

# COMPREHENSIVE PLAN



# CHANDLER

Prepared for:

**The Town of Chandler**

Chandler Town Hall

417 E. Jefferson Ave, Chandler, Indiana 47610

Phone: 812 . 925 . 6882

Prepared by:

**Bernardin, Lochmueller, & Associates**

Engineering | Planning | Surveying | Environmental  
Studies | Water/Wastewater

6200 Vogel Road, Evansville, Indiana 47715

Phone: 812 . 479 . 6200



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# ACKNOWLEDGEMENTS

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Kathy Lemmons  
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Ryan Schiff  
Dallas Scott  
Diane Slater  
David Talley  
Stephanie Virgin-Henrich  
Wendy Wary  
Greg Webb  
Marlin Weisheit

## Bernardin, Lochmueller & Associates, Inc.

David Isley, Director of Planning

David Goffinet, Public Involvement

Laurie Miller, Planner I



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# EXECUTIVE SUMMARY

## What is it?

The comprehensive plan for Chandler directs the future physical development of the community. It addresses the use of land to accommodate future activities, the improvement of the infrastructure (roads and utilities) to sustain development, the provision of community and recreation facilities to meet the needs of its residents, and the preservation of natural and historic amenities to protect the heritage of the community. Ultimately, the comprehensive plan reflects the values of the community in balancing the competition for land to sustain the economic vitality and the quality of life of the community. It is the collective vision for the physical, economic, and social future of Chandler.

## What does it include?

Exceeding the minimum state statutory requirements for a comprehensive plan (IC 36-7-4-500 series), the comprehensive plan includes:

A community profile containing –

- a review of historic structures, a field survey of housing conditions, a description of environmental features (steep slopes, soils and prime farmlands, forests, groundwater resources, streams, floodplains, wetlands, wildlife habitats, managed lands and natural areas, recreation areas, and waste disposal), and generation of existing and projected demographic and economic characteristics;
- an assessment of existing and projected land use (derived from a field survey) and an examination of existing and planned transportation, utility and community facility improvements; and
- an identification of growth and development issues through the Comprehensive Plan Steering Committee and visioning workshops.
- A future vision for the community setting forth development policies, goals, objectives, and programs.
- Recommendations covering land use development, transportation, utilities, community facilities and services, open space and recreation, environmental protection, economic development, housing preservation, and plan implementation.

## What brought it about?

The Town of Chandler has recognized the need to have a current comprehensive plan that would provide an accurate representation of the Town's vision of the future and serve as a guide for future maintenance

and growth of the town. Furthermore, town officials learned that by maintaining a current comprehensive plan (one that is less than five years old), the community will have the ability to apply for more funding opportunities at the state and Federal level. The 2012 Chandler Comprehensive Plan was paid for by the Town.

### **What geographic area does it cover?**

The comprehensive plan covers the incorporated area of Chandler. However, Chandler is not defined solely upon what resides within its boundaries. Since the town may outgrow its boundaries by the comprehensive plan design year of 2040, the plan addresses a few issues outside of the current town limits and provides a preliminary Future Land Use Map that includes the town's two-mile fringe. If the town wishes to exercise extra-territorial planning authority within the unincorporated area of its two-mile fringe, permission must be sought from the Warrick County Commissioners.

### **How was it developed?**

The comprehensive plan was developed through several forms of public participation which were used to gain ideas and opinions from Chandler residents: an informational website, a visioning workshop, two combined steering committee/public workshop, two steering committee sessions and two town employee meetings. Through this process, planners obtained insight into what elements of the town are unique, how past and current policies have shaped the town landscape, and how to solve some of the challenges the town faces. The public participation elements revealed that Chandler needed to:

- Improve the image and appearance of Chandler.
- Develop more amenities that would improve the quality of life for residents.
- Diversify the housing market by offering a variety of home sizes, costs and types.
- Make the SR 62 corridor more attractive to economic development opportunities.

### **What did the plan find?**

The comprehensive plan revealed that Chandler:

- Has a population of 2,917 (according to the 2011 STATS Indiana data) and has a projected population of 4,648 in the year 2040.
- Has a large youth population (30 percent of the population is under the age of 19). This percentage is slightly higher than the state average of 28 percent.

- Has land use and growth patterns that are influenced by the abundance of floodplains, wetlands, and previously mined lands.
- Is in position to serve as the gateway to future Warrick County recreational areas. These recreational areas can be developed north of the town limits using previously mined lands. Once the reclamation process is complete, these lands provide a unique and interesting landscape that is suitable for trail development (hiking, ATV, biking, etc.).
- Has the beginnings of a strong Parks and Recreation Department. The amount of community park space in Chandler is adequate to serve the needs of the current and future 2040 population. The visioning workshop revealed the need to expand the number of amenities the parks department offers. This includes the addition of a splash park, trails, soccer fields and an expansion of the community center. Additional services such as all-ages sports and non-sports related activities were also requested during the workshop. Once these amenities are in place, Chandler will have the ability to become the premier sports complex of Warrick County.
- Has a need to develop neighborhood parks (pocket parks).
- Needs to hire a full-time person to improve the management, coordination and efficiency of the growing parks and recreation department.
- Has the need to create a trail system to connect neighborhoods to schools, government facilities, grocery stores, recreation areas and other amenities. This trail should also be connected to any future regional trails.
- Should work with Warrick County to expand the community center to serve as a shelter for victims of natural disasters.
- Needs to construct a new Town Hall. The current town hall is cramped and unable to house all of the town's services. A new municipal center constructed to house multiple services under one roof, (administrative offices, jail, police department and perhaps other community facilities like the fire department and the library), will cut long-term maintenance and utility costs. Furthermore, if the town chooses to place the municipal center along SR 62 in the heart of Chandler, the building can serve as catalyst for redevelopment of the surrounding commercial area.
- Needs to hire a Town Administrator to improve the efficiency and management of Town Hall. As Chandler continues to pursue many of the projects and policies outlined in the comprehensive

plan, a Town Administrator will be able to aggressively search for funding sources, take on human resources issues, and assist the town council with managing economic development and planning projects.

- Needs to continuously review all service fees to ensure the sustainability of services.
- Should focus attention on the image of Chandler perceived by the public. This can be done through the improvement of the Chandler's website and working with the local media to report on the positive happenings in the community rather than the negative stories.
- Needs to improve signage for streets, attractions and landmarks throughout the town. This will make it easier for tourists to navigate around the town and will also give the town a more "polished" look. The town should also consider creating gateways into the town.
- Has a median household income of \$41,366 and a median family income of \$47,969. According to the 2000 U.S. Census, ten percent of the families in Chandler were below the poverty level.
- Has a labor force of 1,289 persons, or 62 percent of the population 16 years and older. The majority of these workers have sales and office occupations or service occupations.
- Does not capitalize on its existing amenities to attract regional tourists. The existing Chandler Speedway and Chandler Community Center and Sports Park, if marketed appropriately, have the ability to draw in large crowds into the community. As the number of tourists increase, secondary spending on entertainment and lodging will greatly benefit and support the growing local economy.
- Should begin working closely with Success Warrick County and the Economic Development Coalition of Southwest Indiana to create an Economic Development Plan to help Chandler devise strategies and methods to achieve economic success. This effort should also focus on Downtown Chandler and the development of a Tax Incremental Finance district along SR 62, closest to the interchange at I-164 and Morgan Avenue.
- Should explore ways to make Downtown Chandler more attractive. This can be done by completing a beautification project which would add attractive lighting and plantings.
- Should relocate utilities found in the alleyway between Adams Street and SR 62 to Adams Street. This will developers to join adjacent lots, which will the provide enough adequate space for modern retail buildings.

- Should explore creating a design district in the downtown area to enhance the visual image and quality of future commercial developments.
- Should explore establishing a Business Improvement District to help support business in the downtown corridor.
- Needs to use branding as a tool to market the town. The branding should reflect the past and future of Chandler. The town should use this brand on letterhead, street and building signage, town vehicles, etc. The town may also consider encouraging quality businesses to use the branding on packaging and on the products. Branding the town should be done in the immediate future to help build a cohesive appearance.
- Is primarily a bedroom community, with 80 percent of its workforce traveling 16 minutes or more to reach surrounding communities and counties for employment opportunities.
- Needs to promote the addition of approximately 743 housing units to the 2010 current housing stock by 2040 in the areas identified for residential use on the Future Land Use Map 2040.
- Has very little diversity in housing types, sizes and value. Ninety-two percent of the housing stock in Chandler is single-family homes and 72 percent of homes are valued \$50,000 to \$99,999. Thirty-two percent of housing units contain two bedrooms while 54 percent of housing units contain three bedrooms. Chandler should work with local developers to diversify the housing stock by encouraging the construction of larger homes, condominiums, and senior living facilities.
- Should continue to seek funding opportunities to improve housing conditions. In particular, Chandler should work directly with OCRA (Indiana Office of Community and Rural Affairs) and IHCD (Indiana Housing and Community Development Authority) to establish a owner-occupied housing rehabilitation program.
- Has 16.92 miles of roadway within the town boundary.
- Should work with Warrick Area Transit System (WATS) and the City of Boonville to create a direct bus route to Evansville. By doing so, residents of Chandler will have access to more employment and entertainment options.
- Should continue to implement their Complete Streets Policy. Not only will this improve the

appearance of the town, but will also provide sidewalks for residents to use for walking and biking. The Complete Streets Policy will also require the continual development of a traditional storm water management system to eliminate the drainage ditches found throughout Chandler.

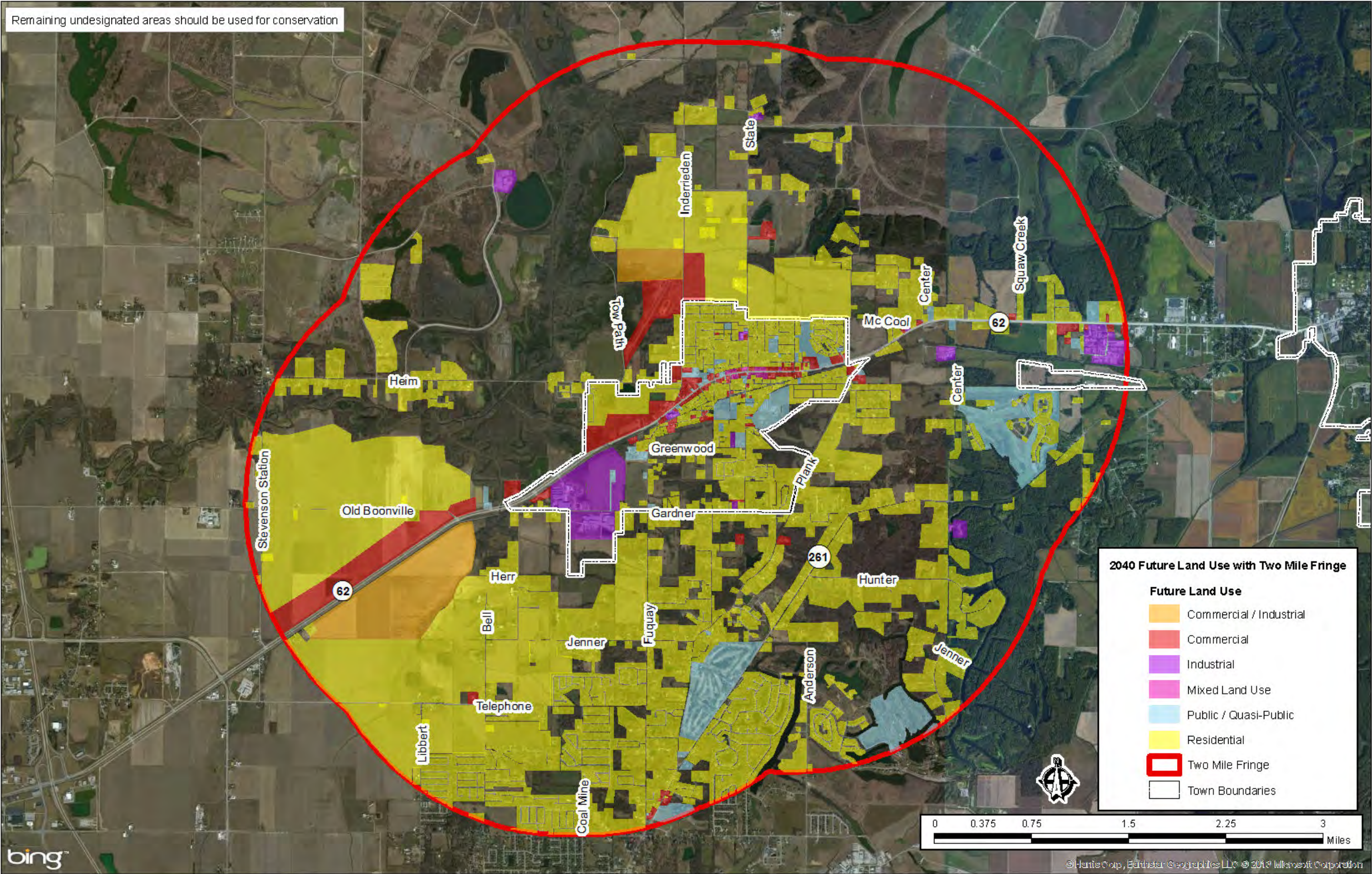
- Should address narrow roadways and make modifications to them to either better accommodate or eliminate two-way travel and on-street parking.
- Should complete an inventory of existing roadway signs to ensure that signs are in the correct location, have the proper level of reflectivity, and are not missing.
- Has the largest utility service area in Warrick County.
- Should consider expanding utility service to areas the town would like to pursue annexation or foresee future growth. This includes the SR 62 corridor near the interchange of I-164 and Morgan Avenue, and the area between Elberfeld and Chandler.
- Should consider establishing an Erosion Control and Storm Water Management Ordinance.
- Should continue to explore other methods to establish a curbside garbage pickup service to enhance the quality of life for residents.
- Needs to update the utility billing/payment process by adding additional payment centers in Newburgh and Boonville and including online billing and payment options.
- Should ensure that adjacent land uses are compatible with one another.
- Should promote the use of mixed land use to stimulate higher densities along the SR 62 Corridor.
- Continue to pursue policies that discourage sprawl and the subsequent exorbitant life-time maintenance costs of utilities and roadways.

The culmination of these planning efforts has resulted into a Future Land Use Map which should be used as a guide for future growth (Figure ES-1). The Future Land Use Map shows the locations of future infrastructure and amenity improvements as well as the predicted land use pattern. This map also reflects the desire to plan within the town's two-mile fringe.



FIGURE ES-1

FUTURE LAND USE MAP WITH TWO-MILE FRINGE







**How was the plan adopted?**

A final draft of the plan was made available for public inspection at the Chandler Public Library on February 7, 2013. On February 21, 2013, the Chandler Plan Commission held a public hearing to allow residents to make comments on the draft comprehensive plan. Once the public was allowed to make comments, the Plan Commission and the Town Council adopted the plan by resolution.

**Whats next?**

The success of a comprehensive plan is based on its ability to be implemented. Accomplishing all of the goals created through the visioning process is an overwhelming task at first glance, but can be manageable if each goal is taken step-by-step.

- Following the adoption of the comprehensive plan, the town should begin the process of updating and creating new building codes and town ordinances, if necessary. A list of suggested legal framework to be updated or created can be found in Chapter 10.
- The town should consider creating “Implementation” committees who will be assigned to carry out specific goals and objectives in each chapter with an organized and efficient approach.
- Annual reviews of the committees’ progress should be done by the town to ensure adequate progress is made.



# CHAPTER 1 INTRODUCTION

## A. FOUNDATION

### 1. Purpose

The Town of Chandler Comprehensive Plan directs the future physical development of the community by serving as the key policy guide for public and private decision makers. The plan addresses the use of land to accommodate future activities, the phasing of infrastructure (roads and utilities) to support development, the provision of community facilities to meet the needs of residents, and the preservation of natural and man-made amenities to protect the heritage of the community. Ultimately, the comprehensive plan reflects the values of the community in balancing the competition for land to sustain the economic vitality and the quality of life of the community. The plan is the collective vision for the future of Chandler.

According to Indiana Code (IC 36-7-4-501), the purpose of a comprehensive plan is to provide for “the promotion of public health, safety, morals, convenience, order, or the general welfare and for the sake of efficiency and economy in the process of development.” Finally, a comprehensive plan is required for the adoption of a variety of land use controls (zoning, subdivision, planned unit development, site plan review and thoroughfare regulations) for achieving the community’s future vision, and provides a long-range framework for developing capital improvement programs. Chandler adopted the previous plan in 1998 and the current Zoning Ordinance and Subdivision Control Ordinance were adopted in 2002.

### 2. Organization

The 2013 Chandler Comprehensive Plan was prepared by Bernardin, Lochmueller, & Associates, Inc. in Evansville, Indiana, under contract to the Town of Chandler. The plan was reviewed and adopted by the Chandler Plan Commission and the Chandler Town Council after several public forums and a formal public hearing.

### 3. Planning Process

The comprehensive plan was prepared through an interactive process with community leaders and citizens over an seven-month period. The process involved four major steps:

1. development of a profile of where the community has been and where it may be going if existing trends and development policies continue,
2. preparation of a vision of where the community desires to be in the future,
3. evaluation of alternative future development patterns and supporting infrastructure to achieve the future vision, and

4. documentation of the desired land use pattern and associated infrastructure.

The Chandler Comprehensive Plan Steering Committee met on two occasions to develop the new comprehensive plan. Broader community input was achieved through interviews with community leaders, a public Visioning Workshop, two combined steering committee/public workshops at major project milestones and a final public hearing.

#### **4. Planning Period**

The new comprehensive plan uses the year 2040 as the horizon year for development of the community. Thus the population and economic forecasts have been prepared for the year 2040 to guide the determination of future land use needs. The desired future land use pattern addresses the preferred location for satisfying these land use needs. Because conditions and development assumptions change over time, forecasts for the immediate future are always more accurate than the distant future. Accordingly, it is desirable to review the underlying assumptions and to make mid-course adjustments as needed to achieve desirable future development as envisioned by the comprehensive plan through a review every five years and an update every ten years.

#### **5. Planning Area**

The Chandler Comprehensive Plan encompasses the incorporated area of the Town of Chandler. The Town of Chandler is located in southwest Indiana in Warrick County. While the majority of Chandler is located within Ohio Township, a portion of the town is located in Boon Township. Chandler is situated along SR 62, approximately five miles west of Boonville, seven miles northeast of Evansville, seven miles north of Newburgh, 33 miles northwest of Owensboro, 105 miles west of Louisville, 174 miles southwest of Indianapolis, and 179 miles east of St. Louis. See Figure 1 for the Chandler Location Map.

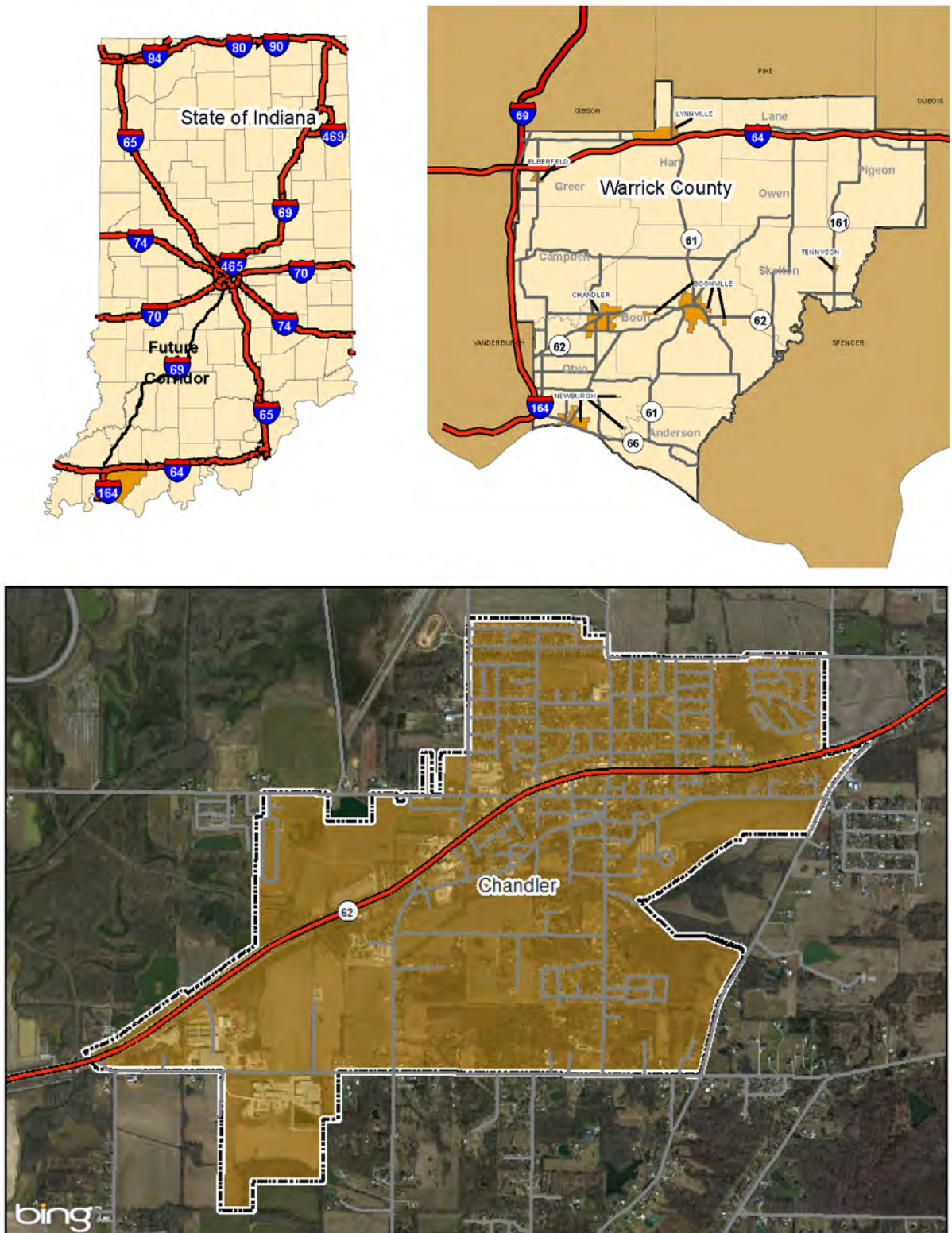
### **B. HISTORY OF PLANNING AREA**

Originally a part of Knox County, Warrick County was established in 1813. At that time, Warrick County contained, what is now, Vanderburgh County, Posey County, Perry County, Spencer County and a portion of Gibson County. The county seat was originally located in Evansville, due to a 100 acre donation by Colonel Hugh McGray on July 15, 1814. As Warrick County began to be split into smaller counties, the county seat was moved to Darlington on the Ohio River and then to Boonville in 1818 where it remains currently.

In 1847, a settlement known as “Lee” was established west of Boonville. Nearly 20 years later, the settlement transitioned from an agrarian society to a coal mining town. In 1873, The town was renamed

Figure 1:

LOCATION



“Chandler” in celebration of the Vice President of Southern Railway, O.E. Chandler, who constructed a rail line through the growing town. By the end of 1874, the town was platted and had a post office.

Capitalizing on the popularity of living in the suburbs post-World War II and its close proximity to Evansville, Chandler took several steps to make the community more appealing to those seeking relief from the hustle and bustle of urban life. Between 1953 and 1955, Chandler became an incorporated town, gained a volunteer fire department, installed street lights and a water system, and began paving heavily traveled roadways within the town boundaries. The most significant project aiding in the transformation of Chandler from coal mining town to bedroom community was the construction of State Road 62. The new state road provided quick access to jobs and commercial areas located in the city-center of Evansville, allowing residents to easily commute seven miles away to Chandler which contained the small town atmosphere and larger lot sizes that they desired. These changes resulted in a population increase from 1,700 people in 1960 to 3,100 people in 2000.

### **C. DEMOGRAPHICS FOR PLANNING AREA**

#### **1. Population**

Population, income, and employment characteristics are important considerations in determining the future land use and recommendations made in subsequent chapters. These characteristics help determine the magnitude of future housing demand, the need for additional community facilities, and the ability of residents to support commercial activities.

Social and economic characteristics for Chandler, Boon Township, Ohio Township and Warrick County can be found in Appendix B.

##### **a. Existing Population**

According to STATS Indiana 2011 population estimates data, Chandler has a population of 2,917 persons. Population trends data show that the greatest surge in population occurred between 1970 and 1980, when the town gained 1,011 persons. Since then, the population has remained stable at approximately 3,000 people.

Boon Township's population trends show a slow but steady growth rate. It took one hundred years for the population of the township to double. Currently there are 12,755 residents in Boon Township.

Like Chandler, Ohio Township experienced a boom in population between 1970 and 1980. However, Ohio Township continued to grow, nearly quadrupling from 10,696 persons in 1970 to 37,749 persons in

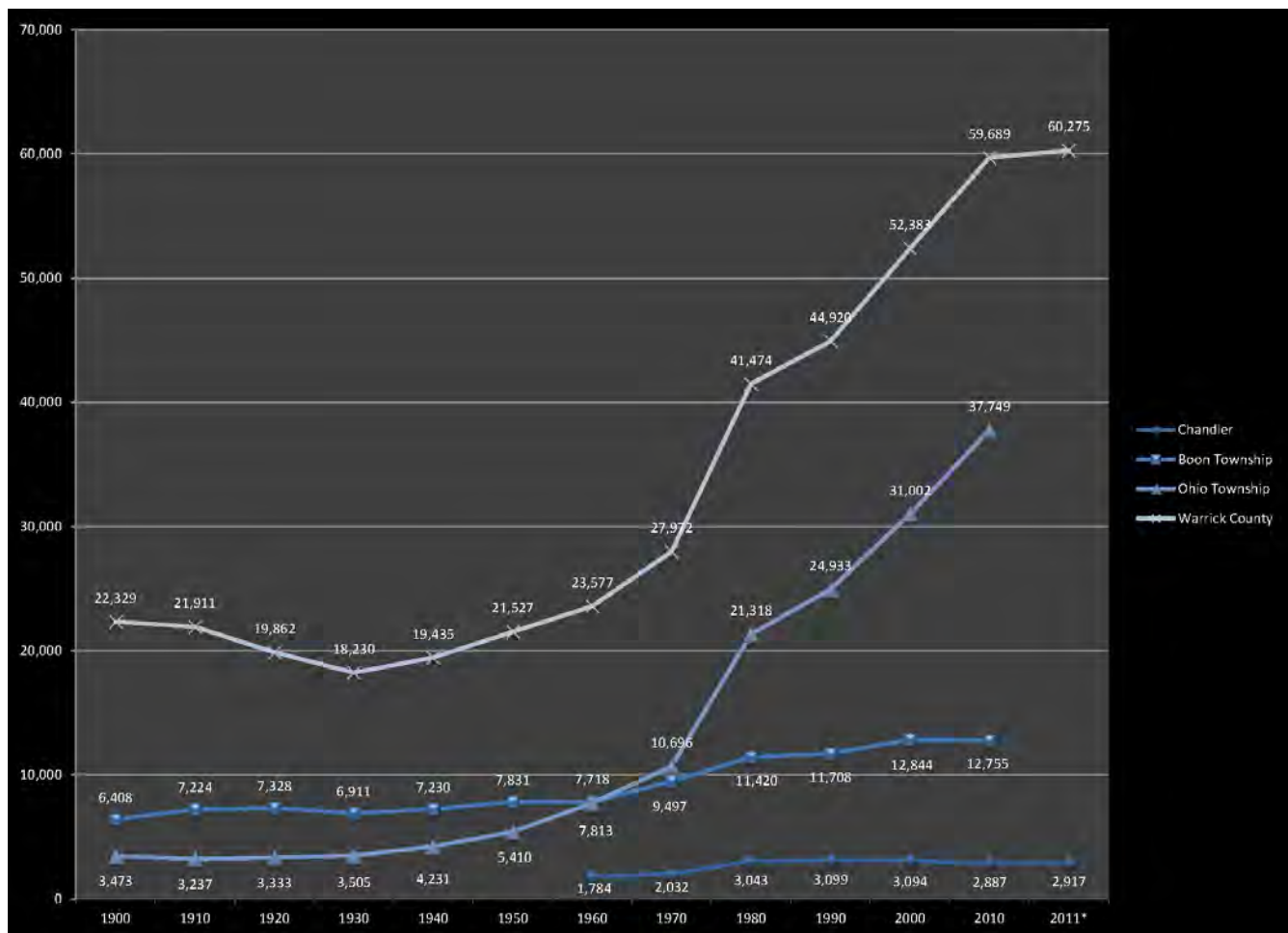


2010. Much of this population boom can be attributed to the construction of the Lloyd Expressway in the 1980's and the desire of many Evansville residents to seek the suburban lifestyle.

The tremendous growth in Ohio Township is reflected in the population trend of Warrick County. The population of Warrick County doubled between 1970 and 2010, from 27,972 persons to 59,689 persons.

Figure 2 and Table B-1 in Appendix B show the population trends for Chandler since 1960.

**Figure 2: Population Trends**



## b. Projected Population

Population forecasts for the Town of Chandler were derived from a review of population trends from 1950 through the 2010 population estimate. The forecast calculation shows an increase of 1,761 people

between 2010 and 2040, to a population of 4,648 in the year 2040. Table B-2 in Appendix B shows projections for the Town of Chandler.

### **c. Male/Female Population**

In 2010, the ratio of the male and female population in Chandler was 48.8 percent male and 51.2 percent female. Similar to Chandler, the State of Indiana had a uniform distribution of 49.2 percent male and 50.8 percent female (see Figure 3 and Table B-3 in Appendix B).

## **2. Age**

Chandler has the lowest median age than all communities used for comparison. The median age in Chandler for both sexes is 36.0 years. The male median age is 34.5 years while the female median age was 37.3 years. Data from the U.S. Census revealed that in 2010, 30 percent of the total population in Chandler was 20 years or younger and another 30 percent of the total population in Chandler was 50 or older (See Figure 3 and Table B-3 in Appendix B).

Chandler's median age was slightly lower than the state median age of 37.0 years for both sexes. Additionally, the gap between female median age and male median age was smaller than Chandler (38.2 and 35.7, respectively).

## **3. Educational Attainment**

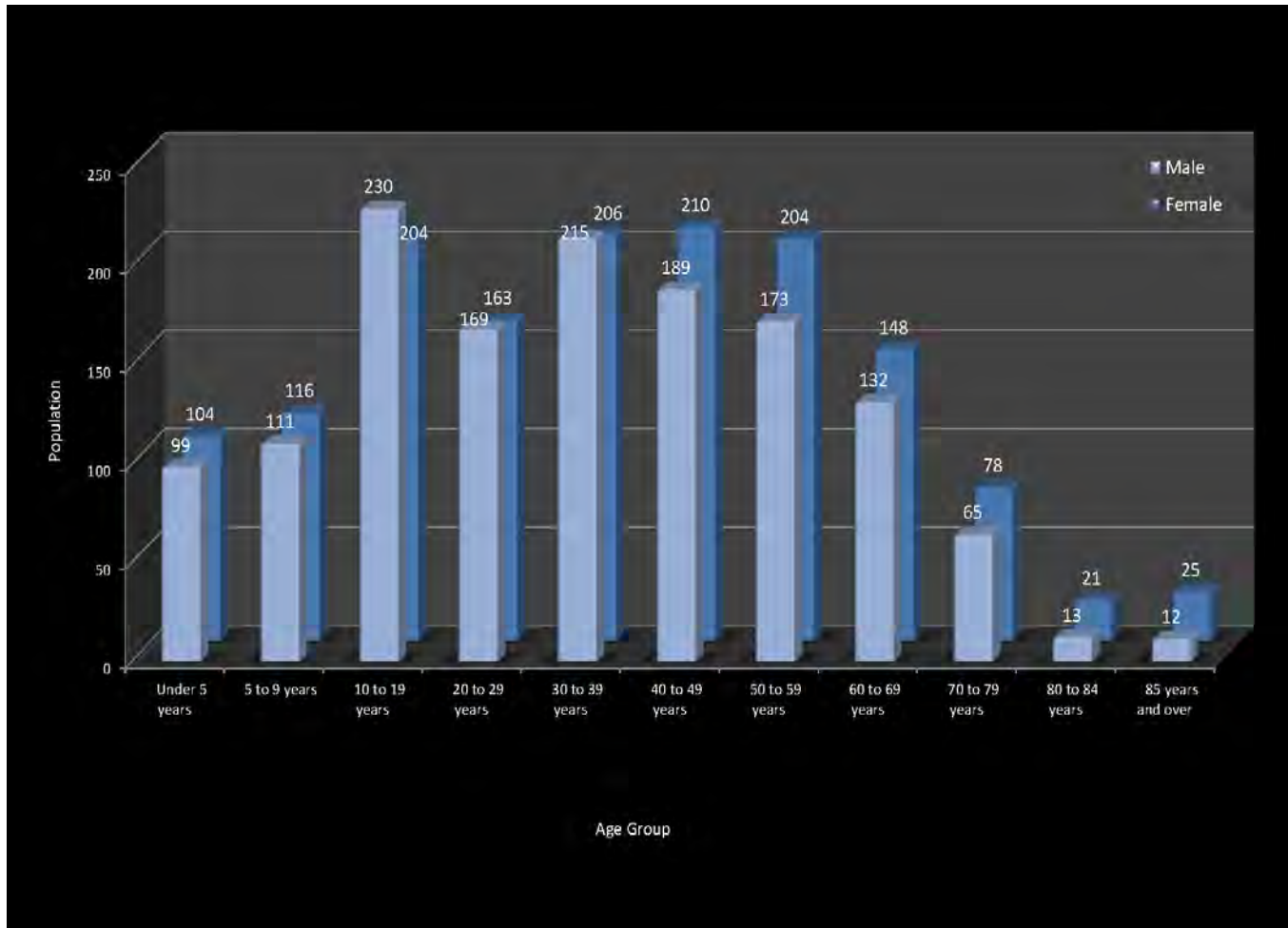
Table B-3 in Appendix B shows that in 2010, the highest level of educational attainment for 51.7 percent of the Chandler population 25 years and older was a high school diploma, and 13.1 percent of the Chandler population 25 years and older had a college degree (Associate degree or higher). In contrast, the state had 29.7 percent of the population 25 years and older with a college degree.

## **4. Ethnicity**

There is very little ethnic diversity in Warrick County. In 2010, approximately 98 percent of the population in Chandler and Boon Township was white. Ohio Township and Warrick County are slightly more diverse with approximately six percent of the population being non-white. Eighty-four percent of Indiana's population was white in 2010.

## **D. USE**

The comprehensive plan is a framework and guide for land use regulations, development actions and decisions, and public expenditures on infrastructure to support land use activities. Prior to approval

**Figure 3: Age**

of requests for changes in land use (i.e., rezoning proposals and future land use map amendments) by the plan commission, the proposed changes are to be considered and evaluated in relation to the comprehensive plan. The comprehensive plan also serves as a guide for subdivision regulations, zoning ordinances and capital improvement programs. Finally, the comprehensive plan provides guidance on a variety of public programs ranging from economic development and housing improvement to environmental protection and historic preservation.

### **1. Review of Land Use Change Proposals**

The comprehensive plan must be considered by the plan commission in recommendations on rezonings (amendments to the zoning district map) or future land use map amendments. In the case of rezoning

applications, consideration should be given to the future land use map as well as applicable development review guidelines of the comprehensive plan. The rezoning proposal should be consistent with the future land use designation on the future land use map and should comply with applicable development review guidelines.

### **a. Consistency with Future Land Use Map (Test 1)**

If the proposed land use change is of a comparable or lesser intensity land use than the future land use designation, the proposed land use change may be considered consistent with the future land use designation. For example, a land use change to offices or apartments would be generally consistent with the future land use designation for commercial use because offices and apartments are generally permitted uses in commercial zoning districts.

If the proposed land use change is of a significantly different intensity than the future land use designation, the proposal may not comply with the future land use designation. In such cases, the applicant may seek an amendment to the future land use designation using the development review guidelines to support the future land use map amendment.

### **b. Consistency with Development Review Guidelines (Test 2)**

If the proposal is consistent with the future land use designation, but does not comply with all applicable development review guidelines, the rezoning applicant should identify mitigative actions to bring the development proposal into compliance with the development review guidelines. For a zoning district map amendment or future land use map amendment to be consistent with the comprehensive plan, it should normally be consistent with applicable development review guidelines.

### **c. Exceptions to General Consistency Tests**

Lack of consistency with the future land use designation or violation of any applicable guideline will typically constitute sufficient reason to find the proposed land use change to be inconsistent with the comprehensive plan. However, there may be exceptions to this rule including:

1. If the proposed land use is not consistent with the future land use designation, consistency with all applicable development review guidelines may be sufficient to demonstrate consistency with the comprehensive plan.
2. If the proposed land use is in violation of a guideline, it may be considered consistent with the comprehensive plan when:

- a. The overall intent of the comprehensive plan is followed.
- b. The proposal does not substantially violate the applicable guideline or the adverse impact of the proposal on the community is minimal or nonexistent.
- c. All feasible and practical methods have been exhausted for bringing the proposal into consistency with the applicable guideline.

## **2. Foundation for Land Use Controls**

Adoption of the comprehensive plan is a prerequisite to the adoption of land use controls such as a zoning ordinance, planned unit development ordinance, condominium control ordinance, subdivision control ordinance and thoroughfare ordinance by the local legislative body.

The zoning ordinance identifies permitted land uses and development standards relating to the intensity of the use. Development standards encompass such features as minimum lot size, housing unit density, lot coverage, floor area to lot area ratios, yard requirements, height restrictions, off-street parking space requirements, signing limitations and landscaping requirements. Chandler's current zoning ordinance was adopted in 2002. The current Zoning Map can be found in Appendix D.

The planned unit development ordinance is usually a special zoning district designation that permits the mixture of uses (which normally fall in multiple zoning district designations) and the deviation from usual development standards. Chandler's existing zoning ordinance does not include a planned unit development district.

The condominium control ordinance may be used to control the development of condominium type projects. It often defines the arrangement of horizontal and vertical property rights in such developments. There is no condominium control ordinance for Chandler.

The subdivision control ordinance establishes rules under which property owners may divide tracts of land. Exceptions from the rules are often established for land trades, the division of tracts for agricultural purposes and the division of tracts where public infrastructure improvements are not needed. Subdivision regulations generally cover the design of physical improvements to land such as roads, sanitary sewers, waterlines and drainage facilities. These regulations are intended to protect the property owner from inadequate services essential to the use of the property and to protect the community from excessive maintenance costs associated with improperly constructed facilities. Chandler's current subdivision control ordinance was adopted in 2002.

The transportation element of the comprehensive plan may be adopted as the thoroughfare plan. The thoroughfare plan is crucial to the preservation of right-of-way and the designation of consistent design standards for arterials when subdivisions are created or land is developed abutting arterials.

### **3. Basis for Capital Improvement Programs**

The comprehensive plan may also serve as the framework for local capital improvement programs. The future land use pattern must be associated with infrastructure improvements to sustain development. Thus, the comprehensive plan provides guidance for the long-term location and phasing of roadway, sanitary sewer, waterline and drainage improvements to support development. Annual or short-range capital improvement programs usually draw projects from the long-range capital improvement program defined by the comprehensive plan.

### **4. Other Uses**

The comprehensive plan has numerous other uses governing public and private decisions concerning physical improvements to the county. Of greatest significance, the plan guides private land owners. If a land owner wants to use his/her land in a new way, he/she needs to identify the current zoning district designation of his/her property and determine if the new use is permitted. If the proposed use is not permitted by the current zoning designation of the property, the comprehensive plan will be considered in determining the appropriateness of the proposed change in zoning to permit the new use.

## CHAPTER 2 PUBLIC PARTICIPATION

### A. PURPOSE OF PUBLIC PARTICIPATION

Public participation during the planning process is essential in guiding the development of a collective vision for the future of the community. During the exchange of information and ideas, planners obtain insight into what elements of the town are unique, how past and current policies have shaped the landscape, and how to solve some of the challenges the town faces. Several forms of public participation were made available to gain ideas and opinions from Chandler residents: an informational website, a public visioning workshop, two combined steering committee/public meetings, two steering committee sessions, and two town employee meetings.

#### 1. Website

The Chandler Comprehensive Plan Website was created and linked to the Town of Chandler website to encourage communication between Town Council members, planners at Bernardin, Lochmueller & Associates, and residents of Chandler. The website was used to announce public participation events, updates on the progress of the plan as well as provide results generated by the visioning workshop. The website also contained a section for residents to voice opinions and make recommendations.

#### 2. Visioning Workshop

A visioning workshop was held to guide the project decision-making process by determining the current state of the town, community values, and the town's goals. Approximately 20 residents attended the workshop in Chandler which was held on May 22, 2012, at the Chandler Community Center. During this two-hour session, the group was asked three questions:

1. If an individual or family was thinking about moving to the Chandler area, what would you share about this community to convince them to make this their home?
2. People are often guilty of doing everything possible to avoid dealing with their weaknesses even though we know it is best to identify your



*May 22, 2012 Community Visioning Workshop*



weaknesses and try to improve them. With this said, what do you see as areas of weakness that need attention?

3. What opportunities are possible for this community, if the town is able to capitalize on its strengths in order to address its weaknesses?

Through these questions, the attendees of the workshop developed a list of strengths, weaknesses, and opportunities. The complete list of strengths, weaknesses, and opportunities and the results of the steering committee prioritization meeting can be found in Appendix E.

### 3. Steering Committee



*June 28, 2012 Steering Committee Meeting held to prioritize the goals and objectives.*

The steering committee's role in the Chandler Comprehensive Plan was to give guidance and monitor the comprehensive planning process. The committee met with planners from Bernardin, Lochmueller & Associates for two two-hour sessions and three combined steering committee/public workshops. Twenty-six members were appointed to the steering committee by the Town Council. These members were chosen due to their occupation and the amount of commitment they have shown in the effort to improve Chandler.

The first steering committee meeting was held an hour prior to the May 22, 2012 Visioning Workshop. This initial meeting outlined the purpose of a comprehensive plan and expectations of the steering committee members. Following the first steering committee meeting, committee members took part in the Visioning Workshop.

The steering committee reconvened on June 28, 2012 to determine which strengths, weaknesses, and opportunities are most important to the community. Each attendee was given twelve votes. The attendees were then instructed to vote for the items they found the most important on the strength list, the weakness list, and the opportunity list. The attendees could place all twelve votes on one item or disperse them between multiple items as they saw fit. Through this process we found that:



**Strengths:**

- Opportunity for growth (7 votes)
- Emergency services (6 votes)
- WATS bus service - six to seven stops in Chandler (6 votes)
- Perfect timing for growth - Newburgh and Evansville do not have enough space to grow anymore but there is land available for development in Chandler (6 votes)

**Weaknesses:**

- Lack of maintaining lots and code enforcement – example: lawns are unkempt, garbage in yard, etc (7 votes)
- Not enough sidewalks (6 votes)
- Parks need better equipment (4 votes)
- Lack of an attractive gateway (4 votes)

**Opportunities:**

- Expansion of community center for recreational purposes. Perhaps construct a gym that will also function as a EMA shelter (7 votes)
- Town hall as a focal point for the community (7 votes)
- Senior housing (5 votes)
- Public swimming pool/water park (4 votes)

The complete list of strengths, weaknesses, and opportunities and the results of the steering committee prioritization meeting can be found in Appendix E.

The second half of the June 28th meeting was devoted to the development of the goals for the plan and identifying potential projects to meet these goals. Using the prioritized list of the strengths, weaknesses and opportunities, three goals were identified:

**Goal 1. Improve the Image and Appearance of Chandler**

**Goal 2. Quality of Life**

**Goal 3. Improving the Basics: Housing, Transportation, Utilities, and Economic Development**

### **4. Combined Steering Committee/Public Workshops**

To ensure ample opportunities for the public to participate in the planning process, two meetings scheduled to be steering committee meetings became open to the public. The first combined steering committee/public workshop, held on September 20, 2012, allowed participants a chance to review and make comments on potential projects. Participants also helped to create the Alternative Land Use Map which can be found in Chapter 9 (Figure 33).

The final workshop, held on October 25, 2012 allowed residents and steering committee members to review, finalize and prioritize the list of projects to be discussed in the comprehensive plan (Appendix E), make comments and changes to the Future Land Use Map (Chapter 9, Figure 34).

### **5. Town Employee Meetings**

Projects discussed during the September 20, 2012 combined steering committee/public workshop created a lot of excitement and enthusiasm for all of those who attended. As the word spread of the proposed projects, many of the town employees were inundated with questions from the public. Town Council members felt it was important to continue to build on that excitement and make the employees more aware of the positive impacts these projects will make on the community by calling a town employee meeting. On October 16, 2012, two employee meetings (one afternoon and one evening session) were held. Each meeting included a presentation on the projects and provided a chance for employees to ask questions and make comments.

## CHAPTER 3 ENVIRONMENT

### A. INTRODUCTION

The natural setting of a community generally determines constraints to urban development. Floodplains and the abundance of previous mined lands in Chandler can prevent development from occurring or may require extraordinary measures to overcome. While some natural resources may hinder development, others can be used for economic gain. For over a century, the areas surrounding Chandler has been capitalizing on the bituminous coal found in the area.

The information presented on environmental features in this report is for planning purposes only. A detailed study of a particular property should be conducted before any development begins, as well as contacting the appropriate environmental agencies to fill out any necessary applications for the proper permits.

#### 1. Inventory of Land Features

##### a. Steep Slopes and Other Hilly Terrains

The elevation in Chandler is approximately 413 feet above sea level. There are very few locations with slopes greater than 15 percent.

##### b. Soil Properties

Several soil characteristics can affect development. The digital Soil Survey Geographic Database (SSURGO) soil tables were used to point out some of these areas. The ability for soil to drain is important because it reduces the risk of flooding and recharges aquifers below the surface. Figure 4 shows that the majority of soils in Chandler are well drained. Well drained soils cover 70 percent of Chandler and exist mostly on the east and south side of town. Poorly drained soils are mostly located north of SR 62 and west of Inderrieden Road.

##### c. Agricultural Land

The location of prime farmland soils and areas current land use, according to the Multi-Resolution Land Characteristic Consortium (MRLC) Land Cover GIS data for the year 2006, are shown in Figure 5. Prime farmland, as defined by the USDA's NRCS, has an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, an acceptable level of acidity or alkalinity, an acceptable content of salt or sodium and few or no rocks. Its soils are permeable to water

and air. Prime farmland is not excessively eroded or saturated with water for long periods of time, and it either does not flood frequently during the growing season or it is protected from flooding.

According to NRCS digital SSURGO soil data for Chandler; 581 acres (34 percent) consist of soils that are considered prime farmland; 410 acres (24 percent) consists of soils that are not prime farmland soils. The remaining 42 percent of soils may be used as prime farmland if the soils are either drained and/or protected from flooding.

Areas that contain prime farmland are mainly located in central to south central Chandler, as well as the southeast corner of the town limits. Soils that are considered “prime if drained and/or protected from flooding” are located near the west side of Chandler. Soils characterized as “prime if drained and/or protected from flooding” coincide with the existing floodplains.

According to the 2006 MRLC, only five percent of land was currently considered to be used for pasture and hay. Thirty-three percent of land was being used for cultivated crops. The largest occurrences of these two categories were located south of SR 62.

### **d. Mineral Resources**

Since the early 1900's, Warrick County's economy has been supported by mining businesses and coal-dependent industries. Expectedly, the Town of Chandler began as a settlement to house the miners and their families.

According to the Indiana Coal Council, Warrick County was ranked 5th in coal production in 2011, producing 3,332,089 total tonnage of coal<sup>1</sup>. From 1967 (when the state began keeping records) to 2007, Warrick County extracted 282,744,661 short tons of coal.

### ***i. Underground and Surface Mines***

IDNR digital data shows there are nine active surface mine permits and one active underground mine permit in Warrick County. Two of the active surface mines are located north of Chandler: Liberty Mine and Cypress Creek Mine. In order for a coal mining company to begin operations, they must obtain a permit to do so. The permit is good for five years and may be renewed for five year increments. Liberty mine was issued a permit in February of 2012 which will expire in 2017 unless it is renewed. Cypress Creek Mine was originally issued a permit in March of 1996 and was renewed in February of 2011. According to the status report, overburden removal and coal extraction has been complete at the Cypress Creek Mine. Following the completion of coal extraction, the surface mine will undergo reclamation.

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1. 2011 Indiana Coal. Accessed 10/6/12. <http://www.indianacoal.com>.

FIGURE 4

SOIL DRAINAGE

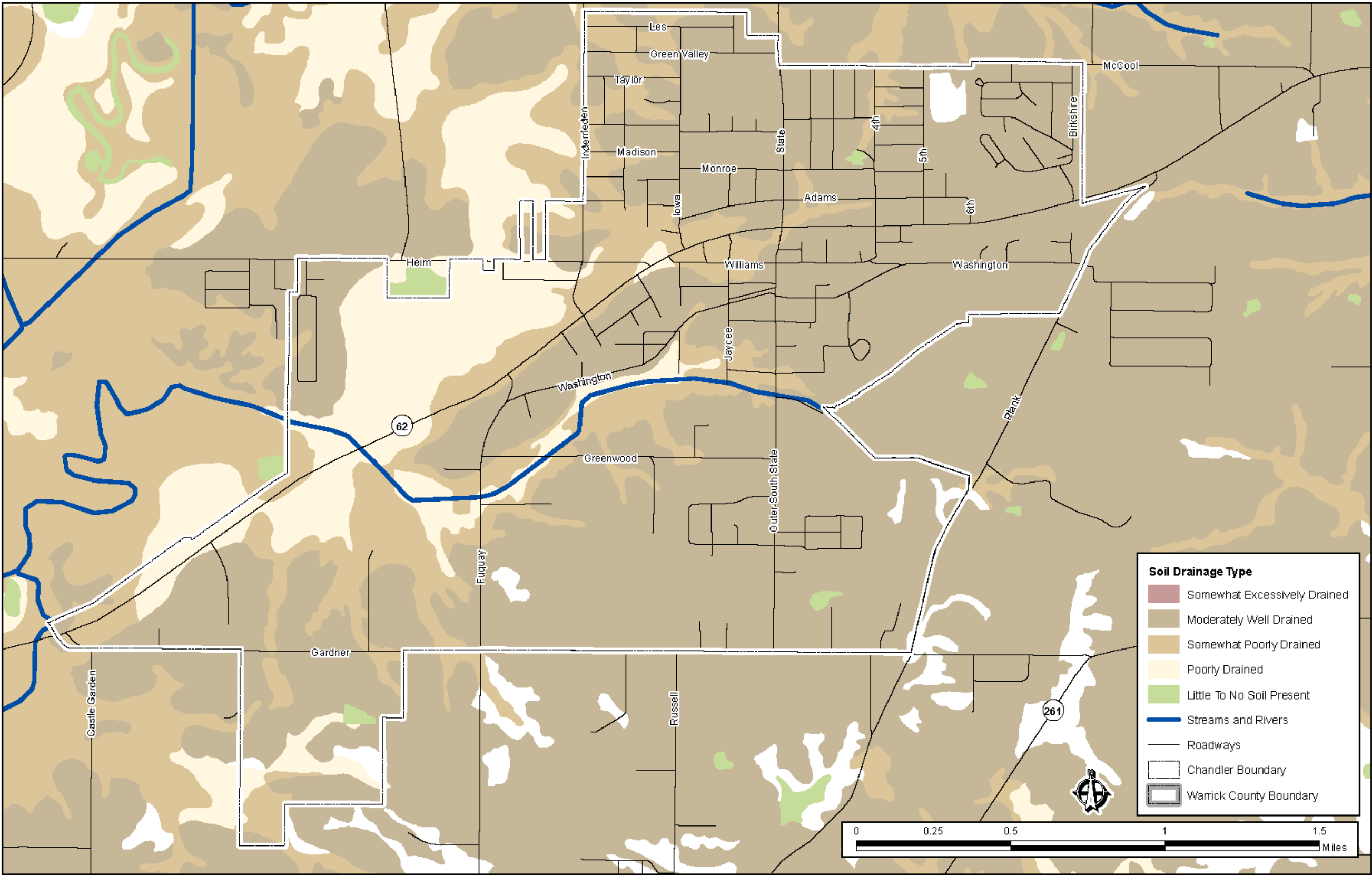




FIGURE 5

AGRICULTURAL LAND

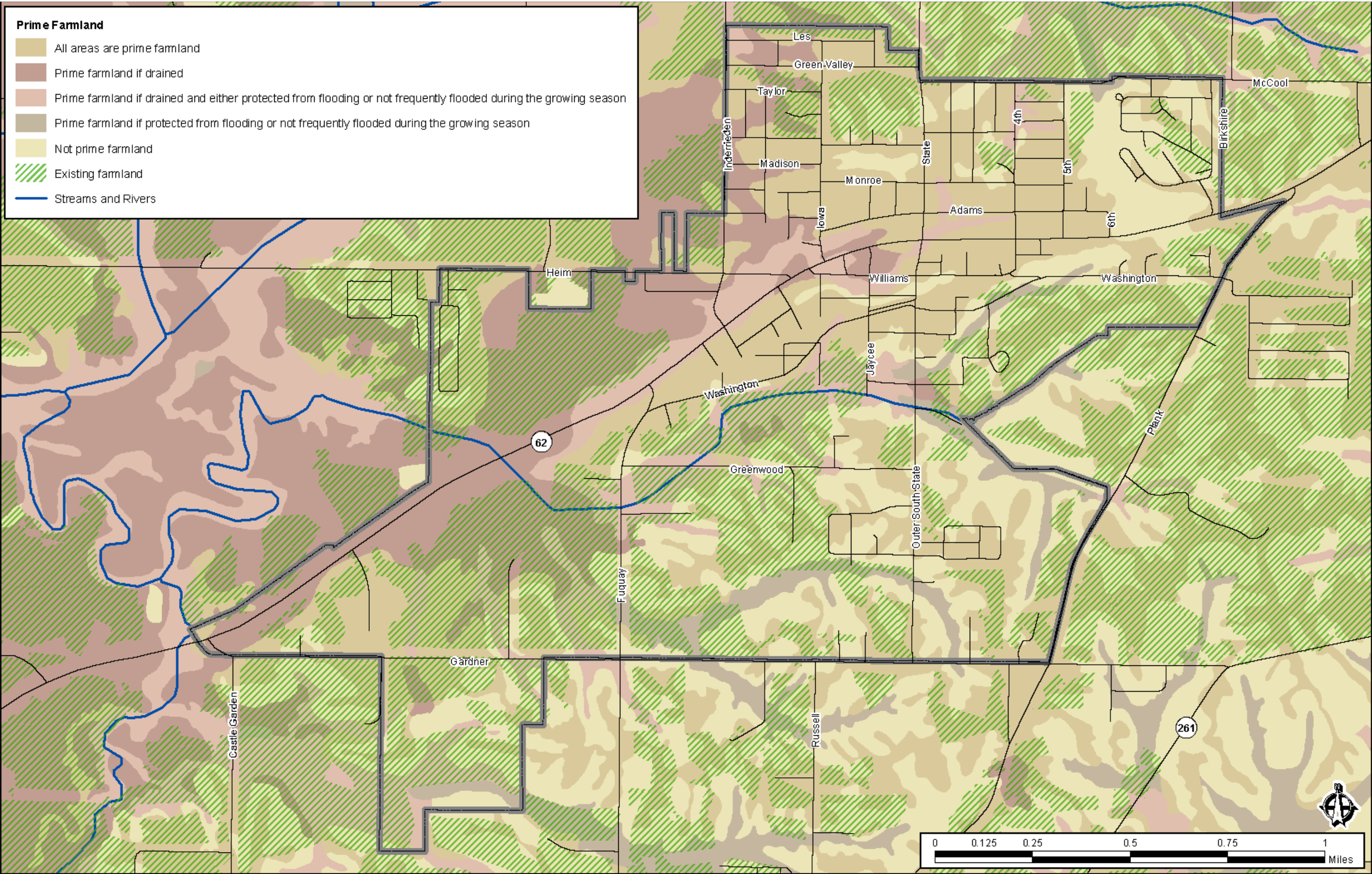
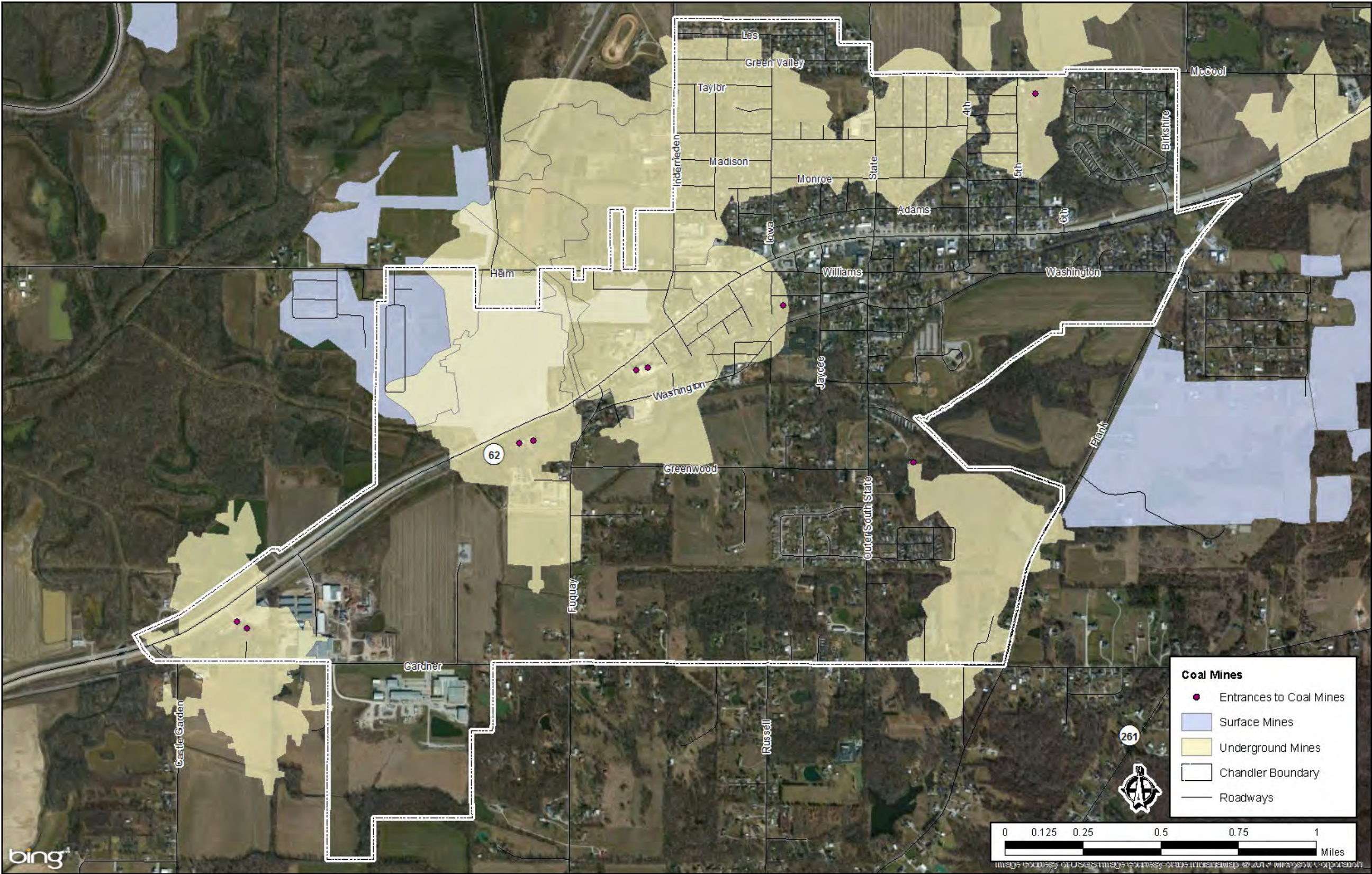




FIGURE 6

PREVIOUSLY MINED LANDS









While there are no active mines within the Town's boundary, there have been several mines, both underground and surface, that were operated there in the past (See Figure 6). While most of previously mined lands have been well documented, there could be more that the State and County are unaware of.

## ***ii. Abandoned Mines***

Indiana has required reclamation of previously mined lands since 1941, making it the second state to pass laws to regulate mining. However, this law had varying requirements making it difficult to enforce. Even with this early law, previously mined land was sometimes abandoned or not reclaimed in a manner that could support productive uses. These sites were also found to be a source of water pollution. In 1977, a Federal law was passed clarifying requirements for reclamation and provided the much needed groundwork to streamline enforcement efforts.

Under current laws, a performance bond is held by the Indiana Division of Reclamation until all reclamation phases are completed, deterring a coal operator from abandoning a site. If an operator chooses to abandon a site, the permit will be revoked, forfeiting the bond so that the land can be reclaimed under private contract.

Abandoned sites may contain a variety of problems including:

- Highwalls – A straight wall cut that is particularly dangerous if adjacent to public roads.
- Hazardous materials, coal processing wastes, or other toxic materials that may affect surface water or re-vegetation.
- Acid water, poor drainage control or undesirable surface water bodies.
- Open shafts or entries.
- Subsidence – an opening or depression that can affect buildings, roads or is dangerous to animals or humans caused by the collapse of an underground mine.
- Soil stockpiles.
- Trash, abandoned structures or equipment, barren spoil, unacceptable vegetative cover, severe erosion.
- Non-productive or low productive farmland.
- Hazardous or other adverse impacts on farming operations, residential areas or communities.

There are no abandoned mines within the town's boundaries; however there are five abandoned mining features directly outside the town limits<sup>2</sup>. There are two abandoned mine entryways located in a forested

2. Abandoned Mine Lands (2000). Accessed on 10/6/12. [http://maps.indiana.edu/Geology/Coal\\_Mines\\_Abandoned\\_Features.html](http://maps.indiana.edu/Geology/Coal_Mines_Abandoned_Features.html)

area south of the Chandler Community Center. Two abandoned structures and a mine entryway are located north of McCool Road.

As of 2008, 14 previously mined properties were in reclamation in Warrick County. Much of this reclamation effort was funded through the Abandoned Mine Lands (AML) program through the Department of Natural Resources. Warrick County has received approximately \$25.1 million dollars to remove hazards and restore the land of once mined properties<sup>3</sup>.

A guide is available from the Indiana Division of Reclamation to help the public and local officials further understand potential problems associated with previously mined areas<sup>4</sup>. Previously mined land may have many attractive features for development as residential, industrial and recreational sites but should be examined prior to development. The Indiana Division of Reclamation always suggests obtaining assistance from a qualified engineer for specific site evaluation before you buy or build on previously mined land.

### **e. Forested Lands**

Forest lands provide a multitude of environmental and economic benefits. Forest land is mixed with agricultural land in most of Indiana. The challenge is to identify how to balance the protection of prime agricultural land and forest land with the demand for development.

As part of the Forest Inventory Analysis by the USDA in 1950, Indiana was divided into four forest survey units. The units are defined by the general tree characteristics found in each region. These units have remained consistent throughout the years in order to more accurately track changes in forests from survey to survey. Chandler is located within the Knobs Unit. The most common forest types in this unit are maple-beech and elm-ash-cottonwood. This unit has large, continuous tracts of forests that provide some of the best woodland habitat. This land also filters and cleans much of the state's water and air, while providing a sustainable resource for forest products.

Based on the MRLC Land Cover GIS data for the year 2006, there were 303 acres of forest covering 18 percent of Chandler. Of the 303 acres of forest, 96 percent of the forest is deciduous; less than three percent is woody wetlands and less than one percent is evergreens (See Figure 7). Most of the forested areas in Chandler are located in areas containing wetlands, floodplains, steep slopes or areas containing underground mines.

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3. The Abandoned Mines Lands Program. Accessed on 10/6/12. [http://www.in.gov/dnr/reclamation/files/AML\\_County\\_Report.pdf](http://www.in.gov/dnr/reclamation/files/AML_County_Report.pdf)

4. IDNR. Division of Reclamation. What you need to know about living near Indiana Coal Mines. [http://www.in.gov/dnr/reclamation/files/what\\_you\\_need\\_to\\_know.pdf](http://www.in.gov/dnr/reclamation/files/what_you_need_to_know.pdf)



FIGURE 7

FORESTED LANDS

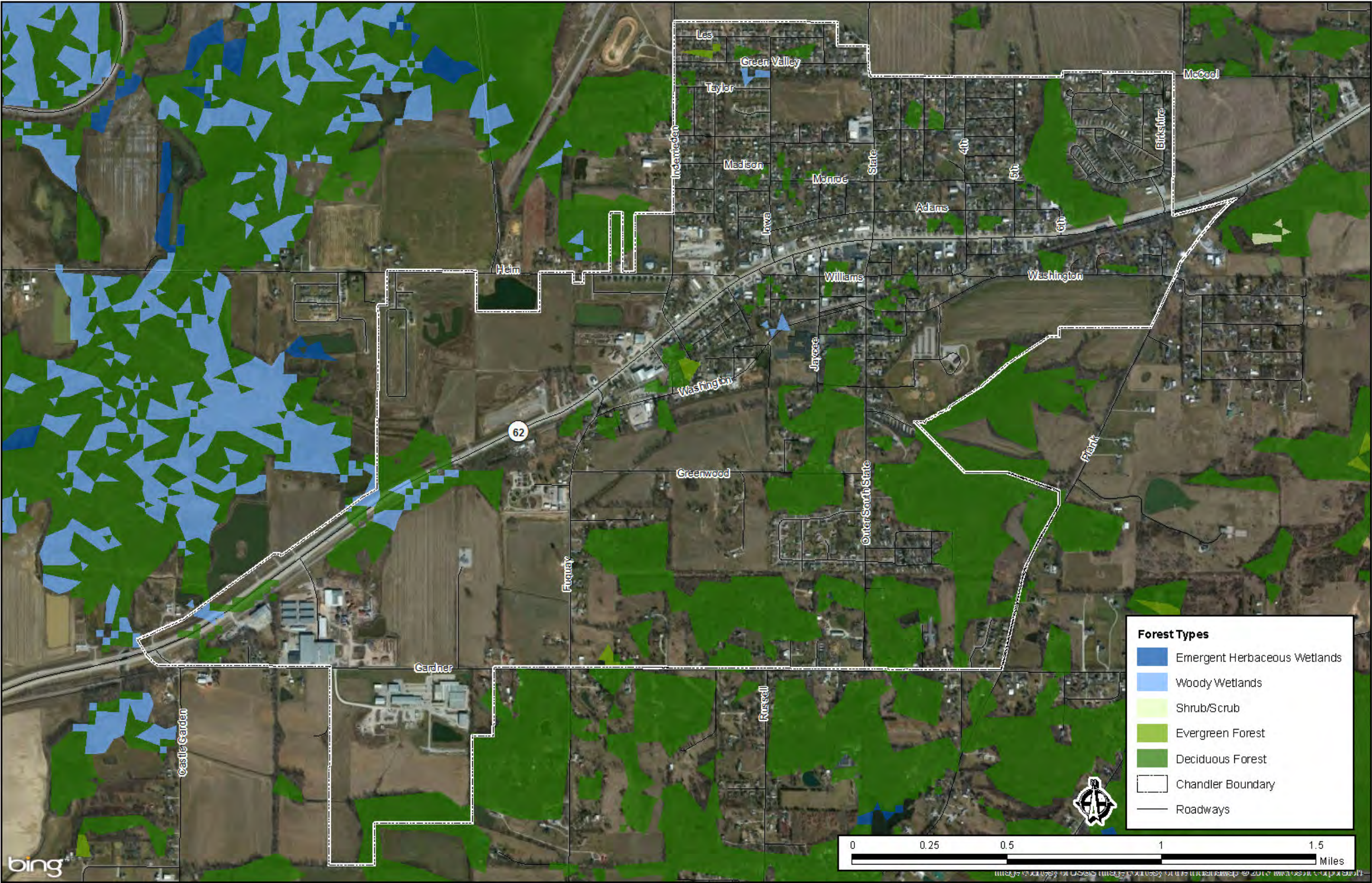
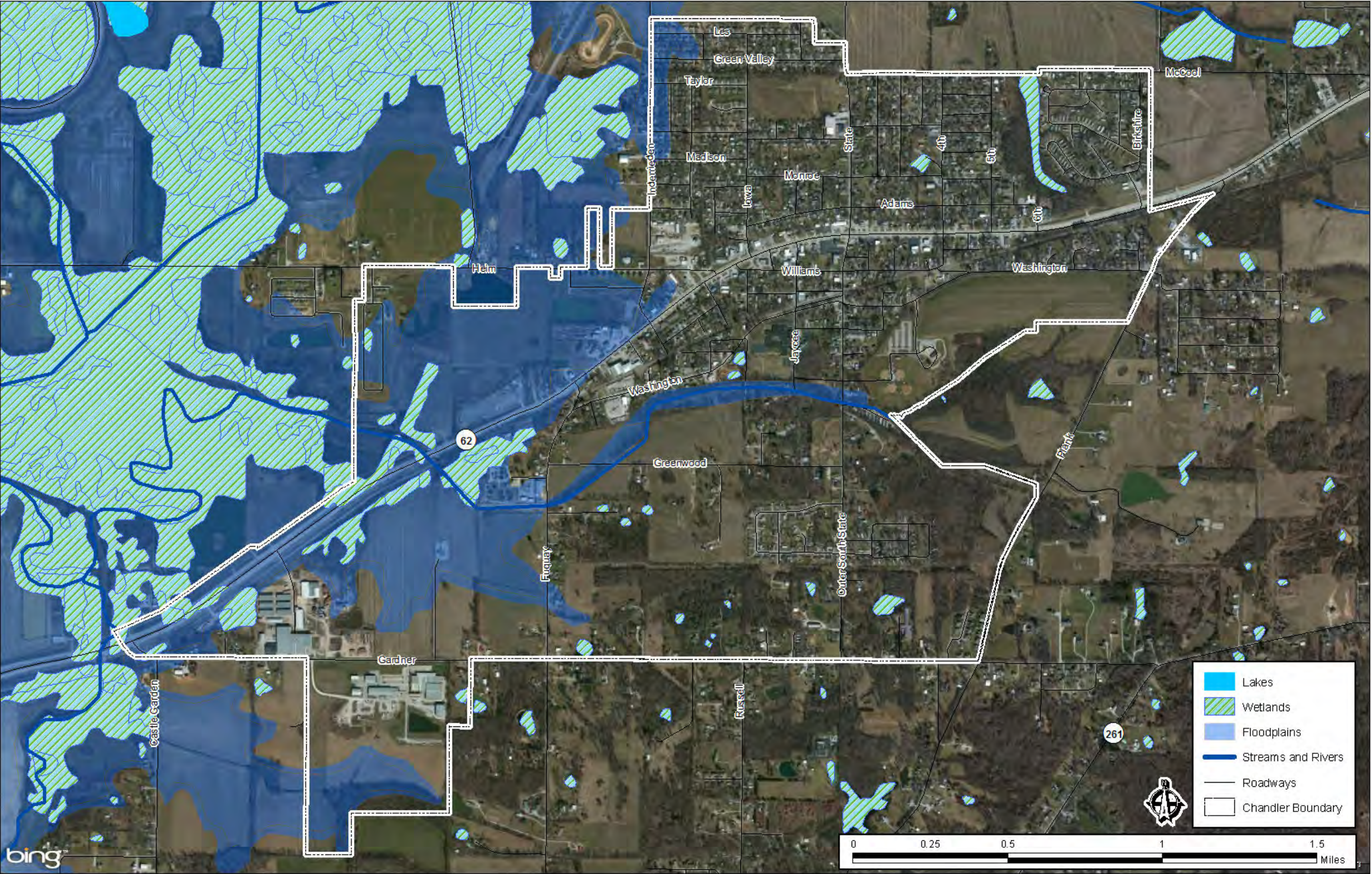




FIGURE 8

WATER FEATURES





## 2. Inventory of Water Features

### a. Rivers, Streams, and Floodplains

Floodplains are a vital part of a river's or stream's ecosystem. They are important because they act as flood buffers, water filters, nurseries, and are major centers of biological life in the river or stream ecosystem. Floodplains are also important for maintenance of water quality because they provide fresh water to wetlands and backwaters, dilute salts and nutrients, and improve the overall health of the habitat used by many species of birds, fish and plants. Floodplains are also vital to the local ecology because they represent areas species often use for breeding and regeneration cycles. High water tables, insurance restrictions due to flooding, and problems with groundwater contamination can severely restrict or prohibit development within a floodplain. There are number of floodplains located within the planning area. The Pigeon Creek and its tributaries consist of 411 acres of floodplain (five percent of Chandler's jurisdictional area).

There are no rivers or streams that travel through Chandler. However, Pigeon Creek has a small tributary that flows through the southern half of Chandler. Pigeon Creek is located directly west of the town and has several tributaries that feed the adjacent wetlands.

Any development done within or near a stream or river may require Indiana Department of Environmental Management (IDEM) and U.S. Army Corps of Engineers (USACE) coordination and/or permits. Figure 8 shows floodplains and water features within and around Chandler.

Section 303(d) of the 1972 Federal Clean Water Act (CWA) requires each state to identify those waters that do not meet the state's Water Quality Standards (WQS) for designated uses. For these impaired waters, states are required to establish total maximum daily loads (TMDL's) to meet the state WQS. In addition, the United States Environmental Protection Agency (U.S. EPA) has released guidance recommending that states, territories, and authorized tribes submit an Integrated Water Quality Monitoring and Assessment Report that will satisfy CWA requirements for both the Section 305(b) water quality report and Section 303(d) list of impaired waters. Indiana has integrated this guidance into IDEM's 303(d) listing methodology. This methodology is detailed in the document, "Indiana's 2008 Consolidated Assessment and Listing Methodology".

There are no waters listed as impaired in Chandler; however, there are seven bodies of water in Warrick County listed as impaired on IDEM's 2010 303(d) list. Pigeon Creek, Bluegrass Creek, Locust Creek, Pigeon Creek-Harper Ditch, Pigeon Creek – Kley Meyer Park, and Carpenter Creek are all listed to be contaminated with E.Coli<sup>5</sup>.

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5. 2012 Draft 303(d) List of Impaired Waters: Attachment 1: Listing Tables for the 2010 303(d) List of Impaired Waters. Accessed on 10/6/12.

### **b. Wetlands**

Wetlands, as defined by the USACE (33 CFR 328.3) and the U.S. EPA, are “those areas that are inundated or saturated by surface or ground water at a frequency and duration to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.” Wetlands are an important natural resource because they support rich biological communities. Because of their functions and values, there are several federal and state laws that regulate activities that affect wetlands. The major laws protecting wetlands include the Federal Clean Water Act, the River and Harbors Act, and Indiana’s Flood Control Act.

Approximately 55 acres of wetlands are located in Chandler. The largest wetland in town is associated with the tributary of Pigeon Creek. Other major wetlands within the two-mile buffer are located along Pigeon Creek, Cypress Creek and their tributaries. Figure 8 shows the location of wetlands.

It is important to mention that just because a location is not identified in Figure 8 as a wetland, it does not necessarily mean that one is not present in that area. Any development done within or near a wetland may require coordination and or permitting with the USACE, IDEM and/or other possible environmental agencies. The presence of a wetland may also prompt federal or state restrictions on development of a site.

### **c. Ground Water Resources**

According to the generalized map of groundwater availability presented on the statewide map available from Indiana Department of Natural Resources (IDNR), Division of Water, most of Chandler’s wells have yields that are generally less than ten gallons per minute<sup>6</sup>.

The Chandler Water Department operates six ground-water withdrawal facilities in Warrick County. The capacity of each facility ranges from 400 to 1,400 gpm and all withdrawal water from the Ohio River outwash aquifer system.

### **d. Watersheds**

A watershed can be defined as an area of land where all of the water that is under it, or drains off of it, goes into the same place. According to the Indiana Rapid Watershed Assessment, Warrick County is located within three 8-digit watersheds, the Lower Ohio-Little Pigeon (05140201), Highland Pigeon

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<http://www.in.gov/idem/nps/2647.htm>

6. Indiana Department of Natural Resources, Division of Water. Groundwater Availability. Accessed 10/6/12. <http://www.in.gov/dnr/water/3650.htm>

(05140202) and the Patoka (05120209). Chandler exists mostly within the Highland Pigeon watershed. Only a few portions of the eastern town boundary reside in the Lower Ohio-Little Pigeon watershed. The location of these watersheds and the counties they serve are shown in Figure 9.

### **3. Inventory of Natural Areas and Native Threatened and Endangered Species**

#### **a. Natural Areas**

There are no preserved natural areas within Chandler; however, there are a few preserved areas within Warrick County. These preserved areas include:

- Blue Grass Creek Fish and Wildlife Area
- Lost Hill Wetland Conservation Area
- Interlake
- Sugar Ridge Fish and Wildlife Area
- Little Pigeon Creek Wetland Conservation Area
- Scales Lake State Park
- Little Pigeon Creek Fish and Wildlife Area

#### **b. Threatened and Endangered Species**

Warrick County is the home to many threatened and endangered species of plants and animals. Potentially sensitive areas are defined as areas where threatened or endangered species have been documented or areas that have been determined to be high quality natural areas by the IDNR. Currently, the database includes historical data as well as data from recent years; the historical data may require further investigation by IDNR to determine the current sensitivity. Contact the IDNR for further information regarding these sensitive areas prior to development. If development occurs in these sensitive areas, special precautions should be used to limit the impact on these areas and any species inhabiting there.

Caution should always be used in areas that have not been labeled as sensitive. The absence of a sensitive area does not necessarily mean that an endangered or threatened species or a high quality natural area is not present. This only means none have currently been documented.

### **4. Inventory of Environmental Concern Sites**

#### **a. Brownfields**

Brownfields are properties of which the expansion, redevelopment, or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and re-investing in these properties protects the environment, reduces blight, increases local tax bases, facilitates job growth, utilizes existing infrastructure, and takes development pressures off green spaces and working lands.

In 2005, the Indiana Brownfields Program was created in partnership with the U.S. EPA as well as other Indiana agencies, to assist communities in making productive use of their brownfield properties. The IDEM Office of Land Quality list does not identify any brownfields in the Town of Chandler or Warrick County. However, this list is not an inventory list of brownfield sites, only a list of sites that have entered the Indiana Brownfields Program for financial, technical or legal assistance. For more information regarding brownfields, please refer to the Indiana Finance Authority, Brownfields Program at: <http://www.in.gov/ifa/brownfields/>

#### **b. RCRA Sites**

The Resource Conservation and Recovery Act (RCRA) was enacted in 1976 to help the U.S. regulate the management of hazardous waste “from cradle-to-grave”. The RCRA program identifies which waste materials are hazardous and regulates the creation, handling, transport, treatment, storage, and disposal of identified hazardous wastes. The RCRA program also establishes standards for cleanup and corrective action requirements. The program does not address past waste disposal at abandoned sites.

A RCRA site is a location that is involved in at least one aspect of the hazardous material lifecycle. There is one RCRA site in Chandler (see Figure 10).

#### **c. Underground Storage Tanks (UST's)**

The IDEM Underground Storage Tanks program is responsible for assuring that all regulated underground storage tanks meet the USEPA's and Indiana's requirements for release detection, spill and over-flow prevention and corrosion protection, and to insure that tanks not meeting those requirements are properly closed or upgraded. IDEM educates and assists underground storage tank owners and operators in order to encourage and promote voluntary compliance.

Data from IDEM current to January 2007 indicate 12 UST's in the Town of Chandler, four of which are documented as leaking. Leaking underground storage tanks (LUST's) can cause big concerns because



FIGURE 9

WATERSHEDS

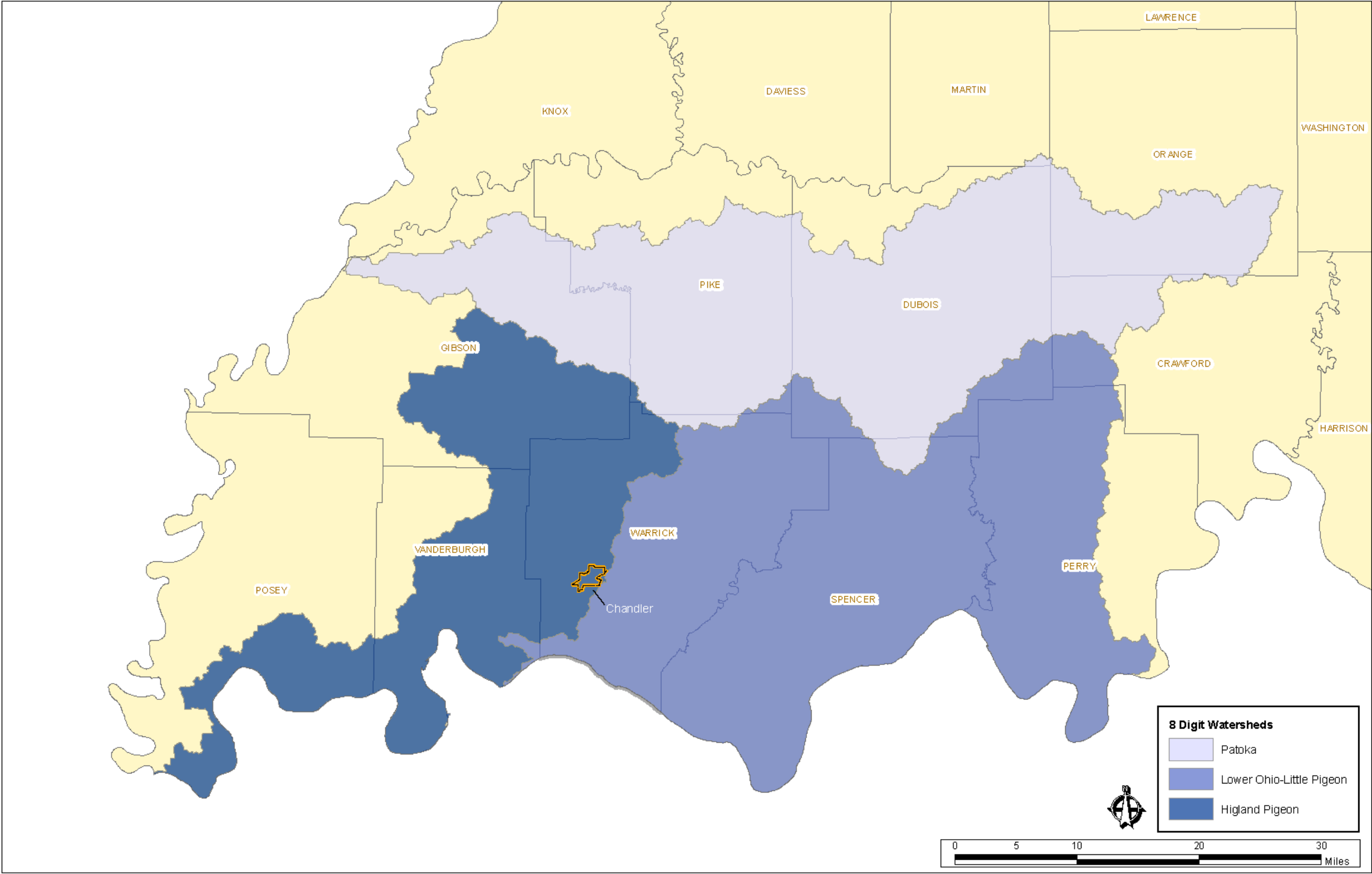




FIGURE 10

ENVIRONMENTAL CONCERNS

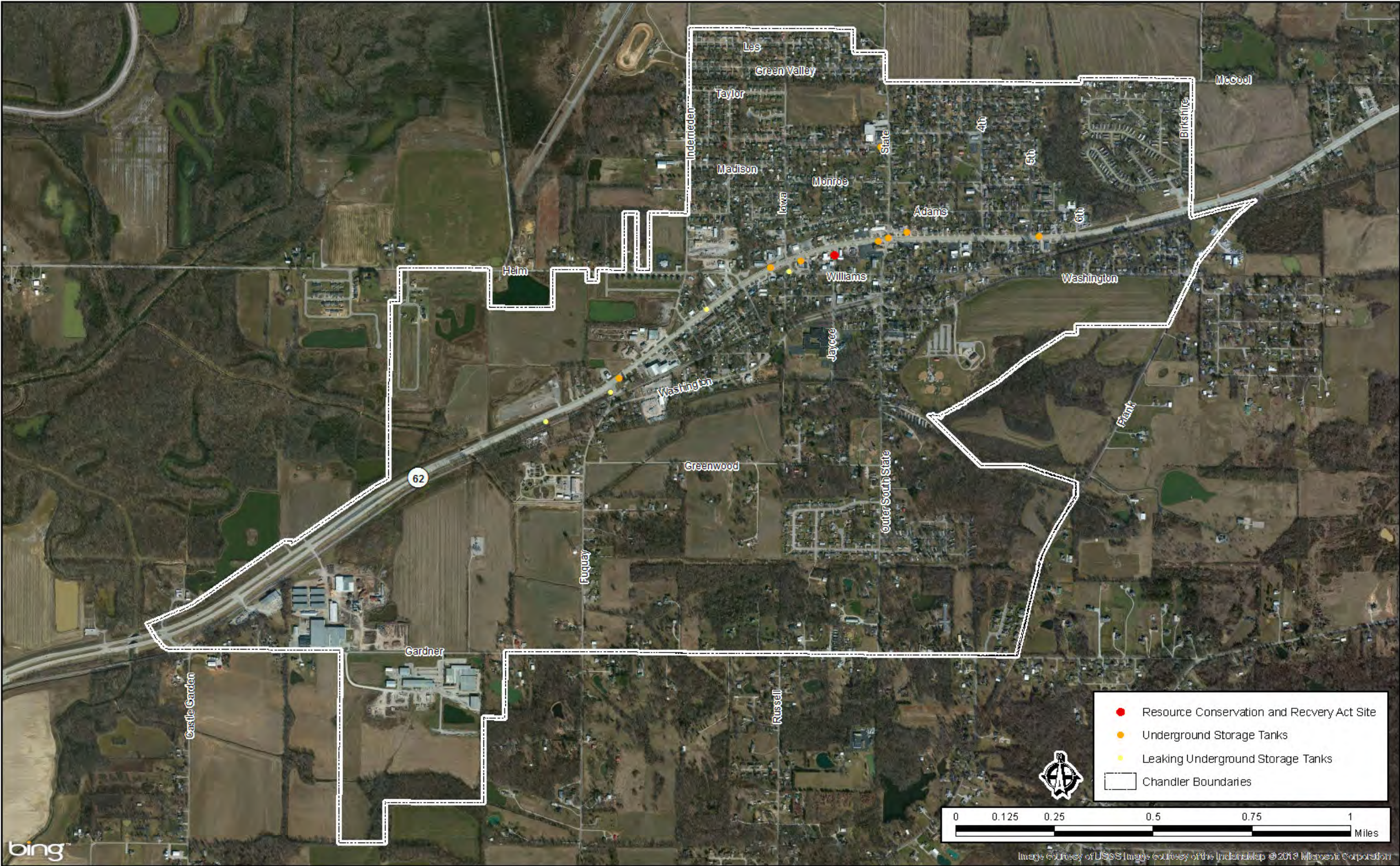
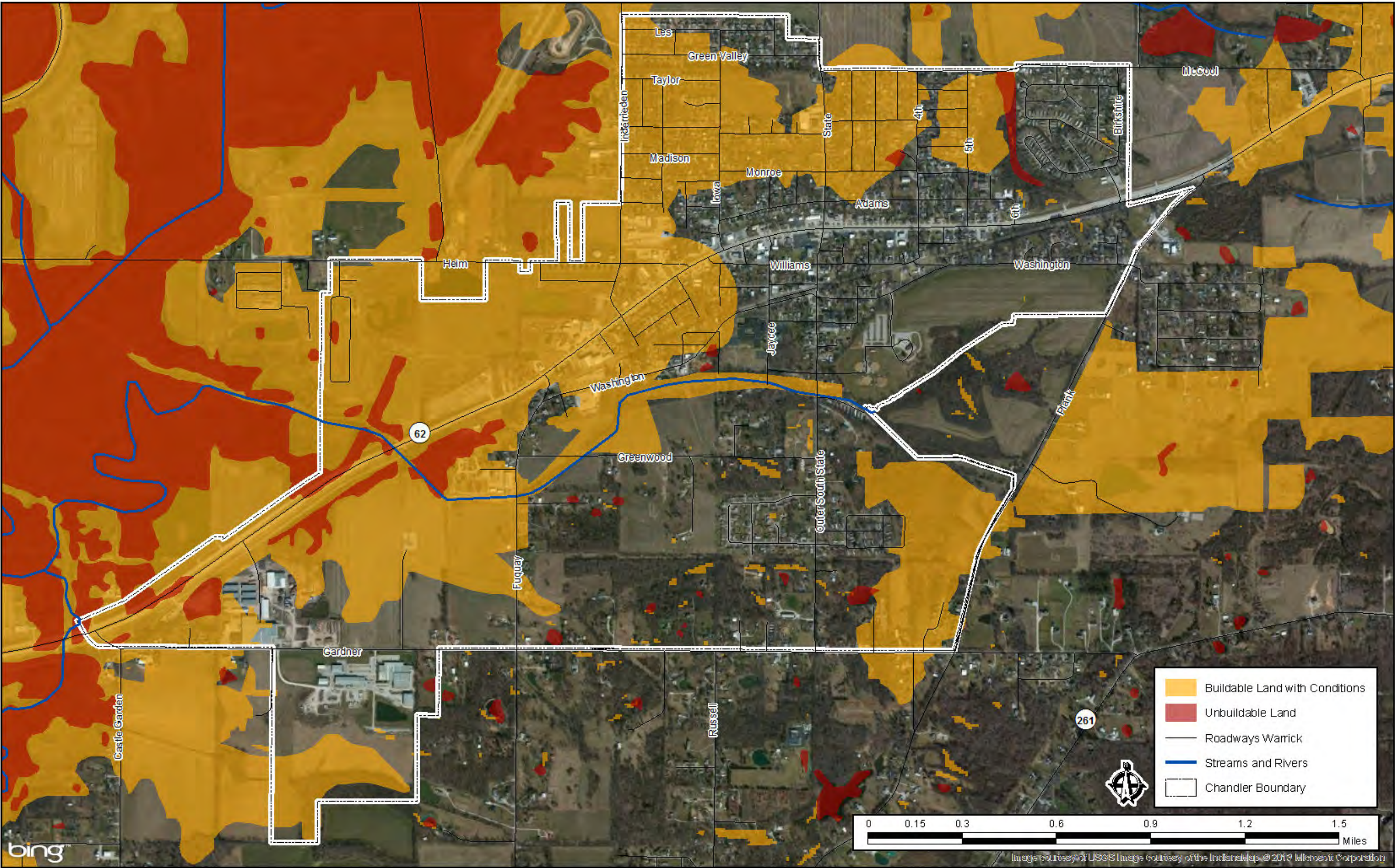




FIGURE 11

BUILDABLE LAND







they can contaminate groundwater. They also carry the risk of fire and explosion because the vapors from the leaking tank can travel through sewer lines into buildings. UST's and LUST's are shown in Figure 10. It is important to note that just because a site has been identified as leaking it does not mean that remediation efforts have not been initiated.

## B. ANALYSIS

The availability of prime farmland within the town boundaries is very limited. The majority of prime farmland is currently used for urban development. There are a few areas on the south side of Chandler that utilize prime farmland for agricultural purposes. Of the 581 acres of prime farmland, only 30 percent (172 acres) are being used for crops. It is important to note that one does not need prime farmland to have a successful agriculture business. Many techniques may be used to overcome the challenges of having land that frequently floods and/or requires drainage.

Many of the natural features and mining efforts have reduced the amount of land available for development. Water features such as wetlands which cover three percent of land in Chandler, are illegal to build upon. Floodplains and previously mined lands can be built upon if specific conditions are achieved to mitigate potential hazards. Land that can be labeled "Buildable Land with Conditions" covers 42 percent of Chandler, half of which have already been built upon. See Figure 11 for locations that are deemed "Buildable".

The majority of environmental concern sites are located along SR 62. Many of these sites have already undergone or are in the process of being remediated. Unaddressed sites may become a hindrance or deterrent to development or redevelopment of the affected property.

Coal mining has been instrumental in the economic growth of Warrick County; however, it has also been destructive to the natural landscape. With approximately 34 billion tons of un-mined coal left in Indiana (604,679,000 tons in Warrick County), coal will continue to be a contributor to the local economy. Since only 12 percent of this coal is recoverable using surface mining methods, the state can expect to see the number of underground mines grow unless government regulations are put in place.

## C. GOALS

### 1. Appearance and Image

Projects that pertain to the "**Appearance and Image**" goal include:

- Create a "Green-up Chandler" Initiative to promote the planting of trees, shrubs, flowers, etc. in the community.

### 2. Quality of Life

Projects that pertain to the “**Quality of Life**” goal include:

- Preserve high quality natural areas (forests, wetlands, streams, etc.) in the community for future education and recreation opportunities.
- Preserve food sources outside of Chandler by collaborating with the county to preserve existing farmland.
- Partner with the county to encourage the creation of trails and other outdoor recreational opportunities on previously mined lands.

### 3. Improving the Basics: Housing, Transportation, Utilities and Economic Development

Projects that pertain to the “**The Basics**” goal include:

- Partner with the county to create a outdoor recreation tourism industry using previously mined lands.
- Begin implementing conventional and green methods into Chandler’s stormwater management procedures.
- Expand Chandler Utilities out into areas that have been historically served by septic systems.

## D. RECOMMENDATIONS

The natural setting of a community generally determines constraints to urban development and the natural resources (i.e., mineral resources and forested areas) of the community are an indicator of economic development opportunities. Due to the number of floodplains, wetlands, and previously mined lands, Chandler has a limited amount of land for future growth. Any un-buildable land may be better suited for conservation efforts or recreation uses. While these natural features may impede future growth, they may also enhance the beauty and value of Chandler by providing the town with a unique landscape.

### 1. Agricultural Land and Soil

Within the town limits, there are very few acres used for agricultural purposes. Beyond the Chandler town limits, available farmland is decreasing dramatically due to the growth of mining operations in the region and urban sprawl.

With the continuation of urban sprawl, concern over farm related nuisance complaints may increase. To address the issue, the “Right to Farm Act”, I.C. § 32-30-6-1 et seq., was enacted by the State of Indiana in 1981. The law was designed to protect farmers from nuisance suits as a result of urban encroachment.

Essentially, the act states that if a farming operation is not a nuisance when it started, it can't be declared a nuisance later, provided it has not greatly changed. The law applies to "any facility used for the production of crops, livestock, poultry, livestock products, poultry products, or horticultural products or for growing timber."

Other options to protect prime farmland include creating a conservancy district and getting involved with the Farm and Ranch Lands Protection Program (FRPP). For further information on the FRPP contact the United States Department of Agriculture, Natural Resources Conservation Service.

In general, the future land use pattern for Chandler encourages infill development of vacant and agricultural lands inside and adjacent to the town. This also ensures that the greatest concentration of future urban development is served by a centralized sanitary sewer system so that higher urban densities are consuming less agricultural land. Thus, the proposed future land use pattern is intended to minimize the impact of urbanization on prime agricultural lands.

The town should preserve undeveloped areas that contain well and moderately-well drained soils. These areas contribute to the recharging of aquifers and also assist in reducing flooding during heavy periods of rain. For urban areas that contain these soils, the town should distribute information on proper disposal of household hazardous waste and other contaminants to reduce the risk of water pollution. Regardless of the type of soil, the town should encourage residents to use methods that reduce harmful runoff, recapture and reuse rain water, and reduce the amount of impermeable surfaces. Some of these methods include permeable pavements on driveways and sidewalks, rain gardens, green roofs and the use of cisterns.

## 2. Forest Lands

Efforts should be made to "Green-up" Chandler. This will help soften the appearance of the community and make it more appealing to homebuyers. The Town of Chandler should consider becoming a member of the Arbor Day Foundation "Tree City USA" program. There are many benefits of the program including increasing tree education and improving the Town's public image. The program may also lead to further funding for a town forestry program. To qualify for Tree City USA, Chandler will have to meet four standards established by the foundation and the National Association of State Foresters:

- **Have a Tree Board or Department.** This must be someone who is legally responsible for the care and management of the community's trees. This may be a volunteer tree board, a forestry department or a **professional forester/arborist**.
- **A Tree Care Ordinance.** A tree ordinance provides a clear plan for planting, maintaining and removing trees from public places.
- **A Community Forestry Program with an Annual Budget of at Least \$2 per Capita.** This amount

may seem like a lot, but most communities are already spending this amount on maintaining their trees.

- **An Arbor Day Observance and Proclamation.** Normally an all-day or all-week observation involving tree planting or a ceremony recognizing citizens who have been leaders in tree planting.

To continue supporting the “Green-up” Chandler Initiative, the town may consider applying for grants such as the Global Releaf Grant offered by the American Forests, to help replant trees at some of the proposed pocket parks discussed in Chapter 4. The Indiana Department of Natural Resources (DNR) also offers the Land and Water Conservation Fund Grant Program (LWCF), which was created to assist eligible governmental units in the creation of new park areas. The LWCF is a matching assistance program that provides grants for 50 percent of the cost for the acquisition and/or development of outdoor recreation sites and facilities. Amounts requested may range from \$10,000 to \$200,000. To qualify for the grant and to help manage and expand the development of park spaces in Chandler, a park and recreation board must be established and prepare a five-year recreation master plan. Chandler already fills the requirement of a park and recreation board but will be required to complete the five-year recreation master plan prior to the grant application deadline.

### 3. Rivers, Streams, and Floodplains

The future land use map recommends no growth along the floodplains of Chandler. In fact, the dedication of private conservation easements is suggested along the floodplains of these major stream corridors to protect wetlands and wildlife habitats and discourage urban development within the floodplains.

For the time being, IDEM construction permits for grading require erosion and sedimentation control when sites of five acres or more are disturbed (Rule 5) and for filling in the 100-year floodplain, should prevent abuse of the 100-year floodplain. If a local erosion and sedimentation control ordinance were developed, development sites below five acres may be subject to erosion and sedimentation controls. As the conversion to urban uses occur, it is also possible that any floodplains or stream corridors be dedicated as drainage easements or be given as conservation easements to a non-profit entity with tax credits accruing to the property owner.

Access to high quality water has increasingly becoming an issue around the country. While this issue does not exist in Chandler today, the lack of high quality water could become a regional issue in the future as more development and mining occurs. Chandler should continue to expand sewer service out into the county, in particular, to the north where many homes are on a septic system. Failing septic systems can quickly and unknowingly contaminate local waterways, wetlands, and wells. Implementing conventional and green methods into Chandler’s stormwater management practices will also reduce the amount of pollutants entering into nearby water bodies. Conventional methods for stormwater management include



collecting stormwater in a piped collection system and transporting to a nearby stream or to a stormwater basin. Green stormwater management methods use vegetation, soils, and other natural processes to manage the water, typically on site or within the neighborhood.

#### **4. Wetlands**

The future land use map does not propose future development in or near the major wetland concentrations of Chandler. In fact, conservation easements should be considered for the floodplains and associated wetlands of the Pigeon Creek corridor. The easement could be created through private dedication or voluntary purchase by public entities.

The comprehensive plan recommends the avoidance of wetlands during site construction and require the establishment of appropriate buffers between the construction site and wetlands. Again, IDEM Rule 5 requiring erosion and sedimentation control for grading of sites of five acres or more, is the most effective means of protecting wetlands at this point in time, until local erosion and sedimentation controls are created. As previously noted, it is also possible that the wetlands be dedicated as drainage easements or be given as conservation easements to a non-profit entity with tax credits accruing to the property owner.

#### **5. Natural Areas and Native Threatened and Endangered Species**

Most significant wildlife habitats and “high quality natural communities” are located to the west of Chandler. Most wildlife areas, not presently covered by publicly-managed lands, are along the Pigeon Creek corridor. The town should encourage the conservation of these identified unprotected sensitive areas. These conservation areas may be created through the private dedication of property or the voluntary acquisition of such property by non-profit entities.

The comprehensive plan recommends the development of review guidelines to protect unique natural areas, and other areas with significant natural features. The best method of preserving a “high quality natural community” is through the private dedication of conservation easements with tax advantages accruing to the private property owner or voluntary acquisition of private property through special funding established by state entities (such as INDOT or IDNR) or by Federal entities through the Federal Land and Conservation Fund. The US Department of Agriculture (USDA) has also established a Wildlife Habitat Incentives Program to protect wildlife habitats, and wildlife organizations (such as Quail Unlimited and Ducks Unlimited) have used the program to protect wildlife sites.

#### **6. Mineral Resources**

Due to the continuous and extensive coal mining operations that are occurring outside of Chandler and within the Warrick County jurisdiction, the town should consider the future reuse of reclaimed lands. The

ability to reuse this land for recreational or conservation purposes may be an asset to Chandler residents. The town may want to consider partnering with the County, and obtain grants and funding to replant trees, create trails (hiking, ATV, biking, etc.), and develop other needed recreation facilities in these areas.

Once the previously mined areas have undergone reclamation and recreation facilities are developed in this area, Chandler should capitalize on the new outdoor recreation amenities and make it into a regional tourist destination. Such endeavour would require support from the county and surrounding cities and towns. As experienced at the Blue Grass Fish and Wildlife Area, reclaimed area are popular destinations for bicylists and fisherman.

### **7. Sites of Environmental Concern**

Water quality concerns associated with hazardous material sites and underground storage tanks are currently regulated under the Federal Clean Water Act and additional rules promulgated by the State of Indiana through the Indiana Department of Environmental Management (IDEM). There is no need for local jurisdictions to become involved in a regulatory arena that is presently governed by federal and state statutes that have a long history of implementation through IDEM.

The town should continue to encourage property owners that own land that contains hazardous chemicals and materials to become involved with the Indiana Brownfields Program or the State Cleanup Program. The town should consider creating an inventory of all contaminated sites and address these sites when the opportunity presents itself.

## CHAPTER 4 COMMUNITY FACILITIES

### A. INTRODUCTION

Community facilities provide services that are a basic necessity to the welfare of Chandler's residents and businesses. Community facilities include recreational, education, government, medical, institutional, and cultural facilities. These facilities, and the services they offer, help foster a higher quality of life, promote job creation, and help maintain a stable economy. These services and facilities need to be re-evaluated periodically to ensure they continue to meet the needs of the community as the town continues to grow.

#### 1. Federal and State Managed Lands

Managed lands are protected areas that may be used for conservation and/or recreational purposes. Some of these areas contain threatened or endangered plant or animal species, or may contain unique landscapes that need to be preserved. These lands may be managed at the local, state or federal level and may be available to the public or have restricted access. There are eleven state and federal managed lands located in Warrick County. These include:

- Blue Grass Fish and Wildlife Area
- Lost Hill Wetland Conservation Area
- Sugar Ridge Fish and Wildlife Area
- Scales Lake State Beach
- Little Pigeon Creek Wetlands
- Little Pigeon Creek Wetlands Conservation Area
- Little Pigeon Creek Fish and Wildlife Area
- Angel Mounds State Historic Site
- Chrisney Wetlands
- Bloomfield Barrens Managed Area
- Lincoln State Park

#### 2. Local Parks

There are two parks located in Chandler – Chandler Park and the Chandler Community Center and Sports Park. Chandler Park is located adjacent to the intersection of Monroe Street and 4th Street. The park contains a fishing pond, play equipment, shelter house, skate park and restroom facilities.

The Chandler Community Center and Sports Park is located in southeast Chandler on Washington Ave. The sports park includes five softball diamonds, a concession stand, playground equipment and a shelter house. The community center contains a large banquet room, kitchen, meeting room and restrooms. A gazebo adjacent to the community center is available for weddings. The location of these parks can be found in Figure 12.



*Softball fields at Chandler Community Center and Sports Park*

### 3. Educational Facilities

Chandler is located within the Warrick Community School Corporation. According to the Indiana Department of Education, there were 9,923 students enrolled for the 2011-2012 school year in the Warrick Community School District. The corporation has ten elementary schools, one of which is located in the Chandler town limits, Chandler Elementary. The other nine are located outside the city limits and include Loge Elementary, Oakdale Elementary, Yankeetown Elementary, Elberfeld Elementary, Lynnville Elementary, Sharon Elementary, John H. Castle Elementary, Newburgh Elementary, and Tennyson Elementary.

There are three middle schools located within the Warrick Community School District: Castle South Middle School, Castle North Middle School and Boonville Middle School. Children who attended Chandler Elementary School will go on to attend Boonville Middle School or Castle North Middle School.

Warrick Community School District contains three high schools: Boonville High School, Castle High School and Tecumseh High School. Depending on the location of their residence, children that live within Chandler may attend Boonville High School or Castle High School.

Table 1 shows the student population at school and the percentage of students that received free or reduced price lunch. The percentage of students who received free or reduced lunch is often used as an indicator of poverty for the neighborhoods the school serves.

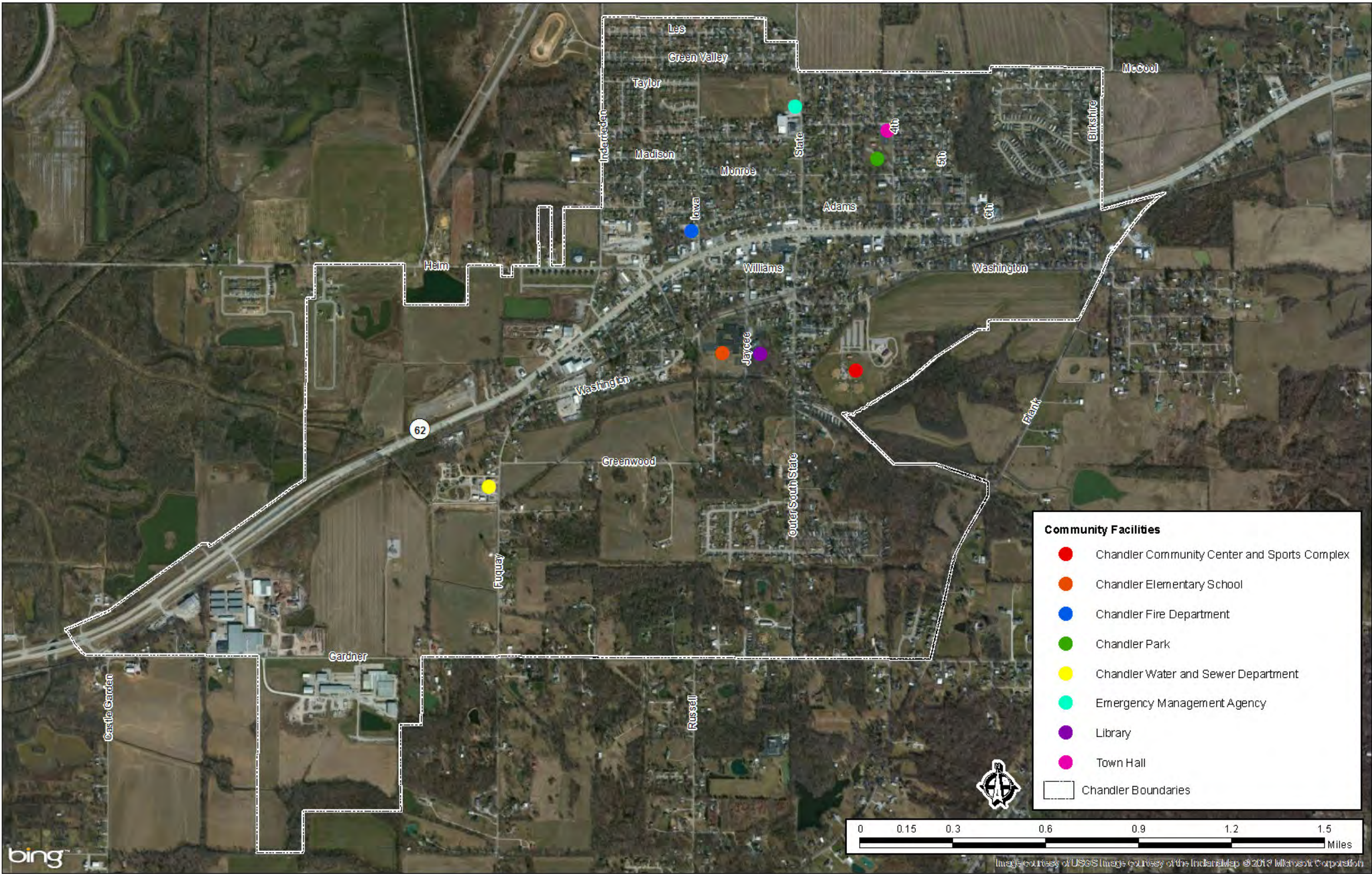
### 4. Governmental Facilities

Chandler operates a number of government facilities within the town limits. The Town Hall, located at the intersection of Jefferson Avenue and 4th Street, houses the Chandler Police Department and administrative offices. The Water and Sewer Department is located on Constitution Court and is adjacent



FIGURE 12

COMMUNITY FACILITIES







**Table 1: Percent of Population Receiving Free or Reduced Price Lunch**

School Name	2011-2012 School Population	% of Students Receiving Free Lunch	% of Students Receiving Reduced Price Lunch
Boonville High School	927	26.5%	11.0%
Castle High School	1,924	11.3%	4.7%
Tecumseh High School	392	18.6%	11.2%
Castle North Middle School	741	13.6%	4.0%
Castle South Middle School	676	21.4%	7.8%
Boonville Middle School	705	33.9%	14.6%
Chandler Elementary School	548	40.5%	11.9%
Elberfeld Elementary School	211	18.0%	5.7%
Loge Elementary School	447	41.2%	8.9%
Oakdale Elementary School	501	38.1%	10.8%
Yankeetown Elementary School	356	18.5%	5.3%
Lynnville Elementary School	238	27.7%	5.5%
Sharon Elementary School	729	30.7%	6.9%
John H. Castle Elementary School	825	8.1%	3.3%
Newburgh Elementary School	610	18.2%	7.5%
Tennyson Elementary School	93	47.3%	7.5%

to the wastewater treatment plant. Chandler Volunteer Fire Department is currently located on Iowa Street but there are plans to construct a new firehouse on North State Street.

The Chandler Public Library is located across the street from Chandler Elementary School, at the corner of Cherry Street and Jaycee Street. The library is operated through the Ohio Township Public Library System. Community facilities are shown in Figure 12.

## 5. Medical Facilities

There are no major medical facilities located within the town limits of Chandler; however, Deaconess Gateway Hospital is located six miles southwest of Chandler. Deaconess Gateway Hospital, located on the corner of Epworth Road and SR 66, is a major medical campus that contains the Riley Hospital for Children, the Heart Hospital, the Women's Hospital and a comprehensive hospital.



### 6. Special Events and Cultural Amenities

Chandler has a few special events and no cultural amenities. Special events may include parades, festivals, musical events, and farmers markets. Cultural amenities may include museums, historical sites, theaters, and music halls.

“The Spirit of Chandler Celebration Day” is an event sponsored by the Chandler Lions Club. This special annual event is held in September and offers a parade, car show, activities for children, music, silent auction, a variety of contests, and a number of food booths.

“Chandler Family Fun” day is held in October at Chandler Park behind Chandler Town Hall. This event provides a variety of activities and games for local families to participate in.

Other smaller special events are typically hosted by local organizations such as the Lions Club and the Chandler Kiwanis.

## B. ANALYSIS

### 1. Parks and Recreation

#### a. Park Land and Recreation Facilities Standards

Parks are functionally classified according to the population they serve: neighborhood, community or regional.

Neighborhood parks are oriented toward the surrounding neighborhood, and provide a multi-purpose area with playground facilities for young children, court sports (e.g., basketball, tennis, volleyball) for older children and picnic areas within walking distance of where they live. Neighborhood parks focus on active recreation facilities for abutting residential areas, but also address passive recreation activities such as walking, picnicking, sitting, and viewing. For neighborhood parks, the service area radius is one-quarter mile (1,320 feet) reflecting an acceptable or convenient walking distance for 85 percent of the people. For access by bicycle, the park service radius may be increased to one-half mile which is also the maximum walking distance. The National Recreation and Park Association suggests that a community should have at least 1.25 to 2.5 acres of neighborhood parkland per 1,000 people.

Community parks provide for the recreational needs of the larger community and include field sports facilities (e.g., baseball, softball, football and soccer fields) in addition to the facilities commonly found at neighborhood parks. Community parks also focus on active recreation facilities for the community, but may also have some passive recreation facilities. For community parks, the service area radius is one-



*Chandler Park*

quarter mile for playground and court sports facilities, and one to two miles for field sports activities. One-half mile is considered the upper limit for walking and is considered a convenient biking distance to recreational facilities. Greater distances involve the automobile as the primary means of access. Community parks may include community centers, indoor gyms, outdoor stages and swimming pools as well as major picnic facilities. The National Recreation and Park Association suggests that a community should have five to eight acres of community parkland per 1,000 people.

Regional or metropolitan parks address outdoor recreation activities such as picnicking, boating, fishing, swimming, camping and hiking. These parks concentrate on passive recreational facilities and active recreational facilities that are unique to the region. The primary means of access to regional parks is by automobile. Regional parks contain 200 or more acres and are required to have five to 10 acres per 1,000 people. The National Recreation and Park Association suggests that a community should have 15 to 20 acres of regional/metro parkland per 1,000 people.

Because of Chandler's size, only neighborhood and community parks are relevant. Regional parks must be provided by larger jurisdictions such as the county or state.

#### **b. Park Land and Recreation Facility Adequacy**

The National Recreation and Park Association suggests that a community should have 1.25 to 2.5 acres of neighborhood parkland per 1,000 people. With a projected 2040 population of 4,648, Chandler would need 5.8 to 11.6 acres of neighborhood parkland. Chandler Park serves as a neighborhood park on the northside of town. Since Chandler Park only covers five acres, Chandler may want to consider adding a few pocket parks adjacent to heavily populated neighborhoods. Based on the typical facilities found in a neighborhood park and the ease of maintenance, any new neighborhood park should be at least two acres.

The National Recreation and Park Association also suggests that a community should have at least five to eight acres of community parkland per 1,000 people. With a projected 2040 population of 4,648, people, Chandler would need 23 to 37 acres of parkland. Chandler Community Center and Sports Park is approximately 26 acres of community parkland and is capable of filling the needs of the city.

### c. Utilization of Park Land and Amenities

While there may be some need for more neighborhood park space, existing parks are not being utilized to their fullest potential. This is most likely due to the lack of pedestrian access. Without the presence of sidewalks and trails linking the parks to surrounding neighborhoods, residents must choose to either drive or walk along the shoulder of local streets to access the parks. Figure 13 shows the walking distance between each park and its adjacent neighborhoods. This map does not take into account the lack of sidewalks. The city does not have any walking trails within the city limits. Linking a trail system throughout Chandler and its major community facilities may encourage a healthier lifestyle, decrease obesity rates, increase the use of public facilities, and provide an alternative transportation option.

Location of park amenities and equipment may also contribute to the under-utilization of some park features. Chandler Park serves two categories of recreation: passive and active recreation. The south half of the park, containing the pond, is much more conducive to passive recreation such as fishing and reading. The active portion of the park, the north half, contains a skate park and the majority of the playground equipment. Nearly all of the play equipment at Chandler Park is situated within close proximity to the shelter house, allowing parents the ability to enjoy the shade while keeping a close watch over their children. However, there are four pieces of equipment (a small slide, monkey bars, teeter-toter and swings) that are located in the southeast corner of the park, far from other amenities. Most of this equipment is redundant to the equipment found in the north half of the park. Due to its location in the park, redundancy, and the age of the equipment, this playground equipment is rarely used.

Chandler Community Center and Sports Park is the most frequently visited park in Chandler. The baseball diamonds draw in large crowds during game days and the community center is used for a variety of civic, public, and private events. When there are no baseball/softball games or events in the community center, the park is usually vacant. There may be a number of factors that contribute to this problem. As stated previously, the lack of sidewalks linking the park to neighborhoods could be one factor. Another factor to consider is the visibility of park signage and amenities from Washington Avenue. As drivers approach the entrance from the west, drivers will catch a glimpse of the brick sign for the Sports Park. The sign is set far back from the road, making it easy for drivers to miss. Due to the angle of the signage and nearby trees, drivers approaching

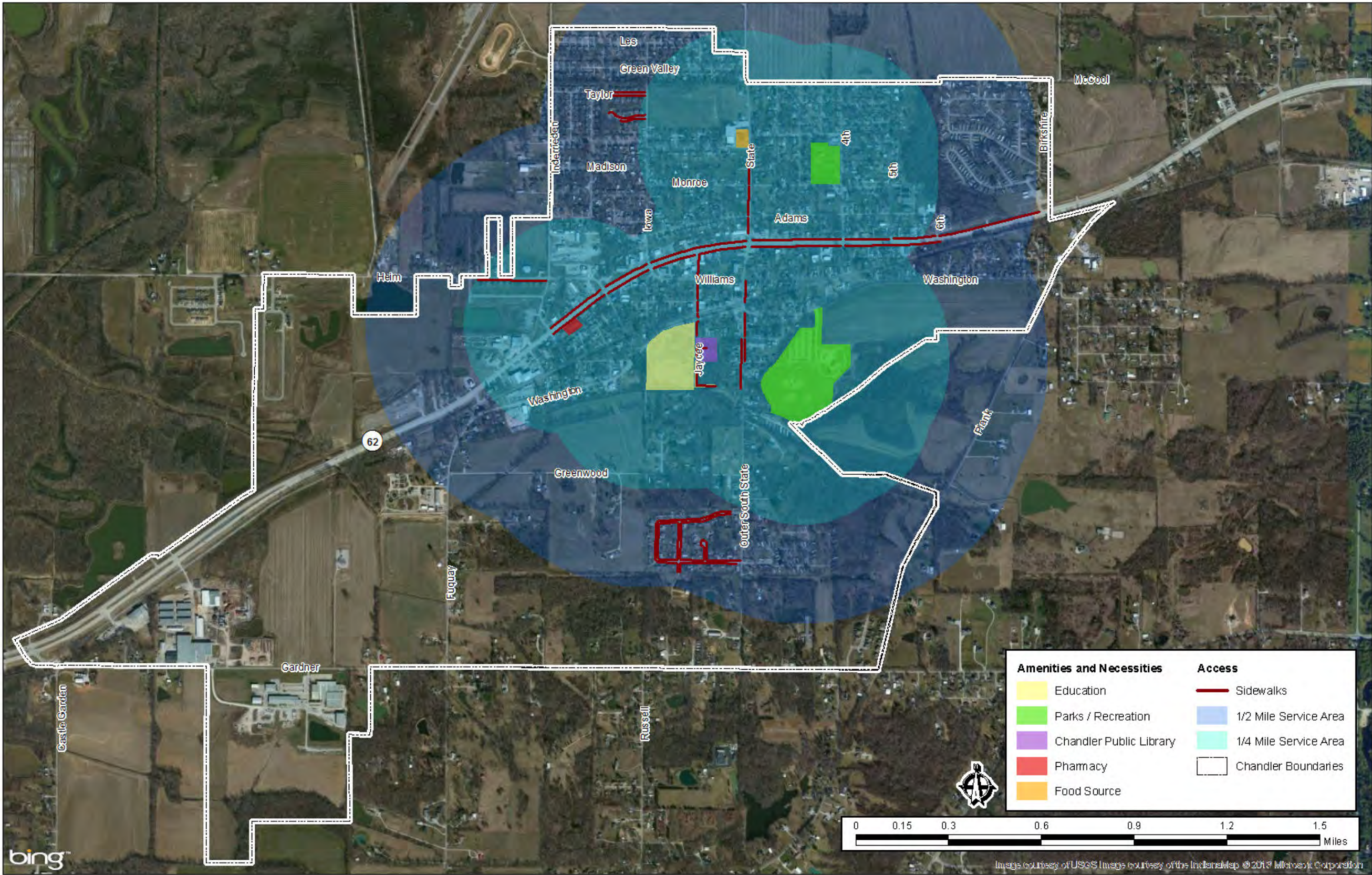


*Chandler Community Center & Sports Park Signage*



FIGURE 13

ACCESS TO AMENITIES AND NECESSITIES







from the east cannot read the sign at all until they are passing the entrance. Adding to the issue is the rolling hills of the park which block the view of the baseball diamonds and the community center. The remaining contributing factor is the limited number of Chandler Park and Recreation sponsored activities.

The Chandler Park Board has collaborated with other organizations to host activities such as youth tee-ball and bingo at the complex. The Visioning Workshop revealed the need for more youth and adult activities that are sports and non-sports related. Such activities can help to improve the utilization of both parks and also help to support the cost of park maintenance.

The Chandler Parks Department has one part-time staff member to submit work orders and manage the schedule for the event rooms. The limited available work hours will restrict the park department's ability to expand and properly manage additional amenities and programs.

The Chandler Community Center's banquet and meeting rooms are regularly booked for a variety of public and private events. The demand for this space has exceeded expectations and the community has been discussing the possibility to expand the center.

## 2. Government Facilities



*Chandler Town Hall*

The size and amenities of Town Hall are inadequate in meeting the current and future needs of the town. Chandler Town Hall houses the Chandler Police Department, administrative offices and the utility billing department. The west half of Town Hall houses the Chandler Police Department. The Police Department section of the building recently underwent a renovation that repurposed some of the administrative offices to be used for the Police services. The renovation

also included much needed technology upgrades. While this renovation helped the Police Department to meet current demands, there will be need for more space to meet future population needs.

The eastern half of Town Hall houses the administrative offices and the utility billing department. Due to the renovations, the space available for the administrative offices has been reduced. There is no longer

space for a break room and the conference room now serves as both a meeting space and an office for the Town Clerk. When visiting contractors are working in Town Hall, they will also share the conference room with the Town Clerk. The foyer of the building serves as a makeshift waiting area for the billing department. Since the utility billing desk is only able to serve one customer at a time, the waiting area is often at capacity. As Chandler Utilities grows and gains more customers, the lack of adequate desk and waiting space will continue to be an issue.

All board meetings are currently being held in the Community Center due to the lack of adequate meeting space in Town Hall. Since the Community Center is such a popular place to be rented out for events, the community center occasionally has to decline paying customers in order to host local government meetings in their meeting room.

In the Visioning Workshop, many residents stated that the town needs an image overhaul to bring pride back into the community. This statement was used not only to address the need to improve the sense of community, but to enhance the physical aspects of Chandler. Town Hall is located on a relatively quiet street, far from the heavily traveled SR 62 and the public eye. Those not familiar with Chandler, often times, are unaware of the location of Town Hall. The architecture and signage of Town Hall also makes it difficult to find. The architecture of Town Hall looks very similar to the surrounding ranch-style houses. While its low-key design is practical, its appearance does not capture the style and polish one would expect out of a government building nor does it represent the future vision of Chandler. Signage for Town Hall is in the form of a small plaque on the front of the building, making it difficult for drivers on Jefferson Street to see. Signage for the Chandler Police Department is very visible to those approaching the building along 4th Street; however, there are no signs indicating the building also serves as the Town Hall.

### **3. Library**

Chandler's public library provides a number of much needed services to the community. Services provided are geared to entertain and educate a variety of ages. During the summer months, the library offers a variety of programs aimed at encouraging children to read during their time away from school. The library is also the only place in Chandler that has computers available for public use.

While the size of the library is relatively adequate for the community's current needs, the location and layout of the library may need to be altered. Due to the two-story layout of the building, the library requires six staff members to be working each shift to keep the library operational. A typical one-story library of similar size and circulation would require three to four staff members to be working each shift to keep the library operational. As technology continues to push us to use more digital books, having the ability to reduce the number of staff on duty will help keep the operational costs low.

The library is located directly on Jaycee Street, across the street from Chandler Elementary School. It is a common misconception that the best site for a library would be adjacent to a school. Libraries adjacent to schools are more likely to experience a variety of issues including poor visitation rates during the summer months, acts of vandalism, and parents using the library as impromptu afterschool care for their children. Since the school has a library of its own, the school only sends students over to the library for educational purposes a few times during the school year. The mediocre circulation and visitation rate is compounded by being located on a quiet street. The best place for a library is in a commercial area located on a major road. By placing the library in a commercial area, the library gains more public exposure, thus improving the library's circulation and visitation rate.



*Upper Entryway into Chandler Library*

#### **4. Non-Infrastructure Projects**

##### **a. Sustainability of Town Services**

During the Visioning Workshop and steering committee meetings, attendees noted that the community needed to re-examine the fee structure of a variety of public services. In some examples given, the fees charged for providing the service were not covering the cost of the service nor the associated overhead costs. Although the services were not in immediate danger of failing, the ability to sustain these services over the next 20 years is questionable.

##### **b. Town Website and Social Media**

Community websites are an excellent tool to disperse up-to-date information to the community, tourists, and future residents and business owners. Chandler operates a community website and has some great content but the website needs to be redone in a more professional looking and user-friendly format.

Many communities within Southwest Indiana struggle with image issues. Often times the media contributes to this negative image by regularly publicizing local crimes instead of focusing on positive



events in the community. This issue can be compounded by residents making negative comments about their community on public online forums.

### **c. Food Sources**

Access to healthy food sources has become a critical issue across the nation. While most residents in Chandler own a vehicle, those who don't struggle to find a way to reach the only market in Chandler, Kemper's Market. There are no sidewalks or transit service linking the market to surrounding neighborhoods. Further compounding the issue, the cost of many of these healthy foods makes it difficult for impoverished families and individuals to purchase. Some families resort to purchasing groceries at gas stations and other mini-marts, where the food tends to be unhealthy.

## **C. GOALS**

### **1. Appearance and Image**

Projects that pertain to the **"Appearance and Image"** goal include:

- Inundate media and social media with positive information on Chandler.
- Upgrade the town website.
- Develop and promote events that create an atmosphere of community togetherness.
- Construct a government building along SR 62 to serve as a focal point for the community.
- Develop a "Green-up" Chandler Initiative that includes the addition of neighborhood parks (pocket parks).
- Add wayfinding signs to highlight local amenities.

### **2. Quality of Life**

Projects that pertain to the **"Quality of Life"** goal include:

- Hire a full-time person to improve management, coordination and efficiency of the parks and recreation department.
- Add more youth and adult activities (sports and non-sports related).
- Complete the skate park.
- Re-evaluate and alter the layout of amenities at Chandler Park to increase the utilization rate.
- Add a walking path around the pond at Chandler Park.

- Construct an EMA Shelter which can also serve the community as a gymnasium.
- Construct a splash park.
- Add soccer fields to the park.
- Construct a trail around the Community Center and Park.
- Create an overall trail system linking residents to amenities.

### **3. Improving the Basics: Housing, Transportation, Utilities and Economic Development**

Projects that pertain to the “The Basics” goal include:

- Hire a Town Administrator.
- Expand the administrative office to meet the needs of the city, residents, and utility customers.
- Re-examine the fee structure of public services.
- Invest in new software that will improve communication between departments and town council.

## **D. RECOMMENDATIONS**

### **1. Parks and Recreation**

One of the main goals for the community is to improve the quality of life for residents and future residents of Chandler. Chandler also wants to make the community one of the most desirable places to live in Warrick County. To help reach these goals, Chandler should focus on improving the Chandler Parks Department and adding more recreational amenities.

The amount of community park space available is adequate for future growth; however, the town is lacking adequate neighborhood parks (otherwise known as pocket parks). With the development of new subdivisions, the town should consider changing the Subdivision Ordinance to require all developers requesting platting or replatting of land contribute an amount of land for neighborhood public park and trail purposes that cannot be considered part of a “backyard” or “open space” area. There are a few grant opportunities that will support park development and will help restore green space. The Global Releaf Grant offered by the American Forests’s, will help replant trees<sup>1</sup>. The Indiana Department of Natural Resources (IDNR) offers the Land and Water Conservation Fund Grant Program (LWCF), which was created to assist eligible governmental units in the creation of new park areas. The LWCF is a matching assistance program that provides grants for 50 percent of the cost for the acquisition and/or development of outdoor recreation sites and facilities<sup>2</sup>. Amounts requested may range from \$10,000 to \$200,000. To

<sup>1</sup> The American Forests. Accessed on 10/20/12. <http://www.americanforests.org/our-programs/global-releaf-projects/>

<sup>2</sup> IDNR, Land and Water Conservation Fund Grant Program. Accessed on 10/20/12. <http://www.in.gov/dnr/outdoor/4071.htm>

qualify for the grant and to help manage and expand the development of park spaces in Chandler, a park and recreation board must be established and prepare a five-year recreation master plan. Chandler already fulfills these requirements.

Existing community park space is not utilized to its full potential. The lack of sidewalks connecting parks to nearby neighborhoods has contributed to the lower utilization rate. The town should consider developing a Greenway Plan. A Greenway Plan will support the development of a community-wide bicycle and pedestrian pathway, connecting green space, parks, schools, and government offices. A Preliminary Greenway Plan Map can be found in Figure 14. The Preliminary Greenway Plan Map contains 16 sections of varying lengths. Funding for such an endeavor is available from the Safe Routes to School Program, Congestion Mitigation and Air Quality Program (CMAQ) and many others. Chandler may want to start with Indiana Safe Routes to School Program (SRTS). The SRTS provides up to \$75,000 for non-infrastructure activities and up to \$250,000 for infrastructure projects (trails, sidewalks, improvements to crossings) with a ten percent local match required<sup>3</sup>. There is no limit on how many grants a town receives. Chandler may also want to redirect a small amount of pavement dollars towards the development of the trail system, constructing small segments each year. Cities that have a trail planning document in place are looked upon more favorably and, historically, are more likely to receive the Safe Routes to School Grant. Furthermore, it would be advantageous to link the Chandler Greenway to the growing county and regional trail system. The Evansville Metropolitan Planning Organization is in the planning phase for the regional trail.



*The gazebo at Chandler Community Center and Sports Park*

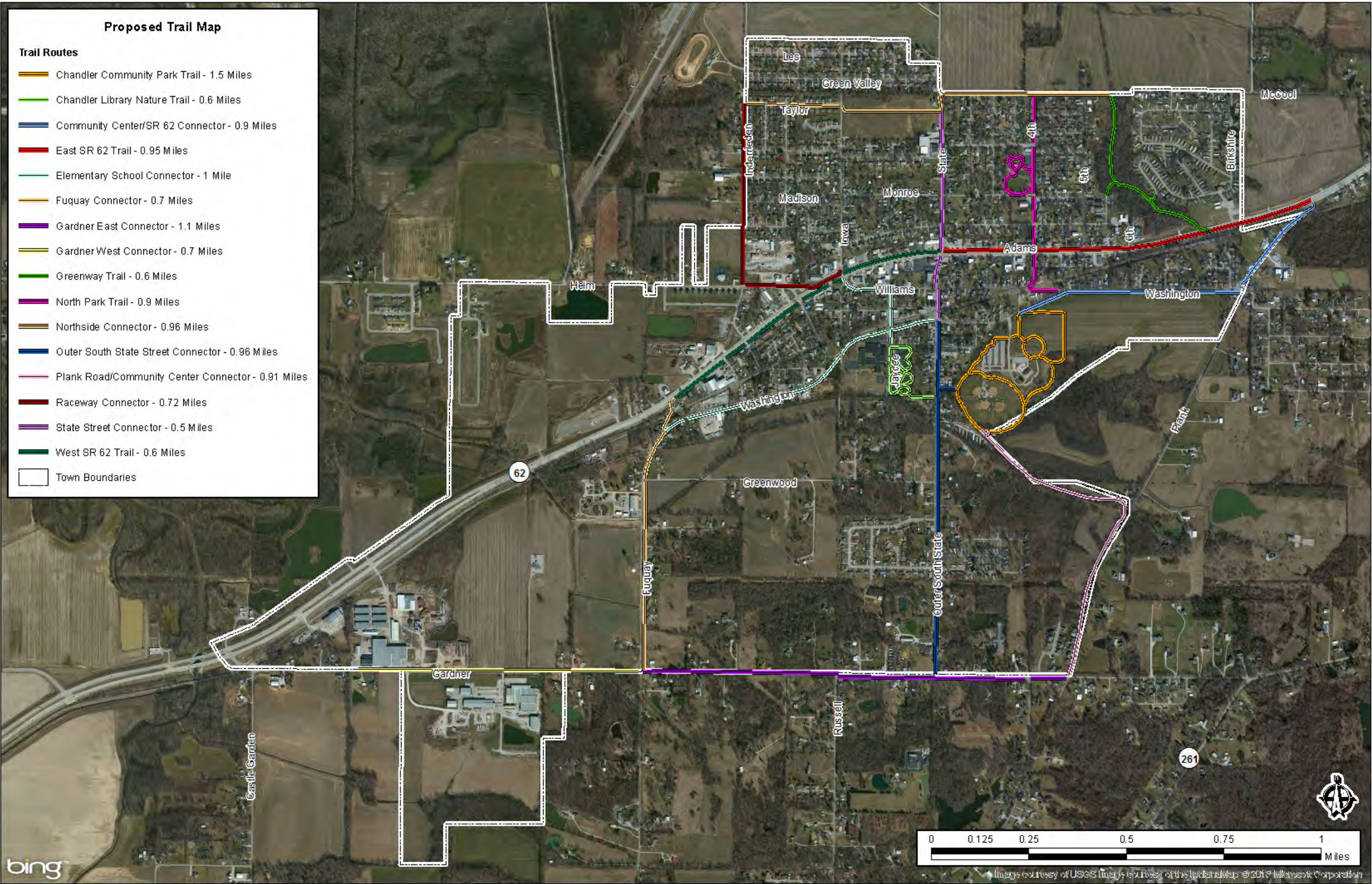
Chandler Community Center and Park has the ability to expand and become the premier sports park and social hub of Chandler. The steering committee developed a list of projects that will help make the park a popular destination. The first project involves the hiring of a full-time person to improve the management, coordination and efficiency of the parks and recreation department. The person placed in this position must possess the qualities needed to run a successful and self-sufficient parks department. These qualities include (and are not limited too) the ability to manage, develop and oversee all department programs and activities, including the softball fields, playgrounds and special events; prepare and

<sup>3</sup> Safe Routes to School Program. Accessed on 10/21/12. <http://www.in.gov/indot/2355.htm>



FIGURE 14

PRELIMINARY GREENWAY







monitor the department budget; write grants; and supervise and mentor staff. This position will work directly with the Parks Board and the Town Council.

Warrick County EMA is looking to establish a shelter in the county to serve victims of natural disasters. Chandler should consider donating the land adjacent to the community center and any supportive infrastructure for the project. Chandler will need to collaborate with the County to identify funding sources to cover the construction costs associated with the building. This project can be highly advantageous for Chandler and the Parks and Recreation Department. When not in use during times of catastrophes, this shelter could also serve as a gymnasium for the community. Since the event spaces at the community center are booked much of the year, the disaster shelter / Gymnasium will allow the parks department to host activities and programs that they are currently unable to offer. These activities include basketball, Zumba, yoga, arts and craft workshops, etc. The approximate cost of the community center expansion will be \$1.3 million. The ideal location for the disaster shelter can be found in Figure 15.

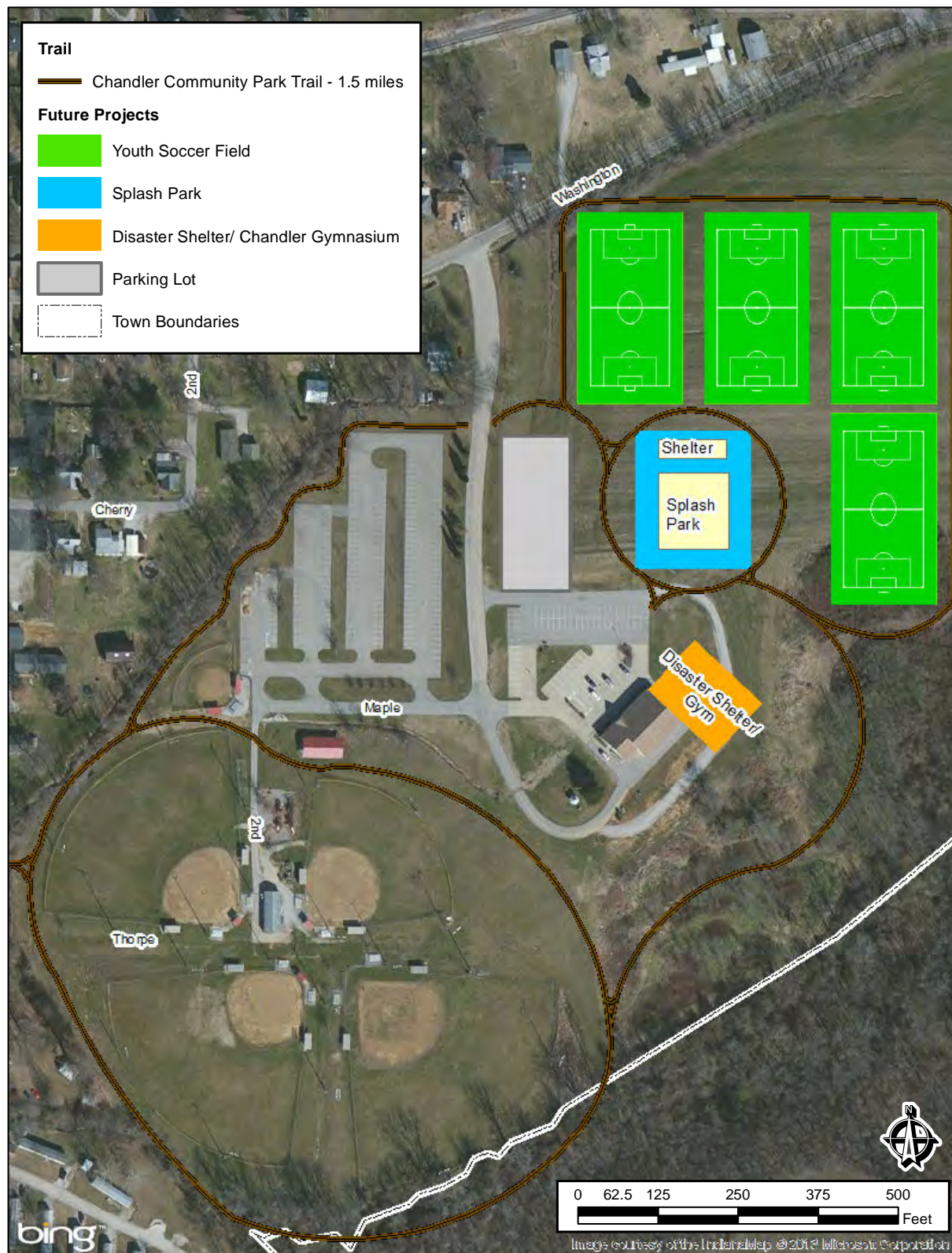


*Rendering of a splash park.*

The Visioning Workshop revealed a strong desire for the community to build a splash park. The construction of a 2,400 sq.ft. splash pad with eleven features and 44 jet sprays would cost approximately \$150,000 to \$250,000. Annual costs to maintain a splash park are approximately \$3,000 a year. The

Figure 15:

## CHANDLER COMMUNITY CENTER AND SPORTS PARK





splash park should be placed in a centralized location in the park, preferably in a place that is visible to Washington Avenue and other park amenities. Figure 15 shows a potential location for the Splash Park.

There is an increasing need for more soccer fields in the Southwest Indiana Region. Chandler should consider starting their own youth and adult soccer program, and using the soccer fields to host or co-host regional tournaments. Tournaments are not just beneficial for the hosting facilities, but increase revenue for secondary businesses that provide entertainment and accommodations. Historically, the town has been unable to host tournaments due to the lack of available facilities and communication between other regional tournament sponsors. Figure 15 depicts the ideal location for future soccer fields.

The community should consider constructing a trail and/or outdoor fitness course around the Community Center and Sports Park. Since there are no fitness gyms in Chandler, this could provide residents with an alternative location to work out at. Figure 15 shows how the park can accommodate 1.5 miles of trail. The approximate cost to complete this proposed trail is \$1.3 million.

Since the park was constructed on previously farmed land, the park lacks adequate tree canopy to provide shade. Chandler should begin planting trees in areas along the trail route, avoiding areas where leaf fall will not cause maintenance issues for the soccer fields, baseball diamonds and splash park. The addition of trees will further enhance Chandler's "green-up" initiative.

To increase the utilization rate of Chandler Park amenities, the layout of Chandler Park should be separated into two zones. The southern half of the park should be devoted to passive and adult-oriented recreation. This can be achieved by adding a walking path around the pond and removing the southeast corner play equipment. Additional trees should be planted in this area to provide more shade. The northern half of the park, away from the pond, should offer amenities that are more youth and family-friendly. As funds become available, Chandler should replace old playground equipment and complete the existing skate park.

To increase revenues for the parks and recreation department, the town should encourage the use of advertising on park and recreation facilities. Examples include allowing advertising on park benches, concession stands, and score boards.

## **2. Government Facilities and Services**

Chandler Town Hall does not meet the needs of the community. Constructing an addition to the building would be a short term remedy for the buildings cramped conditions; however, the town is strongly encouraged to explore developing a centralized municipal center that can better serve the needs of the community. This municipal center would house town officials and services, the jail, the police department

and perhaps other community facilities like the fire department and the library. The location of the municipal center should be constructed in the downtown area, preferably along SR 62. By constructing a new facility and housing multiple services under one roof, Chandler will cut long-term maintenance and utility costs. The new center will also serve as a redevelopment catalyst along the SR 62 corridor.

The design of the new municipal center should represent what residents want Chandler to become: the most desirable place to live in Warrick County. The design should also set the design standard for all new buildings along the SR 62 corridor.

Prior to the development of a new municipal center, a plan should be developed to repurpose vacated buildings. Some examples include turning the Town Hall into the Chandler Police Department, removing town hall and expanding Chandler Park, repurposing buildings into housing units, etc.

The hiring of a Town Administrator will greatly improve the efficiency and management of Town Hall. Currently, nearly all town officials are part-time, making it difficult to effectively manage all community projects and implement policy changes. As Chandler pursues many of the projects and policies outlined in the comprehensive plan, Chandler will need to hire a full-time Town Administrator to aggressively search for funding sources, improve the efficiency and management of Town Hall, and assist the Town Council with budget, economic development, planning, and human resource matters. Unlike a Town Manager, a Town Administrator works directly under the supervision of the Town Council, which retains all statutory authority.

Similar to the Chandler Parks Department, all service fees should be reviewed to ensure the long-term viability of essential services. As fuel and other costs continue to increase, it is important that the community accounts for these increase costs.

### 3. Library

The long-term sustainability of the library should be reviewed by the Ohio Township Library Board. While the library meets the current needs of Chandler, its location and building layout have caused higher than average operation costs and less than stellar circulation rates. As the world moves towards digital books, the importance to reduce operation costs will be important to the long-term survival of any library.



*Chandler Library*

Chandler and the Ohio Township Library Board should consider allowing the library to be housed within the proposed municipal center. This will ensure the library will be located in a highly visible area of the community and help share building, utility, and maintenance costs with the Town.

Should the town choose to collaborate with the Ohio Township Library Board, the library should be repurposed into housing units.

#### **4. Non-Infrastructure Projects**

##### **a. Sustainability of Services**

To ensure the sustainability of town services, the fee structure for services should be reviewed at regular frequencies to ensure the community can adequately cover future maintenance costs of town facilities and amenities. This will be increasingly important as Chandler expands the number of services it offers to the community.

##### **b. Town Website and Social Media**

Chandler should consider hiring a professional web page designer to make their town website more user-friendly and professional looking. The most effective community websites contain elements like:

- Community events calendar.
- Local news.
- A community profile page containing information on community demographics, history of the community, narrative of the area economy including statistics, local amenities (hospitals, libraries, parks and recreation, etc.), housing and commercial property statistics (history of building permits, average values, etc.), local tax information.
- Links to community related websites like schools, libraries, and government services.
- Tourism information.
- Profile information on current elected officials and department heads complete with contact information.
- Meeting agendas and minutes.
- Adopted documents like ordinances and comprehensive plans.
- Available resident services including information on utility billing, offered services and rates, and permits.
- Information that would be useful to those seeking commercial and industrial space: future land



use maps, zoning maps, street maps, available commercial and industrial sites, incentives, development process, current revitalization projects, inspections, permit forms, enforcement and ongoing utility projects.

- Public Safety information.
- Parks and recreation information including announcement for daily, monthly and annual activities.

With a new look to the website, the community will be able to make disperse critical information to residents in a timely manner, and give a good first impression to potential residents and business owners.

Chandler should try to utilize the media to change the image of the community. When appropriate, Chandler should contact the media to cover local events, community projects and other positive stories. Other ways to send out a positive message about the community can be through public forums. There are many websites that ask questions like “What is the best place to live in Indiana?” and “Where is the best place to start a business?” These forums can be a great opportunity to talk about all the great things in Chandler. Positive comments on public forums can be the best free advertising for a community since the sites often have thousands of page views.

## c. Special Events

In an effort to increase community pride and community togetherness, the town should continue to support existing events and develop new events and programs that cultivate community spirit. These may include Habitat for Humanity, religious functions, festivals, parades, and movie night in the park.

## d. Access to Healthy Food Sources

As the growing obesity epidemic increases, Chandler should consider adding one or two small community gardens in Chandler. Some cities have begun creating community gardens and greenhouses to provide



Existing Town Website

low cost fruits and vegetables to the community. Many of these gardens are operated by volunteers and/or are used as agricultural education centers<sup>4</sup>. The best locations for a community garden include town parks, school grounds, abandoned residential lots, etc.

#### **e. Wayfinding Signs**

Chandler should improve signage in the town. Many who pass through Chandler do not realize that Chandler exists beyond the SR 62 corridor. To help bring awareness to the many amenities in Chandler, it is recommended that Chandler place attractive way-finding signs throughout the community.

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<sup>4</sup> Growing Power, Inc. Accessed on 09/21/12. <http://www.growingpower.org/>





## CHAPTER 5 ECONOMIC DEVELOPMENT

### A. INTRODUCTION

Chandler's economy is vital to the success of the town and its residents. Exploring economic development opportunities to help attract, retain, and expand high quality businesses and industries will result in a higher standard of living for its citizens as well as create a stable and diverse local economy. By focusing our attention on policies and actions that will make the town more competitive, it will create and retain jobs and increase the town's tax base.

#### 1. Existing Workforce

The economic overview of Chandler consists of two components: workforce (labor market) and employment available (the job market). Data used to get a depiction of the local labor market is derived U.S. Census employment statistics. The characteristics of the job market are reported in the "employment by place of work" in the Complete Economic and Demographic Data Source (CEDDS) by Woods and Poole Economics, Inc. as well as employment studies.

The community's labor force consist of its population 16 years and older that is working or is seeking employment. In 2010, Chandler's labor force was 1,289, or 62 percent of the population 16 years and older (see Table B-4 in Appendix B). In 2010 Warrick County's labor force was 68 percent of the population 16 years and older. There were no persons in the military component of the labor force in Chandler in 2000, thus, all labor in Chandler was in the civilian component of the labor force. Chandler's unemployment rate in 2010 was 8.4 percent. Warrick County's unemployment rate was 5.7 percent in 2010.

Table B-5 in Appendix B shows Chandler and Warrick County's workforce by occupation in 2010. The majority of workers have Sales and Office occupations (29 percent of the workforce) and Service occupations (21 percent of the workforce). Management, Business, Science and Arts occupations had the least percentage of workers (14 percent of the workforce). Unlike Chandler, the majority of the workforce in Warrick County worked in Management, Business, Science and Arts occupations (34 percent).

#### 2. Existing Jobs

According to the 2012 Nielsen Claritas Data, there are 188 employers in Chandler (Table B-6 in Appendix B). Most businesses in Chandler belong to the private sector (86 percent of businesses). Thirty-five percent of businesses are in the service industry. Other main industries in Chandler include the construction trade (18 percent) and retail (16 percent).

Of the existing businesses in Chandler, the service industry is the largest employer (414 employees). Other major employers include the construction trade and manufacturing industries.

Some of the largest employers in Chandler include Electronics Research, Powerline Freight Service, Stahl Equipment, Warrick County School Corporation, Hi-Tech Sheet Metal and the Town of Chandler.

### **3. Income Characteristics**

Income is calculated in two separate ways: household income and family income. The median household income for Chandler was \$41,366 according to the 2010 U.S. Census, which was less than Boon Township (\$49,184), Ohio Township (\$70,437) Warrick County (\$62,354) and Indiana (\$47,697). The largest number of households in Chandler had household income in the \$35,000 to \$49,999 category (25 percent of households) followed by the \$50,000 to \$74,999 category (24 percent of households). See Table B-3 in Appendix B for more household income data.

Family income is used to calculate the number of persons in poverty. The U.S. Census calculates the number of families below the poverty level based on family income and size. The median family income is \$47,969. According to the 2010 U.S. Census, 10 percent of the families in Chandler were below the poverty level. In general, Ohio Township and Newburgh have the lowest percentage of families with income below the poverty level in Warrick County (three percent). See Table B-7 in Appendix B for more family income data.

### **4. Downtown Chandler**

Unlike most towns and cities in the U.S., Chandler does not have a traditional downtown. Traditional American downtowns developed in the 1800's and early 1900's. In that era, people lived near their workplaces, many people lacked access to personal vehicles, and it was significantly cheaper to build up instead of out. This resulted in compacted growth of the urban core, and downtown structures serving multiple purposes (often times commercial and residential). Examples of such development can be observed near the intersection of State Street and Walnut Street. As indicated by the architecture of these buildings; the structures were most likely constructed during the early 1900's.

As Chandler began to grow, commercial and residential properties sprouted up along the SR 62 corridor. But this growth did not begin to occur until the 1960's and 1970's; in a time when construction methods and the love for the automobile dictated for more sprawling properties, single land uses, large building setbacks, ample parking space and more roadway miles. Although the area was becoming increasingly urbanized, the corridor still maintained the appearance of a rural highway; lacking curb, gutter, and sidewalks.



*Chandler National Bank*

As Chandler, Boonville, and areas in-between began to see population growth, SR 62 saw a substantial increase in traffic volumes. In the early 2000's, the section of SR 62 in Chandler was expanded from a two-lane road to a four-lane road with a continuous center left turn lane (a single center lane which allows traffic from both directions to make a left turn) in an effort to reduce traffic congestion and provide much needed sidewalks.

In 2011, INDOT conducted a traffic study of SR 62 to capture the average daily traffic (ADT) and number of commercial vehicles that traveled through the downtown corridor. The ADT within Chandler's downtown area ranged from 9,270 to 11,960 personal vehicles per day and 570 to 780 commercial vehicles per day.

For the purpose of this comprehensive plan, the downtown corridor will be defined as the portions of the urban area residing within a block north and south of SR 62, between Heim Road and 6th Street.

## 5. Tourism

Historically, Chandler has been unable to successfully capitalize on local tourist attractions. One of the largest attractions adjacent to the Chandler boundary is the Chandler Speedway. The speedway draws in large crowds on the weekends during the summer. Those who frequent the speedway often seek out local restaurants prior to and/or after racing events. Since Chandler offers only one local eatery, Subway, racetrack attendees tend to drive to Evansville or Boonville to meet their dining needs.

The Community Center Park contains four softball fields; however, there are no regional sports tournaments held at the park. Tournaments can help the parks department to raise the necessary funds to improve the local parks and make Chandler more attractive for the development of restaurants and hotels.

## 6. Industrial

There are a number of successful light industrial corporations located within the town limits and additional land available for future industrial development. Most of the available land is located near the intersection



of Fuquay Road and Gardner Road. This site provides relatively easy access to the interstate and has the ability to accommodate a railway spur.

Warrick County has developed three industrial parks in the last decade: North Warrick Industrial Park, Warrick County Industrial Park and Elberfeld Industrial Park. None of the parks are at capacity and regularly compete with one another or a number of other industrial parks in the region. Success Warrick County, the County's economic development corporation, continually strives to attract major industries to the area and has been able to fill a number of lots in North Warrick and Warrick County Industrial Parks.

### **B. ANALYSIS**

#### **1. Projected Workforce**

The number of people 16 years and older in the labor force has decreased from 74 percent to 62 percent of the population between 2000 and 2010. This decrease in the labor force could be a result of an increase of residents who no longer are looking for work due to the recession or a decrease in the number of residents that were between the ages of 16 and 44. The unemployment rate in Chandler increased between 1990 and 2000, from 5.2 percent to 8.4 percent. The labor force should increase and the unemployment rate should decrease as the economy recovers. The percentage of people 16 years and older in the labor force should continue to be around 65 percent of the population in the future. Since the majority of the labor force works outside of Chandler, the unemployment rate will remain dependent on the regional economy opposed to remaining predominately dependent on Chandler's economy.

#### **2. Projected Jobs**

Projections from the Woods & Poole 2011 and Bureau of Labor Statistics ES202 Data indicate that there will be an overall growth of approximately 10,781 jobs in Warrick County between the year 2010 and 2040. Projections show a decrease of jobs in Manufacturing (by 565 jobs) by the year 2040. An increase of new jobs will be found in the mining (by 39 jobs), construction (508 jobs), Health Care and Social Assistance Sector (by 3,280 jobs), Administrative and Waste Services (by 2,683 jobs) Professional, Scientific, and Technical Services (by 1,565 jobs) and Retail Trade (by 177 jobs). See Table B-8 in Appendix B projected jobs in Warrick County.

#### **3. Tourism**

Developing a thriving tourism industry involves more than offering a tourist attraction. There are three main components to making Chandler tourism successful: identify and develop tourist attractions and events, create an attractive marketing campaign to entice tourists into Chandler, and develop supportive tourist opportunities (i.e. hotels, restaurants, shops) that capture secondary tourism spending.

**a. Availability of Attractions**

The availability of attractions in Chandler is seasonal. The local speedway and sporting areas only operate during the summer months and for a limited number of days during the week. A local event like Chandler Celebration mostly brings in local residents but has the ability to draw a regional crowd.

**b. Tourism Supporting Businesses**

Providing a range of tourism supporting businesses, such as hotels, restaurants, and shops, are vital to creating a healthy tourism industry. These businesses encourage secondary tourism spending by enticing the visitor to stay in the area longer, opposed to driving to nearby cities and communities to fulfill their lodging, dining, and shopping needs. Currently, there are less than 40 hotel rooms in Warrick County. Many of these rooms are located at Victoria National Golf Course. Most travelers choose one of the many hotel rooms offered in Evansville, which is only a 15 minute drive from Chandler. The amount of rooms available in Warrick may be considered less than adequate for everyday business travelers and the influx of weekend tourists.

Although there are a variety of fast food restaurants available in nearby Evansville and Boonville, there is only one fast food establishment in Chandler. The number of residents residing within Chandler and high traffic volumes on SR 62 could support a diverse and small number of fast food or casual dining establishments.

Availability of retail establishments is very limited in Chandler and the residents are forced to shop in Evansville or Boonville to meet their needs. A community with the Chandler's population may be able to support a few local specialty shops and small retail chain stores, but may find it difficult to attract larger retail chains at this time.

**c. The Marketing of Chandler Tourism**

The primary method for promoting tourism in Warrick County is via the Warrick County Travel Board website "Visit Warrick County". The website briefly highlights some of the finer aspects of the County including schools, natural resources, entertainment and retail, and major industries. However, Chandler is only briefly mentioned on the website, providing little information on all the great amenities the town provides. While Chandler's website discusses some of the amenities that can be found within the community, it does not provide enough information, like operating schedule of attractions, to attract regional tourists.

Finding ways to entice travelers along I-164 to stop and experience Chandler may provide an additional opportunity to expand the town's tourism industry. The Exit 9 sign on I-164 says "Morgan Avenue" and

“SR 62” but there are no signs indicating that a driver can reach Chandler using this exit. Furthermore, the existing “Chandler” sign located on the east and west end of the city limits is a standard green and white road sign, easily blending into the surrounding road signs.

#### 4. Downtown Chandler

##### a. Land Use

A Land Use Survey was completed in Downtown Chandler in June of 2012. Figure 16 and Table 2 show the results of the Land Use Survey. Downtown land use comprises 69.5 acres of the total 1707.6 acres within the corporate limits of Chandler. Of the 69.5 acres located within downtown, 21 acres (30 percent) in the downtown area is dedicated to commercial uses. There are approximately 38.8 acres (56 percent) for residential uses and no land being used for industrial purposes. Public/quasi-public land uses consume 3.4 acres (five percent) and are used mostly for Federal and town government purposes. Vacant buildings consume 7.1 acres (ten percent) of downtown.

**Table 2: Downtown Land Use**

Downtown Land Use Category	2012 Acreage
<b>Residential</b>	<b>38.8</b>
Single-Family	36.7
Multi-Family	0.8
Mobile Home	1.3
<b>Commercial</b>	<b>21.0</b>
Commercial	15.9
Vacant Commercial Building	5.1
<b>Industrial</b>	<b>0.0</b>
<b>Public/Quasi-Public</b>	<b>3.4</b>
Parks/Recreation	0.0
Churches/Cemeteries/Funeral Homes	1.2
Education	0.0
Medical	0.0
Government	2.2
Federal	0.9
State	0.5
County	0.0
City	0.8
Utilities	0.0
Other	0.0
<b>Mixed Land Use</b>	<b>3.3</b>
Vacant Mixed Land Building	2.0
<b>Vacant Land</b>	<b>3.0</b>
Developed Subtotal	<b>66.5</b>
Total	<b>69.5</b>

##### b. Road Conditions and Curb Cuts

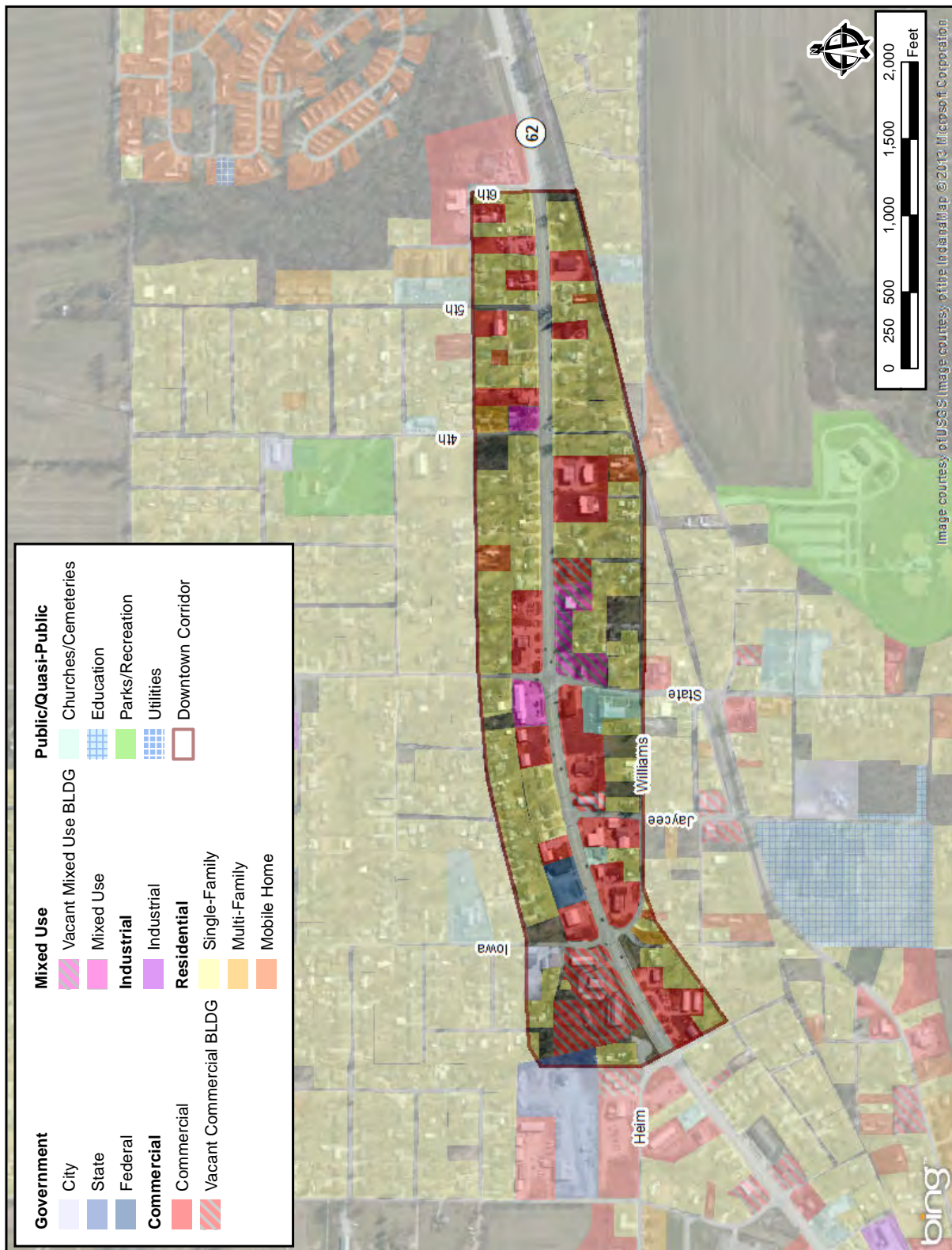
The amount of daily traffic (9,270 to 11,960 personal vehicles per day) on SR 62 and the population of the surrounding area are assets to future commercial growth in Chandler. In recent years, Chandler has been able to capitalize on this phenomenon by capturing two new gas stations and a Family Dollar store.

The widening of SR 62 has had both positive and negative impacts on the community. The widening of the roadway reduced traffic congestion and provided the community with much needed sidewalks along



Figure 16:

DOWNTOWN LAND USE SURVEY



the highway. The reduction in traffic congestion has also made it much easier and quicker to get through Chandler.

Unfortunately, the widening of SR 62 has made it almost too fast and easy for people to drive through Chandler. Speed, along with inconsistent setbacks, has made it easy for motorists to overlook existing businesses.

Additionally, the expansion of SR 62 has impacted the corridor visually. When driving through Chandler, a driver's field of vision is dominated by the appearance of concrete. This sterile outer shell can have a negative impact on potential commercial growth and can be perceived as un-welcoming to those who pass through Chandler.

There are an excessive number of curb cuts along the downtown corridor. Many businesses have two, three or more entry points. This can cause an increase in unpredictable turning movements and can alter the ease of traffic flow.

### **c. Physical Form of Downtown**

As stated previously, Chandler lacks a traditional downtown but contains a sprawling commercial center. Twenty-two businesses are located within the defined "downtown" boundary of Chandler. Most of these businesses are retail oriented (eight stores) or provide automotive services (seven businesses). As of 2012, there are only five national chain businesses located in this area: Marathon Gas Station, Huck's Gas Station, Casey's Gas Station, Subway, and Family Dollar.

Shallow lot sizes along the SR 62 corridor could be a deterrent to acquiring additional national chain businesses. Lots on the north side of SR 62 tend to be around 150 to 170 feet deep and 65 to 85 feet wide (9,750 Sq. Ft. to 14,450 Sq.Ft.). The average national chain store located in Chandler is situated on a lot that is 280 feet deep and 150 feet wide (42,000 Sq.Ft.). There are a few 40,000 Sq.Ft. lots located along the southeast side of the corridor that could accommodate a modest sized retail or office space but are currently used for residential uses. The utilities located in the alleyway between Adams Street and SR 62 impedes future commercial development along the highway by preventing a developer from expanding the lot depth back to Adams Street.

Building setbacks vary from 30 to 130 feet and lend itself to an inconsistent appearance of the corridor. The inconsistency of building setbacks can be attributed to the SR 62 expansion project and changing setback requirements over the last three or four decades. As a general rule of thumb, commercial properties that have shallow setbacks have a greater visual impact on the streetscape, attract more customers (by allowing customers to see the merchandise in the store), and make walking more interesting

and safer for pedestrians. Often times, destinations that are set further back from the roadway are less noticeable and are “hidden” by those buildings set closer to the road. Reducing maximum and minimum setback requirements can also be a subtle way to decrease the speed of traffic and encourage drivers to be more alert to their surroundings.

## C. GOALS

### 1. Appearance and Image

Projects that pertain to the “**Appearance and Image**” goal include:

- Create a “Green-up Chandler” Initiative to promote the planting of trees, shrubs, flowers, etc. in the community.
- Reduce setback requirements so store fronts can have a better connection to the road and improve pedestrian efficiency.
- Inundate media and social media with positive information on Chandler.
- Develop and promote events that create an atmosphere of community togetherness.
- Work with a marketing team to “brand” Chandler.
- Add way-finding signs to highlight local amenities.
- Establish a design district to enhance the visual image and quality of the downtown area.
- Construct a government building along SR 62 to serve as a focal point for the community.

### 2. Quality of Life

Projects that pertain to the “**Quality of Life**” goal include:

- Add soccer fields to create more recreation and tournament opportunities.
- Add healthier lifestyle opportunities to attract future businesses.

### 3. Improving the Basics: Housing, Transportation, Utilities, and Economic Development

Projects that pertain to the “**The Basics**” goal include:

- Offer incentives for infill and high density housing and commercial development.
- Continue to stretch utilities westward along SR 62 to spur development.
- Define “Downtown Chandler” by completing the SR 62 beautification project.

- Relocate utilities located between Adams Street and SR 62 to Adams Street to create more opportunities for commercial growth.
- Develop a TIF district along SR 62 in the area closest to Morgan Avenue.
- Partner with Success Warrick County and the Town to develop a program to mentor new businesses.
- Explore access management issues in Chandler, focusing on the excessive number of curb cuts along SR 62.
- Establish a Business Improvement District to create and promote a thriving commercial district.

### D. RECOMMENDATIONS

#### 1. Improving the Economy of Chandler

The *Success Warrick County* will be instrumental in achieving the economic development goals described in the Economic Development Recommendations section. Success Warrick County is a not-for-profit corporation that is working towards enhancing the economic development opportunities of the town and county. Chandler should continue to support Success Warrick County to foster economic growth. The town is also encouraged to collaborate with Success Warrick County and Economic Development Coalition of Southwest Indiana to create an Economic Development Plan which will help Chandler devise strategies and methods to achieve economic success.

Success Warrick County is working to develop more industries associated with North Warrick Industrial Park, Warrick Industrial Park and the future I-69. One of their top priorities is to fill the two industrial parks. While Chandler may not benefit directly from the North Warrick Industrial Park, Chandler could greatly benefit from the Warrick Industrial Park. The Warrick Industrial Park, located between Chandler and Boonville, is currently being served by Chandler Utilities. The park could potentially create more job opportunities for residents of Chandler and, due to the close proximity of the park, may encourage employees to relocate into Chandler. Chandler officials should work closely with Success Warrick County to help fill any vacancies in the Warrick Industrial Park.

Over the last decade, Newburgh, located to the south of Chandler, has captured the majority of commercial and residential growth triggered by the urban sprawl of Evansville. At this time, very little land is available for future growth in this area. Many local and regional officials anticipate the next area for growth will occur along the SR 62 corridor, in particular, the area closest to the western Warrick County boundary and the area between Chandler and Boonville. Chandler Utilities already serves the area between Boonville and Chandler and there are plans in place to stretch the utilities westward along SR 62 to Morgan Avenue.



Chandler may want to consider working with the county to establish a Tax Increment Financing (TIF) District along SR 62 in the area closest to Morgan Avenue. TIF is a tool to use future gains in taxes to finance current improvements, such as infrastructure improvements, demolition of dilapidated structures, and environmental remediation. While most of the revenues earned in the TIF will go to the county, Chandler could capture a portion of the revenue stream because the town provides (or will provide) utility services to the area. Provided that the county would be willing to partner with Chandler, the TIF would have to be set up properly to allow revenue sharing. Any funds captured in this matter would have to be reinvested back into Chandler Utilities and be used in a manner that directly benefits the TIF District. Over time, Chandler may want to consider annexing this area.



*Dilapidated Structures Along SR 62*

Improving the appearance of commercial and industrial properties can be done through the use of federal grants such as the Community Development Block Grant (CDBG) and the Community Focus Fund (CFF). The CDBG program provides funding for affordable housing, expanding economic opportunities, and creating a suitable living environment. The CFF is administered by OCRA and is part of the Community Development Block Grant Funds that may be used for water, sewer, and storm drainage amongst other projects.

To promote local start-up businesses, Success Warrick County and the Town of Chandler should collaborate on developing a program and identifying resources to mentor new businesses. This could include developing a revolving loan fund to provide financial assistance to reduce start-up costs for businesses.

Chandler should explore the use of incentives to improve economic growth and entice new businesses into the town. These incentives include:

- Property Tax Abatements
- State Incentives
- Hoosier Business Investment Tax Credits
- EDGE Tax Credit

- Industrial Recovery Tax Credit
- Skills Enhancement Fund
- Technology Enhancement Certification for Hoosiers
- Venture Capital Investment Tax Credit

Other non-monetary incentives can include reducing the minimum parking requirements and increasing the maximum building height. Non-monetary incentives should be used with caution, especially in the case of reducing the minimum parking requirements in areas with no available on-street parking. Monetary and non-monetary incentives are highly effective in areas where infill development is desired.

If Chandler chooses to compete against the existing three industrial parks, the town should consider utilizing the land between Gardner Road, Fuquay Road and SR 62. Once this area is at capacity, the town should consider annexing land that is more suitable for industrial and commercial uses.

Beyond providing available land and buildings for new businesses and industries, the town should continue to provide healthier lifestyle opportunities that will attract future businesses. Most employers feel that the productivity of their employees increases when they have a positive life outside of work. To provide an example to the nation that any town could be a healthy home town, the Vitality Project was launched in Albert Lea, Minnesota in June of 2009. During the project, the town expanded sidewalks, encouraged businesses to provide healthier snack foods at work, and created community gardens, just to name a few. After a year, the project contributed to a significant decrease in insurance premiums companies paid, a decrease in the number of sick days employees used, and increased the sense of community togetherness. While Chandler does not need to be as thorough as the Vitality Project, the town may want to consider using some of the projects' practices to provide a better lifestyle for residents and a tool to attract new businesses.

## **2. Downtown Chandler**

Since Chandler does not have a traditional downtown, Chandler will need to define "Downtown Chandler" in a way that makes it easily identifiable and welcoming. In order to accomplish this task, Chandler should complete a beautification project in the downtown area to make it distinguishable from the rest of the SR 62 corridor. Steering committee members, engineers and planners working on the Chandler Comprehensive Plan felt the most logical area to be defined as downtown Chandler is the area along SR 62, between Heim Road and 6th Street. The beautification project would entail adding attractive lighting and plantings. Often times, a beautification project like this will result in new commercial development and persuades existing property owners to make improvements to their buildings. As more commercial develops along the corridor and the town experiences an increase in pedestrian and bicyclist traffic, the town should consider adding street furniture and strategically placed bike racks along the route.

To further define “Downtown Chandler”, Chandler should consider constructing a government building within the defined downtown area. A government presence along the corridor will serve as an anchor for the downtown and will work as a catalyst for new development. The design of the building should set the standard of what the community would like the downtown area to become. Details of the proposed government building can be found in the Community Facilities Chapter.

To encourage more commercial growth along the downtown corridor, Chandler will have to take steps to make the town more appealing to commercial development. The first step to achieve this goal can be accomplished by addressing the considerable number of small lot sizes. By relocating utilities found in the alleyway between Adams Street and SR 62 to Adams Street, developers will have the ability to join adjacent lots to provide enough adequate space for modern retail buildings.

All new development should adhere to a higher design standard than what is currently required. This can be achieved by creating an urban design district to enhance the visual image and quality of the downtown area. A design district contains design guidelines and also has the ability to regulate permitted land uses in the district. This type of design overlay district is highly effective in areas that are in transition from residential to commercial use.

The three most critical elements for creating a successful commercial district are visibility, signage and convenient access. The inconsistent setbacks found along SR 62 can affect the visibility of commercial businesses, hiding buildings with large setbacks behind building with shorter setbacks. Whether or not the town chooses to create a design district, setbacks should be reduced to make commercial properties more noticeable from the road. This will also help the downtown corridor to appear more inviting and pedestrian friendly. However, Chandler should avoid having a zero setback requirement. Zero setbacks are not appropriate along a highway and will add to the sterile “wall to wall” concrete appearance that Chandler wants to move away from. The town should also encourage new development to contain a small amount of setback to be used for green space to contribute to the “Green-up Chandler” initiative.

Chandler should continue to encourage signage that enhances the aesthetic character of the downtown corridor. Signage, if not done properly, can result in unattractive visual clutter. Chandler should consider limiting signage types to wall signs, window signs, projecting signs, canopy signs, and marquee signs. Signs should be limited to no more than two types of signs per each frontage of a business and should only face SR 62. Sign designs should complement their associated building and be consistent with the scale, architectural style, color and materials. Signs should also have a contrast between content and background, while maintaining compatibility with building colors, to ensure the legibility of the sign. Most importantly, the sign should be designed to high professional standards.

Chandler should explore access management issues along the corridor to help encourage commercial development. The primary focus of this exploration should be on the excessive number of curb cuts

along SR 62. Within the 4,604 linear feet of the corridor, there are 79 curb cuts, or approximately one curb cut every 58 feet. Roads that have a disproportionate number of curb cuts and higher traffic volumes tend to have more safety and traffic congestion issues, making the area less appealing to potential customers<sup>1</sup>. While it is reported that SR 62 has had very few accidents in 2012, the expected increase in population around this region will result in a sharp increase in traffic during the next 30 years, dramatically altering traffic conditions. It would be highly advantageous for the town to address access issues as new development occurs along the corridor. The town should address issues surrounding curb cuts in their development review process.

Chandler should consider working closely with existing and future businesses to establish a Business Improvement District (BID). A BID is a public/private partnership in which property and business owners elect to make a collective contribution to the maintenance, development and promotion for their commercial district. There are many advantages of this arrangement, including:

- A cleaner, safer more attractive business district.
- A steady and reliable funding source for supplemental services and programs.
- The ability to respond quickly to changing needs of the business community.
- The potential to increase property values, improve sales and decrease commercial vacancy rates.
- A district that is better able to compete with nearby retail and business centers.

### 3. Tourism

The Town of Chandler will need to address the three components to tourism (identify and develop tourist attractions and events, create an attractive campaign to entice tourists into Chandler, and develop supportive tourist opportunities {i.e. hotels, restaurants, shops} that capture secondary tourism spending) in order to capitalize on this lucrative industry.

To increase the number of regional tourists visiting Chandler, the town should focus on promoting and developing unique local festivals and events. Festivals and parades are popular tourist attractions and are a great way to bring the community together; however, in Chandler they are often limited in number and size. Some citizens suggested utilizing the baseball fields and future soccer fields for sporting tournaments. Other ideas involve utilizing the community center for an arts and crafts fair or community rummage sale. With proper planning and the support and collaboration of the community, events like these can be very lucrative to local businesses. As these events become more popular in Chandler, the volume of tourists may help support future commercial growth.

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<sup>1</sup> Safe Access Is Good For Business. US Department of Transportation, Federal Highway Administration. Accessed on 10/15/12. [http://ops.fhwa.dot.gov/publications/amprimer/access\\_mgmt\\_primer.htm](http://ops.fhwa.dot.gov/publications/amprimer/access_mgmt_primer.htm)



Chandler Motor Speedway has the ability to generate a large number of seasonal tourists in Chandler. The secondary spending (money spent on lodging, restaurants, and other forms of entertainment) created from this attraction is being spent elsewhere due to the lack of a hospitality industry in Chandler. It would be beneficial for Chandler to promote the speedway and encourage more people to visit the attraction. While the number of seasonal tourist will not be able to support restaurants and shops alone, the tourists along with the projected increase of population and SR 62 traffic will provide the customer base that will help future businesses thrive.

The Town of Chandler, Warrick County Tourism Board, and event organizers need to work together with local businesses and residents to create a sense of hospitality. Clean streets and buildings, easy-to-read signage, and prepared and well-staffed businesses are just a few items that a traveler may notice. Comfortable visitors tend to become repeat visitors which is vital to the success of any town's tourism industry.

The Warrick County Tourism Board operates a website which promotes tourism and provides information for potential future residents and business owners. Information provided on this website is vague in nature and does not provide any information regarding Chandler. It may be beneficial for Chandler to work with the board in the future to ensure Chandler is well represented in tourist oriented brochures and videos for Warrick County.

Chandler is strongly encouraged to use branding as a tool to market the town. The branding should reflect what residents hope for Chandler to be in the future. The town should use this brand on letterhead, street and building signage, town vehicles, etc. The town may also consider encouraging quality businesses to use the branding on packaging and products (For example, "Proudly made in Chandler" with the logo). Branding the town should be done in the immediate future to help build a cohesive appearance.

The Town should continue marketing Chandler, targeting potential visitors within a six-hour drive radius. Marketing can be done through a myriad of options including the Town of Chandler website and Warrick County Tourism Board website, billboards along major corridors (the future I-69), the Warrick County Tourism Board office, the Warrick County Chamber of Commerce office, branding, and creating short informational videos to be posted on free internet video services like YouTube. Other simple, and often free, ways to promote the community can be done by placing positive statements and pictures on social media sites and mapping services like city-data.com or Google Earth.

Chandler should improve signage in the town. Many who pass through Chandler do not realize that Chandler exists beyond the SR 62 corridor. To help bring awareness to the many of the amenities in Chandler, it is recommended that Chandler place attractive way-finding signs throughout the community.

The town should also invest in gateway signs, denoting the entrance into Chandler. When choosing a location for the gateways, elected officials should be aware of the surrounding landscape. Building conditions near the gateway will make an impact on that important first impression. Design trends for gateways tend to embrace the history of a community; however, if Chandler wants to stand out from other communities, they should consider using a more contemporary aesthetic.



*Example of a gateway sign*

# CHAPTER 6 HOUSING

## A. INTRODUCTION

Achieving a balance between household income and housing quality, size, price, and availability is essential to a healthy community. Through the analysis of these characteristics, the town can determine whether or not the current housing supply can adequately serve current and future population and economic development needs. Attention should not only be focused on creating attractive, well-designed neighborhoods, but also on removing or rehabilitating dilapidated and deteriorating housing. By addressing dilapidated housing, cities can increase the value and morale of their neighborhoods as well as discourage illegal activities and prevent associated health issues.

### 1. Existing Housing



*A Typical Home in Chandler*

Of the 1,230 housing units that are located in Chandler, 1,075 housing units were occupied in 2010. Seventy-two percent of housing units in Chandler are owner occupied. The percentage of renter-occupied housing units in Chandler is similar to the percentage of renter-occupied housing units in Boonville (68.9 percent) and Newburgh (74.2 percent). Housing statistics can be found in Appendix B, Table B-4.

Between 2000 and 2010, Chandler's total population decreased by 207 persons which directly corresponds to the loss of 37 housing units and 103 households. Chandler's average household size for 2010 (2.62 persons) was slightly lower than the 2000 household size of 2.63 persons. This was also higher than the 2000 state average of 2.47 persons.

The vacancy rate for housing is an indicator of the strength of the housing market. Of the 1,230 housing units, 155 of these units were vacant (13 percent). The vacancy rate increased by 36 percent from 2000 (99 vacant housing units, seven percent of housing units). In comparison, Newburgh's vacancy rate increased by 60 percent (from 81 housing units to 200 housing units) and Boonville's vacancy rate decreased by 12 percent (from 240 housing units to 215 housing units).

The median housing value in Chandler rose by 12 percent between 2000 and 2010 (From \$66,600 to \$75,400). This is in stark contrast to housing values in Warrick County and Ohio Township. The average Warrick County housing value rose by 26 percent and while Ohio Township housing values rose by 21 percent.

According to the U.S. Census, 72 percent of owner-occupied housing in Chandler was valued between \$50,000 and \$99,999 in 2010. Eighteen percent of owner-occupied housing in Chandler was valued at \$49,999 or less which was significantly higher than Ohio Township (Three percent) and Boon Township (12 percent). Eleven percent of homes in Chandler were valued at \$100,000 or more, compared to 35 percent in Boonville and 81 percent in Newburgh.

The median monthly contract rent was \$542 in Chandler in 2010 compared to \$328 in 2000. Nearly 41 percent of renters had monthly contract rent of \$750 or more; however, nine percent of renters had a monthly contract rent of \$200 or less.

The age of housing in the community is a reflection of the rate of growth of the community. It is also an indicator of the need for housing rehabilitation or housing replacement when rehabilitation is not economical. As shown in Table B-9 in Appendix B, the median year the housing stock was built in Chandler was 1968 compared to 1983 in Ohio Township and 1973 in Boon Township. Sixty-six percent of homes in Chandler were built between 1950 and 1979. Forty-five percent of the housing stock in Chandler was built prior to 1960. Approximately 27 percent of homes in Chandler were constructed after 1990. In contrast, 39 percent of homes in Ohio Township were constructed after 1990.

The Town of Chandler issued approximately 81 building permits from 2002 through 2011, or approximately eight dwelling units per year.

Diversity in housing type is an important function in community viability. Currently, 92 percent of the housing stock is single-family homes or mobile homes. There are few duplexes (0.5 percent) and apartment complexes (seven percent). In comparison, 79 percent of Boonville's housing stock consisted of single-family homes and mobile homes, six percent were duplexes and nine percent were apartment homes.

According to data collected for Chandler's Existing Land Use Map (Figure 31), the average single-family home is located on a 1/3 acre lot. The majority of housing units contain three bedrooms (54 percent). Few housing units contain one bedroom (five percent) or more than four bedrooms (eight percent).

## **2. Housing Conditions**

A field survey of Chandler was completed in June of 2012 to determine existing land use and to create an



inventory of existing housing within the town limits. A rating system was created to rate houses based on exterior appearance. (The field survey was conducted from the public right-of-way; therefore, an interior inspection was not made.) The rating system ranked houses from A through E as follows:

- A – Extremely well-kept house with no maintenance needs.
- B – Well-kept house with minor maintenance needs. Paint and minor repairs to the roof, siding, gutters, windows and doors are needed.
- C – House with minor maintenance needs. Deteriorated paint and shingles are visible and numerous minor repairs to the roof, gutters, siding, windows and doors are needed.
- D – House with major maintenance needs. Major repairs to the roof, gutters, siding, windows and doors are needed, but such repairs appear to be economically feasible and the structure is still livable.
- E – House with major maintenance needs and appeared to be unlivable. The combination of major repairs and/or observable structural defects, including components of the roof, siding, windows, or doors missing. These houses appear to be economically unfeasible to fix and the house appears unlivable (burned out or boarded up structures are included in this category).

Several key factors helped to determine the rating of each house. The condition of the roof was one of the most important factors. A house with an older roof that needed new shingles was rated a B, depending on the severity; however, if the roof also had small dips, the house was rated a C. If there were major dips in the roof, the house was rated a D. The house was rated E if there were visible holes in the roof. The condition of the windows was also important. Houses with older windows that needed painting were rated a C, while houses with boarded up windows would receive an E rating. The condition of the yard was also considered in the rating. Overgrown lawns, unkept flowerbeds and landscaping, furniture or appliances in the yard, and junk cars brought down the rating of the house.



*Example of an E Rated Home.*

Figure 17 shows the rating of all C, D and E houses in Chandler. The map reveals a considerable number of houses with a D and E rating scattered throughout Chandler.

According to the 2000 Census, all dwelling units in Chandler contained complete plumbing facilities but 18 homes lacked complete kitchen facilities. The most common fuel for heating homes was natural gas (71 percent) followed by electricity (27 percent).

### 3. Historical Structures

The Indiana Department of Natural Resources and Historic Landmarks Foundation of Indiana have jointly conducted historic structure inventories throughout the state. This effort identifies historic districts, buildings, structures, sites, and objects for inclusion in a state-wide historic preservation inventory and documents properties potentially eligible for the National Register of Historic Places or the Indiana State Register of Historic Sites and Structures. The Gibson County/Warrick County Interim Report identifies four historic properties in Chandler that are considered worthy of historic preservation (The historic properties count is based on the 1984 Warrick County Interim Report).

The Gibson County/Warrick County Interim Report places properties into four designation categories:

- Outstanding – recommended as a potential nomination for the National Register of Historic Places.
- Notable – recommended as a potential nomination for the Indiana Register of Historic Sites and Structures (lacks national significance).
- Contributing – contributes to the density, continuity and/or uniqueness for the whole county or historic district, but the present condition does not appear to meet National or State designation criteria. These properties may be considered for a county or local historic register program.
- Non-Contributing – sites in historic districts that create a negative impact.

The four historic properties listed in the 1984 Gibson County/Warrick County Interim Report are located within Chandler:

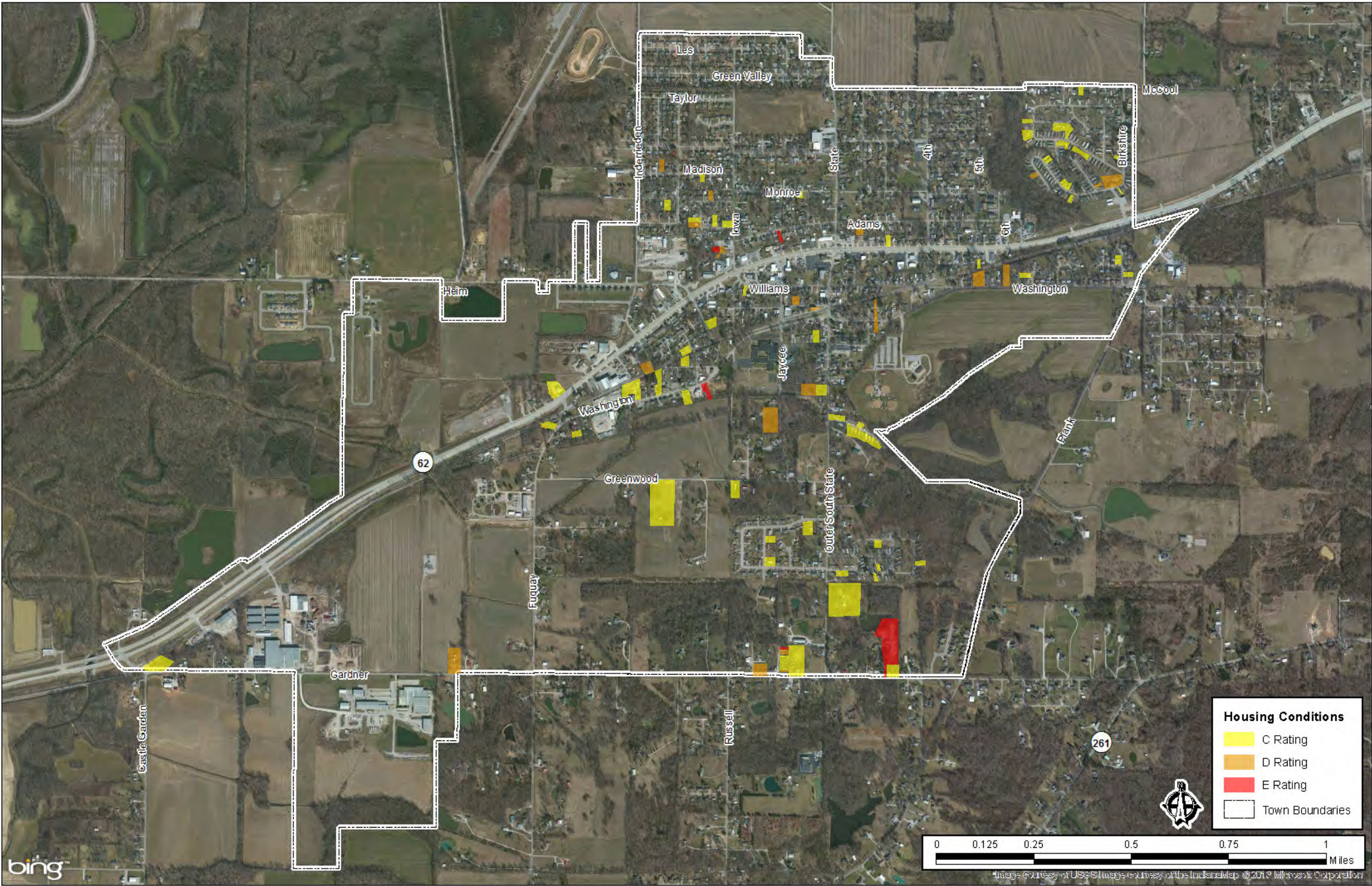
- House, 107 W. Walnut Street, Chandler; Nineteenth Century Functional, c. 1900; Contributing
- Chandler General Store, 110 Walnut Street, Chandler; Nineteenth Century Functional, c. 1900; Contributing
- Traction Station, 650 W, Chandler; Arts & Crafts, c. 1915; Notable
- Hatchett House, 800 Washington Avenue, Chandler; Bungalow, c. 1925; Contributing

The identification of properties as historic is primarily for informational purposes and makes these properties available for federal and state programs and tax incentives for historic preservation. Unless these properties are placed on a Local, State or National Register of Historic Properties, there are no restrictions on the use, rehabilitation, reconstruction or demolition of such properties above the zoning



FIGURE 17

HOUSING CONDITIONS









and building code requirements applicable to all properties in the jurisdiction. However, the National Environmental Policy Act and the National Historic Preservation Act generally protect these structures from the adverse impacts of improvement projects involving federal or state funds. Currently, none of these properties are listed on the State and/or the National register of Historic Places.

## B. ANALYSIS

### 1. Projected Housing Units

The population projections were used to determine projected housing units for Chandler. Assuming that Chandler can return to and maintain the national average vacancy rate of eight percent between 2000 and 2040, projected housing units can be calculated by using the eight percent vacancy rate and the projected number of households. Projected households were calculated by using population per household projections from Woods and Poole Economics, Inc. Using this assumption, a projection of 1,959 housing units is calculated for 2040, which is 1,176 housing units more than in 2000 and 729 more than the calculated housing units for 2010 (see Table 3).

**Table 3: Population and Housing Projections**

City/Town	Year	Population	Households	Household Population	Group Quarters Population	Vacancy Rate	Housing Units
Chandler	2000	3,094	1,140	3,094	0	8.1%	1,216
	2010	2,887	1,075	2,887	0	12.6%	1,230
	2020	3,468	1,317	3,468	0	8.0%	1,432
	2030	3,997	1,560	3,997	0	8.0%	1,695
	2040	4,648	1,802	4,648	0	8.0%	1,959

*Source: Bernardin, Lochmueller & Associates; U.S. Census SF1; & Woods & Poole Economics, Inc.*

### 2. Housing Diversity

Chandler lacks diversity in their housing stock. Diversity of the housing stock should be reflective of the demographics for the community. As people move through their various phases of life (childbearing age, empty-nesters, retirement, etc.), their housing demands change. Table 4 shows how the housing type, housing size, and tenure demands relate to age.

Since 92 percent of the housing stock in Chandler is single-family homes, one would expect that the majority of residents in Chandler would be in the 25 to 44 year old age group. However, only 27 percent of the population belongs to the 25 to 44 age group. Twenty-six percent of the population is 45 to 64

**Table 4: Housing Type, Size and Tenure Demands in Relation to Population Age**

	Age Range	Density – du/ac	Tenure
Single Family	25 – 44 yrs.	Up to 5 du/ac	Mostly Own
Workforce House	25 – 44 yrs.	Up to 6 du/ac	Mostly Own
Townhouse/villas	45- 64 yrs.	8 – 16 du/ac	Rent or Own
Workforce Rental	20 – 24 yrs.	10 – 18 du/ac	Apt. Rental
Townhouse/Apt.	20 – 24 yrs.	10 – 18 du/ac	Mostly Rent
Senior Living	65 or older	10 – 18 du/ac	Mostly Rent

**Table 5: Percentage of Housing Types in Chandler**

Housing Type	Percentage of Housing Units
Single Family	92.3%
Townhouse/Duplex	0.5%
Apartments	7.2%
Senior Living	0.0%

**Table 6: Age Groups**

Age Group	Percentage of Population
Under 9 years	14.90%
10 to 19 years	15.00%
20 to 24 years	5.10%
25 to 44 years	27.20%
45 to 64 years	26.20%
65 or older	11.60%

years old, the age range that tend to desire living in villas, town homes and duplexes or homes with very little yard and home maintenance requirements. As this population ages, there will be an increasing need for senior living and aging in place facilities. Currently, Chandler has no senior living facilities. See Table 5 and Table 6 to compare the current housing stock and the age of the population.

There are very few four bedroom homes within Chandler, approximately eight percent of the housing stock, when compared to the national average of 16 percent. Nearly 86 percent of homes are two or three bedroom homes. Demographics for Chandler indicate that Chandler attracts young families. As these families grow and expand, the lack of four bedroom homes may be forcing them to look elsewhere for more spacious homes.

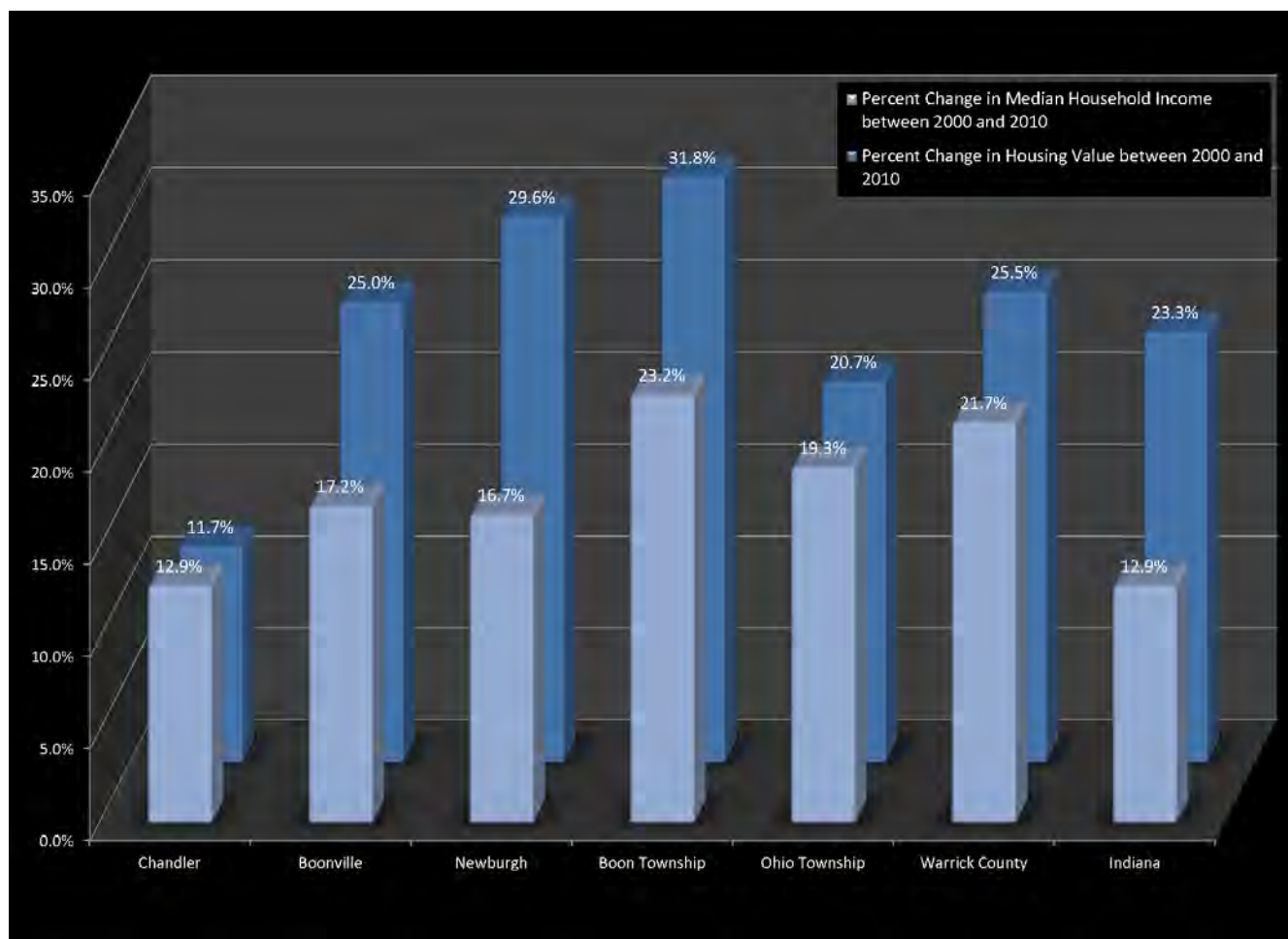
### **3. Housing Affordability**

There are many factors to consider when determining the housing affordability of an area. One factor to consider when determining housing affordability is the number of owner-occupied housing units in relation to renter-occupied housing units. Seventy-two percent of the occupied housing in Chandler is owner-occupied compared to 69 percent in Boonville and 74 percent in Newburgh (see Table B-6 in Appendix B). This shows that, compared to Boonville, more Chandler and Newburgh residents can afford to buy their own home.

Another factor to consider is housing value compared to household income. Household income is defined as the total amount of income earned by individuals who live in one housing unit, regardless of relation. Median household incomes increased by 13 percent in Chandler (from \$23,603 to \$31,022) between 2000 and 2010. The median housing value in Chandler rose by 12 percent between 2000 and 2010 (From \$66,600 to \$75,400).

Unlike Chandler's parallel income and housing value growth, Ohio Township and Warrick County's percent change in housing values rose much higher than the percent change for median household income. The average Warrick County housing value rose by 26 percent and Ohio Township housing values rose by 21 percent. Warrick County's median household income increased by 22 percent while Ohio Township's median income only increased by 19 percent. The percent change in housing values and median household income is shown in Figure 18.

The traditional measure of affordability recommended that housing costs be no more than 30 percent of the median household income. Monthly owner costs include a sum of payments for mortgages, utilities, fuels, insurance, real estate taxes, condominium fees and mobile home costs. Table 7 and Figure 19 shows how Chandler compares to other communities in Warrick County.

**Figure 18: Percent Change In Housing Values and Median Household Income**

The contemporary way of measuring affordability is to analyze the combined cost of transportation and housing. Transportation costs are typically the second highest expenditure for a household. For a community to be considered affordable, the combination of housing and transportation costs should not exceed 45 percent of the household income. In Chandler, the average resident pays 33 percent of their household income on transportation costs (See Figure 20). When transportation and housing costs are combined, most residents spend between 45 to 60 percent of their household income. Figure 21 shows how Chandler compares to other communities in Warrick County.

#### 4. Housing Conditions and Historical Homes

In general, an older home is much more susceptible to being dilapidated than a home built within the last few decades. These older residences are typically found in the town's core. In Chandler, the majority of



Figure 19:

HOUSING COSTS

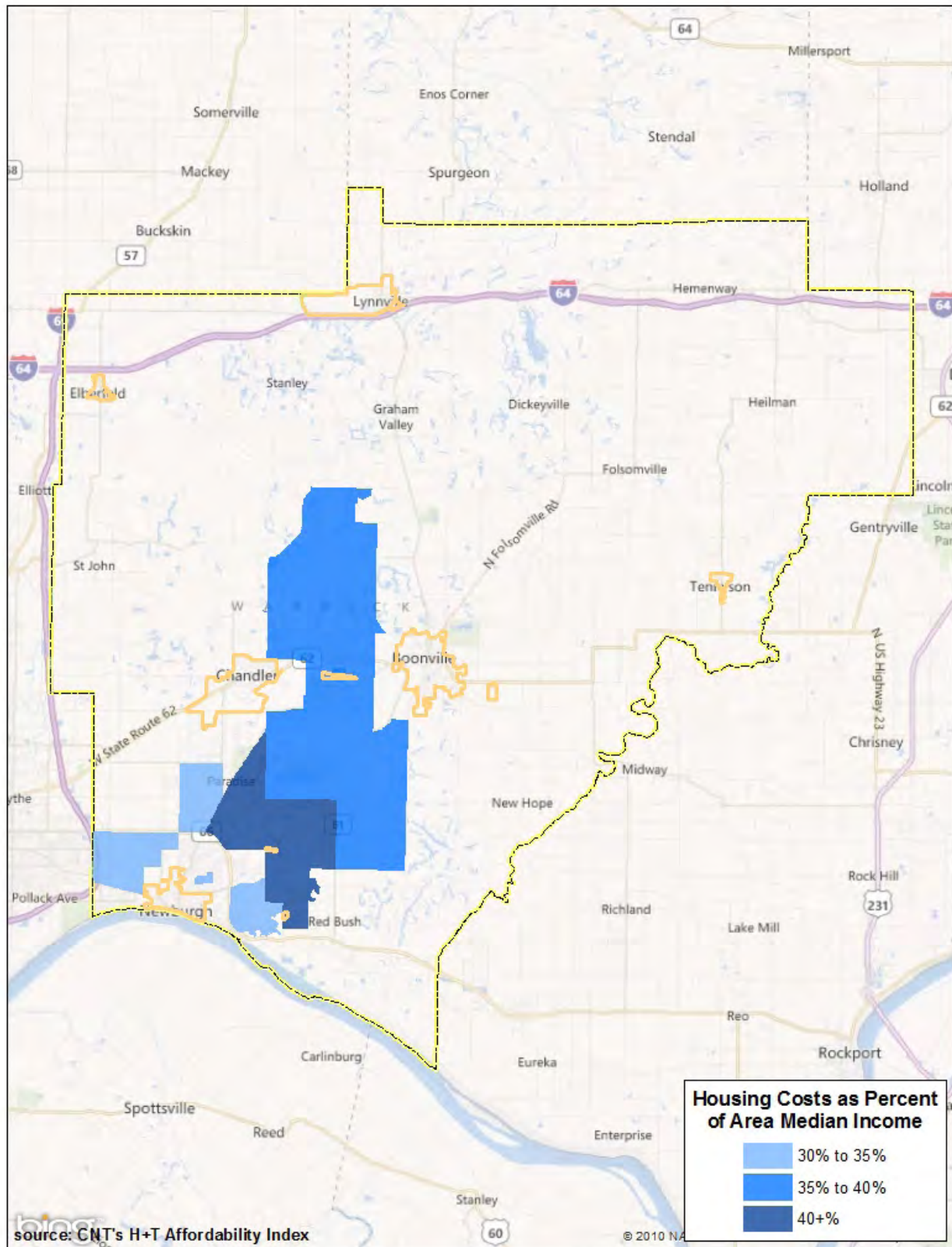


Figure 20:

TRANSPORTATION COSTS

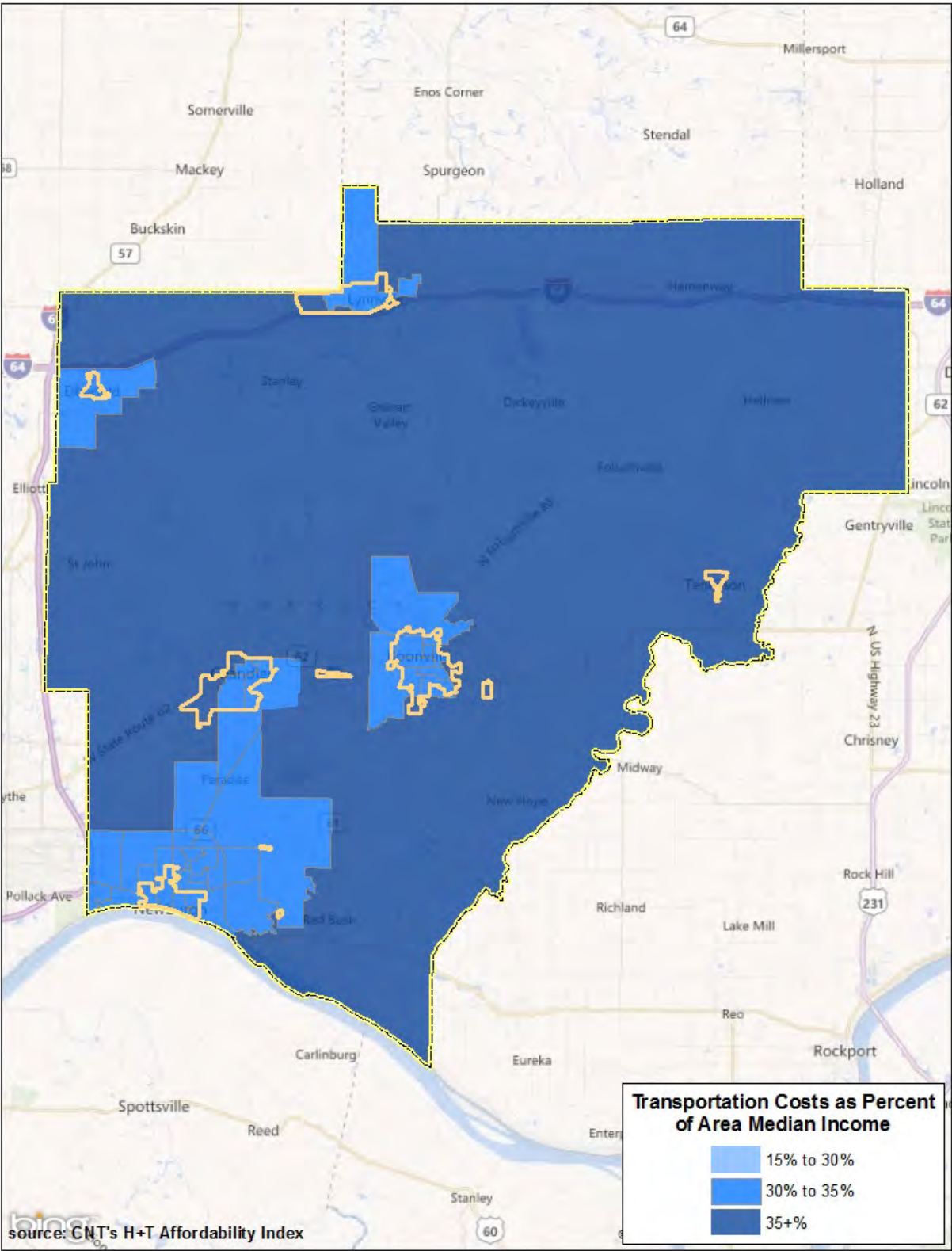
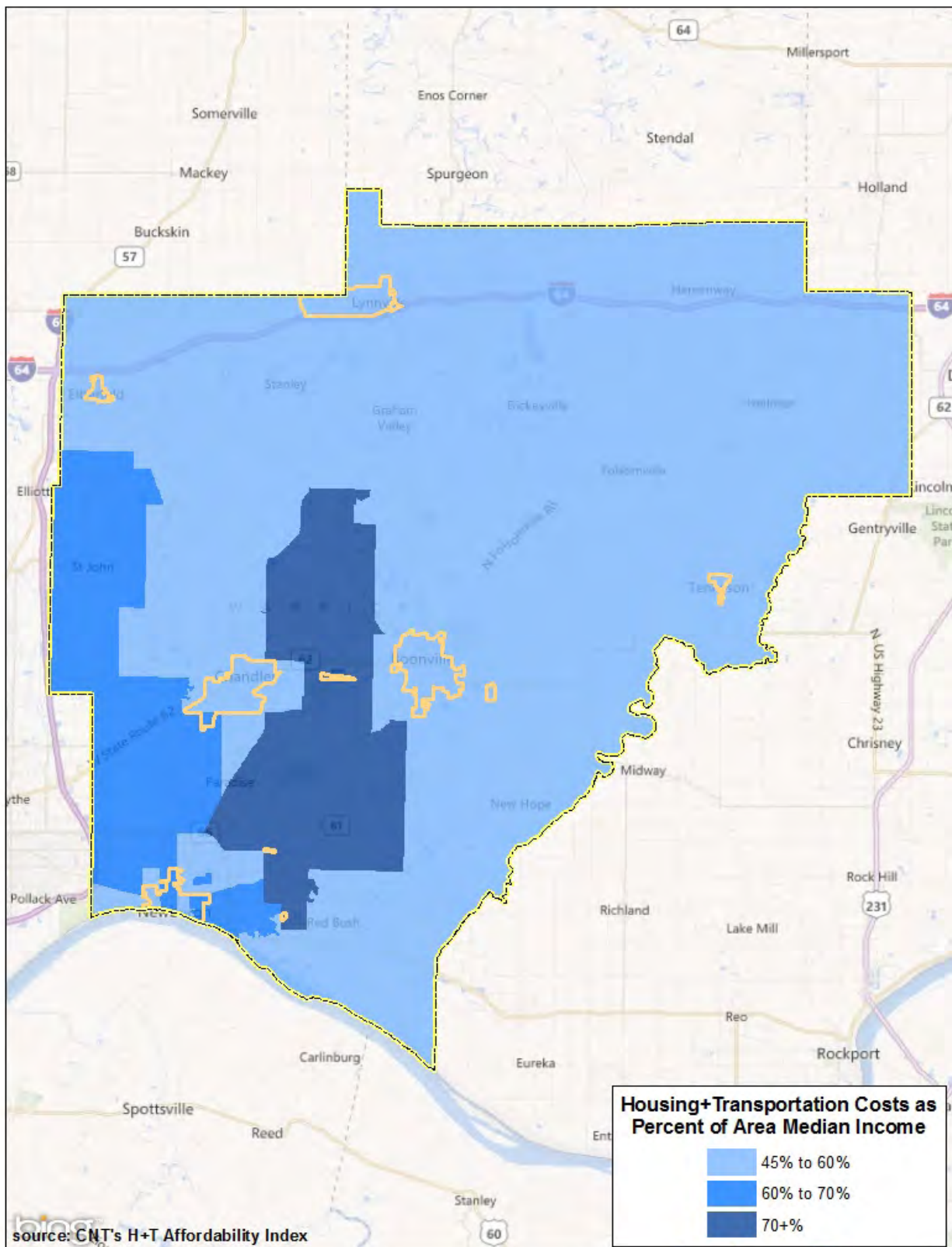


Figure 21:

COMBINED HOUSING & TRANSPORTATION COSTS





older homes are located between Adams Street and Washington Avenue. Most of the homes located in this area have been well-maintained; however, there are a few homes that need to be rehabilitated or demolished. See Figure 17 for the homes that have been identified as in poor condition.

Dilapidated structures may also be found in economically depressed neighborhoods. Many residents find themselves financially unable to cope with the burden of the upkeep on their homes, allowing the structure to fall into disrepair. This is very prevalent in the Town's four mobile home parks, and neighborhoods along Washington Avenue and West Adams Street.

The current vacancy rate in Chandler is 13 percent which is slightly higher than the national and state average of eleven percent. Chandler's vacancy rate rose by six percent since 2000. The increase in vacant housing units is most likely due to the recession experienced across the country. The vacancy rate may also be a contributing factor for the current state of housing conditions.

Of the four historical properties listed in the Gibson County/Warrick County Interim Report, only two exist today. Both of these properties are located along Walnut Street near the intersection of Walnut Street and State Street. Recently the property at 110 Walnut Street has been renovated and is in good condition. While the renovation work did not restore the property in a manner that is consistent with the time period, its appearance has been greatly improved and has had a positive impact on the surrounding area. The property at 107 Walnut Street has had some façade work done on the front of the property. However, much more work needs to be done to the remaining three sides of the building and the interior. Although not identified on the Interim Report, an additional property at 108 Walnut Street may also qualify as an historical structure. Like the property at 110 Walnut Street, this property has recently undergone renovation work; however, the renovation work did not restore the property in a manner that is consistent with the time period.

## C. GOALS

### 1. Appearance and Image

Projects that pertain to the “**Appearance and Image**” goal include:

- Consistent enforcement of the code
- Develop a demolition fund.
- Develop a “Green-up” Chandler Initiative that includes the addition of pocket parks, green space and an abundance of plantings.



## 2. Quality of Life

Projects that pertain to the “**Quality of Life**” goal include:

- Construct more pocket parks.
- Create an overall trail system linking residents to amenities.

## 3. Improving the Basics: Housing, Transportation, Utilities and Economic Development

Projects that pertain to the “**The Basics**” goal include:

- Create Neighborhood Stabilization Project near the town center.
- Offer incentives for infill and high density housing and commercial development.

## D. RECOMMENDATIONS

### 1. Housing Condition

Chandler’s Housing Survey revealed the locations of housing that need to be rehabilitated or removed. Chandler should continue to focus on code enforcement and the identification of structures that are potential threats to the health and safety of the public. To further expedite this process, the town should also establish a demolition fund to remove structures that cannot be rehabilitated.

There are several sources of funding and support for housing rehabilitation programs . These include the Indiana Affordable Housing Fund and several programs from the Indiana Housing and Community Development Authority. Some of the programs that the Indiana Affordable Housing and Community Development Authority offer include Community Development Block Grants for housing rehabilitation, Home Investment Partnership Program, and Neighborhood Assistance Program. Some of these grants are geared toward the assistance of not-for-profit organizations. Grants for economic development use, downtown revitalization, utilities, and community facilities and services can all be used to directly or indirectly improve neighborhoods within a community. The US Department of



*Dilapidated Housing*

Agriculture also administers a variety of housing programs for low and moderate income areas through its Rural Affairs Program.

In previous years the Federal Department of Housing and Urban Development utilized the Neighborhood Stabilization Program (NSP) to help communities to purchase foreclosed housing, rehabilitate or demolish the structures, and sell the property to income-qualified buyers. Even though this program was terminated in 2011, the community should remain in contact with HUD for programs designed to replace the NSP.

Any future federally funded housing developments should focus on areas surrounding east Washington Avenue, near the Chandler Community Center and Sports Park. A housing development in this area will help to stabilize the existing neighborhood on the north side of Washington Avenue and the Lee Acres Estates subdivision. Figure 22 shows the location of the proposed project. This proposed site is located within close proximity to food sources, medical care and has access to transit. This project should include a balanced mix of housing types (single-family and multi-family) and tenures (owner-occupied and renter-occupied).

### **2. Housing Types and Subdivisions**

The town should continue to encourage a range of housing types to be developed. Meeting the needs for seniors and young adults (age 21 to 24) may be a challenge for Chandler. The development of apartments, condominiums, or houses with zero lot lines may be appropriate for these two age groups. Chandler should focus developing these housing types in the vacant farm ground between State Street and Iowa Street (see Figure 22). If more suitable housing is not constructed for seniors and the disabled, the town should consider distributing educational materials directing residents to programs that can help pay for the retrofitting of their current home.

As discussed in the housing analysis, Chandler also needs larger homes with four or more bedrooms. This will help to diversify the housing stock by offering a greater range of house sizes and values.

Chandler should strongly encourage higher density and mixed use buildings along the SR 62 corridor. By doing so, Chandler will be able to create the population base to support a more active downtown commercial area. Chandler can encourage this type of development by offering special permit and tax incentives. Some communities have gone as far as establishing an Incentive Housing Zone which would allow developers to build structures that exceed maximum building height, in exchange for a small percentage of housing units to be designated as affordable or the first floor for being designated for commercial use.

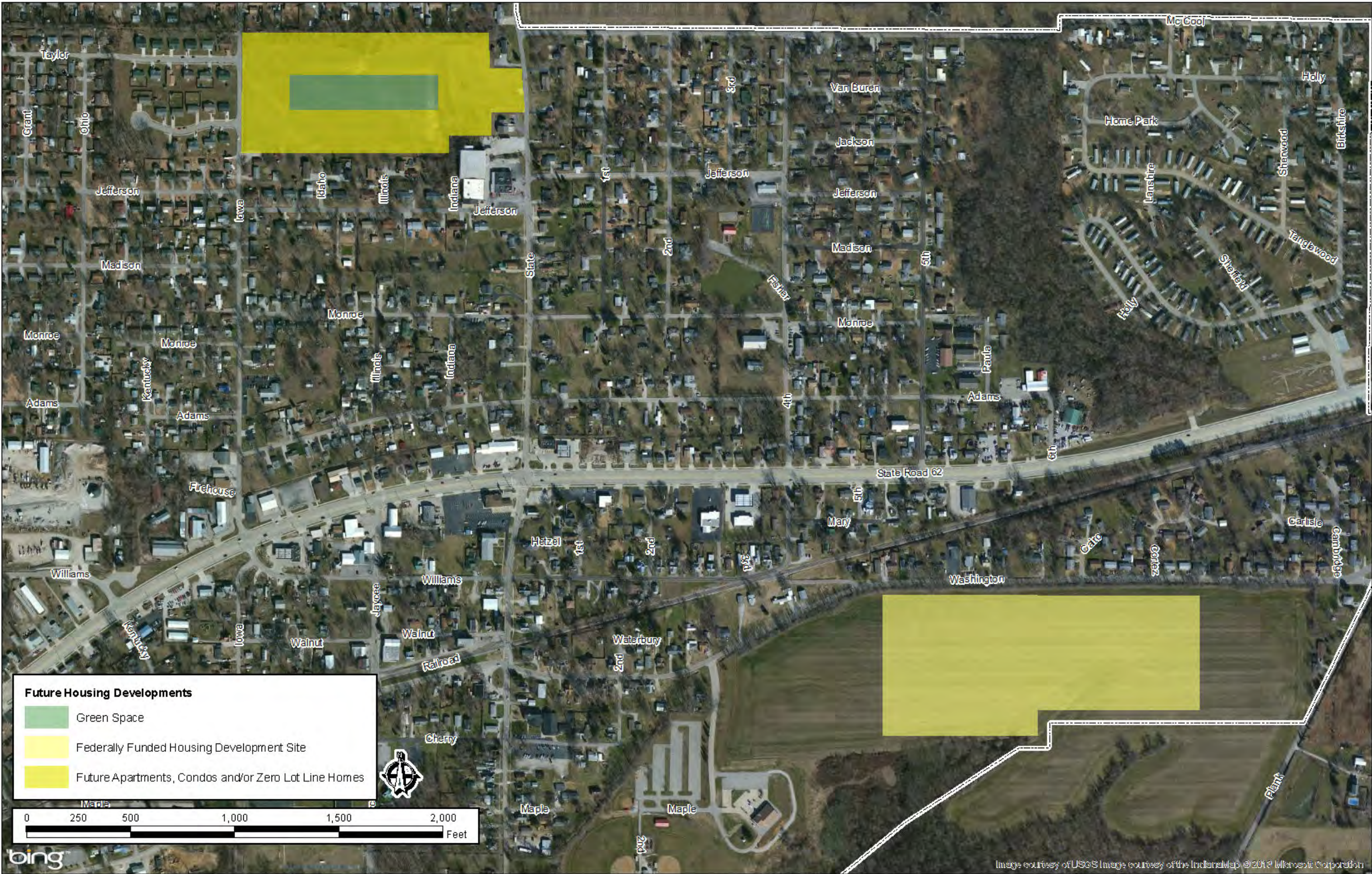
In the last few decades, new subdivisions have been developed throughout Chandler. Under the current Subdivision Ordinance, developers were required to have a certain amount of land used for “open space.”

This open space could be considered part of the backyard, side yard, front yard or driveway. The town should consider changing the ordinance to require all developers to contribute land in the subdivision for public parks and/or trails. This type of policy change will help to support the “Green-up” Initiative and also provide the needed space for a trail system.





FIGURE 22



FUTURE HOUSING DEVELOPMENTS





# CHAPTER 7 TRANSPORTATION

## A. INTRODUCTION

The transportation system physically links land uses within the community, as well as outside of the community, at a state and national level. Providing a safe, efficient, cost effective and uncongested transportation system will support economic growth for the town and will lead to healthier lifestyle opportunities for residents.

### 1. Maintenance Responsibility

Chandler is responsible for the maintenance of 16.92 miles of roadway within the town boundary. Warrick County maintains 842.86 center-line miles of roadway within the unincorporated areas of the county. Warrick County is also responsible for maintaining bridges on non-state roadways in incorporated areas.

### 2. Commuters and Travel Time

According to the 2010 U.S. Census, 60 percent of Chandler residents work outside of Warrick County. Nearly four percent of residents work outside of Indiana (see Table B-10 in Appendix B).

Table B-11 in Appendix B shows the percentage of commuters by travel time. Nineteen percent of Chandler workers 16 years and older in the commuter flow have a travel time to work that is less than 15 minutes. Fifty-six percent have a 15 to 29 minute commute to work while sixteen percent travel thirty minutes or more to work (See Figure 23).

### 3. Highway Functional Classification

The roadways in the street network are classified according to the function they perform. The primary functions of roadways are either to serve property or to carry traffic through properties. Streets are functionally classified as “local” if their primary purpose is to provide access to abutting properties. Streets are classified as “arterials” if their primary purpose is to carry traffic. If a street equally serves to provide access to abutting property and to carry traffic, it is functionally classified as a “collector”. These three primary functional classifications may be further stratified for planning and design purposes as described below. The functional class of a roadway is also important in determining federal and state funding eligibility, the amount of public right-of-way required, and the appropriate level of access control.

#### a. Major Arterials

Major arterials include the interstates, freeways, expressways and principal arterials. The National

Highway System of 155,000 miles includes the nation's most important rural principal arterials in addition to interstates.

### ***i. Interstates/Freeways/Expressways***

Freeways and expressways are the highest category of arterial streets and serve the major portion of through-traffic entering and leaving metropolitan areas (i.e., inter-urban traffic). They carry the longest trips at the highest speeds and are designed to carry the highest volumes. In metropolitan areas, intra-urban traffic (such as between the central business district and outlying residential areas and between major inner-town communities or major urban centers) may also be served by streets of this class. Interstates, such as Interstate 164, are fully access-controlled facilities that are grade-separated from other roads and railroads. All roadways that are on the nation's 45,000 mile interstate system are fully grade-separated with full access control. Freeways are non-interstate, fully access-controlled facilities that are also grade-separated from all intersecting transportation facilities. Expressways are partially access-controlled facilities that may have occasional at-grade intersections, such as the Lloyd Expressway in Evansville.

### ***ii. Principal Arterials***

Principal arterials (sometimes termed "Other Principal Arterials" under the Federal Functional Classification System) are the highest category of arterial streets without grade separation. This functional class complements the freeway/expressway system in serving through-traffic entering and leaving metropolitan areas. Within the metropolitan area, major intra-urban trips are served between the central business district and suburbs, and between major suburban activity centers. Although principal arterials may lack access control, some level of access control is highly desirable, such as the minimum spacing of intersections with public roads and the control of driveway entrances. For principal arterials, maintaining traffic-carrying capacity for through-traffic is more important than providing access to abutting property.

### **b. Minor Arterials**

Minor arterials, the lowest category of arterial streets, serve trips of moderate length and offer a lower level of mobility than principal arterials. This class augments the major arterials, distributing traffic to smaller geographic areas, and linking cities and towns to form an integrated network providing interstate highway and inter-county service. Minor arterials also provide urban connections to rural collectors.

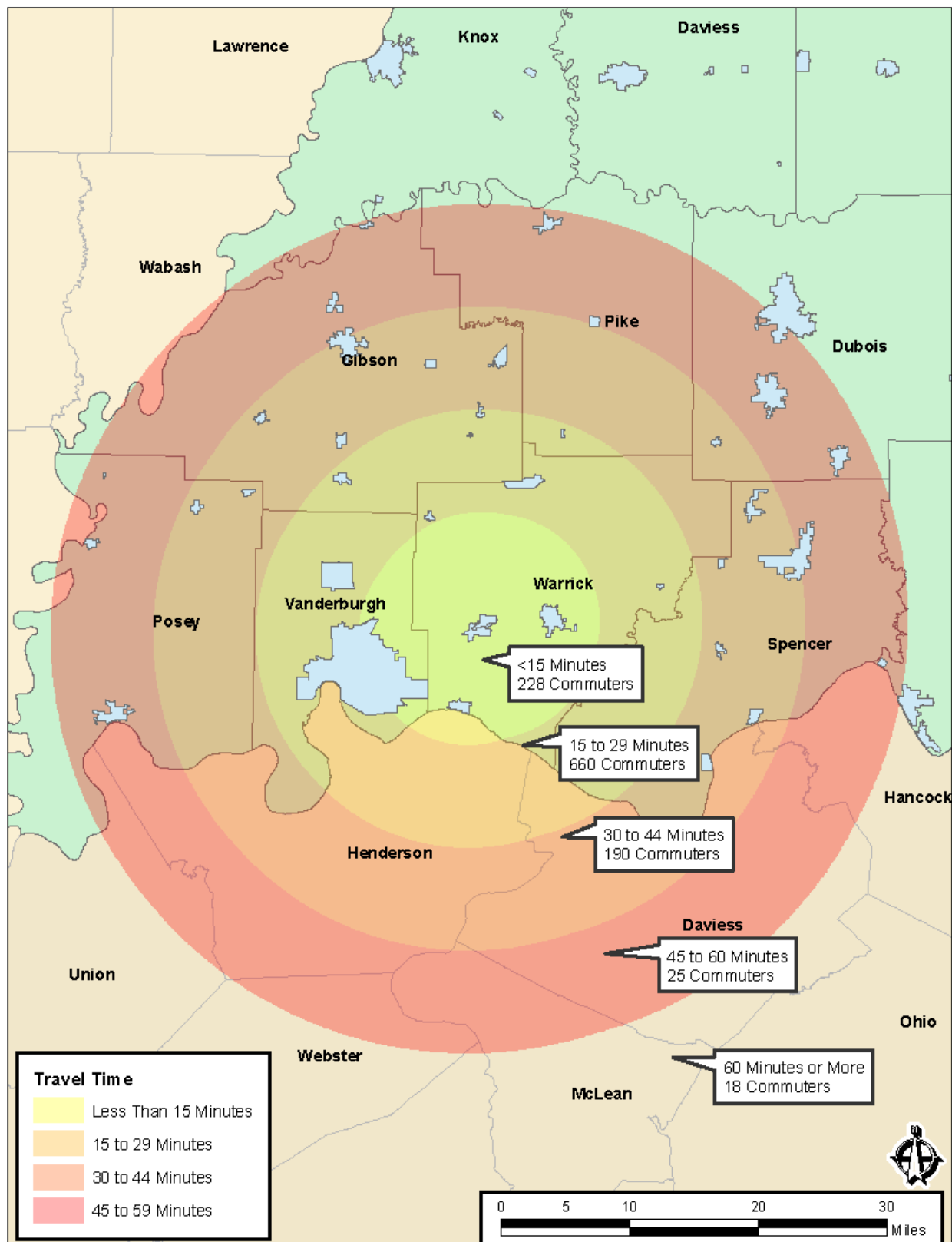
### **c. Collector Streets**

Collector streets serve as the link between local streets and the arterial system. Collector streets provide both access and traffic circulation within residential, commercial, and industrial areas. Moderate-to-low



Figure 23:

TRAVEL TIME



traffic volumes are characteristic of these streets. In rural areas, the major collectors provide service to county seats, larger towns (2,500 or more persons) and other major traffic generators that are not served by arterials. These roads serve the most important intra-county corridors. Minor collectors link local roads in rural areas and serve the smallest rural communities (fewer than 2,500 persons).

### **d. Local Streets**

Local streets are composed of all streets not designated as collectors or arterials. Primarily serving abutting properties, local streets provide the lowest level of mobility and, therefore, exhibit the lowest traffic volumes. Through-traffic on local streets is deliberately discouraged. This class of street is not part of any town or county thoroughfare network and is not eligible for federal aid, with the exception of bridges and bikeway/walkway facilities.

## **4. Thoroughfare Network**

There are three interstates in Warrick County. Interstate 164 is approximately four miles to the west of Chandler. Interstate 164 travels north/south along the western boundary of Warrick County. Interstate 64 travels east/west across the northern-most part of the county. The newest interstate, Interstate 69 begins at the northwest corner of the county and travels in a northeast/southwest direction. Interstate 69 is currently in the process of being constructed. Once the interstate is completed, it will provide a continuous link from the Canadian border at Port Huron, Michigan, to the Mexican border in the Lower Rio Grande Valley. It will also create a better connection between Evansville and Indianapolis as well as stimulate the economy of Southwest Indiana.



*Entering Into Chandler on SR 62*

State road 62 is classified as a minor arterial, from the west-side boundary to the intersection of Fuquay and SR 62, where it transforms into an “Other Principal Arterial.”

There are five major collectors within the town boundary. Heim Road and Gardner Road travel in an east/west direction. State Road, Inderrieden Road, and Fuquay Road serve Chandler as north/south routes.

There are no minor collectors within the town limits, however there are two that connect to Chandler. As Inderrieden Road travels northward and out of the town limits, it becomes a minor collector. Castle Garden Road begins on the southwest boundary of Chandler and serves as a north/south access route.

Figure 24 shows the functional classifications and annual average daily traffic of roadways in Chandler.

## **5. Public Transportation**

Warrick County provides a public transportation service known as WATS, the Warrick Area Transit System. The service operates 6:15 am to 6:00 pm Monday through Friday and maintains a number of stops between Newburgh, Chandler, and Boonville. Recently, WATS partnered with METS (Metropolitan Evansville Transit System) to establish a transfer point, located at ITT Tech-Newburgh, between the two services. This joint venture will greatly increase access for jobs and education for the residents of Warrick County.

Warrick County also maintains Ride Solutions, a point deviation service, providing door-to-door transportation anywhere in the counties of Warrick, Spencer, Perry, Dubois, Pike, Gibson, Daviess, Martin, Greene or Sullivan. Ride Solutions operates Monday through Friday, from 6am to 6pm. Rides are scheduled on first call-in availability.

The nearest inter-city bus service is Greyhound Bus Lines in Terre Haute or Evansville, Indiana.

## **6. Sidewalks/Trails**

There are no separate trails located in Chandler. Sidewalks primarily exist along SR 62 and can also be found scattered throughout the town. With the exceptions of SR 62 and portions of State Street, the traffic volumes and speeds on most of the roadways in town are low enough to permit the co-existence of automobile traffic and bicycles especially in those areas without sidewalks. Existing sidewalks are shown in Figure 25.

## **7. Railroads**

Currently, Norfolk Southern maintains a railroad line in Chandler. The line passes through the town in an east/west direction, just south of SR 62. Although the use of the rail line has declined over the last several years, the line still averages four trains a day.

There is no rail passenger service in Warrick County. The nearest AMTRAK stations are located in Louisville, Kentucky, and Crawfordsville or Indianapolis, Indiana.



Figure 24:

## FUNCTIONAL CLASSIFICATION AND AADT

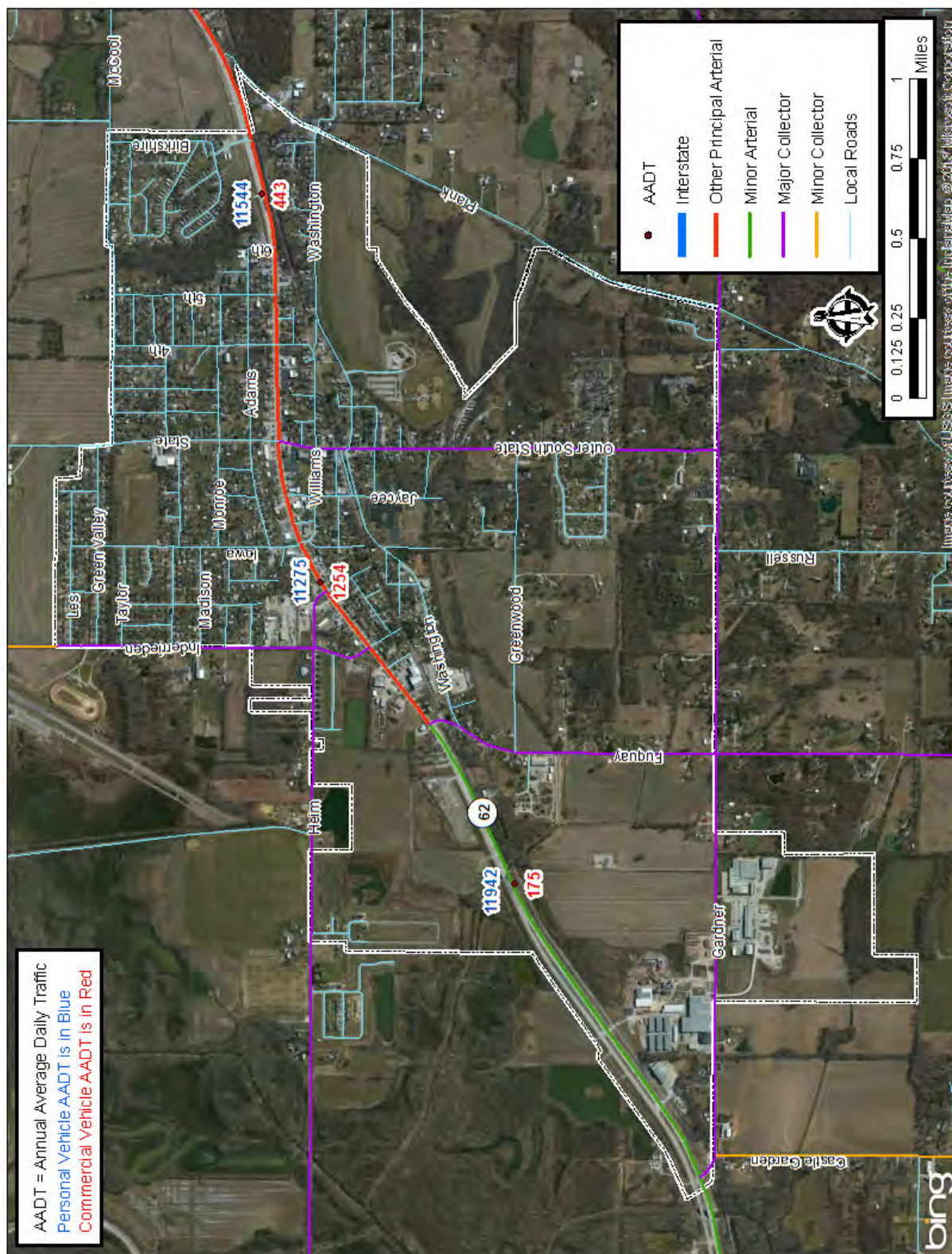




FIGURE 25

EXISTING SIDEWALKS

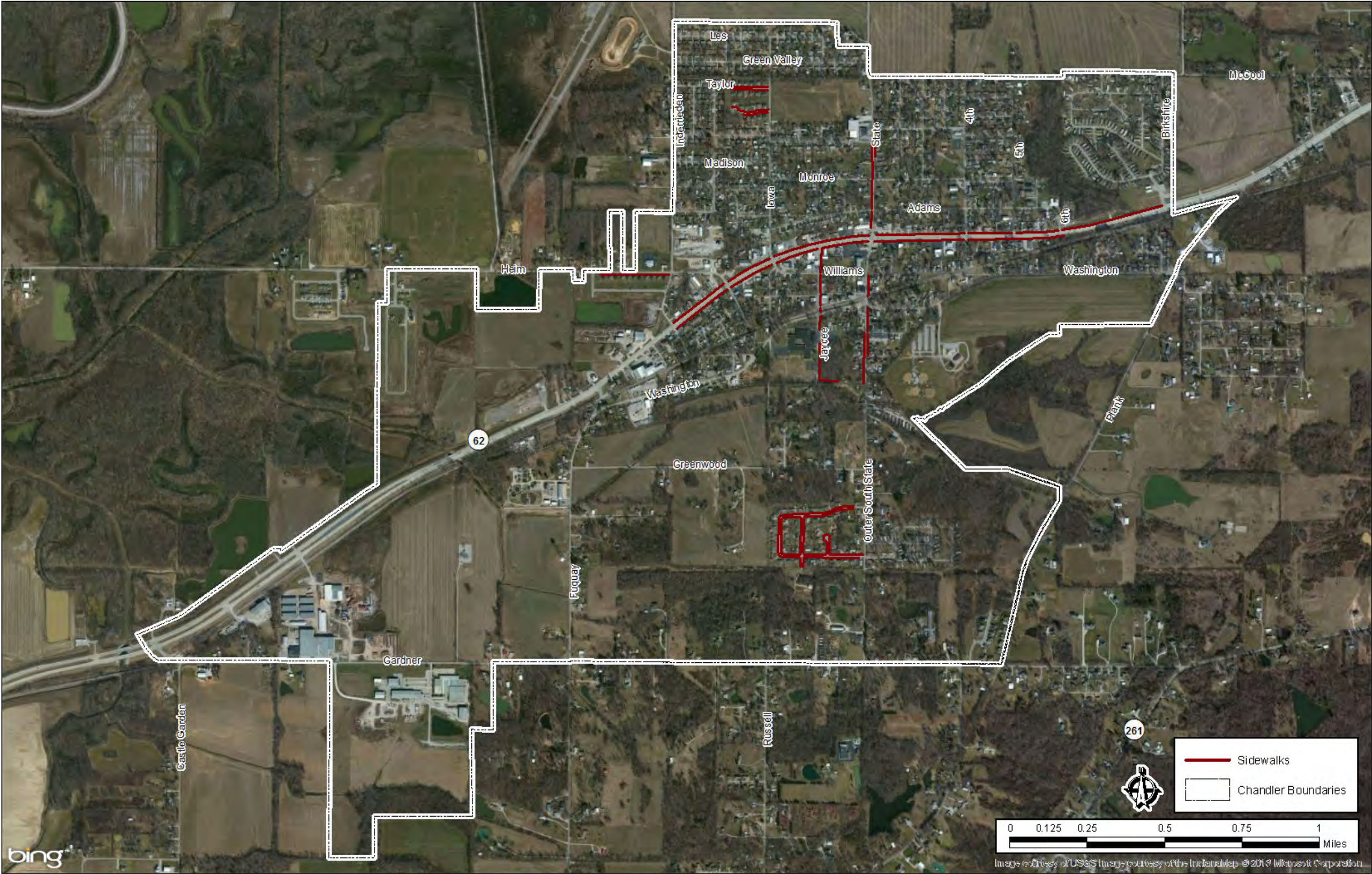
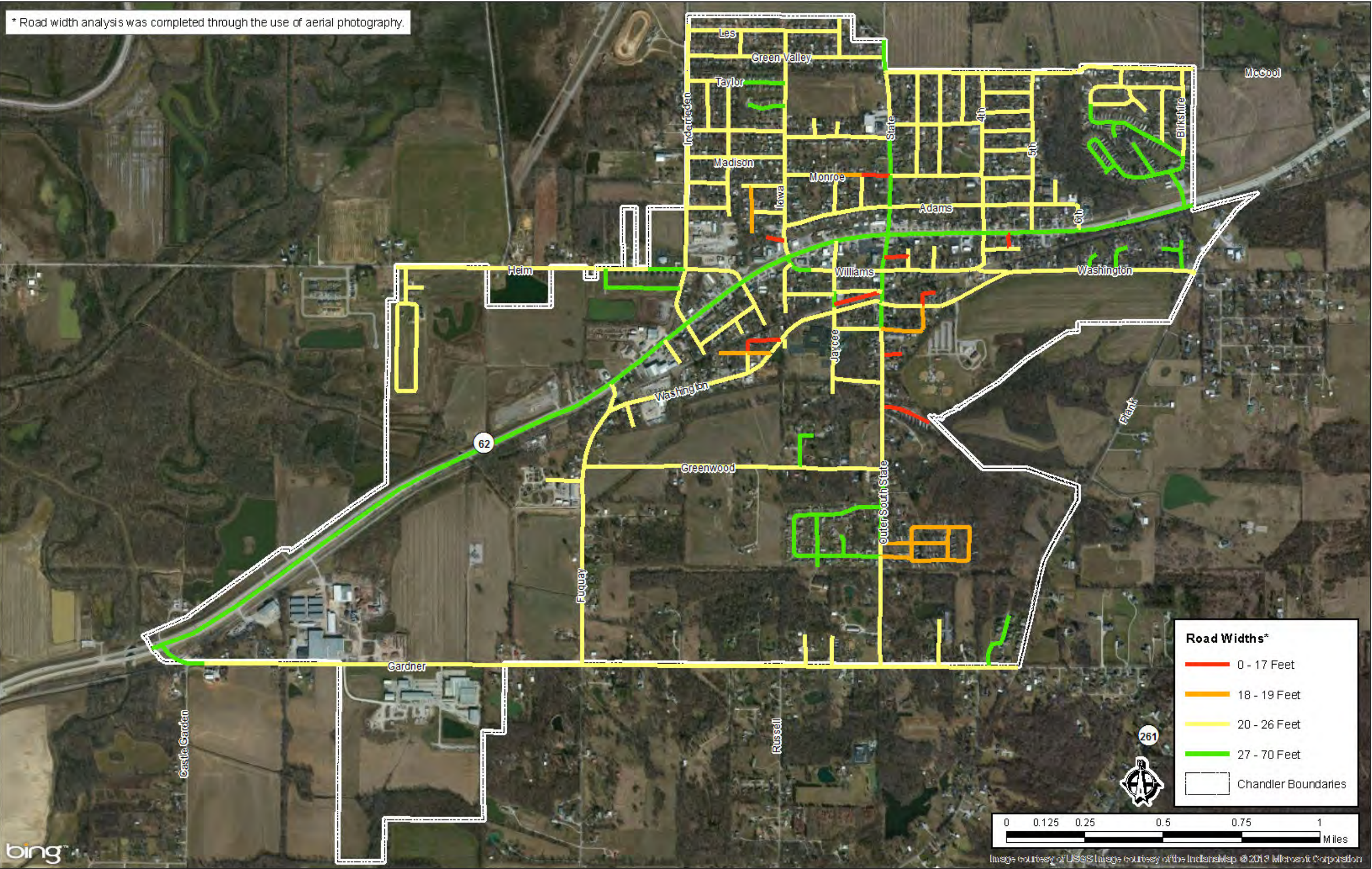




FIGURE 26

ROAD WIDTHS





## 8. Airport

The Boonville Airport is a publicly-owned airport operated by the City of Boonville. The airport is located three miles southeast of Chandler. The airport maintains one unpaved runway that is approximately 2,300 feet in length.

Chandler Motor Speedway is registered with the FAA to be used as an airport. The speedway is only used as an airport by the property owner and others who are granted permission by the property owner. At the time of the publication of this comprehensive plan, it was unknown whether the owner still used the property for aviation purposes. The 3,600 foot-long runway is primarily used as a drag strip for race cars.

There are several public use airports located within a one hour drive (approximately) from within Chandler, including: Skylane Airport (Evansville), Ralph E. Koch Airport (Poseyville), Hull Airport (Patoka), Huntingburg Airport (Huntingburg), Perry County Municipal Airport, Hancock County (KY), and Henderson City-County Airport (KY).

Evansville Regional Airport and Owensboro-Daviess County Airport offer regional commercial flights. The nearest airport offering a full range of domestic and international flights is the Louisville International Airport.

## 9. Complete Streets Policy

In 1999, Chandler adopted a Complete Streets Policy which required any new roadways constructed within the town limits to contain curb, gutter and sidewalks. This policy was adopted in an effort to provide residents with more transportation choices (walking, biking, etc.) and provide a “polished” look to new developments.

## B. ANALYSIS

### 1. Roadway Conditions

Roadways in Chandler are in good physical condition and have adequate capacity to handle the current traffic volumes. However, an analysis of the road widths revealed a number of roadways that are too narrow to accommodate two-way travel and/or on-street parking. According to INDOT design standards, a minimum width of a travel lane should be ten feet and a minimum width of a parking lane is nine feet. As shown on Figure 26, there are a number of streets that would not meet the INDOT guidelines to accommodate two-way travel and/or on-street parking. Streets that are less than 17 feet wide, shown in red, should be designated as a one-way street to reduce the possibility of conflict; however, many of

these streets are considered to be two-way streets. Streets that have widths between 18 and 19 feet, highlighted in orange, can accommodate two-way travel but at very low speeds between 15 to 25 miles per hour. Streets whose road widths are between 20 to 27 feet are able to accommodate two-way travel but are unable to accommodate on-street parking. With the exception of SR 62, remaining roads shown in green can accommodate at least one lane of parking and two-way travel.

### 2. Alternative Modes of Transportation

Sixteen percent of Chandler households have one car or less when the household contains two or more people. While this is less than the national average (34 percent), this statistic indicates that a number of Chandler residents can benefit from alternative modes of transportation.

#### a. WATS

While bus service is available to residents within Chandler, the access it provides is limited and, at times, time-consuming. WATS serves many Warrick County neighborhoods, shopping areas and places that provide social service. Unfortunately, WATS does not provide service to major employment hubs that offer higher paying jobs. While the staff of WATS recognizes this need, they have not been able to provide this service.

WATS, as of recent, has been operating on a schedule but it is difficult for riders to access this information. Since a number of potential and current riders want to use the bus to get to work, doctor appointments, and other time-specific activities, the inability to get information on the schedule can often lead to frustrating long waits at the bus stop and late arrival times.

In the summer of 2012, WATS and METS developed a transfer point between the two services with the intention to improve access to more destinations in the region. This has allowed a few Chandler residents, dependent on the bus system, to access more job and shopping opportunities. Because of numerous bus stops and the great distance between Chandler, the transfer station and their desired destination in Evansville, riders should be prepared for a lengthy bus ride.



*Warrick Area Transit Service*



## **b. Walkways and Bikeways**

Due to the compact nature of the land use in Chandler, you can walk or bike to any desired destination within the town in a matter of minutes. However, biking and walking in Chandler is difficult due to the lack of sidewalks and narrow roadways. While newer residential developments contain sidewalks, most neighborhoods in Chandler do not offer an “off-street” option. This has caused an increased reliance on cars, even for short trips to local neighborhood destinations. The lack of sidewalks has also forced students, who could walk due to their close proximity to Chandler Elementary, to be bused to school or driven by personal vehicles. This increases traffic congestion and air quality issues along Washington Avenue and neighborhoods surrounding the school during peak drop-off and release times.

High traffic volumes and speed discourage some residents from crossing SR 62. Crossing at the intersection of State Street and SR 62 is one of the safest crossing points due to the well-marked crosswalk and the presence of a stop light. Another crossing option is located at Jaycee Street, complete with a painted crosswalk, a flashing yellow light and pedestrian crossing sign.

## **C. GOALS**

### **1. Appearance and Image**

Projects that pertain to the “**Appearance and Image**” goal include:

- Create a “Green-up Chandler” Initiative to promote the planting of trees, shrubs, flowers, etc. in the public right-of-way that can help reduce the amount of stormwater runoff.

### **2. Quality of Life**

Projects that pertain to the “**Quality of Life**” goal include:

- Create an overall trail system linking residents to amenities.

### **3. Improving the Basics: Housing, Transportation, Utilities, and Economic Development**

Projects that pertain to the “**The Basics**” goal include:

- Develop a plan to make progress on the complete streets initiative.
- Evaluate and develop a plan to address narrow roadways.

- Work with WATS to get a direct route to Evansville.
- Update road and wayfinding signage.

### D. RECOMMENDATIONS

#### 1. Future Roadway Improvements

Preserving and enhancing transportation options in Chandler will assist in the growth of the town's economy and will contribute to a healthier lifestyle. Residents and the Town Council of Chandler have expressed a strong desire to make Chandler one of the most desirable places to live in Warrick County. To reach this goal from a transportation perspective, Chandler should focus on refining the look of their community through the use of the Complete Streets Policy, address narrow roadways and update road and wayfinding signage.

The Complete Streets Policy has helped to provide a more polished look in the newly developed areas of the community by requiring the construction of curb, gutter and sidewalks to new roadways. Chandler should continue to enforce the policy for all new developments. Chandler should consider taking the policy a step further by developing a plan to methodically address existing streets that would benefit from the addition of such amenities. The plan should focus on identifying and addressing streets that receive higher traffic volumes and those that link major employment centers, commercial areas, and community facilities. The plan will also need to identify solutions to address the removal of drainage ditches to provide more right-of-way for the road improvements. Solutions for the removal of drainage ditches should include the construction of stormwater sewers and other alternative stormwater collection methods.

Chandler has a number of streets that are too narrow to accommodate two-way travel and/or on street parking. Thru roadways under 17 feet wide, like Monroe Street (between Indiana Street and State Street), Railroad Street, 5th Street (Between SR 62 and East Mary Street), West Cherry Street (between Ohio Street and Washington Avenue), Ohio Street (between West Cherry Street and West Maple Street) and Hertzell Street, should all be signed as one-way streets to reduce the possibility of conflicts. Other narrow streets (fewer than 17 feet-wide) that terminate on one end and are unable to accommodate a cul-de-sac should be signed as Dead End/No Trucks. These streets include South 2nd Street (North of Washington Avenue) and Maple Street (East of State Street).

Streets between the widths of 18 feet to 19 feet can remain two-way streets at a lower posted speed but should not allow any kind of on street parking.

Most of the streets in Chandler are between the widths of 20 to 26 feet. At this width, the roadway

only allows for two ten-foot travel lanes and up to three-foot shoulders. On-street parking should be discouraged on these roadways.

Roadway widths with more than 27 feet of pavement and two travel lanes can accommodate one parking lane.

As new residential and commercial developments occur throughout Chandler, some of the streets will require improvements. Washington Avenue, between State Street and Old Plank Road, is only 22 feet wide. The road has no shoulders and has a ditch running on its south side between Old Plank Road and Thorpe Lane. Chandler hopes to add a new housing development along Washington Avenue and expand the Chandler Community Center and Sports Complex. To accommodate the increase in traffic, the town will need to upgrade Washington Avenue by adding a shoulder on the south side of the street and replace the existing ditches with stormwater sewers or other alternative stormwater capturing methods. Similarly, 4th Street is also 22 feet wide and would benefit from some road improvements including the addition of shoulders. Ditches, located north of Jefferson Avenue, should also be addressed during this project. If funding sources are available, Chandler should make Washington Avenue and 4th Street as one of their top priorities for their complete streets initiative.

Chandler would like to encourage more medium density housing developments along the SR 62 Corridor, Washington Avenue and North State Street. If higher density housing is developed in these identified areas, roadways should be widened to accommodate at least one lane of on street parking. Any new roads in these new developments should also complement the existing grid system.

An inventory of existing roadway signs and wayfinding signs should be completed for Chandler to ensure that the signs are in the correct location, have the proper level of reflectivity, and are not missing. Those that do not meet INDOT standards or are missing should be replaced. Chandler should add more wayfinding signs to identify important community amenities like the Chandler Community Center and Sports Complex, Town Hall and Chandler Park.

As part of Chandler's "Green-up" Initiative, Chandler should consider adding more vegetation (trees, shrubs and other low lying plants) along roadways, especially along SR 62. This will add value to the surrounding properties and make the community more attractive to visitors.

## **2. Alternative Modes of Transportation**

A direct bus route to Evansville would improve access to major employment centers for residents of Chandler and Boonville. The improved bus service will also make Chandler a more attractive place for state and federal funded housing programs, aging in place facilities and higher density residential growth.

Chandler should consider collaborating with Boonville, WATS and the Evansville Metropolitan Planning Organization (EMPO) on this endeavor.

To increase WATS ridership, Chandler may want to promote the use of WATS by adding their information to the town's website. This information should include costs and the services time schedule.

Creating a better network of sidewalks, bike lanes, and trails will contribute to the healthier lifestyle that residents want. The town is encouraged to develop a trail plan in the near future. A trail plan will support the development of a town-wide bicycle and pedestrian pathway, connecting green space, parks, schools, major employment centers, food sources and government offices. Cities and towns that have a planning document in place are looked upon more favorably for grant dollars than those that do not have a plan. A Preliminary Trail Plan Map and funding information can be found in Chapter 4: Community Facilities, Figure 14.



## CHAPTER 8 UTILITIES

### A. INTRODUCTION

The utility infrastructure of the community is essential to supporting urban activities in the community. The infrastructure includes the water treatment and distribution system, the liquid waste treatment and collection system, solid waste disposal, the storm water collection, and the electric, gas, and communications utilities.

#### 1. Clean Water

##### a. Water Treatment and Existing Capacity

The Town of Chandler owns its own water utility. The water is drawn from underground wells located along the Ohio River in Newburgh, IN, near the water treatment plant. The water treatment plant, located on Pollack Avenue, has a firm capacity of 4.3 million gallons per day (MGD). On average, approximately 1.6 MGD of water is produced and pumped to the distribution system. Chandler Water Utility serves much of central and southwest Warrick County (approximately 6000 homes and 6,900 water meters). A new water treatment plant was constructed in 2011 and the town does not expect any further capacity related improvements at the plant in the near future. The location of existing water meters can be found in Figure 27. An inventory of existing water lines and tanks can be found in Figure 28.

##### b. Water Storage

The total water storage capacity for Chandler's water distribution system is 2.36 million gallons, excluding the clearwell at the water treatment plant. The system consists of five water towers with the following capacities:

- Frame Standpipe      235,000 gal
- Paradise Tower        325,000 gal
- Plank Tower            750,000 gal
- Chandler Tower        300,000 gal
- Grimm Tower          750,000 gal



*Chandler Water Tower*

### **2. Liquid Waste Treatment and Collection**

The Town of Chandler Waste Water Treatment Plant is located on the west side of town, adjacent to the Utility office on Constitution Court. Its service area includes Chandler's town limits and surrounding unincorporated areas. However, some neighborhoods and a few homes within the town's service area are on septic. The treatment plant has a design capacity of 1.8 MGD (5.5 PDF), with a current daily flow 0.9 MGD.

In 2010, the Chandler Waste Water Treatment Facility underwent upgrades that included an offline septage receiving station, SCADA upgrades, updated to the Lab/Control Building, and maintenance area expansion.

The Town of Chandler operates a sewage collection system. Chandler's system contains 11 stations within the collection area (2 within city limits). Most of these stations are in good condition, as all have been fully rebuilt and/or replaced/upgraded within the last 5 years.

#### **a. Stormwater Drainage**

Chandler does not maintain a separate stormwater sewer system. Stormwater is managed through the use of ditches.

### **3. Solid Waste Disposal**

The Town of Chandler does not offer curbside garbage pickup. Residents of Chandler need to drop off their garbage and recyclables at the collection center located at 103 Fuquay Road. This site is maintained by the Warrick County Solid Waste Management District (WCSWMD).

The main facility for the WCSWMD is located at 1111 Pelzer Road in Boonville. The district operates a recycling depot, a transfer station, a site truck, and seven recycling stations throughout Warrick County, including the Chandler collection site. The collection site maintains limited hours. The traveling site truck visits Folsomville, Selvin, Tennyson and Yankeetown twice a week to pick-up recyclables and rubbish.

Alcoa and the district have worked together to sponsor a bi-annual Household Hazardous Waste Day. Residents can bring their household hazardous waste to the Alcoa parking lot for disposal. Materials accepted include tires, batteries, old electronics, paints, unused prescription drugs, pesticides and items that contain mercury. In May of 2012, the event had a record turnout with a total of 1,027 vehicles entering the gate to dispose of hazardous wastes. This resulted in 200 pallets of electronics, among numerous other wastes, being diverted away from the local landfill.

FIGURE 27

INVENTORY OF EXISTING WATER METERS

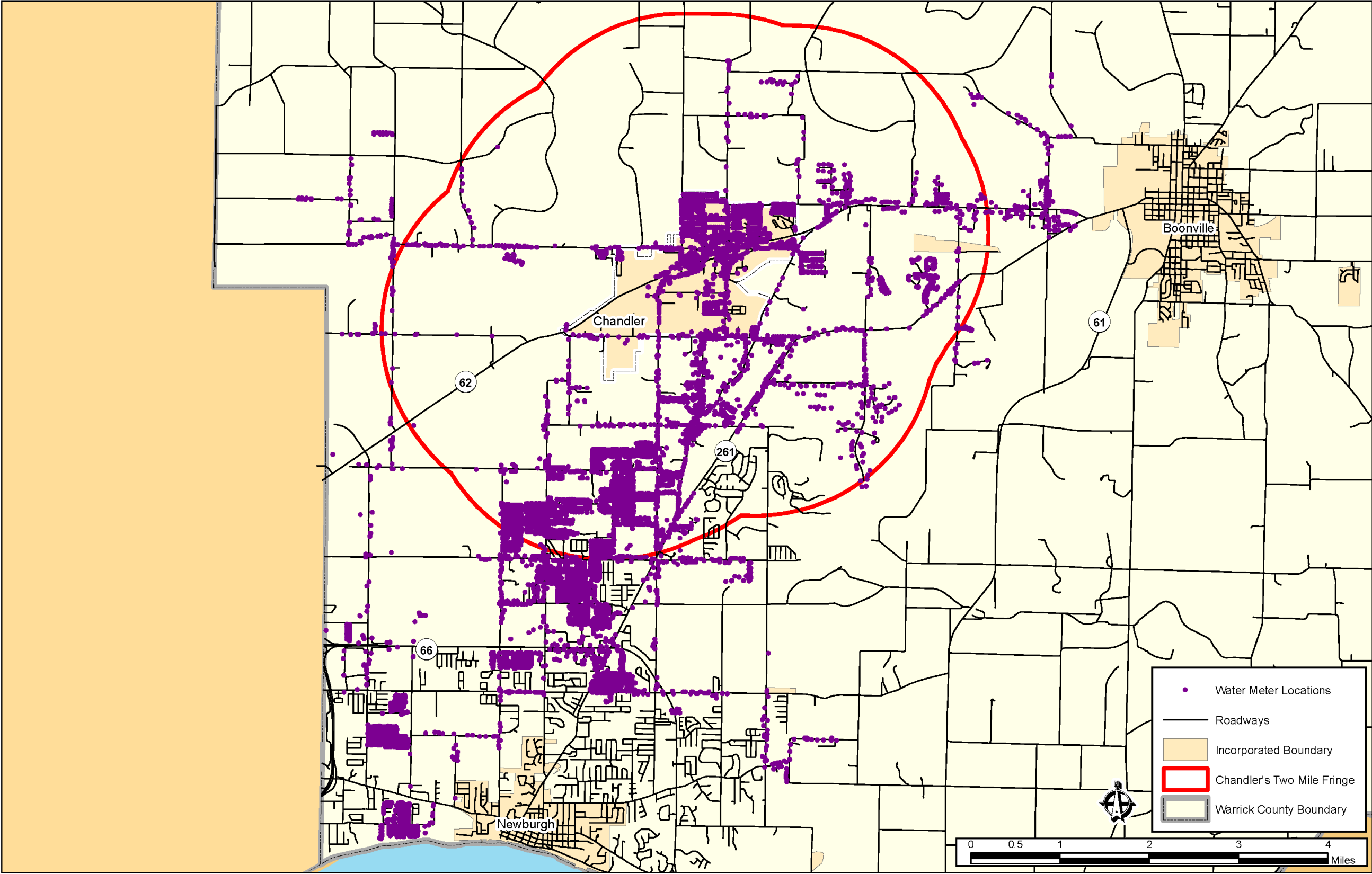
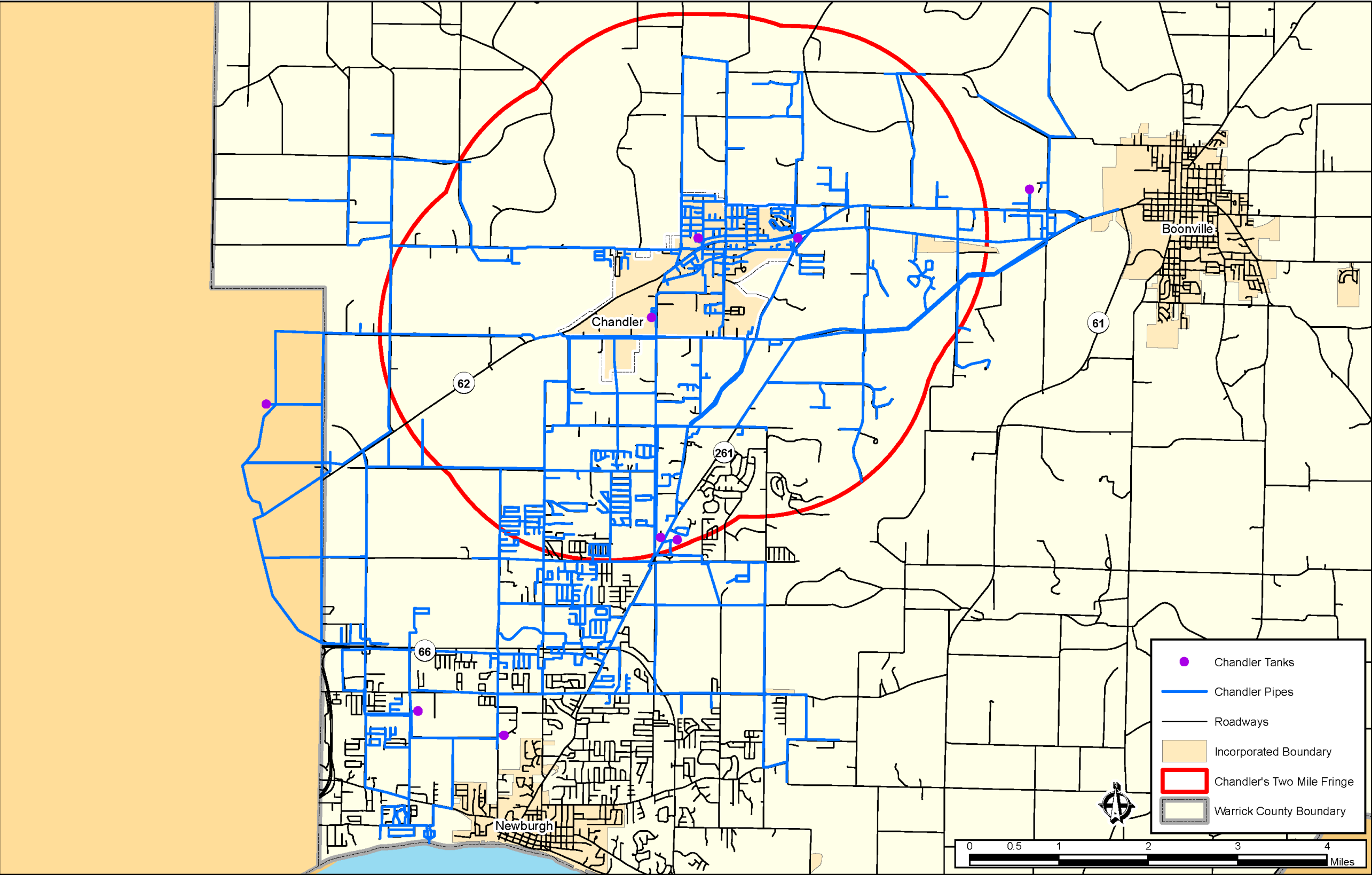




FIGURE 28

INVENTORY OF EXISTING WATER LINES AND TANKS



#### **4. Other Utilities**

Chandler receives its electricity from Vectren Energy Delivery. Natural gas service is provided by the Boonville Natural Gas Company. Home telephone service is offered through AT&T. Residents can choose from four companies for their internet needs: Insight Communications, Time Warner Cable, WOW Communications and AT&T.

#### **5. Utility Billing**

In 2012, Chandler Utilities adopted a wireless meter reading system that provides up-to-date water usage. The utilities department currently sends out approximately 7000 utility bills via mail each month. Customers have the option to send in their payment via mail, drop off their payment at one of the payment boxes located at Chandler National Bank or Town Hall, or pay in person at the Administration Office located in Town Hall. Currently, the only form of payment excepted is cash or check.

### **B. ANALYSIS**

Meeting future sewage and water needs of Chandler were addressed during the renovation of the Chandler Waste Water Treatment Plant in 2010 and construction of the Chandler Water Treatment Plant in 2011. Both are capable of meeting the needs of the predicted 4,648 residents in 2040.

Starting in 2008, Chandler Water Utilities began replacing all of the water meters in the distribution system with a new Automatic Meter Reading (AMR) system, allowing remote collection of water consumption data that is also used in the billing process. As of 2011, approximately 99% of the existing meters have been replaced with the new equipment.

Also in 2011, the Utility updated the water distribution model to include real water consumption data from the AMR system, dramatically improving the accuracy of the model outputs. The updated model was used to analyze infrastructure needs for growth areas, as well as identify solutions to several of the more perplexing distribution system challenges.

Regarding the Chandler Waste Water Utility, significant recent efforts have created a GIS database system that identifies components of the collection system, such as manholes, pipelines, and lift stations. This geographical system is maintained by WTH Technology, Inc., but is updated by utility personnel on a regular basis. With the updated water model data, a similar database could be created for the water distribution system side of the Utility.

The current use of drainage ditches has been sufficient in preventing flooding in most areas of the town; however, there are still areas that experience flooding during periods of heavy rain fall. The appearance of the open ditches does not positively contribute to the desired aesthetics of the community and also require precious right-of-way that could be better used for other purposes that would better serve the community (widening roadways, sidewalks, and trails).

Chandler's residents are required to transport their trash to the collection center located on the west side of town. In 2012, the town tried to pass a referendum to start curbside garbage pickup for a nominal fee. If it had passed, it would have reduced the burden on residents to dispose of their own trash, discouraged residents from allowing garbage pile up in yards, and encouraged proper disposal of solid waste. Although this referendum did not pass, curbside garbage pick-up is still needed for Chandler. At a public workshop, a number of residents expressed their desire to establish this service but stated they were not aware or did not understand the details of the referendum.

The size of the administration office and service counter does not meet the needs of customers and the administration office staff. The service counter assists residents and utility customers with a variety of services: utility billing questions/payments, water/sewer tap applications, building permits, petition for zoning changes, and work order requests. The service counter can only serve one customer at a time due to the lack of counter space and small window. Since many utility customers choose to pay their bills in person, it is not uncommon to have a large number of people waiting to be served. To reduce customer wait time, staff members will often walk out of the office and into the lobby to attend to waiting customers. This is particularly difficult because of the cramped size of the lobby, which only provides enough room for a couple chairs and a small walkway.

The utility billing/payment system does not meet the needs of Chandler and Chandler Utility customers. The process of mailing bills and processing payments manually requires a considerable amount of manpower, time and cost. In 2012, the annual cost to mail utility bills out to customers was approximately \$28,000 but as the utility coverage area expands and the town gains more customers, this cost will continue to grow.

Nearly half of all Chandler Utility customers live outside of the Chandler town-limits. While these customers have the choice to mail their payment in to Town Hall, many customers residing outside of the town-limits choose to drive the long distance into Chandler to submit their payment in person or submit their payment at a payment drop box.

The limited number of accepted forms of payment may also hinder on-time payment from customers causing the community to carry that cost until the customer is current on their billing account.



## C. GOALS

### 1. Appearance and Image

Projects that pertain to the “**Appearance and Image**” goal include:

- Create a “Green-up Chandler” Initiative to promote the planting of trees, shrubs, flowers, etc. that can help reduce the amount of stormwater runoff.

### 2. Quality of Life

Projects that pertain to the “**Quality of Life**” goal include:

There no objectives in the “Quality of Life” goal that apply to utilities.

### 3. Improving the Basics: Housing, Transportation, Utilities, and Economic Development

Projects that pertain to the “**The Basics**” goal include:

- Develop a plan to make progress on the complete streets initiative, focusing first on high volume roadways.
- Continue to stretch utilities westward along SR 62 to spur development.
- Continue to stretch utilities northward towards Elberfeld.
- Begin implementing conventional and green methods into the Chandler’s storm water management.
- Free municipal WI-FI
- Re-explore and add curbside garbage pick-up.
- Invest in new software that will improve communication between departments and town council.
- Add an online billing option for utility billings.
- Provide and monitor the success of additional payment box locations.
- Expand the administrative office to meet the needs of the city, residents, and utility customers.
- Relocate utilities located between Adams Street and SR 62 to Adams Street to create more opportunities for commercial growth.

## D. RECOMMENDATION

Although the water treatment plant and sewer treatment plant are adequate for the predicted population

of 2040, both facilities should continue to monitor the system and make appropriate changes to meet the needs of the community. For example, assuming regular operations and maintenance activities are conducted, a 20 year lifespan of major equipment will likely require significant reinvestment in critical treatment processes before 2040.

If the town chooses to pursue annexation of desirable land outside of the town's current jurisdiction, sewer and water lines should be extended. Extending sewer and water lines to existing and future residential, commercial and industrial areas outside of the town limits may be highly advantageous to the future growth of Chandler.

The Water Utility has recognized opportunity for growth along the Southwestern corridor of the distribution system, which is a location ripe for economic development. Long term planning should include maximizing the distribution system capacity to be at least equivalent to the Water Treatment Plant firm capacity of 4.3 MGD. This plan should also include infrastructure improvements to further connect the high pressure side of the distribution system to the medium pressure side, particularly in the area near the Paradise water storage tower, to improve water service in the Northeast area of the medium pressure zone. See Figure 29 for potential routes for this distribution system infrastructure.

Chandler Utilities should also consider extending services northward towards Elberfeld to help serve the residential growth in that area of Warrick County. There is currently a location along Ayrshire Road where Chandler and Elberfeld water distribution systems cross. This is a potential location for future connection and metering of the two systems (refer to Figure 29).

Like many older cities and towns, water mains in downtown Chandler are very old and are susceptible to failure in cold weather or when distribution system pressures exceed 45 psi. The Water Utility should develop a replacement plan for critical water mains to improve system reliability and water quality for the residents in Chandler. For specific locations of known problem areas, refer to Figure 30.

Currently, the storage: usage ratio in the water distribution system is approximately 1.5 to 1, meaning for every gallon of water consumed on the average day, one and a half gallons may be in storage in a tower if completely full. This is an acceptable performance metric, although in areas subject to expansion consideration should be given to constructing additional water storage towers.

Sewer service needs to be extended along SR 62 towards Morgan Avenue/I-169 interchange (to Lynch road intersection) in Evansville. This area is projected to be the next major commercial corridor in Warrick County; however, the lack of sewer service discourages the purchasing of vacant lots. Many of the current businesses located in this area operate with a private septic system, limiting their ability to expand their businesses. Phase II of this project would extend sewer to Telephone Road.



FIGURE 29

PROPOSED UTILITY PROJECTS

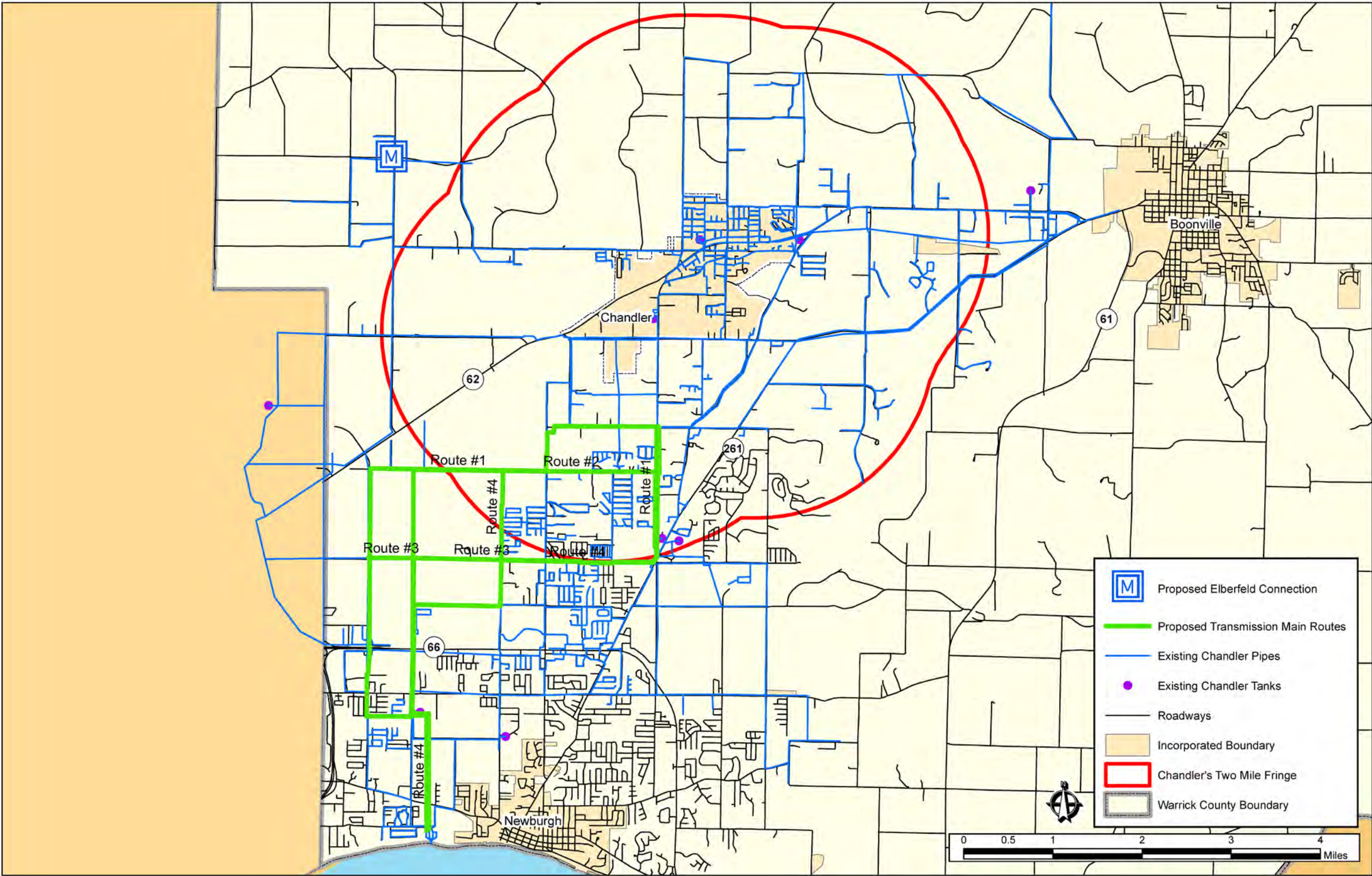
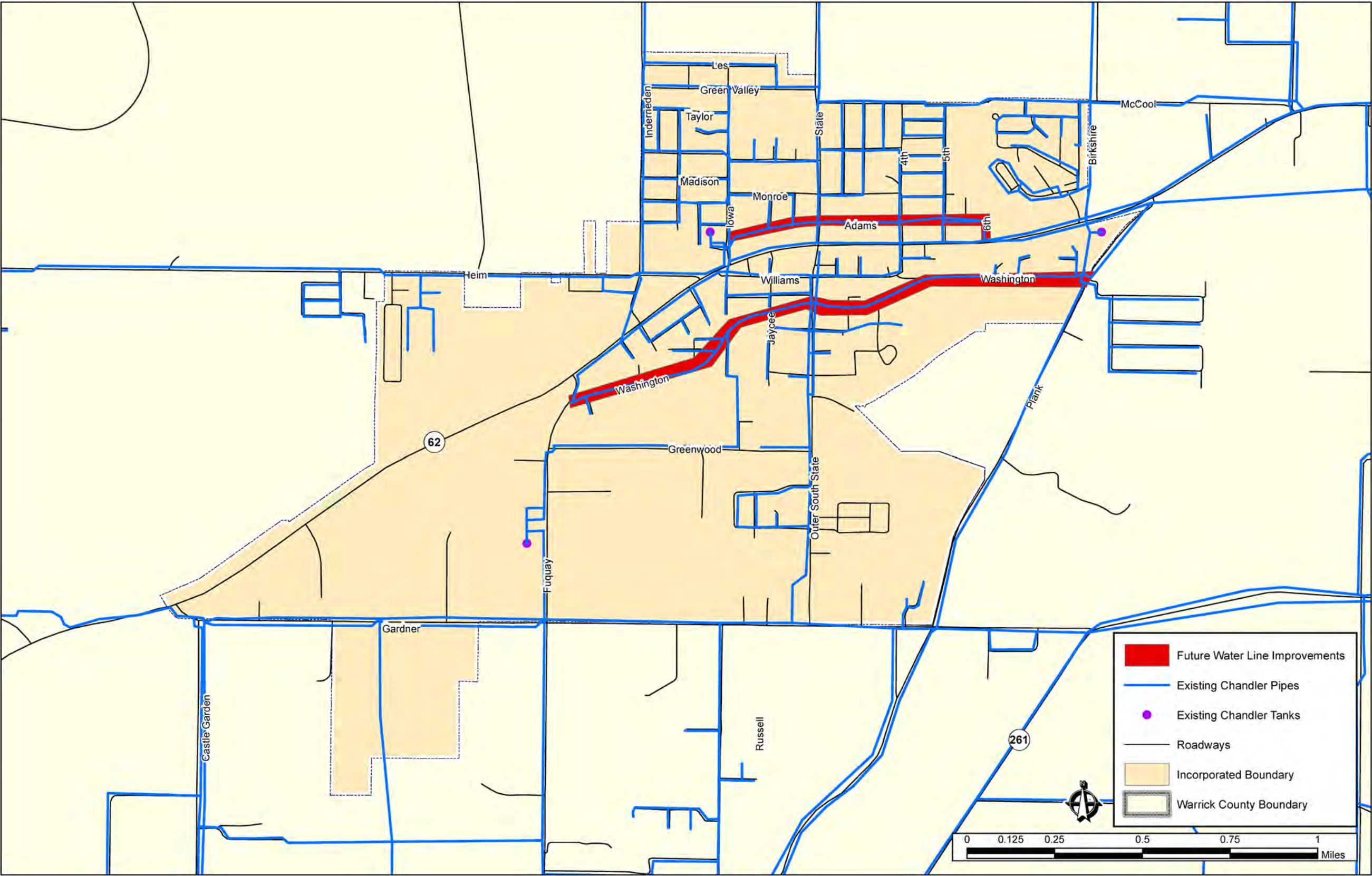




FIGURE 30

PROPOSED WATER LINE REPLACEMENT PROJECT



Chandler would like to encourage more commercial growth along SR 62 between Inderrieden Road and 6th Street. Small lot sizes and the location of utilities are restricting commercial growth along the northside of SR 62, between Iowa Street and 6th Street. By relocating utilities found in the alley way between Adams Street and SR 62 to Adams Street, the town will create more opportunities for developers to join a lots located to SR 62 to adjacent lots located on Adams Street.

As funding becomes available, the town should consider developing a storm water management system, using a combination of conventional and green methods. The town can implement green methods like bio-swales, filter strips, ponds and wetlands for government and commercial properties. Implementing these green methods into the town landscape will also help to “Green-up” Chandler.

To decrease the amount of runoff and contaminants that the runoff may contain, the town should consider establishing and enforcing an Erosion Control and Storm Water Management Ordinance.

Residents can also help reduce storm water drainage by disconnecting downspouts and direct water towards landscaping, rain barrels and/or cisterns; replacing half of lawn with a garden consisting of native landscaping, providing tree cover for 25 percent of their lot, and using drainage swales. If all residents participated in these homeowner-led storm water interventions, instead of solely relying on conventional storm water management methods, the total 30 year life cycle costs would decrease and benefits would increase by \$24.2 million dollars. These interventions would also result in the reduction of the peak discharge by 35 percent.

The development of a storm water management system is crucial to the future of the Complete Streets initiative. Currently, there is a limited amount of right-of-way available for the construction of curb, gutter and sidewalks. This is often due to the existence of open ditches located along popular travel routes. Removing these ditches could provide up to six feet of additional right-of-way per roadway.

Chandler should continue to explore other methods to establish a curbside garbage pickup service. Substantial community outreach should be done to educate the public on the importance and benefit of this service to create public buy-in.

The administration office and service counter needs to be expanded. The existing size of the facility cannot adequately serve the current number of Chandler residents and Chandler Utility customers. This issue will be exasperated as the town continues to grow and the utility service expands its coverage area. The future office should provide a longer service counter to serve multiple customers at one time, a larger lobby, at least one meeting room, offices for department heads, and larger work space to accommodate more staff members.

The utility billing/payment process needs to be updated to include online billing and payment options. Residents should have the ability to choose online billing or paper statements. Incentives should be considered to encourage residents to utilize online billing/payment since this will provide a substantial savings in manpower, time and costs. Additional forms of payment should be considered including credit cards. Additional payment centers should also be considered in Newburgh and Boonville to better serve customers who live outside of the Chandler town-limits.

In an effort to improve customer service to the community and improve communication between the departments and town council, Chandler should consider investing in new municipal software. The software should be able to document work orders, customer complaints, expedite complaint resolutions, scheduling, permits, etc. Furthermore, the software should be accessible to all departments. Examples of such software include CityView and TRAKit.

The Visioning Workshop revealed the communities strong desire to attract new residents into Chandler. One of the ways Chandler can make their community more attractive is by offering Municipal WI-FI service. Municipal WI-FI is usually done by providing free or reduced price broadband service throughout parts or all of a community by installing a wireless mesh network, typically consisting of hundreds of routers attached to utility poles. This type of amenity is often much more economical for the community to provide as a utility than it is for a private firm to offer the service to individual households or businesses.

Chandler may want to consider using municipal WI-FI as a tool to attract residents and businesses to a particular area that is in need of revitalization, like the SR 62 corridor.



## CHAPTER 9 LAND USE

### A. INTRODUCTION

The term Land Use is defined as the manner in which a parcel of land is used or occupied. The land use of the town should be balanced; the town should have an adequate number of parcels devoted to residential land use to justify the amount of parcels dedicated to commercial and industrial land use. Similarly, land uses should be compatible to adjacent parcels; residential land uses should not be adjacent to heavy industrial properties but are more compatible with green space and commercial properties. The level of compatibility and balance between land uses can positively or negatively alter the physical, sociological, economic, and health of a community.

#### 1. Existing Land Use

Using the 2012 Bing Map of Chandler as a base map and conducting a field survey of the Chandler area in June 2012, an inventory of existing land use within the corporate limits of Chandler was completed. Figure 31 and Table 7 show the results of the field survey. Figure 32 shows the existing land use within the two-mile fringe. Developed urban land uses comprise 893 acres of the total 1,708 acres within the corporate limits of Chandler (excluding roads, railroads and rights-of-way). Of the 893 acres of developed land, 34 acres include vacant buildings or vacant land with available infrastructure (roads, utilities, etc). The remaining 814 acres of land in Chandler are considered undeveloped and are used for agricultural purposes or are covered by forests. Much of the land that is suitable for development is not zoned.

#### a. Residential

The residential land use category includes single-family detached dwellings, multiple-family attached dwellings and mobile homes. A single-family unit is defined as a site built, manufactured, or modular home with a width of at least 23 feet on a permanent foundation. Single-family lots range from medium-density (starting at 5,000 square feet) to low-density (one-half of an acre or more). Of the 602 acres of developed residential land, 543 acres (90 percent) are occupied by single-family detached homes.

Multiple-family homes are attached dwelling units with a density of up to 15 units per acre. Duplexes, four-plexes, senior housing and apartments are all considered a multi-family home. Multiple-family attached homes occupy approximately eight acres (one percent) of developed residential land. Of the eight acres of multiple-family residential land, three acres are occupied by duplexes. Most of the multi-family homes are located on Washington Avenue and 5th Street.

A mobile home is defined as a dwelling unit on a chassis not more than 16 feet in width, with or without

Table 7: 2012 Existing Land Use

Land Use Category	Acreage	Percent of Category	Percent of Developed Area	Percent of Total Area
<b>Residential</b>	<b>601.6</b>		<b>67.4%</b>	<b>35.2%</b>
Single-Family	543.2	90.3%	60.8%	31.8%
Multi-Family	8.0	1.3%	0.9%	0.5%
Mobile Home	50.5	8.4%	5.7%	3.0%
<b>Commercial</b>	<b>94.1</b>		<b>10.5%</b>	<b>5.5%</b>
Commercial	64.4	68.4%	7.2%	3.8%
Vacant Commercial	29.8	31.6%	3.3%	1.7%
<b>Industrial</b>	<b>105.8</b>		<b>11.8%</b>	<b>6.2%</b>
<b>Public/Quasi-Public</b>	<b>89.6</b>		<b>10.0%</b>	<b>5.2%</b>
Parks/Recreation	28.5	31.8%	3.2%	1.7%
Churches/Cemeteries/Funeral Homes	15.0	16.8%	1.7%	0.9%
Education	12.5	13.9%	1.4%	0.7%
Medical	3.8	4.2%	0.4%	0.2%
Government	12.1	13.5%	1.4%	0.7%
Federal	0.9	1.0%	0.1%	0.1%
State	5.1	5.7%	0.6%	0.3%
County	2.6	2.9%	0.3%	0.2%
City	3.5	4.0%	0.4%	0.2%
Utilities	16.0	17.8%	1.8%	0.9%
Other	1.7	1.9%	0.2%	0.1%
<b>Mixed Land Use</b>	<b>2.0</b>		<b>0.2%</b>	<b>0.1%</b>
<b>Developed Subtotal</b>	<b>893.2</b>		<b>100.0%</b>	<b>52.3%</b>
<b>Agricultural/Forest land</b>	<b>814.4</b>			<b>47.7%</b>
<b>Total</b>	<b>1,707.6</b>			<b>100.0%</b>

a permanent foundation. Mobile home areas permit densities up to ten dwelling units per acre. Mobile home lots occupy 51 acres (less than one percent) of the developed residential land in Chandler. The majority of mobile homes are located in the mobile home park located off of South State Street and another mobile home park located northeast Chandler, Pine Crest Mobile Home Park.

#### b. Commercial

The commercial land use category includes:

- Professional Offices/Services (insurance agents, tax accountants, real estate agents, engineers, surveyors, etc.), and
- Retail (retail stores including grocery stores, hardware stores, drug stores, banks, gasoline stations, department or discount stores, drive-in businesses, motels, furniture stores, appliance stores, and businesses for motor vehicle, boat, trailer, mobile home and farm equipment sales and repair).



FIGURE 31

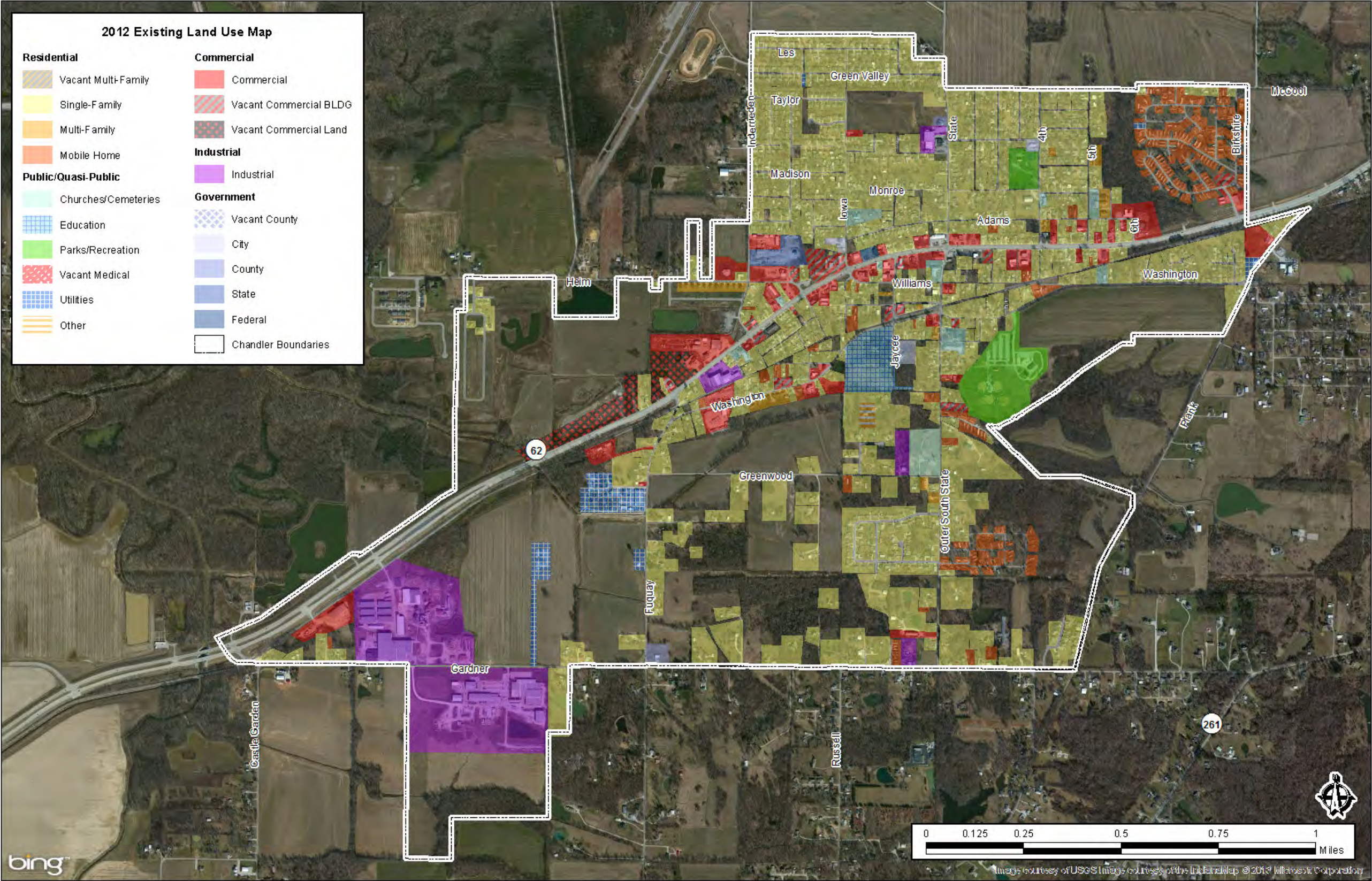
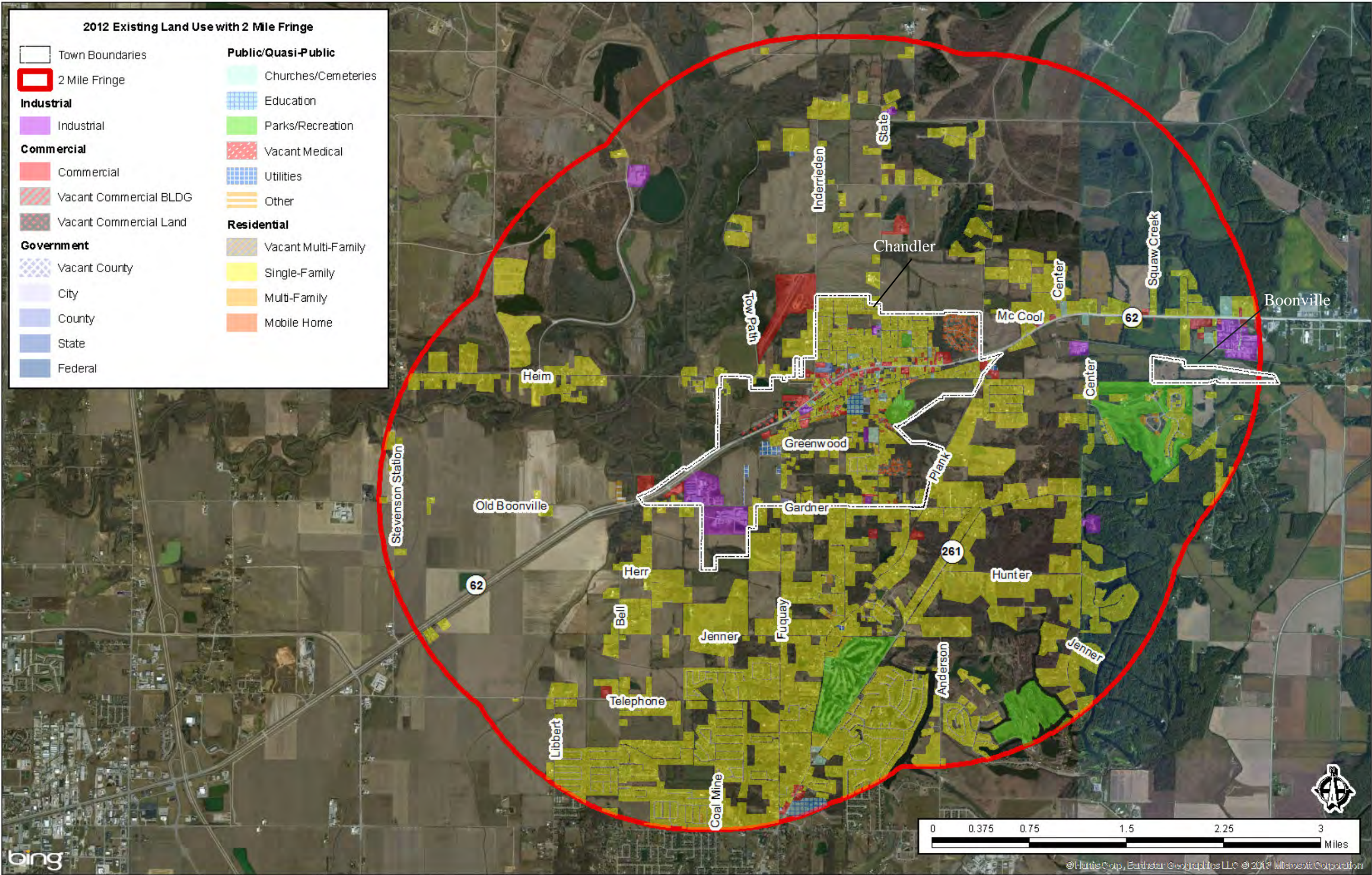




FIGURE 32

2012 EXISTING LAND USE WITH TWO-MILE FRINGE





There are approximately 94 acres of commercial land use in Chandler. Commercial buildings are primarily along SR 62. Of the 94 acres of commercial land, 30 acres consist of vacant commercial buildings and shovel-ready vacant land.

### **c. Industrial**

The industrial land use category includes light industrial uses and heavy industrial uses. A light industrial use includes wholesaling, warehousing, truck, mobile home and boat sales, storage and repair, lumber yards, and fabrication activities. Most of these activities are conducted in interior buildings. No general storage is visible from the public way or from non-industrial properties. In general, this industrial category involves the processing of products from secondary materials rather than raw materials.

A heavy industrial use permits the full range of industrial uses, rail yards and utilities. Active mineral resource extraction (quarries, stone and gravel pits, coal mines, oil wells, etc.) falls in this category. This category permits manufacturing involving raw materials stored in outside buildings. However, outdoor processing and materials must be screened from the public way and adjacent non-industrial purposes. Within the corporate limits of Chandler, there are 106 acres of land used for industrial purposes. Stahl Equipment, Electronics Research Inc., Hoosier Wheel and Hi-Tech Sheet Metal are the largest occupants of industrial land in Chandler. There are no vacant industrial buildings or shovel ready industrial land in Chandler.

### **d. Mixed Land Use**

Mixed land uses consist of at least two land use categories co-existing on one lot. The most common land use combination is commercial and residential; however, mixed land use developments may also contain cultural, institutional, or industrial uses. Mixed land uses provide many benefits to a community. This includes creating a more compact development, providing more variety in housing types, creating greater density, and making the surrounding environment more pedestrian and bicycle-friendly. There are only two acres of mixed land use developments in Chandler.

### **e. Public/Quasi-Public**

The public/quasi-public land use category includes public and not-for-profit community facilities that serve the community; including churches as well as educational, governmental and other institutional facilities. These facilities cover approximately 90 acres and make up ten percent of the developed land area in Chandler.

Churches, cemeteries, and funeral homes make up 15 acres (two percent) of the public/quasi-public land use in Chandler. The twelve churches located in Chandler are scattered throughout the town limits. Chandler's only cemetery is located on South State Street.

Chandler's only educational facility, Chandler Elementary, consumes 13 acres of land. This total includes the school ground and the additional parking space located at the intersection of Jaycee Street and Oak Street.

Governmental facilities cover twelve acres of the public/quasi-public land. Of the twelve acres, four acres are consumed by town run facilities such as Town Hall, the Chandler Fire Department, and the Chandler Public Library. County structures located in Chandler include the new and old Emergency Management Agency (EMA) and new EMA buildings. County facilities make up nearly three acres of land. The INDOT Maintenance Facility, located on Inderrieden Road, covers five acres of land and is considered as a State facility. The Chandler Post Office is the only Federal building located in Chandler. The post office covers nearly one acre of land.

Another subcategory of public/quasi-public land use is utilities. Sixteen acres of land in Chandler are used for utilities. This includes such things as water towers, wastewater treatment plants, and utility offices. The Town of Chandler utility management office is located at 101 Constitution Court.

Parks and recreational facilities account for 29 acres of land in Chandler. There are two parks in Chandler, Chandler Park and the Chandler Community Center and Sports Complex. Chandler Park is located on 4th Street and is approximately five acres. Chandler Community Center and Sports Complex covers 24 acres south of Washington Avenue.

Other institutional uses include those public/quasi-public uses that are not categorized under any of the previous land uses. The only institutional land use not designated in the previous categories is the Jaycees Organization. This facility made up approximately two acres inside Chandler.

### **f. Agricultural and Forest Land**

There are approximately 814 acres of agricultural and forest land in Chandler. This category includes all undeveloped land within the town limits of Chandler that are not shovel-ready sites and are wooded or used for agricultural purposes. Some of the 814 acres are not suitable for development due to the lack of adequate access or due to environmental constraints such as wetlands, floodplains or steep slopes.

## **2. Existing Land Use Controls**

The new Chandler Comprehensive Plan will update the previous plan adopted in 1998. The town also



adopted a Zoning Ordinance and a Subdivision Control Ordinance in 2002. The Zoning Map was recently updated in 2011 and can be found in Appendix D Figure D-1.

## **B. ANALYSIS**

### **1. Projected Land Use**

Several sources, including population trends for the Town of Chandler, a comparison to the population of Warrick County, and county projections made in the 2011 Complete Economic and Demographic Data Source by Woods and Poole Economics were all reviewed to determine the best demographic projections. All forecasting methods provided similar results. Ultimately, a linear forecast was used to determine the town's 2040 population. Employment projections for 2040 were determined based on a comparison of Chandler and Warrick County employment, and employment projections from the 2011 Complete Economic and Demographic Data Source by Woods and Poole Economics. These projections were used to determine future land use needs. The projected land use needs are summarized in Table 8.

#### **a. Residential**

Based on demographic projections for the Town of Chandler, the community will need to add 729 units to the housing stock between 2010 and 2040. This is based on a projected population increase of 1,761 people, a continuing decline in household size, and a national vacancy rate of eight percent. Assuming that these new housing units are located on quarter-acre lots or less, 182 additional acres of residential land uses will be needed by 2040 in Chandler. Additionally, Warrick County has a projected population increase of 36,407 people between 2010 and 2040, meaning 14,631 additional units will be located out in the county. If these new housing units also locate on quarter-acre lots, 3,658 acres of residential land use will be needed by 2040 in Warrick County.

#### **b. Commercial**

Commercial land is occupied by retail businesses, service businesses, and professional office uses. Between 2010 and 2040, the Retail and the Accommodation and Food Services sectors in Chandler are forecasted to increase by 58 employees and the Finance/Insurance/Real Estate (FIRE) sector is forecasted to increase by 34 employees. Other professional sectors in Chandler (including medical services) will grow by 1,080 employees by the year 2040. Retail use densities are two employees per 1,000 square feet and office densities are five employees per 1,000 square feet (based on information from the Institute of Transportation Engineers Trip Generation Manual). Assuming a 15 percent floor area to lot area ratio (similar to some existing retail businesses in Chandler), there would be 15 employees per acre for retail uses and 25 employees per acre for professional offices. As a result, six additional

Table 8: 2040 Projected Land Use

Land Use Category	2012 Acreage	Demand Acres	Projected Acreage in 2040
<b>Residential</b>	<b>601.6</b>	<b>182.3</b>	<b>783.9</b>
Single-Family	543.2		
Multi-Family	8.0		
Mobile Home	50.5		
<b>Commercial</b>	<b>94.1</b>	<b>33.4</b>	<b>127.5</b>
Commercial	64.4		
Vacant Commercial	29.8		
<b>Industrial</b>	<b>105.8</b>	<b>17.9</b>	<b>123.7</b>
<b>Public/Quasi-Public</b>	<b>89.6</b>	<b>48.0</b>	<b>137.6</b>
Parks/Recreation	28.5		
Churches/Cemeteries/Funeral Homes	15.0		
Education	12.5		
Medical	3.8		
Government	12.1		
Federal	0.9		
State	5.1		
County	2.6		
City	3.5		
Utilities	16.0		
Other	1.7		
<b>Mixed Land Use</b>	<b>2.0</b>	<b>?</b>	<b>2</b>
Developed Subtotal	<b>893.2</b>		<b>1,174.7</b>
Agricultural/Forest land	<b>814.4</b>		<b>532.8</b>
<b>Total</b>	<b>1,707.6</b>		<b>1,707.6</b>

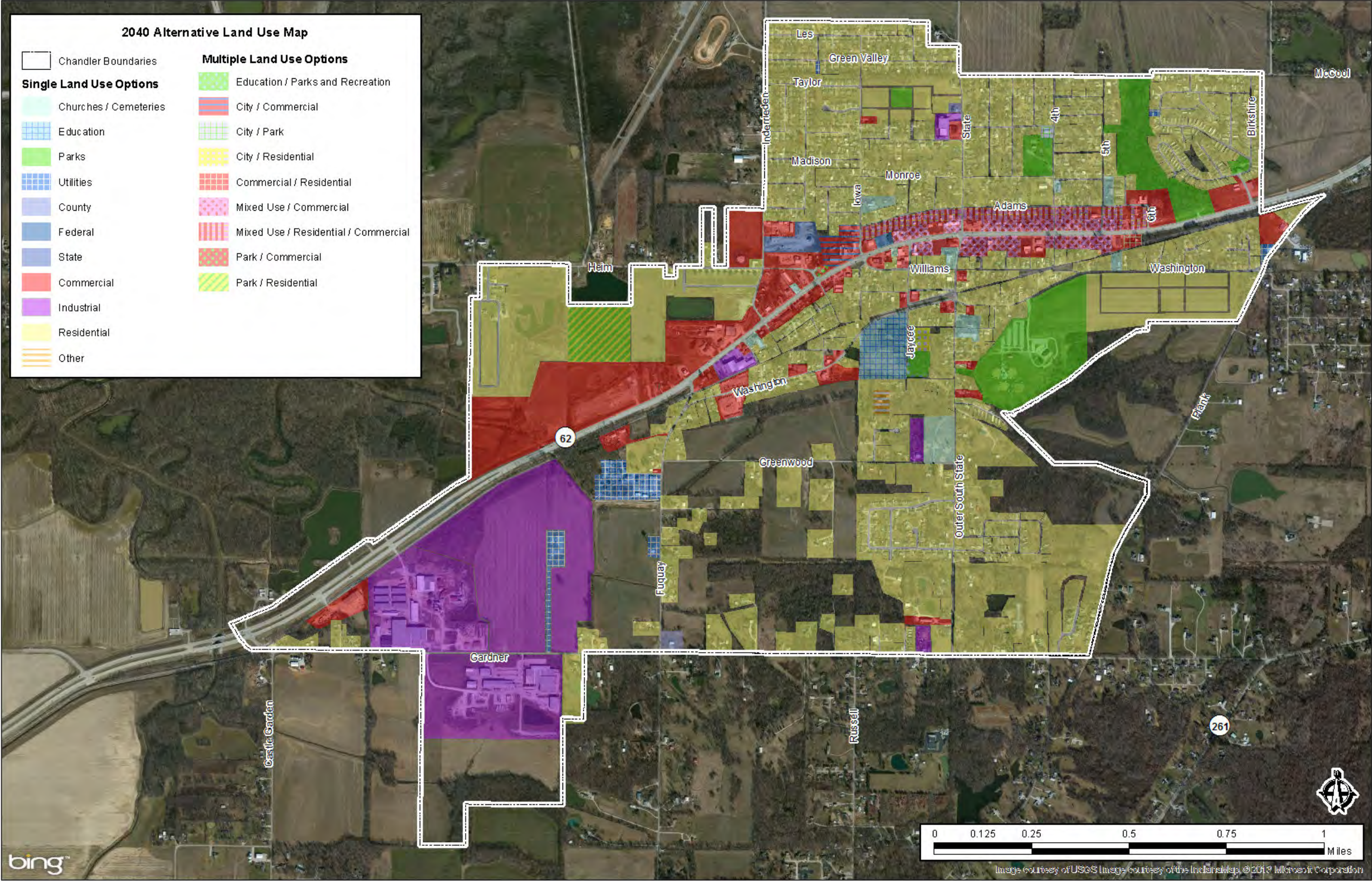
acres for retail and service businesses and 43 acres for professional offices would be needed for future commercial growth. An additional 14 acres would also be beneficial to allow for a 15 percent expansion of existing commercial uses in and around the town. According to the Land Use Survey completed in the spring of 2012, there is approximately 30 acres of vacant commercial land and buildings available. This results in the need for an additional 33 acres of commercial land by 2040.

### c. Industrial

Industrial land is occupied by agricultural services, mining, construction, manufacturing, transportation, communication services, utilities, and wholesale/warehouse uses. These uses average about 15 employees per acre or ten employees per net acre for sanitary sewer design. Industrial employment is anticipated to increase by 35 employees in Chandler between 2010 and 2040. Based on employment



FIGURE 33

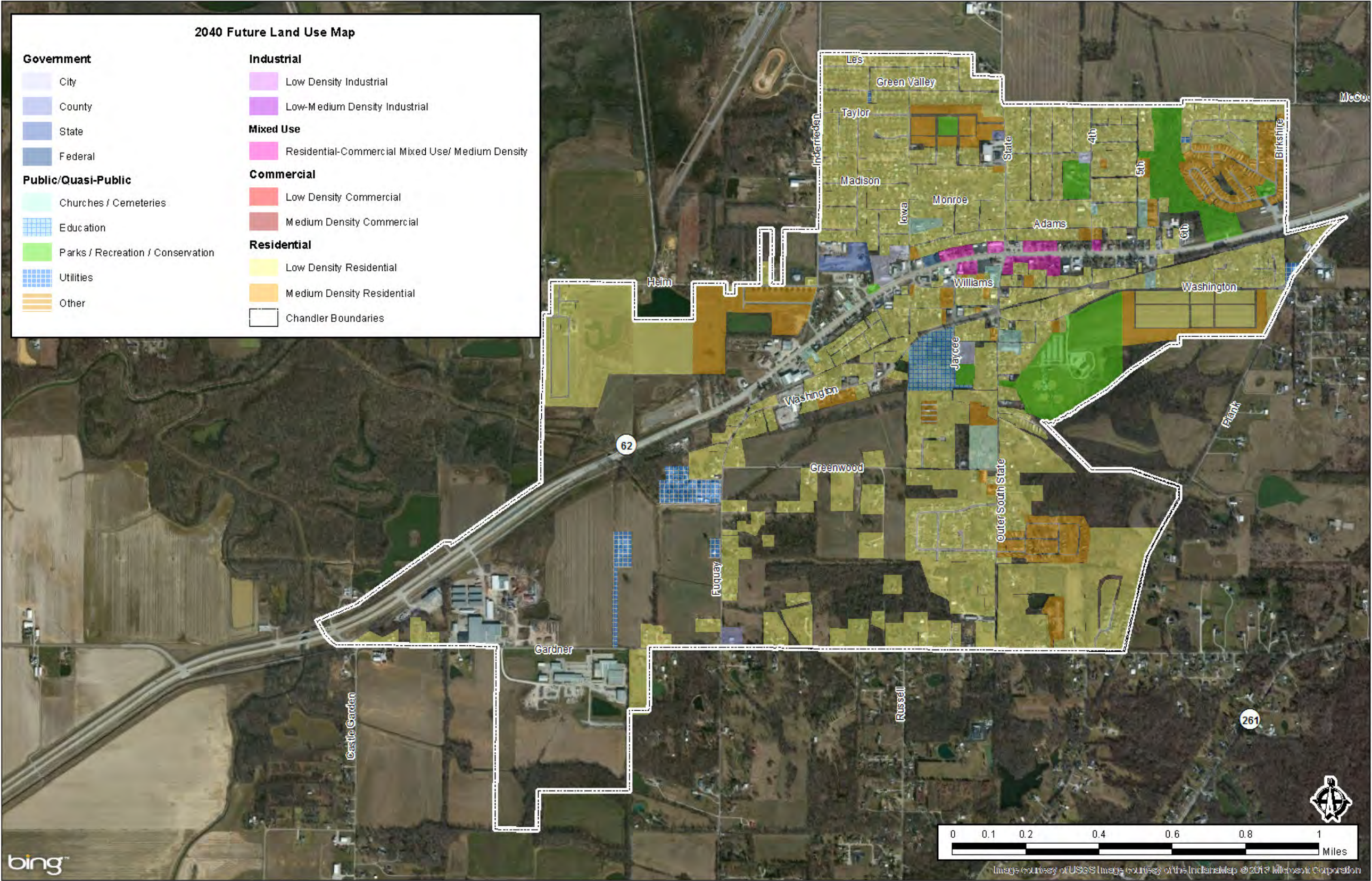


2040 ALTERNATIVE LAND USE



FIGURE 34

2040 FUTURE LAND USE MAP





growth, there is a need for two additional industrial acres between 2010 and 2040. However, an additional 16 acres would be beneficial to allow for a 15 percent expansion of existing industrial uses in and around the town. In total, the town will need eighteen additional acres of industrial land by 2040.

#### **d. Public/Quasi-Public**

The National Recreation and Park Association suggests that a community should have at least five to eight acres of park land per 1,000 people. With a projected 2040 population of 4,648 people, Chandler would need 23 to 37 acres of park land. The Town of Chandler contains two parks which have a combined acreage total of 30 acres. Therefore, Chandler would not need any additional acres of park land to accommodate the 2040 population. However, the Visioning Workshop results revealed a need for a few pocket parks containing children's playgrounds and a need to examine and increase the utilization rate of each of the parks. The addition of two pocket parks would require four acres of land.

The remaining land uses in the public/quasi-public category are expected to have a job growth of 588 employees. Approximately 112 employees of the 588 employees will be found working in the Federal, State, and Local Government Sector. The Government Sector uses an average of 25 employees per acre, thus requiring four additional acres of land. Additional land for churches, cemeteries, education and utilities uses an average of 12 employees per acre resulting in a need of 40 additional acres. To meet the increase in jobs, the town will need 48 acres of land for public/quasi-public land.

#### **e. Mixed Land Use**

In an effort to promote sustainability within Chandler and create higher densities along the SR 62 corridor, Chandler should encourage more mixed use developments. This could help to decrease the amount of demand acres required for future residential, commercial and public/quasi-public growth. Table 8 has a question mark in the place of the mixed land use demand acres to represent the uncertainty of future demand acres and the ability to encourage more mixed use development.

### **C. GOALS**

#### **1. Appearance and Image**

Projects that pertain to the **"Appearance and Image"** goal include:

- Ensure that adjacent land uses are compatible with one another.
- Promote the use of mixed land use to stimulate higher densities along the SR 62 corridor.

### 2. Quality of Life

Projects that pertain to the “**Quality of Life**” goal include:

- Promote the use of mixed land use to stimulate higher densities along the SR 62 corridor.
- Promote higher density residential development to reduce sprawl and the reliance of the automobile.
- Continue to use 1/4 acre lot sizes for residential development to reduce sprawl and land consumption.
- Discourage the development of agricultural land to preserve food sources.

### 3. Improving the Basics: Housing, Transportation, Utilities, and Economic Development

Projects that pertain to the “**The Basics**” goal include:

- Continue to use 1/4 acre lot sizes for residential development to reduce sprawl and life-time maintenance costs of utilities and roadways.

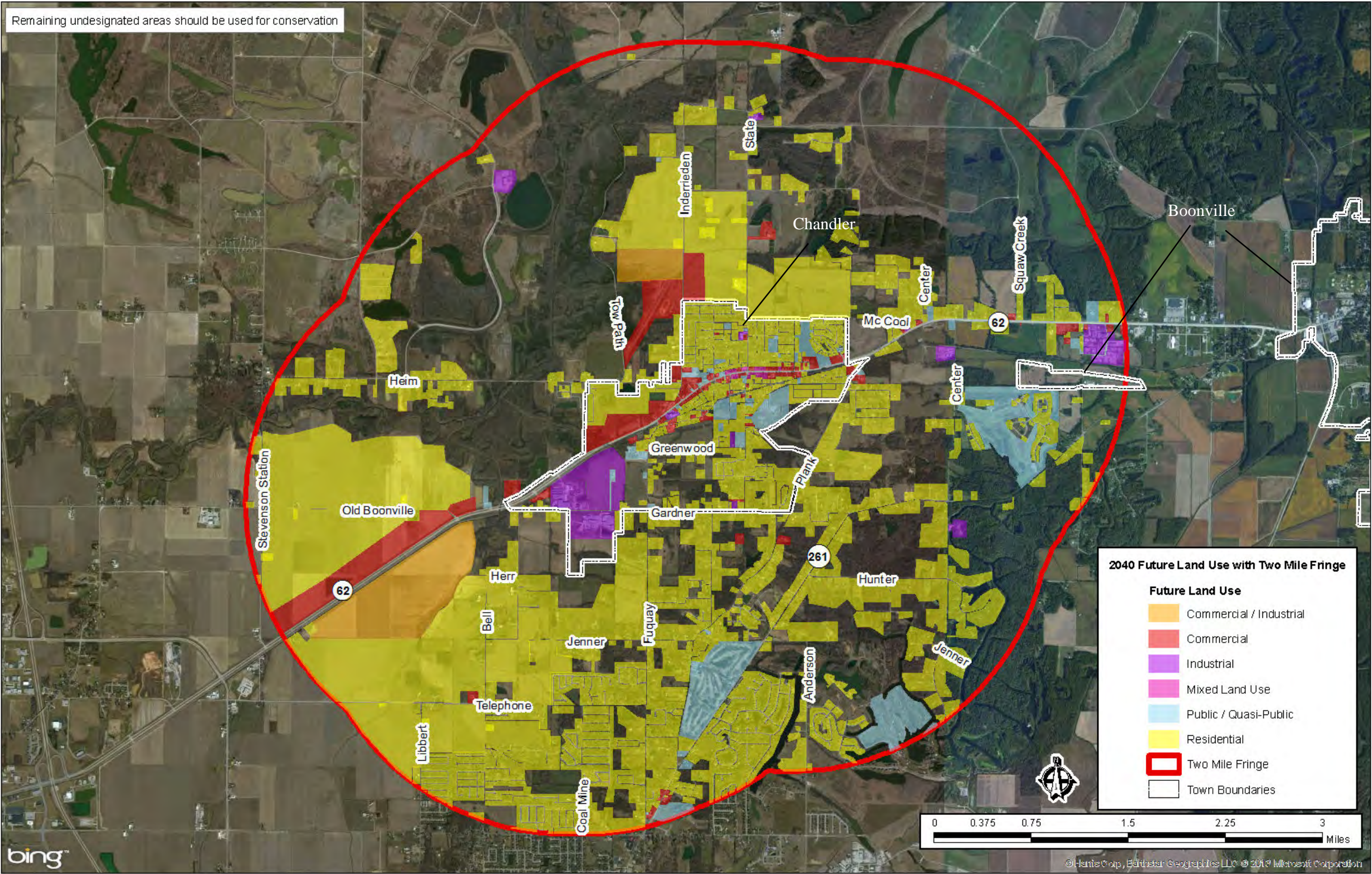
## D. RECOMMENDATIONS

Before land use recommendations could be developed, existing land use had to be determined. An Existing Land Use Map was created to identify all developed land, vacant land and undeveloped land in Chandler and surrounding Ohio and Boon Township. Potential future land uses for these vacant and undeveloped areas were determined based on projected future land use needs and the goals and objectives of the community. A Future Land Use Alternatives Map was generated from recommendations identified during the potential future land use analysis. The map also considered appropriate changes in the existing land use, such as replacing single-family residential uses located between commercial uses with more commercial uses. On September 20, 2012, the Comprehensive Plan Steering Committee reviewed and edited the Future Land Use Alternatives Map. Figure 31 show existing land uses. Figure 33 show potential future land uses for the vacant/undeveloped land in and around Chandler.

A Future Land Use Map was created based on the Future Land Use Alternatives Map and comments made during the Steering Committee meeting on September 20, 2012. Based on the knowledge of site conditions, surrounding land uses, available development infrastructure and the Future Vision for Chandler (Chapter 2), the committee reviewed and made edits to the Future Land Use Map during the public final meeting on October 25, 2012. While the attendees validated many of the suggestions on future land use potential, it also indicated a preference among the future land use potential options.



FIGURE 35

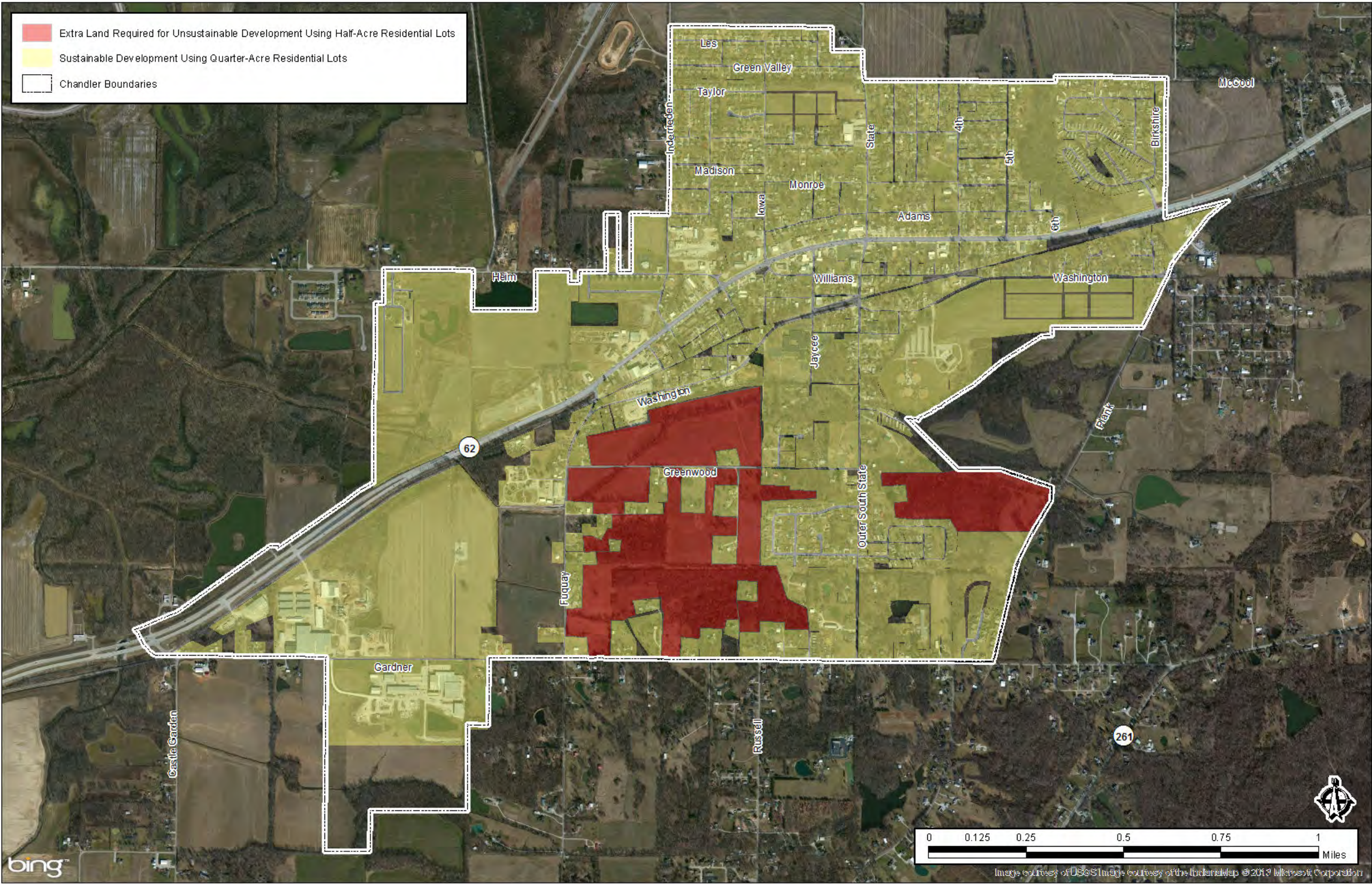


2040 FUTURE LAND USE WITH TWO-MILE FRINGE



FIGURE 36

SUSTAINABLE VS UNSUSTAINABLE RESIDENTIAL DEVELOPMENT





The resulting future land use designations are found in Figures 34. The 2040 Future Land Use Map displaying the two mile fringe can be found in Figure 35.

The future land use pattern designates major land uses within Chandler and the immediate surrounding area to accommodate the future land use needs of the town consistent with the future vision (goals and objectives) for development. The adopted version of the future land use pattern is shown in the Future Land Use Map. This map will be used in conjunction with goals, objectives, policies and programs to determine consistency of a proposed development or infrastructure improvement with the comprehensive plan.

The future land use pattern generally reflects the existing land use pattern of developed properties and designates appropriate future urban uses for properties with existing vacant or agricultural uses. Because the predominant land use pattern is shown for existing land uses, isolated uses may not always be identified, such as small commercial uses surrounded by a single-family housing development.

As shown in the Existing Land Use Map and the Existing Land Use Table, Chandler has developed 52 Percent of land within the town's boundary. Moderate to severe environmental constraints such as floodplains and strip mines have limited the amount of available land for future development. The town may want to pursue annexation of areas that contain terrain that are appropriate for commercial and industrial use. See Figure 35 for the 2040 Future Land Use with a Two Mile Fringe. (The two mile fringe is strictly for planning purposes and land in this area is not required to adhere to Chandler Zoning Ordinances. Only upon the authorization of the County Commissioners, the town may re-establish their rights to plan in the fringe area).

The future land use pattern consists of 16 future land use designations: two residential categories based on density, one commercial categories based on density, one industrial categories based on density, nine public/quasi-public categories including four government sub-categories, and one mixed-use category.

## **1. Residential**

The Future Land Use Map shows two residential designations that includes a low density and medium density residential category. Low-density residential is defined as 10 to 15 dwelling units per acre (DU/AC). Medium density residential allows for 16 to 40 DU/AC. To slow the sprawl of Chandler, thus reducing the future cost of infrastructure, Chandler should encourage more medium density whenever possible. This especially important in new residential developments near the SR 62 Corridor.

During the last two decades, it has become more common to create low-density residential areas. Many of the homes are built on larger lot sizes, between a half-acre or more. This practice consumes large quantities of land, which more often than not, is high quality farmland. The larger lot sizes also dramatically



increases the cost of providing government services. More roadway, utilities and other public facilities would need to be built to support this low density growth. If the community chooses to continue using half-acre lots, Chandler will consume 966 acres of land for residential uses by 2040. If the community chooses to be more sustainable by encouraging the use of quarter-acre lots, Chandler will only require 784 acres for residential use by 2040. Figure 36 shows the difference in land consumption between these two trends.

New homes (low density or medium density residential development) should first fill in vacant lots located next to existing residential uses. There are several vacant lots scattered throughout Chandler that would be ideal for residential infill. Existing subdivisions should be near capacity before developing new subdivisions.

The town should strive to create a balance between single-family homes and multi-family homes to provide a range of housing options. In general, the town housing stock should be approximately 50 percent single family and 50 percent multi-family (17 percent apartments, 13 percent senior apartments/care, seven percent duplexes, ten Percent condominium and three percent mixed use housing).

Mobile homes should continue to be prohibited in areas designated for single-family, multiple-family, office, commercial and industrial uses. New mobile homes are only appropriate in areas designated for mobile homes. Although pre-existing (grandfathered) mobile homes may be replaced in areas designated for single-family and multiple-family, this practice is not encouraged.

### **2. Commercial**

The commercial land use category on the Future Land Use Map includes both professional offices/services and retail uses. The professional office designation (includes doctors, dentists, insurance agents, tax accountants, banks, real estate agents, engineers, and surveyors) is considered appropriate for the transition between residential and commercial services uses. Professional offices should be located on major and secondary corridors. Commercial retail is appropriate for high traffic volume corridors such as SR 62.

There are several vacant structures in the downtown area of Chandler that could be used for either commercial services or professional office uses. Future professional office uses should first be located in existing vacant commercial structures along SR 62. New commercial structures could also be built to fill in vacant lots between existing structures in these areas.

### **3. Industrial**

The Future Land Use Map shows one industrial designation for two categories of industrial use: light

industrial and heavy industrial. While very limited retail and office uses may be permitted in industrial areas, extensive retail and office uses, public/quasi-public uses and residential uses are inappropriate due to the nuisances typically associated with industrial development.

New industrial businesses should inhabit existing vacant industrial structures, if possible. Only 18 acres of industrial land is anticipated to be needed in the future, however the Future Land Use Map shows additional acres that may be used for industrial use. Land is available adjacent to Brewster Farms and Hoosier Wheel, along Gardner Road.

#### **4. Public/Quasi-Public**

The Future Land Use Map places publicly-owned uses, as well as institutional uses in the public/quasi-public use designation. The Future Land Use Map indicates additional acres to be devoted to Parks and Recreation but neglects to indicate the location of a future municipal center for Chandler, churches and cemeteries, utilities, or other institutional land uses. These land uses may be located throughout Chandler in the future in areas designated for commercial or residential uses.

Parks and recreational uses can be either public or quasi-public, depending on whether they are publicly or privately- owned. In general, recreational uses are permitted in areas designated for residential or commercial uses, but are undesirable in areas designated for industrial use. Additional parks and recreational land should be used for the potential Chandler Trail System which will link major community facilities to neighborhoods. Another area designated for park and recreation use is an area located east of Chandler Community Center and Sports complex that should be used for future soccer fields and a splash park. Remaining additional acres designated for park and recreation should be used as conservation areas. Conservation areas tend to have environmental constraints and are not appropriate or capable to support development.

The Town of Chandler is encouraged to construct a town municipal center to consolidate the police department, jail, and government services and offices. The center should be constructed within the downtown area, preferably on SR 62 where it is highly visible to the community and visitors. A potential site for the center has yet to be determined.

#### **5. Mixed Land Use**

Chandler should encourage more mixed use developments along the SR 62 corridor. Mixed use developments (residential/commercial) along the corridor will help support nearby businesses, provide more access to a variety of transportation and employment options, and reduce issues commonly associated with sprawl. More importantly, mixed use developments will also help Chandler to diversify their housing stock.

### **6. Agricultural and Forest Land**

Much of the agricultural land has been left unzoned. To protect this land, the local food supply, and discourage future nuisance complaints, Chandler should consider zoning these areas as Agriculture.



## CHAPTER 10 IMPLEMENTATION

### A. INTRODUCTION

The success of a comprehensive plan is based on its ability to be implemented. Accomplishing all of the goals created through the visioning process is an overwhelming task at first glance, but can be manageable if each goal is taken step-by-step. The Implementation Chapter provides a systematic approach to achieve Chandler's goals and related projects.

### B. ADOPT THE COMPREHENSIVE PLAN

To begin the implementation process, the adoption of the 2040 Chandler Comprehensive Plan is highly recommended. Specific actions to adopt the comprehensive plan include:

1. Display the Draft Comprehensive Plan in the Chandler Public Library and the Chandler Town Hall for public review for approximately two weeks, and
2. Review and adoption of the comprehensive plan by the Chandler Plan Commission and the Chandler Town Council, and
3. Recording of the comprehensive plan at the Warrick County Recorder's Office.

In conclusion, the effectiveness of the comprehensive plan depends on the extent to which it is integrated into the development review and infrastructure planning and programming processes. Because the economy and town demographics are always changing, the comprehensive plan is a work in progress. Elements of this comprehensive plan may be out of date a few years after completion. To ensure the continued relevance to the decision-making process, the plan should be reviewed at least every five years and should be updated at least every ten years to reflect changing economic conditions in order to keep the comprehensive plan on course to achieve the desired future vision for Chandler.

### C. UPDATING LEGAL FRAMEWORK

To accomplish some of the goals, amendments to the building code and town ordinances may be necessary. Chandler may also consider developing new ordinances. Some new ordinances and ordinance amendments suggested include:

- Amend the Zoning Ordinance and Building Code to allow for a variety of housing structure types and sizes to prevent the exclusion of housing units that may potentially meet the needs of the aging and disabled population in the future.
- Promote the use of Universal Design, a construction concept that encourages new construction

to provide features such as wide passage doors and zero-step entrances, in the Building Code.

- Consider establishing a housing authority to maintain an adequate and safe housing stock.
- Consider changing the Subdivision Ordinance to require all developers requesting platting or replatting of land contribute an amount of land for public park and trail purposes that cannot be considered part of a “backyard” or “open space” area.
- Consider changing the Subdivision Ordinance to require all developers to include the construction of sidewalks in any new subdivisions.
- Re-establish planning in the town’s two-mile fringe.
- Review the Fee Schedule of the Building Code, including Planning, Zoning, Subdivision, and Building Permit fees, on a yearly basis and amend the fees if necessary.

### **D. IMPLEMENTATION OF GOALS**

#### **1. Creating Implementation Committees**

Three main goals were created during the Visioning Workshop: Improve the appearance and image of Chandler; provide residents with healthier lifestyle opportunities; and improve infrastructure, housing, and town services to make Chandler appealing to future residents and businesses. To carry out the goals listed in each chapter with an organized and efficient approach, the Town should create three committees. Each committee will be assigned to work on one of the three main goals. Some projects may overlap and satisfy more than one goal. In these instances, these projects should be a joint effort between committees.

#### **2. Prioritization**

Prioritizing the goals and related projects discussed in this comprehensive plan is essential to ensuring that they are completed efficiently. The comprehensive plan already places a timeline for completion to each project. Projects are labeled with an IM (Immediate project with a completion date of five years or less) or LT (Long-term project with a completion date of six years or more). In the future, the Town may want to consider altering the timeline for some projects based on funding availability and economic climate changes. Annual reviews of the committees’ progress should be done by the town to ensure adequate progress is made.

CHANDLER COMPREHENSIVE PLAN

**APPENDIX A**

**ADOPTION DOCUMENTS**





**RESOLUTION NO.2013- 1**  
**RESOLUTION OF THE PLAN COMMISSION**  
**ADOPTING THE COMPREHENSIVE PLAN**

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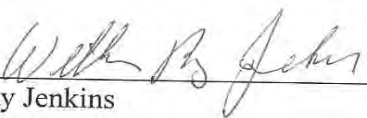
A RESOLUTION RECOMMENDING THAT THE COMMON COUNCIL OF THE TOWN OF CHANDLER ADOPT THE ATTACHED COMPREHENSIVE PLAN FOR THE TOWN OF CHANDLER, CONSISTENT WITH INDIANA STATE LAW REQUIREMENTS, WHICH STATE THAT A COMPREHENSIVE PLAN MUST CONTAIN THE FOLLOWING ELEMENTS:

1. A statement of objectives for the future development of the jurisdiction.
2. A statement of policy for the land use development of the jurisdiction.
3. A statement of policy for the development of public ways, public places, public lands, public structures, and public utilities.

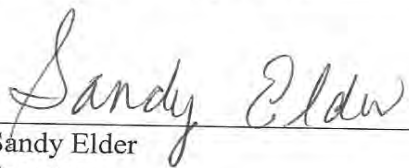
WHEREAS, the Advisory Plan Commission of Chandler, Indiana, did on February 21, 2013, hold a legally advertised public hearing on the proposed Comprehensive Plan of the Town of Chandler, Indiana until all comments and objections were heard; and

WHEREAS, the Advisory Plan Commission found that said plan is in the best interest of the citizens of Chandler, Indiana.

NOW THEREFORE, BE IT RESOLVED, that the Advisory Plan Commission of Chandler, Indiana, recommends to the Common Council the adoption of said Comprehensive Plan attached hereto named Comprehensive Plan of Chandler, Indiana, dated February 21, 2013.

  
\_\_\_\_\_  
Ray Jenkins  
President  
Chandler Advisory Plan Commission

2-21-2013  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Sandy Elder  
Secretary  
Chandler Advisory Plan Commission

2-21-2013  
\_\_\_\_\_  
Date

**COMPREHENSIVE PLAN  
CERTIFICATION**

I, Sandy Elder, Secretary of the Chandler Advisory Plan Commission do hereby certify to the Town Council of Chandler, that the Comprehensive Plan of the Town of Chandler, a true copy of which is attached, was considered and approved by the Chandler Advisory Plan Commission at their meeting held on February 21, 2013 by a vote of 5 in favor, 10 against, - abstaining, and - absent and do herewith forward the same to you for your consideration and approval.

Sandy Elder  
Sandy Elder  
Secretary  
Chandler Advisory Plan Commission

2-21-13  
Date



## RESOLUTION NO. 2013-2

## RESOLUTION ADOPTING THE COMPREHENSIVE PLAN

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CHANDLER, INDIANA  
ADOPTING THE COMPREHENSIVE PLAN OF THE TOWN OF CHANDLER, INDIANA

WHEREAS, the Plan Commission of Chandler, Indiana, did on February 21, 2013 hold a legally advertised public meeting to consider adoption of the attached Comprehensive Plan (Exhibit A) for the Town ; and

WHEREAS, the Plan Commission did consider said Comprehensive Plan until all comments and objections were heard, and

WHEREAS, the Plan Commission found that the plan meets the requirements of Indiana Code 36-7-4-500, and that the adoption of this plan is found to be in the best interests of Chandler, Indiana, and

WHEREAS, the Common Council finds that it is in the best interest of the Town to adopt said plan.

NOW THEREFORE, BE IT RESOLVED, that the Common Council of Chandler, Indiana, hereby adopts Exhibit A, attached and made a part hereof, as the Comprehensive Plan of the Town of Chandler, Indiana.

This resolution shall take effect from and after its passage as provided by law.

DULY ADOPTED BY THE COMMON COUNCIL OF THE TOWN OF CHANDLER, INDIANA, ON  
THIS THE 21 DAY OF FEBRUARY, 2013.

Aye	Nay	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Brian</u> Lucas
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cheryl Amons
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Kenny Irvin
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Kristi Held
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Andrea Johnson

Brian K. Lucas  
Bryan Lucas, Council President

ATTEST:

Kathy Lemmons  
Kathy Lemmons, Clerk-Treasurer



**APPENDIX B**

**SOCIOECONOMIC TABLES**





**Table B-1: Population Trends**

Year	Chandler	Boonville	Newburgh	Boon Township	Ohio Township	Warrick County	Indiana
1900	N/A	2,849	1,371	6,408	3,473	22,329	2,516,462
1910	N/A	3,934	1,097	7,224	3,237	21,911	2,700,876
1920	N/A	4,451	1,295	7,328	3,333	19,862	2,930,390
1930	N/A	4,208	1,262	6,911	3,505	18,230	3,235,803
1940	N/A	4,526	1,374	7,230	4,231	19,435	3,427,796
1950	N/A	5,092	1,324	7,831	5,410	21,527	3,934,224
1960	1,784	4,801	1,450	7,813	7,718	23,577	4,662,498
1970	2,032	5,736	2,302	9,497	10,696	27,972	5,195,392
1980	3,043	6,300	2,906	11,420	21,318	41,474	5,490,224
1990	3,099	6,724	2,880	11,708	24,933	44,920	5,544,159
2000	3,094	6,834	3,088	12,844	31,002	52,383	6,080,485
2010	2,887	6,246	3,325	12,755	37,749	59,689	6,483,802
2011*	2,917	6,306	3,358	N/A	N/A	60,275	6,516,922

\*U.S. Census Estimate

**Table B-2: Population and Housing Projections**

City/Town	Year	Population	Households	Household Population	Group Quarters Population	Vacancy Rate	Housing Units
<b>Chandler</b>	2000	3,094	1,140	3,094	0	8.1%	1,216
	2010	2,887	1,075	2,887	0	12.6%	1,230
	2020	3,468	1,317	3,468	0	8.0%	1,432
	2030	3,997	1,560	3,997	0	8.0%	1,695
	2040	4,648	1,802	4,648	0	8.0%	1,959

Source: Bernardin, Lochmueller &amp; Associates; U.S. Census SF1; &amp; Woods &amp; Poole Economics, Inc.

Table B-3: Demographic Characteristics

	Chandler	Boonville	Newburgh	Boon Township	Ohio Township	Warrick County	Indiana
<b>Total Population</b>	2,887	6,246	3,325	12,755	37,749	59,689	6,483,802
<b>Sex</b>							
Male	1,408	2,894	1,601	6,244	18,424	29,402	3,189,737
Female	1,479	3,352	1,724	6,511	19,325	30,287	3,294,065
<b>Age</b>							
Under 5 years	203	418	205	696	2,578	3,821	434,075
5 to 9 years	227	405	231	796	2,942	4,366	444,821
10 to 19 years	434	777	393	1,755	5,616	8,651	927,686
20 to 29 years	332	741	354	1,286	3,590	5,687	871,556
30 to 39 years	421	833	392	1,552	4,823	7,556	824,826
40 to 49 years	399	780	470	1,810	5,595	8,809	897,765
50 to 59 years	377	808	533	1,962	5,569	9,005	891,337
60 to 69 years	280	639	439	1,503	3,960	6,612	609,685
70 to 79 years	143	404	208	795	1,868	3,157	345,121
80 to 84 years	34	201	65	296	602	1,017	121,658
85 years and over	37	240	35	304	606	1,008	115,272
Median Age	36.0	39.4	42.1	41.7	38.8	39.7	37.0
<b>Income</b>							
Households Reporting	1,075	2,725	1,403	5,100	13,548	22,093	2,465,402
Less than \$10,000	60	238	108	293	430	916	177,048
\$10,000 to \$14,999	67	164	64	247	340	692	137,772
\$15,000 to \$24,999	140	384	65	568	845	1,783	288,334
\$25,000 to \$34,999	156	413	240	675	1,330	2,368	295,623
\$35,000 to \$49,999	265	438	226	813	1,804	3,099	385,219
\$50,000 to \$74,999	262	471	144	961	2,535	4,377	494,822
\$75,000 to \$99,999	99	345	240	659	2,559	3,899	308,558
\$100,000 to \$149,999	26	222	156	671	2,191	3,162	255,021
\$150,000 to \$199,999	0	40	82	109	701	860	67,893
\$200,000 or more	0	10	78	104	813	937	55,112
Median HH income	\$41,366	\$42,156	\$49,922	\$49,184	\$70,437	\$62,354	\$47,697
<b>Poverty</b>							
Households Reporting	1,075	2,725	1,403	5,100	13,548	22,093	2,465,402
Households below poverty level	138	325	140	482	719	1,490	311,279
Family-Households in poverty	82	164	27	254	286	661	159,354
Non-Family Households in poverty	56	161	113	228	433	829	151,925
<b>Education</b>							
Age 25 and older	1,667	4,561	2,305	9,008	24,012	39,240	4,165,617
High School Graduate	51.7%	41.3%	26.1%	42.7%	28.2%	33.8%	36.2%
Some College (no degree)	20.2%	14.0%	23.6%	18.5%	22.9%	21.5%	20.3%
Associate Degree	7.4%	9.8%	9.5%	9.0%	10.6%	10.4%	7.3%
Bachelor's Degree	4.4%	13.1%	20.5%	11.6%	20.2%	16.3%	14.3%
Graduate or Professional Degree	1.4%	6.2%	15.3%	7.3%	11.4%	9.3%	8.1%



**Table B-4: Labor Force**

	Chandler	Boonville	Newburgh	Boon Township	Ohio Township	Warrick County	Indiana
Population 16 & older	2,073	5,323	2,547	10,428	27,571	45,048	4,996,762
Labor Force	1,289	3,187	1,839	6,639	19,320	30,706	3,279,674
Civilian Labor Force	1,289	3,187	1,839	6,639	19,320	30,706	3,274,429
Unemployed	108	286	71	487	925	1,754	274,859
Employed Civilians	1,181	2,901	1,768	6,152	18,395	28,952	2,999,570

**Table B-5: Workforce by Occupation**

Occupation	Chandler		Warrick County	
	Number of Workers	% of Workers	Number of Workers	% of Workers
Management, Business, Science, and Arts Occupations	166	14.1%	9,726	33.6%
Service	242	20.5%	4,273	14.8%
Sales and Office	344	29.1%	7,951	27.5%
Natural Resources, Construction, and Maintenance Occupations	212	18.0%	2,872	9.9%
Production, Transportation, and Material Moving	217	18.4%	4,130	14.3%

Source: 2010 U.S. Census Bureau, SF 3

Table B-6: 2012 Nielsen Claritas Data for Chandler

Business Description	Total Establishments	Total Employees	Employees Per Establishment
<b>Total Businesses</b>	<b>188</b>	<b>1,654</b>	<b>9</b>
(Private Sector)	161	1,234	8
(Government and Non-Profit)*	27	420	16
<b>Agriculture</b>	<b>8</b>	<b>25</b>	<b>3</b>
<b>Mining</b>	<b>3</b>	<b>11</b>	<b>4</b>
<b>Construction</b>	<b>34</b>	<b>304</b>	<b>9</b>
<b>Manufacturing</b>	<b>8</b>	<b>292</b>	<b>37</b>
<b>Transportation, Communications/Public Utilities</b>	<b>9</b>	<b>120</b>	<b>13</b>
<b>Wholesale Trade</b>	<b>9</b>	<b>69</b>	<b>8</b>
<b>Retail</b>	<b>31</b>	<b>177</b>	<b>6</b>
<b>Finance</b>	<b>11</b>	<b>70</b>	<b>6</b>
<b>Service</b>	<b>67</b>	<b>414</b>	<b>6</b>
<b>Public Administration</b>	<b>8</b>	<b>172</b>	<b>22</b>
<b>Total</b>	<b>309</b>	<b>3,308</b>	<b>11</b>

**Table B-7: Family Income**

	Chandler	Boonville	Newburgh	Boon Township	Ohio Township	Warrick County	Indiana
<b>Total Families</b>	808	1,812	935	3,765	10,381	16,841	1,657,806
Less than \$10,000	64	120	13	153	116	317	75,043
\$10,000 to \$14,999	18	9	14	32	140	210	49,744
\$15,000 to \$19,999	58	37	11	110	175	373	61,633
\$20,000 to \$24,999	31	113	12	158	257	514	72,906
\$25,000 to \$29,999	55	144	38	257	448	826	80,451
\$30,000 to \$34,999	25	123	79	189	346	682	89,819
\$35,000 to \$39,999	56	79	43	132	301	563	83,843
\$40,000 to \$44,999	63	143	42	296	418	838	88,737
\$45,000 to \$49,999	73	71	48	206	433	736	80,908
\$50,000 to \$59,999	138	116	66	256	793	1,340	162,001
\$60,000 to \$74,999	102	311	52	564	1,185	2,242	213,572
\$75,000 to \$99,999	99	331	230	620	2,249	3,522	261,487
\$100,000 to \$124,999	26	121	105	381	1,415	1,945	149,599
\$125,000 to \$149,999	0	44	51	198	691	136	76,862
\$150,000 to \$199,999	0	40	69	109	638	797	61,412
\$200,000 or more	0	10	62	104	776	900	49,431
<b>Median Family Income in 2010</b>	\$47,969	\$53,750	\$78,750	\$62,813	\$80,021	\$73,583	\$58,944
<b>Families with income below poverty level (%) in 2010</b>	10.1%	9.1%	2.9%	6.7%	2.8%	3.9%	9.6%
<b>Individuals with income below poverty level (%) in 2010</b>	18.9%	23.9%	20.9%	22.6%	17.1%	18.8%	21.8%



Table B-8: Employment by Industry in Warrick County

Employment	Land Use	2000		2010		2020		2030		2040	
		Warrick County		Warrick County		Warrick County		Warrick County		Warrick County	
Farm Employment, Forestry, Fishing and Other Related Activities	Agricultural	522	2.80%	425	0.71%	444	1.90%	456	1.70%	466	1.51%
Mining	Industrial	180	0.96%	283	0.48%	302	1.29%	314	1.17%	322	1.04%
Utilities	Public/Quasi-Public	395	2.12%	269	0.45%	275	1.18%	273	1.02%	268	0.87%
Construction	Industrial	1657	8.88%	1264	2.12%	1455	6.23%	1621	6.04%	1772	5.72%
Manufacturing	Industrial	3254	17.44%	2207	3.71%	2042	8.74%	1841	6.86%	1642	5.30%
Wholesale Trade	Industrial	493	2.64%	531	0.89%	562	2.40%	581	2.17%	596	1.92%
Retail Trade	Commercial	1947	10.44%	2069	3.48%	2167	9.27%	2217	8.26%	2246	7.25%
Transportation and Warehousing	Industrial	555	2.97%	602	1.01%	665	2.85%	717	2.67%	767	2.48%
Information Employment	Commercial-Professional	150	0.80%	99	0.17%	104	0.44%	107	0.40%	109	0.35%
Finance and Insurance	Commercial-Professional	837	4.49%	1022	1.72%	1112	4.76%	1178	4.39%	1233	3.98%
Real Estate, Rental, and Lease	Commercial-Professional	964	5.17%	1422	2.39%	1675	7.17%	1925	7.18%	2190	7.07%
Professional, Scientific and Technical Services	Commercial-Professional	711	3.81%	1153	1.94%	1579	6.76%	2093	7.80%	2718	8.78%
Management of Companies/Enterprises	Commercial-Professional	12	0.06%	9	0.02%	9	0.04%	8	0.03%	8	0.03%
Administrative and Waste Services	Public/Quasi-Public	497	2.66%	956	1.61%	1532	6.55%	2382	8.88%	3639	11.75%
Educational Services	Public/Quasi-Public	165	0.88%	218	0.37%	271	1.16%	327	1.22%	392	1.27%
Health Care and Social Assistance	Commercial-Professional	1921	10.30%	3028	5.09%	3964	16.96%	5040	18.79%	6308	20.37%
Arts, Entertainment, and Recreation	Public/Quasi-Public	384	2.06%	388	0.65%	411	1.76%	425	1.58%	436	1.41%
Accommodation and Food Services	Commercial	797	4.27%	743	1.25%	813	3.48%	869	3.24%	921	2.97%
Other Services, except Public Administration	Commercial	1253	6.72%	1374	2.31%	1624	6.95%	1870	6.97%	2129	6.88%
Federal, State, and Local Government	Public/Quasi-Public	1963	10.52%	2119	3.56%	2,367	10.13%	2,585	9.64%	2,800	9.04%
Total Employed		18,657	100.00%	20,181	33.91%	23,373	100.00%	26,829	100.00%	30,962	100.00%

Table B-9: Housing Characteristics

	Chandler	Boonville	Newburgh	Boon Township	Ohio Township	Warrick County	Indiana
<b>Total Population</b>	2,887	6,246	3,325	12,755	37,749	59,689	6,483,802
Household Population	2,887	6,082	3,317	12,520	37,267	58,963	6,296,879
Group Quarters	0	164	8	235	482	726	186,923
<b>Households</b>	1,075	2,725	1,403	5,100	13,548	22,093	2,465,402
Average Household Size	2.62	2.39	2.28	2.52	2.65	2.62	2.52
<b>Total Housing Units</b>	1,230	2,940	1,603	5,560	14,542	23,929	2,778,459
Vacant Housing Units	155	215	200	460	994	1,836	313,057
Percent Vacant Units	12.6%	7.3%	12.5%	8.3%	6.8%	7.7%	11.3%
Occupied Housing Units	1,075	2,725	1,403	5,100	13,548	22,093	2,465,402
Percent Occupied Units	87.4%	92.7%	87.5%	91.7%	93.2%	92.3%	88.7%
Owner-Occupied Units	72.3%	68.9%	74.2%	80.0%	80.1%	81.1%	69.9%
<b>Owner Occupied Housing Value</b>							
Total Units Reported	795	1,902	1,091	4,168	11,202	18,508	1,763,781
Less Than \$50,000	141	313	93	494	355	1,229	165,966
\$50,000 to \$99,999	570	926	116	1,412	1,475	3,959	483,598
\$100,000 to \$149,999	61	377	414	897	3,576	5,158	471,163
\$150,000 to \$199,999	14	154	239	591	2,360	3,298	291,924
\$200,000 to \$299,999	9	76	106	408	1,928	2,754	211,246
\$300,000 to \$499,999	0	56	40	311	1,220	1,730	101,080
\$500,000 or more	0	0	83	55	288	380	38,804
Median Value	\$75,400	\$91,300	\$141,500	\$110,500	\$153,500	\$140,200	\$123,000
<b>Monthly Contract Rent</b>							
Total Units Reported (with cash rent)	280	782	284	891	2,219	3,357	657,183
Less Than \$200	26	14	0	14	26	40	20,164
\$200 to \$499	69	202	76	256	181	479	118,209
\$500 to \$749	68	368	146	403	830	1,338	260,435
\$750 to \$999	79	182	62	193	872	1,153	169,028
\$1000 or more	38	16	0	25	310	247	89,347
Median Rent	\$542	\$632	\$564	\$615	\$764	\$714	\$683
<b>Units in Structure</b>							
Total Housing Units	1,230	2,940	1,603	5,560	14,542	23,929	2,778,459
1 Unit, Detached	955	2,155	1,184	4,331	11,746	19,366	2,014,781
1 Unit, Attached	10	45	23	100	434	565	95,398
2 Units, Attached	6	185	75	196	229	445	76,033
3 to 4 Units, Attached	22	106	70	115	500	641	99,214
5 to 9 Units, Attached	67	144	143	144	736	880	132,354
10 or more Units, Attached	0	0	13	0	243	254	103,113
Mobile home	170	121	14	132	167	317	105,613
Other	0	184	81	542	487	1,461	151,353
<b>Bedrooms in Structure</b>							
No bedrooms	0	0	0	0	29	69	27,261
1 bedroom	65	295	287	340	890	1,331	261,258
2 bedrooms	397	1,174	337	1,642	2,362	5,109	754,193
3 bedrooms	667	1,095	601	2,824	7,072	11,902	1,225,378
4 bedrooms	101	346	288	608	3,487	4,591	420,006
5 bedrooms	0	30	90	146	702	927	90,363
<b>Age of Structure</b>							
Total housing Units	1,230	2,940	1,603	5,560	14,542	23,929	2,778,459
2005 to 2010	42	68	21	218	883	1,243	93,250
2000 to 2004	45	97	154	493	1,742	2,621	233,108
1990 to 1999	59	163	96	656	2,989	4,229	403,999
1980 to 1989	115	406	206	587	2,378	3,297	281,875
1970 to 1979	342	674	448	1,217	3,972	5,834	402,219
1960 to 1969	69	317	200	596	803	1,790	324,800
1950 to 1959	406	416	175	693	922	2,171	327,141
1940 to 1949	74	189	82	288	289	932	178,238
Before 1939	78	610	221	812	561	1,812	533,829
Median Year Built	1968	1968	1973	1973	1983	1979	1971

**Table B-10: Commuters**

	Percent of Labor Force
Work in Warrick County	30.4%
Work out of Warrick County	66.1%
Work outside of Indiana	3.5%

US Census estimate based on workers 16 years and older

**Table B-11: Travel Time**

Travel Time	Chandler		Boon Township		Ohio Township		Warrick County	
	Number of Commuters	% of Commuters	Number of Commuters	% of Commuters	Number of Commuters	% of Commuters	Number of Commuters	% of Commuters
Less than 15 minutes	228	19.6%	1,849	31.0%	4,913	27.3%	7,392	26.1%
15 to 29 minutes	660	56.8%	1,595	26.8%	8,664	48.2%	11,699	41.3%
30 to 44 minutes	190	16.4%	1,609	27.0%	2,695	15.0%	5,700	20.1%
45 to 59 minutes	25	2.2%	456	7.7%	691	3.8%	1,638	5.8%
60 or more minutes	41	3.5%	331	5.6%	436	2.4%	1,060	3.7%
Work at home	18	1.5%	116	1.9%	589	3.3%	814	2.9%

\*US Census estimate based on workers 16 years and older

**Table B-12: Zoning District Designations**

District Type	Symbol
<i>Residential Districts</i>	
One Family Dwelling	R-1
One Family Dwelling	R-1A
One Family Dwelling	R-1B
One Family Dwelling	R-1C
One Family Dwelling	R-1 D
Multiple Family Dwelling	R-2
Residential Office	R-O
Mobile Home Park	R-MH1
Mobile Home Subdivision	R-MH2
<i>Commercial Districts</i>	
Neighborhood Commercial	C-1
Shopping Center	C-2
highway Commercial	C-3
General Commercial	C-4
<i>Industrial</i>	
Light Industrial	M-1
General Industrial	M-2
Solid Waste Disposal Facility/Salvage Yard	M-3



**APPENDIX C**

**SIGN-IN SHEETS**



**SIGN-IN SHEET**  
 Chandler Steering Committee  
 Visioning Meeting  
 Chandler Community Center  
 405 E. Washington Ave., Chandler, Indiana 47610  
 Tuesday, May 22nd, 2012  
 5:00 PM - 6:00 PM

	<u>Name (Please Print)</u>	<u>Email Address</u> (This information will remain confidential)	<u>Signature</u>
1.	David Talley	david.talley@era.com	<i>David Talley</i>
2.	Rita McConnell	rmcconnell.tio242@msn.com	<i>Paul Johnson</i>
3.	Paul Johnson		
4.	Rob Cogwell	rcogwell@twofishmiller.org	
5.	Ginny May	emay@warwicknews.com	
6.	Wendy Wary		<i>Wendy Wary</i>
7.	Kathy Lemmons		<i>KATHY LEMMONS</i>
8.	Cathy Coleman	smokiesgirl58@gmail.com	<i>Cathy Coleman</i>
9.	Tim Mosbey	mosbeytina@hotmail.com	<i>Tim Mosbey</i>
10.	Bruce N. Baker	bbaker@usir.ca	<i>Bruce N. Baker</i>
11.	Chris Hemmenway	chemenway@LNBcorp.com	<i>Christina Hemmenway</i>
12.	Diane Slater	dslater@dio.lib.in.us	<i>Diane Slater</i>
13.	Gene Essick	925-3734	<i>Gene Essick</i>
14.	Bill J. Butcher	butcherw@advent.net	<i>Bill J. Butcher</i>






**SIGN-IN SHEET**  
Community Visioning Workshop  
Chandler Community Center  
405 E. Washington Ave., Chandler, Indiana 47610  
Tuesday, May 22nd, 2012  
6:00 PM -9:00 PM

	<u>Name (Please Print)</u>	<u>Email Address</u> (This information will remain confidential)	<u>Signature</u>
1.	S.K. ORLEY	ORLEY24@usa.way.com	
2.	Jerry Redman	JRedman36@hotmail.com	Jerry Redman
3.	Don Parker	Don.Parker@usa.way.com	Don Parker
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**SIGN-IN SHEET**  
 Chandler Steering Committee  
 Visioning Meeting  
 Chandler Community Center  
 405 E. Washington Ave., Chandler, Indiana 47610  
 Tuesday, May 22nd, 2012  
 5:00 PM – 6:00 PM

	<u>Name (Please Print)</u>	<u>Email Address</u> (This information will remain confidential)	<u>Signature</u>
15.	Melvin Weiskert	Melvin@TownOfChandler.org	Melvin Weiskert
16.	Tony Aylsworth	Tony.Aylsworth@national.com	Tony Aylsworth
17.	Ryan Schiff	Ryanj1921@aol.com	Ryan Schiff
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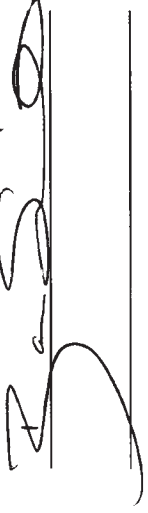

**SIGN-IN**  
**CHANDLER COMPREHENSIVE PLAN STEERING COMMITTEE MEETING**  
 JUNE 28, 2012  
 7:30 AM TO 9:30 AM  
 CHANDLER COMMUNITY CENTER

<u>NAME</u>	<u>Email Address</u>	<u>Signature</u>
1. Tony Alysworth	<a href="mailto:tonv.aylsworth@oldnational.com">tonv.aylsworth@oldnational.com</a>	
2. Bruce Baker	<a href="mailto:BBaker@usi.edu">BBaker@usi.edu</a>	
3. Rob Coghill	<a href="mailto:rdcoghill@townofchandler.org">rdcoghill@townofchandler.org</a>	
4. Cathy Coleman	<a href="mailto:smokiesgirl58@gmail.com">smokiesgirl58@gmail.com</a>	
5. Eliza Eames		
6. Kenny Elliot	<a href="mailto:Kenny@elliottexcavating.com">Kenny@elliottexcavating.com</a>	
7. Gene Essick		
8. Kathy Fark		
9. Kristie Held	<a href="mailto:kristieheld@fcte.com">kristieheld@fcte.com</a>	
10. Chris Hemenway	<a href="mailto:chmenway@lnbcorp.com">chmenway@lnbcorp.com</a>	
11. Bob Irvin		
12. Barb Jamerson	<a href="mailto:barbiamerson@yahoo.com">barbiamerson@yahoo.com</a>	



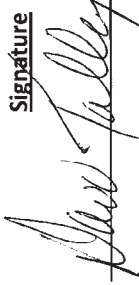



**SIGN-IN**  
**CHANDLER COMPREHENSIVE PLAN STEERING COMMITTEE MEETING**

JUNE 28, 2012  
 7:30 AM TO 9:30 AM  
 CHANDLER COMMUNITY CENTER

<u>NAME</u>	<u>Email Address</u>	<u>Signature</u>
13. Kathy Lemmons	<a href="mailto:klemmons@townofchandler.org">klemmons@townofchandler.org</a>	
14. Anthony Long	<a href="mailto:Anthony@lmthefirm.com">Anthony@lmthefirm.com</a>	
15. Brian Lucas	<a href="mailto:bklturkeyslayer@aol.com">bklturkeyslayer@aol.com</a>	
16. Emily May	<a href="mailto:emily@warricknews.com">emily@warricknews.com</a>	
17. Rita McConnell	<a href="mailto:rmccconnell.firs242@insuremail.net">rmccconnell.firs242@insuremail.net</a>	
18. Kenny McElwee	<a href="mailto:krmcelwee@stmarys.org">krmcelwee@stmarys.org</a>	
19. Tim Mosbey	<a href="mailto:mosbeyfarm@hotmail.com">mosbeyfarm@hotmail.com</a>	
20. Bob Peppiatt		
21. Stu Phillips		
22. Ryan Schiff	<a href="mailto:rvani1921@aol.com">rvani1921@aol.com</a>	
23. Dallas Scott		
24. Diane Slater	<a href="mailto:dslater@ohio.lib.in.us">dslater@ohio.lib.in.us</a>	

**SIGN-IN**  
**CHANDLER COMPREHENSIVE PLAN STEERING COMMITTEE MEETING**

JUNE 28, 2012  
 7:30 AM TO 9:30 AM  
 CHANDLER COMMUNITY CENTER

<u>Name</u>	<u>Email Address</u>	<u>Signature</u>
25. David Talley	<a href="mailto:david.talley@era.com">david.talley@era.com</a>	
26. Stephanie Virgin-Henrich	<a href="mailto:svirgin@warrick.k12.in.us">svirgin@warrick.k12.in.us</a>	
27. Wendy Wary	<a href="mailto:wendy@townofchandler.org">wendy@townofchandler.org</a>	
28. Greg Webb		
29. Marlin Weisheit	<a href="mailto:marlin@townofchandler.org">marlin@townofchandler.org</a>	
30. <u>JEFFREY MAUK</u>	<u>maukj1@aol.com</u>	
31. _____	_____	_____
32. _____	_____	_____
33. _____	_____	_____
34. _____	_____	_____
35. _____	_____	_____
36. _____	_____	_____

**SIGN-IN SHEET**

Chandler Workshop 2  
Chandler Community Center  
Thursday, September 20, 2012  
6:00 PM – 9:00 PM

Signature

Email Address

1. *Lizbeth*
2. *Martin West*
3. *Tommy*
4. *Diane Slater*
5. *Kathy Simmons*
6. *Les Coghill*
7. *Emily May*
8. *Wendy Wang*
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**SIGN-IN SHEET**

Chandler Workshop 3  
Chandler Community Center  
Thursday, October 25, 2012  
6:00 PM – 9:00 PM

Signature

Email Address

1. Paul Smaen
2. Sandy Elden
3. Doug Elden
4. Walt R. Johnson
5. James Jenkins
6. Gene Enrich
7. Shonda Healy
8. Quane Slater
9. Wendy Wang
10. Emily May
11. CAROLYN ELLIOTT
12. KENNY ELLIOTT
13. THOMAS ARFLACK
14. SUSIE ARFLACK
15. Bruce W. Baker
16. Grover Fisher Jr

baker@cusd.edu  
gtfisher@townofchandler.org

**SIGN-IN SHEET**

Chandler Workshop 3  
Chandler Community Center  
Thursday, October 25, 2012  
6:00 PM – 9:00 PM

Signature

Email Address

- |     |                       |                                    |
|-----|-----------------------|------------------------------------|
| 15. | <u>Misty Denby</u>    | <u>Misty@townofchandler.org</u>    |
| 16. | <u>Kathy Lynne</u>    | <u>Klemmons@townofchandler.org</u> |
| 17. | <u>Don Derrington</u> |                                    |
| 18. |                       |                                    |
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| 28. |                       |                                    |

TOWN OF CHANDLER  
Comprehensive Plan Public Hearing and Adoption  
February 21<sup>st</sup>, 2013

PLEASE SIGN IN:

1. Phoebes Fisher Jr.
2. Anthony
3. Tom Galt
4. Thomas L. Albeck
5. Walter H. Fisher
6. Brian Kusan
7. Wendy Wang
8. Emily Day
9. Kevin Miller
10. RYAN S. E
11. Larry Haag
12. Sandra Elden
13. Kathy Semmons
14. Doc Se
15. Misty Donk
16. Krista Held
17. Cherry Ann
18. \_\_\_\_\_
19. \_\_\_\_\_



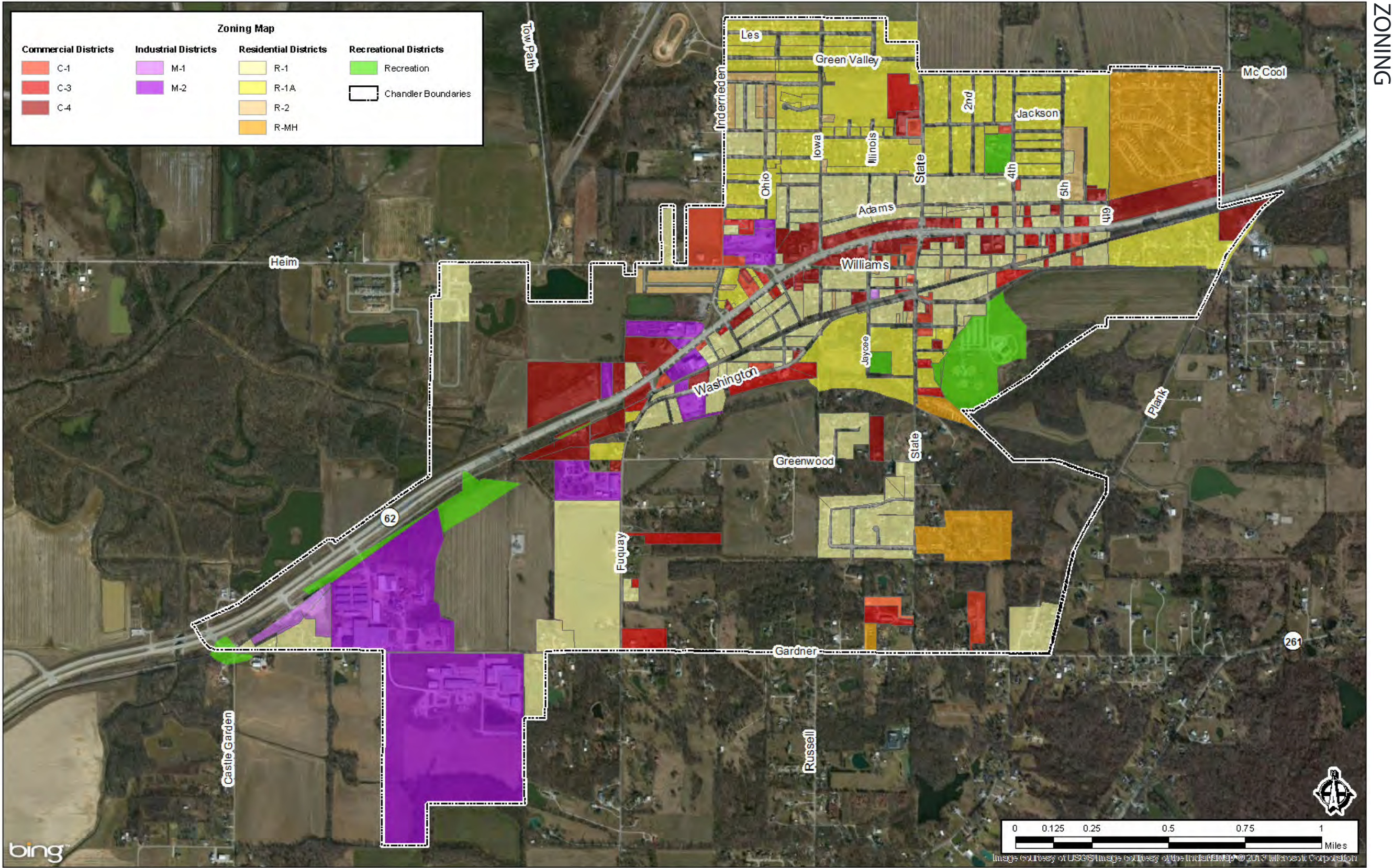
CHANDLER COMPREHENSIVE PLAN

**APPENDIX D** **ZONING MAP**





FIGURE D-1







CHANDLER COMPREHENSIVE PLAN

**APPENDIX E**

**PUBLIC PARTICIPATION**





## Chandler's Results of Prioritization of SWOT Analysis

June 28<sup>th</sup>, 2012

On June 28th, the steering committee reconvened to prioritize the SWOT analysis and to begin the process of developing goals and objectives for the plan. Results of that prioritization can be found below.

### Strengths

- Opportunity for growth (7 votes)
- Emergency services (6 votes)
- WATS bus service – WATS provides 6 to 7 stops in Chandler (6 votes)
- Perfect timing for growth – Newburgh and Evansville do not have enough space to grow anymore but there is land available for development in Chandler (6 votes)
- Ball fields (3 votes)
- Great local bank (3 votes)
- Available supportive services - Two food banks and a clothing bank (3 votes)
- New sidewalks (2 votes)
- Strong Kiwanis/Lions/Jaycees (2 votes)
- Schools – all educational levels from pre-school to 12<sup>th</sup> grade (1 vote)
- Proximity to opportunities for higher education – University of Evansville, University of Southern Indiana, Ivy Tech, and Oakland City University (1 vote)
- Low stress area – away from traffic and in an area that provides an atmosphere that is more relaxing (1 vote)
- God's country – there are multiple churches in the area (1 vote)
- Facilities at the town park (1 vote)
- Good road network (1 vote)
- Proximity to major cities and their amenities – Evansville, Louisville, Nashville, and St. Louis (1 vote)
- Natural features – Creeks, Blue Grass FWA, Ohio River (1 vote)
- People are friendly (1 vote)
- Cost of living (1 vote)
- Available workforce (1 vote)
- Security – Chandler is a safe place to live
- Library
- City utilities are affordable, well-managed and have enough capacity to attract new development in the area
- Golf Courses
- Amenities that cater to senior residents –Transportation, Meals on Thursdays
- Potential growth for jobs – Railroad system and available utilities can support industrial and commercial growth
- Local shopping
- Modest cost of housing

- Availability of housing lots
- Strong presence of Habitat for Humanity
- Lack of traffic congestion

### **Weaknesses**

- Lack of maintaining lots and code enforcement – example: lawns are unkempt, garbage in yard, etc (7 votes)
- Not enough sidewalks (6 votes)
- Parks need better equipment (4 votes)
- Lack of an attractive gateway (4 votes)
- Lack of a focal point/downtown (3 votes)
- Not enough activities for the youth (3 votes)
- Availability of different housing types (2 votes)
- Lack of cultural opportunities within the city limits (2 votes)
- Lack of available/attractive commercial properties (2 votes)
- Lack of volunteerism – not enough volunteers from the younger generations (1 vote)
- Institutionalized stigma – example: People do not want to have a Chandler address because they think it will reduce the value of their property (1 vote)
- Job opportunities (1 vote)
- Slumlords – They don't live here so they don't care that their un-maintained properties contribute to the negative image of the town (1 vote)
- Lack of restaurants
- Noise from the track
- Lack of a nightlife
- Lack of collaborative effort to improve the community
- Lack of communication for residents – unable to properly promote local events/festivals
- Lack of self-investment
- No hangouts
- Negative image – Lack of self-promotion
- Lack of visual presence of civic-buildings
- Opposition for annexation – Opposition costs money (cost of lawyers)
- Caucus system for election of Town Council members

### **Opportunities**

- Expansion of community center for recreational purposes. Perhaps construct a gym that will also function as a EMA shelter (7 votes)
- Town hall as a focal point for the community (7 votes)
- Senior housing (5 votes)
- Public swimming pool/water park (4 votes)
- Trails (4 votes)
- Westside entry needs to be improved and more welcoming (4 votes)
- Better location for the fire department and maybe tie it into the new Town Hall (3 votes)

- Town should step-up enforcement of local codes (3 votes)
- Old nursing home property should be redeveloped for another use (2 votes)
- Improve communication for events (2 votes)
- Utilities continue to grow to accommodate growth (1 vote)
- Encourage local government to promote public participation (1 vote)
- Create more sidewalks west of school (1 vote)
- Improve safety for kids
- Preservation of wildlife
- Narrow roads can be widened in some cases
- Improve shelter house/remove town hall and expand park, adding lighting and electric outlets in the shelter
- Create a downtown
- Organized recreational programs year-round. Programs that cater to the youth.
- Redevelopment commission should be formed
- Construct other facilities that can cater to the people who frequent the race track – restaurants
- Available property for commercial/industrial use which will increase the number of jobs available in this area
- Community minded residents make it easier to push projects through to completion
- Change election system and get on electoral cycle. Become a 5 member council





### Prioritization of Projects

Establishing a time frame to complete each project is important to the success of Chandler. To indicate the approximate desired completion time, each project is labeled with an ST (short-term) or LT (long-term). Short-term projects are projects the community would like to complete within the next five to ten years. Long-term projects are projects that the community would like to complete ten years from now or later.

#### **Goal 1: Appearance and Image**

- Consistent enforcement of the code. **(ST)**
- Develop a demolition fund. **(ST)**
- Upgrade town website. **(ST)**
- Inundate media and social media with positive information on Chandler. **(ST)**
- Develop and promote events that create an atmosphere of community togetherness. **(ST)**
- Construct a government building along SR 62 to serve as a focal point for the community. **(LT)**
- Develop a “Green-up” Chandler Initiative that includes the addition of pocket parks. **(LT)**
- Work with a marketing team to “brand” Chandler. **(ST)**
- Add wayfinding sign to highlight local amenities. **(ST)**

#### **Goal 2: Healthy Lifestyles**

- Hire a full-time person to improve management, coordination and efficiency of the parks and recreation department. **(ST)**
- Add more youth and adult activities (sports and non-sports related). **(ST)**
- Complete the skate park. **(LT)**
- Re-evaluate and alter the layout of amenities at Chandler Park to increase the utilization rate. **(ST)**
- Add a walking path around the pond at Chandler Park. **(LT)**
- Construct an EMA Shelter which can also serve the community as a gymnasium. **(ST)**
- Construct a splash park. **(ST)**
- Add soccer fields to the park. **(ST)**
- Construct a trail around the Community Center and Park. **(ST)**
- Create an overall trail system linking residents to amenities. **(ST)**

### **Goal 3: The Basics**

- Neighborhood Stabilization Project (Housing) near community center. **(LT)**
- Offer incentives for infill and high density housing and commercial development. **(ST)**
- Develop a plan to make progress on the complete streets initiative. **(LT)**
- Begin adding storm water sewers, sidewalks, curb, and gutter to high volume roads. **(LT)**
- Continue to stretch utilities westward along SR 62 to spur development. **(ST)**
- Continue to stretch utilities northward towards Elberfeld. **(ST)**
- Free Municipal WI-FI. **(LT)**
- Re-explore and add curbside garbage pick-up. **(ST)**
- Begin implementing conventional and green methods into the Chandler's storm water management. **(LT)**
- Complete the SR 62 improvement project. **(ST) (LT)**
- Hire a Town Administrator. **(ST)**
- Invest in new software that will improve communication between departments and town council. **(ST)**
- Add an online billing option for utility billings. **(ST)**
- Offer additional forms of payment for utility billings. **(ST)**
- Provide and monitor the success of additional payment box locations. **(ST)**
- Expand the administrative office to meet the needs of the city, residents, and utility customers. **(ST)**
- Develop a Business Improvement District along SR 62. **(ST)**
- Re-examine the fee structure of public services. **(ST)**