

NEW HARMONY

COMPREHENSIVE PLAN



ADOPTION

The Town of New Harmony Comprehensive Plan was recommended for adoption by the New Harmony Plan and Historic Preservation Commission on April 3, 2008.

The New Harmony Town Council adopted the New Harmony Comprehensive Plan on April 17, 2008 (Resolution #2008-1).

ACKNOWLEDGMENTS

The Town of New Harmony Comprehensive Plan is the result of the collective insight and effort of numerous residents, government agencies, and consultants. A plan that does not involve those it hopes to serve cannot fully realize its potential or vision. For this reason, those with a vested interest in the future of New Harmony put forth their time, effort, and ideas in the creation of this plan. It is important to recognize and thank those Steering Committee members who were an integral part of this process including:

- | | |
|----------------------|-------------------|
| Kenyon Bailey | Ted Moore |
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| Ray "Mick" McConnell | |

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Special thanks to Professor Ben Nicholson at The School of the Art Institute of Chicago for the work he and his students have undertaken over the years to document New Harmony through mapping and other analyses. Thanks also to the University of Southern Indiana and the "*Don Blair Collection*" maintained at the Archives and Special Collections for use of the historic photos in Chapter One.

Special thanks are also extended to *Historic New Harmony*, a unified program of the University of Southern Indiana and the Indiana State Museum and Historic Sites, as well as the Town of New Harmony for the use of their facilities and resources.

SIGNIFICANCE OF THE GOLDEN ROSE

The golden rose was an important symbol to the Harmonists and was carved into the pediment over the door of one of the first churches in the community. It was also a symbol engraved on all of the fine products produced by the Harmonists. When the church was demolished in 1874, the "Door of Promise" was salvaged and incorporated into the New Harmony School. The doorway was once again salvaged and placed in storage when the school was razed in 1988. Today, a faithful reproduction of the "Door of Promise" stands as a symbolic entry to Church Park located in the heart of downtown New Harmony.

This historic feature of New Harmony symbolizes a utopian ideal that has evolved - literally and figuratively - to remain a relevant and important part of the community's identity. It also represents hope for the future and a strong belief in New Harmony as a community. This Comprehensive Plan endeavor also symbolizes the town's collective hope for the future, and the lasting power of New Harmony as an idea.

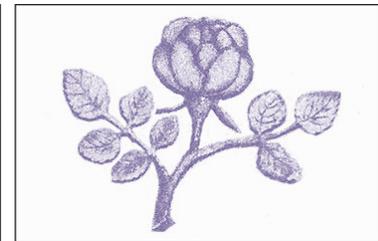


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“NEW HARMONY, THEN, HAS BEEN USEFUL BOTH AS AN EXAMPLE AND A BEACON...”

FREE ENQUIRER - 1829

FOREWORD

The Town of New Harmony is located in Southwestern Indiana along the banks of the Wabash River. The town is nationally recognized for its unique cultural history and origins as a utopian community founded by The Harmonie Society in 1814. Today, New Harmony remains a functioning, small town that has also developed a strong tourism industry. As the community prepares for its bicentennial celebration in 2014, town leaders, residents and business leaders recognize this is a pivotal point in determining the short- and long-term future of New Harmony. The purpose of this Comprehensive Plan is to create a framework for a collective, community vision for New Harmony for the next ten to twenty years.

New Harmony’s previous Comprehensive Plan dates from 1974. Although the town’s physical layout has changed little since that time, recent economic, social, and demographic influences on the community necessitate a proactive approach to the long-term vitality and health of New Harmony. This document is intended to provide a broad vision outlining New Harmony’s future growth and development, and to strengthen its sense of place. The **Guiding Principles** and **Objectives** that comprise this plan are the result of public input, key stakeholder interviews, and continuing feedback from the Steering Committee throughout the planning process.



Current Aerial of New Harmony

TOWN OF NEW HARMONY VISION STATEMENT

It is important for a comprehensive plan, and a community in general, to have a clear vision of what it wants to be in the future. Through initial discussions with the Steering Committee and input from the general public during the planning process, a **Vision Statement** was developed for New Harmony’s Comprehensive Plan. The purpose of this over-arching idea is to succinctly present an ideal vision of the community. In short, how one would want New Harmony to appear in ten, twenty, or even fifty years. Based on this vision, a series of **Guiding Principles** and **Objectives** were developed to support this future vision of New Harmony. Collectively, the Steering Committee and community in general developed the following statement.

The Town of New Harmony will preserve its small town character that attracts new residents and businesses, and continue to promote and share the unique features that draw visitors to this peaceful, spiritual retreat located in the pastoral surroundings of Southern Indiana. In addition to the community’s strong cultural foundation, the future of New Harmony will be centered on its economic, ethnic, and generational diversity. The town will flourish based on a long term, sustainable ethic that emphasizes the importance of local crafts and artisans, a collective entrepreneurial spirit, spiritual connections, and an understanding of how to live in harmony with one another and with the natural landscape supporting the community.



COMPREHENSIVE PLAN MANDATE

Indiana law encourages planning jurisdictions to develop and adopt development tools and regulations such as comprehensive plans, zoning ordinances, and subdivision control standards in an effort to guide development appropriate to that particular town or city. State law mandates planning jurisdictions adopt comprehensive plans if they intend to utilize zoning ordinances.

In accordance with the Indiana Code Title 36, Article 7, Section 4-501, a comprehensive plan for the promotion of public health, safety, morals, convenience, order, or the general welfare and for the sake of efficiency and economy in the process of development is required and shall be maintained by the Plan Commission. Further, IC 36-7-4-502 states the required plan elements which are listed below.

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

State law allows the incorporation of many more sections into a plan to address issues and goals specific to each jurisdiction. These can include sections on the natural environment, transportation and infrastructure, utilities, or community identity.

PURPOSE OF THE COMPREHENSIVE PLAN

New Harmony's Comprehensive Plan represents a long-range planning initiative to guide development that reflects the unique character and history of the town. The plan should be reviewed annually and updated every five to ten years in response to land use trends, changes in population, or any major events that may affect New Harmony's future. This will ensure the plan and its individual elements remain relevant. Diligent monitoring and maintenance of the plan's **Guiding Principles**, supporting **Objectives**, and **Strategies** will ensure New Harmony has proper guidance for its future growth and development.

COMPREHENSIVE PLAN PROCESS

The creation of this Comprehensive Plan represents only the first step in a long and ongoing process in shaping New Harmony's future. Funding for the plan was obtained with federal dollars distributed through the Indiana Office of Community and Rural Affairs in the form of a Community Focus Fund Planning Grant. In addition to the creation of this Comprehensive Plan, the Community Focus Fund Planning Grant represents the initial step in assisting eligible municipalities with developing and implementing a Community Focus Fund project.

This Comprehensive Plan is the result of the dedicated effort of a seventeen-member Steering Committee, business leaders, and the citizens of New Harmony. It should be used as a tool when determining New Harmony's land uses, natural resources, and provisions for infrastructure and public services. The plan contains **Guiding Principles** and supporting **Objectives** which, when implemented, will realize the town's **Vision**. The plan is most effective when used in conjunction with other relevant documents, and should be consulted to review development plans, establish budgets or to set community priorities.

PUBLIC INPUT OVERVIEW



Public Workshop Held in June 2007

The success of New Harmony’s Comprehensive Plan will depend on how well it reflects the ideas of the town’s residents and addresses their concerns. This planning process employed a variety of public input mechanisms to gather information from pertinent stakeholders and provide residents with an avenue to share their concerns and hopes for the future of New Harmony. The following is a brief summary of the public input process.

Project Steering Committee

A Steering Committee was established in May 2007 to oversee and guide the comprehensive planning process. This committee was composed of seventeen members representing diverse sectors of the community including business leaders, residents, and public officials. They helped develop the Plan’s *Guiding Principles*, associated *Objectives*, and reviewed and provided input for the various iterations of Plan drafts. The group met on six separate occasions to ensure the planning process was responding to the needs of the community, and the Comprehensive Plan itself fulfilled the unique needs of New Harmony.

Key Stakeholder Interviews

Ten Key Stakeholder groups were identified and invited to hour-long interviews during the early stages of the planning process. This allowed group members to provide focused input about their concerns and desires relative to the future of New Harmony. The groups represented

- business owners (2 groups)
- real estate interests and developers
- tourism and historic preservation interests

- not-for-profit agencies
- New Harmony government officials
- Posey County government officials
- church representatives
- school officials, parents and students
- residents

Meetings with government officials also included public safety workers and utility interests. The discussions with Posey County representatives also included INDOT officials in an effort to understand how infrastructure and/or roadway projects may affect the future of New Harmony.

Community Survey

A short survey was also created and mailed to 600 of New Harmony’s household and business addresses in June 2007. A series of questions relating to future growth priorities, land uses, and quality of life issues were posed in an effort to gain a broad-based “snapshot” of community concerns and ideas. In addition to a series of questions, the survey allowed residents to provide written comments on current issues and the future of the community.

Public Workshops

On June 28th a public workshop was held at Thrall’s Opera House and was attended by over 100 people. The purpose of this workshop was to introduce residents to the comprehensive planning process, and facilitate discussion about the needs and concerns of town residents. The results of this workshop confirmed preliminary findings and helped establish a list of issues to be addressed in the Comprehensive Plan.



Public Workshop Held in June 2007

The final draft of the Comprehensive Plan was presented at an open house on January 30, 2008. The meeting

was an opportunity to invite public comment on the plan before it was prepared for adoption. This process gave the public assurance that concerns they had expressed early in the planning process were sufficiently addressed in the document.

For more detailed public input summaries of the meetings and the community survey results, refer to **Chapter 10** which provides additional supporting data.

Summary of Public Input

As the previous section indicated, this planning process provided various opportunities and forums for New Harmony residents to provide input. The input and feedback from the Steering Committee, residents, and businesses generated a valuable spectrum of issues and ideas regarding existing conditions and the future of New Harmony. There was general agreement that, collectively, the community must continue to highlight and promote its unique cultural history, while simultaneously seek innovative ways for the town to remain vibrant. Such an effort must consider both current and future residents as well as those visiting New Harmony. Listed below are just a few of the issues and ideas raised during the public participation process.

- Support local businesses established in the community
- Explore opportunities to attract new employment that respects and promotes local talents and culture
- Encourage new or more businesses that provide daily/basic services for residents
- Avoid typical “big box” retailers and chain restaurants
- Capitalize on, and provide a greater variety of accommodations for visitors
- Preserve and utilize historic structures in the downtown area (Church and Main Streets)
- Ensure the New Harmony Toll Bridge remains operational
- Preserve the surrounding rural setting (avoid sprawl) and seek ways to support local farming practices
- Seek opportunities to attract more families to New Harmony
- Support and strengthen New Harmony School
- Encourage new development that reflects and enhances the unique character and qualities of the community
- Provide a greater variety of affordable housing options as one method to attract families to New Harmony
- Utilize the talents/resources of the nearby universities
- Increase cooperation and coordination between local groups to promote the town both locally and regionally

GUIDING PRINCIPLES

Based on this list of issues, an understanding of the town’s history, and an analysis of existing conditions, a series of *Guiding Principles* and *Objectives* was created to guide future development in New Harmony. These recommendations were also developed with the assistance and guidance of the Steering Committee. As noted in the **Summary of Public Input**, one of the keys to the future of New Harmony is to strengthen the town for the benefit of residents and visitors alike, without compromising the uniqueness of the community. Listed below are the six *Guiding Principles* that comprise Chapters 3 through 8. In addition to the *Guiding Principle*, each chapter contains supporting *Objectives*, and *Strategies* that support, or strive to achieve the specific *Guiding Principle*.

Chapter 3 - Character and Identity

Retain, enhance, and promote initiatives that coincide with, and strengthen the identity of New Harmony as an authentic small town based on a strong cultural and historic foundation.

Chapter 4 - Land Use and Growth

Promote future development that reflects and strengthens the Town’s unique identity and the community’s desire to maintain New Harmony’s small town character.

Chapter 5 - Economic Development

Promote and pursue economic development opportunities that add value to the local economy, employ local residents, and support local businesses.

Chapter 6 - Public Services and Facilities

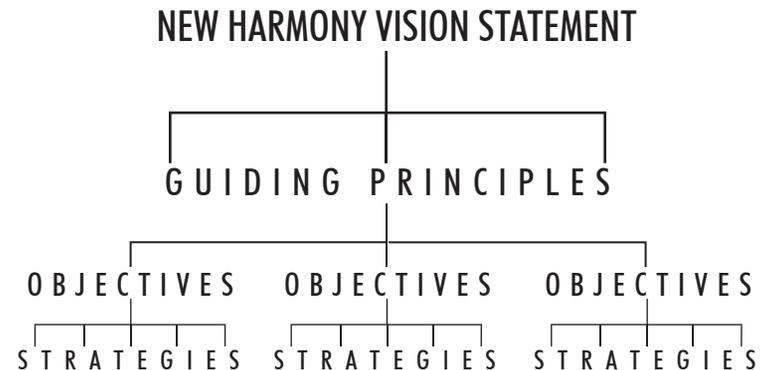
Provide quality public services in an efficient manner that protect and enhance the quality of life for current and future residents, and attract appropriate development to the community.

Chapter 7 - Transportation and Infrastructure

Maintain and expand the local transportation network to include a variety of mobility options serving the diverse needs of the Town’s residents and visitors, and links New Harmony to surrounding communities.

Chapter 8 - Natural Systems

Protect, highlight and enhance the natural features and systems in and around New Harmony.

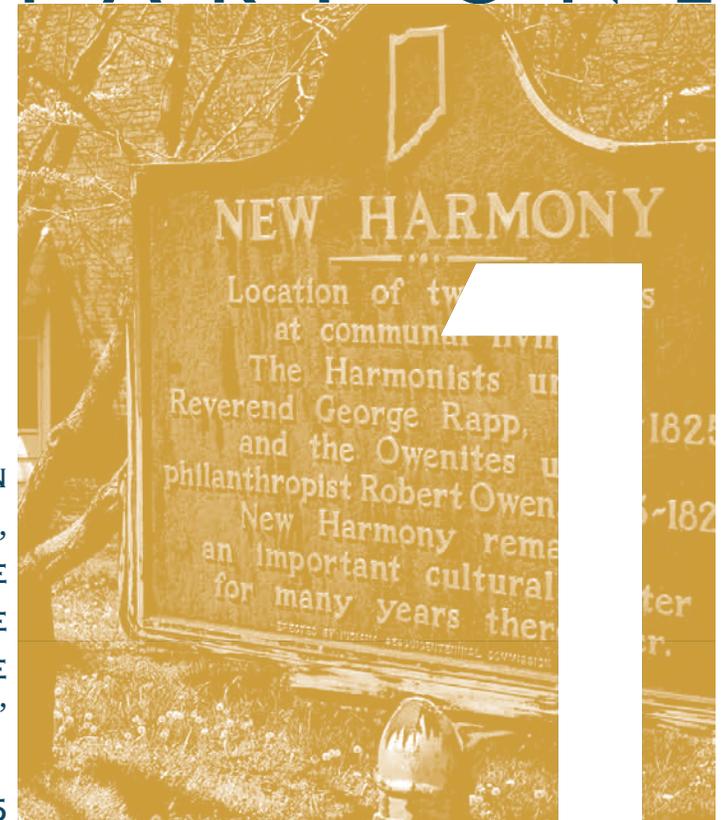




PART ONE

“...THE RIGHT EDUCATION
OF THE RISING GENERATION IS,
UNDER DIVINE PROVIDENCE, THE
BASE UPON WHICH THE FUTURE
PROSPERITY AND HAPPINESS OF THE
COMMUNITY MUST BE FOUNDED...”

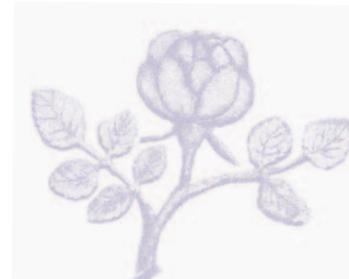
ROBERT OWEN - 1825



Inventory and Analysis

CHAPTER ONE

TOWN HISTORY



1 New Harmony Background

INVENTORY AND ANALYSIS

INTRODUCTION

This chapter is intended to provide a context for how New Harmony has evolved throughout its long and rich history. The purpose of this historical overview is to show the prominent individuals and institutions that have influenced and sustained New Harmony for nearly 200 years. Such an understanding of New Harmony's past not only illustrates how the community has evolved, but can also provide "clues" or opportunities regarding how the town may develop in the future. The preservation of New Harmony's culture and history begins with an appreciation for the tangible features that comprise the fabric of the community. Refer to the Appendix for a complete listing of some of the resources referenced for this historical context.

New Harmony claims a unique place in Indiana history as the site of two nineteenth-century utopian social experiments in communal living. The first was religious in nature and led by George Rapp, who arrived at the present site of New Harmony in 1814. After just ten years, Rapp envisioned a new challenge for his flock and sold the land and its agricultural holdings in their entirety to the Welsh social reformer, Robert Owen in 1824. Unlike Rapp, Owen's New Harmony was a secular, rather than religious, commune. Although

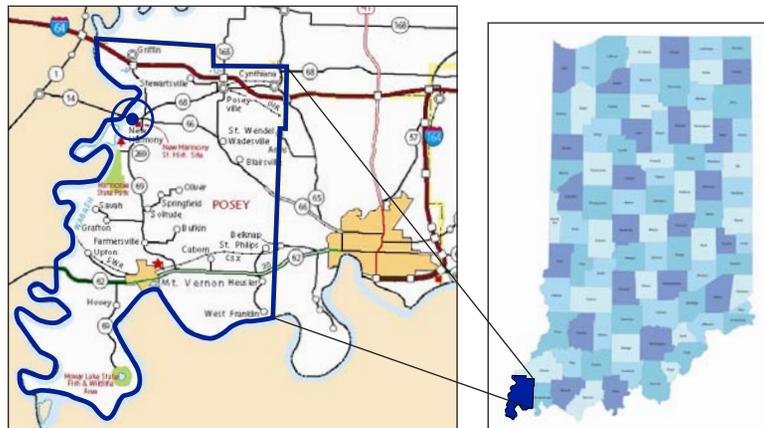
this effort lasted only a few years, it set the course for New Harmony's future, and had a profound impact on the concept of communal living in the United States.

LOCATION

The Town of New Harmony is located in the northwestern area of Posey County on the southwestern tip of Indiana. Bordering Posey County is Vanderburgh County to the east and Gibson County to the north. The meandering Wabash River serves as the western border separating the county (and state) from Illinois. The county was formed in 1814 from sections of both Gibson and Warrick Counties and named after Thomas Posey. He served as the Indiana Territorial Governor from 1813 until 1816, and was a Revolutionary War General.

HISTORY OF NEW HARMONY

The first settlers to Posey County and Harmony Township were Harmonists who belonged to a religious sect led by George Rapp.



Town of New Harmony - 1937

Indiana State Archives-Commission on Public Records

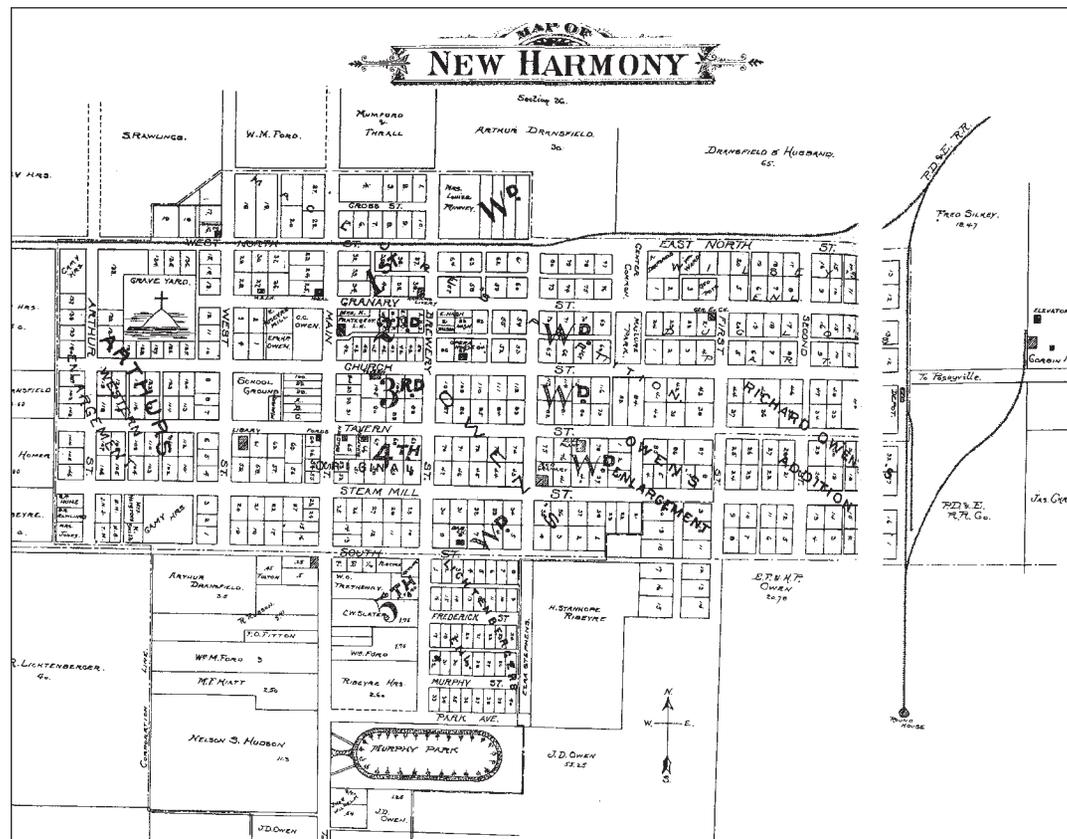
Rapp's teachings combined a rigorous work ethic with a religious communalism that emphasized prayer and fellowship but rejected ideas of personal wealth or property. This small group fled Europe due to their religious beliefs that made them suspect to the religious and secular authorities in their native Germany. They originally settled and built a very prosperous community in Butler County, Pennsylvania between 1805-1814. It was so successful that the sale of their community, Harmonie, made a profit of over \$100,000.

Harmonie Society Settlement of New Harmony

As a result of this sale, George Rapp and his adopted son, Frederick, selected and purchased 20,000 acres in Indiana and Illinois. Frederick Rapp managed all of the business affairs of the community in an extremely proficient manner. The Harmonie Society members were all highly skilled artisans, craftsmen, and farmers. The combined talents of these colonists and their dedication to the ideals of George Rapp ensured the self-sufficiency and success of each community they undertook to build.

In 1814, an advance party arrived in Indiana to clear the land and build temporary housing. The following year the remaining 700 colonists arrived in what would become New Harmony. Over the next ten years, the Harmonists cleared, fenced, and converted 3,000 acres into cultivation and pastureland. There were thirty-five acres of apple and pear orchards, an eighteen-acre vineyard, five acres of herb and vegetable gardens, and greenhouses for orange and lemon trees. By 1825, it is estimated the Harmonists owned the majority of land in Harmony Township with an estimated 30,000 acres under their control.

Due to their high quality craftsmanship and vigorous work ethic, the Harmonists generated enormous wealth trading goods with other towns and cities. Although they favored austere lifestyles, the Harmonists used their wealth to construct many comfortable brick and timber buildings for themselves. They erected 180 brick, frame, and log structures. The New Harmony community was not only virtually self-sufficient, it also exported trade goods bringing in profits of over \$10,000 a year. Although the community flourished from 1814 until 1824,



1900 Town Map - Illustrated Map of Posey County

USI Archives & Special Collections-Don Blair Collection

1 New Harmony Background

INVENTORY AND ANALYSIS

the group decided to return to Pennsylvania. They sold 20,000 acres to Welsh-born Robert Owen, a social reformer who owned New Lanark Mills in Scotland.

Influence of Robert Owen

Robert Owen is widely acknowledged as the “Father of British socialism.” Unlike the socialists of the late-19th and early-20th centuries, Owen sought to change society through the example of experimental communities, not through political legislation or violent revolution. Owen invited educators and scientists to live at “New Harmonie” for his secular utopian experiment.

Unlike George Rapp’s Harmonie, Owen’s New Harmony was a secular, rather than religious, commune. Whereas the work ethics of the Harmonists characterized their Harmonie, it was the ideas of the Owenites and their contributions to American society that would define New Harmony. During the two short years Owen’s experiment was incorporated, New Harmony saw the establishment of one of the first nursery schools, kindergartens, free public schools, trade/vocational schools, and a free public library in the United States.

Owen promoted immigration to New Harmony throughout the eastern United States. While many were attracted to the intellectual ideals of the community there was a lack of skilled labor in Owenite New Harmony, and the community failed to reach the levels of prosperity enjoyed by the Harmonists. Owen’s views on marriage and religion also alienated not only outsiders, but many within New Harmony as well. Unlike Owen, Americans in the first half of the 19th century had a pervasive respect for, and most were members of, mainstream Christian religions. This disparity between mainstream American culture and Owen’s utopian ideas was just one of the reasons the Owenite experiment failed in New Harmony after just two short years.

Robert Owen’s vision was to create a utopian community that would focus on the importance of education as a means to remove inequalities among social classes. In 1826 Owen’s partner, William

Maclure, brought many scientists and educators associated with the Philadelphia Academy of Natural Sciences to New Harmony. The boat on which they traveled to New Harmony came to be known as the “Boatload of Knowledge”. Although Owen’s vision of New Harmony as an advance in social reform was not realized, the town did become a scientific center of national significance. During this period, New Harmony also witnessed a flourishing art and cultural scene that included theatrical productions.

Owen and Maclure also brought with them the concept of public education to New Harmony. An early kindergarten and a free school were established in 1826. Manual training was recognized early on as an important factor in the educational system. The right of women to take part in local legislative government was asserted in New Harmony by Frances Wright. Also, one of the first womens’ clubs, “The Minerva Society” was organized in 1859 by Constance Owen Fauntleroy.

The latter half of the 19th century saw the growth of New Harmony as a center of culture and commerce, and Robert Owen’s emphasis on education continued to influence New Harmony throughout the 19th century. The 1890s saw the boom in the construction of public buildings. New Harmony had an opera house, a commercial district, the Working Men’s Institute’s new structure, and an auditorium, all of which are outstanding examples of various architectural styles.

Legacy of the Owen Family

Though the Owenite experiment in communal living did not succeed, Robert Owen’s philosophy had a lasting imprint on the cultural and scientific community in the United States. Owen attracted several scientists and intellectuals to New Harmony. Among them were William Maclure, the founder of the Philadelphia Academy of Natural Sciences and widely recognized as the “Father of American Geology; Thomas Say, the “Father of Entomology;” and four of Robert Owen’s sons and a daughter.

The eldest son, Robert Dale Owen, was an early advocate of equal rights for women and minorities. Women enjoyed full voting rights during the Owenite experiment, and after the community dissolved, women gained full property rights in New Harmony by 1830. Robert Dale Owen was also instrumental in encouraging President Abraham Lincoln to create and issue the Emancipation Proclamation on January 1, 1863. As an Indiana state legislator, he continued his father’s emphasis on the importance of free, universal public education when he wrote the article on free public education into the Indiana Constitution of 1851. Robert Dale Owen also served in the U.S. House of Representatives and helped found the Smithsonian Institution.

David Dale Owen was an imminent geologist, and from 1839 to 1856, the headquarters for government-sponsored geological work was located in New Harmony. David Dale Owen also served as the senior geologist for Indiana, Missouri, Kentucky, and Arkansas. Richard Owen was a noted geologist, doctor, and military officer, serving in both the Mexican and Civil Wars. He later became the first president of Purdue University.

In later years, the legacy of the Owen family was carried forward through the efforts of Kenneth Dale Owen and his wife, Jane Blaffer Owen. Their efforts continued the cultural awakening in New Harmony by providing a sanctuary for artists, writers, musicians and religious leaders. Jane Owen was the primary force in saving and restoring the original Harmonist houses in town. Due to her interest in gardening, she also recognized the importance of a positive visual image of the town. She planted gardens and built tourist facilities. Through the creation of the Robert Lee Blaffer Trust, she built the Roofless Church, and adapted a 19th century barn into the beautiful Barn Abbey. More recently, she installed the Cathedral Labyrinth and the Orpheus Fountain in memory of her maternal uncle, William Thomas Campbell.

20th Century New Harmony

The two pioneering societies – the Harmonie Society and the Owen-

Maclure Community – had officially ended by 1827. Scientists and educators were active until just after the Civil War. Thereafter, New Harmony essentially became a typical farm service center and continued to be so through World War II. According to the 1913 history of Posey County (by John C. Leffel) the town had two banks, a flour mill, three grain elevators and other mercantile establishments. Census records reveal a town dependent on agriculture and simple manufacturing and yet also a town with great occupational diversity. There were unskilled laborers, dealers, merchants, proprietors, physicians, a dentist, clergymen, librarians, veterinarians, attorneys and actors.

Various cultural and religious events took place in New Harmony during the early 20th century, and a number of churches were

erected. Examples of late-Gothic Revival religious architecture include Holy Angels Church, St. Stephen’s Episcopal Church, Johnson United Methodist Church and the German Salem Church.

As with most small towns, New Harmony’s downtown served as the community’s economic and cultural focal point. Main Street was the setting for various events and activities that brought residents together. In 1906, “Horse Show Day” was celebrated on the Main Street. Main Street also the site of tragedy as well. The “Monitor



1906 “Horse Show Day” on Main Street



1908 Monitor Corner Fire Along Main Street

USI Archives & Special Collections-Don Blair Collection

USI Archives & Special Collections-Don Blair Collection

1 New Harmony Background

INVENTORY AND ANALYSIS

Corner” fire took place on August 17, 1908 and destroyed numerous businesses and residences along Main Street. Ironically, this same corner of Main Street burned to ground again on May 11, 1998.

The Wabash River flood of 1913 was one of the area’s worst and imparted large scale destruction. However, New Harmony rebounded from the destruction and the Town Board of Trustees created the Centennial Commission to plan for New Harmony’s centennial celebration. The town’s celebration was a week long event held in



1914 Centennial Celebrations

USI Archives & Special Collections-Don Blair Collection

June 1914, and attracted people and groups from all over the country. The event was intended to be a solemn, world-class celebration, “such as would reflect credit upon the community, the state and nation.” Former President William Howard Taft addressed the crowd during the centennial celebration.

World War I signified larger forces that were shaping small towns in the early 20th century. With the beginning of World War I, the federal government decisions affected a lot of small towns, as did their proximity to emerging metropolises – in this case – Evansville. Mass culture and consumerism led to loss of jobs and population. But in 1914, New Harmony, owing to its utopian origins, democratic values and its rich agricultural resources, still held its own.

Following World War II, social and economic changes impacted the town. The mechanization of agricultural production resulted in the consolidation of family farms, and the migration of the rural population to urban areas. New Harmony’s population declined from a wartime high of 1300 to 900, and numerous town businesses were forced to shutter their doors. In spite of a minor oil

boom in the 1950s which created much needed jobs for the local population, New Harmony struggled to retain the vibrancy that once characterized its utopian past.

The first New Harmony Memorial Commission was created in 1937. Its objective was to preserve the remaining historic structures belonging to the community days. The early work of the Commission laid the groundwork for purchase and protection of key historic properties in the community. In the late 1950s and early 1960s, the Robert Lee Blaffer Foundation, founded by Kenneth Dale Owen’s wife, Jane Blaffer Owen, restored many historic homes in the community. A private, not-for-profit community group, Harmonie Associates, was also formed in an effort to improve the quality of life in New Harmony.

Beginning in the 1960s and 1970s, New Harmony experienced somewhat of a renaissance. Not only were the old Harmonist buildings and Victorian commercial structures renovated and restored, new buildings by internationally prominent architects were erected as well. A heightened interest in historic preservation and a progressive local government resulted in several important advancements such as the installation of a modern sanitation system, the creation of the 3,500-acre Harmonie State Park south of town, and the implementation of planning and zoning guidelines.

New Harmony was designated as a National Historic Landmark District in 1965 by the United States Department of the Interior. In 1973, the Indiana State Legislature established a second New Harmony Memorial Commission. The new commission’s task was to bring statewide assistance for New Harmony’s preservation and development. Before the end of 1973, the town raised its share of a state-federal planning grant and adopted zoning.

Between 1974 and 1980, The Lilly Endowment, Inc., provided a generous grant to the private, not-for-profit, Historic New Harmony, Inc., permitting acquisition and restoration of significant properties. The U.S. Department of Housing and Urban Development

bestowed the Award of Merit to New Harmony for its planning and management efforts. Non-historic buildings continued their present commercial/residential uses but were moved to new locations so that historic buildings could be relocated to an area of prime historic significance. In 1985, Historic New Harmony, Inc., became a division of the University of Southern Indiana, promoting cultural and educational programs, and continuing the maintenance and listing on the National Register of Historic Places. Historic New Harmony is a unified program of the University of Southern Indiana and the Indiana State Museum and Historic Sites.

In 1982, the United States Department of the Interior, in cooperation with the Federal Interagency Panel for World Heritage, placed New Harmony, Indiana on the Indicative Inventory of Potential Future U.S. World Heritage Site nominations. The American Institute of Certified Planners designated New Harmony as a National Planning Landmark in 1998. The New Harmony Historic District was listed in the National Register of Historic Places in 2001. In addition, Main Street between Granary and Church Streets has been a National Historic Landmark since 1965.

Influence of the Wabash River

The Wabash River was the primary reason for the settlement of New Harmony and has been both friend and foe to the town throughout its existence. The flood of 1913 was one of the area's worst and imparted large scale destruction. As the photo below indicates, floodwaters reached as far as Main Street in the heart of New Harmony.



1913 Flood Along Main Street

USI Archives & Special Collections-Dom Blair Collection

The Wabash was also a major channel for transporting goods and crafts to and from New Harmony over the years. Much of the Harmonists' success in commerce is

attributed to the river. The Owenites also used the river for navigation and recreation including several ferryboats that traveled along the Wabash River. These boats were a primary means of transportation during the early 1900s (prior to the construction of the New Harmony Bridge in 1930) and ferried materials, equipment and people during this time.

HISTORIC STRUCTURES OF NEW HARMONY

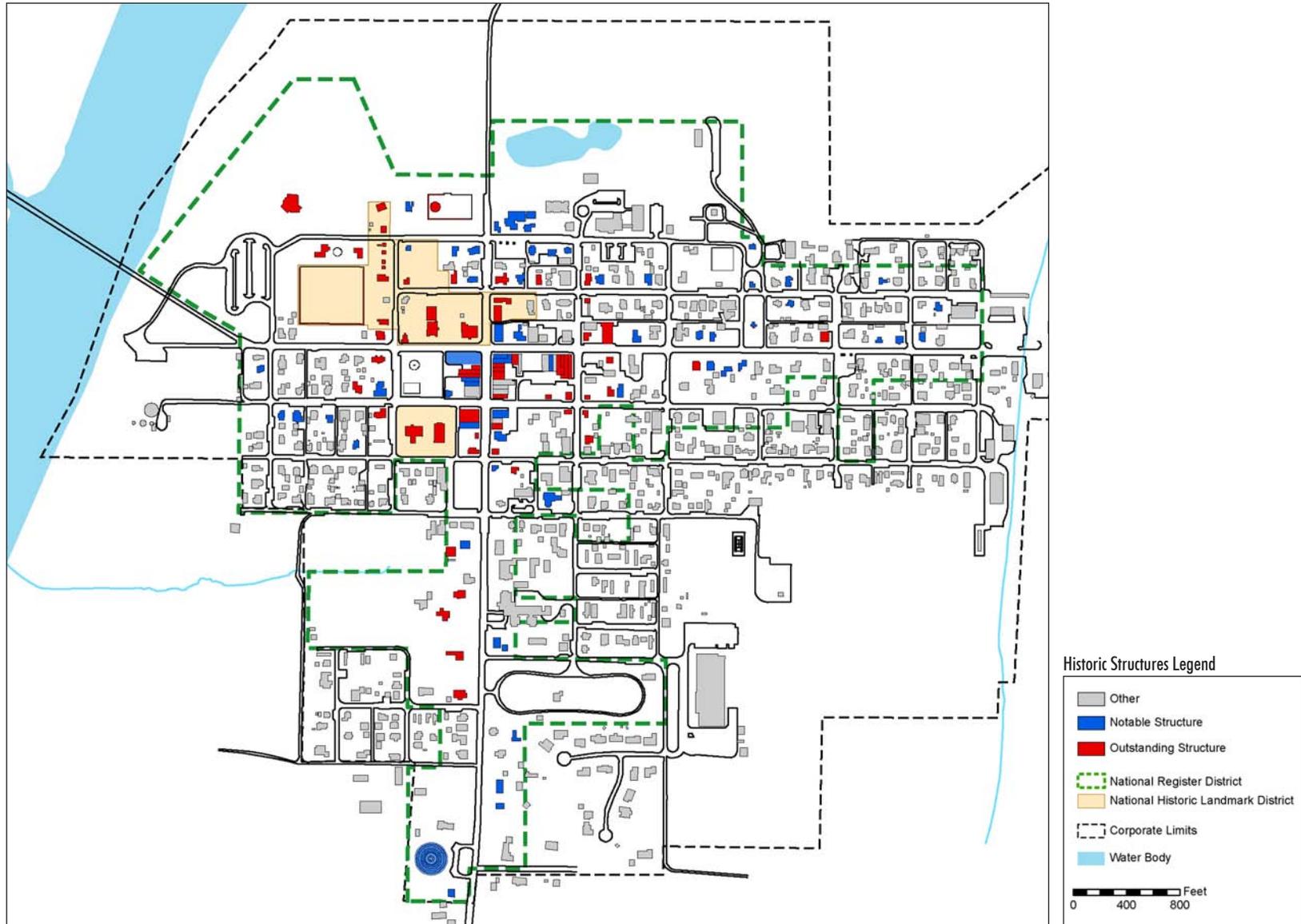
New Harmony has an outstanding collection of historic structures that "tell the story" of the community throughout its nearly 200-year history. The architecture of the town represents a physical manifestation of the unique cultural, social, and artistic innovations that have characterized New Harmony since its founding. Some of the main architectural styles found in New Harmony include Federal style (Owen/Vondegrift House, 1830), Greek Revival style (Lichtenberger House, 1867), Gothic Revival style (Pelham House, 1860; the Owen Laboratory, 1859), Italianate style (the Owen Block, built 1892), Romanesque Revival style (Community House No. 4/ Thrall's Opera House, built 1824), Queen Anne Style (Chadwick House, built 1894), Neoclassical style (Murphy Auditorium, built 1913) and International style (Atheneum, built 1979).

The Harmonist houses are the earliest and best examples of vernacular architecture in Posey County. They function as an early prototype of standardization and prefabrication construction. The components were labeled with Roman numerals and stored in a central location. Upon transportation to the construction site, they were erected upon a stone foundation that extended below the frost line. One outstanding example is the George Bentel House built in 1823.

The Harmonists completed the Rapp Granary in 1818 replacing the original wooden structure that stood at East and Steam Mill Streets. This massive sandstone, brick and wood structure represents a rare rural architectural structure from the 1800s. David Dale Owen acquired this facility in 1843. It served as his laboratory from 1843 to 1859. It has housed many uses since that time including being

New Harmony Background

INVENTORY AND ANALYSIS



Historic Structures in New Harmony

(Information from the Indiana Historic Sites and Structures Inventory - Posey County Interim Report)



The Rapp-Owen Granary

a woolen mill, a corn and flour mill, warehouse, and a pork-packing plant. In 1893, John Ribeyre re-converted the structure to a granary. The structure was again restored in 1999. The four-and-one-half-story building has stone and brick walls, and a glazed-tile roof. Today, the privately-

owned Rapp-Owen Granary facility is used for weddings, business and professional meetings, conferences, luncheons, and musical performances.



Thrall's Opera House

Thrall's Opera House was originally built in 1824 by the Harmonists as a communal dormitory (Harmonist Community House Number 4). It was rebuilt in 1888 by businessman Eugene Thrall as Thrall's Opera House. It features an elaborate Romanesque Revival façade. From 1913 to

1963 it served as a gas station and garage before being restored as the original Opera House in 1968.

The Italianate style Owen Block is an outstanding example of a complete cast iron façade, while the cast iron columns and ornamentation on the Breith Building and the Mumford Emporium also display what technology of the time made possible.

The Workingmen's Institute was established in 1838 by William Maclure and was dedicated to the education of the working class. It is Indiana's oldest operating public library. The current



The Workingmen's Institute Built in 1894

Romanesque Revival style building was built in 1894 through donation by Dr. and Mrs. Edward Murphy. In addition to the library and archive collection, the Workingmen's Institute also houses a 19th century museum with many artifacts from the two communal societies that settled in New

Harmony, one of the state's oldest natural history collections, and a fine art gallery. The neighboring Murphy Auditorium displays the Neoclassical style of architecture, which was in vogue in 1913. It features a clay tile roof, terracotta cornice and frieze and limestone string courses.

The present-day labyrinth is located south of town along Main Street. It is a hedgerow maze constructed in 1939 on a site adjacent to the original Harmonist labyrinth that was built in the early 1800s. For the Harmonists the labyrinth symbolized the difficulties of attaining true harmony and the choices one faces in life in trying to reach that goal. The Harmonists' manuscripts suggest their original labyrinth was a true labyrinth and was used as a place of meditation. The original New Harmony labyrinth was made of shrubs and flowering plants such as currant and hazel bushes, dogwood trees and a variety of flowers. In the center stood a circular log house with a "blind door" and one window. This early preservation project was built by the New Harmony Memorial Commission through the generosity of Mrs. Edmund Ball.

A more recent feature, the Cathedral Labyrinth located on North Street duplicates the original at Chartres Cathedral, built in the 12th century near Paris. Medieval Gothic Cathedrals across Europe often had labyrinths built into their floors. Their geometric pattern related to the unity of each cathedral's design. The rose in the middle of this labyrinth identifies its Chartres origin. The Sacred Garden was completed in 2000.

1 New Harmony Background

INVENTORY AND ANALYSIS



Roofless Church by Philip Johnson

The Roofless Church was designed by world-renowned architect Philip Johnson and constructed in 1960 and is owned by the Robert Lee Blaffer Foundation. The architect's concept was that only one roof, the sky, could embrace all worshipping humanity. The dome in the interior

courtyard is built in the shape of an inverted rose bud and casts the shadow of a full-blown rose. This image ties the modern church facility to the historic Harmonie Society, whose symbol was a golden rose. It features the "Memorial Gates" and the "Descent of the Holy Spirit", both by French sculptor, Jacques Lipchitz.



The Atheneum by Richard Meier

Richard Meier's Atheneum was built in 1979. This Visitors' Center stands on the banks of the Wabash River and welcomes over 25,000 visitors annually to New Harmony. It is used for community events and programs as well. It is also the only Indiana building to make it to the list of

America's Favorite Architecture. The exterior is clad in square, white, porcelain, steel-backed panels. The Atheneum received the progressive Architecture Award in 1979 and an American Institute of Architects AIA Honor Award in 1982.

The Harmony Way Toll Bridge is an outstanding example of a Parker-through-truss bridge spanning the Wabash River between Indiana and Illinois. The Nashville Bridge Company designed, financed and built the structure, and was opened to traffic in 1931.



The Harmony Way Toll Bridge built in 1931

At that time, it was the only highway bridge across the Wabash River south of Vincennes. The U.S. 460 highway route, connecting Louisville to St. Louis, utilized the bridge connecting Indiana and Illinois from 1931 to 1956 carrying over 960,000 vehicles in 1955. In 1941 Congress

enacted legislation that established the White County (Illinois) Bridge Commission authorizing it to sell bonds to purchase the bridge and eventually convey/sell the bridge to Illinois or Indiana once those bonds were paid off. Since that time however, for various reasons, the Harmony Way Toll Bridge continues to be owned, operated and maintained by the White County Bridge Commission. In a testament to the quality and durability of the structure, it retains all of its original materials except for several beams that were replaced along the western approach from Illinois.

From a high of over 960,000 vehicular crossings annually in 1955, the bridge remained heavily used up until 1999 with just over 700,000 vehicles using the bridge that year. Even the construction of I-64 through the area in 1969 had a minimal effect on traffic crossing the Wabash River at New Harmony. It wasn't until the construction of the S.R. 69 Bypass connecting I-64 to Mt. Vernon in 2000 that traffic across the New Harmony Bridge dropped off significantly. Bridge traffic dropped to 583,744 vehicles that year, and that number continued to decrease to 323,959 vehicles by 2006.

Historic Resources:

Images of America: New Harmony, Indiana

Posey County Interim Report - Indiana Historic Sites and Structures Inventory

CHAPTER TWO

EXISTING CONDITIONS



2 Land Uses

INVENTORY AND ANALYSIS

INTRODUCTION

Whereas the previous chapter summarized the long and eventful history of New Harmony, this chapter explores some of the existing conditions in the community. An understanding of the town's history, along with an inventory and analysis of conditions currently affecting it, combine to form a complete picture of the various influences that have shaped New Harmony. Such information also helps to generate feasible, yet visionary, ideas for the future of the community.

This section delineates the existing land uses in New Harmony. As the map on **Page 27** indicates, this inventory is based on three general categories including commercial, institutional and residential land uses. Similar to most small towns, New Harmony is comprised primarily of an original, commercial district surrounded by single-family homes. Below are additional issues and observations of land uses in New Harmony.

- North Street is lined by the New Harmony Inn, Red Geranium Restaurant, Atheneum and other land uses focused on tourism
- Many of the commercial buildings in the downtown contain retail shops at street level, but are vacant on the 2nd and 3rd floors
- There are development limitations south of town due to the relatively steep hillsides and wooded areas
- The Wabash River and associated floodplain north and west of town creates a natural barrier to development
- The eastern edge of New Harmony along the S.R. 69 Bypass comprised large tracts of agricultural land
- Development east of Third Street not in keeping with the existing patterns of development and/or the character of the traditional town fabric
- Majority of the residential areas in New Harmony is in the form of low density, single-family homes
- Many of the downtown businesses have limited evening hours which discourages pedestrian activity
- Murphy Park represents the primary recreational area for town residents



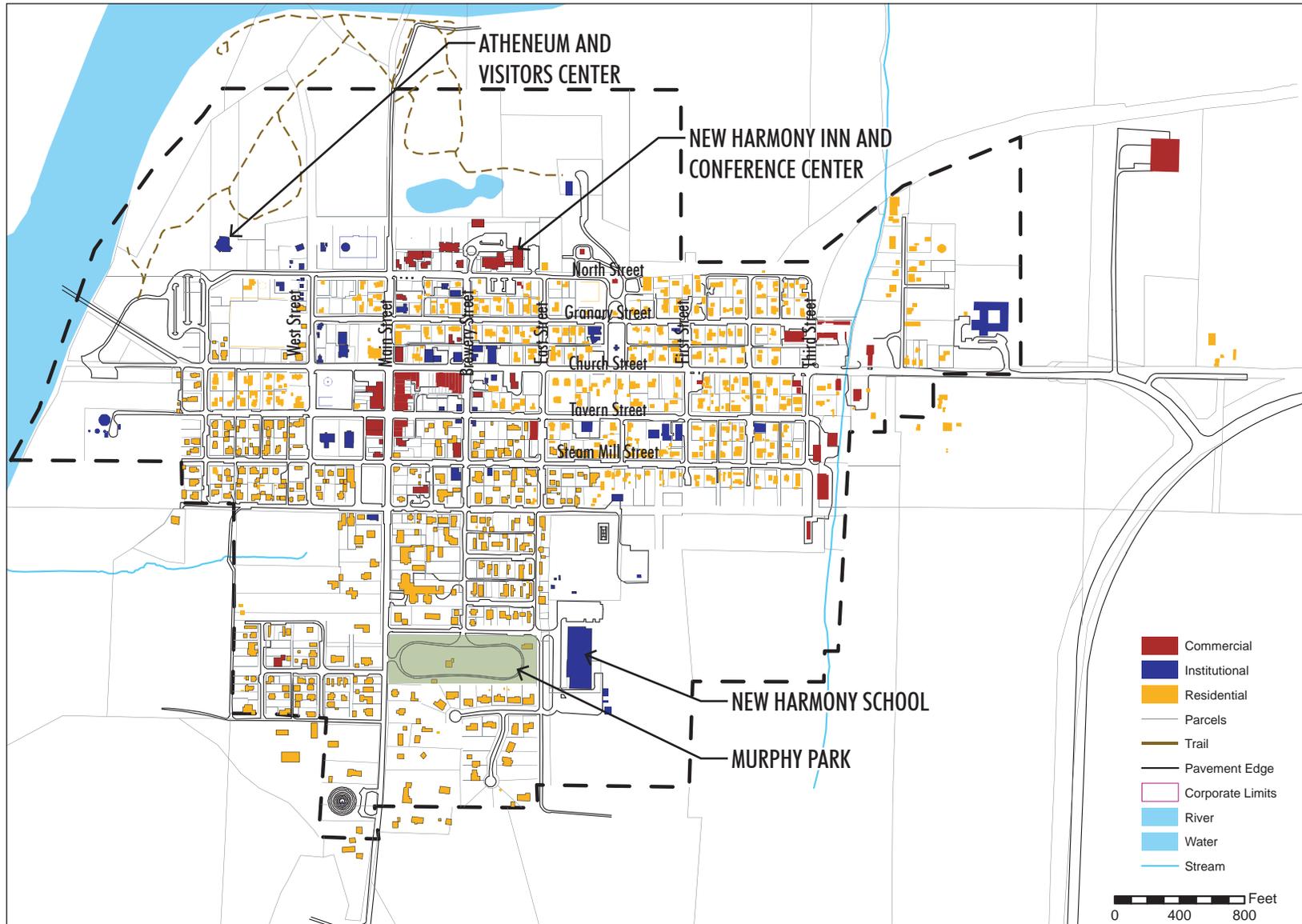
Like most small towns in southwest Indiana, New Harmony is surrounded by productive farmland and wooded hillsides. The Wabash River and associated floodplain represent natural boundaries along the northern and western edge of the community as well.



Downtown New Harmony - centered at the intersection of Main and Church Streets - contains a cohesive collection of historic commercial buildings containing a variety of boutique shops and galleries.



Beyond the historic district and historic buildings along Main and Church Streets, much of the town is comprised of small, single-family residences.



Existing Land Use Issues

2 Transportation and Infrastructure

INVENTORY AND ANALYSIS

INTRODUCTION

This section provides an overview of New Harmony's street network and infrastructure. Components include not only streets, but also sidewalks, street furniture, drainage ways, parking, and the overall appearance of the community's public realm. Such a summary serves as a foundation for many of the recommendations outlined in Chapters 6 and 7.

Access to New Harmony is achieved primarily along two corridors. State Road 66 (Church Street) traverses east-west through the heart of the town and connects to the State Road 69 Bypass on the eastern edge of the community. S.R. 66 is also the route crossing the New Harmony Toll Bridge into Illinois where it turns into S.R. 14. Main Street extends south from Church Street and connects to the S.R. 69 Bypass further south of town. Below are additional issues and observations of New Harmony's transportation network.

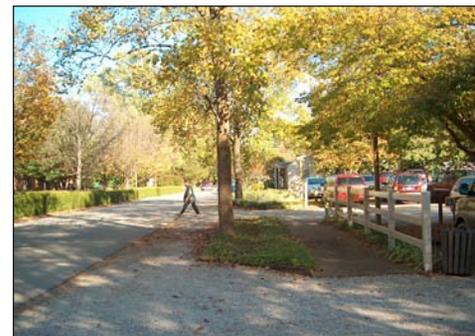
- Need for a comprehensive approach to the long term maintenance and repair of the New Harmony Bridge
- Majority of the town's street network is comprised of small, neighborhood streets serving residential areas
- Eastern intersection of S.R. 66 and 69 Bypass the scene of many accidents
- Lack of defined or unifying elements "announcing" one's arrival to New Harmony (i.e. gateway features)
- Need to partner with Vectren to bury or relocate overhead utilities from prominent streets and viewsheds
- Garden Club's landscaping initiative has resulted in attractive streetscaping in parts of the town
- Lack of unified street lights along public streets
- Need to expand the existing multi-use, recreational trail to create an effective means of traveling through the community and connecting various land uses
- Some areas of town lacking sidewalks - specifically east of Third Street along Church Street
- Need to fully realize the inherent potential of golf carts as an alternative means of transportation in New Harmony
- Lack of defined edges along some streets
- Need for improved facilities at the river access point



The New Harmony Bridge serves as a vital linkage to Illinois and the surrounding region. Continued maintenance of the structure is critical to ensuring its long term function for New Harmony and surrounding communities.



Several locations throughout town have open drainage ways along residential streets that create safety and aesthetic concerns. This area near the school also lacks sidewalks which creates additional safety issues for pedestrians - particularly students walking to and from school.



Numerous local streets within or near the historic district are well-landscaped, but lack a defined edge between the public and the private realm. Although the gravel areas for on-street parking are unique features, some confusion can arise regarding visitor parking.



Existing Transportation and Infrastructure Issues

2 Summary of Issues

INVENTORY AND ANALYSIS

INTRODUCTION

Based on an inventory of existing land use and transportation issues, comments generated by the general public, and guidance from the Steering Committee, several issues and over-arching recommendations came to the forefront regarding the future of New Harmony. A key issue noted by residents, businesses, and Steering Committee members was retaining the unique character of the community, while promoting future development. One way to accomplish this is by focusing on development within New Harmony's town boundary rather than expanding outward and consuming productive farmland. Many felt the rural character surrounding the community contributed to its uniqueness, and preserving this feature was an important goal.

The graphic on **Page 31** combines the results of the previous analyses with potential opportunities within the community. The Church and Main Street corridors are important transportation and land use gateways, and future development and/or streetscape enhancements should reflect these critical entries to New Harmony. Although the Wabash River floodplain limits some development within the town, there are other (undeveloped) areas contiguous to existing development that could be developed in the future. Additional observations and opportunities are listed below.

- The downtown core of historic buildings must remain the symbolic, cultural, and economic heart of New Harmony
- Innovative economic, land use, and technological opportunities or incentives should be explored to fully utilize historic buildings in the downtown
- Main Street between Church and Steam Mill Streets serves as an informal, or de facto, public space for town events
- The eastern S.R. 66 / S.R. 69 Bypass intersection is the most prominent entry into town for tourists/visitors and any future gateway feature should reflect this. The other town entries are more local (secondary) in nature
- The gateway at the New Harmony Bridge should reflect one's entry to the state and New Harmony

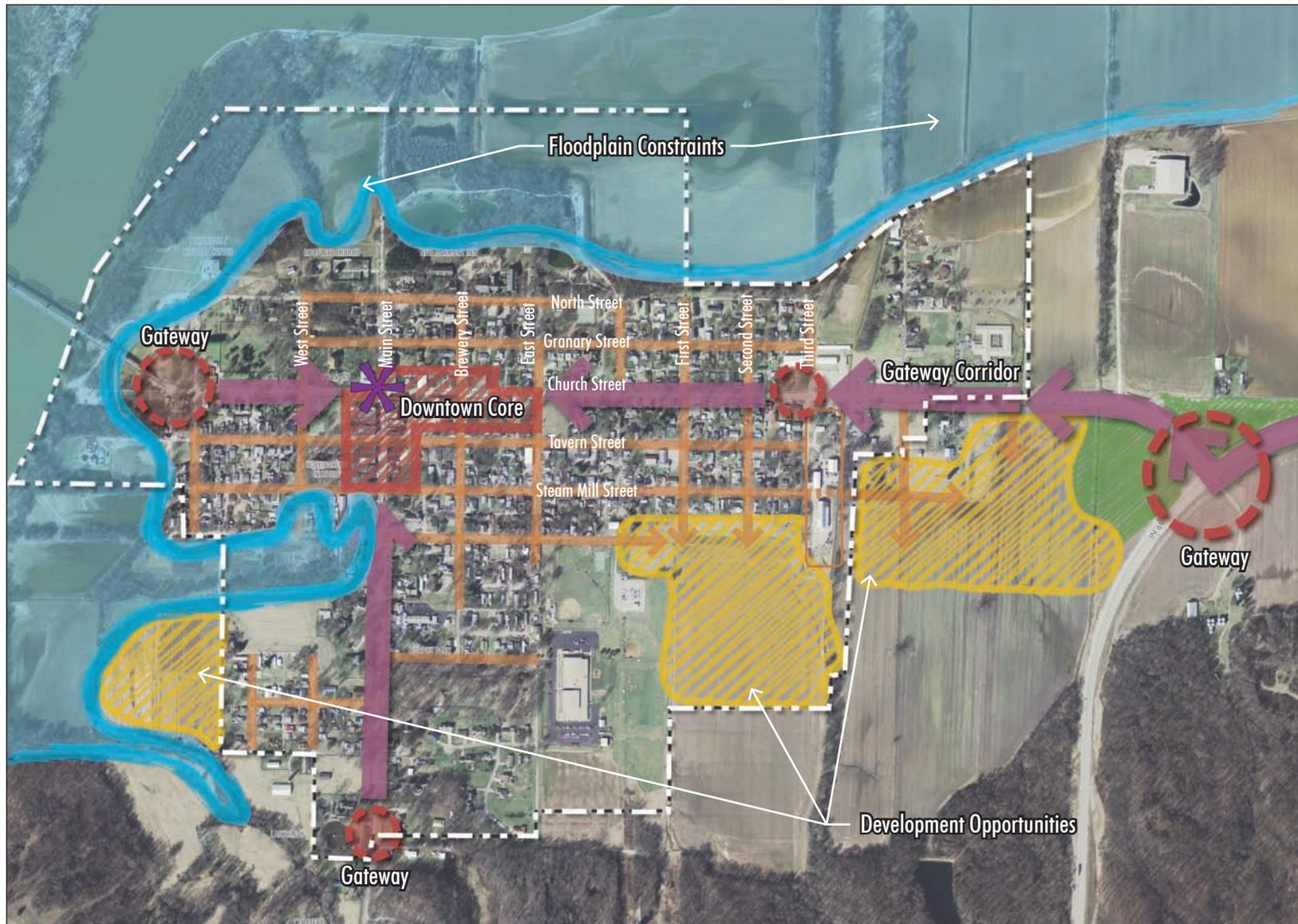
- The wooded hillsides and farmland south and east of New Harmony should be preserved to the greatest extent possible to retain the rural character surrounding the town
- Future development patterns should respond to the traditional layout of New Harmony's street grid rather than today's typical suburban development
- Redevelopment strategies and policies that effectively utilize existing public services and infrastructure should be pursued to make New Harmony a desirable, and affordable, destination for businesses and residents



The Main and Church Street intersection represents the symbolic and economic heart of town. Main Street serves as a gathering place for many public events. It is important there are policies in place that encourage the continued use, or reuse, of the historic buildings lining these streets as viable retail and residential uses.



It is important to guide future development within New Harmony rather than expanding outward into undeveloped land. Such an effort effectively utilizes existing public services and infrastructure, and also preserves the natural and agricultural setting surrounding the town.



Opportunities and Constraints

IMPORTANCE OF NEW HARMONY TODAY

In many ways, New Harmony today is typical of many small towns across Indiana and the nation. There has been a steady migration of residents to larger communities such as Mt. Vernon, Evansville and other cities in surrounding counties. As a result of this population decline, business turnover has occurred, remaining businesses in town have struggled to stay open, and student enrollment in the town's only school has continued to decline over the years. Throughout this rather tumultuous period however, New Harmony has made a strong effort to preserve and capitalize on its historic cultural identity.

As a result, New Harmony has built a rich history that remains relevant to the community today. While many small towns have faded over the years, New Harmony has remained an important part of the Tri-State region, the State of Indiana, and the nation. The local tourism industry has served to highlight the sense of place New Harmony exudes and, along with local businesses, has collectively worked to sustain the community over the years. The variety of annual and seasonal events exhibiting the talents of local artists celebrates this uniqueness and has been the economic engine sustaining the community over the last thirty years.

To remain an authentic and viable community, New Harmony must maintain and celebrate its rich cultural history. In an effort to achieve this vision, there must be a collective philosophy to continue building a community where current and future individuals and businesses contribute to its vitality. As alluded to in the *Vision Statement*, what is needed now is a clear goal that ensures the viability of New Harmony's future while also maintaining the cultural and historic integrity of the community.

COMPREHENSIVE PLAN RECOMMENDATIONS HIERARCHY

The following chapters explore the inherent potentials of the community. Part Two of this Comprehensive Plan outlines six *Guiding Principles* which directly support the community's *Vision Statement* and are intended to guide the future of New Harmony. Each of the following chapters contains a *Guiding Principle*, supporting *Objectives*, and *Strategies* that were developed as a result of input from the general public and the guidance of the Steering Committee. Below is a brief definition of terms outlining the hierarchy of recommendations that support the *Vision Statement*.

1. **Guiding Principles:** These **Principles** were developed for each of the six subject areas covered in the comprehensive plan. Each of these directly supports the collective efforts and ideals of the community reflected in the *Vision Statement*.
2. **Objectives:** Each chapter contains between three and six **Objectives** that support the relevant **Guiding Principle** stated at the beginning of the chapter. The purpose of the **Objectives** is to provide a variety of avenues or opportunities to achieve the intent of the **Guiding Principle**.
3. **Strategies:** The **Strategies** are intended to support each of the **Objectives** listed in each of the chapters. These **Strategies**, or action steps, represent tangible steps that can be taken by town officials, business leaders, community organizations, and residents to achieve the stated **Objective**.

In addition to the recommendations outlined above, each of the following chapters also contains a *Profile* section. Each of these *Profiles* expands on an important issue relative to that particular *Guiding Principle*. This could include a further explanation of a specific component or issue within the larger picture, recommendations that address public concerns, or case studies illustrating how other communities or organizations have approached certain problems. The ultimate purpose of these Profiles is to recognize the importance of a certain issue, but explore opportunities that begin to address the issues at hand.

PART TWO

"A MIND ALIVE TO NATURAL SCIENCE
FINDS EVEN IN THE SANDS OF
THE SEA SHORE A LESSON, AND
IN THE PEBBLE BY THE BROOK A
SUBJECT FOR CONTEMPLATION."

DAVID DALE OWEN



Guiding Principles

CHAPTER THREE

CHARACTER & IDENTITY



Retain, enhance, and promote initiatives that coincide with and strengthen the identity of New Harmony as an authentic small town based on its strong cultural and historic foundation.

Introduction

Town residents stated the preservation and enhancement of New Harmony's unique image must be an overriding factor for future development, and in the implementation of this Comprehensive Plan. The **Guiding Principle** explored in this chapter directly addresses the community's vision identified in the **Vision Statement**.

Gateways and high visibility corridors also contribute to first impressions and can create lasting perceptions of New Harmony's image. Character is a reflection of the quality of life, and is seen in the highly visible presence of quality schools, churches, excellent medical facilities, clean parks, green spaces, productive well-maintained businesses (both new and long-established), support systems for citizens of all ages, mixed communities, a wide range of housing options, recognition of historically important places, buildings, and neighborhoods.

The principles of character and identity extend to all land use sectors including housing, retail, employment centers, civic, recreational and entertainment activities. It is paramount these components express the unique character and identity of New Harmony to achieve the quality of life sought by its residents. Through such efforts, it is anticipated the town will remain a functioning, or authentic, community and not simply a museum for tourists. Visitors to New Harmony must be participants in the life of the community, and not simply observers of the many features New Harmony has to offer.

Objective #1

Emphasize the town's history, peaceful atmosphere, strong cultural assets, and "family friendly" image.

Strategies:

- Promote efforts to have New Harmony listed as a United Nation's World Heritage Site
- Establish a committee to begin organizing programs and events in preparation for the Bicentennial Celebration in 2014
- Explore and coordinate educational strategies that inform residents and visitors alike of New Harmony's unique history
- Promote and support local events that highlight the cultural and historical importance of New Harmony
- Consider the thoughtful creation and placement of public art along primary gateways that reflects the unique identity and spirit of New Harmony as a cultural destination

Objective #2

Strengthen the visual appearance of New Harmony.

Strategies:

- Design and implement strategies such as street trees, lighting, or similar streetscaping features along Church Street east of Third Street to highlight the corridor as a gateway from the S.R. 69 Bypass
- Design and implement strategies such as street trees, lighting, or similar streetscaping features along Main Street to highlight the corridor as a southern gateway to town
- Enhance and maintain streetscape elements (i.e. street lights, trees, benches, landscaping) along local streets
- Partner with Vectren to remove or relocate overhead utilities from prominent (public) viewsheds and within the historic district

- Expand on the unified way-finding signage to direct visitors to specific sites within New Harmony - especially at the S.R. 69 Bypass
- Encourage appropriate development along Church and Main Streets that reflects the high visibility of these important gateway corridors into the community
- Support and publicize the local Garden Club for its beautification efforts along the town's streets

Objective #3

Encourage and strengthen the economic, cultural, and generational diversity of New Harmony's population.

Strategies:

- Balance the needs of New Harmony's residents with initiatives that promote tourism activities/events in Town
- Promote policies and decisions that place a priority on local talents, businesses and resources with a vested interest in the Town of New Harmony.
- Support and expedite efforts to maintain the New Harmony Toll Bridge for daily traffic
- Support and publicize the efforts of volunteer organizations that provide essential social services to town residents in need

Objective #4

Implement growth management strategies that preserve and celebrate the rural setting surrounding New Harmony.

Strategies:

- Develop strategies that preserve and restore the riparian corridor of the Wabash River and its tributaries

- Coordinate with county officials to ensure future land use strategies between the town and county are compatible
- Recognize the economic, cultural, and environmental importance of surrounding farmland and seek growth management strategies to ensure continued agricultural uses
- Create and implement development strategies that give preference to the reuse of existing (historic) buildings and the redevelopment of vacant or underutilized parcels
- Explore opportunities to create a working farm and/or agricultural museum within or adjacent to town that reflects the importance of New Harmony's rural heritage.



Support Agricultural Activities Surrounding New Harmony

3 Character and Identity Profile - Gateways and Wayfinding

GUIDING PRINCIPLES

Introduction

This section explores opportunities to enhance entrances into town and expand on the existing wayfinding or directional signage scattered throughout New Harmony. It is important that this effort takes into account both pedestrian and vehicular traffic, as well as the perspective of visitors and residents. The design and location of these elements should reflect the unique aspects of New Harmony and concisely inform and guide motorists and pedestrians to the numerous attractions throughout the community.

Gateway Considerations



Church Street Near Third Street Looking West



Main Street as the Southern Entry to New Harmony

Community gateways can not only shape one's first impression of New Harmony, but can also reflect and strengthen the unique features and values of the community. Gateways are simply a means to designate or differentiate one area from another through distinct changes in the urban setting. Such gateway features can vary in scale or use, and can take the form of a signature building, "Welcome" signage, or simply unique street lighting or similar streetscape enhancements along a prominent corridor.

As discussed in the following chapter, New Harmony anticipates expanding its boundaries to include the area around the S.R. 69 Bypass east of town. Although this intersection is already a

logical entry point to the community, the town's control of the area would provide an opportunity to shape future development and ultimately the image of this area. Currently, the Garden Club is planning to design and incorporate a landscaping plan on a small parcel adjacent to the S.R. 69 Bypass. Furthermore, at this location and other gateways, the thoughtful creation and placement of public art that reflects the unique identity and spirit of New Harmony as a cultural destination could be an integral part of any gateway experience.

Wayfinding Considerations

New Harmony's existing system of informational signage provides a good foundation for directing people to the many historical and cultural sites in the community. However, this system could be expanded to include additional signage at entrances to the town from the east, (S.R. 69 Bypass) south, and for those crossing the toll bridge from the west. Such a revised signage program would help reinforce the character of the town, while providing convenient assistance to visitors. As a part of other streetscape and community gateway enhancements in New Harmony, the design of wayfinding signage could be effectively integrated into a renewed design theme that highlights the unique character and identity of New Harmony. Such an effort could also be coordinated with a proposal to create informational "kiosks" in the community.



Existing Wayfinding Signage

CHAPTER FOUR

LAND USE & GROWTH



Promote future development that reflects and strengthens the Town's unique identity and the community's desire to maintain New Harmony's small town character.

Introduction

This chapter provides recommendations for the orderly, responsible use and development of land in New Harmony and adjacent areas. The *Land Use Guiding Principle* listed above, along with the following *Objectives* and *Strategies* are designed to create balanced land use patterns that best serve the needs of the community without compromising the integrity of New Harmony's identity. They also support related policies in the plan, particularly those pertaining to growth management and transportation. The guidance provided in this chapter will help the town achieve a land use pattern that supports the high quality of life desired by its residents.

A community divided by uses – with the restaurants and shops in one section, the manufacturing jobs in another and all the homes in a third – only contributes to traffic congestion and sprawl. Where possible, there should be a mix of activities designed to serve various parts of New Harmony. The map on **Page 42** illustrates existing land use conditions within the community. The future Land Use maps reflect the town's growth strategy and show areas within and around New Harmony where certain land uses would be appropriate. These maps were developed based on several factors including:

- (1) New Harmony's existing and planned infrastructure
- (2) existing land use locations and relationships
- (3) analysis of various environmental conditions
- (4) public input regarding desired land use patterns
- (5) the *Vision Statement, Guiding Principles, Objectives,* and *Strategies* created for the Comprehensive Plan

Annexation

Although there is a strong desire within the community to focus future development within the existing boundaries of New Harmony, there may come a time for the town to physically expand its boundaries. Due to New Harmony's proximity to the Wabash River, the town is limited to expanding its "footprint" to the south and east. An eastward expansion of the town that encompasses the S.R. 69 Bypass would be a logical extension of New Harmony's corporate limits. This would also ensure the town's ability to guide any future development at this important entrance to the community.

Due to the complexity of annexation, the Town of New Harmony should seek proper legal counsel to ensure proper notice is given, a fiscal plan is prepared, and public hearings are held regarding any potential annexation procedures. Not only will this ensure all state statutes are adhered to, but also mitigate any potential remonstrance from affected residents. The town could also conduct public outreach meetings in an effort to educate residents of the benefits of annexation and gather feedback from stakeholders.

Affordable Housing

Throughout this planning process, there was a general consensus among the Steering Committee members and the general public of the need for affordable housing in New Harmony. The primary reason for this was to encourage people - especially families - to move to the community and establish roots. Although there are a variety of other factors that affect this effort such as employment opportunities, regional market conditions, transportation issues, and the need for (retail) support services, the provision for affordable housing is a fundamental component to attracting new residents to New Harmony.

Efforts to achieve this objective must take into account a variety of housing types beyond typical single-family residences. Based on existing market conditions in New Harmony, the cost of building a typical single-family residence on an undeveloped parcel of land may be prohibitively expensive, and put homeownership out of reach

for first-time buyers. Provisions for appropriate rental units may be one option to encourage new residents to establish a “foothold” in the community, and possibly move up to homeownership in the future. The rehabilitation of existing homes may be another avenue to create affordable housing in New Harmony.

Another option is to take advantage of the vacant upper floors in the numerous downtown buildings. The town could establish incentives for building owners to rehabilitate second and third floor spaces that create “live-work” arrangements for potential tenants. Such a strategy could generate multiple benefits for the community. It would generate another stream of income for the building owner and, with more people living in the downtown, potentially generate more



Reuse of Underutilized Upper Floors Downtown

(street/sidewalk) activity along Main and Church Streets. The presence of more people in the downtown, could ultimately encourage existing businesses to extend their hours of operation, and potentially attract new businesses to the area to serve the needs of the growing population.

Traditional Mixed-Use Infill Development

During the public input process, there was wide-spread agreement among the general public, town officials, and business leaders to place a priority on effectively utilizing existing resources within New Harmony rather than expanding outward into “undeveloped” areas. This strategy is commonly referred to as “infill development” which can simply be defined as the development of vacant or underutilized lots and structures within an urban/developed area. Focusing on this land use strategy as a priority not only effectively utilizes existing infrastructure, but also strengthens the existing, small town fabric

of New Harmony and preserves the surrounding agricultural/rural setting.

Although this strategy centers primarily on residential development, it also encourages some small neighborhood-scaled commercial development which is indicative of traditional small towns. Such compact, pedestrian-friendly (re)development should preserve the traditional repetition and form of existing buildings along New Harmony’s system of local streets. Commercial development should provide an array of goods and services that serve the daily needs of residents and visitors alike.

Future Land Uses - Recreational Corridor

Throughout the public input phase of this planning process, many resident and business leaders noted the importance of taking advantage of nearby Harmonie State Park. Town leaders should coordinate with county officials and potentially-affected property owners to create a “recreational corridor” linking New Harmony to the park. Such a corridor could be comprised of land uses and alternative transportation facilities that encourage recreational activities which recognize the benefits of the state park.

A safe, convenient, and attractive corridor between New Harmony and Harmonie State Park would encourage motorists, cyclists, and hikers to travel safely along on- and off-road trails. In turn, this



Multi-use Trail at the Southern S.R. 66/ S.R. 69 Intersection

could spur economic development as a result of a coordinated approach between town and county officials on future land use decisions. There was also discussion about the creation of a golf course to provide additional recreational opportunities for New

4 Land Use and Growth

GUIDING PRINCIPLES

Harmony’s residents and visitors. One possible location could be along the wooded hillsides south of town.

The remainder of this chapter outlines the four major land use Objectives that guide future development in and around New Harmony. In addition to the following **Objectives** and **Strategies**, a conceptual land use map on **Page 45** illustrates these development patterns.

Objective #1

Promote and pursue new development opportunities that respond to the scale, style, and overall character of New Harmony’s existing community fabric.

Strategies:

- Concentrate on appropriate, mixed-use infill development prior to expanding the town’s physical and corporate boundaries
- Reference and apply recently-adopted design guidelines for existing structures within the local historic district
- Support a variety of high-quality commercial development that serves the needs of residents and visitors alike
- Recognize the many contributions of local organizations and universities, and support their continued investment(s) in the community
- Develop policies for appropriately-scaled, quality commercial development along primary corridors reflecting the importance of these high-visibility community gateways

Objective #2

Support policies and organizations that promote a variety of housing types within the community in a concerted effort to attract new residents and families to New Harmony.

Strategies:

- Encourage a variety of housing types such as single-family

homes, duplexes, apartments, townhomes, or condominiums in an effort to create affordable housing opportunities

- Develop policies that allow and encourage residential units/lofts in 2nd and 3rd story floors above commercial businesses in downtown buildings (Main and Church Streets)
- Plan for the creation of affordable senior or assisted living housing within the downtown area
- Develop local initiatives that encourage the appropriate rehabilitation of existing buildings into single-family units or duplexes

Objective #3

Promote growth strategies that celebrate and retain the surrounding rural character and cultural landscape.

Strategies:

- Explore strategic areas adjacent to New Harmony’s corporate limits for potential annexation as future demands warrant
- As Posey County moves ahead with its Comprehensive Plan, town officials should establish a dialog with county officials to coordinate land use goals that are mutually beneficial to both the county and the town
- Work with Posey County to form inter-local agreements, including the possibility of New Harmony exercising zoning control of land adjacent to the town’s corporate limits

Objective #4

Recognize the value and need for open/green space or similar recreational uses in New Harmony.

Strategies:

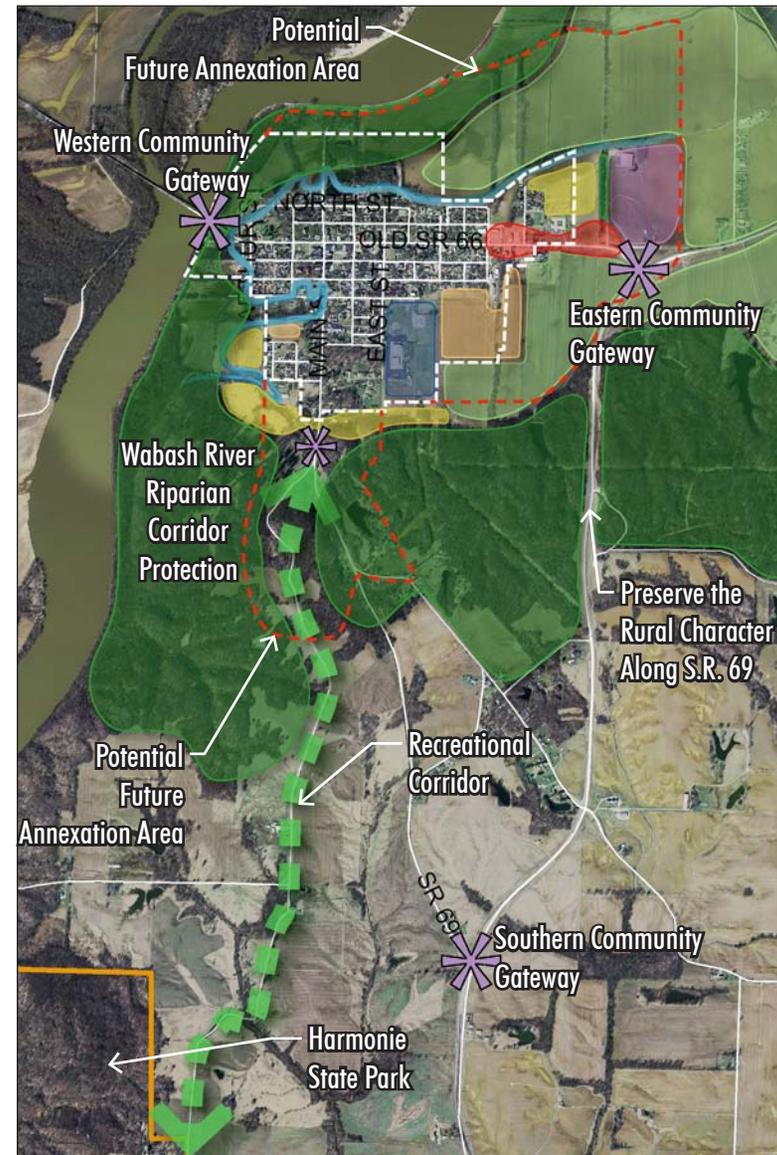
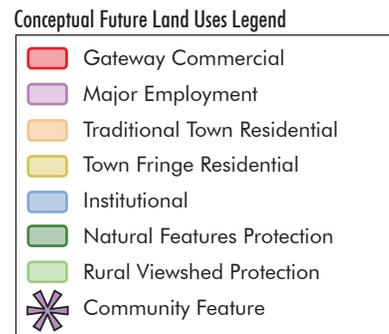
- Design new/expand existing bike paths/trails that form links within the community and to nearby attractions

- Continue to develop the riverfront as a recreational area
- Consider the creation of, or support continuing efforts for, a community center/senior center
- Design future development to effectively link to a variety of proposed circulation alternatives (see Chapter 7)

FUTURE LAND USE CATEGORIES

The Future Land Use maps on this page and on **Page 45** illustrate how the previous *Objectives* and *Strategies* could be implemented within New Harmony. The maps also indicate potential areas adjacent to the town that could be considered for future annexation. This section outlines some of the general land use patterns and the character of development or growth in the future. The designation and location of these land uses is based on a number of factors including:

- 1) the town's current and future infrastructure capacities
- 2) the location and character of existing land uses and natural features
- 3) relevant input and feedback from the general public and Steering Committee
- 4) the *Guiding Principles, Objectives* and *Strategies* of New Harmony's Comprehensive Plan



Conceptual Future Land Uses Map - Regional

4 Land Use and Growth

GUIDING PRINCIPLES

In addition to these two maps, listed below is a brief (color-coded) overview of the seven land use categories illustrated. The color-coded categories correspond to the legends for the maps on **Pages 43 and 45**. This summary provides further explanation of the type of growth that may occur in the future, and the character or design features of the development within each of these categories. It is important the Future Land Use maps are referred to by town officials when determining the type and location of future development in New Harmony.

Future Land Uses - Gateway Commercial

As the Land Use maps indicate, this area is reserved for development along the Church Street/S.R. 66 corridor ultimately extending to the S.R. 69 Bypass east of town. The purpose of this category is to emphasize the importance of quality development along this section that reflects this primary gateway into town. Future development should be a mix of uses that responds to the needs of residents, as well as retail-oriented businesses accommodating the demands of visitors to New Harmony. As noted in **Chapter 7**, it is also important new development along this corridor is connected to the existing town fabric by extending sidewalks east of Third Street; thus increasing mobility options for residents and visitors.

Future Land Uses - Major Employment Center

This category is confined to a small area east of town near the S.R. 69 Bypass / S.R. 66 intersection. The intention of the **Major Employment Center** is to encourage appropriate economic development in New Harmony and subsequently, increase the local tax base. Land uses within this area could include some light industrial uses, assembly operations, high-tech or research and development facilities, and other emerging sectors of the economy. Many residents and Steering Committee members stressed the importance that such land uses are not a detriment to the environmental and cultural features, or small-town character of New Harmony.

Future Land Uses - Traditional Town Residential

This category is in direct response to residents' concerns and desires

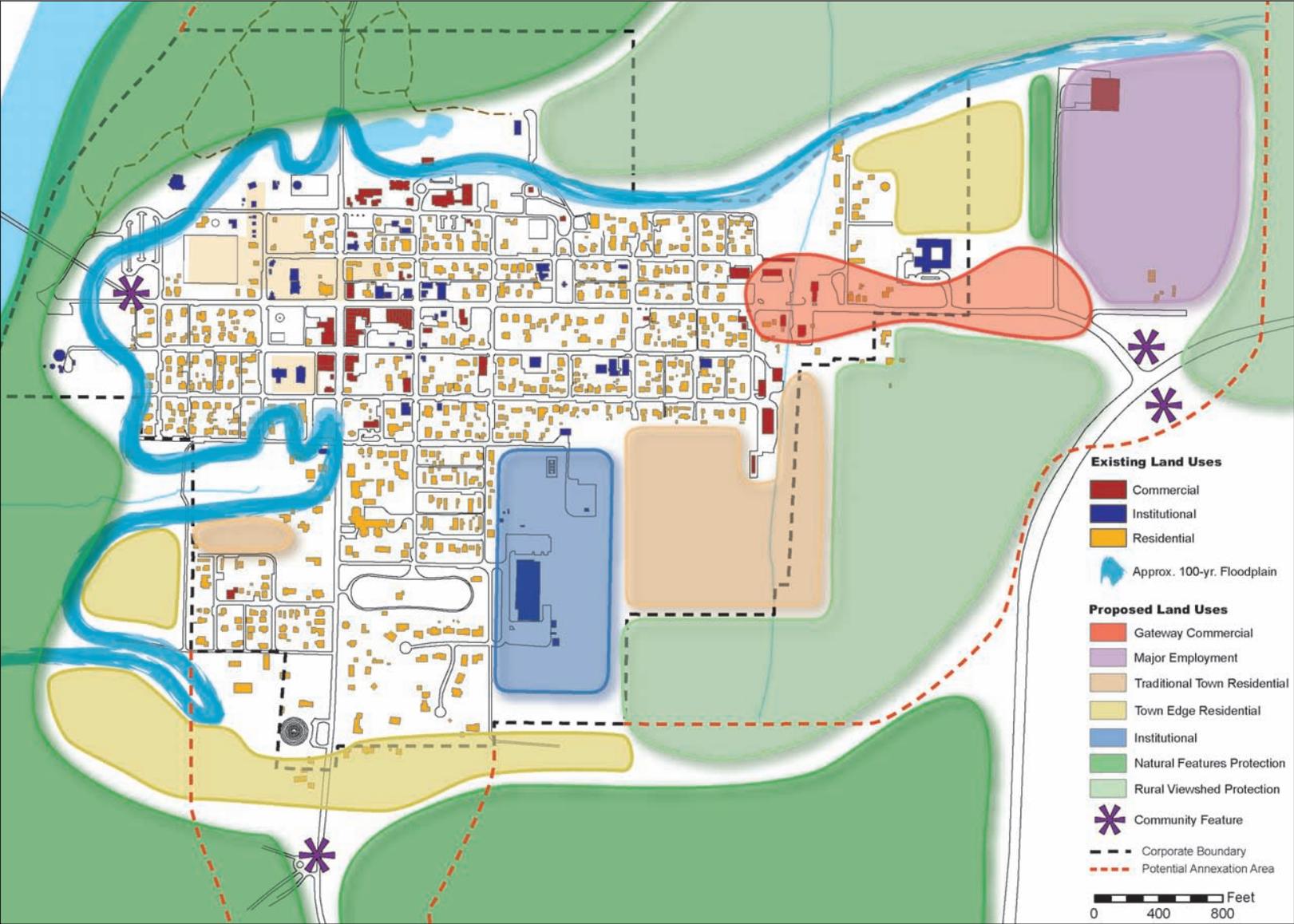
for more housing in New Harmony. It provides a framework for future residential development within the town's existing corporate boundaries, and adjacent to older residential areas. Both single-family and multi-family residences would be the primary types of development within this category. In concert with this effort, the town should actively support the rehabilitation of existing homes in nearby neighborhoods. It is also important to encourage the reuse of the upper floors of commercial buildings along Main and Church Streets. The use of these floors as rental units would not only generate additional income for building owners, but could also increase pedestrian activity in the evenings - a critical need for current and potential businesses in the downtown.

Future Land Uses - Town Edge Residential

Development within this area is located along the periphery or edges of New Harmony's town limits, and is intended to preserve some of the natural features surrounding New Harmony. Similar to *Conservation Subdivisions*, development within these areas would be clustered in order to protect natural features such as woodlands, large tracts of agricultural land, or similar types of sensitive lands. Characteristics of development within this category could include larger lot sizes than in the town's core, clustered homes surrounded by open space, and curvilinear streets that may or may not include sidewalks.

Future Land Uses - Institutional

The purpose of this category is to strengthen and expand on the educational opportunities in New Harmony. In the future, the New Harmony School could serve as a focal point for continuing education initiatives, and/or a "life-long learning" center. The concept for such a center could focus on creating a "one stop" location for adult education, job training, or family support services for town residents. New Harmony's existing relationships with the University of Southern Indiana and the University of Evansville, along with local organizations could serve as a solid foundation for future educational endeavors. The creation of such a campus could ultimately secure the long-term viability of the New Harmony School as well.



Conceptual Future Land Uses Map - Detail

4 Land Use and Growth

GUIDING PRINCIPLES

Future Land Uses - Natural Features Protection

The preservation of the natural features surrounding New Harmony is also an important part of preserving the identity of the town. The environmental, cultural, and aesthetic benefits of the Wabash River corridor, along with smaller streams, wetlands, and woodlands not only define New Harmony, but have shaped the community’s growth over the years. Future growth within these areas should be limited to low density residential development and small scale commercial (recreational) businesses that are designed to have minimal impacts on the natural environment.

Future Land Uses - Rural Setting Viewshed Protection

This category recognizes the importance of preserving quality farmland in Posey County. The large expanses of farmland that greet motorists traveling along State Road 69 from Interstate 64 illustrate this fertile ground within the Wabash River watershed, and New Harmony must advocate land use and growth management policies that reinforce this idea. Productive farmland should be valued for its intrinsic value and, as discussed in Chapter 5, there are also “community supported agriculture” business opportunities that can strengthen local farming activities. Retaining viable agricultural land provides a secondary benefit of maintaining strategic viewsheds along major corridors that contribute to the rural setting of New Harmony.



Ongoing Farming Operations Along the Outskirts of Town

CHAPTER FIVE

ECONOMIC DEVELOPMENT



5 Economic Development

GUIDING PRINCIPLES

Promote and pursue economic development opportunities that add value to the local economy, employ local residents, and support local businesses.

Introduction

This chapter focuses on economic development’s role as an engine for growth in the community. The future of New Harmony’s economy depends on multiple economic sectors and should not rely solely on the tourism industry. In addition, the land use scenario outlined in the previous chapter needs to be part of an overall strategy to ensure the town has an appropriately-balanced foundation of employment opportunities. New employers bring new money into the local economy which helps existing businesses, creates a diversity of businesses, and adds to New Harmony’s tax base.

This chapter’s *Objectives* and *Strategies* support the economic development *Guiding Principle*, and reflect the town’s desire for supporting and strengthening local business development, creating a favorable business environment for new investment, and encouraging business diversity. As noted previously, this chapter works hand-in-hand with many of the land use recommendations outlined in the previous chapter.



Numerous School Tours and Other Community Events

Annual Community Events

There are a number of events that take place during the year celebrating the unique history and identity of New Harmony. While many of these highlight the diverse cultural and historical influences that have shaped the community over the years, others reflect the natural features and assets in and around the town. Steering Committee members and the general public noted the need to create a coordinated marketing effort to publicize these events locally to residents, and regionally to encourage visitors to experience all that New Harmony has to offer. Listed below are some of the various events that take place in New Harmony throughout the year.

- Plein-Air Paint Out (April)
- Heritage Artisans Week (April)
- Harmonie Hundred Bike Ride (May)
- Arts in Harmony Art Fair (May)
- Raintree Antique Show (June)
- Traditional 4th of July Celebration
- Paddlefest (August)
- Kunstfest (September)
- Raintree Auto Show and Shine (town-wide sale in October)
- Spirits in Harmonie (November)
- Summer Gallery Stroll (August)
- Fall Gallery Stroll (November)
- Winter Gallery Stroll (February)
- Under the Beams Concert Series at the Rapp-Owen Granary (January-May)
- New Harmony Theatre (June-August)

Importance of Partnerships

Throughout this planning process, it was stressed during meetings with the Steering Committee, stakeholder interviews, and workshops with the general public, that the future success of New Harmony will depend on the level of cooperation between organizations in the community. This will include partnerships among public agencies and private entities, between various private organizations and businesses, among businesses, and among community residents. All groups must come to the table in an effort to build on, and promote, the unique features of New Harmony.

Due to the Town of New Harmony’s limited tax base, it is incumbent upon town officials to partner with the public sector to promote and fund future opportunities within the community. Public/private partnerships expand the capabilities of the public sector with the advantages of the private sector. Generally speaking, New Harmony can typically borrow money at a lower rate than is available in the normal marketplace because the income stream from municipal bonds are tax-free to the investor (lender). The town can aid the private sector in other ways as well. Examples include waiving or reducing exactions and other development fees, extending water and sewer lines as appropriate, and reducing required on-site facilities such as parking.

Private developers have advantages as well. Often, private entities can build projects less expensively than public agencies. This is usually related to fewer requirements for the contractor of private projects and thereby lower general services-related activities, such as bonding costs.

Public/private partnerships can be used for new housing, retail development, parking facilities, or similar projects in the town’s interest. There are many variations of public/private partnerships, but the common principle underlying any of them is that by working together, more can be accomplished than by working separately. Chapter 9 summarizes additional opportunities or alternatives that could be pursued to fund future projects in New Harmony. Listed

below are *Objectives* and *Strategies* that support the *Guiding Principle* for economic development in the community.

Objective #1

Develop strategies that retain and attract businesses that serve the needs of residents and visitors alike.

Strategies:

- Support and promote locally-owned restaurants and businesses in favor of national franchises
- Create a “Shop Local” campaign and/or community supported agriculture initiative to educate the general public about the importance of locally-owned businesses
- Develop incentives or policies that encourage new businesses to locate in existing (historic) downtown buildings
- Explore the use of tax incentives for new businesses that preserve, restore, or reuse historic structures
- Create more activities that support tourist-related businesses such as restaurants, (self)guided tours, festivals, and facilities for bicycles or golf carts
- Create a business incubator (i.e. office “condo”) to allow new businesses and entrepreneurs to share resources and support services during start-up phases
- Support the growth of the events-planning industry, including conferences, corporate and spiritual retreats, or weddings
- Promote new business development that supports or complements activities at Harmonie State Park, and highlights the natural features surrounding New Harmony
- Explore the feasibility of creating “Wi-Fi” or wireless internet connections at strategic locations in town
- Encourage and promote appropriate “cottage industries” or home businesses that respond to the needs of residents and/or tourists

5 Economic Development

GUIDING PRINCIPLES

Objective #2

Explore opportunities to increase the existing tax base or secure additional funding alternatives.

Strategies:

- Establish a hotel/motel and food/beverage tax to increase the community's revenue and promotional efforts
- Encourage professional businesses and services (i.e. lawyers, professors, medical professions) to locate in New Harmony to enhance its quality of life and strengthen the tax base
- Partner with local/regional banks to create revolving loans or funds as incentives for new business development
- Seek funding opportunities through the *Wabash River Heritage Corridor Commission* and the Indiana Department of Natural Resources

Objective #3

Coordinate local and regional economic development resources to minimize duplication of efforts, and effectively utilize existing resources.

Strategies:

- Continue to partner with the University of Southern Indiana/ Historic New Harmony, Harmonie State Park, Workingmen's Institute, The Blaffer Foundation, and other prominent stakeholders to promote the community's assets
- Promote regional attractions within the Tri-State area
- Consider hiring an economic development specialist to pursue state and federal grants, and facilitate public/private partnerships that strengthen investment in New Harmony
- Develop an informational clearinghouse for prospective businesses and entrepreneurs considering locating in town
- Support the New Harmony Business Association and explore opportunities to expand its membership

- Partner with county and regional economic development organizations to attract new investment in the community, and support existing local businesses

Objective #4

Create a marketing plan promoting the town's unique cultural and historical features, small town qualities, and strong local workforce.

Strategies:

- Create a source of year-round visitor information for tourists and find a suitable location, such as the New Harmony Post Office, Town Hall, or other location open throughout the year
- Create an official town website (or combine existing websites) that includes visitor information such as community events, lodging, dining, recreation, or shopping opportunities.
- Plan for, and promote, the Bicentennial Celebration that will occur in 2014
- Promote efforts to have New Harmony listed as a United Nations' World Heritage Site



New Harmony as a Destination for Retreats and Conferences

Introduction

Like many small towns, the success and vitality of New Harmony is integrally linked to the economic health of local businesses. The collection of locally-owned businesses in the community is the foundation of the community's economy, and serves the needs of residents and visitors alike. Because local owners live in the community they do business in, they are free to make decisions based on local needs rather than corporate policies handed down from decision-makers far removed from New Harmony. Additionally, studies have shown that independent, local owners spend more money at other local businesses creating a "multiplier effect"- money recirculates within the community rather than "leaking out" to remote corporate headquarters or a centralized purchasing department. Listed below are reasons why locally-owned businesses are good for New Harmony's economy and the town's long-term sustainability.

1. Buy Local - Support Yourself: Several studies have shown that when you buy from an independent, locally owned business, rather than a nationally owned businesses, significantly more of your money is used to make purchases from other local businesses and service providers, and farms - continuing to strengthen the economic base of the community. Studies have shown that as much as 3 times more of your dollars recirculate in the local economy.

2. Support community groups: Non-profit organizations receive an average 250% more support from smaller locally-owned businesses than they do from large national businesses.

3. Keep the community unique: Where you shop, where you eat and have fun - all of it makes your community home. The one-of-a-kind businesses are an integral part of the distinctive character of this place. Tourism businesses also benefit. When people go on vacation they generally seek out destinations that offer them the sense of being someplace, not just anyplace.

4. Reduce environmental impact: Locally-owned businesses can make more local purchases requiring less transportation and generally set up shop in town or city centers as opposed to developing on the fringe. This generally means contributing less to sprawl, congestion, habitat loss and pollution.

5. Create more good jobs: Small locally-owned businesses are the largest employer nationally and can provide many jobs to residents.

6. Get better service: Locally-owned businesses often hire people with a better understanding of the products they are selling and take more time to get to know customers.

7. Invest in community: Locally-owned businesses have owners and employees who live in the community, are less likely to leave, and are more invested in the community's future.

8. Put your taxes to good use: Local businesses in town centers require comparatively little infrastructure investment and make more efficient use of public services as compared to nationally owned stores entering the community.

9. Buy what you want, not what someone wants you to buy: A marketplace of tens of thousands of locally-owned businesses is the best way to ensure innovation and low prices over the long-term. A multitude of small businesses, each selecting products based not on a national sales plan but on their own interests and the needs of their local customers, guarantees a much broader range of product choices.

10. Encourage local prosperity: A growing body of economic research shows that in an increasingly homogenized world, entrepreneurs and skilled workers are more likely to invest and settle in communities that preserve their one-of-a-kind businesses and distinctive character.

5 Economic Development Profile - Community Supported Agriculture

GUIDING PRINCIPLES

Importance of Agriculture

Historically, farming has been an important part of Posey County's, and the Tri-State's economy. Although New Harmony's economy may not be directly linked to agricultural operations, the surrounding farmland represents an integral part of New Harmony's identity which benefits from its proximity. Agricultural land represents not only a vital land use for crop production, it also represents the inherent preservation of open space. Small-scale farming operations not only are a productive part of the economy, but can also enhance the natural landscape and habitats.

Fence rows and other "untillable" areas are good habitats and "places of refuge" for wildlife. They also provide places for native species of plants to take root, thus reducing long-term maintenance issues for landowners. Intact fence rows and riparian corridors also serve as wind breaks which can reduce soil erosion. Vegetated swales that often surround fields and riparian corridors function to cleanse water runoff before it enters nearby creeks and rivers.

Traditional farming has also long been associated with one's commitment to the local community. This physical and symbolic connection to the land includes not only the natural landscape, but the physical (man-made) landscape as well. Family-owned farms that cross generations maintain connections to the community. Understanding a community's past can inform the decision-making process when making future land use decisions.

Community Supported Agriculture

The large amount of farmland in and around New Harmony creates a unique opportunity for the local sale of agricultural products. Some of the opportunities could include selling products at local farmers' markets, or through contracted sales to local schools and restaurants. Farmers could also work together to sell agricultural products through a permanent farmer's market / cooperative alliance, or through a not-for-profit organization that oversees taking orders and distributing products.

Small farms represent an opportunity for a direct exchange of goods between the farmer and the customers. In addition, there are several seasonal agritourism opportunities to draw visitors interested in taking part in agricultural activities, or buying locally-grown food from "niche" farms. These opportunities include small nurseries, the production and sale of farm-raised goods, school and educational trips, and entertainment activities such as "you pick" orchards and pumpkin patches, or corn mazes.

Community Supported Agriculture (CSA) is a way for the food buying public to create a relationship with a farm and to receive a weekly basket of produce. The number of CSAs in the United States was estimated at 50 in 1990, and has since grown to over 1000. By making a financial commitment to a farm, people become "members" (or "shareholders," or "subscribers") of the CSA. Most CSA farmers prefer that members pay for the season up-front, but some farmers will accept weekly or monthly payments. Some CSAs also require that members work a small number of hours on the farm during the growing season.

In many parts of the country, local sources of meat, dairy, and eggs have become increasingly harder to find over the past several decades. A few CSAs and farmers' markets now offer these products. As more and more people look for alternatives to "factory farm"-produced products, small farmers are responding with a variety of methods of delivering them to the local community. People appreciate the superior flavor and freshness of these foods, along with the good feeling they get from supporting small-scale, environmentally sensible operations. Listed below are additional opportunities for New Harmony residents to support the local farm community.

Farmers' Markets

In a farmers' market, a group of farmers sell their products once or twice a week at a designated public place like a park or parking lot. Some farmers' markets have live entertainment. Shopping at a farmers' market is a great way to meet local farmers and get fresh, flavorful produce!

U-Pick Operations

A U-Pick is a farm that opens its fields to the public during harvest season. U-Pick farms offer fruits such as strawberries, apples, and pumpkins in the summer and early fall months.

Farm Stands

A farm stand is a place where a single farm sells its produce, either from the back of a truck parked on Main Street, or from a roadside stand near or on their farm. Farm stands are generally only open during warm weather, and may be "self serve."

Food Co-ops

Food cooperatives are worker- or customer-owned entities that provide grocery items of the highest quality and best value to their members. Co-ops can take the shape of retail stores or buying clubs. Food co-ops are committed to consumer education, product quality, and member control, and usually support their local communities by selling produce grown locally by family farms.

Sources:

"Local Food Connections": <http://www.extention.iastate.edu/>

<http://www.localharvest.org/>

The Delicious Revolution

As a single-community school corporation, New Harmony has a unique opportunity to incorporate local farming and food education into the school curriculum. Students can be educated, not only on what they eat, but how food is grown and prepared. The school could grow a garden, with student assistance, that would provide food items for the school's cafeteria. The following is an excerpt from "The Delicious Revolution" by Alice Waters:

"In order for there to be a future to the environmental movement, we must teach the children that taking care of the land and learning to feed yourself is just as important as reading, writing, and arithmetic. For the most part, our families and institutions are not doing this... Therefore, I believe that it's up to the public education system to teach our kids these important values. There should be gardens in every school, and school lunch programs that serve the things the children grow themselves, supplemented by local, organically grown products. This could transform education and agriculture. A typical school of, say, one thousand students, needs two hundred and fifty pounds of potatoes for one school lunch. Imagine the impact of this kind of demand for organic food!

Which brings me to the Edible Schoolyard at Martin Luther King Junior Middle School in Berkeley... Everything that has happened at the Edible Schoolyard has convinced us that we're on the right track lobbying for this kind of education in ecoliteracy. It works! The students at King are so hungry, that they learn the best lessons of the garden quickly and unforgettably."

Source:

Alice Waters. "The Delicious Revolution". Copyright 2005. <http://www.chezpanisse.com>

5 Economic Development

GUIDING PRINCIPLES

CHAPTER SIX

PUBLIC SERVICES AND FACILITIES



6 Public Services and Facilities

GUIDING PRINCIPLES

Provide quality public services in an efficient manner that protect and enhance the quality of life for current and future residents, and attract appropriate development to the community.

Introduction

In many cases, the implementation of policies for the extension, upgrade, and maintenance of a community's infrastructure serves as the most significant factor in local growth and development. The infrastructure of a community includes not only utility service and roadways, but also public services such as fire and police protection, and other safety services.

Utility and public services that lag behind the pace of development can be frustrating, and the burden for the taxpayer can be imposing. Also, one of the best ways a community has for directing growth is through the use of their public sanitary sewers. Therefore, it is imperative that decisions regarding land use development are made in concert with decisions for providing public services.

The New Harmony School

As noted in Chapter One, education in the community has been an influential part of New Harmony's cultural and social past. The establishment of the Workingmen's Institute, which still operates Indiana's oldest public library, and Robert Owen's ideal of free public education in the community are two of many examples of New Harmony's commitment to educating its citizenry. Today, the community's association and work with the University of Southern Indiana (USI) and the University of Evansville make this small town a progressive model for the nation. However, like other small, rural towns throughout the nation, it is struggling to retain its school as an integral part of the community.



New Harmony School

Throughout the public participation process of this comprehensive plan, there was a general consensus of keeping the school operational. Not only is it important for its educational benefits to New Harmony, it also is a strong part of the community's identity.

With a current enrollment at just over 200 students for grades K-12, the school has the capacity for additional students in the future. However, the *Indiana Commission on Local Government Reform* recently released a report entitled *Streamlining Local Government* in which a number of recommendations were made that focused on reducing costs for local governments in Indiana. One of these recommendations (#11) proposes the reorganization of school districts to achieve a minimum population of 2,000 students. Although only a recommendation by the Commission, the New Harmony School and the Town of New Harmony should partner with one another to proactively seek opportunities to ensure the school continues to provide a quality education in the most effective/efficient manner possible.

It is incumbent on the community as a whole to maintain the school as a viable and relevant component of New Harmony not only as an educational institution, but as a symbolic thread that binds the community together. Such a proactive approach is essential to maximizing student achievement and continuing the town's long history of educational opportunities. New Harmony's unique setting and culture, as well as its relationships with local and regional universities present numerous opportunities for the school's future.

Objective #1

Support New Harmony School in efforts that continue to strengthen educational performance and promote the school as an important asset to the community.

Strategies:

- Develop strategies and partnerships that target town and county residents to promote the positive image of the school and the high standard of education it provides
- Support increased collaboration with USI and seek new opportunities with local and regional universities
- Create stronger relationships among educational and government entities, local businesses, artists and musicians
- Proactively explore opportunities and partnerships that maximize student achievements in an effective manner that also maintains the school's (and town's) identity

Objective #2

Explore innovative ways to provide quality services efficiently to residents and businesses at an affordable rate.

Strategies:

- Extend public services (water, sewer, etc...) to guide new development and thus reduce utility costs for existing residents and businesses
- Support the New Harmony Volunteer Fire Department and continue to provide the necessary equipment and training to ensure the safety of town and township residents
- Consider the installation of wireless ("Wi-Fi") internet service at strategic points throughout the community
- Consider utility extension to properties that are adjacent to New Harmony and could be annexed in coordination with utility extension

- Encourage the use of alternative energy sources and energy conservation measures

Objective #3

Provide a balanced, effective and user-friendly regulatory framework to guide development and set standards throughout the community.

Strategies:

- Increase efforts regarding code enforcement and ensure ordinances are enforced in a uniform manner
- Support and apply the Historic Preservation Guidelines for buildings within the local historic district
- Update town zoning ordinances that ensure public safety and reflect the desired image/character of the community
- Create nuisance ordinances for pet and noise control



Renovation of Ribeyre Gymnasium into Community Center

Objective #4

Encourage the design of public facilities that reflect the unique identity of New Harmony, enhance the character of the town, and respond to the needs of community residents.

Strategies:

- Encourage high quality design of public buildings to create a precedent for quality (private) development the town desires
- Incorporate well-designed streetscape features as part of related street or infrastructure improvements
- Coordinate with the Indiana Department of Natural Resources to enhance June Barrett Park and boat ramp facilities on the Wabash River
- Maintain and improve green spaces including gardens, parks, and passive open spaces
- Partner with stakeholders of the Ribeyre Community Center to pursue funding to complete the renovation of the gymnasium
- Support community programs that will strengthen and utilize future services at the Ribeyre Community Center

Objective #5

Partner with relevant stakeholders to provide the necessary accommodations for visitors to the community.

Strategies:

- Explore alternatives for the design and construction of centrally-located public restrooms
- Investigate locations for dedicated (signed) public parking areas for residents and visitors alike
- Explore convenient locations for informational kiosks to inform and direct visitors to town attractions

- Design and incorporate user-friendly public seating or similar amenities within the public right-of-way at strategic locations throughout New Harmony

Objective #6

Seek opportunities and partnerships to provide quality medical and social services for residents in need.

Strategies:

- Focus on attracting health-care service providers including medical, dental, mental, and veterinarian professionals
- Encourage the establishment of efficient medical transportation services to regional facilities
- Explore collective efforts or strategies among social and religious institutions to provide vital health and social services to New Harmony's residents in need
- Partner with the school corporation to develop after-school and/or youth programs that offer alternatives for students or other community organizations

Introduction

One of the issues raised during this planning process was the lack of adequate, or convenient, public seating in New Harmony. This deficiency brings to light the larger issue regarding the enhancement of New Harmony's public realm. As noted in the following chapter exploring transportation and infrastructure issues, the town's network of streets represents the largest collection of "public places" in the community. This section explores the components of public spaces and provides an overview of the elements that can affect their success. It also provides recommendations regarding how streetscape improvements at the Main and Church Street intersection could enhance this focal point as a gathering place for community events.

New Harmony's network of streets, and the components that comprise them, not only serve a functional purpose, but also help to shape the identity of the community. The town's streets should not only accommodate vehicular traffic, but should also be treated as safe and attractive public settings for all users including pedestrians and motorists alike. The most basic goal of all public spaces is to provide an inviting setting that attracts **people**. If such a place not only attracts people, but draws them back on a consistent basis, it is considered successful.

The style and placement of street furnishings has a significant impact on the function and visual quality of the urban environment. The thoughtful placement and style of street furniture and other amenities that typically occur within sidewalk settings can be a significant factor in enhancing the identity of New Harmony. Below is a listing of some of the amenities that can be incorporated to enhance the public setting in and around the downtown area.

- public benches and seating
- landscaping and planters
- street lights
- sidewalk cafes
- public art and/or water features
- trash receptacles

With this basic premise in mind, it is important to know what attracts people to public spaces. The *Project for Public Spaces* (PPS) has found that there are four key qualities of successful public spaces:

Sociability

Successful places are designed to foster interaction between people. A simple example would be ensuring that the way seating is arranged is conducive to conversation. Another example would be providing community garden space within a mini-park. The gardens give strangers with similar interests something to talk about.

Access and Linkage

Great places are easily accessible – on foot or visually. It should be a destination in and of itself, or along a heavily used pedestrian path. In addition to tourists utilizing the space, residents who work or live in nearby buildings should gravitate to the space as well.

Uses and Activities

Successful places have a program established for them that ensures there is a reason to go there, and a reason to come back. The most successful places are intensively scheduled with events designed to bring a wide variety of people to them throughout the year. It is important to consider both winter and the summer programs.

Comfort and Image

Users must perceive that a place is safe. It should be clean and it should be obvious that it is managed and being cared for. No one likes to come to a place that appears to be forgotten.



Existing Church Park At Main and Church Streets

6 Public Services and Facilities Profile - Public Places

GUIDING PRINCIPLES

Main Street as a Public Place



Intersection at Church and Main Streets

As noted previously throughout this plan, the intersection of Main and Church Streets, and the collection of buildings lining these streets, represents the heart of New Harmony. Numerous community events take place throughout the year along Main Street and

adjacent sidewalks. The town should partner with INDOT and other stakeholders to explore opportunities to enhance this focal point of New Harmony. Listed below are some of the issues and/or potential design ideas for the downtown area.

- delineate pedestrian crosswalks through changes in color or materials
- create a unified collection of street furniture such as street lights, benches and trash receptacles
- develop secondary, pedestrian-scale gateways at street corners and intersections to clearly define the “public space” in the downtown



Streetscape Setting Along Church Street East of Main

Public Restroom Facility

Also mentioned as a major issue by residents and businesses is the lack of a public restroom in the downtown area. Other than the Atheneum, visitors to New Harmony don't have any truly public places in which to access a restroom. Ideally, for such a facility to be successful, it should be combined with other (public) uses in order to make it an integral part of the downtown fabric. One idea suggested by the Steering Committee is to create a secondary visitors' center - with or without a staff - that complements activities at the Atheneum. Some additional considerations for a public restroom include:

- is centrally located to a majority of the events or attractions within the downtown area
- is a well-designed facility that enhances, rather than detracts from, the historic setting of the downtown
- maintains a high visibility to the general public - ensuring it is utilized to its full potential, increases the level of safety for users, and decreases the potential for vandalism
- is accessible for all potential users
- can be combined with other features such as an informational “kiosk”, vending area, and gathering space

CHAPTER SEVEN

TRANSPORTATION AND INFRASTRUCTURE



Maintain and expand the local transportation system to include a variety of mobility options serving the diverse needs of the town's residents and visitors, and linking New Harmony to surrounding communities.

Introduction

The intent of this chapter is to explore opportunities to link the various activities in New Harmony in a safe, effective, and pleasant manner. It is important the town's local streets encourage pedestrians, cyclists, and golf cart users to travel safely and efficiently throughout the town. The design of such multi-functional corridors should strengthen and expand the traditional patterns of multi-modal transportation in New Harmony.

In addition to enhancing its local network of streets, it is also important to maintain and strengthen connections to surrounding communities to ensure the long term viability of New Harmony. The continued operation of the New Harmony Toll Bridge will play a critical part in this effort. The Profile at the conclusion of this chapter addresses the important role the Toll Bridge plays in New Harmony's continued vitality. As noted in the Profile, the Wabash River Bridge is an important link connecting the town to Southern Illinois. Its closure

in September 2007 due to structural issues had an immediate impact on the community.

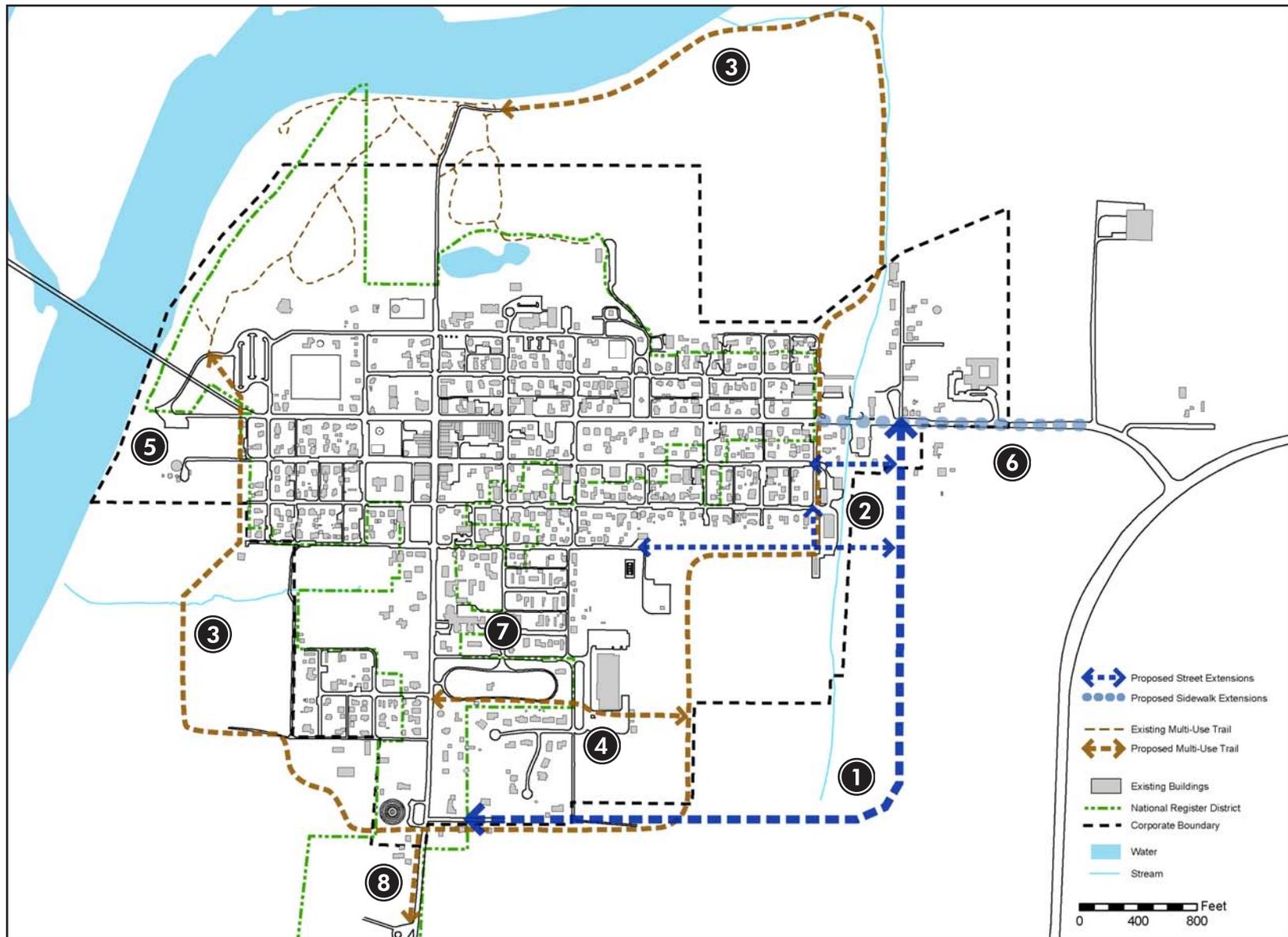


The New Harmony Bridge Link to Illinois

POTENTIAL INFRASTRUCTURE OPPORTUNITIES

Recommendations for New Harmony's transportation and infrastructure system center primarily on enhancing the existing network of streets and sidewalks. As the map on **Page 63** illustrates, only modest street improvement projects are proposed for the town. This strategy reflects the community's philosophy to focus on infill development rather than new growth on the town's edges. The limited amount of development anticipated in the future, as well as New Harmony's limited finances to invest in new street projects are also factors in this strategy. Listed below are some of the opportunities illustrated on the accompanying Future Transportation and Infrastructure map, and detailed in following **Objectives** and **Strategies**.

- 1 Develop a street extension around the southeast side of town connecting Main and Church Streets
- 2 Extend the street grid at appropriate locations to connect to this new corridor
- 3 Expand the multi-use trail to create a complete loop around and through New Harmony - resulting in a more viable transportation alternative for residents
- 4 Link the multi-use trail to public amenities such as Murphy Park, the school, and tourist destinations
- 5 Continue improvements to June Barrett Park and access ramp to strengthen the town's physical and symbolic connection to the river
- 6 Implement sidewalk and other infrastructure improvements along Church Street east of Third Street
- 7 Create a prioritization plan to enclose designated open drainage ways that pose the greatest safety and/or aesthetic concerns
- 8 Explore opportunities for greater connections to Harmonie State Park



Future Transportation and Infrastructure Map

7 Transportation and Infrastructure

GUIDING PRINCIPLES



Typical Residential Street

New Harmony’s network of local streets, and the components that comprise them, not only serve a functional purpose, but also help to shape the identity of the community. The town’s streets should not only accommodate vehicular traffic, but should also

be treated as safe and attractive public settings for all users including pedestrians and motorists alike. The town should promote policies that ensure the entire street right-of-way is routinely designed and operated to enable safe access for all users. The following **Objectives** and **Strategies** provide a variety of opportunities for the Town of New Harmony to enhance its public realm of circulation corridors and infrastructure, as well as strengthen linkages to surrounding areas.

Objective #1

Pursue long term funding strategies to repair and maintain the New Harmony Bridge as a vital transportation and economic link in the region.

Strategies:

- Support and expedite efforts to repair the bridge structure for daily traffic
- Continue to work with the Army Corps of Engineers to develop long-term strategies to reduce erosion along the Wabash River riverbank that threatens the (western) bridge structure.

Objective #2

Expand alternative transportation opportunities internally within New Harmony and externally linking the town to surrounding communities or attractions.

Strategies:

- Enhance infrastructure needs specific to golf carts for safe and attractive connectivity throughout New Harmony
- Expand and complete the multi-use New Harmony Wabash River Greenway to create a true transportation alternative for residents to navigate the town
- Explore a variety of alternatives to improve connections to Harmonie State Park
- Encourage carpooling or similar group transportation for commuters of neighboring towns
- Consider the creation of a public shuttle or bus system for regional transportation needs
- Explore opportunities to utilize the Wabash River as a recreational corridor linking New Harmony to Harmonie State Park, Mt. Vernon, and/or other points along the river



Continued Improvements to the Riverfront Park

Objective #3

Create an efficient infrastructure system within the public realm that enhances safety and aesthetic conditions throughout New Harmony.

Strategies:

- Develop a Capital Improvements Plan that prioritizes street and sidewalk improvements throughout the town
- Ensure sidewalk ramps and intersections comply with ADA requirements
- Coordinate with the Garden Club for the future planting and maintenance of landscape areas within the public realm
- Partner with INDOT to explore additional safety measures at the Church Street / S.R. 69 Bypass intersection east of town
- Coordinate with INDOT for corridor improvements along Church Street to the S.R. 69 Bypass such as new sidewalks, street trees, lighting, or similar streetscaping features highlighting the corridor as a gateway to the community
- Enhance the existing system of directional and informational signage to correspond to local attractions
- Explore design opportunities at the Church and Main Street intersection highlighting this prominent community focal point

- Coordinate utility improvements such as line repairs or relocation, or drainage ditch enclosures, with planned sidewalk and streetscape improvements throughout New Harmony
- Partner with Vectren to remove or relocate overhead utilities from prominent (public) viewsheds and within the historic district
- Develop a prioritization plan to study and potentially enclose the town’s system of open drainage ways based on safety concerns and accessibility issues



Potential Gateway Enhancements Along Church Street



Typical Open Drainage Ways Near the School

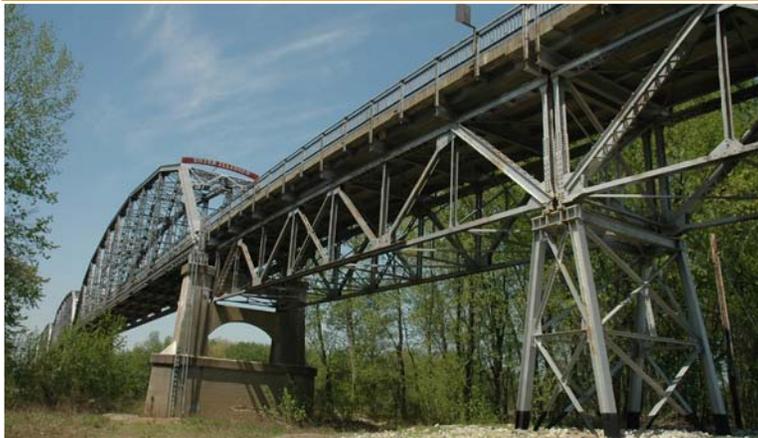
7 Transportation and Infrastructure Profile - Harmony Way Bridge

GUIDING PRINCIPLES

Introduction

As noted in **Chapter 1**, The Harmony Way Toll Bridge spanning the Wabash River is an important part of New Harmony's history, and remains an integral part of the community's cultural, economic, and transportation identity today. Although the Town of New Harmony has no direct control over the bridge, it is critical the town and its residents remain a unified voice in support of this important component of New Harmony. Town officials must continue to work with the White County Bridge Commission, Indiana Department of Transportation, Illinois Department of Transportation, and political leaders to find a long-term solution to ensure the bridge remains operational.

Throughout this comprehensive planning process, there was a strong consensus among residents, business leaders, and town officials that the bridge be maintained and remain open to vehicular traffic. The closing of the bridge in September 2007 brought to the forefront the importance the Harmony Way Toll Bridge has on New Harmony and the southern Indiana and Illinois region. The purpose of this Profile is to further illustrate the bridge's importance to New Harmony, briefly outline some of the various studies and surveys conducted on the bridge, and explain the rationale for its continued use.



Current Conditions

As noted above, the bridge was temporarily closed to vehicular traffic in the Fall of 2007 after an inspection revealed cracks in one of the five concrete piers supporting the structure. This study estimated repairs to the structure would cost approximately \$500,000. Although the White County Bridge Commission has funds available for such repairs, it would consume nearly all of its budget. As such, the commission successfully partnered with other state agencies to secure funding for the repairs. The Harmony Way Toll Bridge Advisory and Study Group was formed to explore options to save and completely rehabilitate the historic structure. One estimate by the University of Evansville placed the price tag at the bridge's total restoration between \$7.3 and \$12.8 million dollars.

New Harmony Toll Bridge Survey Results

In an effort to gain a better understanding about who uses the bridge, and subsequently its importance to local communities, an in-depth study was conducted in early 2007 by James M. Melton at the University of Evansville. The survey revealed those using the bridge cross on a daily or weekly basis, and that passenger vehicles are the most common modes of transportation (97.5%). The three most common reasons for crossing the Wabash River included:

- Work Related (46%)
- Dining and Entertainment (19%)
- Non-emergency Medical (15%)

The survey also revealed the three most common destinations for travelers crossing the bridge were:

- Evansville (34%)
- Carmi (IL) (18%)
- New Harmony (13%)

Relative to the economic impacts of the bridge, it is one of the primary reasons the agricultural community remains such an important part of the region's identity. According to the Posey

County Farm Bureau, interstate business - primarily in White County (Illinois) - accounted for almost one million dollars in direct sales, which potentially translates into almost \$8 million in agricultural production. The survey also estimated that approximately 30% of the general business in New Harmony originates in Illinois.

In addition to its economic impact, the bridge serves as an important link between the two states during emergency situations. It has often been used as a detour route for interstate traffic when I-64 is blocked as a result of construction activity or accidents. The bridge substantially reduces the response time for firefighters responding to emergencies on either side of the Wabash River. Small communities such as New Harmony and Carmi must be able to rely on one another when additional support is needed for large fires. In addition to a reduction in firefighter response times, the bridge also serves as a critical link for ambulance service as well. According to the Chief Financial Officer for Deaconess Hospital in Evansville, between April 2006 and 2007 the hospital received 289 ambulance arrivals using the New Harmony Bridge link between Indiana and Illinois.

Future of the Harmony Way Toll Bridge

As the previous examples illustrate, the Harmony Way Toll Bridge remains an integral part of the regional transportation network in the Tri-State area, and a critical link for New Harmony to the surrounding area. The Town of New Harmony must continue to support efforts by the White County Bridge Commission to secure funding for the longterm restoration and maintenance of this historic structure. Ensuring the bridge remains operational has economic, public safety, and even cultural implications that would dramatically alter the identity of New Harmony and the region.



7 Transportation and Infrastructure

GUIDING PRINCIPLES

CHAPTER EIGHT

NATURAL SYSTEMS



Protect, highlight and enhance the natural features and systems in and around New Harmony.

Introduction

This Natural Systems chapter addresses the natural features and systems within and around New Harmony. The natural environment surrounding the town plays a significant role in determining development patterns and helps to shape the identity of New Harmony's rural, small town character. Particularly significant is the Wabash River, associated streams, agricultural land, and surrounding wooded hillsides. It is important these environmental systems are recognized, preserved, and even highlighted when considering future development in or adjacent to the community. Preserving the natural integrity of New Harmony's surroundings will ensure that adequate wildlife habitat is maintained, the functional aspects of the Wabash River riparian corridor are retained, and the scenic beauty of this rural setting is preserved.

The intent of this chapter is to provide a framework for addressing New Harmony's environmental issues and opportunities. The **Guiding Principle** and associated **Objectives** are designed to help the community balance the functional and aesthetic value of the natural environment with the impacts of growth. It focuses both on protecting persons and property and conserving the natural beauty of surrounding Posey County by appropriately managing development. The **Guiding Principle, Objectives, and Strategies** are also intended to remain consistent with others found in the plan, as well as reflect larger environmental issues and features within the Wabash River Corridor.

Objective #1

Support and promote strategies to restore the natural systems that comprise and sustain the Wabash River corridor.

Strategies:

- Support and expedite efforts and funding to monitor, stabilize and restore the riverbank along the Wabash River
- Support and expedite efforts and funding to restore the Gresham Creek stream bank at the confluence of the Wabash River
- Continue to work with the Army Corps of Engineers to develop long-term strategies to reduce the continued deterioration/erosion of the Wabash River's riverbank
- Discourage development within the Wabash River watershed/floodplain that may contribute to flood control issues
- Work with County officials to discourage development adjacent to Gresham Creek that may contribute to flood control and drainage issues, and exacerbate erosion issues at the confluence of the Wabash River
- Support and promote land use strategies that correspond to reforestation efforts along the Wabash River's riparian corridor
- Refer to/coordinate with the vision, goals and objectives outlined in the **2004 Wabash River Corridor Management Plan**



Restoration of the Wabash River Riparian Corridor

Objective #2

Protect and restore the natural assets surrounding New Harmony including surface and ground water, agricultural lands, and wooded areas.

Strategies:

- Aggressively monitor and control pollution into, and sediment erosion of, the Wabash River
- Coordinate the town’s wellhead protection program with the zoning ordinance to ensure appropriate development retains and protects New Harmony’s water supply
- Promote New Harmony’s designation as a Tree City – possibly through a street tree planting campaign
- Promote “smart growth” strategies that encourage efficient infill development within town in an effort to preserve open/green space along New Harmony’s periphery
- As the town considers expanding its corporate boundaries for future development, every effort should be made to protect surrounding woodlands, riparian areas and productive farmland

Objective #3

Pursue an economic strategy that recruits businesses and/or industries that minimize pollutants into the air, water, and land.

Strategies:

- Encourage new businesses and industries that utilize sustainable manufacturing practices
- Encourage development that efficiently utilizes local talents and resources and places a priority on the vested interests of the Town of New Harmony

Objective #4

Develop guidelines for new development that take into consideration, or protect, the natural features of a specific area or site.

Strategies:

- Encourage stormwater “best management practices” to reduce the effects of runoff and additional drainage into the Wabash River watershed
- Consider a tree preservation program
- Encourage sustainable building practices for individual buildings and/or entire developments that retain and possibly restore a site’s natural systems
- Promote educational efforts to advance the public’s understanding of New Harmony’s role in the larger Wabash River corridor including the proper techniques of maintaining drainage ways, and appropriate methods of landscaping within and adjacent to the river’s floodplain



Introduction

The Wabash River corridor is an important ecological, cultural, and aesthetic resource not only for New Harmony, but the State of Indiana as well. Communities along the Wabash depend on it for recreation, drinking water, and a natural resource. Due to New Harmony's location adjacent to the river, the community has a responsibility to be a good steward of this natural resource. This means not only minimizing the negative impacts on the river itself, but also preserving the secondary streams, riparian areas, and surrounding lands that drain into the waterway.

Importance of Riparian Areas

Riparian areas are also known as streamside forests. These areas are a complex ecosystem vital to the protection of a river's water quality. The loss of riparian areas is a major cause of decreases in water quality and loss of wildlife habitat. Healthy riparian areas are typically composed of large trees, woody understory trees and shrubs, and smaller flowers, grasses, and groundcover. Well maintained riparian areas are able to influence the physical, chemical, and biological characteristics of the Wabash River by:

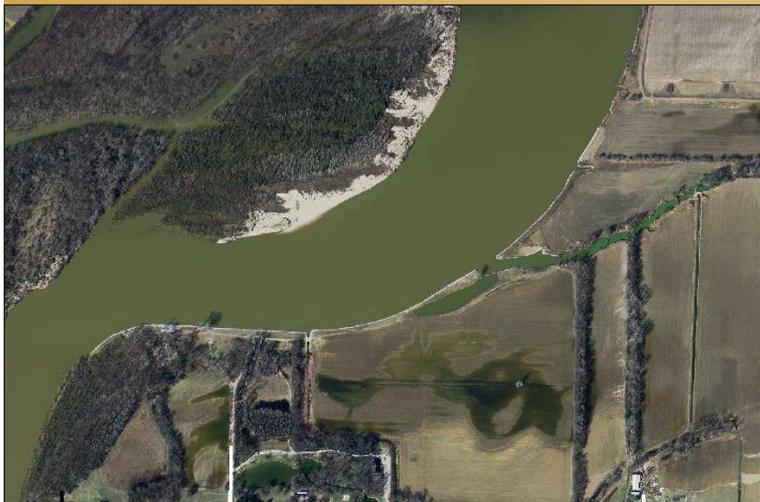
- 1) Providing food, shelter and natural linkages for a wide variety of plant and animal communities.
- 2) Shading and cooling the river to enhance aquatic habitats.
- 3) Filtering sediments and pollutants, preventing them from entering the waterway.
- 4) Stabilizing and reducing bank erosion along the Wabash River.
- 5) Minimizing flood events.

Over the years, there have been ongoing efforts to protect and restore the Wabash River corridor. In 1991, the Indiana legislature designated the river a "heritage corridor" in recognition of its historic and cultural importance to the state, and thus created the *Wabash River Heritage Corridor Commission*. The legislative act (House Enrolled Act 1382) stated the Commission's mission:

"...shall protect and enhance the natural, cultural, historical, and recreational resources and encourage sustainable development of the corridor. This will be accomplished by stimulating public interest, encouraging the exchange of information, and supporting the establishment of common goals and cooperative actions of people and communities within the Wabash River Heritage Corridor."

In 2004 the Commission updated its Corridor Management Plan in an effort to continue to serve as a guide for corridor communities and the Commission to achieve their shared vision for the corridor's future. In addition to the Commission's efforts, The Nature Conservancy initiated a study in 2007 thanks to a grant from the Alcoa Foundation. The Conservancy is conducting a scientific assessment of the river corridor to determine threats to it, and ultimately will undertake a strategic reforestation effort to enhance the health of the Wabash River corridor for future generations.

The Indiana Department of Natural Resources has the authority to regulate riparian areas for water quality purposes. Local governments may regulate, to some extent, development or encroachment to riparian areas through planning and zoning



Gresham Creek at the Wabash River

controls. The Natural Resource Conservation Service (NRCS) has developed Conservation Standards for Riparian Forest Buffers (Code 391). These standards are site specific and can vary depending on the size of the waterway and floodplain. Most standards address an area ranging from 35 to 150 feet on either side of the waterway. The ideal riparian area includes three zones for management in which development should be restricted. These zones, listed in sequence from the edge of the waterway, include:

- 1) **Undisturbed Forest** - This zone is adjacent to the stream and is ideally 15' in width. Removal of vegetation is not permitted.
- 2) **Managed Forest** - This zone is ideally 60' in width and harvesting of older vegetation is encouraged to support better filtering/removal of nutrients through younger, faster growing vegetation.
- 3) **Runoff Control** - This zone is ideally 20' and may be pastured, farmed for hay or mowed for recreational purposes.

Wabash River Bank Stabilization

As noted in Chapter One, the Wabash River has historically been one of the defining features and influences on New Harmony. This complex relationship has witnessed both the negative impacts of the river such as the flood of 1913, as well as its positive contributions to the community in the form of commerce, recreation, and transportation. As the accompanying images clearly illustrate, the Wabash River is a dynamic system that has changed shape and moved over time.

Today, the river and its tributaries remain an important part of New Harmony's identity, but ongoing and mounting riverbank erosion problems threaten the town's future. Surveys and documentation over the last thirty years indicate there has been major erosion at certain points along the river. The three primary points are at the mouth of Gresham Creek, the South Bank channel (just north of New Harmony), and along the West Bank immediately upriver from the New Harmony Toll Bridge.



Wabash River Channel - 1937

Indiana State Archives-Commission on Public Records



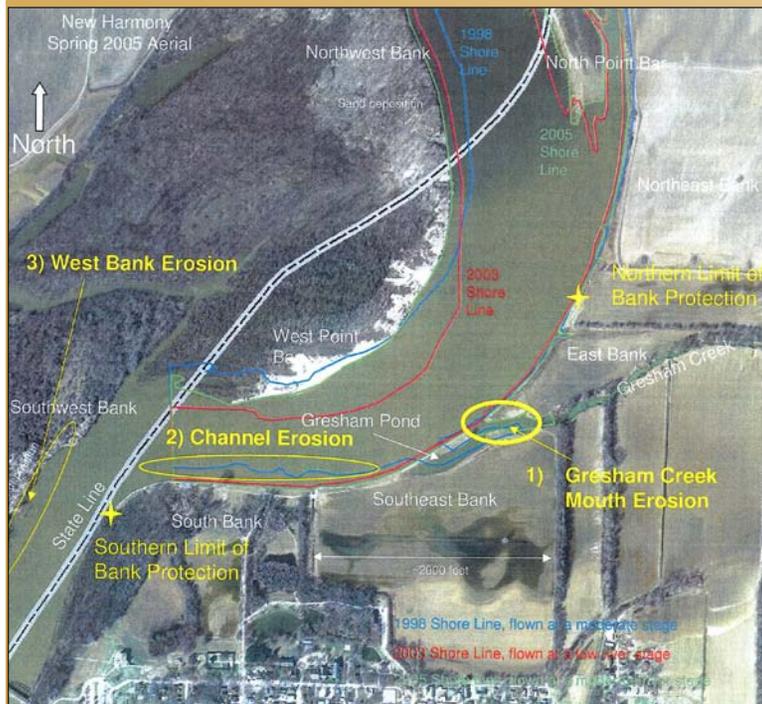
Wabash River Channel - 1966

Indiana State Archives-Commission on Public Records



Wabash River Channel - 2006

As far back as the 1950s, there have been a number of concerted efforts by the Army Corps of Engineers and state agencies to correct and/or stabilize the banks of the Wabash River. Of immediate concern is the continued erosion of the left (southern) bank of the river and its advance toward the town. In 2002, the U.S. Army Corps of Engineers initiated a stabilization project along this section of the river and at the mouth of Gresham Creek. As a result of this study that was partially funded by the Robert Lee Blaffer Foundation, the mouth of the creek was relocated and oversized riprap was used in both locations to stabilize the banks. In 2004 a significant flood event further deteriorated the banks at the confluence of Gresham Creek and the Wabash, and they have continued to deteriorate since that time.



Bank Stabilization Points Along the Wabash (2006 Bank Stability Data and Observation Review)

In July 2006 the Indiana Department of Natural Resources released the *Wabash River at New Harmony Multidisciplinary Bank Stability Data and Observation Review*. The document provided an update of conditions along the Wabash River near New Harmony, and summarized some of alternatives to address continuing erosion problems. In the short term, the confluence of Gresham Creek and the river remains a serious issue that needs to be addressed immediately. The southern bank of the Wabash just downstream from Gresham Creek also poses some erosion problems as well. Although the riprap installed in 2002 has functioned well to date, there appear to be indications the natural velocity of the river and seasonal flood events may be undercutting the riprap and south bank. The third primary area of concern is along the western bank on the Illinois side of the Wabash River. The study indicates that continued erosion of this bank will likely be problematic for the New Harmony Toll Bridge over the course of the next thirty years.

As this 2006 study and ongoing erosion control measures reveal, the Wabash River remains a threat to the long term stability of New Harmony. However, one must also appreciate the river for the many aesthetic and recreational benefits it represents to the community as well. The Town of New Harmony must continue to partner with the U.S. Army Corps of Engineers, the Indiana Department of Natural Resources, and other agencies to initiate and implement measures to reduce the negative effects of the Wabash, without compromising the natural beauty of this natural setting.

CHAPTER NINE

IMPLEMENTATION MEASURES



Introduction

The previous chapters of this Comprehensive Plan outlined six *Guiding Principles*, along with associated *Objectives* and *Strategies* that seek to achieve the community’s *Vision Statement*. These recommendations are intended to guide and promote appropriate development in New Harmony over the next ten to fifteen years. But how do town officials, local organizations, business leaders and residents coordinate or initiate this process? What can be accomplished between now and the town’s Bicentennial Celebration in 2014? How does the community prioritize which projects are implemented? This chapter provides guidance to these questions.

DETERMINATION OF CATALYST PROJECTS

The creation of this Comprehensive Plan represents only the first step in a long and ongoing process in shaping New Harmony’s future. Funding for this planning process was obtained from a **Community Focus Fund** (CFF) grant through the Indiana Office of Community and Rural Affairs (OCRA). This grant program is funded with Community Development Block Grant (CDBG) money from the U.S. Department of Housing and Urban Development. Upon completion of this plan, and its subsequent adoption by the New Harmony Town Council, the community must shift its focus to implementing these recommendations.

The implementation of “catalyst projects” creates early, tangible success stories that generate momentum, and establishes a framework to guide and coordinate future projects and growth in New Harmony. In short, proven (visible) results create excitement in the community and can spur additional public and private investment. The CFF program provides funding for community projects if they meet certain criteria. According to OCRA’s website (www.in.gov/ocra/index.html), eligible CFF projects include, but are not limited to:

- water and/or sewer projects
- storm drainage projects
- infrastructure supporting housing
- community, senior and/or daycare centers

- downtown revitalization and historic preservation
- libraries
- healthcare centers or special needs buildings
- fire stations and/or fire trucks

Based on the *Objectives* and *Strategies* outlined in **Chapters 3-8**, the input of the Steering Committee, and the general public, a list of potential “catalyst projects” was developed in an effort to build on the momentum generated by the ideas of this plan. Because New Harmony is seeking additional CFF funding to implement one or more “catalyst projects”, it is important a project is chosen that meets CFF criteria.

- ① Design and implement a plan to develop centrally-located public restrooms
- ② Prioritize the removal or relocation of overhead utilities within historic districts and from prominent (public) viewsheds or corridors
- ③ Complete the final phase(s) of the Ribeyre Community Center at the renovated Ribeyre gymnasium
- ④ Develop a gateway enhancement plan along the Church Street corridor between Third Street and S.R. 69 Bypass
- ⑤ Conduct a drainage study to evaluate the town’s system of open drainage ways, and identify safety concerns and accessibility issues
- ⑥ Explore convenient locations for informational kiosks to inform and direct visitors to town attractions
- ⑦ Partner with the Garden Club to develop a prioritization plan for the future planting and maintenance of landscape areas along prominent corridors and at community gateways
- ⑧ Complete the existing multi-use riverfront trail system to create a complete “pedestrian corridor” around/within the town
- ⑨ Develop a gateway enhancement plan at the New Harmony Toll Bridge/ riverfront park access point
- ⑩ Coordinate, develop, and implement a streetscaping plan that creates a common theme or design for lighting, benches, signage or similar street furniture



Potential Catalyst Projects

9 Implementation Measures

GUIDING PRINCIPLES

The success of this document, and ultimately the success of New Harmony will rely on the implementation of the proposed projects listed above. Town officials, business and community leaders, and residents should review this list of priorities to ensure New Harmony is striving toward the *Guiding Principles* and *Vision Statement* developed in this Comprehensive Plan. As noted previously, this collection of catalyst projects is either directly, or indirectly, linked to the *Objectives* and *Strategies* discussed throughout the Comprehensive Plan.

To remain relevant and helpful the Comprehensive Plan, and this chapter in particular, should be reviewed on an annual basis. It is important to revisit, evaluate, and update the plan as future conditions warrant, and ensure a relevant framework remains in place to measure the success of New Harmony's endeavors. Such a proactive approach addressing future development can minimize risks to the community and can achieve New Harmony's collective vision for its future.

Many of the procedures necessary to implement the recommendations in this plan already exist. Implementation can only be successful with the cooperative involvement of town agencies, business interests, community organizations and state institutions. It must be recognized that the funding capabilities of the Town of New Harmony, INDOT, or other agencies may not immediately support implementation of all strategies discussed in this plan. However, the purpose of the New Harmony Comprehensive Plan is to delineate long term guiding principles and short term strategies that focus on maintaining and strengthening the identity of the community. The remainder of this chapter outlines a number of state and federal funding mechanisms available to the Town of New Harmony and relevant agencies.

Indiana Division of Historic Preservation & Archaeology (DHPA)

Historic Preservation Fund (HPF) - Local governments and non-profit organizations can apply to the Division for financial assistance to maintain, restore, and document historic properties. The Division, through the State Historic Preservation Review Board, awards matching grants of federal funding each January. Some of the types of projects funded in the past include:

- Inventories of archaeological sites, historic buildings, or old structures such as bridges.
- Acquisition and rehabilitation of public or non-profit owned historic buildings.
- Preparing National Register nominations for historic districts.
- Educational programs, such as conferences, special events, or research projects.

Amounts available for repairs and other projects vary. Typically, the DHPA can match 50-50 with projects costing from \$4,000 to \$30,000. The Division makes grant applications available in July-August and complete applications are due in October. The Indiana Historic Preservation Review Board makes the final award of grant funds based on staff recommendations at their January meeting annually. For exact dates, and to obtain an application form, contact the DHPA office (317-232-1646)

Certified Local Government Grant Program (CLG) – This program is available only to the local governments designated by the DHPA as having certified local preservation planning programs. A CLG is a city or town that has decided to have an intensive local preservation program that enacts a special historic preservation ordinance, enforces that ordinance through a local preservation commission and meets minimum standards for CLG's as determined by the DHPA.

A financial benefit of becoming a CLG is a special pool of competitive grant funds from federal allocations to the DHPA. At least 10% of the federal allocation goes to the CLG program every year. The CLG grants are awarded for survey work, planning and for education.

Historic Landmarks Foundation of Indiana (HLFI)

Statewide Revolving Loan Fund – Non-profit preservation organizations outside Marion County can borrow money from this fund to purchase and restore historic properties. The agreement signed when one of these buildings is resold must contain covenants that will protect the building’s future. These low-interest loans generally must be matched with local funding.

Indiana Preservation Grants Fund – Community preservation groups can apply to HLF I for matching grants for a variety of uses, including conducting membership drives, producing promotional materials, and paying fees for architectural or preservation consulting. The money from this fund may not be used to fund actual construction.

Guaranteed Loan Program – This program aids organizations that are having trouble getting conventional financing for a restoration project. In special cases, HLF I will place funds in a local lending institution to guarantee a loan taken by a community preservation group or to help that group acquire long-term mortgage commitments or construction financing

Local Leadership Challenge Grant - \$60,000 challenge grant from HLF I to fund a full-time professional staff. You must match this amount with \$40,000 for a total of \$100,000 over a three-year period. Contact the HLF I Regional Director for an application and preliminary discussion.

Indiana Office of Community and Rural Affairs (OCRA)

The Community Development Division receives both federal and state funds and distributes these funds to municipalities, and in some cases non-profit organizations.

Community Focus Fund (CFF) - The purpose of this federally funded grant is “to provide financial assistance to complete projects which improve the quality of life and increase the local economic capacity of Indiana communities. A match of 10% is required by the recipient

with a maximum limit of \$50,000. In-kind donations for 50% of the match, or \$25,000 worth of donations and/or services, whichever is less, may be used. No other federal funding may be used for the match. Maximum amount granted per application is \$500,000.

Community Focus Fund Planning Grant (CFFPG) - The federally funded planning grants assist municipalities to prepare for proceeding with a Community Focus Fund project. Eligible projects include: economic development plans, downtown revitalization plans, historic preservation plans and individual project plans/ feasibility studies. Maximum amount granted per application is \$50,000. A match of 10% is required by the recipient.

Community Planning Fund (CPF) - The state funded grant is to support long-range planning activities within Indiana communities. Priority is given to projects that assist people and areas of socio-economic disadvantage. Up to \$10,000 is available for projects serving a single community. A 50% match is required by the recipient.

Community Economic Development Fund (CEDF) - CEDF Grants are funded with Federal Community Development Block Grant (CDBG) dollars from the U.S. Department of Housing and Urban Development (HUD). Most economic development activities are undertaken for the purpose of job creation or retention. Most job creation or retention activities are classified as eligible under one of several economic development-oriented eligibility categories.

Indiana Department of Transportation (INDOT)

Transportation Equity Act for the 21st Century (TEA-21) – Signed into law in June of 1998, TEA-21 offers a six-year, well-funded opportunity to achieve a wide variety of transportation-related historic preservation objectives. The new law specifically enumerates historic preservation projects as an eligible activity for funding as transportation enhancements if they meet the test of being part of a surface transportation project or being in the area served by a project and related to surface transportation. Contact INDOT for details and application instructions.

Indiana Housing Finance Authority (IHFA)

Rental Housing Tax Credits (RHTC) - Rental housing tax credits are federal tax credits, which are competitively allocated to for-profit and not-for-profit developers of affordable rental housing. RHTCs provide access to equity capital, and demand for tax credits runs about four times higher than available resources.

National Trust for Historic Preservation (NTHP)

National Trust Loan Fund – This program provides below-market rate loans of up to \$150,000 to non-profit organizations and public agencies to help preserve properties listed in or eligible for the National Register of Historic Places. Funds may be used to create or expand local and statewide preservation revolving funds, for site acquisition, or rehabilitation work. This year priority will be given to projects that (1) increases the capacity of state and local preservation organizations, (2) assists properties damaged in natural disasters and (3) are included in the National Trusts’ list of 11 Most Endangered Historic Places.

Preservation Services Fund – This program provides matching grants ranging from \$500 to \$5,000 to non-profit organizations, universities and public agencies to initiate preservation projects. Funds may be used to support consultants with professional expertise in areas such as architecture, law, planning, economics, and graphic design; conferences that address subjects of architectural importance to historic preservation; and curriculum development in preservation directed toward select audiences.

Johanna Favrot Fund for Historic Preservation - This is available only to non-profit organizations or public agencies. The grant ranges from \$2,500 to \$10,000 (www.nationaltrust.org/help/grants)

Inner City Ventures Fund - This program provides below-market rate loans up to \$150,000 and lines of credit up to \$200,000 to benefit low to moderate-income neighborhoods. It is available only to non-profit organizations or public agencies for use in acquisition or rehabilitation costs. The project must provide housing and commercial development for neighborhood residents.

Federal Tax Credits

The Department of the Interior and the Department of the Treasury jointly administer a program offering tax credits equal to a percentage of the money spent on a *certified rehabilitation project for a certified historic property*.

Rehabilitation Investment Tax Credit (RITC) - The federal government offers a Rehabilitation Investment Tax Credit (RITC) equaling 20% of rehabilitation costs for qualified work at income-producing properties that are certified historic buildings. There is also a 10% credit offered for rehabilitation of *non-historic structures built before 1936*. This is an excellent and much-used program. However, the process is complex and will likely require the services of a preservation architect, accountant and tax attorney. See <http://www.nps.gov/history/hps/tps/tax/> the NPS Historic Preservation Tax Incentives webpage for detailed information.

State Tax Credits

Modeled on the federal program, the state program allows a taxpayer to take a state income tax credit for 20% of the total *qualified* rehabilitation or preservation cost of a project, up to \$100,000 per project. The program is administered by the Division of Historic Preservation and Archeology, Indiana Department of Natural Resources (DHPA). For further information and specific requirements, contact DHPA at 317-232-1646.

Rehabilitation Tax Deduction - Taxpayers undertaking rehabilitation of historic structures are eligible for a tax deduction if the work has increased the assessed value of the building. Typically, it is a 50% deduction of the increase in property tax resulting from the rehabilitation to a maximum deduction of \$300,000. This deduction is applied for through the auditor’s office in the county in which the property is located. The Indiana Department of Local Government Finance (www.in.gov/dlgef) provides the application forms.

Indiana Humanities Council

The Indiana Humanities Council strengthens communities through targeted initiatives in leadership, education, and culture. (www.ihc4u.org)

Historic Preservation Education Grant - This program is co-sponsored by IHC and the *Historic Landmarks Foundation of Indiana* and made possible in part by the National Endowment for the Humanities. It is available only to non-profit organizations and is used to educate the public about the principles and importance of historic preservation. The grant amount is up to \$2,000.

Community Development Block Grants

As noted previously, the Town of New Harmony can utilize Community Development Block Grants, available through the U.S. Department of Housing and Urban Development, as another means of funding qualified projects within the community. Such grants are used to revitalize low-income areas by providing adequate housing and a suitable urban environment for expanded economic opportunities.

Revolving Loan Fund

A local government may create a pool of funds for loans or grants for rehabilitation of historic resources. Tax-exempt bond financing has been used to provide grants or loans to nonprofit organizations to rehabilitate historic properties. Loans may be used for either residential or commercial properties, at low to no interest. Grants are typically used for exterior rehabilitation, preservation, and the restoration of publicly- or privately-owned historic properties. Municipalities should consider the inclusion of maintenance appropriations in its annual budget for significant public and private historic resources.



PART THREE



Supporting Data

CHAPTER TEN

PUBLIC INPUT



Introduction

As the **Preface** indicated, this planning process included significant input from the general public. The purpose of **Part 3** of this Comprehensive Plan summarizes the public input compiled over the course of this nine-month process. This information is provided simply to show the range of ideas generated, and the issues discussed by the general public and the Steering Committee. It is important to include such information in order to illustrate the rationale for the decisions made regarding the future of New Harmony.

The Steering Committee played an integral role in generating ideas and serving as a sounding board for issues raised by the general public. In addition to this responsibility, committee members were given the task of exploring future land use and transportation (infrastructure) scenarios during one of their meetings. The results of this discussion are illustrated on the maps on **Pages 85-87**. The remainder of this chapter contains the summaries of various public input results. These include:

- prioritization results from the public workshop
- a summary of stakeholder meetings
- results of the public survey

Steering Committee Land Use Scenarios

As the **Preface** indicated, this comprehensive planning process included significant input from the general public - including ongoing input from the Steering Committee. The committee played an integral role in generating ideas and serving as a sounding board for issues raised by the general public. This following maps summarize discussions held with the Steering Committee relative to future land use and infrastructure opportunities. These discussions and subsequent mapping exercises occurred in August of 2007 and are illustrated on **Pages 85-87**.

The land use maps show the Steering Committee's collective desire to see new residential development in New Harmony. Much of this proposed development is located adjacent to existing development along the southern and eastern areas of the town; reinforcing the committee's, and the community's, philosophy of infill development and the efficient use of undeveloped land. Although the maps don't indicate it, there was also a strong desire to appropriately redevelop historic downtown buildings with retail and residential uses. The committee also believed the far eastern edge of the town (near the S.R. 69 Bypass) would be an ideal location to develop an employment center. Such development would combine employment opportunities for New Harmony residents, with retail activities to support the tourism industry.

Steering Committee Transportation and Infrastructure Scenario

The Steering Committee felt improvements to New Harmony's public amenities should be a priority. Such an effort would not only improve the town's quality of life, but also strengthen its identity as a cultural destination. Enhancing accommodations for visitors - including public seating areas, informational kiosks, and public restrooms - were key elements of future vision. From a transportation standpoint, extending the existing multi-use trail and promoting a variety of transportation options was a high priority of the group. The committee also stressed the need for New Harmony to create better linkages to the various amenities at Harmonie State Park.



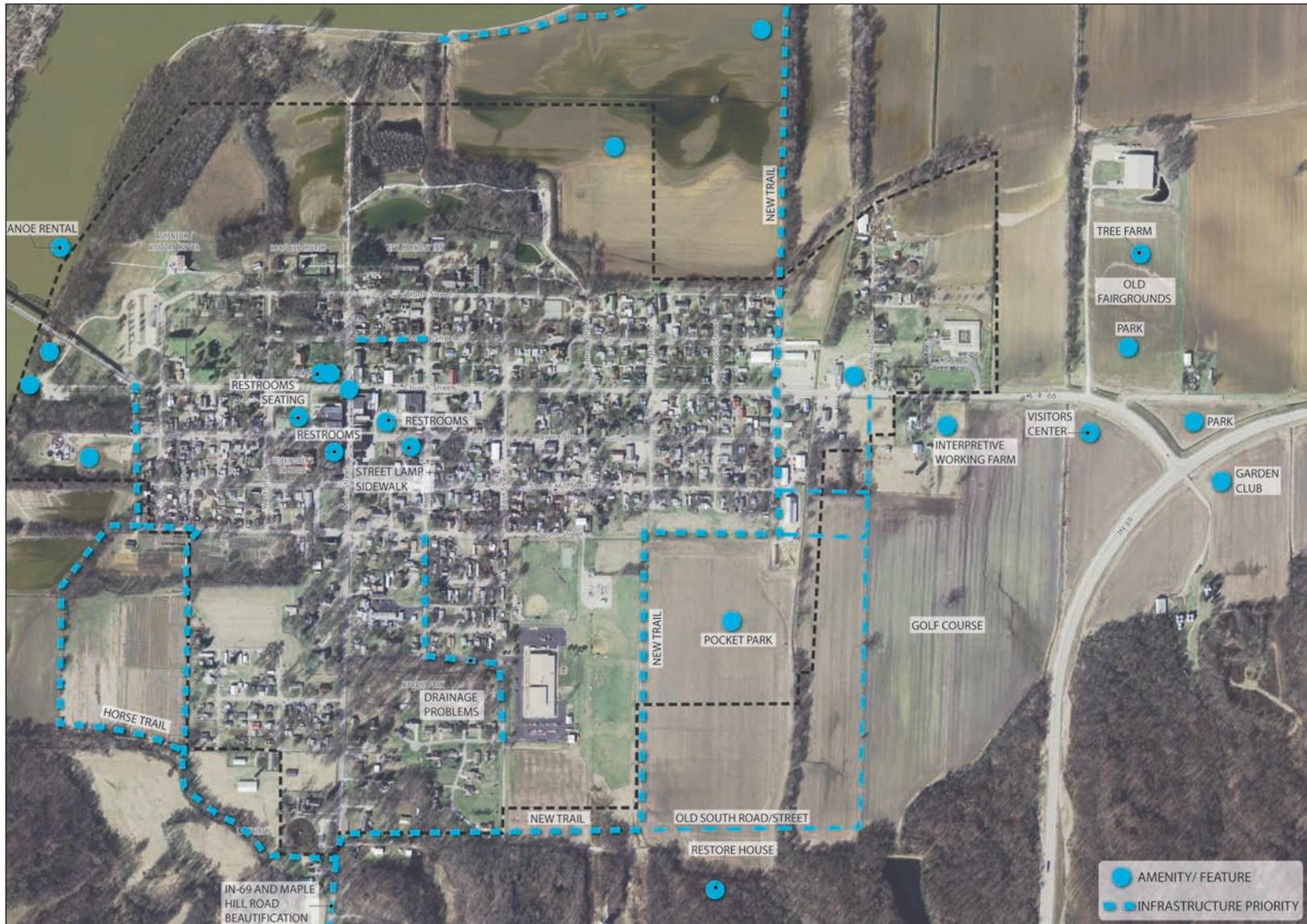
Steering Committee Subgroup - Map A

10 Future Land Use Opportunities

SUPPORTING DATA



Steering Committee Subgroup - Map B



Steering Committee - Map C

Introduction

In June 2007, approximately 100 residents attended a public workshop that was held at Thrall's Opera House. The purpose of this meeting was to introduce the general public to the comprehensive planning process, as well as facilitate small, group discussions regarding the assets and needs of the town. At the conclusion of these discussions, members of the groups were asked to prioritize the issues they felt were most important to the future of New Harmony. Listed below are those ideas and issues that received a minimum of two "votes" categorized by discussion topics.

Community Image and Identity:

10 votes	Historic image / restored / retain heritage
10 votes	Need to emphasize gateways
9 votes	Positive school image
8 votes	Maintain/improve landscape and overall town appearance
6 votes	Installation of a Peace pole
5 votes	"We sell quiet" Reflection + spirit. Export peace and quiet (in a loud voice)
4 votes	Family oriented/ friendly image fostered – need to attract small families
4 votes	Image of being quiet and peaceful/ retreat
3 votes	Culturally strong/ artistic
3 votes	Marketing plan
2 votes	A safe place
2 votes	Noise ordinance – leash law
2 votes	Coordinate information, directions for tourists

Public Services/ Infrastructure, Social Services and Churches:

20 votes	Need to improve school, market strengths, need top-notch school, increase enrollment, encourage community support for education
6 votes	Public restrooms
5 votes	Keep Wabash Bridge open – pursue funding
5 votes	Provide more full or part-time medical services/ improve health-care

3 votes	City government and school working together
2 votes	Need dedicated public parking/ signage
2 votes	Business hours of availability for customers
2 votes	Attract young families
2 votes	Alternative energy sources for future development
2 votes	University outpost – more USI involvement – student residents in New Harmony

Land Use and Development:

20 votes	Additional affordable family housing required (\$90,000-\$130,000 range)
4 votes	Light industry
4 votes	Annexation of land on edge of town
4 votes	Extend zoning control to land beyond town edge
4 votes	Riverfront developed into recreational area for tourism
4 votes	Recreational trails link community
3 votes	Additional restaurants
3 votes	Keep franchises out of vacant land
3 votes	Establish design guidelines for new and existing mix of housing styles and prices
2 votes	Community supported agriculture
2 votes	Incorporate preservation easements into future development plans
2 votes	Lofts made out of vacant storefronts upstairs to attract growth
2 votes	More after 5pm events, affordable or free family oriented
2 votes	Infill development first, then expand onto undeveloped parcels

Economic Development and Tourism:

- 12 votes Affordable family restaurants
- 9 votes Arts and crafts based development – off-season activities, specialties for businesses, concert series for winter, more active arts community, music festivals
- 7 votes Improve retail scene-more ‘clean’ small businesses
- 6 votes Keep Wabash Bridge open
- 6 votes New Harmony Economic Development Commission (also central source of funds)
- 4 votes Concentrated marketing effort for new residents
- 3 votes More cooperation among Historic New Harmony, State Park, Workingmen’s Institute, USI, Red Geranium and businesses to function cohesively
- 3 votes More reasonably priced housing
- 3 votes Celebrate town’s 200-year anniversary 2014 – cooperative effort
- 2 votes Preservation of existing buildings
- 2 votes Establish a hotel/motel tax
- 2 votes History of innovation and ‘embracing’ or initiating change
- 2 votes Buy local campaign to support businesses

Key Group / Community Stakeholder Meetings

As part of the information-gathering phase of the planning process, meetings were held on June 29, 2007 with ten key groups with vested interests in the future of New Harmony. These stakeholders represented various interests including business development, education, historic preservation, and real estate interests. This effort helped to gain a better understanding of existing conditions in the town and the general health and vitality of New Harmony as a whole. These groups were asked to discuss their thoughts regarding the community's identity, and any desires or concerns they may have regarding New Harmony's future. The following are comments made by those in attendance and notes taken by the consultants facilitating the meetings.

Commercial / Retail Business Representatives:

- New Harmony has a tourist season during the summer during which many weekly and monthly events occur, including Heritage Week in April.
- There are currently about thirty businesses in town, but better support is needed to keep them from closing down.
- There are three main organizations in New Harmony: the New Harmony Business Association (NHBA), Historic New Harmony, and Red Geranium Enterprises.
- The NHBA needs to find a way to expand membership so that members don't get burned out.
- The business market is made up of a tri-state tier including Evansville and Newburgh, and a broader regional tier of southeastern Illinois towns, St. Louis, Louisville, Nashville, and Indianapolis.
- In order to continue thriving New Harmony should try to attract family style restaurants, grocery stores, and other consumable products.
- A "buy local" campaign is desired, as well as "community supported agriculture" for residents, tourists, and out-of-town shoppers. Meeting attendees suggest that a co-op for purchasing goods is needed for businesses, stores, and restaurants in town.
- The entrance into town from the east needs a better gateway and possibly signage from I-64.

- Space for new businesses is available, but a marketing strategy is needed to attract local, non-franchise businesses.
- Infrastructure improvement suggestions included a riverfront park, improvements to the boat dock, an east side gateway, bridge maintenance, public restrooms, streetscaping, and wayfinding signage.

Real Estate and Developers:

- Affordable homes are needed in New Harmony, between \$130K to \$150K. Currently new homes start at \$280K.
- New Harmony is seen as an expensive place to live due to new home prices and high utility costs.
- Utility extension has been a problem in the past.
- Annexation is difficult for the town due to physical barriers to the north and west, and the unwillingness of surrounding landowners to become annexed.
- Suggestions have been made for a gateway element within a triangular piece of land directly along the bypass.
- Opportunities for the growth of businesses include encouraging home-based businesses with high-speed internet access, mixed-use developments of commercial and residential within the same structure, business incubators or "office condos" to allow new businesses to share resources, and attracting new health care professionals.
- Communication should remain open between the town, the University of Southern Indiana, and the Blaffer Foundation.

Historic Preservation Groups:

- Groups that support historic preservation include Historic New Harmony, the Blaffer Foundation, the University of Southern Indiana, and the Department of Natural Resources. Preservation needs to be extended to modern buildings.
- New Harmony could generate tourism through cooperation between university programs, town organizations, and the Mt. Vernon riverfront program.
- Some of the major topics/projects regarding historic preservation include the loss of the Pottery Shop/Studio, a need for full utilization of the Murphy Auditorium, and the recent restoration of the Ribeyre Gym as a community/multi-use facility.
- Several historic properties (mostly owned by Historic New

Harmony Inc.) are not required to pay property taxes. Historic buildings need to be reused to ensure that New Harmony remains a working town and not a museum.

- New Harmony fosters unique relationships between the natural environment and agriculture, which make the development of typical residential subdivisions an undesirable one.
- More connections should be made to the Wabash River, but dangerous currents, flooding, and canoeing difficulties due to dams make this connection hard to identify.
- Additional regulation, including design standards or guidelines, could be met with resistance from local residents due to “double standards” and non-uniform enforcement in the past.
- It was suggested that the University of Southern Indiana could create an urban design studio in New Harmony to build on the history and create new ideas and educational opportunities. Partnerships between the local school, the University of Chicago School of Design should be established to encourage outreach programs and create more innovation in education.
- Marketing of the town, both to attract tourists and business owners, is a big necessity. The town also needs a marketing coordinator to ensure the best distribution of events and festivals during the tourist season.
- The town should find a way to build on the informal/spontaneous use of golf carts as a local means of transportation.

Not-For-Profit Organizations:

- New Harmony needs an Economic Development Commission to coordinate between business and arts groups, to create an online events webpage, and to create a centrally located welcome center with information on all New Harmony events that is open year-round, among other things.
- An organization is needed to oversee community volunteer opportunities and to encourage existing and new residents to volunteer.
- New Harmony has an active Garden Club, whose current highest priority is a gateway/beautification project at the intersection of Old SR 66 and the bypass. The maintenance of new plantings is an ongoing issue for the Garden Club.
- The town needs more trees along streets.
- New Harmony should build on the unique bicycling community that exists within the region and frequently visits the town.

- A marketing group or tourism organization should take advantage of nearby tourist sites through the distribution of information.
- New Harmony should build on its spiritual roots.

State and County Officials:

- The New Harmony Bridge connecting Indiana and Illinois is owned by a private commission and is approximately 55-60 years old. It has been identified as a landmark by both Indiana and Illinois, and is currently being reviewed for listing on the National Register. Mill Ditch goes under State Road 66 and could cause damage to residences through flooding if it is not properly monitored and maintained.
- A stabilization project will soon begin on the Gresham Creek bank. White River erosion should be addressed.
- There is currently a flashing light at the intersection of Main and Church Streets. INDOT may be able to make this a 4-way stop but they would need a request and to conduct a study for feasibility. The intersection of Church and the bypass is dangerous and should be addressed.
- New Harmony needs a trail connection to downtown and to other points of interest, but it is difficult to find funding. Maple Hill Road is the only county road that enters town, and it would be ideal for a bike path.
- The City’s water line needs to be replaced from the bridge to the nursing home. Lines could possibly be moved out of the right-of-way.
- New Harmony should investigate the possibility of acquiring infrastructure funding from the Evansville MPO.
- The county is currently developing a new Comprehensive Plan.
- One or two ethanol plants are planned for future creation in the county.

Town of New Harmony Representatives:

- The wastewater treatment plant currently has excess capacity.
- The water supply also has room for expansion.
- The Volunteer Township Fire Department needs funding and some new equipment. New Harmony contracts with the VTFD for fire service.

- The enclosure of ditches in town should be combined with future sidewalk or trail creation. Creating a drainage study to identify drainage patterns and volume is being pursued.
- A “cart trail” created in coordination with drainage swales or underground pipes could help to alleviate some drainage issues. Cleanup along river edge is needed to open views of river, especially near boat ramp.
- The boat ramp will be fixed up soon. There is another boat ramp at Harmonie State Park.
- New Harmony would like to improve its road surfaces.
- Funding for infrastructure is an issue (New Harmony gets only \$22,000 of the \$1 million collected for the County Income Tax); investigate the potential for using hotel/motel taxes and food and beverage taxes.
- The restoration of the gym needs to ensure that the structure is used to its full potential.
- The current stabilization of the riverbank is only a temporary fix; erosion needs to be addressed.
- A full-time economic development position is needed for finding funding opportunities.
- The public needs to be educated about annexation because it could be an essential tool for New Harmony to use to keep utility costs low and create more housing opportunities within affordable price ranges.
- The airport at Carmi, IL is an important asset for New Harmony.

Church Representatives:

- There are several churches in New Harmony and all are part of a Ministerial Association.
- There is a food pantry that serves meals weekly for up to 35 people. There is a discretionary fund to help some people with utility payments.
- The Methodist Church has a youth program in the summer.
- New Harmony needs a recruitment program for professionals regarding medical care, mental care, and dental care. Short of this, transportation is needed for some individuals to get to Evansville for medical services.
- There are a lot of resources in town that could be utilized to improve the quality of education. Currently, there are no after school programs.

- If school consolidation occurs the school could become a very high quality high school or middle school.
- There are very few issues regarding homelessness. Finding homes of a certain size with affordable prices is a big issue.
- New Harmony has a unique opportunity to become a location for spiritual retreats, which supports local lodging, tourism, local businesses, and other benefits. Other options include wedding and other types of retreats.

School Representatives:

- The school’s campus is a nice size, with room for recreation. Some renovation may be necessary.
- The school is K-12 with a current enrollment of about 200 students (avg. 15 per class). Enrollment has gone down in recent years and there is plenty of room for additional students.
- The school district boundary should match the corporate boundaries (especially with anticipated annexation) so that all New Harmony students are enrolled at the local school.
- Because of the small class sizes and good scores, the school becomes attractive to “at risk” students who excel within the New Harmony school.
- New Harmony has a “no cut” policy for the sports programs which makes the program either desirable or undesirable to some parents. Indiana, unlike Illinois, does not allow different schools to join together to create sports teams. This is a drawback for New Harmony because of the small size of their student body (there are years where there is not enough interest in a particular sport to form a team).
- The school needs to improve its image and promote its benefits. It would not be possible for the New Harmony school to become a charter school because they are a single-school corporation; they would have to first be annexed into the Posey County school corporation.
- The school has many technological advantages, including its use of laptop computers.
- There are also “career internship” and university outreach classes, as well as online college preparation classes.
- There are also advantageous school trips including to Washington D.C. for the presidential inauguration every four years, and trips to other countries.

- The shortage of middle class housing makes it difficult to attract families with children.
- New Harmony and the school should work together to allow student usage of local assets, including playhouses for theater programs or a community band.

Citizens:

- There are many positive reasons why people chose to live in New Harmony including the community spirit, the town’s clean / well-kept / family-oriented atmosphere, the peacefulness/safety, the vibrancy, and the availability of cultural activities.
- They would like to maintain the small-town atmosphere, but welcome new residents who want to build new homes or restore older homes in the existing spirit of the town.
- There have been several economic booms in New Harmony including the bridge (1930s), the discovery of oil (1940s-50s), historic preservation (1970s), and tourism (1990s).
- New Harmony should try to create reasons for residents’ children to stay in town after they have grown, including job and housing availability.
- Some desired amenities include public restrooms for pedestrians and the creation of a town square.
- New Harmony may want to investigate the creation of indicators so that they know when the town has reached its ideal size (the point when additional growth may negatively impact the town’s character or atmosphere).
- Utilities should be extended to people on the edges of town where feasible.
- The town should look into conservation practices, including water conservation through the use of low-flow toilets.
- The town needs family restaurants, nuisance ordinances (pets, noise, speed), maintenance of sidewalks/alleys, senior citizen housing, basic shopping needs, medical professionals (dental, medical, veterinary), and possibly a town-wide carpooling or shuttle program for commuters to Evansville.

Community Survey Results

The survey form on **Pages 96 and 97** details the results of a survey sent out to residents and businesses in New Harmony. This survey was distributed in June, 2007 (prior to the public workshop) to gather input from a broad segment of the population. Although this was an unscientific survey, it did help the consultant and Steering Committee to confirm the most pressing issues and concerns of town residents.

Community Survey

New Harmony Comprehensive Plan Update



3. Land Use Development

a. Does New Harmony need additional residential development?

Yes **76** No **11** Not Sure **6**

b. If so, what types of residential development does New Harmony need the most? (Please choose 3)

- 13** Rural Single-Family Homes
- 55** Traditional Neighborhood Single-Family Homes
- 12** Multifamily Housing (apartments)
- 21** Elderly/Assisted Living Housing
- 1** Manufactured Home Parks
- 10** Condominiums
- 41** Rehabilitation of Older Homes
- 18** Mixed-Use Residential/Commercial
- 4** Custom Homes
- 35** Mid-Range Homes
- 0** Production Homes
- 5** Other: _____

e. Does New Harmony need additional industrial development?

Yes **46** No **30** Not Sure **14**

f. If so, what types of industrial development does New Harmony need the most? (Please choose 3)

- 0** Heavy Industry (production facilities)
- 17** Light Industry (assembly facilities)
- 18** High-Tech Industries
- 17** Small Manufacturers
- 31** Locally-Owned Companies
- 9** Corporate Headquarters
- 40** Environmentally-friendly Industries
- 9** Planned Business/Industrial Parks
- 17** Information Infrastructure (i.e. Fiber Optic Lines)
- 2** Other: _____

c. Does New Harmony need additional commercial development?

Yes **82** No **8** Not Sure **4**

d. If so, what types of commercial development does New Harmony need the most? (Please choose 3)

- 51** Entertainment Commercial (restaurants, theaters)
- 14** Professional Offices
- 32** Recreation Commercial (golf course, bowling, batting cages)
- 9** Large Scale Retail (Target, Wal-Mart, Best Buy)
- 34** Specialty Shops (antiques, bike shop, art gallery, bookstore)
- 49** Retail/Services (dry cleaner, grocery store, hardware store, video store)
- 7** Highway Retail (car dealership, gas station, hotel, fast food)
- 37** Heritage/Cultural Tourism
- 5** Other: _____

Additional Comments:

A P P E N D I X



Introduction

The following demographic information was compiled from the 1990 and 2000 U.S. Census. For the purposes of these demographic analyses, nine towns were chosen to serve as comparisons for New Harmony, in addition to Posey County and the State of Indiana. These nine towns were chosen based on similar population sizes, and are further broken down into three groups:

- towns that are comparable regionally or exist along major rivers
- towns that are comparable within the state
- towns that are comparable in proximity to a state park (see table A1)

Table A1 shows a comparison of population changes during the period from 1960 to 2000, with an additional column for the 2005 population estimate. Currently Posey County’s population is predicted to decrease 0.08 percent through 2040.

A1. Population of Comparable Places*	1960	1970	1980	1990	2000	2005 (estimate)
New Harmony, IN (Posey)	1,121	971	945	846	916	885
Shoals, IN (Martin)**	1,022	1,039	967	853	807	817
Winslow, IN (Pike)**	1,089	1,030	1,017	875	881	856
Uniontown, KY (Union)**	1,255	1,255	1,169	1,008	1,064	1,063
Ladoga, IN (Montgomery)***	974	1,099	1,151	1,124	1,047	1,038
Markle, IN (Huntington)***	789	963	975	1,208	1,102	1,101
Nashville, IN (Brown)****	489	527	705	873	825	804
North Liberty, IN (St. Joseph)****	1,241	1,259	1,211	1,366	1,402	1,362
Versailles, IN (Ripley)****	1,158	1,080	1,560	1,791	1,784	1,766
Waynetown, IN (Montgomery)****	933	993	915	911	909	900
Posey County, IN	19,214	21,740	26,414	25,968	27,061	26,834
Indiana	4,662,498	5,195,392	5,490,260	5,544,159	6,080,485	6,266,019

Source: US Census Bureau & STATS Indiana

* All places are comparable to New Harmony in size of population

** Places are comparable to New Harmony regionally

*** Places are comparable to New Harmony within the state

**** Places have similar proximity to state parks



Towns used for demographic analysis.

Population Composition

In 2000 the New Harmony age percentages show that the community is slightly older than its peers. In 1990 these percentages were closer to the overall average, but between 1990 and 2000 5-19 year age class has partially advanced, and shows no evidence of equivalent replacement during 2000. There was also a very large group of 20-44 year olds during 1990. Overall, more than half of New Harmony’s population is older than 45 years old.

The Median Age (47.1) is higher than most of the comparison towns. The only town with a higher median age was Nashville (52.2). New Harmony’s gender distribution is not unusual when compared to the other towns.

The ancestry of New Harmony residents in 2000: German (28.5%), English (21.7%), Irish (10.4%), Native American (10.3%), plus other much smaller categories.

The racial diversity of New Harmony is similar to that of the other comparable places. The biggest difference exists between New Harmony (99.2% white, .8% other races) and Indiana (88.6% white, 11.4% other races).

A2. Gender and Age	Ladoga, IN	Markle, IN	New Harmony, IN	Shoals, IN	Winslow, IN	Uniontown, KY	Nashville, IN	North Liberty, IN	Versailles, IN	Waynetown, IN	Posey County, IN	Indiana
Male	49.4%	47.4%	45.2%	50.2%	49.5%	48.8%	43.5%	48.0%	45.6%	48.6%	49.8%	49.0%
Female	50.6%	52.6%	54.8%	49.8%	50.5%	51.2%	56.5%	52.0%	54.4%	51.4%	50.2%	51.0%
Under 5 years	7.4%	7.1%	3.5%	4.5%	6.5%	7.3%	4.6%	8.8%	6.7%	7.9%	6.3%	7.0%
5 to 19 years	22.0%	19.9%	18.0%	15.5%	21.7%	22.4%	10.2%	23.6%	22.1%	20.6%	23.4%	22.0%
20 to 44 years	32.2%	34.2%	24.5%	30.9%	34.2%	35.7%	27.4%	34.6%	33.3%	34.5%	33.9%	36.5%
45 to 64 years	20.8%	20.5%	24.7%	26.3%	20.7%	21.5%	25.9%	18.8%	22.2%	21.3%	23.9%	22.1%
65 years and over	17.7%	18.3%	29.4%	22.9%	17.0%	13.1%	31.9%	14.3%	15.8%	15.6%	12.4%	12.4%
Median age (years)	36.9	38.2	47.1	44.3	38.3	34.6	52.2	34	36.1	35.2	37.4	35.2

Source: 2000 US Census

Households

According to **Table A3**, a very high percentage of institutionalized people within New Harmony. Institutionalized people within New Harmony are probably associated with Transitional Services, Inc. It offers residential and assisted living options for the developmentally disabled and has a location near New Harmony.

Table A4 shows a high percentage of non-family households. This may be due to the high number of people within New Harmony who live in group quarters. There is also a relatively high percentage of individuals living alone, especially for individuals 65 years and over. This also creates a relatively low household size (2.12) and family size (2.8).

A3. Households	Ladoga, IN	Markle, IN	New Harmony, IN	Shoals, IN	Winslow, IN	Uniontown, KY	Nashville, IN	North Liberty, IN	Versailles, IN	Waynetown, IN	Posey County, IN	Indiana
Total population	1,047	1,102	916	807	881	1,064	825	1,402	1,784	909	27,061	6,080,485
In households	94.6%	95.5%	88.5%	94.1%	100.0%	99.9%	84.6%	100.0%	98.7%	100.0%	99.0%	97.1%
In group quarters	5.4%	4.5%	11.5%	5.9%	0.0%	0.1%	15.4%	0.0%	1.3%	0.0%	1.0%	2.9%
Institutionalized population (%)	5.4%	4.5%	11.5%	5.9%	0.0%	0.0%	15.4%	0.0%	1.0%	0.0%	1.0%	1.5%
Noninstitutionalized population	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.4%	0.0%	0.0%	1.4%

Source: 2000 US Census

A4. Household Types (as a percentage of total households)	Ladoga, IN	Markle, IN	New Harmony, IN	Shoals, IN	Winslow, IN	Uniontown, KY	Nashville, IN	North Liberty, IN	Versailles, IN	Waynetown, IN	Posey County, IN	Indiana
Total households	385	434	382	377	370	445	375	559	746	372	10,205	2,336,306
Family Households (families)	74.5%	66.6%	59.9%	57.0%	64.1%	67.6%	48.5%	71.4%	66.0%	71.5%	74.6%	68.6%
Married-couple Family Households	57.9%	53.7%	46.9%	41.1%	47.3%	45.8%	37.3%	49.2%	50.4%	56.2%	63.5%	53.6%
Female Householder, no Husband Present	9.9%	9.7%	9.9%	12.5%	11.4%	16.0%	9.3%	18.2%	12.5%	9.9%	7.8%	11.1%
Other Family Household Type	6.8%	3.2%	3.1%	3.4%	5.4%	5.8%	1.9%	3.9%	3.1%	5.4%	3.2%	3.9%
Nonfamily households	25.5%	33.4%	40.1%	43.0%	35.9%	32.4%	51.5%	28.6%	34.0%	28.5%	25.4%	31.4%
Nonfamily Households with Householder Living Alone	23.1%	28.6%	38.0%	38.5%	31.6%	30.6%	45.3%	25.9%	31.5%	25.8%	22.1%	25.9%
Nonfamily Households with Householder Living Alone and 65 Years and Over	12.2%	12.0%	21.2%	20.2%	16.2%	13.9%	20.5%	13.1%	16.1%	16.7%	10.0%	9.5%

Source: 2000 US Census

Table A5 shows a slightly high percentage of vacant housing units, and a relatively high percentage of non-primary and recreational housing units within New Harmony in 2000.

A5. Housing Occupancy and Tenure	Ladoga, IN	Markle, IN	New Harmony, IN	Shoals, IN	Winslow, IN	Uniontown, KY	Nashville, IN	North Liberty, IN	Versailles, IN	Waynetown, IN	Posey County, IN	Indiana
HOUSING OCCUPANCY												
Total housing units	421	471	432	420	414	482	412	588	803	411	11,076	2,532,319
Occupied housing units	91.4%	92.1%	88.4%	89.8%	89.4%	92.3%	91.0%	95.1%	92.9%	90.5%	92.1%	92.3%
Vacant housing units	8.6%	7.9%	11.6%	10.2%	10.6%	7.7%	9.0%	4.9%	7.1%	9.5%	7.9%	7.7%
For seasonal, recreational, or occasional use	0.0%	0.2%	3.5%	1.4%	0.7%	0.4%	1.9%	0.3%	0.4%	1.2%	1.7%	1.3%
Homeowner vacancy rate (percent)	1.7	0.9	2.5	2.2	3.8	0.8	0.5	2.8	2.6	2	1.6	1.8
Rental vacancy rate (percent)	13	16.3	7	7.9	10.9	10.1	5.5	3.3	7	12.5	12.4	8.8
HOUSING TENURE (of occupied housing units)												
Owner-occupied housing units	75.6%	72.8%	72.0%	72.1%	75.7%	80.0%	49.9%	68.5%	66.1%	77.4%	81.8%	71.4%
Renter-occupied housing units	24.4%	27.2%	28.0%	27.9%	24.3%	20.0%	50.1%	31.5%	33.9%	22.6%	18.2%	28.6%
Average household size of owner-occupied unit	2.52	2.57	2.16	2.12	2.53	2.37	2	2.63	2.44	2.43	2.69	2.64
Average household size of renter-occupied unit	2.73	2.03	2.04	1.73	1.93	2.48	1.72	2.25	2.19	2.5	2.31	2.24

Source: 2000 US Census

Educational Attainment

A high percentage of the adult population of New Harmony has gained some form of collegiate degree (23.1%). This is higher than all comparison places except for Nashville (Table A6).

A6. Educational Attainment	Ladoga, IN	Markle, IN	New Harmony, IN	Shoals, IN	Winslow, IN	Uniontown, KY	Nashville, IN	North Liberty, IN	Versailles, IN	Waynetown, IN	Posey County, IN	Indiana
Population 25 years and over	624	747	684	597	546	665	668	858	1,108	601	17,671	3,893,278
No High School Diploma	14.6%	14.6%	24.1%	33.3%	25.5%	34.0%	3.3%	17.2%	19.4%	11.8%	15.6%	17.9%
High school graduate (includes equivalency)	52.7%	50.7%	35.4%	43.4%	40.7%	47.1%	34.1%	43.4%	45.3%	54.9%	41.8%	37.2%
Some college, no degree	17.0%	17.5%	17.4%	15.2%	22.3%	13.2%	24.3%	21.0%	17.5%	19.8%	21.6%	19.7%
Associate or Bachelor's Degree	13.0%	15.4%	11.4%	5.2%	9.0%	3.6%	28.6%	14.1%	11.5%	11.1%	15.4%	18.0%
Graduate or professional degree	2.7%	1.7%	11.7%	2.8%	2.6%	2.1%	9.7%	4.3%	6.3%	2.3%	5.6%	7.2%
Associate Degree or Higher	15.7%	17.1%	23.1%	8.0%	11.6%	5.7%	38.3%	18.4%	17.8%	13.4%	21.0%	25.2%

Source: 2000 US Census

Employment & Income

New Harmony had relatively low unemployment in 2000 (3.3% unemployed). Only two other comparable places had a lower percentage of unemployed people. New Harmony also has a high percentage of people who are not a part of the labor force (47%). This number is likely made higher by the high percentage of older people within the town, as well as the relatively high number of institutionalized people.

A7. Employment Status	Ladoga, IN	Markle, IN	New Harmony, IN	Shoals, IN	Winslow, IN	Uniontown, KY	Nashville, IN	North Liberty, IN	Versailles, IN	Waynetown, IN	Posey County, IN	Indiana
Population 16 years and over	726	862	753	701	644	823	754	977	1,383	721	20,569	4,683,717
In labor force	63.5%	62.4%	53.0%	41.7%	63.2%	57.4%	47.9%	68.7%	62.9%	67.5%	66.7%	66.6%
Civilian labor force	100.0%	100.0%	100.0%	100.0%	99.5%	100.0%	47.9%	68.3%	62.9%	67.5%	99.9%	99.9%
Employed	96.1%	98.5%	96.7%	91.8%	95.6%	91.9%	46.3%	63.4%	59.2%	62.4%	95.9%	95.1%
Unemployed	3.9%	1.5%	3.3%	8.2%	4.4%	8.1%	1.6%	4.9%	3.7%	5.1%	4.1%	4.9%
Armed Forces	0.0%	0.0%	0.0%	0.0%	0.5%	0.0%	0.0%	0.4%	0.0%	0.0%	0.1%	0.1%
Not in labor force	36.5%	37.6%	47.0%	58.3%	36.8%	42.6%	52.1%	31.3%	37.1%	32.5%	33.3%	33.4%

Source: 2000 US Census

Employed Population by Industry

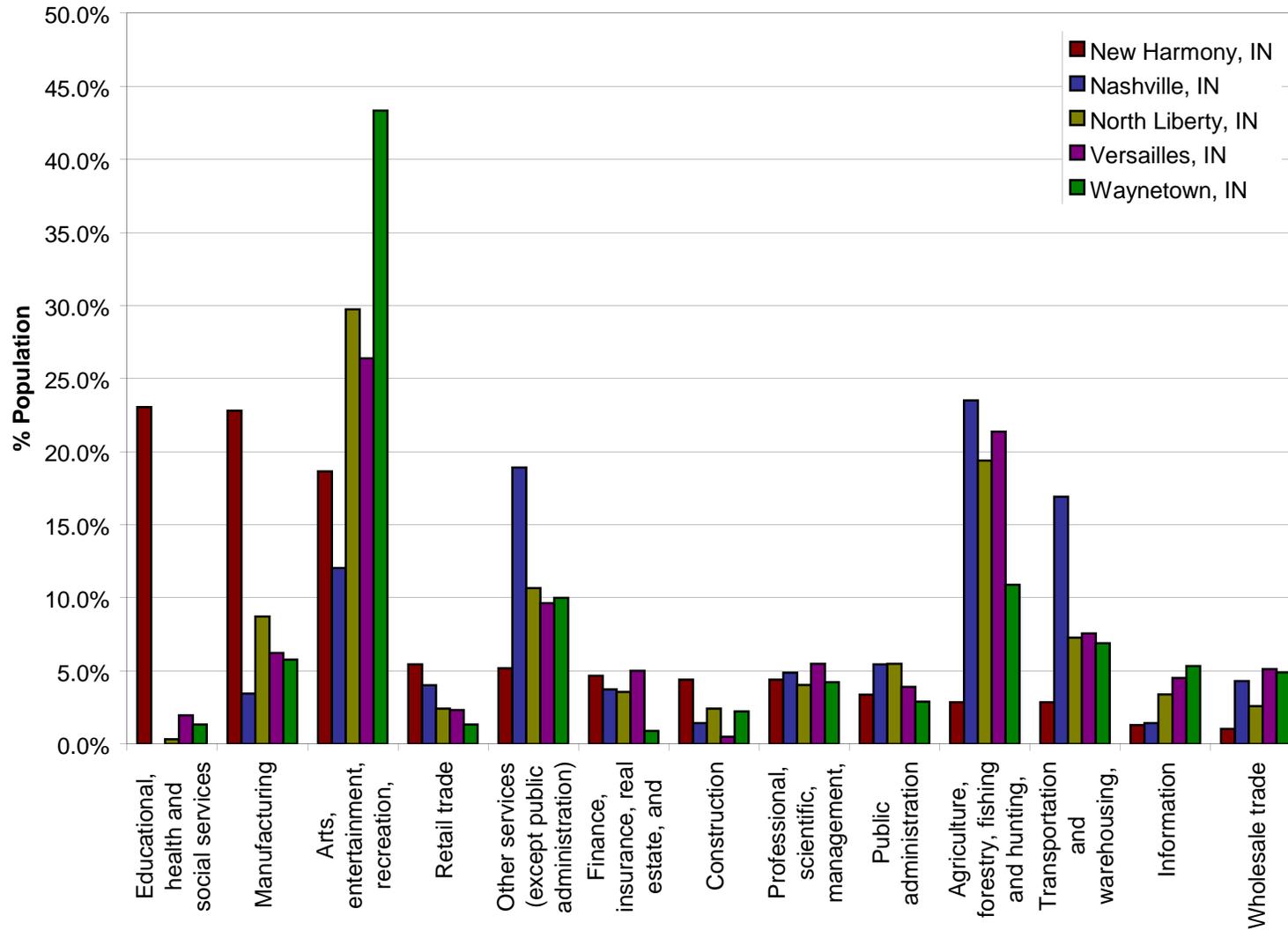
The three major employment industries for New Harmony in 2000 were (1) Educational/Health/Social Services, (2) Manufacturing, and (3) Arts/Entertainment/Recreation/Accommodation/Food Service. When compared to other towns with close proximity to state parks

New Harmony has a higher percentage of their population employed in both (1) and (2), but a lower percentage employed in (3). Other towns also have higher percentages of their population employed within Agriculture/Forestry/Fishing/Hunting, Transportation/Warehousing, and Other Services (besides public administration).

A8. Employment Industry	Ladoga, IN	Markle, IN	New Harmony, IN	Shoals, IN	Winslow, IN	Uniontown, KY	Nashville, IN	North Liberty, IN	Versailles, IN	Waynetown, IN	Posey County, IN	Indiana
Employed civilian population 16 years and over	443	530	386	268	387	434	349	619	819	450	13,149	2,965,174
Educational, health and social services	17.4%	10.0%	23.1%	20.5%	17.1%	12.4%	0.0%	0.3%	2.0%	1.3%	18.6%	19.3%
Manufacturing	29.3%	28.9%	22.8%	23.5%	28.9%	35.5%	3.4%	8.7%	6.2%	5.8%	25.3%	22.9%
Arts, entertainment, recreation, accommodation and food services	9.5%	7.7%	18.7%	3.7%	8.3%	5.5%	12.0%	29.7%	26.4%	43.3%	6.6%	7.3%
Retail trade	13.1%	9.4%	5.4%	10.8%	10.1%	12.9%	4.0%	2.4%	2.3%	1.3%	10.1%	11.8%
Other services (except public administration)	4.7%	6.2%	5.2%	9.0%	6.2%	6.7%	18.9%	10.7%	9.6%	10.0%	3.6%	4.7%
Finance, insurance, real estate, and rental and leasing	1.4%	8.5%	4.7%	7.1%	2.1%	1.2%	3.7%	3.6%	5.0%	0.9%	4.6%	5.7%
Construction	4.1%	7.2%	4.4%	3.7%	3.6%	7.4%	1.4%	2.4%	0.5%	2.2%	7.5%	6.6%
Professional, scientific, management, administrative, and waste management services	2.7%	3.8%	4.4%	7.8%	2.8%	3.0%	4.9%	4.0%	5.5%	4.2%	6.0%	6.3%
Public administration	3.6%	2.5%	3.4%	6.3%	5.9%	1.6%	5.4%	5.5%	3.9%	2.9%	2.4%	3.3%
Agriculture, forestry, fishing and hunting, and mining	1.6%	0.9%	2.8%	2.6%	3.1%	8.3%	23.5%	19.4%	21.4%	10.9%	4.4%	1.4%
Transportation and warehousing, and utilities	8.4%	6.2%	2.8%	4.9%	9.0%	2.3%	16.9%	7.3%	7.6%	6.9%	6.6%	5.2%
Information	2.0%	0.8%	1.3%	0.0%	1.8%	0.9%	1.4%	3.4%	4.5%	5.3%	1.1%	2.1%
Wholesale trade	2.3%	7.9%	1.0%	0.0%	1.0%	2.3%	4.3%	2.6%	5.1%	4.9%	3.4%	3.4%

Source: 2000 US Census

A9. Employed Population by Industry
(Comparisons of towns near State Parks)



Income & Poverty Status

Generally, New Harmony has a low median household income, and an average family income when compared to the other towns (Table A10). The per capita income is average, but the median earnings of full-time, year-round working males is twice that of females.

towns. Of these individuals living under the poverty level in new Harmony, 3.2% of them were 65 years or older, a greater percentage than nearly all other comparison places.

10.9% of the population of New Harmony lived below the poverty level in 2000. This is more than the percentages for the comparison towns within the state, Posey County, and Indiana overall, but less than the percentages for the regional comparison towns. The percentage is about average when compared to other state park

A10. Income	Ladoga, IN	Markle, IN	New Harmony, IN	Shoals, IN	Winslow, IN	Uniontown, KY	Nashville, IN	North Liberty, IN	Versailles, IN	Waynetown, IN	Posey County, IN	Indiana
Household Income												
Households	333	445	376	387	355	444	393	533	741	374	10,223	2,337,229
Less than \$10,000	7.8%	10.6%	15.4%	26.9%	11.3%	16.9%	14.0%	8.4%	9.0%	12.8%	8.0%	8.1%
\$10,000 to \$24,999	15.6%	27.9%	31.9%	24.3%	31.5%	29.3%	30.8%	23.1%	24.8%	16.0%	18.2%	19.7%
\$25,000 to \$49,999	38.4%	28.3%	25.8%	32.6%	37.7%	38.5%	31.0%	33.2%	34.5%	39.6%	29.2%	31.5%
\$50,000 to \$99,999	33.6%	24.9%	21.3%	15.2%	16.6%	14.0%	18.1%	31.3%	28.7%	29.7%	36.7%	31.5%
\$100,000 to \$149,999	3.9%	6.1%	3.5%	1.0%	2.8%	0.5%	3.6%	3.8%	1.8%	1.6%	6.3%	6.3%
\$150,000 or more	0.6%	2.2%	2.1%	0.0%	0.0%	0.9%	2.5%	0.2%	1.1%	0.3%	1.5%	2.8%
Median household income (dollars)	40,781	37,039	28,182	23,750	28,672	26,700	27,330	34,850	35,144	37,188	44,209	41,567
Median family income (dollars)	43,917	48,654	40,865	31,964	33,864	31,146	38,750	44,145	41,442	44,191	53,737	50,261
Per capita income (dollars)	16,163	18,504	17,349	14,234	13,986	13,258	24,723	16,469	17,352	16,328	19,516	20,397
Male full-time, year-round workers (Median Earnings)	31,100	35,163	39,250	30,865	30,063	24,408	30,000	36,563	31,607	35,313	39,084	37,055
Female full-time, year-round workers (Median Earnings)	24,135	20,813	21,607	21,696	19,259	18,235	25,000	23,281	22,237	21,287	23,996	25,252

Source: 2000 US Census

Housing Information

New Harmony has a large number of single-family and single-family attached homes, more than many of the comparison places (Table A11). The town also has more multifamily than the regional and state comparison towns, but much less than the other state park towns and Indiana overall. There are also fewer mobile homes when compared within the region, but more compared to state comparison towns and state park comparison towns.

66.9% of structures were built prior to 1960, of those 47.8% were built prior to 1939 (Table A12). There are definitely a lot of “historic” structures, but it seems only slightly more historic than the statewide comparison towns, more historic than the regional comparison towns, average when compared to other State Park towns, and much more historic than Posey County or Indiana overall.

A11. Housing Units within Structure	Ladoga, IN	Markle, IN	New Harmony, IN	Shoals, IN	Winslow, IN	Uniontown, KY	Nashville, IN	North Liberty, IN	Versailles, IN	Waynetown, IN	Posey County, IN	Indiana
Total housing units	391	484	429	428	408	483	433	590	807	411	11,076	2,532,319
1-unit, detached (Single-family)	77.0%	74.2%	80.9%	50.2%	80.4%	54.7%	53.6%	79.2%	65.6%	87.1%	81.1%	71.2%
1-unit, attached (Duplex, Townhome, etc.)	6.4%	1.2%	1.2%	1.4%	1.0%	0.4%	2.5%	1.0%	2.0%	0.5%	0.4%	2.9%
Multi-family (2 units +)	9.7%	18.6%	9.3%	14.3%	2.5%	3.9%	42.0%	19.8%	23.4%	7.1%	7.3%	19.2%
Mobile home	6.9%	6.0%	8.6%	34.1%	16.2%	41.0%	1.8%	0.0%	8.8%	5.4%	11.1%	6.6%
Other (Boat, RV, van, etc.)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%	0.1%	0.1%

Source: 2000 US Census

A12. Age of Structure (% of total Housing Units)	Ladoga, IN	Markle, IN	New Harmony, IN	Shoals, IN	Winslow, IN	Uniontown, KY	Nashville, IN	North Liberty, IN	Versailles, IN	Waynetown, IN	Posey County, IN	Indiana
1980 to 2000	13.0%	20.7%	13.3%	26.4%	12.3%	24.6%	21.2%	14.2%	25.2%	11.7%	26.8%	28.6%
1960 to 1979	11.0%	23.6%	19.8%	27.3%	18.9%	32.9%	34.4%	18.3%	29.5%	17.5%	35.3%	30.0%
1940 to 1959	20.5%	15.5%	19.1%	23.6%	21.3%	25.1%	27.3%	28.3%	27.0%	23.4%	16.9%	21.1%
1939 or earlier	55.5%	40.3%	47.8%	22.7%	47.5%	17.4%	17.1%	39.2%	18.3%	47.4%	21.0%	20.2%

Source: 2000 US Census

50% of New Harmony’s owner-occupied housing units were valued between \$50-100K (Table A13). Within New Harmony 11.4% of owner-occupied homes are valued at \$150,000 or more. This is lower than Nashville, Posey County, and Indiana, but much larger than the other comparison towns. The median housing value for New Harmony was \$71,500; lower than all comparison places except for the other southwestern Indiana towns.

A13. Housing Value	Ladoga, IN	Markle, IN	New Harmony, IN	Shoals, IN	Winslow, IN	Uniontown, KY	Nashville, IN	North Liberty, IN	Versailles, IN	Waynetown, IN	Posey County, IN	Indiana
Specified owner-occupied units	243	302	228	177	227	201	179	363	416	270	6,624	1,378,878
Less than \$50,000	15.6%	16.2%	24.6%	33.9%	51.5%	62.7%	1.1%	10.2%	5.5%	11.9%	11.1%	11.4%
\$50,000 to \$99,999	61.3%	63.9%	50.0%	49.2%	45.8%	37.3%	20.1%	72.2%	71.4%	75.6%	49.7%	43.9%
\$100,000 to \$149,999	20.2%	14.2%	14.0%	16.9%	2.6%	0.0%	30.7%	15.7%	17.3%	11.9%	26.3%	26.2%
\$150,000 to \$199,999	2.1%	4.0%	4.4%	0.0%	0.0%	0.0%	22.3%	1.4%	4.8%	0.7%	8.4%	10.2%
\$200,000 to \$299,999	0.8%	1.7%	4.4%	0.0%	0.0%	0.0%	17.3%	0.6%	0.0%	0.0%	3.6%	5.7%
\$300,000 to \$499,999	0.0%	0.0%	2.6%	0.0%	0.0%	0.0%	8.4%	0.0%	0.0%	0.0%	0.9%	2.0%
\$500,000 to \$999,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%
\$1,000,000 or more	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.1%
Median (dollars)	78,000	75,200	71,500	59,500	48,500	38,000	146,900	79,200	81,800	74,700	89,800	94,300
Above \$150,000	2.9%	5.6%	11.4%	0.0%	0.0%	0.0%	48.0%	1.9%	5.8%	0.7%	12.9%	18.6%

Source: 2000 US Census

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