d. Work with partners to expand early education and workforce development programs that support local businesses.

Fire Department Training Exercise

GOAL D

PROVIDE A SAFE TRANSPORTATION NETWORK FOR CARS, BIKES, AND PEOPLE.

"Scottsburg wants to encourage and promote a connected network of sidewalks and trails to meet the needs of families, youth, elderly, and other people who do not drive.

STRATEGIES

Strategy 1: Create a road network that supports new development.

Scottsburg's transportation system strives to improve mobility, enhance quality of life, improve the attractiveness of neighborhoods, and support planned growth. Scottsburg's transportation has historically been focused on the car, with limited attention on creating a sidewalk network outside of downtown. The city recognizes the need to not only create connections for cars to travel between key places but also those connections for people to walk or bike as well.

The city's roads will be affected by future development in terms of initial construction costs and on-going maintenance. Encouraging development that is located adjacent to existing development as well requiring development to install the adequate road infrastructure can help to create a connected network and reduce the maintenance costs. Similar to utilities, the capacity and ability of a road to accommodate future development should be considered as development approvals are requested in addition to requiring access management techniques.

The future transportation map identifies transportation improvements and establishes the connections to specific destinations including Mid-America Science Park, Scottsburg High School, downtown, and neighborhoods.

Strategy 1 Action Steps

D.1.a. Evaluate the public road and sidewalk standards required for new development to confirm that infrastructure is being adequately designed and constructed.

D.1.b. Inventory road conditions and apply for state funding to maintain and improve local roads.
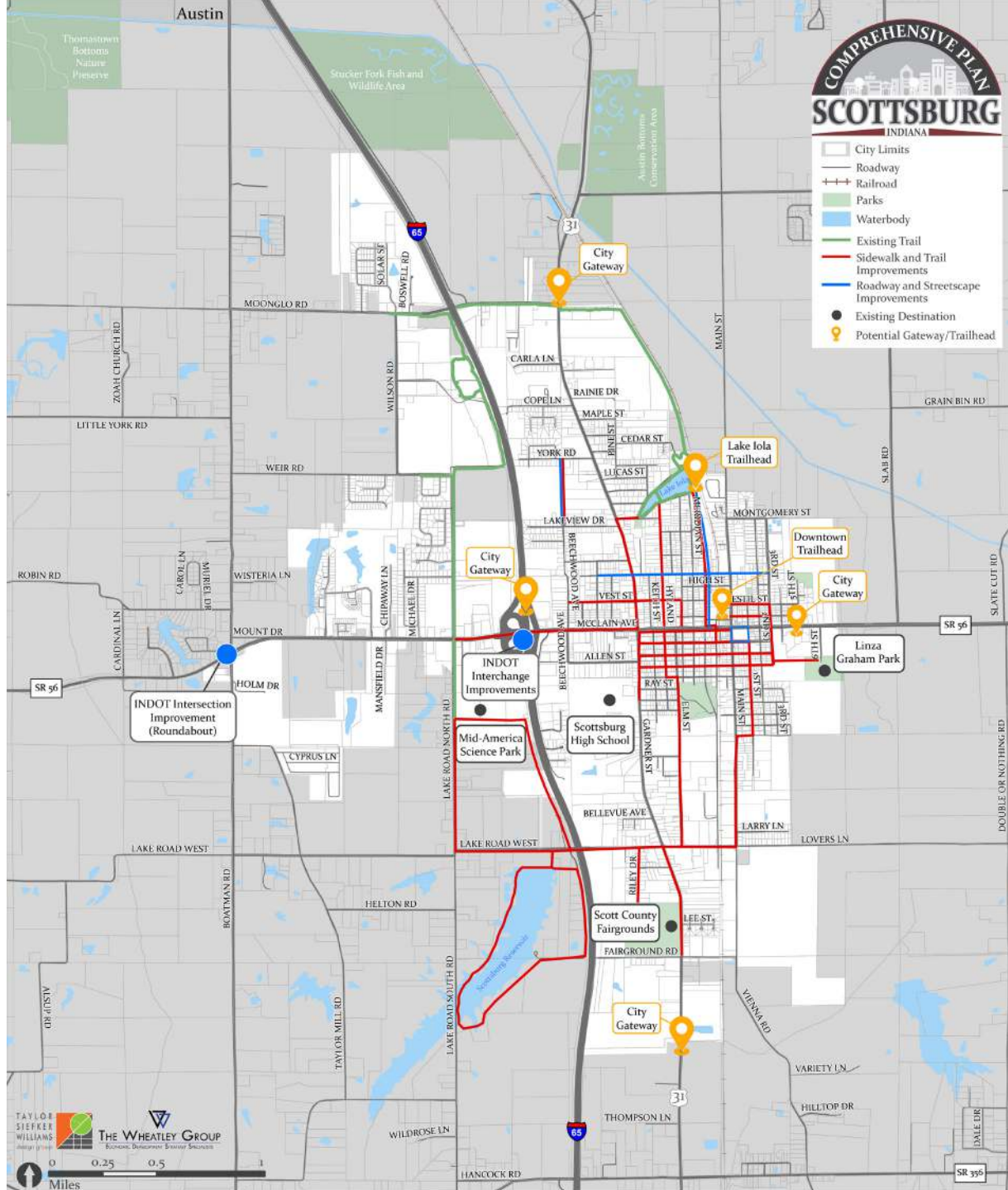
Strategy 2: Prioritize sidewalk and trail connections to allow people to easily walk from neighborhoods to community destinations.

Sidewalks and trails play a crucial role in mobility and quality of life. Sidewalks provide a safe space for people to walk, help connect residents to jobs, create opportunities for a healthy lifestyle, and can even serve as a place for dining and shopping in a downtown. Without accessible sidewalks and trails, a community limits where and how people can move about the city. Scottsburg wants to encourage and promote a connected network of sidewalks and trails to meet the needs of families, youth, elderly, and other people who do not drive.

The future transportation map identifies where new sidewalks should be constructed. Because all of the sidewalks cannot be constructed at once, each segment should be prioritized based on its anticipated use and ability to connect the city. Sidewalks should be located along all major roads and new or improved sidewalks should be considered in all future

road projects in order to connect all areas of the city. Additionally, developers should also be required to install sidewalks as new development or redevelopment occurs.

Strategy 2 Action Steps

D.2.a. Prioritize each section of future sidewalks and trails identified on the Future Transportation Plan that focus on connecting the downtown, parks, schools, and neighborhoods.

D.2.b. Evaluate when sidewalks and similar improvements should be required in new developments.

D.2.c. Construct a trail connection and trailhead in the downtown to Lake Iola.

Flea Market at Scottsburg Depot with a new trailhead and sidewalk connection

GOAL E

CREATE AN IDENTITY FOR SCOTTSBURG THROUGH PROJECTS THAT IMPROVE THE QUALITY OF LIFE FOR RESIDENTS.

"City parks and other open spaces will continue to provide venues for organized sports and informal leisure activities, all of which create a vibrant, fun, and stimulating atmosphere that enriches residents' daily lives.

STRATEGIES

Strategy 1: Provide recreation facilities and programs for all residents.

Scottsburg recognizes the important role recreational activities play in creating social ties and a sense of community, teaching positive values (like teamwork and fair play), promoting healthy lifestyles, and fostering an appreciation of nature. City parks and other open spaces will continue to provide venues for organized sports and informal leisure activities, all of which create a vibrant, fun, and stimulating atmosphere that enriches residents' daily lives.

Parks and Programming Improvements:
As the city grows, the park facilities and programming should continue to grow as well. The demand for sports fields from youth sports, school sports, adult leagues, and other recreational groups continues to increase, in particular facilities at Beechwood Park and the high school. Like other services, the city should periodically evaluate the ability of recreational facilities and programs to serve adequately serve residents. This can also include facilities and programs of partners, such as the school district, YMCA, and other non-profits.

After-school programs for youth are an important aspect of quality of life for families. These programs may vary by community, but their purpose is to coordinate the efforts of the city, schools, community-based organizations, private funders, and others to ensure that all children and youth, particularly those most in need, have access to high-quality after-school and summer programming. The goal of these programs is to provide the physical, social, emotional, and intellectual growth and development which children need in

order for them to be successful. Example activities during programs can include group activities with arts and crafts instruction, individual projects, music appreciation, music activities using movement or action songs, and outdoor activities and relaxation.

Lake Iola and William H. Graham Park are a prime recreational asset within the city that have the opportunity to be expanded in the future. This scenic park includes walking trails, picnic areas, bank fishing accessibility, restroom facilities, and playground equipment. There are four shelter facilities, including one enclosed, that can be rented for public use. Scottsburg can further utilize this park by creating various programs throughout the year for residents of all ages. Youth activities and programming can include an "activity of the week" that can use the playground or creating a self-lead educational nature program covering different kinds of plants and trees, the stages of plant growth, and the importance of photosynthesis. The park can also host various community events and programs for adults including fitness and wellness activities in the green open space.

Along with large scale facilities like the sports complex, residents and decision makers have identified the need and desire for additional small-scale recreational facilities and improvements for community and regional use. Since there are tennis courts available for public use at Scottsburg

High School, , the tennis courts at Beechwood Park could be resurfaced to pickleball courts. Also, along with the existing flourishing farmers market, the city can organize monthly flea market that showcases craftsmanship from local creatives and supports small businesses. The flea market can be advertised on the city website and social media to also reach a more regional audience.

Regional Sports Park: The city has partnered with the county, school district, community foundation, and others to evaluate the feasibility of a regional sports park within Scottsburg and Scott County. This would not only provide facilities for youth and adult programs locally but also attract investment and tourism dollars that can support other revenue streams for the city.

The Southern Indiana Youth Sports Complex was included in the 2021 Our Region Our Plan READI funding application by the Southern Indiana RDA. The goal of this project was to create a sports complex to improve quality of life and quality of place amenities with the ultimate goal to provide opportunities for youth, enhance quality of place, and increase population in Southern Indiana. The creation of the youth sports complex will address recommended strategies regarding youth, healthy activities, and recreational facilities that were published from Community Needs Assessments conducted in Clark, Floyd, and Scott counties. With access to these amenities in larger cities, such as Louisville, this project has the potential to elevate Southern Indiana, specifically Scottsburg and Scott County, to new levels.

Community Theater: There is also a need for a new or expanded community theater within the city to support the local arts. Creating not just a space for this but also the programming to support it would support the city's entire cultural life by expanding the arts for youth and adults and also providing entertainment with performances and events. The theatre space could also become a positive asset in recruitment and retention of students and new residents as a new facility and programming. To that end, the city should examine the feasibility of a community theater and the local partners needed to successfully implement this.

To ensure that these programs are successful, the city cannot rely only on volunteers to organize them. A staff person needs to have the responsibility of planning programs and expanding recreational opportunities within the city, and this will likely require additional staffing of a programming events coordinator to successfully oversee the implementation and management of the various events throughout the community. This position should be responsible and support the advertisement and marketing of events, facility coordination, and other efforts to assist increase the quality of life within Scottsburg.

Strategy 1 Action Steps

High Priority

E.1.a. Utilize READI funding to conduct a feasibility and development of a regional youth sports complex.

E.1.b. Hire a Programming Events Coordinator staff member to oversee and implement programs and events.

E.1.c. Resurface the tennis courts at Beechwood Park to pickleball courts.

E.1.d. Conduct a facility and programmatic master plan for Lake Iola to expand access to community events and programming.

Low Priority

E.1.e. Organize a local flea market similar to the existing farmer's market.

E.1.f. Partner with the school district, YMCA, and other organizations to provide safe entertainment options for children outside of school.

Example of a Regional Sports Park

Strategy 2: Define Scottsburg's hometown feel and friendly atmosphere through placemaking projects.

Civic art and cultural resources have the unique ability to invigorate and energize a community as well as attract people from surrounding areas. Scottsburg has created the foundation to become a regional arts and festival destination. The city is committed to supporting civic art and cultural resources to create a sense of place, establish the city as a cultural center, and elevate community pride. Scottsburg should identify opportunities to further integrate art and placemaking into public projects and activities. This could include expanding the mural program or alley improvement program to new art installations or cultural walking tours of the square.

As Scottsburg has grown outward, a renewed attention has been placed on where it started, the downtown. Once the heart of a small, rural railroad community, downtown is the heart of Scottsburg. In the 2018, the city created a strategic direction to preserve and enhance downtown as redevelopment became a priority. This plan recommended a variety of projects and policies for bringing people and businesses back to the square and capitalizing on its potential. Downtowns are much more than symbolic. Downtowns are centers of commerce, culture, and places where people want to visit and live.

Public art and gateways into the city that provide insight into a community's culture are a great way to reinforce the city's sense of place. Placing art throughout public spaces creates an enriched atmosphere while also establishing community identity. Placemaking projects can also be incorporated into the design of major road corridors and key gateways into the city, providing visitors and citizens with a unique local experience. An example of this includes the decorative columns at the entrance to downtown that informs visitors that have entered downtown. Additional opportunities for defining Scottsburg through public art and visual improvements includes along Highway 56 By creating a unique and engaging gateway design at the I-65 interchange, Scottsburg can further showcase and define the image and character of Scottsburg as a destination.

Strategy 2 Action Steps

E.2.a. Implement the Scottsburg Downtown Plan and re-evaluate the plan as progress occurs.

E.2.b. Expand and better define the public art program to create unique spaces through projects such as murals, sculptures, and improvements along major corridors.

E.2.c. Create a gateway into the city from I-65 that defines Scottsburg's image and showcases the city as a destination.

Example of a gateway from I-65 northbound

Steering Committee Meeting #3

"Successful implementation of the community's vision is the shared responsibility of the residents, property owners, business owners, governmental agencies, civic organizations, service providers, trade groups, social advocates, and others

DOCUMENT REVIEW AND MAINTENANCE

The implementation plan is a guide that does not dictate decisions or create mandates. The long-term vision of the city, as reflected in the goals, strategies, and recommended actions of this plan, can be realized by implementing the actions listed at the end of each goal in Chapter 2. However, it is important to recognize that conditions will change over time, priorities will shift, and funding could become available. Because of this the implementation process must remain flexible.

The Scottsburg Comprehensive Plan likewise serves as the coordinating document between the city and its partners to ensure that city resources are allocated in a manner that reflects the shared goals and supports initiatives that advance the community's vision. Successful implementation of the community's vision is the shared responsibility of the residents, property owners, business owners, governmental agencies, civic organizations, service providers, trade groups, social advocates, and others. With a 20-year implementation period for this plan, it will take the leadership of the City of Scottsburg to reinforce and include residents, stakeholders, and partners in implementation. Given current growth trends of the region and unforeseen

future impacts, this plan should be evaluated annually with more significant updates every five years. Progress on each action step should also be assessed at least quarterly to determine if actions need to shift, and progress should be communicated with the larger community and partners.

PRIORITY TIMELINE

Each action step has been vetted through this process to initially identify its priority. However, as this plan is implemented, the priorities of recommended actions should be frequently evaluated and discussed. Some initiatives may demand immediate attention while others may need more research and discussion within the community. Some actions may result in additional steps that the city needs to take, and yet, others may move to the top of the list because new funding becomes available.

Existing Downtown Mural

Priority should not be confused with importance. An action can be extremely important for the community but may also require other actions to occur first or require larger amounts of public funding that cannot be secured immediately. High priority actions should be implemented within one or two years; moderate priority should be implemented within five to seven years; and low priority actions require a longer period of time and should be implemented 10 years or later. As conditions change over time, these actions may be reprioritized to better meet the community's needs.

PARTNERSHIPS

The Scottsburg Comprehensive Plan identifies five overarching goals and over 40 action steps that cannot be accomplished by one person or one department over the next ten to twenty years. While many action steps may be led by the city's Planning Department, multiple partners must play a role in implementation. The role of each partner can vary depending on each strategy and who ultimately has responsibility. Partnership roles can also provide guidance, relying on past experiences and knowledge, to guide the direction and implementation of the recommended action steps.

Lust for Dust
Local Business
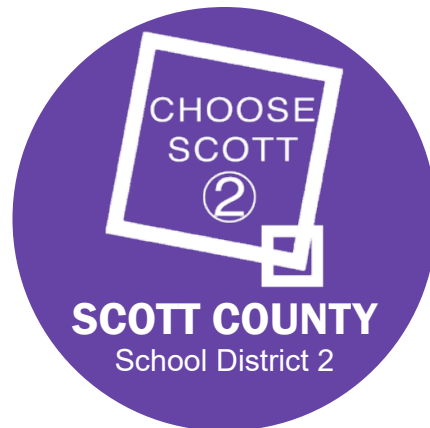
ACTION STEP TABLES

The following action step tables provide additional detail for the various strategies and action steps in the Scottsburg Comprehensive Plan. As priorities shift or development occurs, the action steps and strategies should be re-evaluated and revised. The following descriptions outline the content of the action step tables.

- **Priority.** Each strategy is assigned a priority level of low, medium, or high.

  L   **M**   **H**

- **Partners & Organizations.** While the city is responsible for the successful implementation of this plan, it cannot be implemented by the city alone. Some actions will be most successful if implemented by other groups, organizations, or entities. The elected and appointed officials, key staff, and key stakeholders are identified for each strategy.

- The elected and appointed official(s) that should initiate or lead the action is identified in bold colored text in each action table.

- The key staff member that is responsible for the day-to-day progress of individual tasks and overseeing the work needed to complete a task is identified in bold text in each action table.

- **Tools & Resources.** Each strategy has potential funding sources, tools, and other resources could potentially be used or should be referenced while working to implement specific strategies.

PROTECT THE CITY'S CHARACTER AND IDENTITY BY GUIDING THE LOCATION, TYPE, AND QUALITY OF FUTURE DEVELOPMENT AND ECONOMIC GROWTH.

(H) **Strategy 1:** Encourage development patterns that spur desired growth and maximize public investments.		
Action Step	Partners & Organization	Tools & Resources
A.1.a Incorporate streamlined zoning and subdivision processes that encourage new development to occur in a timely and predictable manner. **A.1.b** Align the city's zoning regulations with the city's vision as well as current development practices and needs. **A.1.c** Publicize the updated development process to interested parties, such as builders and related associations.	*Elected/Appointed Officials:* • **Plan Commission** • City Council/Mayor *Key Staff:* • **Planning Director** • Building Commissioner • Consultant *Key Stakeholders:* • Developers • Property Owners • Local Businesses • Building and Development Association of Southern Indiana	*Resources:* • APA Indiana • City/Plan Commission Attorney

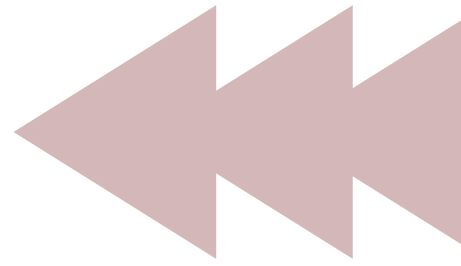| **(H)** Strategy 1: Identify a strategic path for economic investments and incentives to create economic opportunities for the city.		
Action Step	**Partners & Organization**	**Tools & Resources**
A.2.a Actively play a key role in assessing and prioritizing properties for redevelopment within the city.	*Elected/Appointed Officials* • **Redevelopment Commission** • City Council/Mayor • Plan Commission *Key Staff:* • **Planning Director** • **Redevelopment Commission Attorney** • Utility Department Directors • Consultant *Key Stakeholders:* • Developers • Property Owners • Local Businesses	*Funding Tools:* • Tax Abatement • TIF • Impact Fees *Resources:* • APA Indiana • Indiana Economic Development Corporation • Indiana Office of Tourism Development • Indiana Small Business Development Center • One Southern Indiana • Prosperity Indiana • Redevelopment Association of Indiana • SBA • Scott County Economic Development Corporation
A.2.b Evaluate which financial incentives, such as tax abatement or TIF funding, and/or financial subsidizes of public infrastructure, such as utilities or roads, the city should use to support industrial and commercial development and clearly identify the thresholds that must be met in order to receive those financial incentives. (see also Action Step B.1.b).		
A.2.c Identify and remove obstacles for the indicated key industrial development and commercial development sites, and assign the responsibility of actively marketing these sites to developers to a specific city staff position.		
A.2.d Evaluate existing TIF district boundaries to ensure key areas targeted for future development are included.		
A.2.e Create a property improvement program that provides matching funds for façade improvements as well as structure, parking, landscaping, and other visual improvements to properties in high-visibility areas.		
A.2.f Expand the existing revolving loan programs to further support economic development within Scottsburg.		

PROTECT THE CITY'S CHARACTER AND IDENTITY BY GUIDING THE LOCATION, TYPE, AND QUALITY OF FUTURE DEVELOPMENT AND ECONOMIC GROWTH.

(M) Strategy 1: Attract additional dining, retail, and entertainment options to Scottsburg.

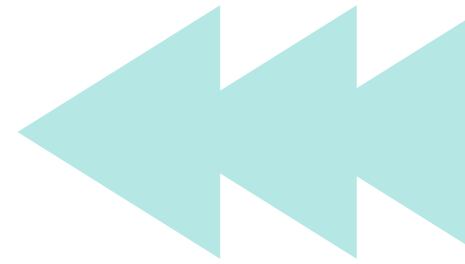| Action Step	Partners & Organization	Tools & Resources
A.3.a Prioritize when and what financial tools should be used to attract dining and entertainment, such as TIF, LIT, tax abatement, and opportunity zones.	*Elected/Appointed Officials:* • **Redevelopment Commission** • City Council/Mayor • Plan Commission *Key Staff:* • **Redevelopment Commission Attorney** • **Planning Director** • Building Commissioner • Utility Department Directors *Key Stakeholders:* • Developers • Property Owners • Local Businesses	*Funding Tools:* • LIT • Tax abatement • TIF *Resources:* • APA • City/Plan Commission Attorney • One Southern Indiana • Redevelopment Association of Indiana • SBA
A.3.b Evaluate zoning standards to encourage outdoor dining in downtown.		
A.3.c Evaluate if infrastructure improvements are needed to support community events, such as electrical or utility hook ups for festivals or movie nights.		

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PROVIDE HOUSING OPTIONS FOR RESIDENTS OF ALL INCOME LEVELS AND AGES.

	Strategy 1: Encourage residential growth that will increase the population and provide a foundation for future commercial and industrial development.	
(H)		
Action Step	Partners & Organization	Tools & Resources
B.1.a Create a strategy that markets the benefits of living in Scottsburg to encourage housing growth, including easy commuter access to the larger region, lower cost of living, and quality schools.	*Elected/Appointed Officials:* • **Redevelopment Commission** • City Council/Mayor • Plan Commission *Key Staff:* • **Redevelopment Commission Attorney** • **Planning Director** • Utility Department Directors • Building Commissioner • Scott County Economic Development Corporation *Key Stakeholders:* • Property Owners • Developers • Scott County Tourism • Neighborhood Associations	*Funding Tools:* • Utility User Fees • TIF • IHCDA *Resources:* • Indiana Office of Tourism Development • Building and Development Association of Southern Indiana • Prosperity Indiana
B.1.b Evaluate which financial incentives the city should use to support new residential development and clearly identify the thresholds that must be met in order to receive those financial incentives.		
B.1.c Identify and remove obstacles for the indicated key residential development sites, and assign the responsibility of actively marketing these sites to developers to a specific city staff position.		

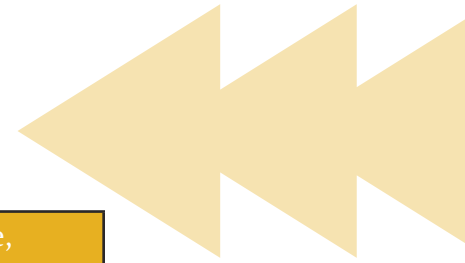| **(M)** **Strategy 2:** Encourage diverse housing types that accommodates all ages, income levels, and life styles.		
Action Step	Partners & Organization	Tools & Resources
B.2.a Revise land use and subdivision regulations to allow for a diversity of housing types that are needed within the current and future market, such as allowing clustered development.	*Elected/Appointed Officials:* • **Plan Commission** • City Council/Mayor • Redevelopment Commission *Key Staff:* • **Planning Director** • Building Commissioner • Redevelopment Commission Attorney • Consultant *Key Stakeholders:* • Scott County Economic Development Corporation • Property Owners • Developers	*Resources:* • City/Plan Commission Attorney • Building and Development Association of Southern Indiana • Scott County Community Foundation
B.2.b Incentivize development of workforce and senior housing, such as density bonuses, that allow people to live and work within the city, and work with developers to secure state or federal funding sources for these housing types.		
B.2.c Publish updated demographic trends and housing demands for the city and region to better understand the housing needs on an ongoing basis.		

GOAL C

PROVIDE HIGH-QUALITY COMMUNITY SERVICES, FACILITIES, AND UTILITIES THAT ARE COORDINATED WITH FUTURE GROWTH.

(H) Strategy 1: Align future residential, commercial, and industrial development with the required infrastructure, utilities, and services.

Action Step	Partners & Organization	Tools & Resources

C.1.a Incentivize development that occurs in areas that are already adequately served by utilities (water, sewer, broadband) and city services.	*Elected/Appointed Officials:*
	• **City Council/Mayor**
	• Plan Commission
	• Board of Public Works and Safety
	Key Staff:
	• **Utility Department Directors**
	• **Planning Director**
	• Streets and Sanitation Director
	• Redevelopment Commission Attorney
	• Consultant/Attorney
		Funding Tools:
		• Indiana Finance Authority (IFA):
		  • Drinking Water State Revolving Fund (DWSRF) Loan Program
		  • Wastewater State Revolving Fund (WWSRF) Loan Program
		• USDA Rural Development
		  • Water and Waste Disposal Loan & Grant Program
		  • Water and Waste Disposal Guaranteed Loan Program
		  • Water and Waste Disposal Predevelopment Planning Grants
		• Economic Development Administration (EDA)
		  • Public Works Program
		  • Economic Adjustment Program
		• Indiana Office of Community and Rural Affairs (OCRA)
		  • Community Development Block Grants (CDBG)
		  • Planning Grants
		  • Stormwater Improvements Program
		  • Next Level Connections
		• American Rescue Plan (ARP) Funds
		• Local Funding
		  • EDIT
		  • TIF
		  • Utility User Fees
		Resources:
		• OCRA
		• IEDC
		• EDA
		• USDA
		• IDEM
		• Indiana Regional Sewer District Association
		• Indiana Water Environment Association

C.1.b Create a capital improvement plan that coordinates future development with needed expansions and improvements to city-owned utilities and services (specifically sewer, storm water, and broadband).		
C.1.c Create and maintain a utility master plan for all city-owned utilities to encourage and support higher density development in areas that are or could be adequately served.		
C.1.d Identify growth areas that are within the city's zoning jurisdiction but outside of the city's utility service area and coordinate growth and utility agreements with these providers.		
C.1.e Require annexation agreements for all development that requests to be served by city utilities but is outside city limits.		
C.1.f Evaluate current drainage requirements for development to address any existing or future drainage issues.		

PROVIDE HIGH-QUALITY COMMUNITY SERVICES, FACILITIES, AND UTILITIES THAT ARE COORDINATED WITH FUTURE GROWTH.

(M) Strategy 2: Maintain the high-quality of services provided by the Scottsburg police, emergency response, and fire department as well as other community services.

Action Step	Partners & Organization	Tools & Resources
C.2.a Coordinate future growth and development plans with all emergency services and the school district to ensure each department can adequately serve the new development.	*Elected/Appointed Officials:* • **City Council/Mayor** • Scott County School District 2 Board of Trustees • Plan Commission *Key Staff:* • **Planning Director** • Education Providers • Consultant *Key Stakeholders:* • Police Department • Fire Department • Scott County EMS • Early Education Providers • Scott County School District 2 Staff/ Administration	*Funding Tools:* • Indiana Homeland Security Grants • USDA Public Safety Grants & Loans • OCRA Community Facilities Program • Child Care and Development Fund (CCDF) • On My Way Pre-K • Head Start & Early Start • Lilly Endowment for Early Childhood *Resources:* • DHS • Emergency Management Alliance of Indiana • Indiana Emergency Response Conference • Indiana Emergency Management Association, Inc. • Indiana Early Learning Advisory Committee • Scott County Community Foundation
C.2.b Work with all emergency response departments to identify and remedy deficiencies in operations, equipment, and/or response times.		
C.2.c Coordinate areas targeted for residential growth with the school district's plans for expansion and services.		
C.2.d Work with partners to expand early education and workforce development programs that support local businesses.		

PROVIDE A SAFE TRANSPORTATION NETWORK FOR CARS, BIKES, AND PEOPLE.

(M) Strategy 1: Create a road network that supports new development.

Action Step	Partners & Organization	Tools & Resources

D.1.a Evaluate the public road and sidewalk standards required for new development to confirm that infrastructure is being adequately designed and constructed.
 	
D.1.b Inventory road conditions and apply for state funding to maintain and improve local roads.
	Elected/Appointed Officials:
	• **City Council/Mayor**
	• Plan Commission
	Key Staff:
	• **Planning Director**
	• **Streets and Sanitation Director**
	• Building Commissioner
		Funding Tools:
		• INDOT
		  • Local Public Agency (LPA) Grants
		  • Community Crossings Matching Grant Fund Program
		• Local Funding
		  • TIF
		  • EDIT
		  • Developer-Funded
		Resources:
		• INDOT Seymour District

Strategy 2: Prioritize sidewalk and trail connections to allow people to easily walk from neighborhoods to community destinations.		
Action Step	Partners & Organization	Tools & Resources

Ⓗ D.2.a Prioritize each section of future sidewalks and trails identified on the Future Transportation Plan that focus on connecting the downtown, parks, schools, and neighborhoods.	*Elected/Appointed Officials:*
	• **Board of Public Works and Safety**
	• City Council/Mayor
	• Plan Commission
	Key Staff:
	• **Streets and Sanitation Director**
	• Planning Director
	• Building Commissioner
	• Parks and Recreation Director
	• Consultant
	Key Stakeholders:
	• Property Owners
		Funding Tools:
		• INDOT
		  • Local Public Agency (LPA) Grants
		  • Community Crossings Matching Grant Fund Program
		  • Safe Routes to School
		• Indiana Department of Natural Resources (IDNR):
		  • Recreational Trails Program (RTP)
		  • Land Water Conservation Fund (LWCF)
		• American Rescue Plan (ARP) Funds
		• Local Funding
		  • TIF
		  • EDIT
		  • Developer-Funded
		Resources:
		• INDOT Seymour District

Ⓗ D.2.c Evaluate when sidewalks and similar improvements should be required in new developments.		
Ⓛ D.2.c Construct a trail connection and trailhead in the downtown to Lake Iola.		

CREATE AN IDENTITY FOR SCOTTSBURG THROUGH PROJECTS THAT IMPROVE THE QUALITY OF LIFE FOR RESIDENTS.

Strategy 1: Provide recreation facilities and programs for all residents.		
Action Step	Partners & Organization	Tools & Resources
(H) E.1.a Utilize READI funding to conduct a feasibility and development of a regional youth sports complex.	*Elected/Appointed Officials:* • **City Council/Mayor** • **Scott County School District 2 School Board** *Key Staff:* • **Programming Events Coordinator (see Action 5.1.g)** • **School Administration** *Key Stakeholders:* • YMCA • Local Farmers • Local Artists • Youth Sports Leagues • Local Theater and Art Organizations • Scott County Community Foundation	*Funding Tools:* • OCRA Planning Grants • IDNR • Community Revitalization Enhancement District Tax Credit • READI Funds • Public Facilities Program (SIP/OCRA) • TIF Funds *Resources:* • Ag Extension Office • Indiana Arts Commission (IAC)
(H) E.1.b Hire a Programming Events Coordinator staff member to oversee and implement programs and events.		
(H) E.1.c Resurface the tennis courts at Beechwood Park to pickleball courts.		
(H) E.1.d Conduct a facility and programmatic master plan for Lake Iola to expand access to community events and programming.		
(L) E.1.e Organize a local flea market similar to the existing farmer's market.		
(L) E.1.f Partner with the school district, YMCA, and other organizations to provide safe entertainment options for children outside of school.		

Strategy 2: Define Scottsburg's hometown feel and friendly atmosphere through placemaking projects.		
Action Step	Partners & Organization	Tools & Resources
E.2.a Implement the Scottsburg Downtown Plan and re-evaluate the plan as progress occurs.	*Elected/Appointed Officials:* • **City Council/Mayor** • Board of Public Works and Safety • Redevelopment Commission *Key Staff:* • **Planning Director** • **Programming Events Coordinator (see Action 5.1.g)** • Streets and Sanitation Director *Key Stakeholders:* • Property Owners • Business Owners • Local Art Organizations • Scottsburg Main Street Organization • Scott County School District 2 Staff/ Administration • Youth Grant Council • Scottsburg Preservation Group	*Funding Tools:* • INDOT • Indiana Office of Tourism Development • National Endowment for the Arts *Resources:* • Indiana Arts Commission • Indiana Humanities • Scott County Community Foundation
E.2.b Expand and better define the public art program to create unique spaces through projects such as murals, sculptures, and improvements along major corridors.		
E.2.c Create a gateway into the city from I-65 that defines Scottsburg's image and showcases the city as a destination.		

RESOURCES

This section of the plan identifies various tools that can be used to implement the recommendations identified in the previous sections.

Local Financing Tools

Bonds: Bonds are backed by the credit and taxing power of the issuing jurisdiction. A bond is a government debt issued in order to raise money for needed capital improvements. Its retirement is paid for by property tax and other predictable forms of local income.

Developer-Funded Infrastructure: Similar to impact fees, communities can also fund infrastructure improvements to mitigate the impact of their development by requiring the developer cover those costs directly on their own site or property. These can include roadway improvements within their development, stormwater infrastructure that mitigates their development's runoff, and sidewalks within their development, and other related utilities that may need expanded due to development. However, the improvement must be directly related to and proportionate to the new development's impact.

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 each development's proportion of impact or burden on infrastructure. Fees contribute to a non-reverting fund and can be used for infrastructure improvements and amenities related to that specific impact.

Infrastructure Revolving Loan Fund: A revolving loan fund can be used to provide low interest loans for infrastructure projects that facilitate economic development.

Residential Tax Increment Financing (TIF): Effective July 2019, new legislation was signed by Governor Holcomb to allow TIF for residential property (SEA 566). This legislation is targeted at rural communities in order to fund infrastructure for single-family housing growth. Residential TIF must be executed through a redevelopment commission.

Tax Abatement: 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 building the community's economy. Tax abatement is way a phase-in property taxes and is intended to encourage development in areas that would not otherwise develop or attract businesses that would otherwise not locate in the community. The taxes on property or equipment may be reduced, up to 100%, for up to ten years. Communities may develop procedures for abatement applications 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.

Tax Increment Financing (TIF): A Tax Increment Financing (TIF) district used by many communities to fund local infrastructure improvement projects. Tax rates are not impacted, but as property values increase due to new development within the district, the additional tax revenue generated can be used to fund improvement projects within the district rather than being allocated to all taxing districts. TIF can be very effective at directing new development to an area and must be executed through a redevelopment commission.

Resource Organizations

Accelerate Indiana Municipalities (AIM):
AIM works as an official voice for municipal government within Indiana, with more than 460 cities and towns as members. The organization works to foster, promote, and advocate for the success of Indiana municipalities as hubs of innovation and talent, and as the driving forces of the state's economy.

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.

Indiana Chapter of the American Planning Association: APA-IN promotes vision and leadership that fosters better planning in Indiana by building public and political support and providing its members and communities with the tools to achieve future needs and create vital communities. Citizen planning training is one event that may be appropriate for a newly formed plan commission offered by APA-IN.

Indiana Small Business Development Center: The Indiana Small Business Development Center offers technical support and entrepreneurial guidance through regional partners to assist small business growth and sustainability within the state. On top of offering workshops throughout the state, they also provide market research, business planning, and valuation services for small businesses.

Prosperity Indiana: The Indiana Association for Community Economic Development (Prosperity Indiana) is a statewide membership organization that seeks to fund members, build and retain relationships, and address local and national issues which may impact Indiana communities. Prosperity Indiana provides tools, research, online resources, and technical assistance for housing rehabilitation and construction, real estate development, industrial and business development, social services, and employment generating activities.

Redevelopment Association of Indiana (RAI): This is a membership organization for redevelopment board members and staff representing 460 cities, towns, and counties in Indiana. The Redevelopment Association operates under the premise that while there are legally mandated action and commonly adopted practices, there also is abundant room for local innovation and Indiana ingenuity. One of the association's principal missions is to serve as an informational and educational resource for existing redevelopment commissions and units of government considering the establishment of a redevelopment commission. Redevelopment Association members are available to share their experiences.

Funding and Grants

Indiana Arts Commission (IAC): This state program works to positively impact the cultural, economic, and educational climate of Indiana by providing opportunities to enhance the artistic resources of Indiana communities. The organization provides multiple supporting programs and grants to support the growth of arts in local settings and provide resources for regional or local organizations trying to influence and culture of arts in their community.

Arts Organization Support (AOS): The Arts Organization Support (AOS) provides annual operating support for the ongoing artistic and administrative functions of eligible arts organizations that align with the Indiana Arts Commission's Public Funding Imperatives. It is a two-year grant commitment.

Arts Project Support (APS): Arts Project Support (APS) grants provide funding to Indiana arts and non-arts organizations to support a distinct aspect of the organization's arts activities, such as a one-time event; a single production; an exhibition; an educational seminar; or series of related arts activities, such as art classes or training sessions.

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.

Indiana Economic Development Corporation (IEDC): This statewide organization offers programs and initiatives for companies creating jobs in Indiana. They actively work to improve the state's quality of place, infrastructure, and developable sites to build economic strength by attracting new businesses and talent. The organization offers a number of incentives and programs for new or expanding businesses, which includes technical support and data collection.

Indiana Finance Authority (IFA): In order to provide economic efficiencies and management synergies and enable the State of Indiana 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 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.

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. It provides grants for 50% of the cost of acquisition and/or development. To be eligible, the group must be a legally established park board and have a current 5-year park and recreation master plan on file in the Division of Outdoor Recreation. The minimum grant request is $50,000 and the maximum request is $500,000 with a local match requirement.

Indiana Trails Program (ITP): 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. This program was formally recognized as the "Recreational Trails Program", but was been changed to reflect the change from federal to state funding in 2021.

Indiana Department of Transportation (INDOT): INDOT's mission is to plan, build, maintain, and operate a transportation system that encourages safety, mobility, and economic growth, they provide assistance to smaller communities through Local Public Agency (LPA) Programs, Community Crossings grants for paving projects, and Transportation Alternative funding for roadway, sidewalk, trail, and streetscape projects.

> ***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.

Congestion Mitigation and Air Quality Improvement Program (CMAQ): The main goal of the CMAQ Program is to fund surface transportation improvement projects with the goal of reducing overall congestion and improving air quality. These funds are released in collaboration between INDOT and local Indiana MPOs and can be used for a variety of projects includes, but not limited to, acquiring alternative fuel vehicles for public transit applications, purchasing alternative fuels, and establishing publicly-owned alternative fueling stations and other needed infrastructure.

Highway Safety Improvement Program (HSIP): The Highway Safety Improvement Program goal is to achieve a significant reduction in traffic fatalities and serious injuries on all public roads through the implementation of infrastructure-related highway safety improvements. There are a number of improvements this program helps fund, such as improving the visibility of curves through signs and markers, installing emergency power battery backups at traffic signals, installing raised medians, upgrading guardrails to meet current standards and more.

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. Communities must have a local employee in charge with ERC training, projects must be ADA compliant, provide matching funds and meet project eligibility.

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 Housing & Community Development Authority (IHCDA): IHCDA's partners with developers, lenders, investors, and nonprofit organizations that serve low- and moderate-income Indiana families. They provide government and private funds to invest in well-designed projects that will benefit communities and those living within. IHCDA provides funds, incentives, data collection, and educational services.

Development Fund: This program provides a loan of up to $500,000 (or a grant in limited special circumstances) for eligible activities for low- and moderate-income housing.

Emergency Solutions Grant Rapid Re-housing (ESGRR): This program provides emergency shelters and transitional housing through services and rental assistance for homeless individuals and families.

HOME Investment Partnership Program (HOME): This program strives to provide habitable and affordable housing for low- and moderate-income persons by improving the quality of existing housing stock.

Low-Income Housing Tax Credits (LIHTC): This program is a 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.

Owner-Occupied Rehabilitation Pilot Program (OOR): This program uses Community Development Block Grant (CDBG) funds for rehabilitation of owner-occupied housing for low- and moderate-income households. There is a local match required.

The Housing Trust Fund (HTF): This is a new affordable housing production program that will complement existing federal, state and local efforts to increase and preserve the supply of decent, safe, and sanitary affordable housing for extremely low- and very low-income households (persons at or below 30% of the Area Medium Income), including homeless families.

Indiana Humanities: Indiana Humanities is a nonprofit organization dedicated to promoting the public humanities through partnerships, grants, and facilitation. This organization supports using literature, history, philosophy, and shared cultural heritage to help Hoosiers and their communities understand themselves and the world around them. They provide small grants to local non-profits that help support their mission within communities. The grants range from research on socioeconomic conditions within a community, to funding for libraries to expand their collection to better represent the cultures of the residents it serves.

Indiana Office of Community and Rural Affairs (OCRA): OCRA works with local, state, and national partners to provide resources and technical assistance to aid communities in shaping and achieving their vision for community and economic development. They award grants to fund projects including, but not limited to, public gathering places, water/sewer infrastructure, restoration of historic structures, community facilities, broadband infrastructure, and revitalizing commercial districts. They have a focus on infrastructure, quality of place, economic development, and capacity building. Some of the programs include:

- Planning Grants
- Public Facilities Program (PFP)
- Stormwater Improvement Program (SIP)
- Wastewater and Drinking Water Program
- Blight Clearance Program (BCP 2.0)
- Broadband Readiness Pilot Planning Grant
- Next Level Connections (for broadband)

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.

Destination Development Grant Guidelines: Eligible projects include those that enhance Indiana's tourism profile. Large-scale projects will be viewed favorably and the project category should include 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.

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 must focus on either sports tourism/outdoor recreation, culinary and agritourism, heritage tourism, or arts and cultural tourism. Project eligibility includes 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.

National Endowment for the Arts – Our Town Program: 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).

State and Federal Tax Credits: Many state and federal tax credit programs are administered by IEDC including: Community Revitalization Enhancement District Tax Credit; Economic Development for a Growing Economy (EDGE) - Payroll Tax Credit; Hoosier Business Investment Tax Credit (HBI); Industrial Development Grant Fund; Industrial Recovery Tax Credit; and Venture Capital Investment Tax Credit (VCI).

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APPENDIX A: CITY PROFILE

What makes Scottsburg SPECIAL?

So many special things, what we have to market is our top notch services that Scottsburg provides (Schools, Local Government, Businesses, etc.). It is vital to market our community to younger generations in order to grow a family in Scottsburg!

INTRODUCTION

Scottsburg is located in Scott County, Indiana with a population of around 6,700 people and is approximately 5.5 square miles in area. The city lies along the I-65 corridor with other major transportation routes that include I-65, U.S. 31 and SR 56. Scottsburg has close ties with its neighboring town, Austin to the north. Scottsburg.

DEMOGRAPHICS

With an understanding of recent growth trends, current community conditions, and likely future changes, a planning effort can better respond to residents' needs and better account for the impacts and opportunities of growth. To develop realistic expectations for the future, various factors were analyzed including the following:

- Growth trends that influenced past development;
- Current conditions from demographic, economic, and social perspectives; and
- Future growth factors affecting the city.

Next Level Connections (for broadband) Accordingly, this chapter presents a variety of data that profiles Scottsburg's residents and provides a basis upon which to move forward with planning efforts.

The People

Population Change. Scottsburg had a large population increase between 2000 and 2010 when the city increased in population of more than 630 residents. During this period, Scottsburg grew by 10.5%, which was faster than the United States and Indiana (9.7% and 6.6% respectively). However, there has been minor population growth in recent decades.

While Scottsburg has been growing, Scott County population has declined and is projected to continue to decline in the future. Austin and Salem have historically fluctuated with periods of both growth and decline in population. However, Seymour had a significant population decline between 2000 to 2010 followed by a significant increase in population the following decade (2010 to 2020).

Growth Projections. In a small community like Scottsburg, population and growth projections can be difficult. In recent decades, Scottsburg has become a popular place for families to build or purchase a home because of the easy access to the Louisville region, affordable housing costs, and small-town character. The region is growing and Scottsburg is positioning the city to attract more growth. Changes in the regional economy, however, can quickly and dramatically change the anticipated rate of growth of city.

+0.6%

Population Change
between
2010 - 2020

Total Population	2000	2010	2020
United States	281,421,906	308,745,538	326,569,308
Indiana	6,080,485	6,483,802	6,696,893
Scott County	24,384	24,109	23,785
Scottsburg	**6,036**	**6,672**	**6,715**
Austin	4,064	4,101	3,854
Salem	6,371	6,338	6,193
Seymour	21,569	17,922	19,780

Age Distribution. Distribution of the population by age group can identify trends that may impact a city over the next few decades. The generations that have followed the boomers are smaller, having fewer children, and waiting longer to start families. While the median age of Scottsburg (37.5 years old) has slightly increased from 2010, it is still comparable to Indiana and the surrounding communities. The current age distribution in Scottsburg clear reflects the aging baby boomers as well as Gen X and Millennials.

Median Age	2010	2020
United States	37.1	38.2
Indiana	35.6	37.8
Scott County	38.2	41.8
Scottsburg	**35.0**	**37.5**
Austin	36.7	44.5
Salem	38.0	38.3
Seymour	33.4	35.7

MALE POPULATION | FEMALE POPULATION

Percent of Population
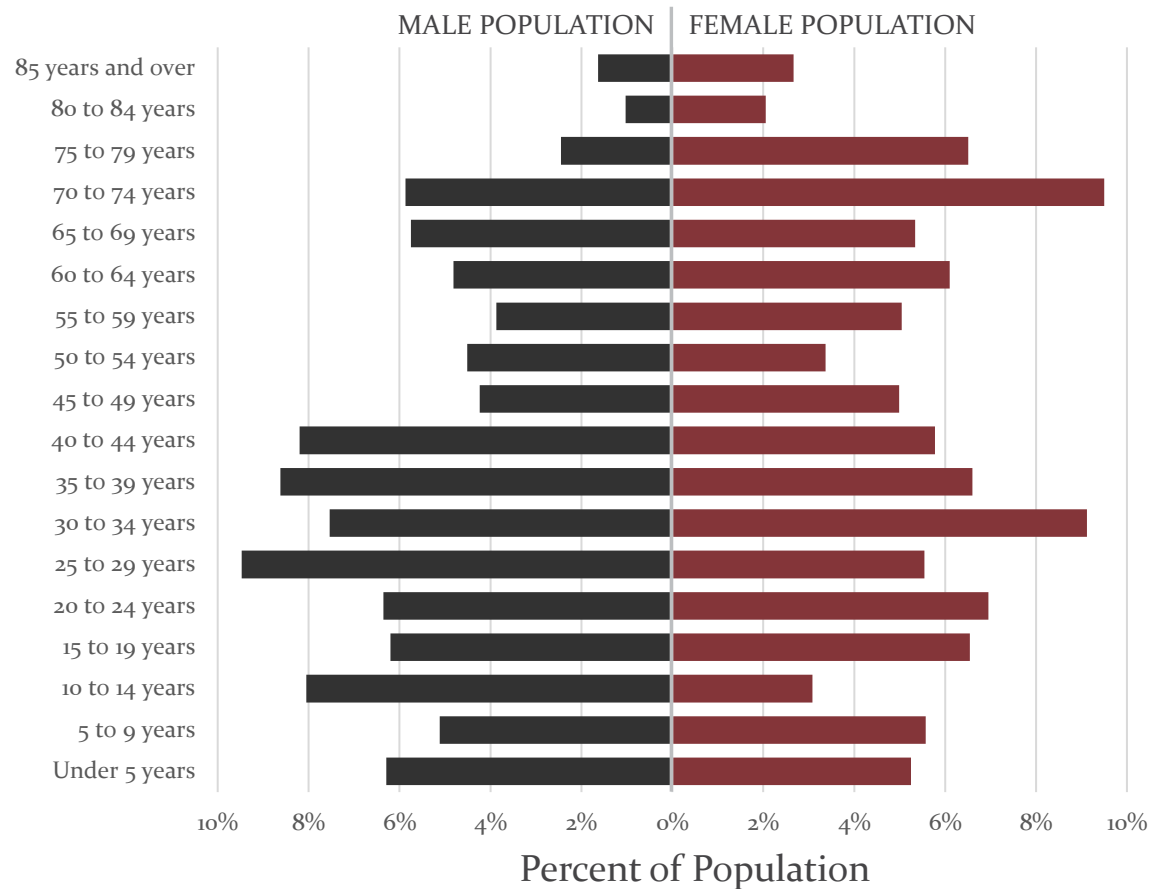
Households

Changing trends in households are an important indicator how a community will need to grow.. Scottsburg, like communities around Southern Indiana, has experienced a declining household size in recent decades that is coupled with population growth. This has led to the number of households to grow faster than the population.

3,021

2020 Total Households

Household Size. In 2010, the average household size in Scottsburg was approximately 2.42 people. That average had declined to 2.1 people per household by 2020. The average household size in Scottsburg has consistently paralleled the region and state. However, given the current age distribution of the city's population, average household sizes should be expected to slightly decline further in future years unless there are changes in the housing and economic factors that are currently preventing younger couples from moving into Scottsburg.

Household Composition. In 2010, approximately 64% of Scottsburg's households were family households. This percentage has decreased to slightly more than half of households in 2020. However, the percentage of single-person households almost doubled from 201 (24%) to 2020 (44%) between 2010 and 2020. Nationally, family households have declined as a percentage of the total during the past few decades. Scott County and Indiana as a whole have mirrored this trend.

Single-Person Households	2010	2020	% Change
United States	27.2%	28.0%	2.9%
Indiana	27.3%	29.0%	6.2%
Scott County	25.5%	30.5%	19.6%
Scottsburg	**24.4%**	**44.5%**	**82.4%**
Austin	30.3%	34.5%	13.9%
Salem	33.2%	42.6%	28.3%
Seymour	25.5%	31.7%	24.3%

Education. Education is an important aspect of the Scottsburg community. For many years, the city's reputation for having an excellent school system made it a popular choice for families, both those new to the region and those wishing to relocate as their children reached school age.

Approximately 79.7% of Scottsburg's population over 25 years of age have a high school diploma or higher. Austin, Salem, and Seymour also have at least 75% of their populations over the age of 25 with a high school degree. About 12.6% of Scottsburg residents over the age of 25 have a bachelor's degree or higher, significantly increasing from 9.4% in 2010. Scott County (12.6%) and Seymour (19.2%) have slightly higher percentages with a Bachelor's degree. However, Indiana (27.2%) and the nation (32.9%) have a significantly higher bachelor's degree rate in 2020. To increase the level of educational attainment, the town should continue

12.6%

of the total population (Ages 25+) has earned a bachelors degree or higher

encouraging post-secondary education and/or skill trade development for the younger generation entering the workforce.

The Scottsburg school system is a part of the Scott County School District 2. This school district serves Scottsburg children from grades kindergarten through twelve in the Scottsburg Elementary School, Scottsburg Middle School, and Scottsburg High School.

Educational Levels	Highschool Diploma		Bachelor's Degree		Graduate Level	
	2010	2020	2010	2020	2010	2020
United States	85.0%	88.5%	27.9%	32.9%	10.3%	12.7%
Indiana	86.2%	89.3%	22.4%	27.2%	8.1%	9.9%
Scott County	74.3%	80.8%	9.9%	13.2%	3.6%	5.3%
Scottsburg	**69.8%**	**79.7%**	**9.4%**	**12.6%**	**6.0%**	**3.4%**
Austin	64.3%	77.5%	4.8%	9.5%	1.3%	1.3%
Salem	78.2%	80.2%	9.9%	12.2%	4.8%	3.6%
Seymour	81.6%	85.8%	13.2%	19.2%	3.9%	6.7%

Housing Profile

This section looks at current and future housing in Scottsburg. Housing markets and related issues change over time, along with the economy and other external factors, but people will always need adequate shelter. It will be important to consider the housing needs of residents of all ages, financial situations, and life styles. Regional economic forces will continue to dominate the housing market in Scottsburg. However, by recognizing local and regional housing needs, Scottsburg can play a role in providing an adequate housing stock for a variety of people.

Housing Construction Trends. Scottsburg's housing trends directly reflect population growth trends. Because Scottsburg is currently a bedroom community for nearby job centers, the city's housing stock is focused on single-family homes. The city also has an active rental housing market that includes both single-family and multi-family homes.

The number of homes in Scottsburg has more than doubled since 1940. The postwar housing boom and interstate highway construction fueled demand in the 1960's to 1980's. Over the next several decades, the region's growing economy drew new residents to Scottsburg, many of them young couples starting families. The 1990's and early 2000's brought more than new 825 homes. The pace of development slowed in the 2010's when less than 100 homes were added to the city's housing stock. Since 2014, the number of new homes being built has increased but does not match the growth of previous decades.

Structure Built 2014 or later	Structure Built 2010-2013	Structure Built 2000-2009	Structure Built 1990-1999	Structure Built 1980-1989	Structure Built 1970-1979	Structure Built 1960-1969	Structure Built 1950-1959	Structure Built 1940-1999	Structure Built 1939 or earlier
6.6%	2.6%	19.4%	21.7%	25.2%	22.9%	24.8%	12.0%	9.8%	18.2%
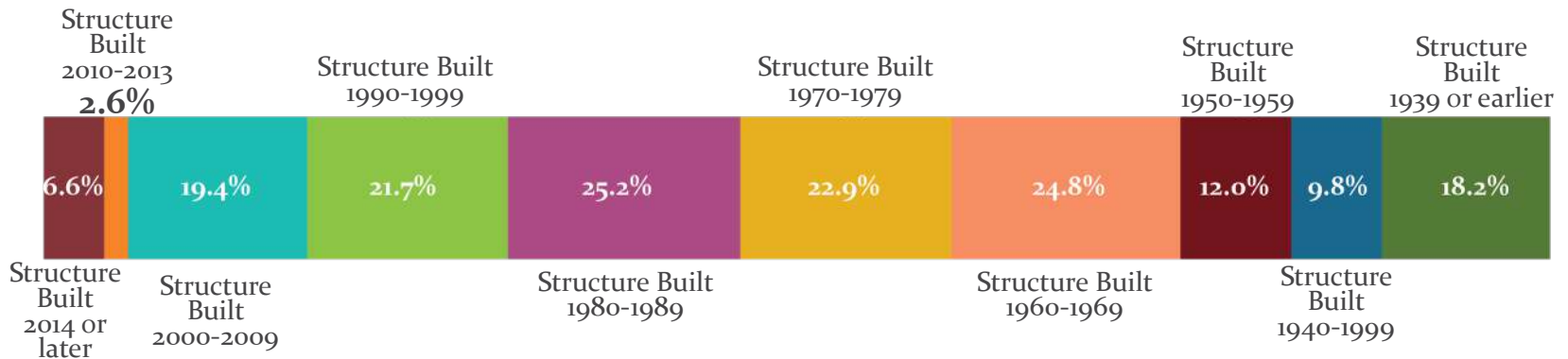
Housing Types. Scottsburg's housing stock has been historically oriented toward single-family homes. More than 65% of homes in Scottsburg were single-family, detached units in 2010 compared to 63% of homes in 2020. There is a significantly higher percentage of 3- or 4-unit housing complexes in Scottsburg (12.2%) compared to Austin (4.9%), Seymour (4.7%), Salem (5.6%), Scott County (4.7%), Indiana (3.5%), and the nation (4.3%).

Lack of diversity can be a hindrance to individuals that do not want buy a home, or those who can't afford or are unable to live in a single-family, detached home. Other housing types, such as patio homes, townhomes, or apartments, are typically smaller and require less maintenance, making it easier and more desirable for young adults or senior citizens.

Housing Values. Housing value is a good indicator of the dynamics of a city's housing stock and the kind of activity that occurs within the housing market. A much larger percentage of Scottsburg's homes are high-value as compared to the larger region of Scott and Washington Counties. With more than half of its owner-occupied units having values exceeding $100,000, Scottsburg's housing stock is clearly in a high price range when compared with regional but not the statewide average.
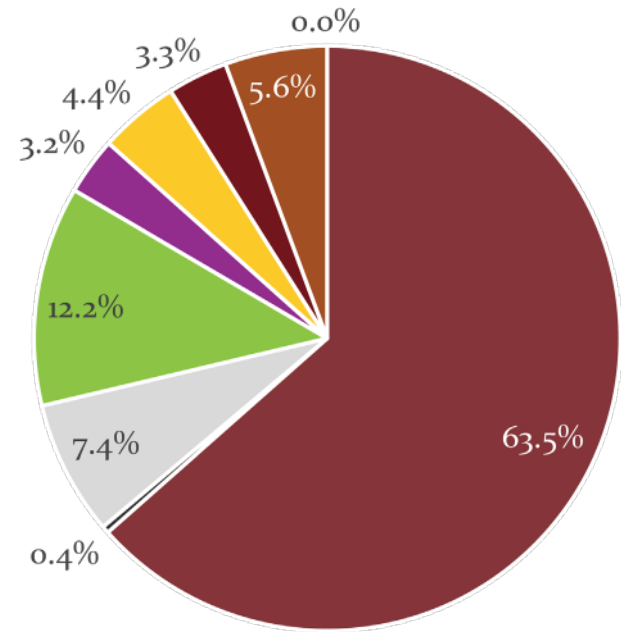
Legend:
- 1-unit, detached
- 1-unit, attached
- 2 units
- 3 or 4 units
- 5 to 9 units
- 10 to 19 units
- 20 or more units
- Mobile home
- Boat, RV, van, etc.

Home Value	2010	2020
United States	$188,400	$229,800
Indiana	$123,000	$148,900
Scott County	$96,600	$107,800
Scottsburg	$88,500	$100,800
Austin	$66,100	$69,300
Salem	$78,400	$93,900
Seymour	$97,300	$121,400

Housing Market Conditions. When assessing housing issues it is important to maintain a county regional perspective. The city is part of the larger Louisville labor market, as many Scottsburg residents commute out of the city for employment.

Not surprisingly, Scottsburg's owner-occupied housing stock is at a higher sale price than the county region's, other than Seymour. This reflects the predominance of new, higher starting sale homes. Scottsburg's has a small percentage of mobile homes (5.6% of housing stock) that offer an affordable housing option. From a real estate sales perspective, sales of single-family homes dominate the Scottsburg market. Recently, however, there are more frequent examples of these homes being marketed as investment units to serve the rental market created by employees of the larger Louisville area.

Home Occupancy. Approximately 41%of Scottsburg's homes were owner-occupied in 2020; this rate has been declining and has been lower than county and state for many years. Housing affordability affects not only those trying to purchase a home, but households who have already bought or own a home outright, especially when escalating sale prices result in higher assessments of residential properties.

The amount of rental units is growing in Scottsburg and the regional demand for rental housing is strong. Rental properties contributed to 51% of the total housing units in 2020, a large increase from only 33.5% in 2010. The median contract rent in Scottsburg increased from $639 (2010) to $762 per month (2020).

Home Sale Price (Zillow)	2010	2020
United States	$177,006	$257,585
Indiana	$119,272	$165,647
Scott County	$93,886	$134,708
Scottsburg	**$105,113**	**$134,708**
Austin	$70,381	$89,875
Salem	$93,886	$127,875
Seymour	$111,949	$153,201

Owner-Occupied Units (% of total units)	2010	2020
United States	58.5%	56.9%
Indiana	63.5%	62.3%
Scott County	67.1%	58.2%
Scottsburg	**55.3%**	**41.1%**
Austin	55.7%	42.0%
Salem	62.7%	62.4%
Seymour	55.4%	49.1%

Diversity of Housing. A diversity of housing types, styles, and sizes meeting the needs of residents of all ages, financial situations, and life styles may requires land use regulations that allow for these various options. Housing types may include single-family homes, duplexes, multi-unit buildings, mother-in-law or carriage houses (accessory dwellings), and planned unit developments with higher-density housing. Smaller homes, such as bungalows and cottages, on smaller lots can also provide moderate-priced housing. However, any higher-density housing should be offset with open space and other amenities to maintain the rural character and quality of life.

Accessibility of Housing to Services. New housing should be easily accessible to city facilities and services, including good roads and public transportation. Land use regulations should allow for higher density housing in certain areas that have these services and facilities. Not only is this more convenient for residents, it can lower the cost to extend and maintain roads and utilities.

Affordability of Housing. Accommodating people of all income levels and backgrounds is a challenge because many market forces do not allow for this without public subsidy or other incentives. Scottsburg, like most communities, has a need for more workforce (120% or less of median income in Scott County) and affordable housing (80% or less of median income in Scott County) options. The city recognizes the need for a range of housing to meet demand at all income levels, including those families earning below the county median income. With housing prices increasing drastically in recent years and the related rise in property values over the last decade, attracting quality workforce and affordable housing has become more difficult. Although regulations allowing flexibility in housing types, site design, mixed uses, and density in appropriate areas are critical, additional support through grant programs, public-private partnerships, and other incentives are necessary due to the high cost of land and construction..

Housing for Seniors. Many older residents wishing to continue to live in Scottsburg look for housing that is affordable and meets their changing needs. Considerations for senior housing, in addition to cost, are locations that are easily accessible to basic services, stores, and public transportation. This could include rentals, condominiums, mother-in-law houses (accessory dwellings), and smaller single-family homes. All of these may be designed to be more cost-efficient and meet the needs of older residents.

Economic Factors

Labor Force. Just over half of Scottsburg's population is in the labor force (52.9%). While lower than the state's workforce participation rate of 63.8%, this does account for residents who are retired, children, or are unable to work. Unemployment in Scottsburg is around 3.9%, which is well below the state average of 4.7%. These rates are reasonable and suggest that if unemployment continues to remain low, the demand for a skilled workforce may also increase as the region's employment grows.

Scottsburg is part of a regional economy, and therefore, residents are employed in a variety of industries and occupations, not necessarily those industries that are located in Scottsburg. The majority of residents are employed in three industries: Manufacturing, Educational Services/Health Care/Social Assistance, and Retail Trade. Additionally, there were not any significant shifts in the industries that residents are employed within from 2010 to 2020, indicating that the regional economy was likely able to absorb these employees as businesses opened or closed.

Employment of Residents by Industries	2010	2020	% Change
Agriculture, forestry, fishing and hunting, and mining	0.5%	1.1%	0.6%
Construction	5.1%	8.1%	3.0%
Manufacturing	26.4%	24.7%	-1.7%
Wholesale trade	2.9%	2.6%	-0.3%
Retail trade	17.9%	15.7%	-2.2%
Transportation and warehousing, and utilities	2.9%	4.7%	1.9%
Information	0.0%	0.0%	0.0%
Finance and insurance, and real estate and rental and leasing	3.3%	1.9%	-1.4%
Professional, scientific, and management, and administrative and waste management services	4.6%	2.4%	-2.2%
Educational services, and health care and social assistance	20.9%	21.4%	0.5%
Arts, entertainment, and recreation, and accommodation and food services	9.0%	8.5%	-0.5%
Other services, except public administration	3.0%	4.9%	1.9%
Public administration	3.3%	3.8%	0.5%

Commuting. The majority of residents in Scottsburg drive alone to work (82.2%) with the average commute time of 28.0 minutes. Scott County (23.6 minutes), Salem (28.4 minutes), and Indiana (23.9 minutes) have similar commute times, indicating many people are likely commuting to larger employment areas within the region. In Scottsburg, 9.6% of workers carpooled, 1.8% walked or used public transportation, and 1.4% worked from home in 2020. The number of people who worked from home likely increased drastically during the pandemic and many communities are now seeing this become more common. Of the workers in Scottsburg, 55.5% work in Scott County, 40.8% work outside of the county, and only 3.7% work outside of Indiana (likely Louisville region). In 2019, over 3,000 Scott County workers commuted outside of the county with the majority commuting to Jackson and Clark Counties.

While Scottsburg does maintain a healthy employment base, the city is not a significant regional job center. Madison, Clark County, and Floyd County provide a substantial amount of employment and have a larger pull for residents in other communities.

Income. Scottsburg's median household income of $36,089 per year is about half of that for the state ($64,994). Between 2010 and 2020, the median household income in Scottsburg only increased by about $4,000 while Salem and the state of Indiana increased by more than $8,000.

While the cost of living may be slightly less in Scottsburg than some surrounding areas, there is always concern about the ability of full-time workers to earn an income sufficient to meet basic needs, commonly referred to as a "livable wage." A 2022 study conducted by the Massachusetts Institute of Technology (MIT) reported that an annual livable wage for a family of four with two working adults in 2019 was around $21.03 per hour, while for a single person with no children it was around $15.79 per hour.

Focusing economic development activities on creating well-paying jobs is important in Scottsburg and the region to ensure that residents can meet their basic needs, especially considering increases in costs for housing, health care, food, and energy that are anticipated to increase in future years.

28.0
Minutes
Average Commute Time

$36,089
2020 Median Household Income

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Physical Conditions

The following mapping analyzes the existing conditions of Scottsburg in terms of transportation, utilities, land use, and natural and cultural features.

Existing Transportation. Functional classification is a way to inventory how a road functions and the level of access and/or mobility a road provides to private property. This includes several factors such as the efficiency of travel, traffic circulation, access points, number of lanes, speed limits, and how the road is used. The Federal Highway Functional Classification system has six primary classes including interstate, freeway or expressway, principal arterial, minor arterial, major collector, and minor collector. Scottsburg has three major roadways of I-65, US 31, and SR 56 that act as primary entrances into the community. Except for INDOT-owned US 31 and SR 56, Scottsburg is responsible for maintaining all the roadways within city limits.

Functional Classification. Functional classification is the process by which streets and highways are grouped into classes, or systems, according to the character of service they are intended to provide. Functional classification identifies the role a road or street plays in serving the flow of traffic through a roadway network. This information provides a glimpse of how traffic flows throughout the community and an idea of the traffic volume at critical points throughout the network. Functional classification is used by planners and engineers for program and project prioritization, asset management, safety programs, highway design, and traffic control. Roads can be grouped into three functional classifications: arterials, collectors, and local streets. While the intent of each classification of roads is distinct, most roads play a role in both access and flow.

COMPREHENSIVE PLAN

SCOTTSBURG
INDIANA

City Limits
Railroad
Parks
Waterbody
Interstate
Principal Arterial - Other Freeways or Expressways
Principal Arterial - Other
Major Collector
Minor Arterial
Minor Collector
Local
Existing Trail

Existing Utilities and Services. A community's public facilities and services are vital to its overall health and future growth and includes services such as water, sanitary sewer, fire, EMS, and police.

Trash and Recycling. Scottsburg provides a curbside trash pick-up throughout the city only during weekdays. Scottsburg also offers curbside recycling every other week. Other recycling locations are provided by the Southeastern Indiana Recycling District and include the Scott County Recycling Center, Scott County Reuse Center, Medical Waste drop-off location, and household hazardous waste drop-off location at the Scott County Center.

Water and Sewer. The Scottsburg Water Department provides water serve throughout Scottsburg. The main source of water for Scottsburg is surface water from the Scottsburg Lake Reservoir. The city also purchases water from Stucker Farm, which sources surface water of the Muscatatuck River and ground water from wells at Marble Hill. Sewer service is provided by the city through Scottsburg Municipal Sewage.

Electric. Electricity is provided by the city through the Scottsburg Electric Department.

Broadband. According to Broadbandnow.com, there are eight internet providers for the city including Spectrum. Frontier, Viasat, HughesNet, Citizens Communications Broadband, T-Mobile 5G Home Internet, Jackson Connect, Community Wireless of Charlestown, and Great Palins Communications. In terms of speed, Spectrum, Frontier, and Viasat provide the most effective services. The average download speed in Scottsburg is 28.9 Mbps. This is 81.1% slower than the average in Indiana and 292.5% slower than the national average. Fiber optic internet is available to 69% of Scott County residents.
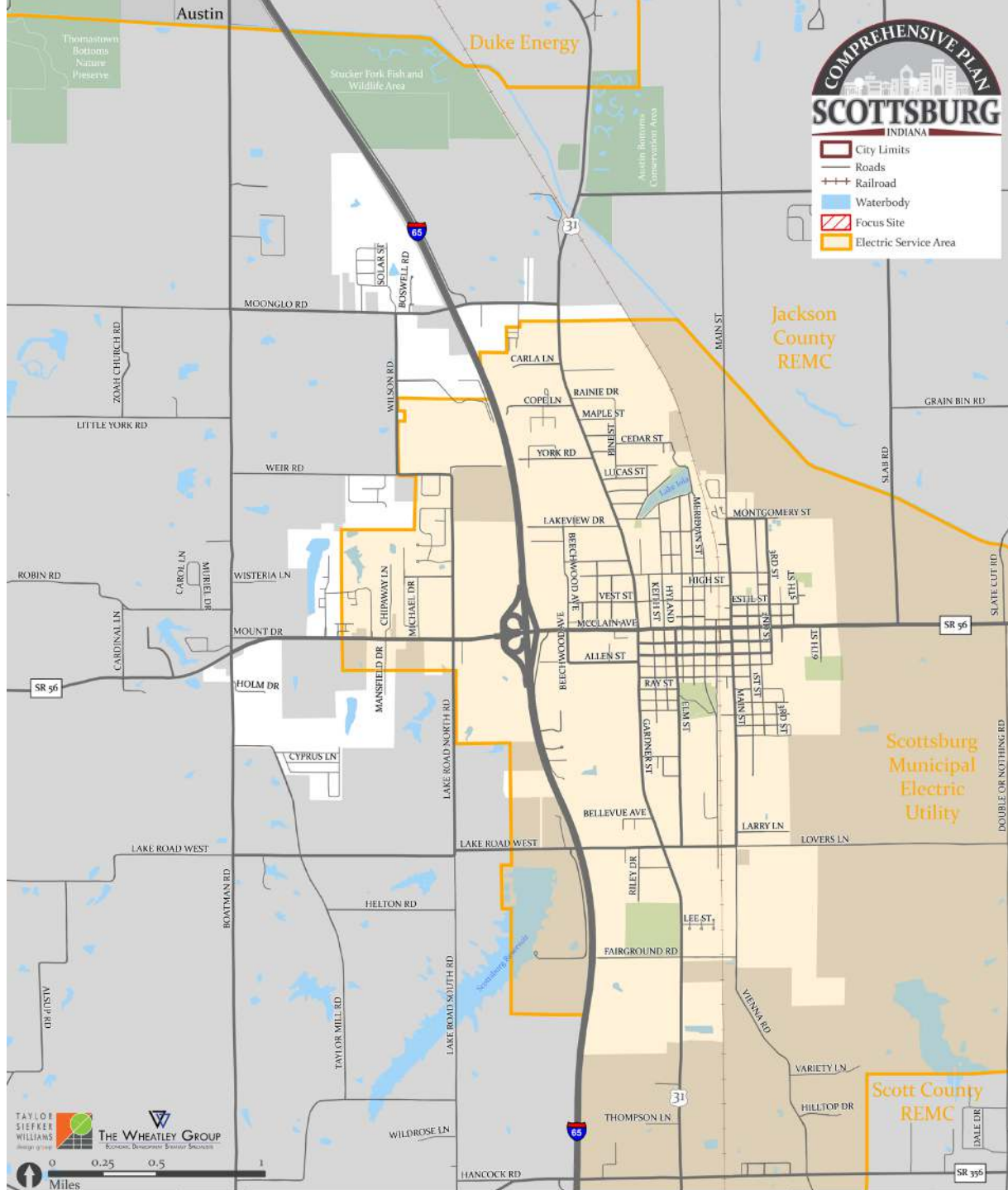
Existing Land Use. The term "land use" describes how a property is used. For example, if a property currently features a house in which people are living, then that would be classified as a residential land use. In contrast, the term "zoning" refers to the type of current or future land use that is permitted on a property by law. Because a land's use and its zoning are sometimes inconsistent, it is necessary to analyze a community's existing land use and zoning separately.

By understanding how land is currently being used within a community, planners and local officials can better serve the community's needs and plan for the future. Identifying and analyzing land uses in Scottsburg can help answer questions like "how much land is currently being used by industrial uses" or "where in the city do we have incompatible land uses near each other?". By answering these questions and others, the community is better prepared to decide how land should be used in the future.

The following land use analysis was developed using a combination of field observations and GIS data provided by the City.

Below is a brief description of each land use and how it relates to adjacent land uses:

Agricultural. While Scottsburg is currently surrounded by agricultural land, it only represents small portion of the land within the town boundary. This existing agricultural land is located along the city boundary.

Commercial. At the city center, commercial land use is used more intensely than in the commercial lands near I-65. Commercial uses in Scottsburg range from automobile-supportive services, such as gas stations, to local restaurants and other small businesses. Commercial land uses within the city center and along US 31 are surrounded by residential uses, whereas commercial uses near I-65 are surrounded by both residential and agricultural uses.

Residential. Residential uses are the dominant land use in Scottsburg. The category includes typical residential uses, such as single-family homes and duplexes.

Industrial. The bulk of Dayton's industrial land lays on the southern side of the city, located along US 31. Some of this land directly abuts residential areas. There is also a smaller industrial area on the western edge of Scottsburg.

COMPREHENSIVE PLAN

SCOTTSBURG
INDIANA

- City Limits
- Roads
- Railroad
- Parks
- Waterbody
- Single Family Residential
- Multi-Family Residential
- Mixed Use
- Commercial
- Industrial
- Agriculture
- Institutional/Semi-Public
- Vacant/Open Space

Austin

Thomastown Bottoms Nature Preserve

Stucker Fork Fish and Wildlife Area

Austin Bottoms Conservation Area

MOONGLO RD
ZOAH CHURCH RD
LITTLE YORK RD
WEIR RD
ROBIN RD
CAROL LN
CARDINAL LN
MURIEL DR
MOUNT DR
SR 56
THOLM DR
CYPRUS LN
LAKE ROAD WEST
BOATMAN RD
HELTON RD
TAYLOR MILL RD
LAKE ROAD SOUTH RD
ALSIP RD
WILDROSE LN
THOMPSON LN
HANCOCK RD

SOLAR SE
BOSWELL RD
WILSON RD
CARLA LN
COPE LN
BENNIE DR
MAPLE ST
PINE ST
CEDAR ST
YORK RD
LUCAS ST
LAKEVIEW DR
BEECHWOOD AVE
VEST ST
HIGH ST
MICHAEL DR
KERTH ST
HY AVE
MORGAN AVE
ALLEN ST
RAY ST
GARDNER ST
BELLEVUE AVE
RILEY DR
LEE ST
FAIRGROUND RD
LAKE ROAD NORTH RD
MAIN ST
MURPHY ST
MONTGOMERY ST
ESTEL ST
5TH ST
3RD ST
1ST ST
MAIN ST
3RD ST
LARRY LN
LOVERS LN
VIENNA RD
VARIETY LN
HILLTOP DR
DALE DR
SR 56
GRAIN BIN RD
SLAB RD
SLATE CUT RD
DOUBLE OR NOTHING RD

SR 56

Scottsburg Reservoir

TAYLOR
SIEFKER
WILLIAMS

THE WHEATLEY GROUP

0   0.25   0.5   1
Miles

Existing Natural and Cultural Features. The Scottsburg Courthouse Square Historic District and existing buildings along the square have become vital to the identity of the community. This area hosts many events and festivals as well as other community events like the existing farmer's market. Scottsburg and Scott County currently have numerous weekly, monthly, and annual events to offer residents and visitors. These events are advertised on Facebook, the Scott County Events Calendar, and local and regional publications. Below are a few examples of such events.

- Scott County Mater Fest
- Scott County Fair
- Austin's Firearm Festival
- Pig Roast in the Park
- Scott County Quilt Festival
- Hardy Lake Raptor Days
- Lexington Old Settlers Days
- Leota Country Frolic
- Coffee with the Chamber
- We Rock Hardys Cafe
- SUMC Community Art Festival and Craft Fair
- Scott County Bowl for Kids' Sake
- Annual Indy Air Hogs Memorial Fly-In
- Scottsburg Volunteer Fire Department Golf Scramble
- Scott County Farmers' Market

Existing Community Facilities.

Scottsburg Fire Department. The Scottsburg Fire Department was established in 1910. It protects the citizens and property of the City of Scottsburg, including State Highway 56, State Highway 31, Interstate 65 and assisting county agencies. The Fire Department has grown to a small combination department, responding to almost 1000 calls annually. With two stations, the Fire Department responds to structure and vehicle fires, hazmat and medical emergencies, ice, rope, agricultural and swift water rescues, auto extrication, and other related emergencies. Along with a large volunteer group, the department has four full-time officers, and twelve part-time officers. Various members of the department are also certified fire instructors and investigators. The department has a fleet including three engines and one ladder truck along with four support vehicles. As growth continues, additional staffing and facility structural improvements will be needed to continue to provide quality coverage throughout Scottsburg.

Scottsburg Police Department. The Scottsburg Police Station is located on S Lake Road. The station is centrally located as far as operations are concerned. The Police Department had 17 full-time sworn officers on the force as of 2022 and maintains 24 hour-per-day dispatching. The Scottsburg Police Department continues its efforts as a community-based department, with a proactive, person-to-person emphasis on crime prevention, drug and alcohol education, and community activity. The Department's efforts are especially targeted to young people that leads to a greater familiarity between police and residents, resulting in a greater feeling of safety and sense of community. Partnered with the local school system, the police provide a School Resource Officer (SRO) to each school within each school in city limits. The department shares the cost of this position with the school district.

Community Schools. The Scottsburg school system is a part of the Scott County School District 2. This school district serves Scottsburg children from grades kindergarten through twelve in the Scottsburg Elementary School, Scottsburg Middle School, and the Scottsburg High School. Recreation fields owned and maintained by the School District are adequate for present needs and supplement city-owned facilities through successful collaboration by the district and the City's Recreation and Parks Department.

APPENDIX B: PUBLIC ENGAGEMENT

What do you want to PRESERVE OR KEEP THE SAME in Scottsburg?

"The Square! Would like to see it flourish and become the social hub!

Steering Committee Meeting #3

INTRODUCTION

Community engagement is a vital component of the planning process. Not only do valuable insights from community members help create stronger plans, but engagement also helps energize the public when its time to begin implementing the strategies they developed. For Scottsburg, community engagement efforts include two public meetings and a public visioning survey to accompany the four steering committee meetings.

Public Meeting #1 and Steering Committee Meeting #1 05-22-22. Fourteen members of the community attended the public open house on May 22, 2022 at Gathering Point Church. At the meeting, attendees were encouraged to visit three activity stations to learn about the planning process, share their ideas, and engage with the planning project team. Attendees then used comment cards and input boards at each station to provide feedback and share their personal insights.

Community Visioning Survey. Over the course of a month, similarly to the first public meeting, community members were invited to participate in the same visioning exercises via an online platform. In total, 91 community members participated.

What do you want to PRESERVE OR KEEP THE SAME in Scottsburg?

- Small, Close-knit Community Feel
- Farmers Marker
- Historic Buildings and Identity (City Square)

What CHALLENGES does Scottsburg face today?

- City Perception – Poverty, Drugs, Lack of Attractions
- Lack of Housing Types
- Lack of Job Opportunities

What do you want to CHANGE in Scottsburg?

- Need More Shopping and Attractions
- Sidewalk Connections (missing gaps)
- More Sit-down Restaurants
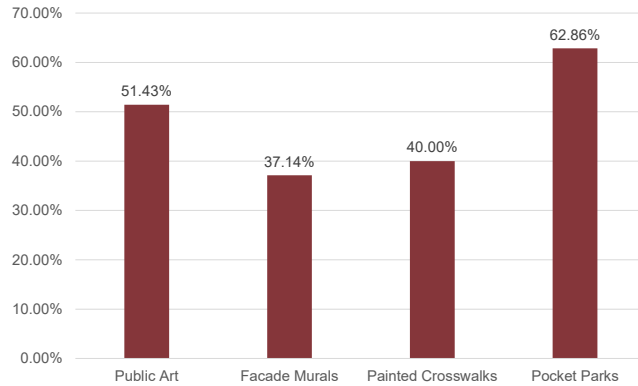- Better Youth and Senior Activities
- Property Maintenance

What makes Scottsburg SPECIAL?

- Proximity to Major Metro Areas
- Local Festivals – Masterfest, Pig Roast in the Park, Court Yard Festival
- Historic Downtown and Theatre
- High Quality School System
- Lake Iola

How important are these topics to YOUR quality of life in Scottsburg?

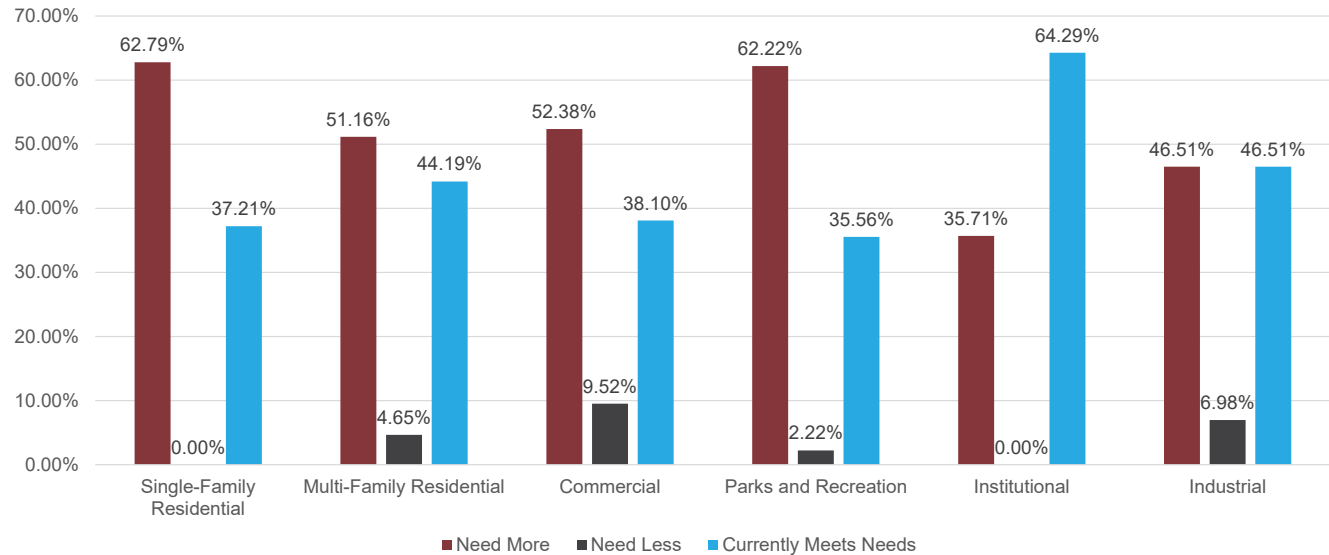|	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT
Access to Parks and Recreation	64.58%	33.33%	2.08%
A Strong Downtown	**78.72%**	19.15%	2.13%
Access to Job Opportunities	79.17%	18.75%	2.08%
Affordable Housing Options	61.70%	38.30%	0.00%
Beautification and Visual Appearance of the Community	72.92%	27.08%	0.00%
Improved Roadway Conditions and Connectivity	74.47%	23.40%	2.13%
Access to Sidewalks and Trails	65.96%	29.79%	4.26%
Reliable Public Services and Infrastructure	72.34%	25.53%	2.13%
Adequate Public Safety	**89.13%**	10.87%	0.00%
Access to Entertainment Options	68.75%	29.17%	2.08%
Additional Retail and Dining Options	72.92%	25.00%	2.08%
Strong School System	**91.67%**	6.25%	2.08%
Access to Higher Education Opportunities	77.08%	20.83%	2.08%
More Programming and ACtivities (Farmers Market, Festivals, etc.)	70.83%	27.08%	2.08%
Youth Programming and Activities	**93.62%**	6.38%	0.00%

- Lack of Continuous High Quality Sidewalks
- Safe Pedestrian Crossings on Roads and Trails
- Trail from Lake Iola to YMCA
- Storm Drain Improvements
- Educational Signage Along Sidewalks and Trails

What types of beautification initiatives would you like you see in the future? (bar chart)

Category	Value
Public Art	51.43%
Facade Murals	37.14%
Painted Crosswalks	40.00%
Pocket Parks	62.86%

In your opinion, does the existing amount of each land use type listed meet the needs of Scottsburg?

Land Use Type	Need More	Need Less	Currently Meets Needs
Single-Family Residential	62.79%	0.00%	37.21%
Multi-Family Residential	51.16%	4.65%	44.19%
Commercial	52.38%	9.52%	38.10%
Parks and Recreation	62.22%	2.22%	35.56%
Institutional	35.71%	0.00%	64.29%
Industrial	46.51%	6.98%	46.51%

Legend: Need More, Need Less, Currently Meets Needs
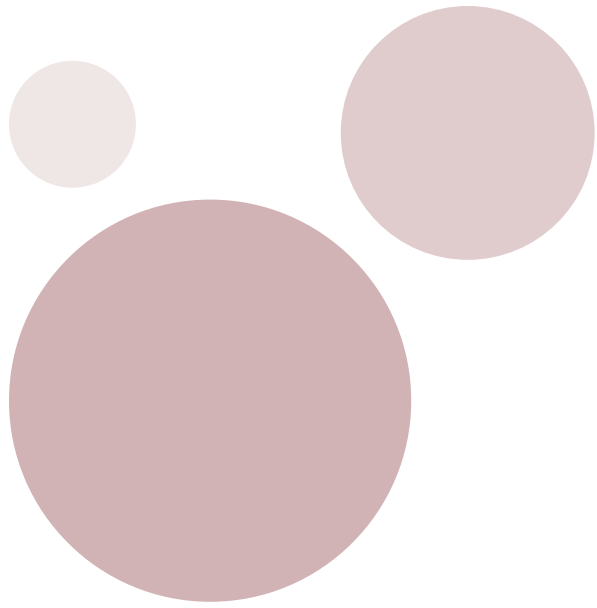
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Steering Committee Meeting #2 06-01-22. During the second steering committee, the planning team reported the feedback and results from the first public meeting and online survey as well as presented the draft vision and goals. Steering committee members were asked for feedback regarding the topics covered, wording, as well as locations for development and improvements.

Steering Committee Meeting #3 06-29-22. After refining the draft vision and goals, the planning team came back to the steering committee with updated visioning as well as draft strategies and action steps to begin the prioritization process. The committee vetted the updated vision and goals as well as provided edits to the strategies that would be presented at the next public open house.

Public Meeting #2 07-05-22. In tandem with the Scott County Fair, community members were invited to visit the city booth to help the planning group prioritize the plan strategies. Participants were also able to provide feedback on the future land use, development focus sites, and future transportation improvements.

What is your highest priority for Scottsburg? "

Evaluate zoning standards to encourage outdoor dining in the downtown

Prioritize the phases or sections of future sidewalks and trails identified on the Transportation Plan that focus on connecting the downtown, parks, schools, and neighborhoods.

Steering Committee Meeting #4 09-20-22. The final steering committee meeting focused on the action step tables and draft plan document. The steering committee received the draft plan document prior to the meeting and discussed any edits to the overall document and content during the meeting.