

# ***Town of Ellettsville, Indiana***

***Comprehensive  
Plan***

***Adopted  
August 27, 2018***



# *Table of Contents*




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# Table of Contents

	Page
<b>Chapter 1—Introduction .....</b>	<b>1</b>
Acknowledgements .....	4
Vision Statement .....	7
<b>Chapter 2—Ellettsville, People &amp; Place .....</b>	<b>11</b>
History .....	12
Geography .....	15
<b>Chapter 3—State of the Town .....</b>	<b>17</b>
Demographics—Age .....	20
Demographics—Education .....	21
Demographics—Income .....	22
Demographics—Housing .....	23
<b>Chapter 4—Current Land Use .....</b>	<b>25</b>
East Ellettsville .....	28
Central Ellettsville .....	30
West Ellettsville .....	32
<b>Chapter 5—Parks, Trails, and Open Space .....</b>	<b>35</b>
Goals .....	38
Objectives .....	43

# Table of Contents



	Page
<b>Chapter 6—Commercial &amp; Economic Development .....</b>	<b>49</b>
West Ellettsville .....	51
Downtown .....	54
East Ellettsville .....	57
<b>Chapter 7—Housing .....</b>	<b>61</b>
Goals .....	62
Objectives .....	65
<b>Chapter 8—State of the Town .....</b>	<b>71</b>
Goals .....	73
Objectives .....	76
<b>Chapter 9—Current Land Use .....</b>	<b>79</b>
Future Land Use .....	81
Future Growth Areas .....	86
Focus Centers .....	88
<b>Appendix A—Implementation Schedule .....</b>	<b>93</b>
<b>Appendix B—Public Input Survey Results .....</b>	<b>97</b>
<b>Appendix C—Demographics .....</b>	<b>113</b>



# Table of Contents



<b>Tables</b>	<b>Page</b>
3.1—Ellettsville Population 1950-2030 .....	19
3.2—Historic Population Change .....	19
3.3—Population by Age Group .....	20
3.4—Educational Attainment, Population over 25 Years .....	21
3.5—Educational Attainment, Population 25-44 Years .....	21
3.6—Bachelor’s Degrees, Population 25-44 Years .....	21
3.7—Poverty Rate .....	22
3.8—Median Household Income .....	22
3.9—Per Capita Income .....	22
3.10—Selected Income Ranges .....	22
3.11—Owner Occupied/Renter Occupied Ratio .....	23
5.1—Ellettsville Parks and Trails .....	36
7.1—Median Home Values .....	62
7.2—Population by Age Group II.....	63
7.3—Housing by Size and Year Built .....	66
7.4—Ellettsville Code Violations .....	67
7.5—Housing by Decade Built .....	69

# Table of Contents

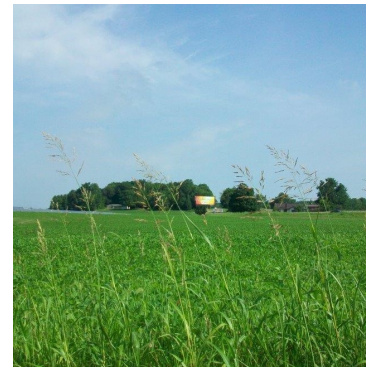


<b>Maps</b>	<b>Page</b>
Current Zoning and Land Use .....	27
Parks and Open Space .....	37
Current and Future Trails .....	44
Economic Districts .....	50
Future Land Use .....	83
Future Growth Areas .....	87
Focus Centers .....	88

# Chapter One

## Introduction: Why We Plan

1



# *Introduction: Why We Plan*

## **The Purpose of the Plan**

The purpose of a comprehensive plan is just what it claims to be – a plan that attempts to cover all aspects of Town government. While this can be a lofty goal, it is a chance to put on paper the significant goals and ideas that will help guide Ellettsville over the next ten to twenty years.

A comprehensive plan can be assembled in any number of ways with any format imaginable, but ultimately, there are three basic elements required by Indiana Code:

- \* A statement of objectives for the future development of the jurisdiction;
- \* A statement of policy for the land use development of the jurisdiction; and
- \* A statement of policy for the development of public ways, public places, public lands, public structures, and public utilities.

The statement of objectives provides a broad scope of activities to guide Town development. Objectives described in many of the sections will provide more detailed guidance for all sectors of Town government. The policy statements for land use, public ways, public places, public lands, public structures, and public utilities are a combination of the future land use map, future growth areas map and other related maps as well as a schedule of implementation for the noted objectives. The schedule of implementation will provide a timeframe for each objective, including the priority of each objective and the affected Town departments.

## *Introduction: Why We Plan*

Comprehensive plans can contain countless other items that are related to the governance of a place. Some of the items addressed in this plan include demographics, parks and recreation, housing, economic development, and infrastructure. All of these elements work together to provide a broad framework to guide the growth, development, and preservation of Ellettsville.

This plan in itself does not aim to be over-specific so as to not, by accident or omission, prevent good development or encourage development that may not be in the best interest of the Town. Rather, the plan will be intentionally vague in some areas as there are many unknowns that may completely redefine specific areas of Town in the future. Several focus areas will contain more specific language and ideas. Overall, the comprehensive plan should strike a good balance between the specific and nebulous and provide a solid, yet flexible framework for the foreseeable future.



# *Introduction: Why We Plan*

## **The Making of the Plan**

This plan has been the culmination of many people throughout our community and beyond. First, the Town would like to recognize the members of the Comprehensive Plan Steering Committee who volunteered their time and energy to provide many valuable and insightful viewpoints to help make this plan a reality, and hopefully, a success.

Chris Fisher

Joe Galuoppo

Sandra Hash

Jeana Kapczynski

Claudetta Kelly

Todd Lare

Kayle Lewis

Tom Orman

Evelyn Ryle

Russ Ryle

Scott Thomas

Denise Line, Dept. of Planning & Development

Kevin Tolloty, Dept. of Planning & Development

# Introduction: Why We Plan

Additionally, this plan would not be possible without the history, knowledge, and vision of our Town Council, Town Boards, Town Manager and Department Supervisors.

## Town Council

Kevin Farris  
Brian Mobley  
Scott Oldham  
Brice Teter  
Scott Thomas

## Department Supervisors

Town Manager, Mike Farmer  
Clerk-Treasurer, Sandra Hash  
Fire Chief, Mike Cornman  
Planning Director, Kevin Tolloty  
Street Superintendent, Danny Stalcup  
Town Marshal, Jimmie Durnil  
Utilities – Water, Mike Farmer  
Utilities – Wastewater, Jeff Farmer

## Planning Commission

Terry Baker  
Don Calvert  
David Drake  
Sandra Hash  
Zach Michael  
Brian Miller  
Pat Wesolowski

## Board of Zoning Appeals

Terry Baker  
Fred Baugh  
Todd Lare  
Russ Ryle  
Pat Wesolowski

## Parks Board

Jimmie Durnil  
Claudetta Kelly  
Holly Nethery  
Trevor Sager  
Amy Slaybaugh



Ellettsville Town Hall  
Council Meeting Room

# Introduction: Why We Plan

## **Title VI of the Civil Rights Act of 1964:**

*“No person in the United States, shall on the grounds of race, color, national origin, sex, sexual orientation, gender identity, age, disability, religion, income status, or Limited English Proficiency be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity conducted by the recipient regardless of whether those programs and activities are federally funded or not.”*

## **Statement of Accessibility Policies**

### **Americans with Disabilities Act**

The Americans with Disabilities Act (ADA) gives civil rights protections to individuals with disabilities that are like those provided to individuals on the basis of race, sex, national origin, and religion. It guarantees equal opportunity for individuals with disabilities in employment, public accommodations, transportation, state and local government services, and telecommunications.

The Town of Ellettsville is committed to achieving barrier-free access by providing services and access for the benefit of all qualified individuals including those with disabilities. The Town cannot have truly accessible programs and communications without an integrated, thoughtfully designed infrastructure that includes policies and procedures, well-functioning equipment, property financial support and accountability systems.

### **Title VI**

The Town of Ellettsville does not discriminate on the basis of race, color, age, gender, sexual orientation, veteran status, genetic information or testing, religion, family and medical leave, disability, gender identity or expression or national origin.

The Town of Ellettsville is committed to establishing and maintaining an accessible community and wants all citizens to enjoy the benefits of its programs, services and activities. Ellettsville recognizes that access is not only a civil right, but a social responsibility to uphold and to promote diversity and inclusion. Furthermore, the Town will take reasonable steps to provide meaningful access to services for people with limited English proficiency.

# *Introduction: Why We Plan*

## ***Vision Statement***

The Vision Statement is typically the portion of the Comprehensive Plan in which a series of statements provide a broad direction as to which the Town should be directed. Although past plans have included some useful concepts and recommendations, there has been no clear vision stated. This is reflected in a relative lack of identity to those not familiar with Ellettsville and should be addressed in multiple ways over the short and long term. It is difficult to ascertain a vision of a town without a clear identity, or put another way, it is difficult to decide which direction to go if you aren't sure where you are.

With that said, based on surveys conducted specifically for this plan, the prevailing thoughts about Ellettsville are its small town feel and family friendly atmosphere. While these views become apparent after a spending significant amount of time in Ellettsville, it can be less obvious to visitors and newcomers. The Town should work toward embracing these ideals by developing places and programs that embody these attributes. There are some pieces already in place, such as the annual 4th of July fireworks display, Richland Bean Blossom Youth Sports and the Monroe County Fall Festival, that will serve as the foundation for the future.

# *Introduction: Why We Plan*

## ***Vision Statement***

Picture a small, yet active downtown, bustling with small shops and restaurants. Surrounding downtown will be a system of parks and trails providing a respite for those who live, work, and visit Ellettsville. Pedestrian networks will reach effortlessly into the surrounding neighborhoods. Several times each year, citizens will gather into a centralized area of the downtown park system to celebrate whatever activity is on tap. Downtown will once again become a gathering place for work and play.

Moving east from downtown, commercial areas along either margin of State Road 46 will flourish with large scale commercial and office establishments. Undeveloped and underdeveloped properties will be revitalized. Neighborhood scale retail and offices will start to appear on the fringes of existing and future residential districts.

On the other side of Ellettsville, leaving downtown and travelling westward, larger employment centers will begin to appear. Light industrial and manufacturing as well as tech businesses will begin to emerge to take advantage of our educated and growing workforce, which in turn has been drawn to Ellettsville's vibrant and revitalized downtown and outstanding parks and recreation.

The foundation is in place, yet a significant amount of work remains to realize this vision of energetic, yet low-key, small town life. It is a noble and desirable vision and will appeal to the nostalgic side of long time residents and to newcomers who wish to visit or relocate to a less hectic environment. The goals, objectives, and policies within this plan will be the guiding force to enliven this vision and allow Ellettsville to be a desirable and independent community for years to come.



# *Introduction: Why We Plan*

## ***Comprehensive Plan Outline***

This plan is broken into nine chapters: Introduction, Town History, Demographics, Current Land Use, Parks and Recreation, Economic Development, Housing, Infrastructure and Future Land Use. Additionally, appendices contain a great deal of demographic data as well as summaries of the public survey and other input that formed the structure of this plan.

The first four chapters provide the appropriate background on how Ellettsville has evolved to its current state. These chapters are heavy in descriptions, charts and maps, and some projections. The last five chapters take detailed views at different categories that make up the entirety of day-to-day life in Ellettsville. Parks and Recreation inventories our current stock, identifies areas in which the Town could improve and lists several key recommendations for expansion and construction of new recreational opportunities. Economic Development looks at the current business environment and provides recommendations for attracting new commercial, office and light industrial businesses. Housing looks at the available housing stock, identifies needs and surpluses, projects future trends and provides other suggestions for addressing future housing needs. Current and future traffic and utility needs are discussed in Infrastructure. Finally, Future Land Use provides maps and recommendations on future land use and growth, and identifies several key areas important to future success.

## *Introduction: Why We Plan*

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# Chapter Two

## Ellettsville, People and Place

2



# History

## 1800's

In 1837, the Town of Richland was first platted with fourteen lots, short blocks, and streets intersecting at right angles. The early days of Ellettsville had the typical small town stores including a blacksmith shop, sawmill, tavern, general store, gristmill on Jack's Defeat Creek, and a post office. Limestone quarrying north of the community was established in 1862 by John Matthews which became the cornerstone of early business, trade, and transport into the community. However, it was not until 1866 the town was officially incorporated as "Ellettsville", named after local business owner Edward Ellett.

The primary early transportation route was a wagon trail northwest from Bloomington along what is now State Road 46 to the turn off at the quarry area along what is now Sale Street. The New Albany and Salem railroad tracks were extended to the community in 1853 and provided access for the milled stone.



In the 1870's more businesses, including a hotel and clothing store, were added. The population swelled to over 500 people with work provided in the stone mill and a woodwork-planing mill. By 1883, the Town added seventeen more lots and, in 1886, a wagon works took up an entire street block. Several beautiful churches and fraternal orders were established which led to Ellettsville becoming known as a religious community. Local limestone was used around the turn of the century to construct significant structures in the community, the most notable of which is the Matthews mansion on Maple Grove Road and it is still impressive over a century later. Local limestone was used in the construction of significant structures in the urban centers of the east, including the National Cathedral in Washington, D.C.

## 1900's

Progress continued into the twentieth century with Town electrification in 1916 and a water system in 1927. The Great Depression of the 1930's significantly slowed the rate of growth and by 1950 the population had shrunk to 855, down from 863 in 1940.

During the 1960's, the town began to feel the impact of the expanding industrial area west of Bloomington. Cook Incorporated, a developer of medical devices, built several plants in the area, including a facility in Ellettsville in 1963. The same decade also saw a 10-inch water line, a sewer plant, and natural gas lines constructed. Suburban growth began to take hold as Ellettsville became a convenient commute to both Bloomington and Crane Naval Weapons Center. The population grew steadily to 1,222 in 1960 and to over 1,600 by 1970.

A lack of adequate sanitary and stormwater sewer service again slowed growth during the late 1970's resulting in a ban on housing construction until 1986. That same year, Kelli Heights obtained 56 sewer connection permits and growth was off and running. Additional rapid population growth soon passed 3,000 people by 1990. The settlement pattern became more decentralized, losing the once compact community to the convenience of the automobile. Commercial investment became highway oriented strip development with feeder subdivisions and numerous cul-de-sacs.

Rounding out the century, Ellettsville continued to be known as a good place to raise a family. Provisions for a quality family life included the establishment of the independent Richland-Bean Blossom Community School Corporation. Advanced education is easily accessible with both Indiana University and Ivy Tech nearby. The Town is well supported with modest housing costs and plentiful shopping opportunities only minutes away. Civic pride abounds within the community with the Monroe County Fall Festival, Hilly Hundred, and the Endwright Center—Area 10 Agency on Aging.





# History

## 2000's

The twenty-first century has brought additional change and growth to our community. State Road 46 has been fully expanded to four lanes in each direction and downtown has been turned, for better or worse, into an island between the eastbound and westbound lanes of State Road 46. The population has increased over 25% from 2000 to 2010, through new subdivisions and annexation, and is continuing to grow at a steady rate. A new Police Department and Fire Station were built in the early 2000's. In 2017, construction was completed on the Jim Davis Government Center, named after the former Fire Chief and Town Manager, and is home to the Planning Department, Utility Billing Office, Clerk-Treasurer's Office and Town Manager's Office.

In recent years, there have been ongoing projects with an eye on the future. The recently dedicated Heritage Trail, at just under 2,000 feet in length, marks the beginning of what will become a first class network of trails that will eventually connect with other Monroe County trails. A ten acre solar farm has been constructed along the western periphery of town. Although this was a privately completed project, the Town worked diligently with Hoosier Energy to ensure the solar farm would be constructed.

Heading further into the 21st century, the Town looks to continue to grow and foster a strong sense of community among those who choose to call Ellettsville home. The downtown area must be protected from flooding and once again become the centerpiece of the community. New parks and recreational opportunities shall become available throughout the Town and provide ample opportunities for current and prospective residents. Employment centers will be courted, and bring with them, new restaurants and retail shops. The outlook for the future is positive and this plan will delve deeper into many of the possibilities that lie ahead.



Jim Davis Government Center

# Geography

The physical geography of Ellettsville is related to its location in the rolling uplands and limestone Mitchell Plain of southern Indiana. The area is captured by thin clay soils that are easily eroded. Much of the surrounding area is open marginal farm group with intermittent woodlots of mixed deciduous hardwoods of second growth forest.

Limestone forms the geologic foundation of the area including significant commercial deposits of dimension limestone for use in local façade construction and export. The limestone has not caused extreme subterranean cavity formation in this portion of Monroe County; therefore, groundwater flow is relatively predictable for an area of karst topography. Shallow deposits of stone have, however, interfered with building excavation.

The Town of Ellettsville is surrounded by moderately sloping hillsides in the almost 6,000 acre drainage basin of Jack's Defeat Creek, a tributary of the White River. The lowland areas are subject to severe flooding, which limits the number of desirable construction sites near downtown.

Important to the environment of the downtown area is Jack's Defeat Creek. The creek has suffered impacts throughout its course and is prime for restoration of both water and bank quality.

Enhancements throughout the entire flow area of the creek will have a very positive quality of life and economic return for the community.

## Ellettsville Quick Facts

**Land Area**<sup>1</sup>: 4.24 square miles

**2010 Population**<sup>1</sup>: 6,378

**Population Density**<sup>1</sup>:  
1,504.2 people per square mile

**Housing Units**<sup>1</sup>: 2,753

**Housing Density**<sup>1</sup>:  
649.3 houses per square mile

**Roads**<sup>2</sup>: 27.27 miles

**Annexed Land (2011-2017)**<sup>2</sup>:  
0.63 square miles (27,440 acres)

<sup>1</sup> 2010 U.S. Census Data

<sup>2</sup> Town of Ellettsville Data

## Geography

Easy access is a major feature of the location of Ellettsville. The network of county roads, along with State Road 46, link Ellettsville with Spencer to the west and Bloomington to the east, both within a 15-minute drive of Ellettsville. Ellettsville is also within a 30 minute drive to two state parks and the Monroe Reservoir, the largest lake in Indiana.

Transportation via light aircraft is convenient as Ellettsville is within ten miles of the Monroe County Airport. For larger aircraft, the Indianapolis International Airport is within fifty miles.

By 2020, Interstate 69 from Martinsville to Evansville should be completed, with the final leg from Martinsville to Indianapolis still in the planning stages. The newly upgraded I-69 will be easily accessible from Ellettsville, via State Road 46, and is expected to bring significant investment near the intersection of I-69 and State Road 46. The highway will focus a real investment interest within its corridor and will affect Ellettsville economically well into the future.

# Chapter Three

## State of the Town

3



## *State of the Town*

### ***Population - Past, Current & Future***

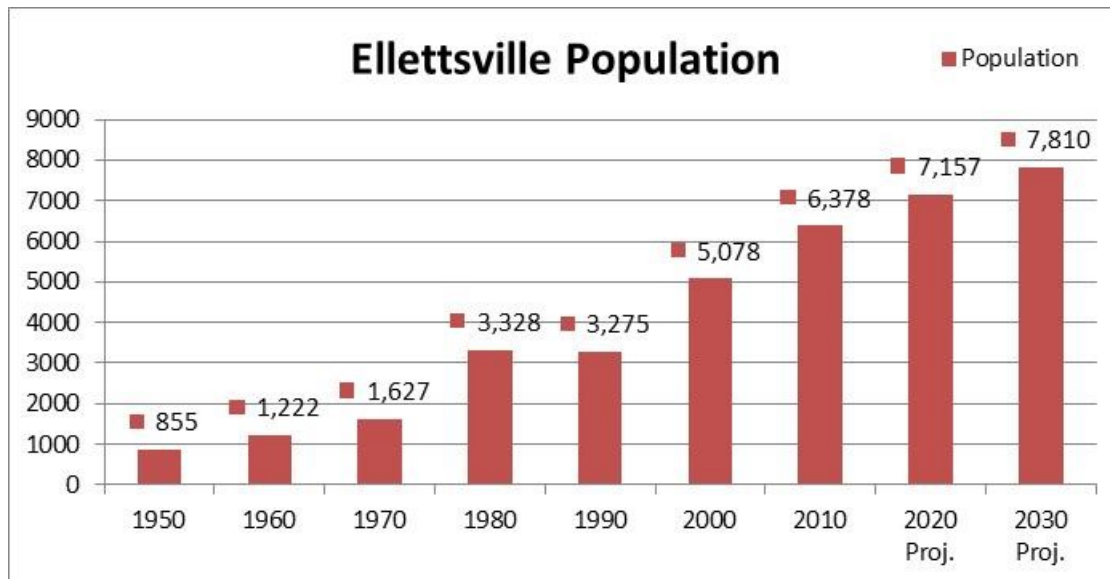
One of the first steps in planning for the future is to understand the past and present. While this can be difficult to put into quantifiable terms, the U.S. Census provides a vast amount of useful data that can be developed into a measurable picture of the past and present. These numbers can provide a very valuable insight to economic and demographic trends and provide an awareness to what the future may hold for the Town. Factors such as age, education, housing and income provide terrific snapshots and suggest recommendations on what types of facilities, programs and amenities may be the most practical and desirable for future populations.



# State of the Town

## Population - Past, Current & Future

The broad view of the total population shows a steady increase over the past several decades. This increase can be attributed to multiple factors, including annexation and migration. As the Town moves forward, population is expected to continue to increase, although at a slower growth rate than in previous decades. The largest element of the projected population increase is the continued build-out of approved subdivisions and infill development. Population increase through annexations will be far less than earlier decades due to much stricter regulations. The overall increase due to annexation will likely be insignificant.



Source: U.S. Census Bureau

Table 3.1

## Historic Population Change

Census Year	Change
1980 - 1990	-1.60%
1990 - 2000	55.10%
2000 - 2010	25.60%
2010 - 2020*	12.20%
2020* - 2030*	9.10%
<b>Population Increase</b>	
1960 - 2010	422%
1990 - 2010	94.7%
2010 - 2030*	22.5%

\*Projected Population Table 3.2

# State of the Town

## About the Population

### Age, Education, Income

The age of the population is very important when formulating a comprehensive plan as different age groups have different needs. Current percentages of age groups are important to know, not as much for what services are required immediately, but to determine which will be needed in the coming years.

The future of Ellettsville, much as for the rest of the United States, indicates age 60 and older groups will show the most growth for at least the next twenty years, while the 30-59 age group will continue to grow steadily. The 29 and younger age group will remain fairly steady in absolute numbers, but will see its percentage of the overall population decrease. While there are many reasons for the population changes, the important takeaway in this case is the Town will need to be prepared to accommodate an aging population.

	2010		2020		2030	
Age Group	#	%	#	%	#	%
29 and younger	2707	42.7%	2734	38.2%	2711	34.7%
30-59	2603	40.6%	2933	41.0%	3200	41.0%
60 and older	1068	16.7%	1490	20.8%	1899	24.3%

Source: U.S. Census Bureau

Table 3.3

# State of the Town

## About the Population

### Age, Education, Income

Understanding the education level of the citizens of Ellettsville provides valuable data on the local workforce and can be a determining factor in attracting business and industry to the area. One of the most important factors for education is the proximity to Indiana University and Ivy Tech, and this is reflected in the number of citizens with a Bachelor's degree or higher.

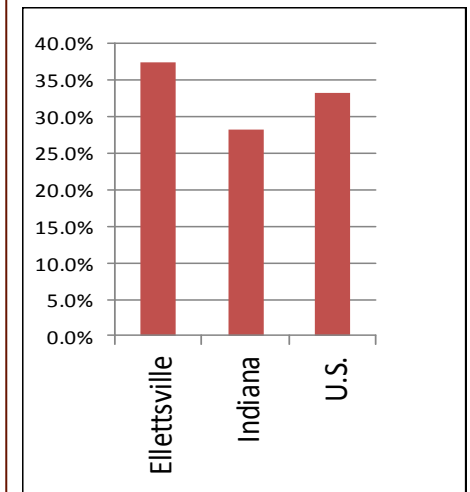
The charts below show the educational attainment of those over the age of 25 and a subset of those between the ages of 25 and 44. For the 25 and older population, Ellettsville is marginally below the U.S. percentage of high school graduates (87%) and slightly below the Indiana graduation rate (88.1%). Ellettsville also lags in the percentage with bachelor's degrees or higher at 24.6 % compared to the U.S. (30.3%), but is on pace with Indiana (24.6%).

	Number	Percent
<b>Population 25 years and over</b>	4,297	x
High school graduate or higher	3,734	86.9%
Bachelor's degree or higher	1,057	24.6%

Source: U.S. Census Bureau

Table 3.4

**Percentage of Population 25-44 with Bachelor's Degree or Higher**



Source: U.S. Census Bureau

Table 3.6

	Number	Percent
<b>Population 25-44</b>	1,852	x
High school graduate or higher	1,647	88.9%
Bachelor's degree or higher	690	37.3%

Source: U.S. Census Bureau

Table 3.5

When considering the 25-44 subset of the population, Ellettsville is above the national average but below the state average for high school graduates, (88.9%, compared to U.S. 88.6%, Indiana 89.2%). However, Ellettsville has a significant advantage in the percentage of population with a bachelor's degree or higher (37.3 %, compared to U.S. 33.9%, Indiana 28.9%). This would indicate there is already a significant regional draw to retain and attract an educated citizenry.

# State of the Town

## About the Population

### Age, Education, Income

	Poverty Rate
<b>Ellettsville</b>	<b>12.9%</b>
Indiana	15.0%
U.S.	15.1%
Monroe County	25.0%

Source: U.S. Census Bureau Table 3.7

	Median Household Income
U.S.	\$55,322
Indiana	<b>\$50,433</b>
<b>Ellettsville</b>	<b>\$45,357</b>
Monroe County	\$43,389

Source: U.S. Census Bureau Table 3.8

	Per Capita Income
U.S.	\$29,829
Indiana	\$26,117
Monroe County	\$25,488
<b>Ellettsville</b>	<b>\$25,192</b>

Source: U.S. Census Bureau Table 3.9

Among municipalities of 5,000 people or more, the Town of Ellettsville has a relatively low percentage of households living below the poverty line (12.9%), while simultaneously having a low percentage of households earning over \$75,000 per year (21.2%). This places Ellettsville in a fairly rare category. For most municipalities, if one of the previous statistics is low, the other statistic will be high. With lower than average numbers at both the lower and higher end of the income spectrum, this indicates that Ellettsville has a very solid middle income population and relatedly, has one of the lowest income inequalities in Indiana.

While income related statistics only provide a piece of the entire picture, this is definitely an indication of a reasonably stable population that is poised to grow sustainably over the next several decades.

Percentage of Households			
Income Range	Ellettsville	Indiana	U.S.
<b>\$25,000 to \$74,999</b>	52.7%	45.6%	40.9%
<b>\$100,000 or more</b>	9.2%	18.4%	24.6%

Source: U.S. Census Bureau

Table 3.10

# State of the Town

## Who Lives Here?

The chapter on housing will look more in-depth at the status of housing within Ellettsville, but a brief, generalized look at current statistics provides insight into our citizenry. According to U.S. Census data, citizens of Ellettsville over the course of the past year have either resided in Ellettsville or Monroe County. Only four percent of the population of Ellettsville moved from outside of Monroe County in the past year and none from outside the United States. Both state and national averages show around six percent of citizens of a particular municipality migrated from outside that county over the past year. While not a significant difference, it would appear that a majority of people who will move to Ellettsville in the future will already reside relatively nearby.

Ellettsville exceeds state and national rankings for the ratio of owner occupied to rental occupied dwelling units (see table below). A higher percentage of owner occupied homes indicates more stability within a community and they are more likely to be well-maintained.

Although this is only a small piece of the picture, the population of Ellettsville can be accurately described as well-established and more than likely raised within the vicinity. Although municipalities with very low immigration numbers (counting those from other counties, states and countries) are often stereotyped as being hostile toward immigrants, this does not appear to be the case in Ellettsville. The Town should continue to ensure that all newcomers are welcome.

	United States		Indiana		Monroe County		Ellettsville	
	Units	%	Units	%	Units	%	Units	%
<b>Total Occupied Units</b>	117,716,237		2,513,828		54,278		2,624	
<b>Owner occupied</b>	74,881,068	63.6%	1,727,511	68.7%	29,472	54.3%	1,864	71.0%
<b>Renter occupied</b>	42,835,169	36.4%	786,317	31.3%	24,806	45.7%	760	29.0%

Source: U.S. Census Bureau

Table 3.11

# *State of the Town*

## *Summary*

While demographics provide one dimension of the portrait of Ellettsville, it does not tell the entire story. It does provide, however, a snapshot of the people who live here. This snapshot shows an educated populace with a strong middle class. Another observation is Ellettsville has an aging population and the trend is likely to continue over the long term. A third takeaway is the Town is continuing to grow steadily, although the rate is beginning to slow compared to past few decades. A final note is that homeownership is stronger in Ellettsville than surrounding areas.

# Chapter Four

## Current Land Use

# 4



# *Current Land Use*

## ***Introduction***

The Town of Ellettsville was originally platted in 1837, incorporated in 1866, and has continued to grow over the past 180 years. Much of the growth has occurred in bursts over several smaller periods, primarily due to annexations, but on a scale that has not overburdened the Town. The current layout of Ellettsville has been largely shaped by Jack’s Defeat Creek, the since removed New Albany & Salem Railroad and the location and expansion of State Road 46. Each of these factors have greatly dictated the past, current and future locations of Town facilities, commercial establishments and residential subdivisions. There are many advantages to these elements, as well as a number of challenges, discussed in further detail throughout the entire plan.

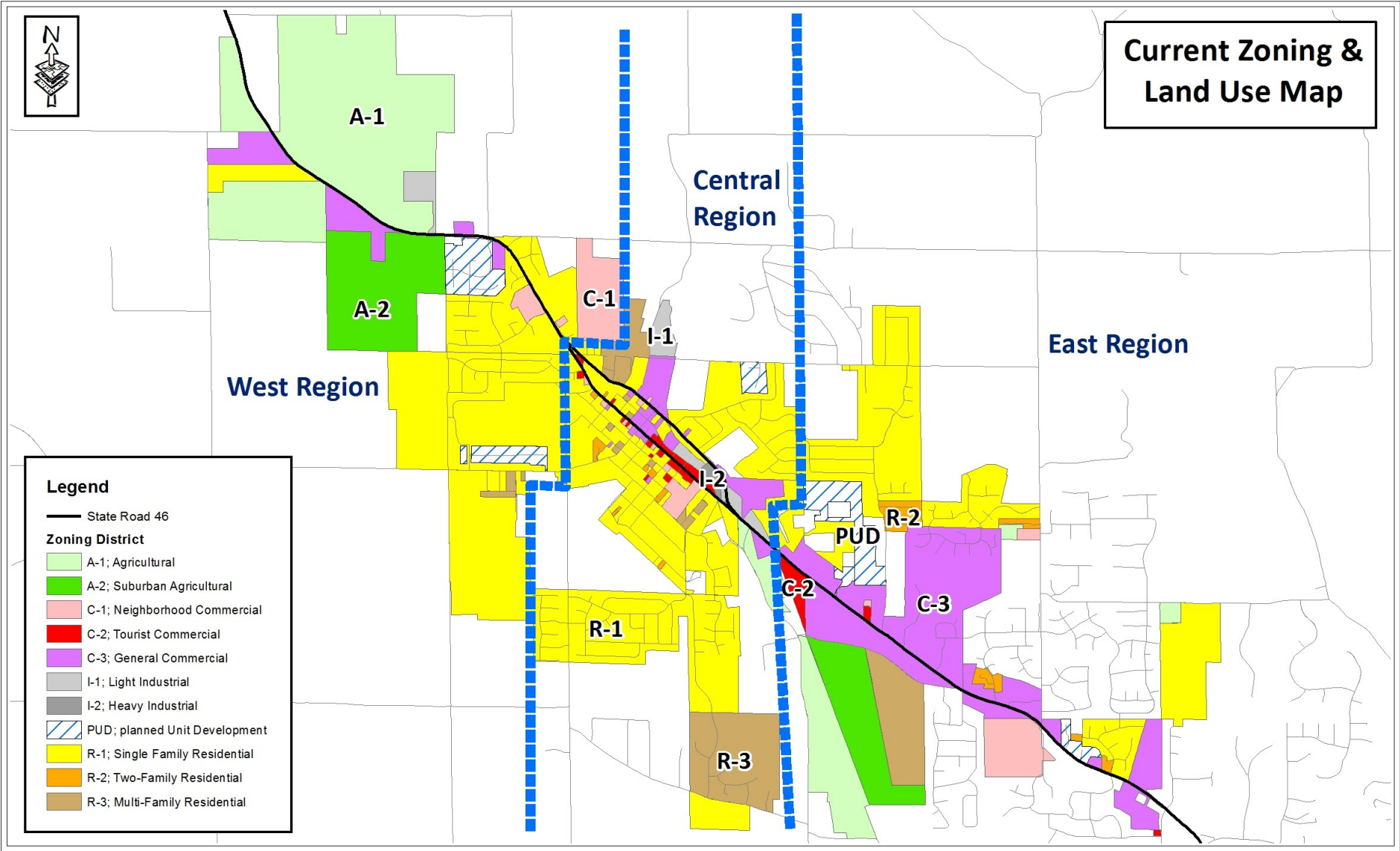
Jack’s Defeat Creek provided water for the early mills, which effectively guided the early commercial development of Ellettsville. The historic downtown which sprouted around the early mills, also has the misfortune of being negatively impacted by the same creek which led to its creation. How this is addressed by the Town will determine the survival of historic downtown.

Current commercial land use outside of downtown is almost entirely dependent on the State Road 46 corridor. This corridor not only serves as an artery for which businesses are able to thrive, but as a barrier that disconnects properties to the north from those to the south . With sizable populations on either side of this divide, the Town will need to address the connectivity of residential areas to recreational and cultural opportunities, that at any given time, are easily accessible to only a portion of the Town.

This chapter will look in more detail at current land use in the three regions of Ellettsville (East, Central and West) and the opportunities that await each region.



# Current Land Use



# Current Land Use

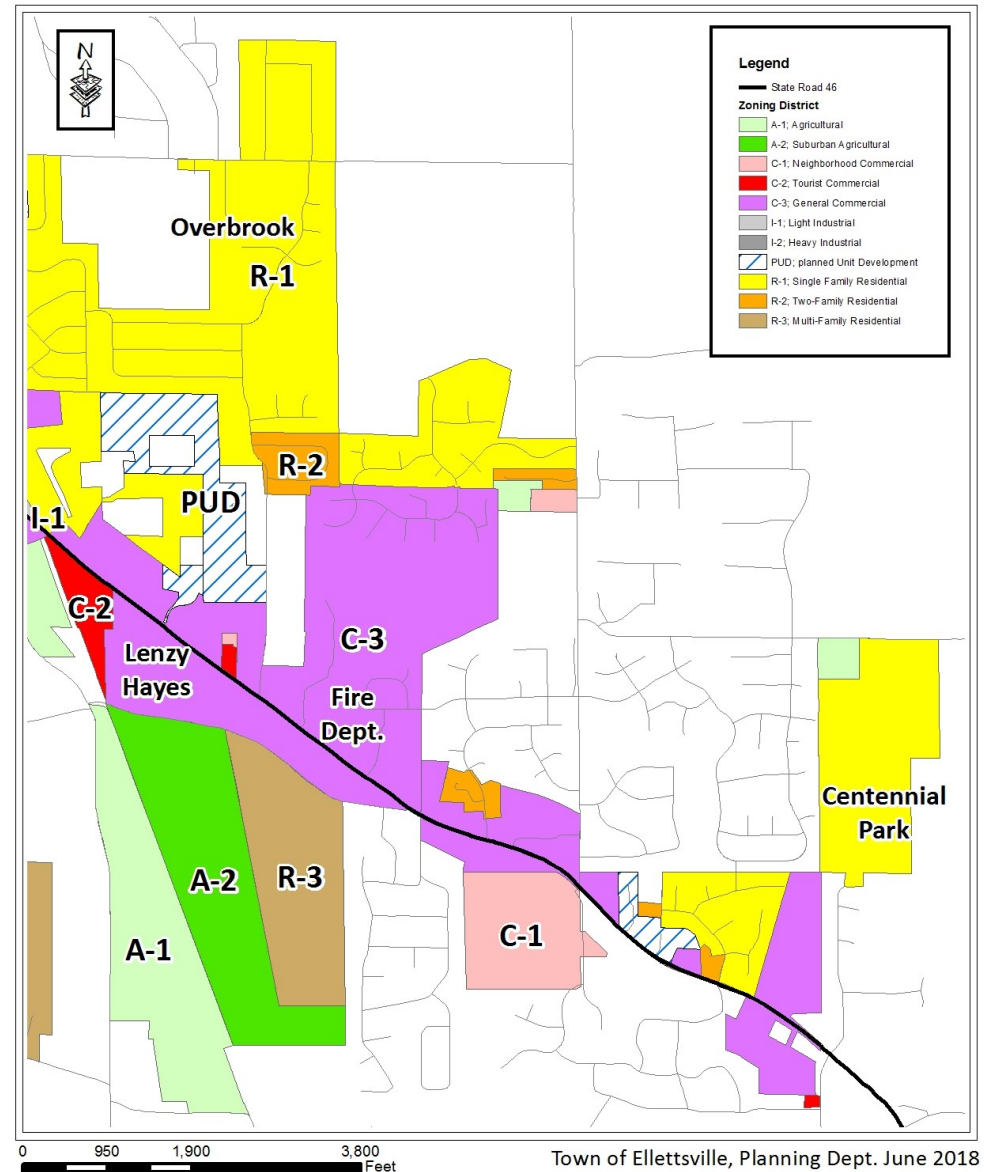
## East Ellettsville

### Analysis

Although most of this area has only been a part of Ellettsville for less than twenty-five (25) years, there are few remaining options for future residential growth outside of already defined subdivisions. Commercially, there are more prospects for development on open land and redevelopment of locations that have been abandoned. Annexation of commercial properties along State Road 46 should be a priority, and will provide a line of continuity and increase the tax base of the Town.

### Key Areas

In addition to the primary residential and commercial areas, East Ellettsville is home to the Ellettsville Fire Department and Lenzy Hayes Mobile Home Park. The Lenzy Hayes property is a sixteen (16) acre tract that has been in steady decline, both in population and infrastructure, over the past decades and is primed for redevelopment, either commercially, residentially, or preferably, mixed use.



# Current Land Use

## East Ellettsville

### Residential

East Ellettsville contains nine (9) significant subdivisions, almost all of which were annexed after 1990. Spring Valley was the earliest annexed (1973), and contains sixty-six (66) homes. Later subdivisions include Union Valley Farms (113 homes), Forest View (68), Meadowlands (87), Perry Woods (45), Overbrook Estates (21), Hidden Meadow (71), and Woods of the Meadowlands (7). All of these are built out with the exception of Overbrook Estates and the Woods of the Meadowlands which contain a combined thirty-seven (37) unbuilt lots, and twenty-seven (27) acres of land still to be platted. Additionally, the Centennial Park subdivision has been recently approved and will contain up to seventy-eight (78) single family lots.

### Commercial

Commercial activity throughout this portion of Ellettsville lies almost entirely along State Road 46, including the majority of retail and restaurants. Major shopping centers include Smith Pike Crossing, Jack’s Defeat Creek Mall and Richland Plaza, each containing a significant number of storefronts. There are a number of undeveloped lots, including several in the recently approved Cedar Bluff PUD and the ten (10) acre First Assembly of God Church property that are ripe for development. Additionally, there are a number of undeveloped and underdeveloped lots on the south side of State Road 46 that have yet to be annexed into Ellettsville and would be a welcome addition to the Town’s commercial inventory.



Smith Pike Crossing

# Current Land Use

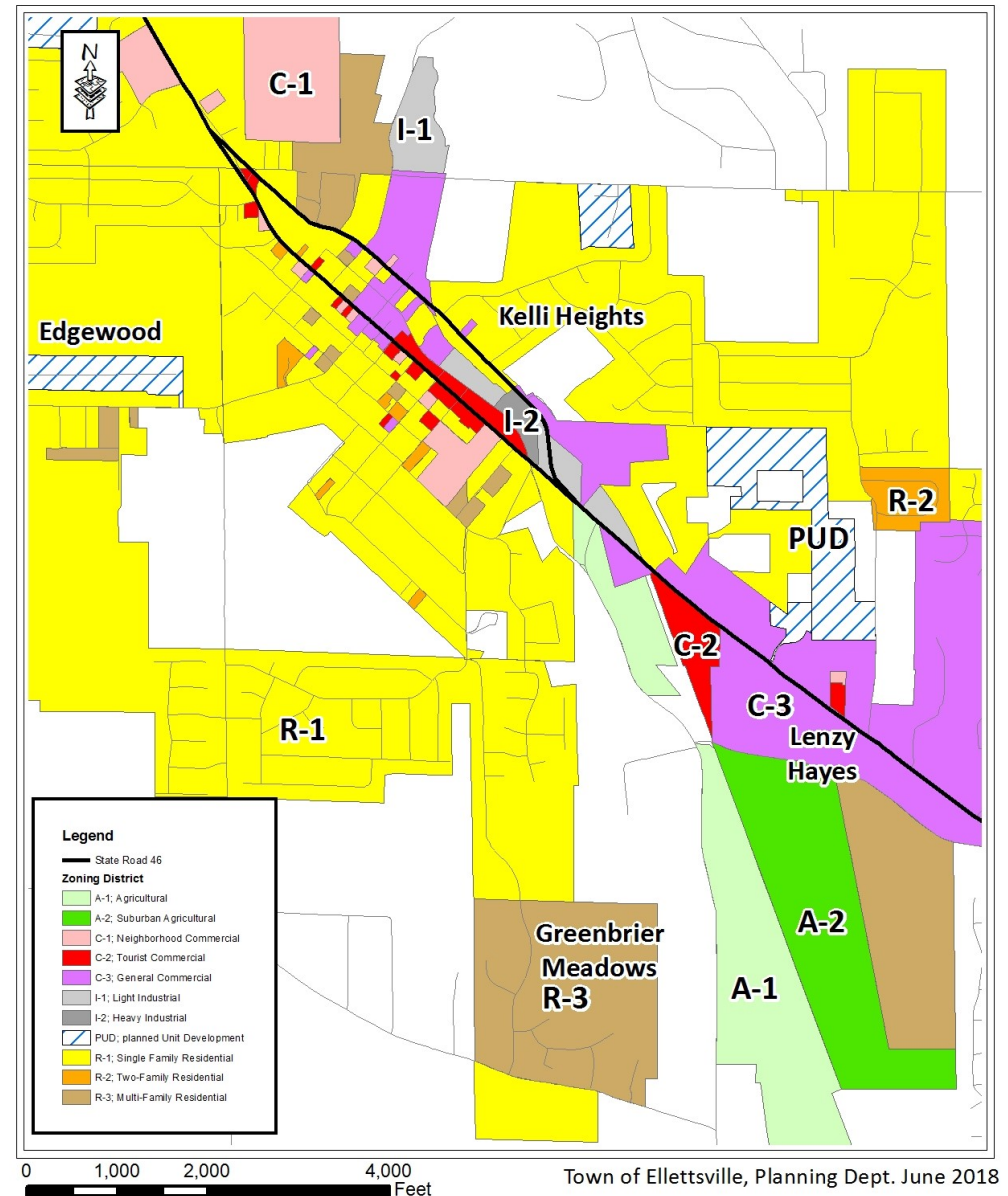
## Central Ellettsville

### Analysis

This is the oldest, and in many ways, the most identifiable region of Ellettsville. This is the area where the Town was first platted, developed and populated. There are many historic structures, commercial and residential, located here, and those remaining are in overall good repair.

Jack's Defeat Creek is one of the defining features of this region, as its tendency to flood has steadily and negatively impacted development over time. The Town should strongly consider developing plans to develop flood friendly uses, such as parks, around those areas most susceptible to floods to mitigate the effects of other areas in which flooding could be prevented. Additionally, redevelopment of commercial areas not susceptible to flooding should be of the highest priority as there are very few opportunities for new commercial development in this area.

There are significant opportunities for residential growth to the south of downtown in existing subdivisions. The Town should encourage these subdivisions to be built out before new subdivisions are considered.



# Current Land Use

## Central Ellettsville

### Residential

Central Ellettsville is the heart of the original Town and includes several newer subdivisions to the south. The first neighborhoods and early subdivisions contain nearly 300 homes. Since the 1950's, the additions of Kelli Heights (179 homes), Paddington Park (45), Greenbrier and Greenbrier Knolls (103), Arrowhead (250) and Prominence Pointe (94) have been built out. There are two subdivisions currently under development, Deer Run and Greenbrier Meadows which combined have eighty-three (83) homes, and have over ninety (90) acres of unplatted land waiting to be developed. Another significant addition has been the fifty-eight (58) townhomes of Stoneview, the only development of its kind in Ellettsville.

### Commercial

Commercial activity is centered around downtown and in the direct vicinity of State Road 46 . Although several businesses have relocated from this area, a mix of retail and services remain. There are many opportunities for commercial revitalization.

### Key Areas

This used to be the central hub of Ellettsville, and is still home to the Ellettsville branch of the Monroe County Public Library and U.S. Post Office. A history center is planned for Old Town Hall and the recently opened Heritage Trail provides for a scenic walk or run along Jack's Defeat Creek. This scenic creek, however, poses flooding concerns and has caused significant barriers to downtown development. Serious consideration should be given to the expanding the Heritage Trail area into a larger, regional park.



Monroe County Public Library  
Ellettsville Branch



# Current Land Use

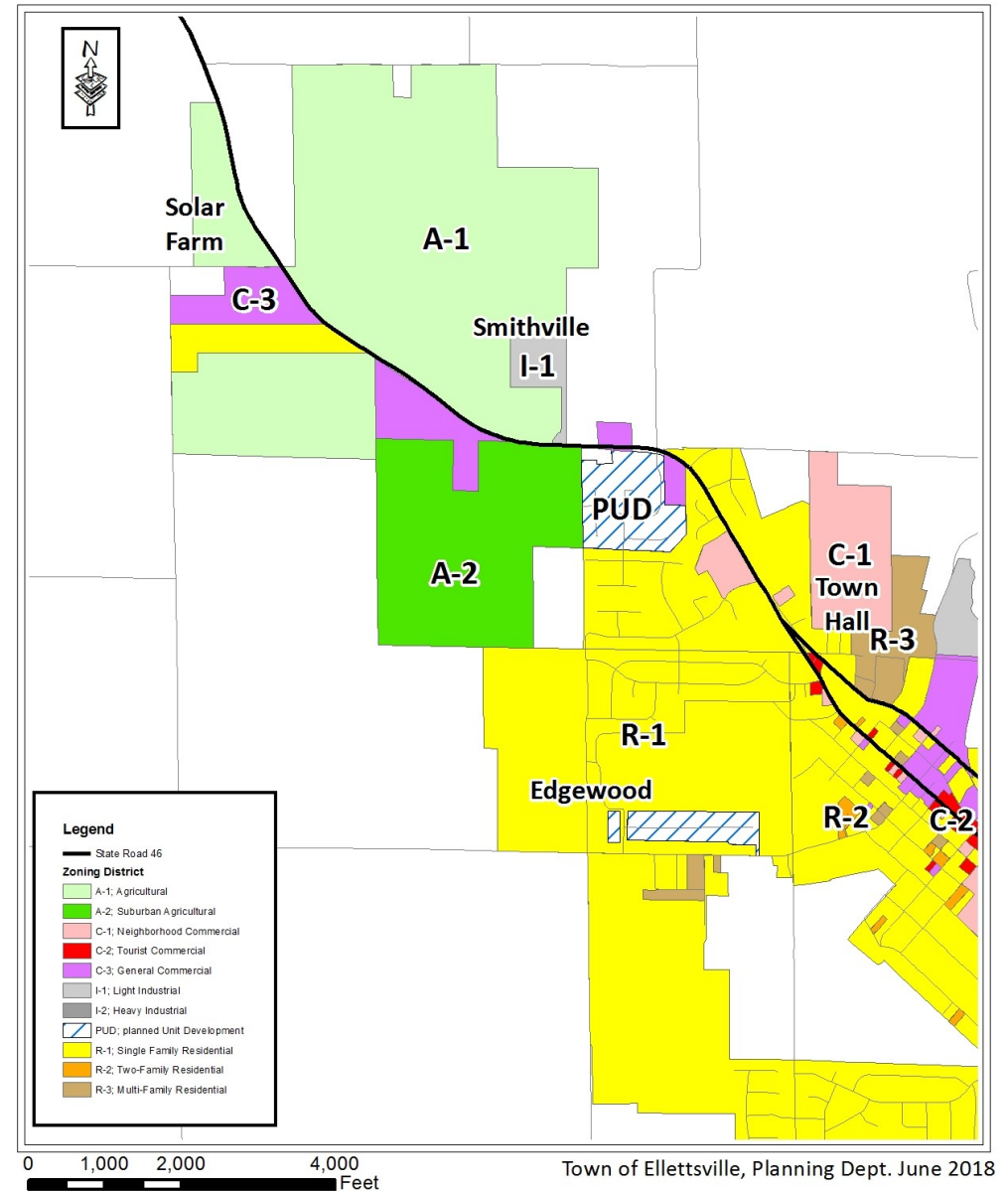
## West Ellettsville

### Analysis

With few exceptions, the majority of West Ellettsville has been incorporated for less than twenty (20) years. This is the area with the most room for development over the coming decades with hundreds of undeveloped acres available for both residential and non-residential uses. The Town should consider further annexations to the west for properties suitable for commercial/light industrial/tech park type development along State Road 46. As a caution, not all of the undeveloped land will be suitable for development, as there are a number of karst features, and safeguards should be put into place to direct any development to appropriate locations. Overall, there is considerable potential in this region that should be carefully planned to allow for the best use for all of the land.

### Commercial

Commercial activity in West Ellettsville is quite sparse, but is home to Smithville Communications, and most recently, a solar farm. In addition, it is expected this portion of Ellettsville will develop with a mix of commercial and light industrial uses across nearly 500 acres of undeveloped land already annexed, and hundreds of acres of additional undeveloped land that could be annexed.



# Current Land Use

## West Ellettsville

### Residential

West Ellettsville contains four (4) significant subdivisions built at various times over the past fifty years. The oldest and largest subdivisions are Richland Manor and Ridge Springs which contain 150 and 129 homes, respectively, and are entirely built. Edgewood Village was annexed in 1991 as a mixed residential development and currently contains eighteen (18) single family homes, eight (8) attached units, forty-eight (48) apartments and twenty-eight (28) undeveloped single family lots. The newest of the subdivisions is Litten Estates which currently has developed sixty-one (61) of its sixty-seven (67) single family lots. There is also approximately ten (10) acres of unplatted land adjacent to Litten Estates, which could be developed as residential or mixed use.

### Key Areas

West Ellettsville is the home of the Town’s newly constructed Government Center and Police Department. The Government Center will serve as the municipal hub for years to come, with expected future relocations of other Town departments. Richland-Bean Blossom Community School Corporation is headquartered on the west side of Ellettsville with Edgewood Senior High, Junior High , Intermediate and Elementary Schools being located in this region. Another key resource in this region is the Area 10 Agency on Aging which provides a number of resources to senior citizens in Ellettsville, Monroe County and neighboring counties.



Area 10 Agency on Aging



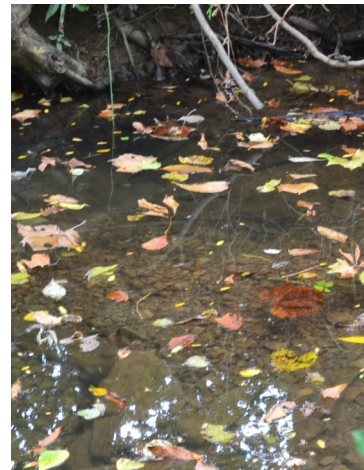
## *Current Land Use*

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# Chapter Five

# 5

## Parks, Trails, and Open Space



# Parks, Trails, and Open Space

## Introduction

The Town of Ellettsville is an emergent community, aware of its responsibility to safeguard its open space, parks, and trails. With a population of 6,378, Ellettsville is experiencing a slow and steady growth due to annexations and the relocation of people whom desire a welcoming community with less stringent regulations and a small-town feel. The Town of Ellettsville is intent on preserving and expanding its existing open space, parks, and trails to enhance the quality of life and well-being of the people, community and economy.

Public involvement from visitors and citizens who participated in a 2015 survey is a significant component of this plan. The survey results have aided in creating an evolving, modern vision of Ellettsville’s open space, parks, and trails.

<u>Ellettsville Designated Parks and Trails</u>	
Location	Acreage
Campbell’s Park	2.00
Heritage Trail	1.15
Marci Jane Lewis Park <sup>1</sup>	4.15
Memorial Park	0.17
Tecumseh Pocket Park	2.05
Well’s Park	19.69
<b>Total Parks and Trails</b>	<b>29.21</b>

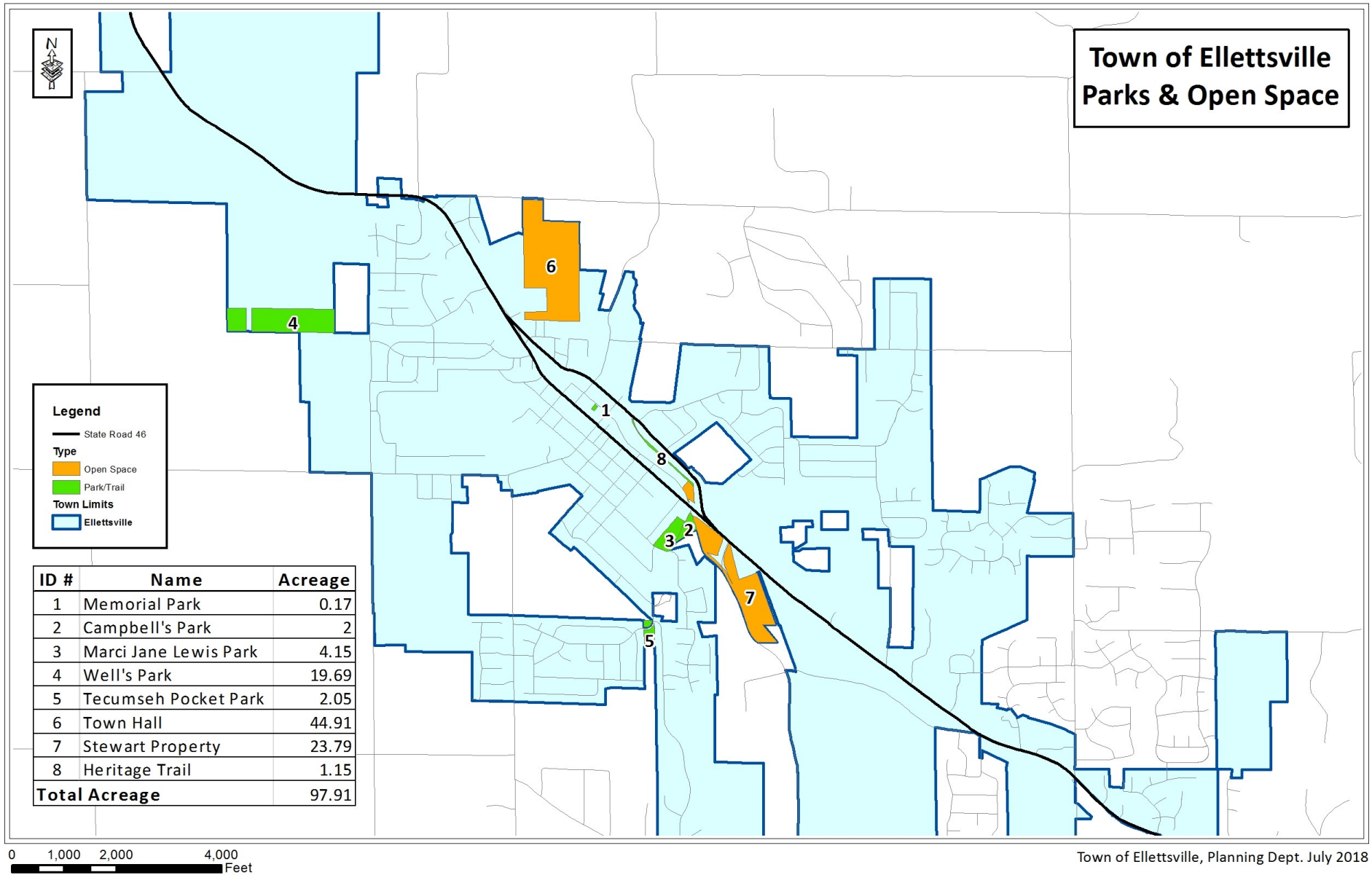
Table 5.1

<u>Ellettsville Open Space</u>	
Location	Acreage
Stewart Property	23.79
Town Hall	44.91
<b>Total Open Space</b>	<b>68.70</b>

<u>Total Green Space</u>	
Type	Acreage
Parks and Trails	29.21
Open Space	68.70
<b>Total Green Space</b>	<b>97.91</b>

<sup>1</sup> Leased from Richland Township Trustee

# Parks, Trails, and Open Space



# Parks, Trails, and Open Space

## Goal #1

To provide a convenient, safe, and pleasant pedestrian, bicycle and trail network connecting parks, schools, and community destinations throughout Ellettsville and Monroe County as well as promoting a healthier community and lifestyle.

### Benefits of Trails

- ◆ Opportunities for healthy lifestyles
- ◆ Create destinations and venues to encourage physical activity
- ◆ Reduce stress and improve mental wellness
- ◆ Foster community interaction and social support networks
- ◆ Provide beneficial, low impact use of sensitive areas, reduce injury and property loss that could occur if the land was used for other functions
- ◆ Reduce air and water pollution
- ◆ Preserve important habitats, environmental and cultural sites.
- ◆ Protect sensitive areas, preserve ecosystems, and shield areas prone to natural disasters from development that would put people at heightened risk.

Monroe County ranks 18th in the state for overall health outcomes<sup>2</sup> with 23% of adults considered obese, 21% of adults with no leisure-time physical activity, and 83% of adults with access to exercise opportunities. In a 2015 survey (see Appendix B), the community expressed a desire for more focus on family and fitness, connection of Town with bicycle paths, more park space, outdoor fitness, more trails and pedestrian paths.

The Heritage Trail, a 1,915 LF shared use path completed in 2015, has been under-utilized. It will serve as the hub for the expansion of a shared-use trail network connecting Ellettsville to other communities within Monroe County by adjoining the Karst Farm and Monon Corridor Greenways. Ellettsville has the policy of being a “good neighbor” to those who live inside or outside of Town and will continue to do so while expanding its trail network.

<sup>2</sup> County Health Rankings & Road Maps:  
<http://www.countyhealthrankings.org/app/indiana/2018/rankings/monroe/county/outcomes/overall/snapshot>



# *Parks, Trails, and Open Space*

## **Goal #2**

To develop high quality community recreational facilities and parks that are responsive to recreational needs and trends.

The 2015 survey (see Appendix B) shows a need for better parks, recreational facilities with year-round activities, quality recreational programs, more parks and recreational opportunities for all ages, more support and encouragement for parks, and recreational accessibility to accommodate visitors.

Recreational facilities attract a wide range of visitors throughout the day, week and different seasons. Facilities capable of accommodating festivals and other community gatherings will provide funds for maintenance. In addition, activities with major impact should be anticipated. Parks and recreation facilities will be designed to improve operational efficiency and energy conservation.

Encouraging public input and involvement in as many aspects of park and recreation planning and operations as feasible will give residents a sense of ownership. Partnerships should be explored that will foster development of recreation facilities, parks and trails.

Recreational needs will appeal to different age groups, cultures, and ability levels. Entrances will be designed to be accessible to encourage access to recreational facilities.

# Parks, Trails, and Open Space



Tecumseh Pocket Park & Wetland

## Goal #3

To begin the process of defining a permanent open space network from critical lands and other forms of natural open space.

An open space network combines individual open space parcels to preserve vegetation, buffer neighborhoods, create a sense of seclusion, protect critical areas, and provide land for trail systems.

The Existing Parks and Open Space Map (page 5-3) shows the existing natural open space system which currently represents approximately 68.70 acres of land. Open space will also include those areas preserved in subdivisions by homeowners' associations.

Existing natural open space is land owned by the Town and includes wetland areas. Included in the Town's open space inventory is 23.79 acres known as the "Stewart Property" located in a floodplain along Jack's Defeat Creek. This property was purchased in 2014 as an effort to alleviate flooding in the downtown area. Wetland areas are those areas that are inundated or saturated by surface water or ground water at a frequency and duration to support a population of vegetation typically adapted for life in saturated soil conditions. Typically, wetlands include swamps, marshes, bogs, constructed mitigation sites, and similar areas. There are state and federal regulations in place that either prohibit or limit the amount of development that can occur on or around areas designated as wetlands. Wetland areas also require buffers to protect the integrity, function, and value of the wetland.



# Parks, Trails, and Open Space

## Goal #3 (Continued)

### *Benefits of Open Space*

- ◆ **Continuous wildlife habitat.** Typically, urban development separates habitat areas and prohibits wildlife from migrating from one area to another. By providing continuous habitat corridors, these problems can be mitigated.
- ◆ **Drainage and erosion control.** The inclusion of steep or unstable slopes, as well as regulations on buffers for streams and creeks means that a number of steps will be in place to protect the waterways and control erosion.
- ◆ **Protection of Viewsheds.** A number of open space areas serve to protect views both within and outside of Town.
- ◆ **Interpretation/Education.** Wetland sites, waterways, and areas of geologic diversity will be included in the network. These areas do not necessarily adhere to the criteria for inclusion in the network, but provide educational as well as interpretive functions.
- ◆ **Wetlands.** Inclusion of wetlands and mitigation sites in the network will protect environmentally critical areas including wildlife habitats.
- ◆ **Trails.** While not a priority, trails developed concurrently with open space will provide a safe and enjoyable route. However, some natural open space should have limited impact from trails.



Karst Farm Greenway Trailhead

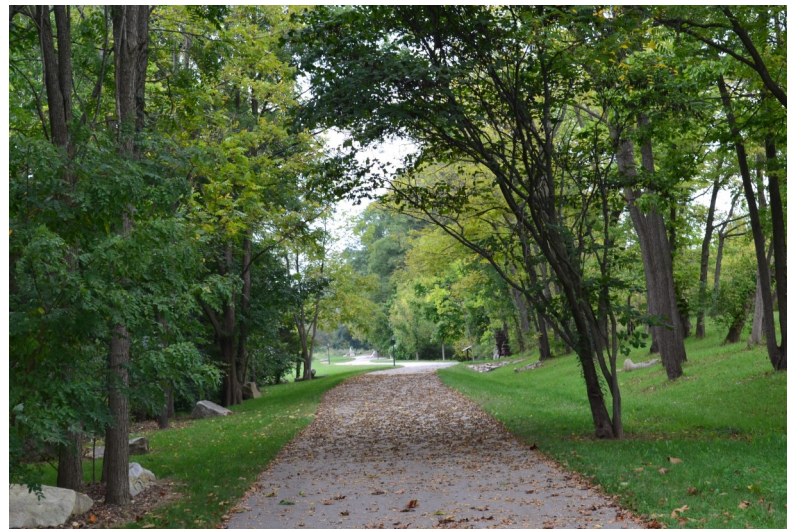
# *Parks, Trails, and Open Space*

## **Goal #4**

Locate potential funding opportunities for designing and constructing trails, parks, recreational centers and green/open space.

The 2015 survey discovered concerns for the preservation of green space, keeping and improving existing green space, making green space a priority, concern for the quality of green space, adopting initiatives for green space, a need for additional green space, and a desire for a community garden.

An issue with any proposed project, whether it be trails, parks, recreation centers or the preservation of open space within the Town of Ellettsville, is funding. Funding can be in the form of cash for projects, donated land and materials, volunteer labor, or any other component that will facilitate the completion of a project.



Heritage Trail

# Parks, Trails, and Open Space

## Objective #1

Develop an off street trail network that provides recreational opportunities as well as transportation to work and schools to stimulate a healthier lifestyle.

The Heritage Trail will serve as the hub for trail expansion, with future phases constructed to the west and north of Ellettsville. Network connections will be provided across and around water bodies and wetlands to create linked systems. Trails will provide the green benefit of enhancing native vegetation while removing invasive species to prevent them from spreading.

Connecting the Heritage Trail to public and private trail systems in Ellettsville and the Karst Trail and Monon Corridor Greenways in Monroe County will enhance accessibility and connect communities. The connection of trails will improve operational efficiency, energy conservation and maximize the benefit of public infrastructure.

Utilizing the Stewart property as a future phase of the trail network is essential. The Stewart property can be constructed with a trail system and offer a place where people can sit, enjoy the scenery and have the opportunity to participate in other recreational activities.

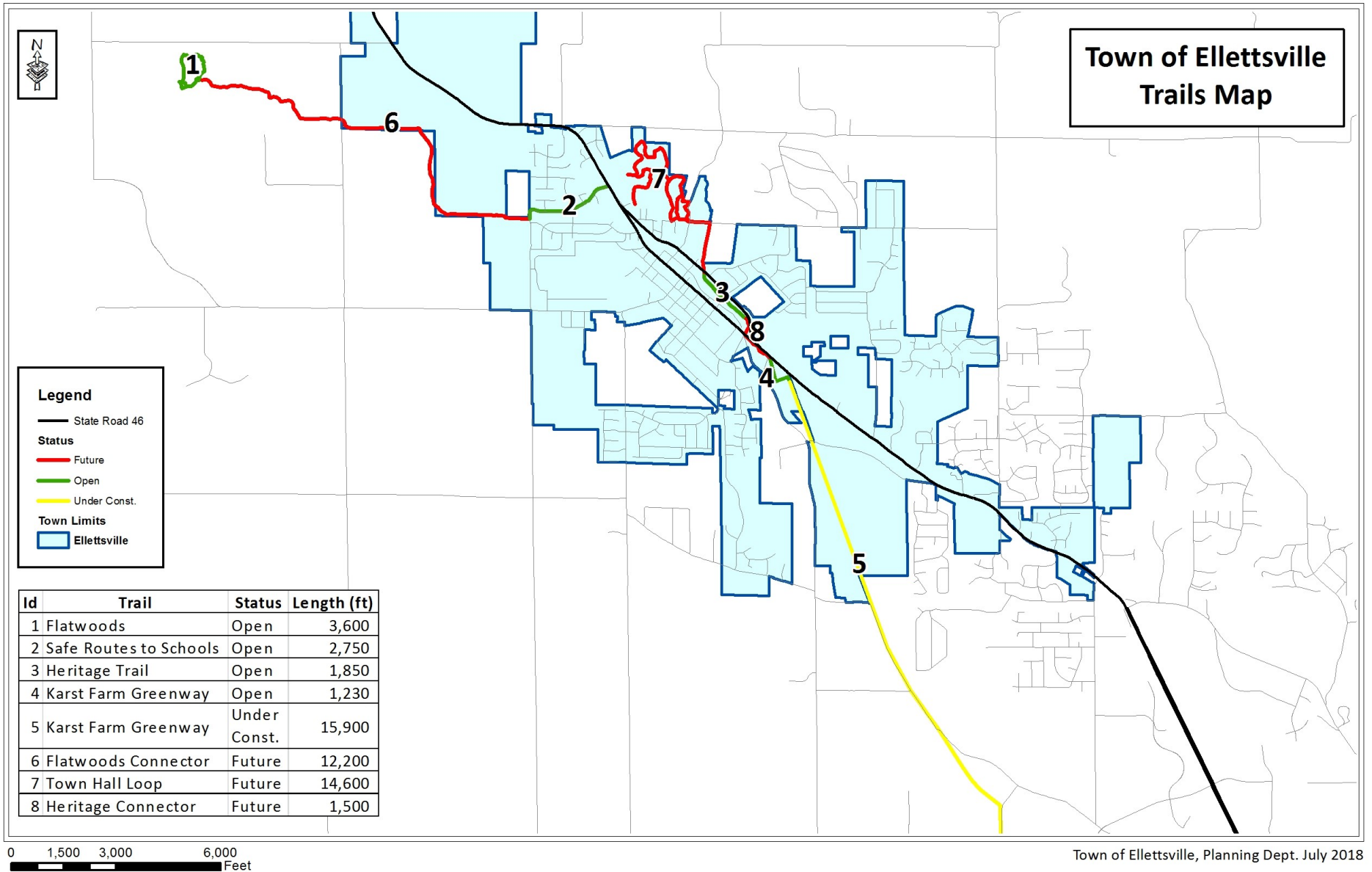
Accessibility guidelines for trail development will incorporate information about trail difficulty into the trail system's signage. Signage will also include information about facilities, features, programs, contact information, community events and activities, posted near trailheads and online. Features should be installed to facilitate and promote participation and the inclusion of elderly persons and persons with disabilities into physical and social activities.

As trails expand, community events will provide opportunities for healthy activities, mental stimulation, relaxation, and social wellness. Amenities such as seating, shade, drinking fountains, bike racks, picnic tables, pavilions, and open lawns should be installed to promote socialization.

Programs can be a useful tool to expand trail use to wider audiences.

Examples include Cyclovias, trail programs involving prizes (especially for youths), competitive geocaching, plein air events/contests, running clubs, yoga and other fitness activities that could be performed on the trails and philanthropic or community races.

# Parks, Trails, and Open Space



# Parks, Trails, and Open Space

## Objective #2

Identify and protect significant cultural resources as part of new parks, including recreational facilities to enhance community identity and quality of life and enrich the recreational experience of users.

Parks and recreational facilities should be designed with operational efficiency and energy conservation which can result in a savings to the overall cost of the project.

In planning parks, the preservation of natural, cultural, historical or unique features should be considered. This practice has been launched with the Ellettsville History Center, located in Old Town Hall, by the Parks and Recreation Board in 2017. The Ellettsville History Center has established a display of old photographs and will include artifacts once security features are added to the building. In addition, an accessible park complex is being designed for the Ellettsville Town Hall property which will facilitate preservation practices and will eventually adjoin the trail network. Property on Vine Street should be purchased and designated as open/park space.

Arrangements and coordination should be fostered with other organizations such as the Richland-Bean Blossom Community School Corporation for the use of their sport fields adjacent to school facilities in order to maximize community benefit to public facilities. Another resolution is for the Town to purchase three baseball fields from the Richland Township Trustee. The purchase of the baseball diamonds would provide opportunities for other uses in the off-season.

Community-oriented programs and recreational opportunities should be developed and responsive to expressed demands and foster participant support of all ages and abilities.

### Public Input Wanted!!

Input from people or groups who are interested in park and recreation issues should be cultivated to encourage their continued interest and participation in the planning process. Contact should be maintained with citizens through press releases, public forums, mailings, a web site, and print advertisements.

The Parks Board will serve as an avenue to maintain visibility and contact with citizens on park and recreation issues. The Town should also develop a public information program to promote parks, natural open space, trails, and recreation programs.

## *Parks, Trails, and Open Space*

### ***Objective #3***

Create a network which will include future areas as well as preserving existing open/green spaces.

Preservation of natural vegetation and provisions of green space within private developments will be encouraged and ultimately required. The Ellettsville Town Code of Ordinances should be amended to reflect stringent requirements for open spaces in subdivisions and developments including. It should be verified that new development in future growth areas is compatible with this Plan and includes open/green space.

As open spaces are reviewed for inclusion in the Town owned and maintained system, cost of maintenance is a factor and should be reviewed. It should be determined which trails can be constructed in conjunction with preserving open space. Not all open space will be able to support a trail.

Included in the network will be sensitive natural areas that include Jack's Defeat and Turtleback Creeks to preserve their character within the community. Preservation of natural drainage corridors to reduce flood risks and allow for natural absorption of water into the soil should be encouraged.

Although the Stewart property will be utilized as part of the trail network, a portion of the west end of the property will be planted with self-sustaining native plants to preserve the wetland and create a habitat to support an aesthetically appealing bee apiary and bird sanctuary.

# *Parks, Trails, and Open Space*

## ***Objective #4***

Actively seek funding for the acquisition and development of park land, recreation facilities, and trails to meet recreational needs.

The Town should research the availability of traffic safety, transportation, and trail development grants for funding to develop a trail network as well as those awarded to surrounding communities for greenways adjoining the Heritage Trail.

A funding option would be to the use of permits to reserve recreation facilities, park spaces and trails for group activities. Proceeds from the permits could be designated for maintenance or adding features such as playground and exercise equipment, or public art to trails and other facilities. The permit fee policy should be reviewed every other year.

A concept for funding trails, parks and recreational facilities for Ellettsville would be to enter into working agreements with private corporations to help fund, build or operate trails, parks, recreation facilities and maintain open space. This would be most beneficial in areas where trails and open space could be merged with properties owned by private corporations. In exchange, the Town can offer worthwhile incentives to the agreement such as land, tax advantages or other considerations.

With any project, funds for staffing future projects are typically not included in the construction budget. Alternative staffing, such as community service workers, youth employment programs such as AmeriCorps, and other options should be explored.



## *Parks, Trails, and Open Space*

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# Chapter Six

# 6

## Commercial & Economic Development



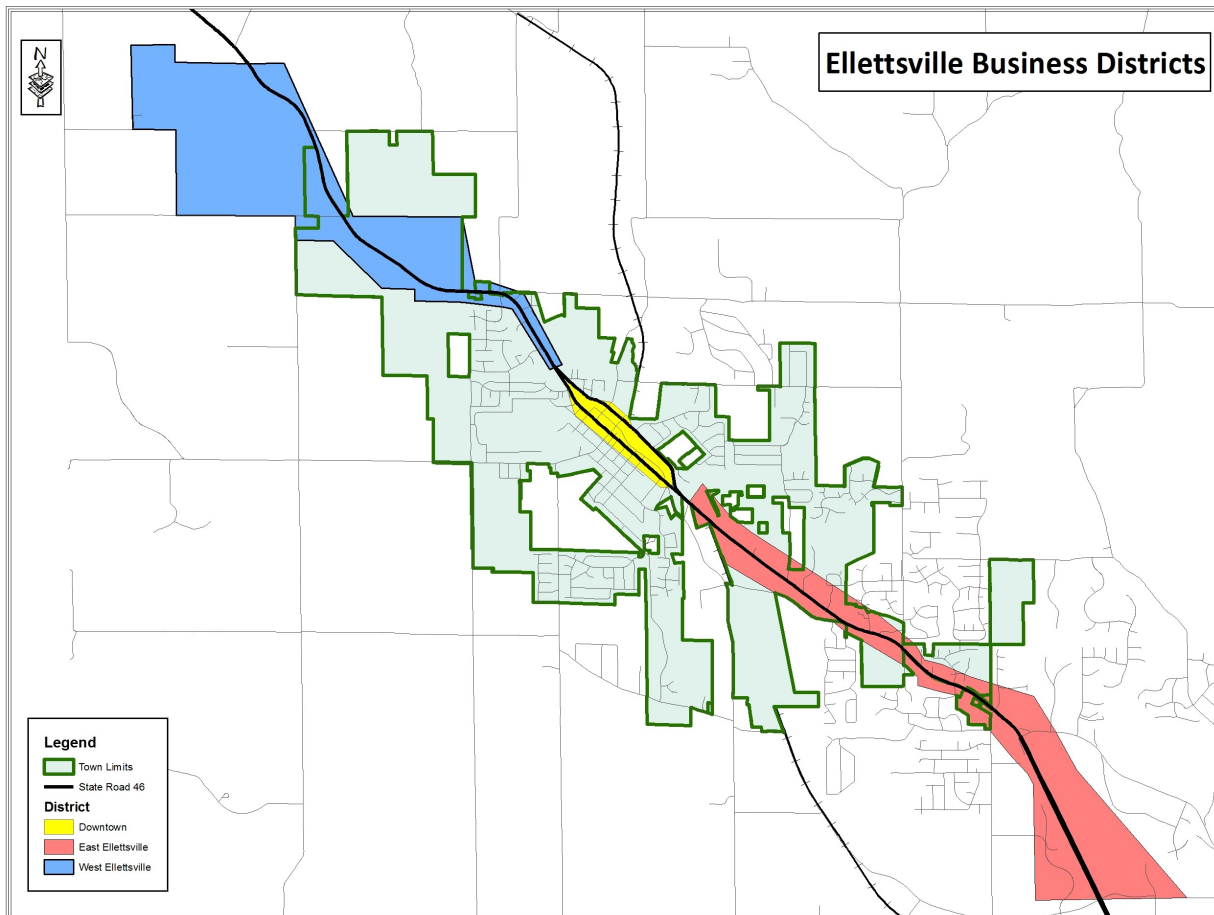
# Commercial & Economic Development

## The Economics of Ellettsville

The Town of Ellettsville can be effectively divided into three distinct economic districts:

- 1) West Ellettsville
- 2) Downtown
- 3) East Ellettsville

Each of the districts have differing strengths and weaknesses that better suit its style of commerce. Correspondingly, each economic district will require an independent evaluation and each will have its own set of recommendations.

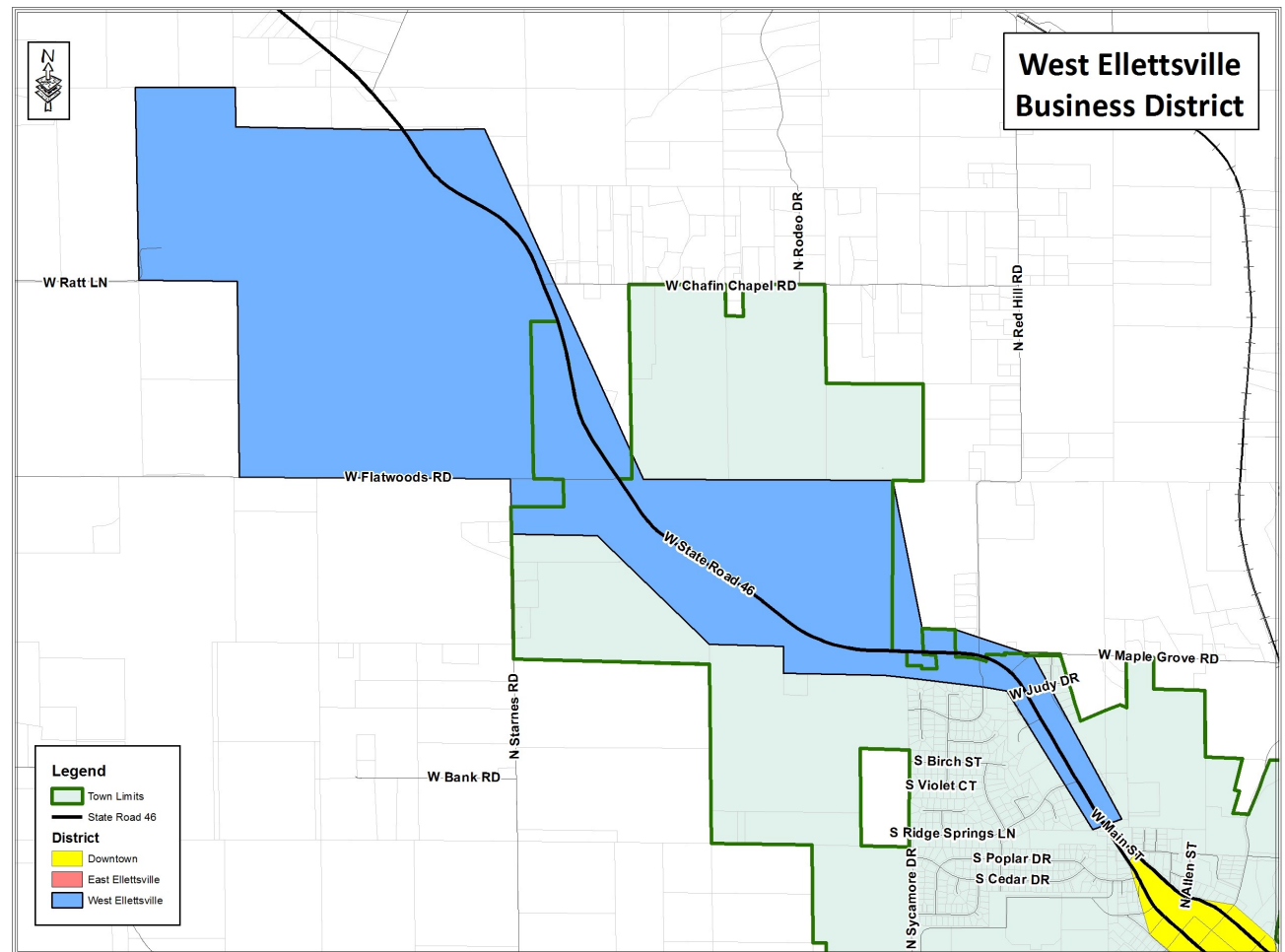


Town of Ellettsville, Planning Dept. May, 2017

# Commercial & Economic Development

## West Ellettsville

The area of West Ellettsville is mostly undeveloped with very few commercial or industrial uses. It represents a nearly blank slate with which to work, large amounts of land, easy access to State Road 46 and relatively few residential developments. This pattern is not seen elsewhere in Ellettsville and provides an opportunity for larger, light industrial type uses to be located with few, if any, negative effects on the citizens of Ellettsville. Additionally, should this district develop as prescribed, it will provide an abundance of jobs to those currently in Ellettsville and those relocating to the area.



Town of Ellettsville, Planning Dept. May, 2017

## ***Commercial & Economic Development***

### ***West Ellettsville - Objective #1***

Develop plans for which specific areas would be best served by future development and which should remain agricultural.

While this document shows an overgeneralized plan for West Ellettsville, a more detailed plan should be put together in order to focus development in the proper areas. Detail shall be given to the current land uses, soil types, karst areas, flood prone areas, and access to State Road 46. Although there is an abundance of undeveloped land, some of it will be difficult to develop due to karst and flood areas, yet other areas may be better suited as farmland. A finished plan should indicate ranges on the ability to develop land and clearly demarcate areas that should be left undisturbed.

# Commercial & Economic Development

## ***West Ellettsville - Objective #2***

Consider the creation of a Tax Increment Financing District (TIF) to further facilitate the expansion of utilities and other infrastructure into this district.

A TIF district would allow a larger area, such as a tech park or similar development, to mature at a quicker rate due to the taxes generated by early development being invested back into the district for infrastructure. TIF districts should have little effect on taxes for the remainder of the community, but would provide employment centers with far-reaching benefits. After the expiration of the TIF district, taxes generated by the development would be available for general Town use.

## ***West Ellettsville - Objective #3***

Develop detailed plans for the expansion of Town utilities into the unserved areas.

The expansion of utilities is a time and resource consuming process that should only be conducted with much planning and analysis. A majority of those analyses should be conducted while determining which areas are best suited for development. Additional analyses could later be conducted to determine which areas are easiest to connect to utilities and how these connections would be initially funded. Plans created under this objective should coordinate with plans developed under West Ellettsville—Objective #1 to provide for optimal results.

### **Tax Increment Financing**

Tax Increment Financing (TIF) is a type of financing that permits local governments to finance the redevelopment of blighted areas and the economic development of rapidly developing areas. Tax increment is the property tax revenues collected on the increased assessed valuation of property in the area to be redeveloped or developed. Tax increment financing not only permits the acquisition of property for purposes of redevelopment or economic development, but also provides another means for communities to finance infrastructure improvements in a blighted area or an economic development area.

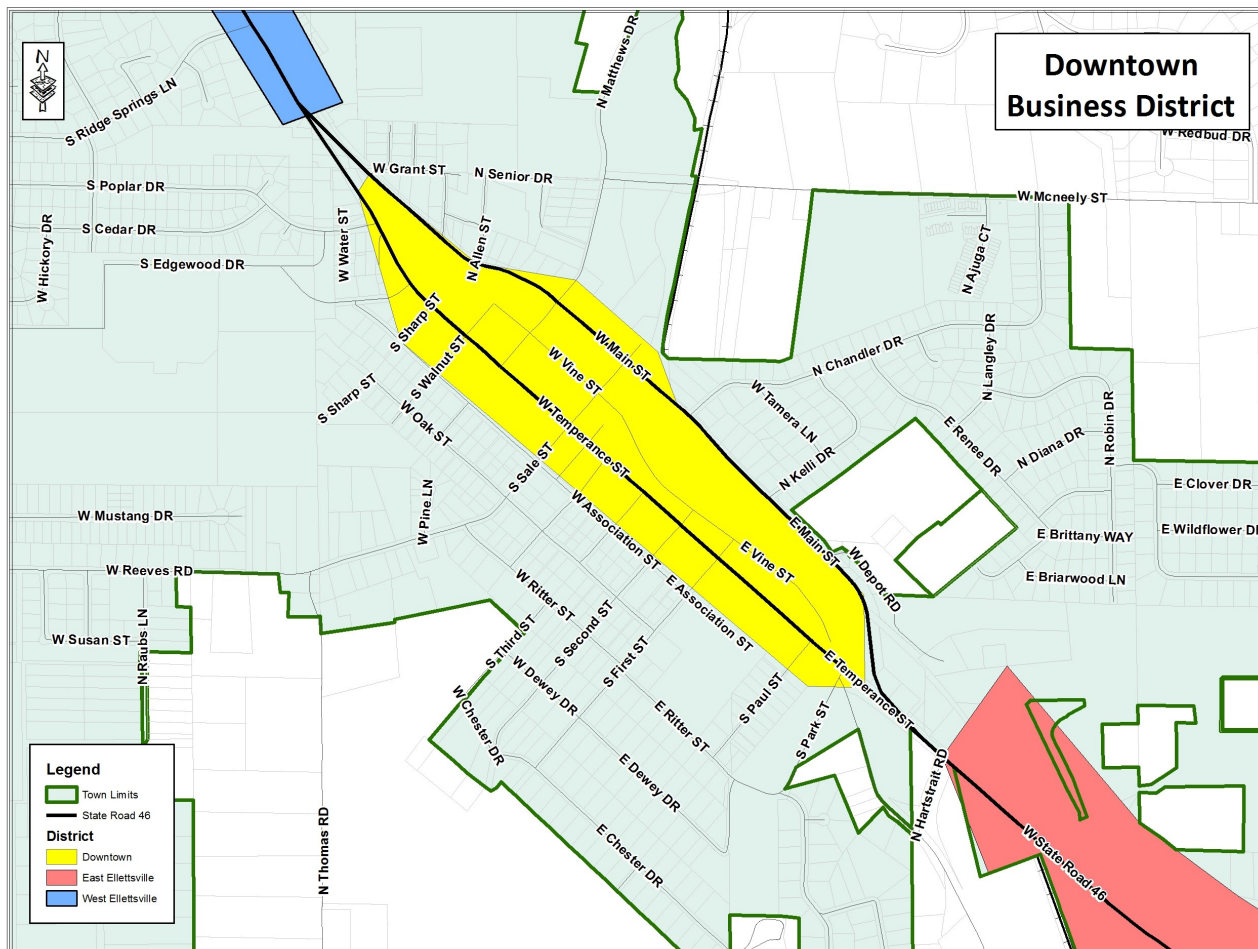
City of Bloomington:  
<https://bloomington.in.gov/business/districts/tif>



# Commercial & Economic Development

## Downtown Ellettsville

This area of Ellettsville, also referred to as Old Town Ellettsville, effectively comprises the area bounded by Main and Temperance Streets. These two one-way roads channel traffic around the downtown core of Ellettsville. At one time, this area would have been the central business district, and it still retains a significant portion of that character. The two blocks of North Sale Street contain several two story limestone buildings with ground floor storefronts that are the heart of this commercial district. Additional commercial opportunities are also available along each of the one way roads. Future efforts should revolve around restoring the historic buildings to be used as a regional draw featuring small and unique retail shops, restaurants and other accessory uses. Efforts should be made to the general promotion of economic development.



Town of Ellettsville, Planning Dept. May, 2017



# *Commercial & Economic Development*

## ***Downtown Ellettsville - Objective #1***

Strengthen the existing relationship with Ellettsville Main Street to provide opportunities for growth and development

The Main Street program, administered by the State of Indiana, provides the framework to enhance the downtown business district. This program provides access to assistance and support for Economic Vitality, Promotion, Design, and Organization. These four points are the basis for a sustainable downtown. The Town should work extensively with Ellettsville Main Street to fulfill each of these goals.

## ***Downtown Ellettsville - Objective #2***

Work with OCRA and other state and federal agencies on façade grant and other grant/loan programs to enhance the character of downtown.

The Office of Community and Rural Affairs (OCRA), the state agency which oversees the Main Street program, also provides various grants to revitalize downtowns. The Town, in coordination with Main Street, should research which grants are available, determine what type of matching is required and work with local property owners to decide which grants would be the most beneficial and feasible.

# Commercial & Economic Development

## ***Downtown Ellettsville - Objective #3***

Consider the development of pop-up stores and business incubators to encourage small businesses.

There are still a number of opportunities to revitalize downtown in small increments and without the necessity of outside assistance. Downtowns survive on the amount of “life” existing in and around the district. Life in this sense can be interpreted as foot traffic around the area visiting local businesses or passing through on the way to parks, trails and other cultural amenities. While attracting a regional draw would be an ideal situation, a similar effect could be created by developing a number of much smaller shops and services.

Pop-up stores provide an interesting answer to bringing people Downtown. These shops could easily be set up in an existing empty storefronts and would require little work. The theory behind the pop-up shop is that a storefront could be divided into multiple, small spaces with minimal rent and minimal barriers to potential businesses. These shops would allow an entry into the retail market without a significant investment, and provide the groundwork for future full-scale retailers.

Business incubators offer an alternative to traditional office settings and are extremely beneficial to startup companies. A business incubator provides shared amenities that will allow those with ideas but little resources a chance to grow their ideas into something larger. Although a business incubator is not going to bring in visitors as would retail or restaurant space, there will be a number of people working in the incubators that can support the surrounding retail and restaurant opportunities.

Because the incubators do not generate pedestrian traffic, they should be located in lower rent, lower visibility locations that are less suitable for other commercial uses.

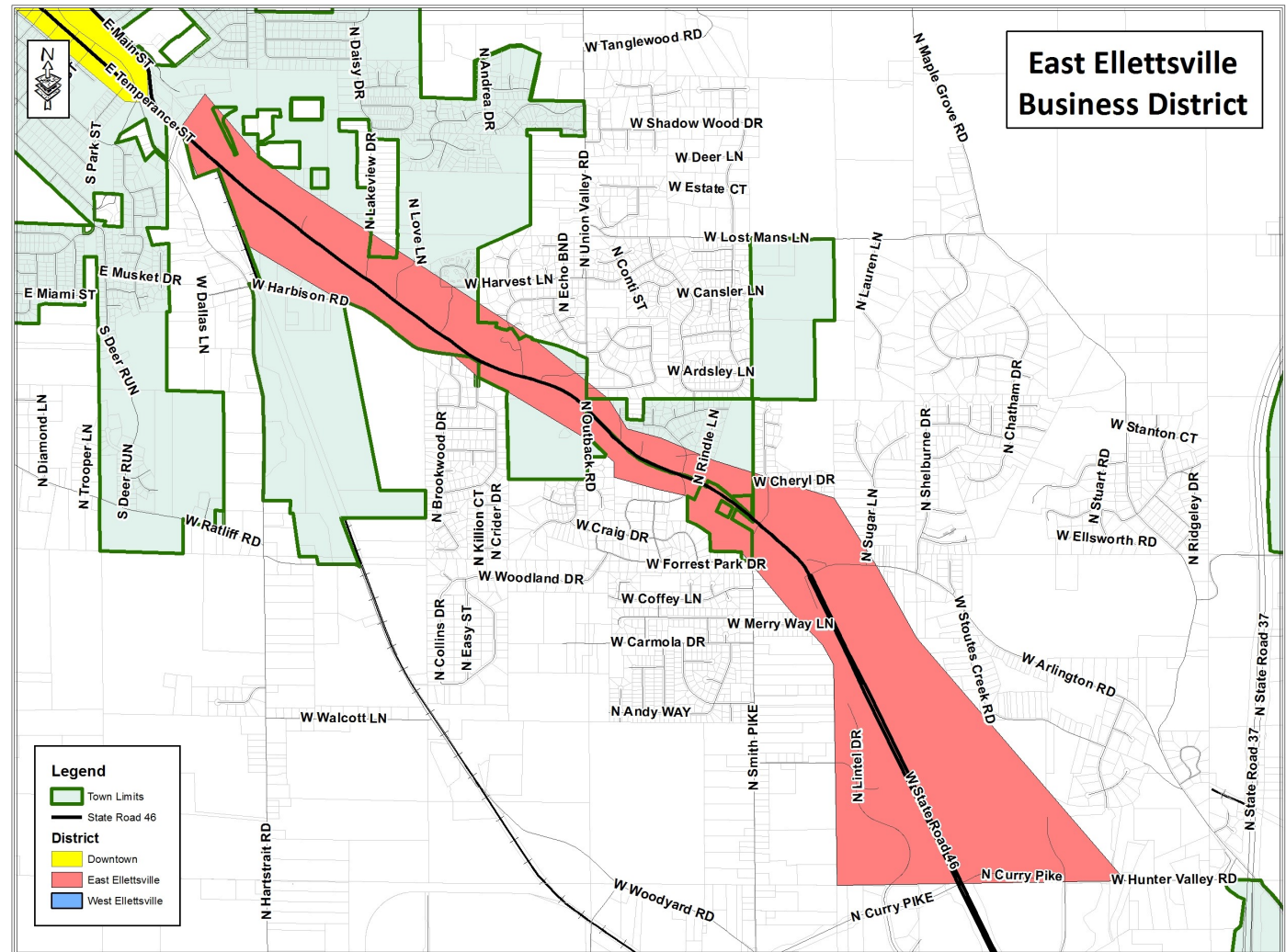


Ellettsville Food Truck Wednesday

# Commercial & Economic Development

## East Ellettsville

East Ellettsville comprises both sides of State Road 46 from Downtown to eastern Town limits. This is the heavy commercial area which features fast food restaurants, high volume retail, vehicle repair and sales, medical offices, strip malls, banks and other high intensity uses. The future of this strip will likely be quite similar to the existing pattern. Properties along State Road 46 feature convenient access and a large amount of vehicle traffic. Future growth will likely happen east of Town and require annexation. Future commercial development to the east will look similar to existing commercial development along State Road 46.



Town of Ellettsville, Planning Dept. May, 2017

## ***Commercial & Economic Development***

### ***East Ellettsville - Objective #1***

Develop a targeted annexation plan to obtain control over undeveloped parcels along State Road 46.

There are two different aspects of annexation to be considered. The first area to be considered are the scattered properties located west of Smith Pike, mainly on the south side of State Road 46. The second, and much larger piece, involves an overarching annexation plan to take in as much developable land as possible along State Road 46 between Smith Pike and Curry Pike.

The first portion of this plan would likely take place in several separate annexations due to lack of contiguity. These parcels are a mixture of developed and undeveloped parcels and include those previously developed but currently unoccupied. This portion is adjacent to Town limits and would not require any significant capital improvements.

The second portion of this plan would affect future commercial properties to the east of Ellettsville. This portion of the annexation plan may take several steps, depending on the amount of land to be annexed, and will require extensive financial analyses to determine potential costs to the Town, effect on taxpayers, both inside and outside Ellettsville, and how future development could add to the Town's revenue. There is also the possibility of remonstrance from property owners so it would be in the Town's best interest to approach owners of parcels for potential annexation to reach agreements in advance of any ordinance.

# Commercial & Economic Development

## ***East Ellettsville - Objective #2***

Revitalize underdeveloped properties already within Town limits.

In addition to the large amount of undeveloped land outside side of Town jurisdiction, there are also a significant number of parcels that are currently underperforming. Existing residential structures should be converted to commercial type uses when practical. The Town should encourage property owners to work with other groups, such as the Ellettsville Chamber of Commerce to market available properties. Incentives should be considered for new development and redevelopment for those which are new and innovative and those which may utilize a sizeable number of employees.

## ***East Ellettsville - Objective #3***

Develop plans for the expansion of Town utilities into underserved areas.

Although most of the areas eastward are already served by utilities, upgrades may be required depending on the proposed uses to be developed. A review of areas currently served should be conducted to determine if any areas are near or at capacity. Plans should be created to coordinate with planned annexation areas and would not need to be implemented until any annexation has been approved.



Abandoned Gas Station

# ***Commercial & Economic Development***

## ***Other Economic Considerations***

### **Ellettsville Redevelopment Commission**

This was codified by the Town in 2005, but has not been active for at least ten (10) years. Although there are few details as to the powers and duties of the Ellettsville Redevelopment Commission, it could easily be expanded and put into use. Possible duties include determining the worthiness of business incentives such as tax abatements and contacting potential developers. The Redevelopment Commission can also be used as a body to generate funds to acquire property and other related activities to encourage redevelopment.

### **Tax Abatements and Other Incentives**

There are several incentive options available for municipalities to encourage commercial development including tax abatements. Tax abatements can be used for up to ten (10) years on real property and personal property and can be included for up to three (3) years as part of an annexation ordinance. The Town should research the full effect of tax abatements and work with state and regional agencies to find other potential incentives that could be used to bring a larger scale employment center to Ellettsville.



# Chapter Seven

## Housing

7



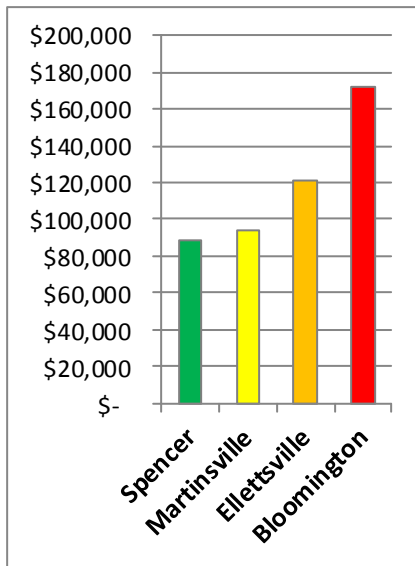


# Housing

## Goal #1

To provide housing that is affordable to all segments of the population.

Median Home Values



Source: 2016 American Community Survey

Table 7.1

One of the most important elements of a healthy population is the availability of different varieties of housing for each sector of the population. This includes both homeownership and rental opportunities. According to the American Community Survey (2016), housing prices in neighboring Bloomington are among the highest in Indiana, and have caused a noticeable uptick of housing prices in Ellettsville. A significant concern, however, is that the median cost for a house in Ellettsville remains less than in Bloomington, but significantly higher than the nearby municipalities of Spencer and Martinsville. If these trends continue, the same forces that have caused residents to migrate from Bloomington to Ellettsville will cause residents to migrate out of the entirety of Monroe County.

A second area of concern in terms of affordability is the percentage of household income spent on housing costs. The American Community Survey (2016) shows over 20% of homeowners with a current mortgage spend 30% or more of their income on housing costs, which is widely considered the point at which the income to housing cost ratio becomes uncomfortable for homeowners. Similarly, the related statistic for renters shows over 22% of renters in Ellettsville fall into the same uncomfortable category. Overall, the rate of homeowners and renters who spend over 30% of their income on housing costs are below the state average.

## Goal #2

To provide housing that is accessible to all segments of the population.

As described in the table below, Ellettsville, as well as the majority of the country, continues to experience an increase in the percentage of the population over the age of sixty (60). The largest implication of this statistic is that the housing market will need to adapt to a changing need, which may lead to a surplus of certain types of housing while simultaneously causing a noticeable scarcity of other housing. Due to decreased household sizes and an inevitable decrease in mobility over time, there will be an increased need in housing that is more compact and easily accessible. Within this demographic, there needs to be enough diversity within the housing market as to not create a stock of functional yet repetitive, uninteresting, and aesthetically unpleasing homes and rental units.

Age Group	2010 Actual Population		2020 Estimated Population		2030 Estimated Population	
	#	%	#	%	#	%
0-19	1815	28.5%	1826	25.5%	1707	21.9%
20-39	1880	29.5%	2017	28.2%	2165	27.7%
40-59	1615	25.3%	1824	25.5%	2039	26.1%
60+	1068	16.7%	1490	20.8%	1899	24.3%

Source - U.S. Census, Ellettsville Dept. of Planning

Table 7.2

# *Housing*

## ***Goal #3***

To preserve and maintain our historic housing stock.

Although the Town does not have a large supply of historic housing, we should work to preserve those that are still standing and in habitable condition. Historic housing is generally defined by the National Park Service (which operates the National Register of Historic Places) as those 50 years or older. This also includes a number of commercial buildings, of which some contain upper floor residential space.

## ***Goal #4***

To encourage future housing to develop in appropriate locations with minimal impacts to the natural environment.

As the Town continues to grow, a premium will be placed on remaining undeveloped areas. Regulations should be enacted to cause new neighborhoods to develop in areas with the least environmental impact. Revised ordinances should develop a process to allow innovative neighborhood design in sensitive areas that would permit an appropriate amount of development, and have no negative impact on the surrounding environment. Areas that have developed residentially, but have since stagnated, should receive high priority as infill housing projects.

## **Objective #1**

Consider revising zoning regulations to allow small scale office/retail uses in neighborhoods.

As a method of making both existing and future neighborhoods more functional, specific areas within these neighborhoods should be zoned to allow small scale retail, personal services, and office type uses. These uses could be housed in existing residential structures. These guidelines should be comprehensive to the extent that all foreseeable effects of non-residential uses, such as signage, parking, lighting and others are reviewable.

The inclusion of mixed uses can provide access to jobs and goods and services without the necessity of an automobile, which can be especially helpful for those who are less mobile. Most future growth indicators show Ellettsville with an expanding senior community, and mixed use development will become increasingly desirable when less of the population is entirely mobile and for mere convenience to those who are mobile. The mixture of uses also works to create a more sustainable development pattern which is less reliant on fossil fuels.

A thorough review of the appropriate types and intensities of uses should be conducted with a particular emphasis on the amount of parking that may be necessitated by each type of use.



Home converted to office space

# Housing

## Objective #2

Establish a stock of smaller, easily accessible homes for the elderly.

A quick glance at the current housing stock indicates larger homes currently being built are likely not going to be suitable or desirable by those with mobility issues. Residential guidelines should be tailored to encourage smaller homes and lots for accessory dwelling units.

Another strategy to be considered are incentives for residential projects geared strictly toward elderly residents, particularly lower income senior citizens. These types of housing developments, while not as profitable as market rate developments, should be encouraged through tax abatements, density bonuses and other incentives as they will become necessary for future populations.



Maple Shades Senior Apartments

		Square Feet				
		< 1200	1200-1599	1600-2000	>2000	Total
Year Built	Pre 1940	2.5%	1.9%	1.3%	2.1%	<b>7.7%</b>
	1940-1960	4.4%	2.8%	1.5%	0.9%	<b>9.6%</b>
	1961-1980	10.1%	6.2%	4.1%	8.7%	<b>29.1%</b>
	1981-2000	12.5%	7.8%	4.6%	4.9%	<b>29.7%</b>
	Post 2000	1.4%	10.0%	5.3%	7.4%	<b>24.0%</b>
	<b>Total</b>	<b>30.8%</b>	<b>28.6%</b>	<b>16.7%</b>	<b>23.9%</b>	

Source: Monroe County Assessor

Table 7.3

## Objective #3

Continued and enhanced enforcement of current zoning regulations to help maintain property values in neighborhoods.

The failure of property owners to properly maintain the exterior of their properties can cause a neighborhood to face the undesirable consequences of garbage and overgrown weeds that attract rodents and other pests. Properties that have fallen into violation status are likely to have an adverse effect on surrounding property values that, if left unabated, could cause entire neighborhoods to fall into disrepair.

The Town ensures that properties are kept in good order by maintaining ordinances which need to be reviewed and revised on a regular basis. It is imperative that routine inspections of properties are conducted in order to determine whether any ordinances are being violated. Efforts should be made to catch potential violations early in the process to facilitate an easier remediation process and increase the likelihood that a violation is remediated altogether.

Another option to be considered as a proactive form of enforcement is a rental registry. Although these have become somewhat restricted by Indiana Code, such a registry would provide the Town with direct contact information that could allow for a prompt and easier abatement of violations.

**Code Violations - Occupied Units**

	Dwelling Units	Violations	% in Violation
Renter Occupied	760	41	5.4%
Owner Occupied	1864	46	2.5%

Source: 2016 Code Violations - Dept. of Planning Table 7.4



Examples of Zoning Violations



# Housing

## Objective #4

Consider minimum property standards to ensure houses are not allowed to fall into disrepair.



Dilapidated Garage

While maintaining a mix of housing and enforcing zoning codes are important, it could become irrelevant if even a small portion of the homes become structurally deficient. Standards should be written to cover both interior and exterior portions of a home that would fall under a building ordinance as opposed to a zoning ordinance. Items such as windows, roofs, siding and other related matters would be regulated through minimum property standards.

Taking this a step further would involve the creation of an unsafe building ordinance. This could necessitate an unsafe building fee, funded through an additional fee on building permits. After this fund has been established, the Town would be able to use these funds to remove structures that are deemed unsafe. Additionally, costs associated with the remediation of an unsafe structure can be charged to the property owner and any costs that are not recovered by the Town would be converted into a lien against the property.



# Housing

## Objective #5

### Use of the Historic Preservation Committee.

Ellettsville Town Code provides the framework for establishing a Historic Preservation Committee. However, it has yet to be activated. While there are not a large number of properties that would qualify as historically significant, there are a sufficient number to justify this committee. Historic homes and buildings are increasingly valuable to towns and cities and each year there are fewer left intact. These homes add a sense of character to older neighborhoods and well kept historic homes lead to increased home values.

As the details for a Historic Preservation Committee have already been codified, the next step would be to create the committee and determine which properties would qualify. The committee would follow a set of guidelines that describes what types of improvements and alterations may be made to keep these important structures appearing historic.

The National Register of Historic Places guidelines includes homes fifty (50) years and older and those with historic significance. A local historic district does not necessarily need to follow those guidelines, and for the time being, should consider structures seventy-five (75) years and older that have not been significantly altered.

### Year Homes Constructed

Year Built	Number
Pre 1940	154
1940-1960	191
1961-1980	581
1981-2000	593
Post 2000	479

Source: Monroe County Assessor

Table 7.5



Historic John Shook House  
Built c. 1870

## *Housing*

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# Chapter Eight

## Infrastructure



# Infrastructure

Infrastructure is the collective term for water, sewer, stormwater, roads, sidewalks and other facilities that provide the backbone of public services to Ellettsville. It is vital that each component of infrastructure is continually maintained, upgraded and expanded to accommodate the current and future needs of the town. This chapter will look at several key elements of infrastructure that will figure heavily into the coming years.



Ellettsville Wastewater Treatment Plant

## Goal #1

To provide the highest quality services for our citizens.

While this should be a given for any municipality, it can be easily overlooked or taken for granted until a costly repair is necessitated. Providing high quality services requires that our current inventory of water, sanitary sewer, and storm sewer conveyances are kept in good working order and additions to these systems are held to a high standard.



Ellettsville Water Tower



# Infrastructure

## Goal #2

To control stormwater and prevent the severity of future flooding.

Throughout the history of Ellettsville, there have been multiple occasions on which creeks have overflowed their banks, causing damage to both homes and businesses in lower lying areas. As the Town has developed, flooding has occurred on a more frequent basis, likely related to a number of factors, including a higher percentage of impermeable surfaces and increased development in areas prone to flooding. This goal seeks to address several factors that could reduce the severity of future floods and ensure development occurs in locations safe from flooding.



While flooding may be more frequent now than in earlier decades, these pictures from 1940 show floods were just as destructive then as they are today.



Downtown Ellettsville, 1995



# Infrastructure

## Goal #3

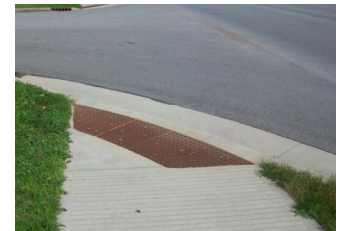
To ensure that Ellettsville is prepared for future growth.

It is practically inconceivable that Ellettsville will not continue to grow over the next several decades, both through the development of currently vacant land and annexation of contiguous property. The Town should be prepared to provide the necessary utilities to those areas that wish to develop in accordance with the growth strategies of the Town.

## Goal #4

To ensure accessibility to Town facilities and services through the Americans with Disabilities Act (ADA).

It is becoming increasingly important that the Town complies with federal ADA guidelines which are required in order to receive federal funds. These guidelines are to prevent many types of discrimination by providing facilities that are accessible to all. The Town will continue to monitor all facilities to ensure all are in compliance and make necessary improvements when feasible.



Curb ramp installed to comply with ADA requirements

# Infrastructure

On-Street Parking, trees and sidewalk, Annville Township, PA



Planning Advisory Service, Report # 559  
Complete Streets: Best Policy & Implementation Practices

## **Objective #1**

Create a plan for the placement of future street trees, sidewalks, parking and utilities, particularly within subdivisions.

The current location of street trees, sidewalks and utilities within new subdivisions is responsible for the early death of trees and sidewalks displaced by tree roots. Ellettsville's subdivision regulations require trees and sidewalks, but does little to address their location and relation to underground utilities. Subdivision regulations should be studied to determine the adequate width for the strip of street trees so as not to affect vehicular traffic or negatively impact sidewalks. Additionally, the location of underground utilities should accommodate trees and sidewalks.

The final part of this equation is that the Town does not currently allow on-street parking in subdivisions. This leads to vehicles being parked in inappropriate locations that tend to diminish the residential qualities of the neighborhood. On-street parking, however, provides a suitable solution for those who temporarily need excess parking space, without the requirement of additional hard surfaces that will be used sparingly. Specifications for streets should be updated to include additional space in some form of on-street parking.

The update of these regulations will form a picturesque view along streets, provide additional parking not currently available and provide a form of traffic calming which will make for safer bicycle and pedestrian travel.

## **Objective #2**

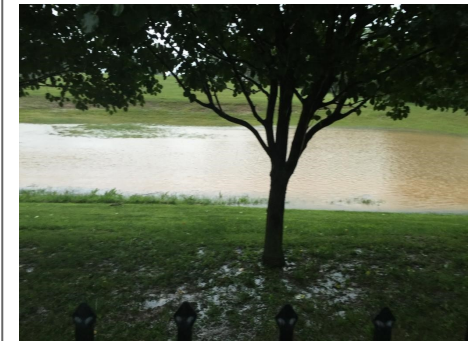
Create and implement a plan to reduce the amount of stormwater runoff generated by future development.

As the Town continues to grow, the amount of impervious surfaces will also likely increase, negatively impacting the ability to detain/retain stormwater during heavy rainfall events. Accordingly, the Town should strongly consider increasing the requirements for stormwater retention and detention in all new developments.

## **Objective #3**

Create and implement a plan to effectively channel and retain excess water during heavy rain events.

Development over the past century has outpaced the capacity of the current stormwater system. The Town has been working in cooperation with the Indiana Department of Natural Resources (DNR) to model the effect of various retention methods. Recommendations of the DNR should be followed as soon as possible. Other considerations should include restrictions on development in flood vulnerable areas which are better suited for stormwater storage and actively acquiring developed land in the floodplain as existing uses become obsolete.



Detention Pond in Action  
Litten Estates, 2016

# *Infrastructure*

## ***Objective #4***

Prioritize which locations are most appropriate for expansion of Town utilities.

Ellettsville will certainly continue to grow over the next several decades, and one of the most important ways to direct that growth is to limit areas where the sanitary sewer and water utilities are extended. The Town should analyze where current utilities are located, whether the growth is expected to be commercial, residential or a combination thereof, and determine whether there are any geological or geographical barriers. After these factors have been effectively analyzed, a map would be produced that, when considered collectively with other growth factors, would create a more sustainable plan for future development and annexation.

# Chapter Nine

## Future Development



# *Future Development*

## *Introduction*

This chapter will provide recommendations on the development patterns of the Town as well as highlighting several key areas that deserve extra attention that are at or near a crucial stage in their life cycle.

The land use portion will reflect briefly on current zoning, specifically, those areas in which the zoning does not match the underlying use. This portion will also focus on areas which may be zoned in accordance with their current use, but a change in land use is either recommended or anticipated. The future growth section will highlight areas in which the Town should develop over the next several decades. The future growth section is divided into smaller pieces which take a deeper look into the reasoning for expansion to certain areas and what it will take to make it happen. The final portion of this chapter is dedicated to three focus centers that are in immediate need of assistance to attain their highest potential.



# *Future Development*

## *Future Land Use*

The future land use of Ellettsville will be determined by a combination of existing geographic and economic factors and, to some degree, the zoning of a particular parcel. While the geography is not going to change and economic change happens over a much larger scale, what the Town does have control over is zoning.

The current zoning map is essentially the original zoning map that was adopted by Ellettsville in 1966, with only minor amendments over the past fifty (50) years. Additionally, there has been a significant amount of land annexed over the same time span that has added to the zoning map. Although the predominant character of the Town has not changed greatly since the original zoning map adoption, there are some pockets that need to be addressed.

The first step in this process is the reconciliation of unmatched zones. There are numerous instances throughout the Town in which the overlying zoning district is, and has been, inconsistent with the use of the property. There are also instances of land that was annexed and zoned for a particular project, but did not materialize as expected, and the land is now better suited for a different type of use. This process has already started with a thorough review of the current zoning map to identify specific properties with mismatched zoning districts. After completion of property identification, the proper zoning districts have been determined in coordination with existing, surrounding, and potential future uses. A compilation of the areas to be rezoned have since been mapped. The Future Land Use and Development Map on page 5 of this chapter shows what the updated zoning map for the Town should look like after map amendments have been adopted.

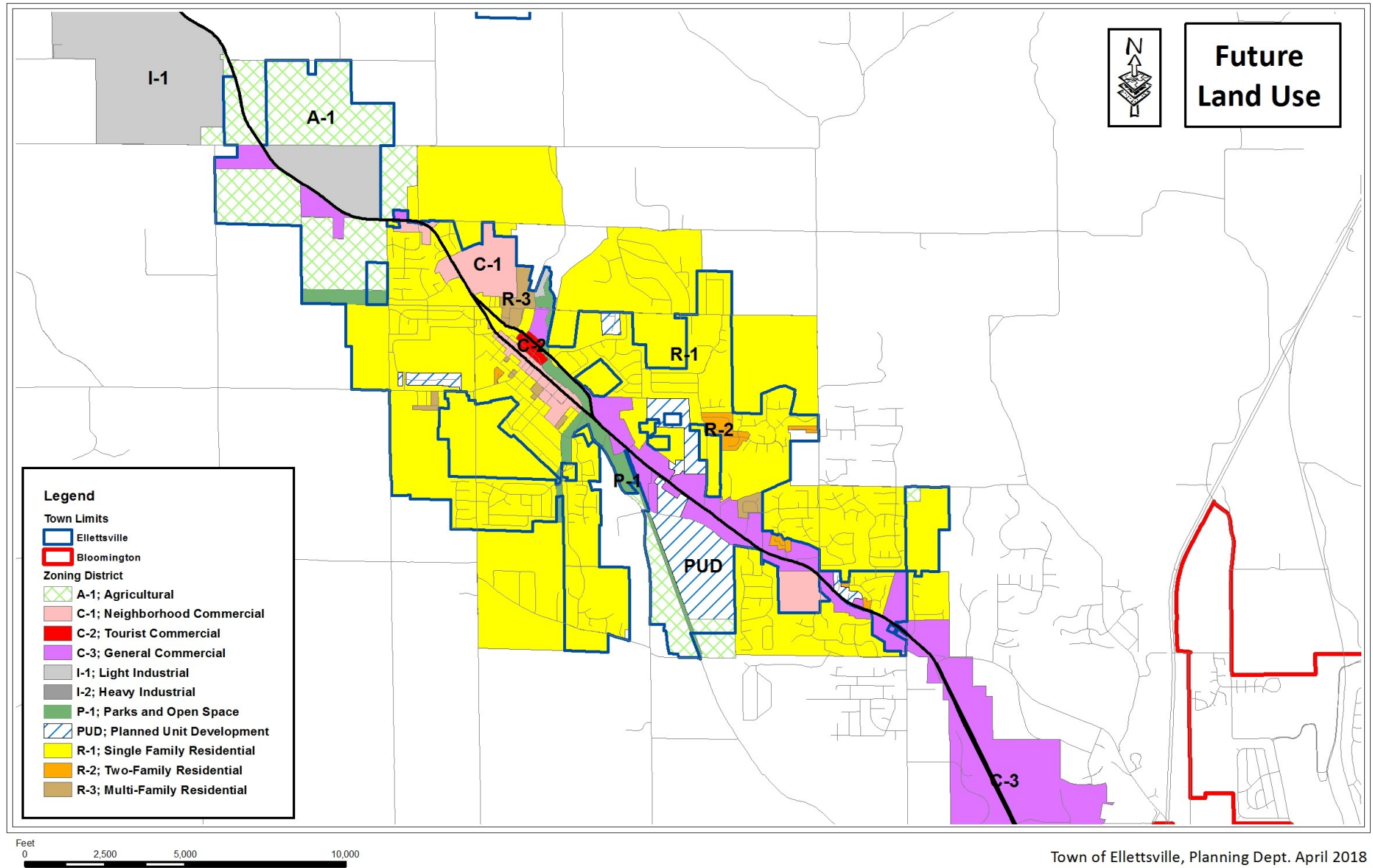
## *Future Development*

The second step in looking at future land use is to determine whether the existing zoning classifications are reasonable and work toward goals of the Town. A quick review of current zoning districts show an unnecessary overlap and a lack of differentiation between commercial zones. The following items should be addressed:

- 1) A chart of permitted uses for each zoning district should be constructed. Once this chart is completed, it should be thoroughly reviewed to verify if the permitted uses allowed in each district are the intention of the Town and determine where adjustments are required.
- 2) While reviewing the permitted use chart, it should be noted if there are any uses not listed and determine which district would be appropriate.
- 3) The setback, lot width and lot size requirements for each district should be reviewed to determine if each are still suitable.
- 4) Districts that only appear on the map in one or two spots should be reviewed to determine if they serve an actual purpose. The municipal districts that are defined but not mapped should be reviewed to determine if they are necessary.
- 5) Consideration should be given to a parks and open space type zoning district for more sensitive areas that may be not fully protected under existing districts.
- 6) Following a complete review of the zoning districts, the remainder of the zoning ordinance and subdivision regulations should be thoroughly examined and amended accordingly.

While this will be a lengthy process, there are frequent examples of outdated, incorrect, unnecessary and contradictory information that make zoning and subdivision regulations difficult to interpret and explain. A thorough review and removal of extraneous regulations will make it easier for development to occur and lessen the chance of legal challenges in the future.

# Future Development



# *Future Development*

## *Future Growth Areas*

The growth of Ellettsville can be broken up into two general categories:

- 1) Infill Development
- 2) Annexation

Infill development is the more simple of the two categories and refers to the building out of lots already within Town limits. Although a large amount of Ellettsville has already been built, there are a number of parcels along both sides of State Road 46 that are either undeveloped, or have been developed and are tending toward disrepair and/or obsolescence. Examples of property prime for infill development include the undeveloped ten (10) acre First Assembly of God parcel next to the Ellettsville Fire Department and the sixteen (16) acre Lenzy Hayes property which has significantly declined over the past decade. A number of smaller, but commercially developable lots are also available.

Annexation, which will be further discussed over the next few pages, is the more problematic of the two options, but should still be considered. If accomplished correctly, annexation can add a significant amount of developable land in desirable locations. Although, the State of Indiana has enacted a number of restrictive measures to greatly limit annexations, the Town has many favorable factors over the adjacent, unincorporated areas of Monroe County that make annexing into Ellettsville desirable for future residential and commercial development. The Future Growth Map on page 9 shows the areas most desirable for growth, but that does not exclude other areas from voluntarily annexing into Ellettsville as, on average, do several parcels each year.

# Future Development

## Future Growth Areas

There are six (6) general categories for growth in and around Ellettsville that are shown on the Future Growth Areas map.

### 1) *Westside Light Industrial*

This area comprises undeveloped land which would be most suitable for construction of a future light industrial park as part of a new TIF district. Areas of agricultural land may be included in order to have a fully contiguous district. The majority of desirable land in this category lies south of State Road 46, to the west of Ellettsville.

### 2) *North Residential*

This area includes a few developed areas along Maple Grove Road and McNeely Street which are near subdivisions within Town limits and include areas likely to develop into future subdivisions. While there are some opportunities for residential growth, the Town should specify the areas most appropriate going forward. It is anticipated that any undeveloped land that could be developed would voluntarily annex in Ellettsville.

### 3) *South/East Residential*

These are primarily built out subdivisions that directly border other subdivisions within Town and receive the benefits of being in Town without paying taxes. These areas will be difficult to annex, but should the prevailing laws change over time, these are prime areas for encouraging voluntary annexation (or involuntary, depending on annexation law).

# Future Development

## **Future Growth Hot Spot**

Though not directly contiguous to Ellettsville, the Curry Pike Corridor from State Road 46 to W. Third Street shows tremendous growth opportunity. The recent acquisition of the former GE plant by Cook Group Inc. with plans to redevelop the site will certainly create additional development throughout the corridor.

## **Future Growth Areas**

### *4) South/East Commercial*

This comprises the undeveloped areas east/southeast of Ellettsville along the State Road 46 corridor and south along the Curry Pike Corridor. It is generally believed this area will develop commercially upon completion of I-69 over the next decade. A high emphasis should be placed on the ease of development within Town compared to Bloomington and Monroe County, and every effort imaginable should be made to encourage these property owners to voluntarily annex into Ellettsville. This area comprises the south side of SR 46 from St. John's to Smith Pike Crossing.

### *5) Central Ellettsville*

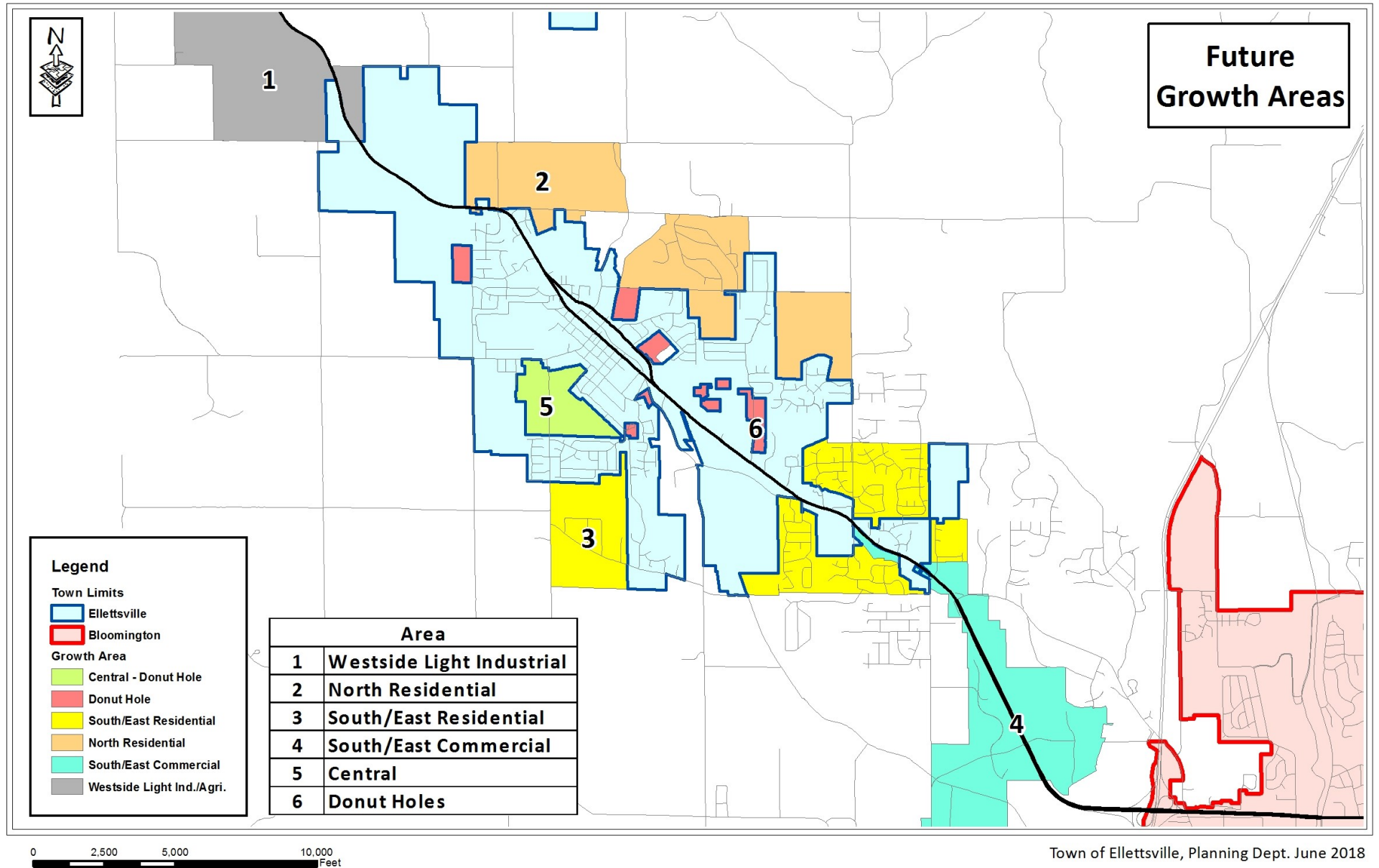
There is a large area of land along both sides of Thomas Road, between Arrowhead subdivision and Reeves Road, which is currently undeveloped. This area could be converted into a conservation subdivision or used for agriculture. Annexation of this area would largely depend on future proposed use and the cooperation of property owners.

### *6) Donut Holes*

There are eleven (11) donut hole type areas that consist of one or two parcels throughout Ellettsville. Almost all are in residential areas and mostly contain single family homes, although a few are undeveloped. The Town should try to encourage these property owners to voluntarily annex, as involuntary annexation of these parcels will be difficult otherwise.



# Future Development



# Future Development

## Focus Centers for Redevelopment

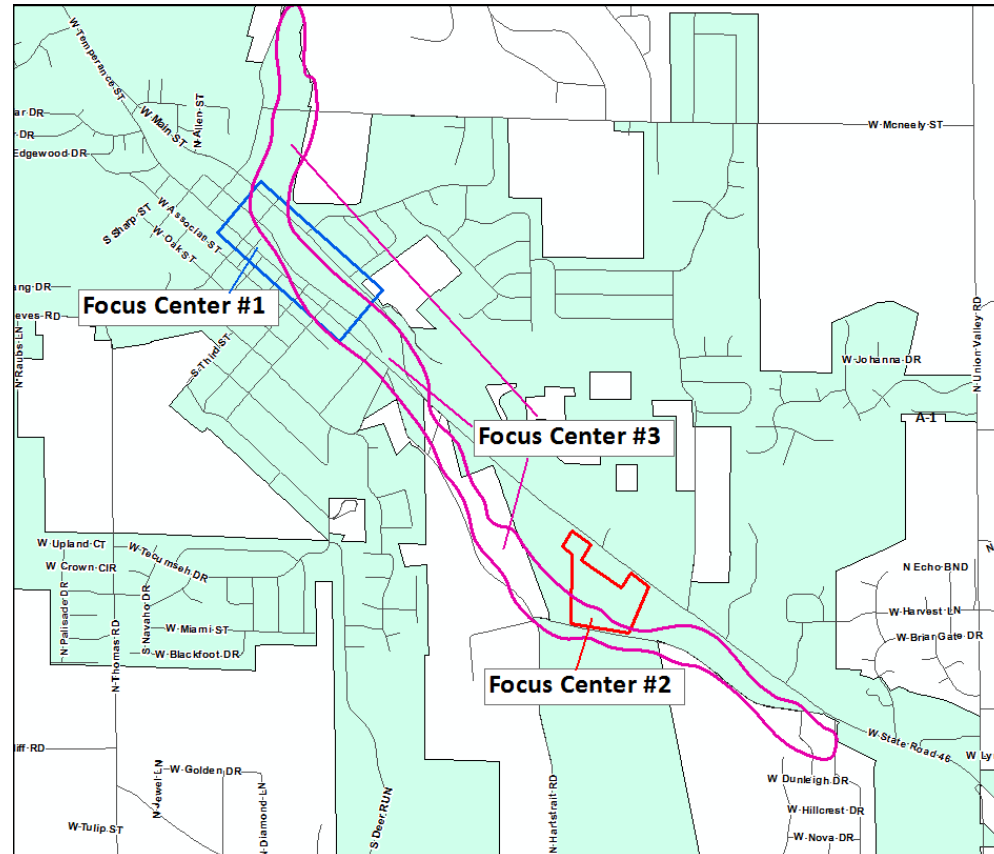
### Summary

The three areas chosen as focus centers were picked as each are vital to Ellettsville and are at a critical stage in their life cycle. Over the course of numerous meetings and citizen surveys, each of these areas were

mentioned often in various contexts. It is clear these are necessary centers to those who live in Ellettsville and should be revitalized to their maximum potential.

In looking at each of these centers, while the history and context in which they have developed will only briefly be touched upon, the primary goal will be to build a future that can benefit the entire Town. It is also worth noting that these centers have been chosen as it is believed they are viable for revitalization.

- Focus Center #1—Historic Downtown District**
- Focus Center #2—Lenzy Hayes Trailer Court**
- Focus Center #3—Flood Hazard Areas**



# Future Development

## ***Focus Center #1—Historic Downtown District***

The first of the three centers to be discussed is the Historic Downtown District. With a number of buildings over 100 years old, there is a great deal of the history of Ellettsville in this center. At various times, the Historic Downtown District has been home to public facilities such as Old Town Hall, the Monroe County Public Library, and an ever-changing roster of businesses along North Sale Street. Today many of these storefronts are empty while others have been converted to residential uses.

Although there are numerous reasons for the decline of the Historic Downtown District as a commercial hub, one of the primary concerns is the location of a significant number of these buildings within a regulatory floodway. As discussed in further detail in a later focus center, redevelopment within a floodway is generally discouraged. This problem is not unique to Ellettsville as downtowns throughout Indiana tended to be developed around mills and other early facilities that relied on water power from adjacent streams and rivers. The Historic Downtown District will require additional engineering for redevelopment, but it can be rehabilitated as a commercial center.

The dearth of commercial establishments in the Historic Downtown District and relative lack of nearby attractions makes it a rarely visited destination. A downtown district is one that works on the concept of clustering restaurants, service, and retail establishments in which visitors typically patronize multiple locations in one trip. Working on this concept, several pioneer establishments should be encouraged to begin the transformation back to a viable downtown district. The first few businesses should be encouraged through groups such as Ellettsville Main Street and the Greater Ellettsville Chamber of Commerce. Programs such as façade grant funding and other downtown redevelopment programs are available through block grant funding from the Indiana Office of Community and Rural Affairs (OCRA) and other grants through local foundations.



Historic Downtown Mixed Use Building

# Future Development

## Focus Center #1 (Continued)

A redevelopment plan should be created to determine which structures are ripe for development in their current state or will require more intense revitalization. The plan should also call for a vertical mix of uses with commercial on the ground floor and office or dwelling space on upper floors. Existing, non-historic, residential buildings should be converted to a minimum of ground floor commercial where possible, and rebuilt when that is not possible. A single entity should be established as a central location for information on redevelopment programs, available real estate and other relevant information to facilitate development.

In addition to the commercial aspect, Town amenities should also be enhanced in and around the Historic Downtown District to encourage visitors. The Heritage Trail and Ellettsville History Center will provide a great start and should begin drawing visitors in the near future. Plans should include an extension of the Heritage Trail into a larger, regional park spanning both banks of Jack’s Defeat Creek with a clear path to downtown as well as additional cultural institutions around the perimeter of the Historic Downtown District.

Additionally, the aesthetics of the Historic Downtown District are vital and significant Town investment may be needed to facilitate any improvements. Historic buildings that have been altered should be returned to their original condition when possible while others should be renovated to compliment historic buildings. Guidelines should be developed, either through a local historic district or a downtown overlay zoning district, to specify how buildings should appear to the public. To provide the type of experience that is implied by “Downtown”, buildings should have ground floor storefronts to provide a pedestrian friendly environment and parking lots should be confined to side streets and behind buildings as there are relatively few buildable lots in this district.



Historic Storefront along N. Sale Street



Floodplain area along W. Vine Street waiting to be converted to park space

# Future Development

## Focus Center #2—Lenzy Hayes

Lenzy Hayes represents a unique opportunity to Ellettsville as the only mobile home court within Town limits and is one of the very few residential developments serving low income households. At its peak, Lenzy Hayes contained nearly seventy (70) units, but over the past ten (10) years, that number has dwindled to below thirty (30). However, despite the decline in the number of units at Lenzy Hayes, there has been little increase in low income units elsewhere in Town and the overall number of dwelling units available to low income households has decreased over the past decade. While this property has become blighted with dilapidating dwelling units visible from State Road 46, almost all of the new housing stock that has been built in Ellettsville over the past decade has been marketed to middle and higher income brackets.

Another aspect of Lenzy Hayes that makes it a desirable prospect for redevelopment is its location along State Road 46. Although there is a small portion of the floodplain along the southern boundary of the property, the majority is easily buildable and already contains infrastructure to support development. The property itself is located among a number of commercial properties and is easily accessible from a state highway which directly connects to Bloomington. Sidewalks line both sides of State Road 46, although there are limited connections between the north and south sides. The majority of retail, restaurant, and recreational destinations in Ellettsville (including the Historic Downtown District) are located within one mile of the property.

This property is a target location for redevelopment, with hopes that the owners will develop the area into a multi-use space that will promote the development of affordable housing. Because of its location, it is strongly recommended that the entire property be designed as a mixed use center, with the potential to become a transit hub that would easily connect with the major commercial and service areas of Bloomington.



Several trailers in Lenzy Hayes



Aerial View of Lenzy Hayes



# Future Development



Floodplain along Jack’s Defeat Creek



Floodplain near Downtown, along the Heritage Trail

## Focus Center #3—Flood Hazard Areas

Although this is a far more nebulous area than the previous two focus centers, it may be the most important as the development that occurs in a floodplain can affect large swaths of Ellettsville. As previously mentioned, a significant portion of the Historic Downtown District is located within the floodplain as well as a number of already built commercial and residential developments. This focus center in particular covers more than 120 acres of land much of which, at best, is unsuitable for development.

For the benefit of the rest of the Town, and even for locations downstream, efforts should be made to discourage any type of development within the floodplain. The simplest configuration of this would be a new open space/preservation zoning district, or an overlay district that would essentially prohibit all non-flood friendly types of development. This would still permit most parks and recreational areas, and possibly other small, low impact projects. Additionally, the Town should attempt to purchase or obtain easements on developed properties within a yet to be defined area as they become available for conversions into parks/open space. While the existing layout of Ellettsville will make it difficult to prevent all floodplain development, some areas can be preserved with minimal impact.

Floodplain areas under the control of Town should be deed restricted to prevent future development which will continue to help lessen the impact of future floods. Additionally, this can add acres of parkland to the Town and can be used for stormwater education opportunities.

Although it can be difficult to effectively remove larger pieces of land from the development pattern of Town, it is a necessary step to ensure that heavy rain events do not become more destructive. This type of smart growth will also assist in infill development and redevelopment of other areas in which development is less affect by floods.



# *Appendix A*

## **Implementation Schedule**



# Appendix A

Objective	Priority	Time Frame	Departments/Agencies Involved
<b>Parks, Recreation &amp; Green Space</b>			
Develop an off street trail network that provides recreational opportunities as well as transportation to work and schools to stimulate a healthier life style.	Medium	1-5 Years	Parks, Planning, Town Manager, Utilities
Identify and protect significant cultural resources as part of new parks including recreational facilities to enhance community identity and quality of life and enrich the recreational experience of users.	High	1-5 Years	Parks Board
Create a network which will include future areas as well as preserving existing open/green spaces.	High	1-5 Years	Parks, Planning, Utilities
Actively seek funding for the acquisition and development of park land, recreation facilities, and trails to meet recreational needs.	Medium	1-5 Years	Parks, Planning, Clerk-Treasurer

Objective	Priority	Time Frame	Departments/Agencies Involved
<b>Housing</b>			
Establish a stock of smaller, easily accessible homes for the elderly.	High	5-10 Years	Planning, Economic Development
Consider revising zoning regulations to allow some small scale office/retail uses in neighborhoods.	Medium	1-5 Years	Planning, Building
Continued and enhanced enforcement of current zoning regulations to help maintain property values in neighborhoods.	High	0-20 Years	Planning
Consider minimum property standards to help ensure houses are not allowed to fall into disrepair.	Medium	1-5 Years	Planning, Building
Actively use the Historic Preservation Committee.	Medium	1-5 Years	Planning

# Appendix A

Objective	Priority	Time Frame	Departments/Agencies Involved
<b>Commercial &amp; Economic Development</b>			
<i>Objectives - West</i>			
Develop specific plans for areas which would be best served by future development and which should remain agricultural.	High	5-10 Years	Planning, Street, Utilities, Economic Development
Develop plans for the expansion of Town utilities into unserved areas.	Medium	5-10 Years	Utilities, Town Manager
Consider the creation of a Tax Increment Financing District (TIF) to further facilitate the expansion of utilities and other necessary infrastructure into this district.	Medium	5-10 Years	Economic Development, Clerk-Treasurer, Town Manager
<i>Objectives - Downtown</i>			
Strengthen the existing relationship with Ellettsville Main Street to provide opportunities for growth and development of downtown.	High	1-5 Years	Planning, Main Street
Work with OCRA and other state and federal agencies on façade grants and other grant/loan programs to enhance the character of downtown.	High	1-5 Years	Planning, Main Street
Consider the development of pop-up stores and business incubators to encourage small businesses.	High	1-5 Years	Planning, Main Street
<i>Objectives - East</i>			
Develop a targeted annexation plan to obtain control over undeveloped parcels along State Road 46.	Medium	5-10 Years	Planning, Town Manager
Revitalize underdeveloped properties already within Town limits.	Low	5-10 Years	Economic Development, Main Street
Develop plans for the expansion of Town utilities into the underserved areas.	Medium	5-10 Years	Utilities, Town Manager

# Appendix A

Objective	Priority	Time Frame	Departments/Agencies Involved
<b>Infrastructure</b>			
Create a plan for the placement of future street trees, sidewalks, parking and utilities, particularly within subdivisions.	High	3-12 Months	Street, Utilities, Planning
Create and implement a plan to reduce the amount of stormwater runoff generated by future development.	Medium	1-5 Years	Street, Utilities
Create and implement a plan to effectively channel and retain excess water during heavy rain events	High	5-10 Years	Street, Utilities
Prioritize which locations are most appropriate for expansion of Town utilities.	Medium	5-10 Years	Street, Utilities, Planning

Objective	Priority	Time Frame	Departments/Agencies Involved
<b>Future Land Use &amp; Development</b>			
Review of current zones against current land uses to determine conflicting areas.	High	0-6 Months	Planning
Revise zoning districts to reconcile conflicting areas and guide future development.	Medium	6-18 Months	Planning
Review and revise zoning ordinances for compliance with future planning goals.	Medium	1-3 Years	Planning
Develop strategy for future annexations.	High	3-12 Months	Planning, Town Manager, Economic Development
Begin process of annexation in accordance with strategy.	High	1-5 Years	Planning, Town Manager

# Appendix B

## Public Input Survey Results

6. How would you rate the following Town services?  
(On a scale of 1 to 5, with 1 = "poor" to 5 = "excellent")

- a. Condition of streets
- b. Quality of parks/green space
- c. Accessibility to parks/Town services
- d. Water quality and service
- e. Sewer quality and service
- f. Enforcement of Town codes (tall grass/excess debris on property)
- g. Fire service
- h. Police service
- i. Quality of schools
- j. Quality of recreational programs
- k. Overall effectiveness of Town government

7. Which of the following does Ellettsville need? (Mark all appropriate responses)

- a. New schools
- b. Economic development
- c. Public swimming pool
- d. Restaurants
- e. Additional parks and recreation
- f. New utilities/services (trash removal/streets/water/sewer)
- g. Other (please list) \_\_\_\_\_

## Appendix B

<b>Question 1: List two reasons why you like living and/or working in Ellettsville.</b>		
<b>Two Responses</b>	48	81%
<b>One Response</b>	10	17%
<b>No Response</b>	1	2%
<b>Small town feel</b>	30	51%
<b>Community, town pride, family oriented and friendliness</b>	25	42%
<b>Proximity to other towns, their services and colleges</b>	16	27%
<b>Schools</b>	9	16%
<b>Low crime/safety</b>	8	14%
<b>Town amenities (including library)</b>	8	14%
<b>Home affordability</b>	6	11%
<b>Town services</b>	3	5%
<b>Property taxes</b>	2	4%
<b>Work</b>	2	4%
<b>Not Bloomington</b>	1	2%
<b>Less traffic</b>	1	2%



## Appendix B

<b>Question 2: List two things you would like to change about Ellettsville.</b>		
<b>Two Responses</b>	40	68%
<b>One Response</b>	13	22%
<b>No Response</b>	6	10%
<b>More businesses (including restaurants)</b>	20	35%
<b>Town Government</b>	11	19%
<b>Green space and parks</b>	8	14%
<b>Sidewalks</b>	8	14%
<b>Downtown</b>	7	12%
<b>Aesthetics/Beautification</b>	5	9%
<b>Police</b>	4	7%
<b>Schools</b>	4	7%
<b>State Road 46</b>	4	7%
<b>Code Enforcement</b>	3	5%
<b>Activities for children</b>	2	4%
<b>Utilities</b>	2	4%
<b>Fall Festival</b>	1	2%
<b>Taxes</b>	1	2%

## Appendix B

<b>Question 3: What about Ellettsville would you most like to protect?</b>		
<b>Total Responses</b>	51	89%
Small town feel	25	44%
Quality of Life	4	7%
Safety	4	7%
Community (people)	4	7%
Farm land	3	5%
History (including historical buildings)	3	5%
Park and green space	3	5%
Schools	3	5%
Downtown	2	4%
Library	1	2%
Monroe Co. Fall Festival	1	2%
Urban Sprawl	1	2%

## Appendix B

<b>Question 4: From the list below, please number 1 - 3, the top three priorities for Ellettsville</b>										
<b>Response</b>	<b>a.</b>	<b>b.</b>	<b>c.</b>	<b>d.</b>	<b>e.</b>	<b>f.</b>	<b>g.</b>	<b>h.</b>	<b>i.</b>	<b>j.</b>
	ADA Accessibility	Bicycle/ Pedestrian Paths	Code Enforcement	Downtown Revitalization	Economic Development	Environmental Protection	Recreation & Green Space	Streets & Sidewalks	Town Growth	Other
<b>Number of Responses</b>	5	22	11	39	25	11	30	18	13	2
<b>Average Response</b>	2.6	2.0	1.6	1.8	2.1	2.3	2.2	1.9	2.0	1.5
<b>Percentage</b>	8%	37%	19%	66%	42%	19%	51%	31%	22%	3%
<b>Weighted Score</b>	0.032	0.37	0.266	0.792	0.378	0.133	0.408	0.341	0.22	0.045
<b>Overall Rank</b>	10	4	6	1	3	8	2	5	7	9
<b>Total Responses</b>	57									
<b>Percentage</b>	97%									

## Appendix B

Question 5: Do you feel a strong sense of pride in Ellettsville?		
Response	Responses Received	Percentage
Yes	45	76%
No	9	15%
Total Responses	54	92%
No Response	5	8%
Comments		
People should not be allowed to park in yards or allowed to leave trash/junk in front of their homes.		
Make Town more appealing for graduates or Bloomington residents		
Town definitely needs to grow and soon or it'll crumble-that's the top priority.		
Great place to raise family and live; proud of the quiet community feeling.		
Wouldn't want to live any where else.		
Too many groups that say "my way or the highway" especially with Town government.		
Nice friendly place, safe here, good schools, good place to raise kids.		
People care about the quality of life here.		
Need more youth type things to do - holds down trouble.		
There aren't a lot of reasons for outsiders to visit.		
Separate ties from Bloomington.		
Wonderful community with people who care about the history and each other.		

## Appendix B

<b>Question 6: How would you rate the following Town services? (On a scale of 1 to 5, with 1 = "poor" to 5 = "excellent")</b>											
Responses	a.	b.	c.	d.	e.	f.	g.	h.	i.	j.	k.
	Condition of Streets	Quality of Parks/ Green Space	Accessibility to Parks/ Town Services	Water Quality & Service	Sewer Quality & Service	Enforcement of Town Codes (tall grass/ trash)	Fire Service	Police Service	Quality of Schools	Quality of Recreational Programs	Overall Effectiveness of Town Government
<b>Number of Responses</b>	54	54	54	50	50	53	54	53	53	50	50
<b>Percentage</b>	92%	92%	92%	85%	85%	90%	92%	90%	90%	85%	85%
<b>Average Response</b>	3.6	2.7	3	3.9	3.9	3	4.4	4.3	4.1	3	3.2
<b>Total Responses</b>	56										
<b>Percentage</b>	95%										
<b>Comments</b>											
<b>Streets</b>	Doesn't get any better than OUR Street guys - they take very good care of the Town. They're improving.										
<b>Accessibility</b>	Lack of parking at Fall Festival. How would someone in wheelchair or mom's with strollers get to new Town Hall? Ball field parking.										
<b>Utilities</b>	Expensive.										
<b>Code Enforcement</b>	Little excessive at times, petty and don't become a Bloomington.										
<b>Fire</b>	Ambulance in Ellettsville - very important.										
<b>Police</b>	Getting better with SRO, will improve with new Town Marshal. Need more, 1 for 7,000 people at time is not enough (quote from police officer). Invisible.										
<b>Schools</b>	Teachers not heard or supported.										
<b>Recreational Programs</b>	RBBYS space should fall under Parks Board and \$ benefit the town and used year round not just spring. Needs to increase.										
<b>Town Government</b>	They constantly have to combat small town mentality of public that keeps the town from benefiting from council progress.										

## Appendix B

Question 7: Which of the following does Ellettsville need?							
	a.	b.	c.	d.	e.	f.	g.
Responses	New Schools	Economic Development	Public Swimming Pool	Restaurants	Additional Parks & Recreation	Utilities/ Services (trash/ streets/ water/sewer)	Other (please specify)
Number of Responses	5	29	24	35	37	7	14
Percentage	9%	52%	43%	63%	66%	13%	25%
Total Responses	56%						
Percentage	95%						

Question 8: Describe your current residence.				
Responses	a. Own home in Ellettsville	b. Rent home in Ellettsville	c. Live outside of Ellettsville	d. Do not wish to answer
Number of Responses	32	7	17	0
Percentage	57%	13%	30%	0
Total Responses	56			
Percentage	95%			

# Appendix B

Question 7: Which of the following does Ellettsville need? (continued)
<b>Responses from Item G (Other)</b>
Codes to keep yards in shape, and clean and neat property.
Sidewalks and paths in hopes to allow more avenues for residents to get to the places around town (sidewalks and paths).
More shops to attract tourists
Branding - Identity
Beautification, flowers, landscaping, beautiful bushes and trees.
More downtown-more business-less shopping centers
A place for teens to hang out.
Get rid of Smithville Phone Co. Let other services in.
Sidewalks.
The police need to ticket/fine those who speed and those who text while driving.
Affordable rentals so many would love to call Ellettsville home, but there are none.
Did I mention more parks?!
Green areas.
Enforce "tall grass" ordinances and parking ordinance. Police need to be more visible and active.

Comments
Free trash removal. Once had it - taxes were raised to buy a new packing truck and then they stopped the service, sold the truck but did not lower taxes.
Schools should farm the 40 acres by the Primary School and use that for a community garden, science and ecology learning activities. Want Dunkin donuts or Panera and a dog park.
Trash removal.
Grass along Hwy. 46 needs to be cut and maintained. Tall grass and weeds do not convey a prideful community to visitors and residents.
More options/more small business owners.
Unified system, city owned and run trash removal. Mandatory recycle days.
There is a swimming pool at the high school and an outdoor pool is too limited by season. Could we support an indoor, year round facility?
Healthy options close to downtown.
Improve what we have, create new and connect all paths.
Focus on underground drainage options too. This would help flooding concerns once water hits town area/streets.



## Appendix B

Questions 9-11: Housing in Ellettsville (On a scale of 1 to 5, with 1 = "poor" to 5 = "excellent")							
Responses	9. How would you rate the appearance of housing in Ellettsville?		10. How would you rate the affordability of housing in Ellettsville?		11. How would you rate the overall quality of life in Ellettsville?		
Number of Responses	56		55		56		
Percentage	95%		93%		95%		
Average Response	3.1		3.8		3.8		
Total Responses	56						
Percentage	95%						
Question 12: What type(s) of housing are needed in Ellettsville?							
Responses	a.	b.	c.	d.	e.	f.	g.
	Rental Units	Accessory Housing (in-law suites, etc.)	Tiny Housing (less than 500 square feet)	Higher Income Housing	Affordable Housing (non-public housing)	Public Housing	None
Number of Responses	9	8	7	12	29	6	10
Percentage	17%	15%	13%	23%	56%	12%	19%
Total Responses	52						
Percentage	88%						

## Appendix B

<b>Question 13: Please state your gender.</b>			
<b>Response Date</b>	<b>Male</b>	<b>Female</b>	<b>Do not wish to answer</b>
<b>Number of Responses</b>	17	38	2
<b>Percentage</b>	30%	67%	3%
<b>Total Responses</b>	57		
<b>Percentage</b>	97%		

<b>Question 14: Please state your age range.</b>						
<b>Response Date</b>	<b>Under 18</b>	<b>18 - 29</b>	<b>30 - 49</b>	<b>50 - 64</b>	<b>65 or older</b>	<b>Do not wish to answer</b>
<b>Number of Responses</b>	0	8	24	10	14	1
<b>Percentage</b>	0	14%	42%	18%	25%	2%
<b>Total Responses</b>	57					
<b>Percentage</b>	97%					

## Appendix B

Question 15: Please state your highest education level.							
Responses	Middle School	High School	Some College	Associate's Degree	Bachelor's Degree	Graduate Degree	Do not wish to answer
Number of Responses	0	5	10	8	20	11	3
Percentage	0	9%	18%	14%	35%	19%	5%
Total Responses	57						
Percentage	97%						

Question 16: Which best describes your relationship with Ellettsville?						
Responses	a. Live in Ellettsville	b. Work in Ellettsville	c. Property/ business owner in Ellettsville	d. Attended/ currently attending school in Ellettsville	e. Visitor	Other (please specify)
Number of Responses	41	18	13	15	1	13
Percentage	72%	32%	23%	26%	2%	23%
Total Responses	57					
Percentage	97%					

## Appendix B

Question 17: Please state your household income.							
Responses	Less than \$15,000	\$15,001 - \$30,000	\$30,001 - \$50,000	\$50,001 - \$75,000	\$75,001 - \$100,000	More than \$100,000	Do not wish to answer
Number of Responses	1	4	11	10	12	7	12
Percentage	2%	7%	19%	18%	21%	12%	21%
Total Responses	57						
Percentage	97%						

Question 18: How long have you lived/worked in Ellettsville?						
Responses	Less than 1 year	1 - 4 years	5 - 9 years	10 - 20 years	More than 20 years	Visit occasionally
Number of Responses	2	11	10	13	20	0
Percentage	4%	20%	18%	23%	36%	0%
Total Responses	56					
Percentage	95%					

## Appendix B

Question 19: On average, how many hours per day do you spend in Ellettsville?						
Response Date	Less than 1 hour	1 - 4 hours	5 - 9 hours	10 - 14 hours	More than 14 hours	Visit occasionally
<b>Number of Responses</b>	4	7	6	15	23	3
<b>Percentage</b>	7%	12%	11%	26%	40%	5%
<b>Total Responses</b>	57					
<b>Percentage</b>	97%					

Question 20: What is your vision for Ellettsville?		
Response	Number of Responses	Percentage
Total number of responses	45	76%
More green space, accessible recreation and parks	16	36%
Small town feel.	14	31%
More business, restaurants, commercial development and economic development.	13	29%
Downtown revitalization.	8	18%
Affordable housing and residential development.	3	7%
Change in government.	3	7%
Clean town/beautification.	3	7%
Independent of Bloomington	3	7%
Safe place to raise families.	3	7%
Sidewalks paths and trails.	2	4%
Community garden.	1	2%
A good suburban community.	1	2%

## Appendix B

Question 21: Additional Comments (Grouped)		
Response	Number of Responses	Percentage
Total number of responses	20	34%
More green space, parks and trails.	5	25%
More businesses.	3	15%
More Hilly 100 support.	2	10%
Downtown revitalization.	1	5%
More citizen involvement.	1	5%
Change in government.	1	5%
Keep small town feel.	1	5%
Need sidewalks.	1	5%
More police patrols.	1	5%

Question 21 - Comments
On question 17, I assume this means outside of home.
Help people KNOW they are part of Ellettsville and need to participate in planning & volunteering to improve our community.
Please add more appealing restaurants, shops, and stores. (This doesn't mean fast food.) Perhaps a Starbucks or Target. I even think a nice hotel (not Motel 8) would help to bring people in. There also need to be small-town stores downtown, like antique shops or little gift shops or lettering/card stores. A little bit of research would go a long way.
I think kids need more affordable activities and recreational possibilities and places to go to keep them busy and happy and hopefully reduce drug use, poverty and low self esteem. A public swimming pool, a skating rink, skate board park, larger parks with more play and exercise equipment and bowling alley could be possibilities.
Ellettsville needs a new Town Council.
We need some type of restaurant that serves all types of foods. Something like O'Charley's or Fridays, or something like that. Too many pizza places, Mexican places, car washes, gas stations, and auto parts stores. We need to step outside the box a little.

## Appendix B

### Question 21 - Comments (continued)

Another nice safe park - beautifully landscaped - with walking, jogging, bike trails - swings, picnic tables, tennis courts. A safe fund place for our kids and families. And yes a pool would be great.

Do not need more water department debt or new pickups to ride around in. Need more police patrols in Town and surrounding neighborhoods.

Please use your influence to get a sidewalk installed on Smith Pike I'm afraid someone is going to be hit by a car while walking along the edge.

Love the flags put up by street department each season Creates hometown feel. Would love to see more flowers on street corners. Keep "Welcome to Ellettsville" on both ends of Town clean and pretty flowers.

Take back Endwright Center - it does not seem to support or work with this community or its members and draws from Bloomington clientele and employees.

A main concern is for the schools, EPS & EHS (especially EPS) are bursting at the seams. Big class sizes, every room in use, etc. I think an additional elementary school is needed to accommodate the growth.

I love the Ellettsville branch of the Monroe County Library. I visit there weekly or more.

Everyone moving to Spencer or Bloomington

I think there needs to be a park for children that is safe. Also keeping older kids off it and from smoking over there! Otherwise we love Ellettsville!

Bring back capitalism and ethics to our town and country.

Thank you for this opportunity to express our opinions.

Ellettsville is a wonderful place to call home. However it is a little dated and we need a facelift all while keeping that small town feel. Housing, swimming pool, maybe a movie theatre or a Target, new restaurant and we're good for a few years. Also people in this town are very judgmental and we should campaign for a community of unity. All need to be reminded mistakes are part of life and none are perfect.

Hoping we don't lose the post office!

This town has a lot of very talented kids. But the ones not so talented are the ones representing Ellettsville and not the kids who could make the town shine!

Aesthetics!

I think the new trail that attracts both walkers and bikers will be a definite plus for the community. Also, offer things for the Hilly 100 crowd so they like to come here. Food vendors, an evening of entertainment, a town sponsored welcome to Ellettsville.

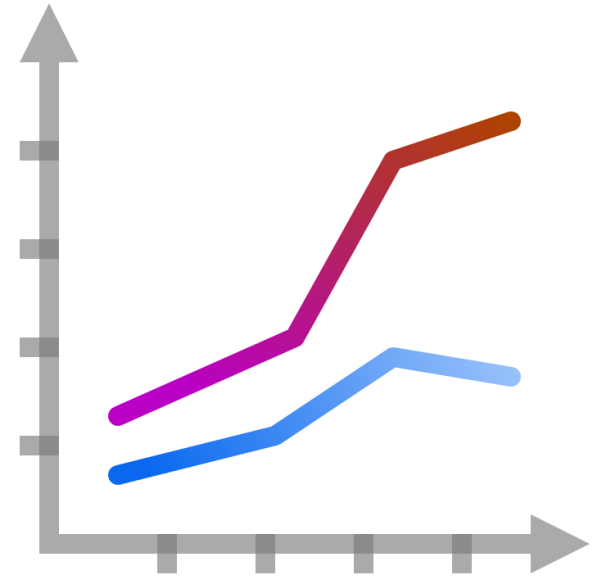
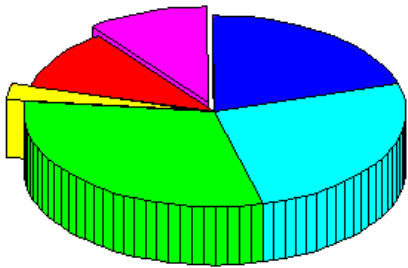
Reeves Road desperately needs a sidewalk

Ellettsville needs to complete biking - walking trails. Ellettsville needs to be more welcoming toward "Hilly 100" visitors. How much money and effort would it cost to hang "welcome" banners for the Hilly 100? By the way, what does our Town manager do to earn his pay? Seems like this is an unnecessary paid position.



# Appendix C

## Demographics

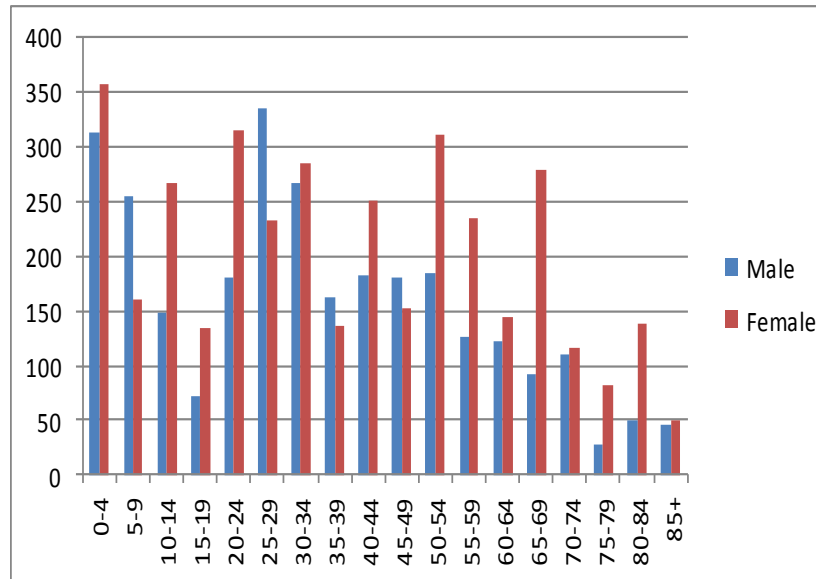


# Population

Population by Age Group

Age Group	All	Male	Female
Under 5 years	672	314	358
5 to 9 years	415	254	161
10 to 14 years	415	148	267
15 to 17 years	149	49	100
18 and 19 years	56	22	34
20 years	54	0	54
21 years	103	32	71
22 to 24 years	340	149	191
25 to 29 years	568	335	233
30 to 34 years	551	267	284
35 to 39 years	300	163	137
40 to 44 years	433	183	250
45 to 49 years	333	180	153
50 to 54 years	495	184	311
55 to 59 years	360	126	234
60 and 61 years	123	44	79
62 to 64 years	145	79	66
65 and 66 years	169	43	126
67 to 69 years	201	48	153
70 to 74 years	227	111	116
75 to 79 years	109	28	81
80 to 84 years	188	49	139
85 years and over	95	46	49
<b>Total:</b>	<b>6,501</b>	<b>2,854</b>	<b>3,647</b>
<b>Median age</b>	<b>34.3</b>	<b>33.2</b>	<b>38.2</b>

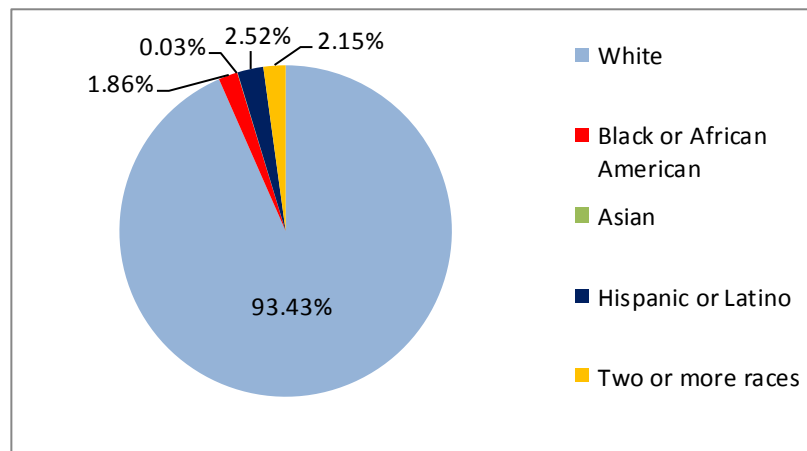
Age Groups



Historic Population

	Ellettsville	Monroe County
1880	585	15,875
1890	712	17,673
1900	708	20,873
1910	676	23,426
1920	721	24,519
1930	767	35,974
1940	863	36,534
1950	855	50,080
1960	1222	59,225
1970	1627	84,849
1980	3328	98,785
1990	3275	108,978
2000	5078	120,563
2010	6378	137,974

Ethnicity



Population by Ethnicity

Total	Count	Percentage
Total	6,501	100%
White	6,074	93.43%
Black or African American	121	1.86%
Asian	2	0.03%
Hispanic or Latino	164	2.52%
Two or more races	140	2.15%

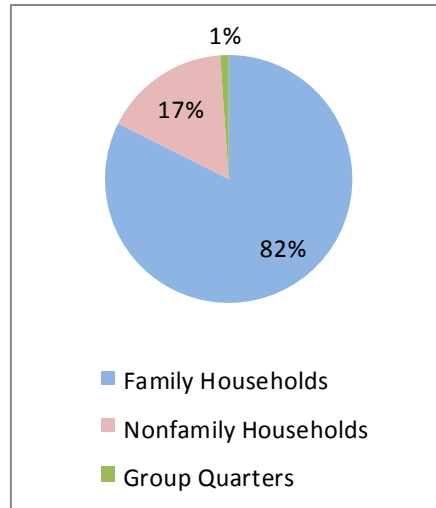
# Population

## Population by Living Arrangement

<b>Total</b>	<b>6,501</b>
Households	6,428
Family Households	5,355
Nonfamily Households	1,073
Group Quarters	71
Average Household Size	2.45
Owner Occupied Household Size (Avg.)	2.55
Renter Occupied Household Size (Avg.)	2.2

<b>Family Households</b>	<b>5,355</b>
Householder	1,699
Male	853
Female	846
Spouse	1,093
Child	2,167
Biological Child	1,974
Adopted Child	21
Stepchild	172
Grandchild	77
Brother or Sister	39
Parent	8
Parent-in-law	0
Son-in-law or Daughter-in-law	34
Other Relatives	39
Nonrelatives	199
Unmarried Partner	187
Other Nonrelatives	12

<b>Nonfamily Households</b>	<b>1,073</b>
Householder	925
Male	279
Living Alone	210
Not Living Alone	69
Female	646
Living Alone	604
Not Living Alone	42
Nonrelatives	148
Housemate	79
Unmarried Partner	55
Other Nonrelatives	14



## Disability to Poverty Level Ratio

Ratio to Poverty Level	Total Population	Disabled Population	Not Disabled Population
<b>All Population</b>	6,416	933 (X)	5,483 (X)
Under .50	530	151 28.5%	379 71.5%
.50 to .99	300	77 25.7%	223 74.3%
1.00 to 1.49	976	217 22.2%	759 77.8%
1.50 to 1.99	519	127 24.5%	392 75.5%
2.00 and over	4,091	471 11.5%	3,620 88.5%

## Disability by Age Group

Age Group	Total	#	%
Under 5 years	672	38	5.7%
5 to 17 years	979	32	3.3%
18 to 34 years	1,665	53	3.2%
35 to 64 years	2,175	522	24.0%
65 to 74 years	589	184	31.2%
75 years and over	348	214	61.5%

## Disability by Type

Disability Type	#	%
Hearing Difficulty	324	5.0%
Vision Difficulty	204	3.2%
Cognitive Difficulty	441	7.7%
Ambulatory Difficulty	534	9.3%
Self-Care Difficulty	209	3.6%
Independent Living Difficulty	262	5.5%

# Housing

**Population by Geographic Mobility**

	Ellettsville		United States		Indiana		Monroe County	
	Units	%	Units	%	Units	%	Units	%
<b>Total</b>	6,298	(X)	314,813,229	(X)	6,510,240	(X)	141,836	(X)
Same house 1 year ago	5,297	84.1%	268,263,124	85.2%	5,529,049	84.9%	95,832	67.6%
Moved within same county	750	11.9%	27,132,847	8.6%	581,484	8.9%	24,578	17.3%
Moved - different county, same state	151	2.4%	10,122,178	3.2%	235,469	3.6%	11,817	8.3%
Moved from different state	100	1.6%	7,282,348	2.3%	139,056	2.1%	7,067	5.0%
Moved from abroad	0	0.0%	2,012,732	0.6%	25,182	0.4%	2,542	1.8%

**Population by Housing Type**

	Ellettsville		United States		Indiana		Monroe County	
	#	%	#	%	#	%	#	%
Total housing units	2,854	(X)	134,054,899	(X)	2,830,669	(X)	60,104	(X)
Occupied housing units	2,624	91.9%	117,716,237	87.8%	2,513,828	88.8%	54,278	90.3%
Vacant housing units	230	8.1%	16,338,662	12.2%	316,841	11.2%	5,826	9.7%
Homeowner vacancy rate	(X)	3.4%	(X)	1.8%	(X)	2.0%	(X)	1.7%
Rental vacancy rate	(X)	5.3%	(X)	6.2%	(X)	7.6%	(X)	5.1%
Owner-occupied	1,864	71.0%	74,881,068	63.6%	1,727,511	68.7%	29,472	54.3%
Renter-occupied	760	29.0%	42,835,169	36.4%	786,317	31.3%	24,806	45.7%
Average HH size - owner-occupied unit	2.55	(X)	2.7	(X)	2.63	(X)	2.47	(X)
Average HH size - renter-occupied unit	2.2	(X)	2.53	(X)	2.37	(X)	2.24	(X)

**Population by Household Tenure**

	Moved 2015 or later	Moved 2010 - 2014	Moved 2000 - 2009
Ellettsville	78 3.0%	868 33.1%	1,010 38.5%
United States	6,023,018 5.1%	38,264,823 32.5%	37,660,774 32.0%
Indiana	130,327 5.2%	795,171 31.6%	791,160 31.5%
Monroe County	4,685 8.6%	22,595 41.6%	14,603 26.9%
	Moved 1990 - 1999	Moved 1980 - 1989	Moved 1979 or earlier
Ellettsville	396 15.1%	139 5.3%	133 5.1%
United States	17,512,414 14.9%	8,505,988 7.2%	9,749,220 8.3%
Indiana	382,861 15.2%	180,621 7.2%	233,688 9.3%
Monroe County	6,041 11.1%	2,989 5.5%	3,365 6.2%

# Housing

## Housing - Physical Characteristics

Number of Bedrooms	Ellettsville		United States		Indiana		Monroe County	
	#	%	#	%	#	%	#	%
No bedroom	0	0.0%	3,110,317	2.3%	41,913	1.5%	1,506	2.5%
1 bedroom	216	7.6%	14,756,773	11.0%	262,216	9.3%	7,860	13.1%
2 bedrooms	855	30.0%	35,456,629	26.4%	747,057	26.4%	17,404	29.0%
3 bedrooms	1,468	51.4%	53,080,768	39.6%	1,235,201	43.6%	22,675	37.7%
4 bedrooms	263	9.2%	21,891,802	16.3%	442,192	15.6%	8,209	13.7%
5 or more bedrooms	52	1.8%	5,758,610	4.3%	102,090	3.6%	2,450	4.1%

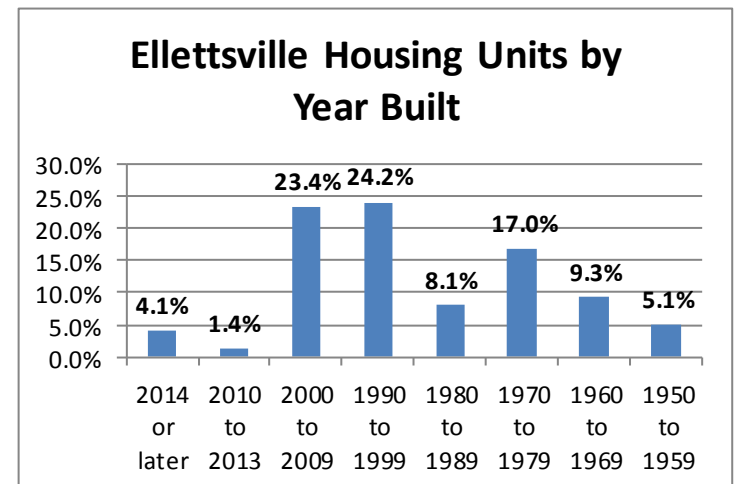
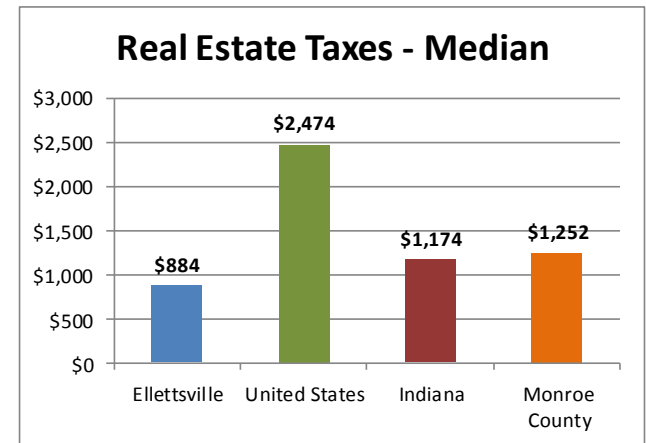
Occupants Per Room	Ellettsville		United States		Indiana		Monroe County	
	#	%	#	%	#	%	#	%
1.00 or less	2,597	99.0%	113,783,631	96.7%	2,468,872	98.2%	53,629	98.8%
1.01 to 1.50	27	1.0%	2,732,978	2.3%	33,901	1.3%	396	0.7%
1.51 or more	0	0.0%	1,199,628	1.0%	11,055	0.4%	253	0.5%

Year Built	Ellettsville		United States		Indiana		Monroe County	
	#	%	#	%	#	%	#	%
Total housing units	2,976	(X)	134,054,899	(X)	2,830,669	(X)	60,104	(X)
Built 2014 or later*	122	4.1%	525,051	0.4%	9,081	0.3%	153	0.3%
Built 2010 to 2013	42	1.4%	2,573,002	1.9%	51,947	1.8%	1,826	3.0%
Built 2000 to 2009	696	23.4%	19,705,347	14.7%	363,250	12.8%	10,832	18.0%
Built 1990 to 1999	719	24.2%	18,762,073	14.0%	417,287	14.7%	11,187	18.6%
Built 1980 to 1989	240	8.1%	18,355,676	13.7%	284,596	10.1%	8,653	14.4%
Built 1970 to 1979	505	17.0%	20,901,765	15.6%	400,032	14.1%	10,335	17.2%
Built 1960 to 1969	276	9.3%	14,563,783	10.9%	319,470	11.3%	7,091	11.8%
Built 1950 to 1959	153	5.1%	14,255,447	10.6%	316,673	11.2%	4,195	7.0%
Built 1940 to 1949	51	1.7%	6,954,604	5.2%	169,599	6.0%	1,221	2.0%
Built 1939 or earlier	172	5.8%	17,458,151	13.0%	498,734	17.6%	4,611	7.7%

\*Recent built housing stats were not reflected in ACS data. Town records indicate 122 new single family housing units permitted between 2014 and 2017.

## Real Estate Taxes

	Ellettsville	United States	Indiana	Monroe County
Less than \$800	42.8%	12.5%	32.4%	28.3%
\$800 to \$1,499	38.5%	18.1%	30.6%	31.5%
\$1,500 or more	15.5%	67.1%	35.0%	38.7%
No taxes paid	3.2%	2.3%	2.0%	1.5%
Median (dollars)	\$884	\$2,474	\$1,174	\$1,252



# Housing

**Housing - Financial Characteristics**

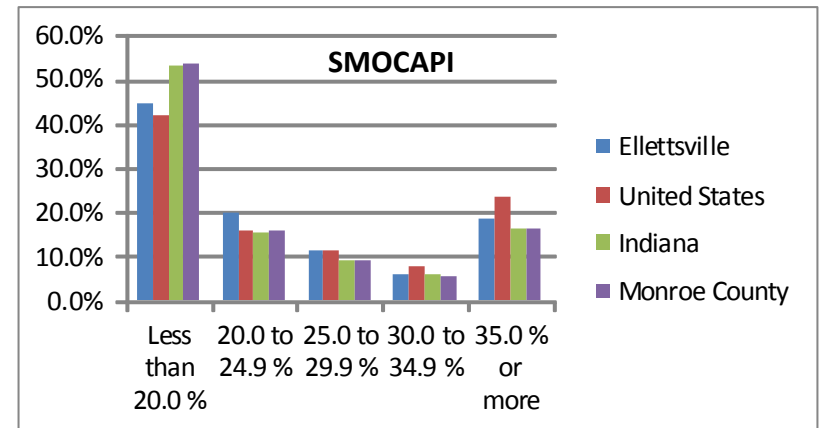
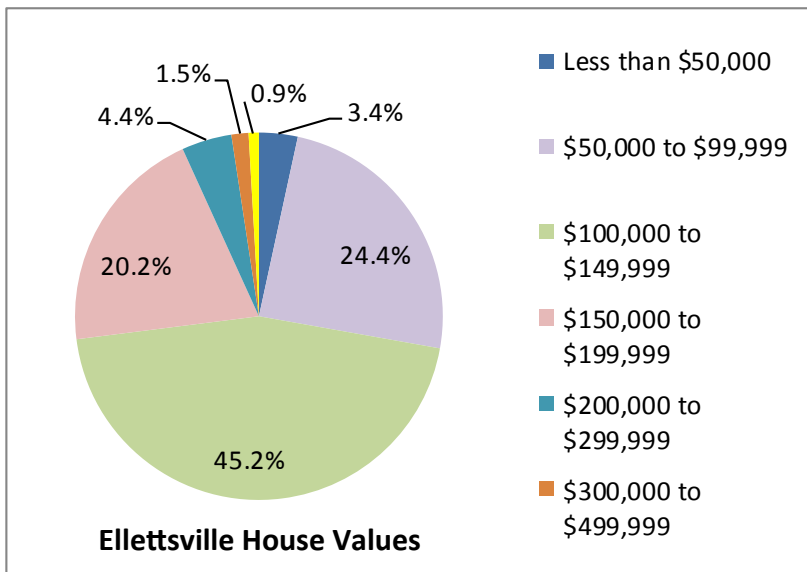
	Ellettsville	United States	Indiana	Monroe County
Owner-occupied units	1,864	74,881,068	1,727,511	29,472
Less than \$50,000	3.4%	8.8%	10.4%	8.0%
\$50,000 to \$99,999	24.4%	14.8%	25.8%	12.0%
\$100,000 to \$149,999	45.2%	15.3%	24.2%	24.2%
\$150,000 to \$199,999	20.2%	14.9%	16.7%	20.5%
\$200,000 to \$299,999	4.4%	18.4%	13.5%	19.6%
\$300,000 to \$499,999	1.5%	16.4%	6.8%	12.3%
\$500,000 to \$999,999	0.9%	9.0%	2.0%	2.8%
\$1,000,000 or more	0.0%	2.5%	0.5%	0.6%
Median (dollars)	\$120,900	\$184,700	\$126,500	\$161,300
Owner-Occupied units with a mortgage	77.4%	64.1%	66.7%	64.9%
Owner-Occupied units without a mortgage	22.6%	35.9%	33.3%	35.1%

**Selected Monthly Owner Costs (SMOC)**

	Ellettsville	United States	Indiana	Monroe County
Housing units with a mortgage	1,420	47,766,759	1,147,330	19,082
\$500 to \$999	47.8%	20.1%	38.3%	33.5%
\$1,000 to \$1,499	43.5%	28.6%	35.1%	35.3%
\$1,500 to \$1,999	4.2%	20.3%	13.9%	15.5%
\$2,000 to \$2,499	0.0%	11.9%	5.2%	7.1%
\$2,500 to \$2,999	0.0%	7.0%	2.0%	3.4%
\$3,000 or more	1.1%	10.3%	2.0%	2.4%
Median (dollars)	\$990	\$1,491	\$1,097	\$1,170

**Selected Monthly Owner Costs as Percentage of Income (SMOCAPI)**

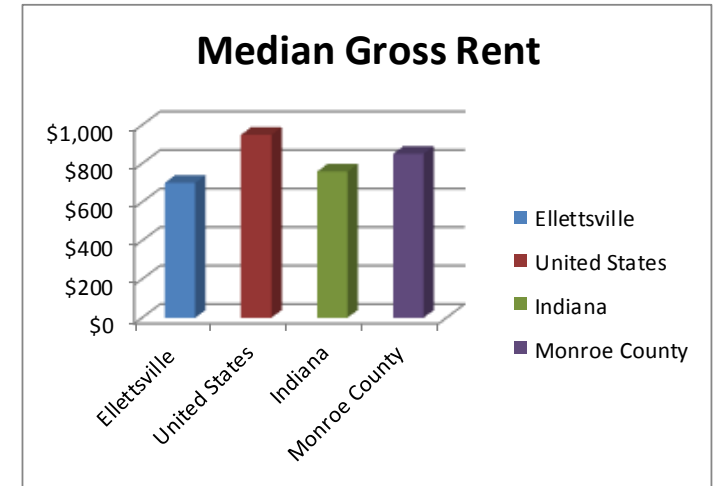
	Ellettsville	United States	Indiana	Monroe County
Less than 20.0%	44.6%	42.1%	53.3%	53.6%
20.0 to 24.9%	20.0%	16.0%	15.4%	15.6%
25.0 to 29.9%	11.2%	11.1%	9.2%	9.2%
30.0 to 34.9%	5.8%	7.5%	5.9%	5.5%
35.0% or more	18.4%	23.3%	16.1%	16.1%



# Housing

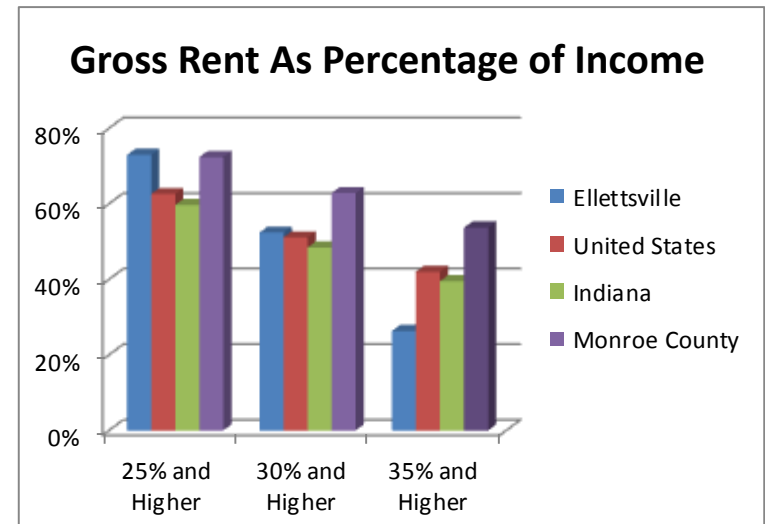
## Gross Rent

	Ellettsville		United States		Indiana		Monroe County	
	#	%	#	%	#	%	#	%
Occupied units paying rent	754	(X)	40,589,851	(X)	742,153	(X)	24,027	(X)
Less than \$500	236	31.3%	4,584,612	11.3%	111,010	15.0%	2,255	9.4%
\$500 to \$999	483	64.1%	17,571,872	43.3%	475,403	64.1%	13,848	57.6%
\$1,000 to \$1,499	35	4.6%	11,233,560	27.7%	126,576	17.1%	5,779	24.1%
\$1,500 to \$1,999	0	0.0%	4,353,437	10.7%	20,463	2.8%	1,444	6.0%
\$2,000 to \$2,499	0	0.0%	1,613,799	4.0%	5,171	0.7%	432	1.8%
\$2,500 to \$2,999	0	0.0%	640,435	1.6%	1,375	0.2%	76	0.3%
\$3,000 or more	0	0.0%	592,136	1.5%	2,155	0.3%	193	0.8%
Median (dollars)	\$700	(X)	\$949	(X)	\$758	(X)	\$851	(X)
No rent paid	6	(X)	2,245,318	(X)	44,164	(X)	779	(X)



## Gross Rent As Percentage of Income (GRAPI)

	Ellettsville		United States		Indiana		Monroe County	
	#	%	#	%	#	%	#	%
Occupied units paying rent (excluding those that cannot be computed)	754	(X)	39,628,951	(X)	720,438	(X)	22,748	(X)
Less than 10.0 %	16	2.1%	1,511,935	3.8%	30,435	4.2%	641	2.9%
10.0 to 14.9 %	44	5.8%	3,378,801	8.5%	71,042	9.9%	1,315	5.9%
15.0 to 19.9 %	69	9.2%	4,924,867	12.4%	96,513	13.4%	2,210	9.8%
20.0 to 24.9 %	75	9.9%	5,016,743	12.7%	92,416	12.8%	2,313	10.3%
25.0 to 29.9 %	155	20.6%	4,549,860	11.5%	81,065	11.3%	2,143	9.5%
30.0 to 34.9 %	197	26.1%	3,603,580	9.1%	64,503	9.0%	1,903	8.5%
35.0 to 39.9 %	62	8.2%	2,658,367	6.7%	45,718	6.3%	1,509	6.7%
40.0 to 49.9 %	18	2.4%	3,672,331	9.3%	63,360	8.8%	2,010	8.9%
50.0 % or more	118	15.6%	10,312,467	26.0%	175,386	24.3%	8,704	38.7%





# Education

### Education Summary

	Ellettsville		United States		Indiana		Monroe County	
	#	%	#	%	#	%	#	%
<b>Population 18 to 24 years</b>	553	(X)	31,296,577	(X)	667,899	(X)	39,718	(X)
Less than high school graduate	82	14.8%	4,326,831	13.8%	110,629	16.6%	1,640	4.1%
High school graduate	197	35.6%	9,390,475	30.0%	205,082	30.7%	6,754	17.0%
Some college or associate's degree	181	32.7%	14,398,370	46.0%	291,054	43.6%	25,952	65.3%
Bachelor's degree or higher	93	16.8%	3,180,901	10.2%	61,134	9.2%	5,372	13.5%
<b>Population 25 years and over</b>	4,297	(X)	213,649,147	(X)	4,339,687	(X)	80,706	(X)
Less than 9th grade	102	2.4%	11,913,913	5.6%	169,321	3.9%	1,808	2.2%
9th to 12th grade, no diploma	462	10.8%	15,904,467	7.4%	348,137	8.0%	4,465	5.5%
High school graduate	1,361	31.7%	58,820,411	27.5%	1,486,051	34.2%	18,280	22.7%
Some college, no degree	831	19.3%	44,772,845	21.0%	903,839	20.8%	14,304	17.7%
Associate's degree	484	11.3%	17,469,724	8.2%	364,277	8.4%	5,415	6.7%
Bachelor's degree	721	16.8%	40,189,920	18.8%	681,986	15.7%	18,497	22.9%
Graduate or professional degree	336	7.8%	24,577,867	11.5%	386,076	8.9%	17,937	22.2%
High school graduate or higher	(X)	86.9%	(X)	87.0%	(X)	88.1%	(X)	92.2%
Bachelor's degree or higher	(X)	24.6%	(X)	30.3%	(X)	24.6%	(X)	45.1%

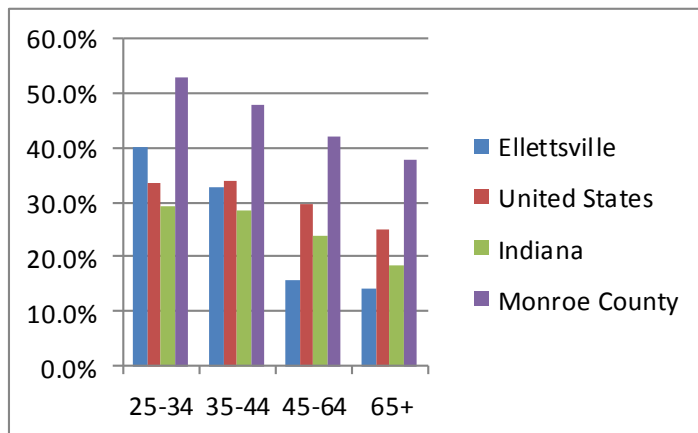
### High School Graduate or Higher

Age Group	25-34	35-44	45-64	65+
<b>Ellettsville</b>	86.1%	93.3%	90.9%	77.0%
<b>United States</b>	89.3%	87.9%	88.1%	81.9%
<b>Indiana</b>	88.7%	89.7%	89.8%	82.9%
<b>Monroe County</b>	94.5%	93.8%	92.9%	86.6%

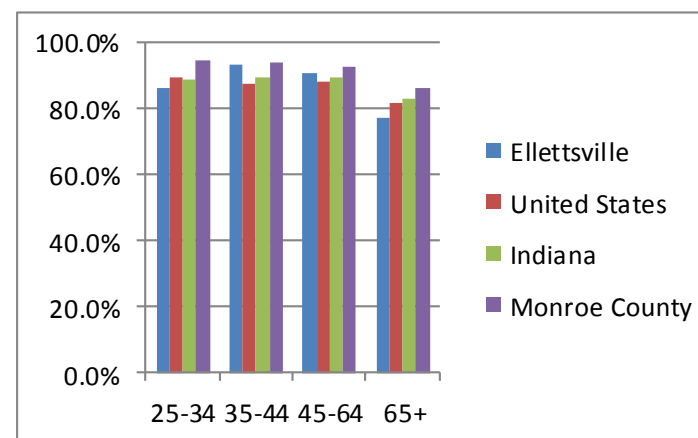
### Bachelor's Degree or Higher

Age Group	25-34	35-44	45-64	65+
<b>Ellettsville</b>	40.2%	32.7%	15.6%	14.2%
<b>United States</b>	33.7%	34.1%	29.6%	25.0%
<b>Indiana</b>	29.2%	28.5%	23.8%	18.5%
<b>Monroe County</b>	52.9%	48.1%	42.0%	38.0%

### Bachelor's Degree or Higher



### High School Graduate or Higher



# Education/Employment

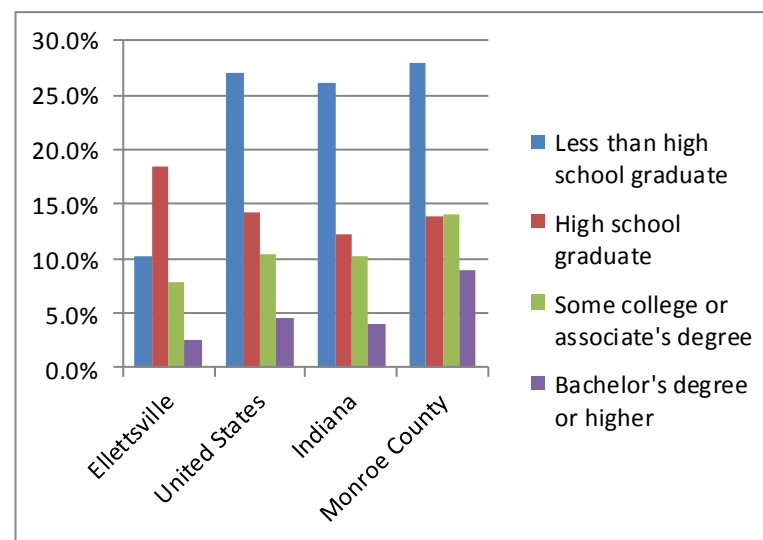
**Poverty Rate for the Population 25 Years and Older by Education Level**

	Ellettsville	United States	Indiana	Monroe County
Less than high school graduate	10.2%	27.1%	26.2%	28.0%
High school graduate	18.5%	14.3%	12.2%	13.8%
Some college or associate's degree	7.8%	10.4%	10.3%	14.0%
Bachelor's degree or higher	2.5%	4.5%	4.1%	8.9%

**Median Earnings by Education Level - Past 12 Months**

	Ellettsville	United States	Indiana	Monroe County
Population 25 years and over - All	\$ 33,935	\$ 36,810	\$ 34,870	\$ 32,249
Less than high school graduate	\$ 17,336	\$ 20,924	\$ 21,314	\$ 16,147
High school graduate	\$ 31,779	\$ 28,672	\$ 29,793	\$ 28,927
Some college or associate's degree	\$ 30,981	\$ 34,412	\$ 32,469	\$ 28,945
Bachelor's degree	\$ 43,938	\$ 51,094	\$ 46,344	\$ 37,076
Graduate or professional degree	\$ 47,885	\$ 67,832	\$ 60,266	\$ 50,612

**Poverty Rate by Education Level**



**Top Local Employers**

Employer	Employees
Richland-Bean Blossom	414
Community School Corporation	200
Cook Group	141
Smithville Communications	100
Smithville Telephone	85
Area 10 Agency on Aging	75
Bybee Stone Company	71
Richland-Bean Blossom	71
Health Care Center	60
Town of Ellettsville	60
Peoples State Bank	30

**Employment Summary**

	Ellettsville		United States		Indiana		Monroe County	
	#	%	#	%	#	%	#	%
Population 16 years and over	4,951	(X)	253,323,709	(X)	5,185,793	(X)	122,898	(X)
In labor force	3,463	69.9%	160,818,740	63.5%	3,316,952	64.0%	76,130	61.9%
Civilian labor force	3,463	69.9%	159,807,099	63.1%	3,314,108	63.9%	76,069	61.9%
Employed	3,262	65.9%	148,001,326	58.4%	3,085,179	59.5%	71,035	57.8%
Unemployed	201	4.1%	11,805,773	4.7%	228,929	4.4%	5,034	4.1%
Armed Forces	0	0.0%	1,011,641	0.4%	2,844	0.1%	61	0.0%
Not in labor force	1,488	30.1%	92,504,969	36.5%	1,868,841	36.0%	46,768	38.1%
Unemployment Rate (2016)	(X)	5.8%	(X)	7.4%	(X)	6.9%	(X)	6.6%

Sources: ReferenceUSA.com, RBB Community School Corporation

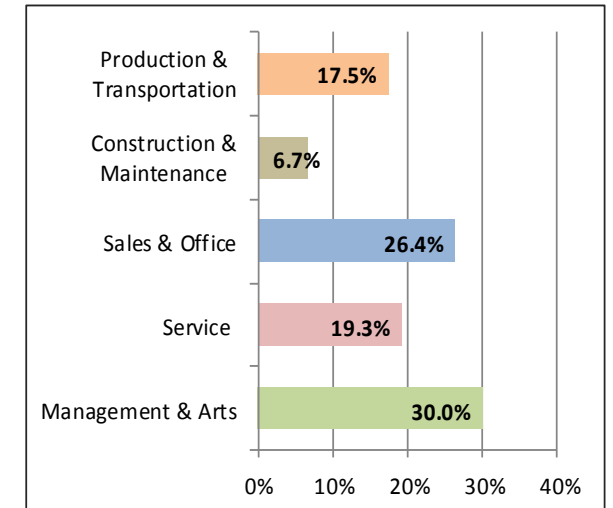
# Employment

## Occupation, By Industry

	Total	Employee of private company		Self-employed		Private not-for-profit		Local, state, and federal government	
Civilian employed population 16 years and over	3,262	63.2%	2062	9.3%	303	10.8%	352	16.7%	545
Agriculture, forestry, fishing and hunting, and mining	10	100.0%	10	0.0%	0	0.0%	0	0.0%	0
Construction	158	81.0%	128	19.0%	30	0.0%	0	0.0%	0
Manufacturing	593	100.0%	593	0.0%	0	0.0%	0	0.0%	0
Wholesale trade	62	100.0%	62	0.0%	0	0.0%	0	0.0%	0
Retail trade	414	89.6%	371	10.4%	43	0.0%	0	0.0%	0
Transportation and warehousing, and utilities	69	78.3%	54	8.7%	6	0.0%	0	13.0%	9
Information	132	93.9%	124	0.0%	0	0.0%	0	6.1%	8
Finance and insurance, real estate and rental and leasing	106	78.3%	83	11.3%	12	0.0%	0	10.4%	11
Professional, scientific, management, administrative and waste management services	144	74.3%	107	0.0%	0	6.3%	9	19.4%	28
Educational services, health care and social assistance	975	33.7%	329	4.1%	40	26.6%	259	35.6%	347
Arts, entertainment, recreation, accommodation and food services	218	77.5%	169	5.0%	11	17.4%	38	0.0%	0
Other services, except public administration	238	13.0%	31	67.6%	161	19.3%	46	0.0%	0
Public administration	143	0.0%	0	0.0%	0	0.0%	0	100.0%	143

## Occupation, By Type

	#	%
Civilian employed population 16 years and over	3262	(X)
Management, business, science, and arts occupations	978	30.0%
Service occupations	631	19.3%
Sales and office occupations	861	26.4%
Natural resources, construction, and maintenance occupations	220	6.7%
Production, transportation, and material moving occupations	572	17.5%



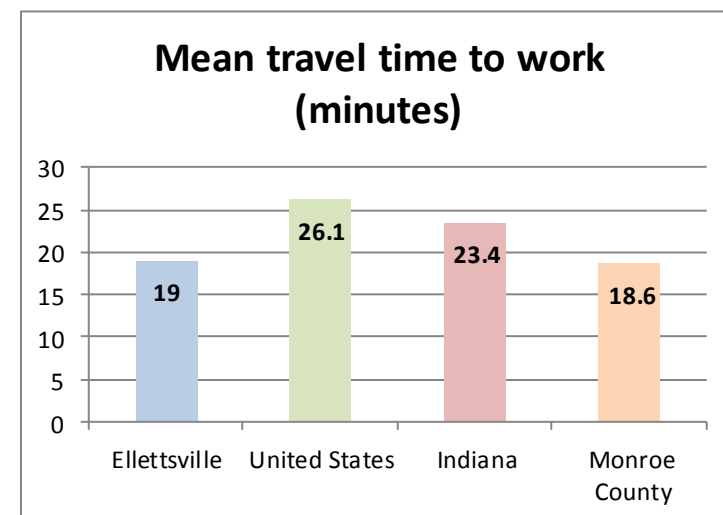
# Transportation

## Commute Summary

	Ellettsville	United States	Indiana	Monroe County
<b>Workers 16 years and over</b>	3,233	145,861,221	3,030,786	69,028
<b>Means of Transportation to Work</b>				
Car, truck, or van	95.3%	85.7%	91.9%	81.2%
Drove alone	85.2%	76.4%	83.0%	71.3%
Carpooled	10.1%	9.3%	8.9%	9.8%
In 2-person carpool	9.0%	7.1%	7.1%	7.8%
In 3-person carpool	1.1%	1.3%	1.0%	1.2%
In 4-or-more person carpool	0.0%	0.9%	0.8%	0.9%
Workers per car, truck, or van	1.06	1.06	1.06	1.07
Public transportation (excluding taxi)	0.6%	5.1%	1.1%	3.8%
Walked	1.9%	2.8%	2.1%	7.9%
Bicycle	0.0%	0.6%	0.5%	2.3%
Taxicab, motorcycle, or other means	0.0%	1.2%	1.0%	0.6%
Worked at home	2.3%	4.6%	3.5%	4.1%
<b>Place of Work</b>				
Worked in state of residence	100.0%	96.3%	94.4%	99.2%
Worked in county of residence	87.7%	72.4%	67.9%	89.2%
Worked outside county of residence	12.3%	23.9%	26.6%	10.0%
Worked outside state of residence	0.0%	3.7%	5.6%	0.8%
<b>Travel Time to Work</b>				
Less than 10 minutes	19.2%	12.9%	15.5%	19.8%
10 to 14 minutes	16.3%	13.8%	15.5%	24.0%
15 to 19 minutes	23.7%	15.4%	16.6%	22.4%
20 to 24 minutes	18.9%	14.6%	15.1%	13.4%
25 to 29 minutes	6.0%	6.3%	6.8%	3.6%
30 to 34 minutes	8.3%	13.7%	12.0%	6.8%
35 to 44 minutes	0.0%	6.7%	6.4%	2.3%
45 to 59 minutes	3.0%	8.0%	6.5%	3.0%
60 or more minutes	4.7%	8.7%	5.7%	4.6%
Mean travel time to work (minutes)	19	26.1	23.4	18.6

## Vehicle Availability

	No vehicles available	1 vehicle available	2 vehicles available	3 or more vehicles available
<b>Ellettsville</b>	180 6.9%	975 37.2%	1,067 40.7%	402 15.3%
<b>United States</b>	10,562,847 9.0%	39,496,087 33.6%	43,954,947 37.3%	23,702,356 20.1%
<b>Indiana</b>	171,269 6.8%	821,181 32.7%	968,943 38.5%	552,435 22.0%
<b>Monroe County</b>	3,998 7.4%	20,921 38.5%	19,525 36.0%	9,834 18.1%

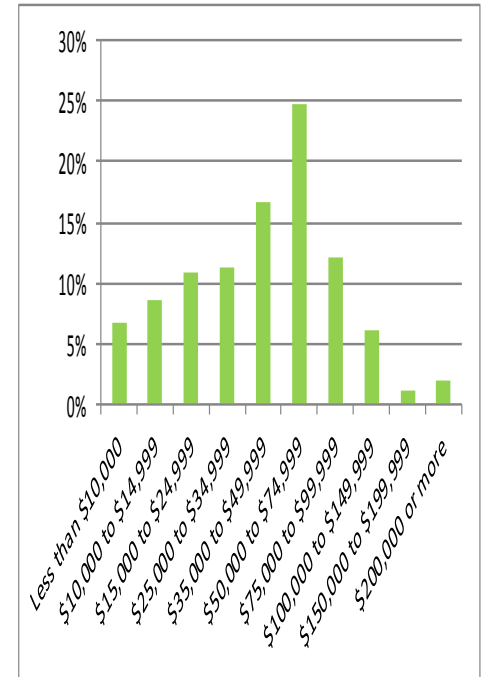


# Income

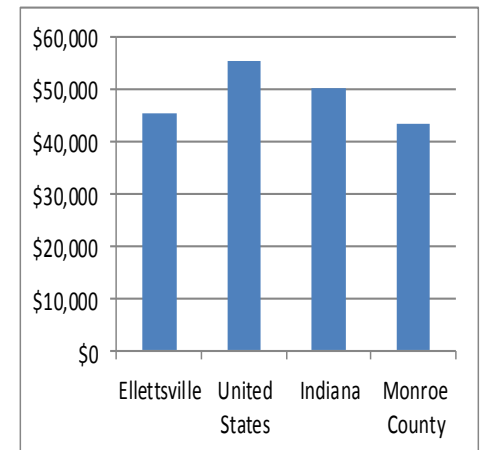
## Income Summary

	Ellettsville		United States		Indiana		Monroe County	
	#	%	#	%	#	%	#	%
Total households	2,624	(X)	117,716,237	(X)	2,513,828	(X)	54,278	(X)
Less than \$10,000	178	6.8%	8,243,664	7.0%	176,307	7.0%	6,959	12.8%
\$10,000 to \$14,999	222	8.5%	6,000,362	5.1%	128,274	5.1%	3,660	6.7%
\$15,000 to \$24,999	285	10.9%	12,053,642	10.2%	280,837	11.2%	6,053	11.2%
\$25,000 to \$34,999	296	11.3%	11,628,547	9.9%	280,082	11.1%	5,939	10.9%
\$35,000 to \$49,999	437	16.7%	15,588,725	13.2%	380,252	15.1%	7,435	13.7%
\$50,000 to \$74,999	648	24.7%	20,913,779	17.8%	487,808	19.4%	8,724	16.1%
\$75,000 to \$99,999	316	12.0%	14,361,853	12.2%	316,401	12.6%	5,724	10.5%
\$100,000 to \$149,999	161	6.1%	15,885,823	13.5%	297,495	11.8%	5,735	10.6%
\$150,000 to \$199,999	29	1.1%	6,369,156	5.4%	89,979	3.6%	1,822	3.4%
\$200,000 or more	52	2.0%	6,670,686	5.7%	76,393	3.0%	2,227	4.1%
<b>\$25,000 to \$74,999</b>	<b>1,381</b>	<b>52.7%</b>	<b>48,131,051</b>	<b>40.9%</b>	<b>1,148,142</b>	<b>45.6%</b>	<b>22,098</b>	<b>40.7%</b>
<b>\$100,000 or more</b>	<b>242</b>	<b>9.2%</b>	<b>28,925,665</b>	<b>24.6%</b>	<b>463,867</b>	<b>18.4%</b>	<b>9,784</b>	<b>18.1%</b>
Median household income	\$45,357	(X)	\$55,322	(X)	\$50,433	(X)	\$43,389	(X)
Mean household income	\$60,349	(X)	\$77,866	(X)	\$66,480	(X)	\$63,694	(X)
Households:								
With earnings	2,030	77.40%	91,496,981	77.70%	1,956,888	77.80%	44,199	81.40%
Mean earnings	\$61,931	(X)	\$79,673	(X)	\$67,991	(X)	\$61,414	(X)
With Social Security	800	30.50%	35,555,268	30.20%	777,512	30.90%	13,034	24.00%
Mean Social Security income	\$15,169	(X)	\$18,193	(X)	\$18,864	(X)	\$18,670	(X)
With retirement income	452	17.20%	21,509,627	18.30%	478,398	19.00%	7,956	14.70%
Mean retirement income	\$12,607	(X)	\$24,902	(X)	\$18,119	(X)	\$26,637	(X)
With Supplemental Security Income	127	4.80%	6,355,071	5.40%	126,354	5.00%	1,770	3.30%
Mean Supplemental Security Income	\$8,914	(X)	\$9,523	(X)	\$10,112	(X)	\$8,977	(X)
With cash public assistance income	83	3.20%	3,147,577	2.70%	48,606	1.90%	772	1.40%
Mean cash public assistance income	\$1,210	(X)	\$3,336	(X)	\$2,931	(X)	\$2,701	(X)
With Food Stamp/SNAP benefits	299	11.40%	15,360,951	13.00%	306,540	12.20%	4,645	8.60%
Per capita income	\$25,192	(X)	\$29,829	(X)	\$26,117	(X)	\$25,488	(X)
Median earnings for workers	\$31,564	(X)	\$31,334	(X)	\$29,865	(X)	\$18,627	(X)

## Ellettsville Household Income



## Median Household Income



# Income

## Poverty Summary

	Ellettsville	United States	Indiana	Monroe County
<b>All Families</b>	<b>12.9%</b>	<b>11.0%</b>	<b>10.7%</b>	<b>11.7%</b>
With related children of the householder under 18 years	20.9%	17.4%	17.8%	19.5%
With related children of the householder under 5 years only	35.0%	17.2%	20.3%	25.0%
Married couple families	4.7%	5.5%	4.7%	5.6%
With related children of the householder under 18 years	3.6%	7.9%	7.2%	9.9%
With related children of the householder under 5 years only	0.0%	6.3%	6.7%	12.6%
Families with female householder, no husband present	35.9%	29.9%	32.5%	34.6%
With related children of the householder under 18 years	57.7%	39.7%	42.6%	44.7%
With related children of the householder under 5 years only	89.5%	45.0%	52.2%	55.4%
<b>Total Population</b>	<b>12.9%</b>	<b>15.1%</b>	<b>15.0%</b>	<b>25.0%</b>
Under 18 years	21.2%	21.2%	21.2%	20.9%
Related children of the householder under 18 years	21.2%	20.8%	20.8%	20.5%
Related children of the householder under 5 years	30.8%	23.6%	24.8%	28.3%
Related children of the householder 5 to 17 years	14.7%	19.8%	19.3%	17.4%
18 years and over	10.1%	13.3%	13.0%	25.8%
18 to 64 years	9.5%	14.2%	14.3%	29.3%
65 years and over	12.7%	9.3%	7.4%	5.6%
People in families	12.5%	12.4%	12.1%	12.5%
Unrelated individuals 15 years and over	14.9%	26.6%	27.3%	46.6%

### Median Income - Family Households

		Income
<b>Total Families</b>	<b>1,699</b>	<b>\$ 53,884</b>
With own children of householder under 18 years	50.1%	\$ 48,125
With no children of householder under 18 years	49.9%	\$ 61,875
Married-couple families	63.9%	\$ 66,863
Female householder, no husband present	27.5%	\$ 24,825
Male householder, no wife present	8.5%	\$ 48,517

### Median Income - Non-Family Households

		Income
<b>Nonfamily households</b>	<b>925</b>	<b>\$ 28,750</b>
Female householder	69.8%	\$ 26,827
Living alone	65.3%	\$ 22,404
Not living alone	4.5%	\$ 75,313
Male householder	30.2%	\$ 34,453
Living alone	22.7%	\$ 23,182
Not living alone	7.5%	\$ 70,708

### Median Income - Age of Householder

	Income	%
15 to 24 years	\$41,142	4.0%
25 to 44 years	\$53,250	35.6%
45 to 64 years	\$54,331	33.4%
65 years and over	\$23,889	27.1%

## *Demographic Notes*

Unless otherwise noted, all demographic information in this appendix is from the U.S. Census Bureau. The following tables were utilized:

<b>Table Number</b>	<b>Table Name</b>	<b>Program</b>	<b>Date</b>
P1	Total Population	Decennial Census	1880—2010
DP03	Selected Economic Characteristics	American Community Survey 5-Year Estimates	2012—2016
DP04	Selected Housing Characteristics	American Community Survey 5-Year Estimates	2012—2016
DP05	Demographic & Housing Estimates	American Community Survey 5-Year Estimates	2012—2016
S0101	Age & Sex	American Community Survey 5-Year Estimates	2012—2016
S0801	Commuting Characteristics by Sex	American Community Survey 5-Year Estimates	2012—2016
S1101	Household & Families	American Community Survey 5-Year Estimates	2012—2016
S1501	Educational Attainment	American Community Survey 5-Year Estimates	2012—2016
S1810	Disability Characteristics	American Community Survey 5-Year Estimates	2012—2016
S1903	Median Income Past 12 Months	American Community Survey 5-Year Estimates	2012—2016
S2405	Industry by Occupation for the Civilian Employed Population 16 Years & Over	American Community Survey 5-Year Estimates	2012—2016
B07001	Geographic Mobility in the Past Year by Age for Current Residence in the U.S.	American Community Survey 5-Year Estimates	2012—2016
B09019	Household Type by Relationship	American Community Survey 5-Year Estimates	2012—2016
B25010	Average Household Size of Occupied Housing Units by Tenure	American Community Survey 5-Year Estimates	2012—2016
B25102	Mortgage Status by Real Estate Taxes Paid	American Community Survey 5-Year Estimates	2012—2016
C18131	Ratio of Income to Poverty Level in the Past 12 Months by Disability Status	American Community Survey 5-Year Estimates	2012—2016