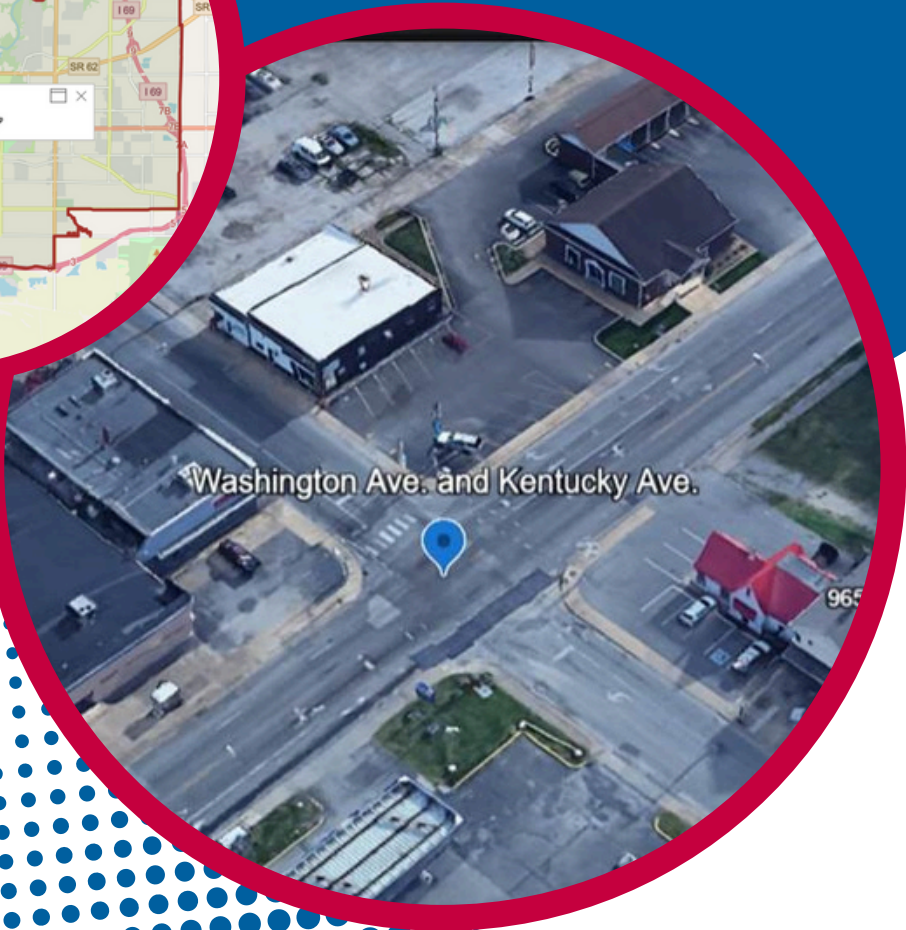


APRIL 2025

CATALYZING REDEVELOPMENT AT AND AROUND KENTUCKY-WASHINGTON

CRE Consulting Corps Recommendations to Evansville Stakeholders



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Executive Summary

The City of Evansville, Indiana, located in the southwestern corner of the state along the Ohio River just north of Kentucky, is Indiana’s third largest city with a population of approximately 116,000 people. On the city’s south side, the intersection of Washington Ave. and Kentucky Ave. is currently occupied by a mix of vacant or underutilized commercial properties, with sites controlled by various ownership entities. City leadership has a new focus on neighborhoods, including this “Neighborhood Nexus” intersection, which forms the meeting point of the Tepe Park, Akin Park and Bellemeade Bayard Park Neighborhood Associations.

The Consulting Corps of the Counselors of Real Estate® was engaged by the Southwest Indiana Association of REALTORS® and the Evansville Regional Economic Partnership to provide professional advice regarding the redevelopment and reuse of the Kentucky-Washington intersection. The community indicated hope for a more walkable area with increased employment opportunities and consumer and pedestrian activity to bring vibrancy and positive community outcomes to neighbors’ lived experience. The Counselors named the project: “Catalyzing Redevelopment at and around Kentucky-Washington”.

To understand the current and potential residents and users, the team refined the focus area to include a 15-minute walk area around the intersection. The Consulting Corps team examined demographic, market, and employment data; reviewed relevant plans and studies; assessed market conditions for housing and other property; and reviewed legal constraints applicable to the area. In addition, the team met with more than 60 stakeholders, who conveyed significant neighborhood pride and dedication. Community needs identified include spaces for gathering, Maker space, financial resources education, healthy food, as well as expanded space for childcare. The team also observed a lack of health care services in the neighborhood.

The team observed that the City of Evansville has a number of existing plans peripheral to the focus area, but none have included this study area as a focal point. The city plans created for other neighborhoods provide an excellent model to advance redevelopment at this Neighborhood Nexus. The team presented the following action steps:

1. Organize the neighborhood for redevelopment with an authentic brand.
 - a. Create a Neighborhood Implementation Team.
 - b. Develop a comprehensive Redevelopment Plan.
 - c. Create working groups focused on Community Center, Health Clinic, and Housing.
 - d. Develop a brand for the area.
 - e. Coordinate, inventory, and assemble land.
2. Address transportation connectivity with particular attention to pedestrians and bicyclists. Prioritize the infrastructure investments on Washington Avenue that will reduce the number of lanes and include a bicycle lane and turning lane; make the connection to the High Rail Evansville trail from Haynie’s corner to the Trail and Highway 41.

- a. Streetscape Project Funding Applications
- b. Washington Street Streetscape Design and Construction
3. Community Center and Health Clinic
 - a. Establish mobile health services location via partnership with one of Evansville’s major health providers.
 - b. Determine needs and uses for potential community center.
 - c. Create a health care services working group to determine need and address need, as appropriate.
4. Commercial Destination Neighborhood
 - a. Targeted Revolving Loan Fund to Washington-Kentucky area
 - b. Facade Grant/Loan program targeted to Washington-Kentucky area
 - c. Attract Destination Restaurant / Retail to Washington-Kentucky area
5. Housing Development and Rehab
 - a. Single Family Residential – Rehabilitation and Infill Housing
 - b. Single Family Residential – Historic Rehabilitation and Conservation
 - c. Multi-family Residential Development – Not-For-Profit and Private Developers

Immediate next steps:

1. Create Neighborhood Implementation Team.
2. Neighborhood Implementation Team and City staff and elected officials prepare a Request for Proposals to select a planning consultant.
3. Potential interim opportunity: Establish a farmers market or other system for delivery of fresh foods, such as fruits, vegetables, dairy and meat.

Evansville has demonstrated success in spurring redevelopment in other parts of the city. Building on the mayor’s commitment and the broad range of dedicated partners, with focus and coordination, stakeholders can advance redevelopment at Kentucky and Washington.

Introduction

Background

The City of Evansville, Indiana, has a population of approximately 116,000 people and is Indiana’s third largest city. Located in the southwestern corner of the state along the Ohio River just north of Kentucky, its metropolitan area includes Kentucky counties Henderson and Webster, in addition to Indiana counties Gibson, Posey, Vanderburgh, and Warrick. Evansville is the county seat for Vanderburgh County, which has a population of 180,000.

The focus of this project is the intersection of Washington Ave. and South Kentucky Avenue. Washington Ave. serves as a connector eastbound from Downtown Evansville, a major employment cluster with 18,000 workers. U.S. 41 is a north-south highway connecting Evansville with Henderson, Kentucky, to the south. The intersection of Washington Ave. and Kentucky Ave, the meeting point of the Tepe Park, Akin Park and Bellemeade Bayard Park Neighborhood Associations, is currently occupied by a mix of vacant or underutilized commercial properties. City leadership has a new focus on neighborhoods, including this “Neighborhood Nexus” intersection.

The following map outlines the City of Evansville in red and shows the focus area outlined in green.

Evansville City, IN 3



Nearby investments and opportunities include a new pedestrian overcrossing at Washington and U.S. 41 – at Bosse High School, as well as the new Kentucky Avenue Tax Increment Financing (TIF) District. In addition, the surrounding neighborhoods have seen recent activity from community development partners creating infill housing, as well as some homes being renovated and sold following a long cycle of disinvestment. Another recent investment is the Pigeon Creek Greenway multi-use trail extension. Other

Evansville initiatives underway include redevelopment visioning at the riverfront (1.3 miles from this intersection) and expanding clinical programs at the University of Evansville (also 1.3 miles away).

Area residents have indicated via recent survey that the neighborhood needs increased local access to healthy foods, ability to buy essential goods and services, and entertainment options. The community would like a plan for redevelopment and reuse at this intersection that engages the neighborhoods in planning, provides entrepreneur and consumer opportunities for the neighborhood, and promotes vibrancy and positive community outcomes to enhance neighbors' lived experience.

This project came through the National Association of REALTORS®'s Transforming Neighborhoods program. When Kim Siebert, CEO of the Southwest Indiana Association of Realtors®, learned of this initiative, she approached Josh Armstrong, Chief Economic Development Officer, Evansville Regional Economic Partnership, who identified the Washington-Kentucky intersection as a site that could benefit from focused real estate analysis. Through the Transforming Neighborhoods Program, NAR is collaborating with The Counselors of Real Estate® Consulting Corps to deliver strategic real estate problem solving to select projects. NAR issued a call for applications and submitted these for review by the Consulting Corps. The Neighborhood Nexus project, centered around the Kentucky-Washington intersection, submitted by the Southwest Indiana Association of REALTORS® in partnership with the Evansville Regional Economic Partnership and the City of Evansville, was selected.

Transforming Neighborhoods



CRE is a non-profit founded in 1953 composed of approximately 1,000 commercial real estate thought leaders. Membership is by invitation; members practice in 22 countries and include more than 50 real estate disciplines. The Consulting Corps team members, carefully selected for this particular assignment, volunteer their time and expertise.

The Consulting Corps team (L-R) Matt Rueff, Ed Chazen, CRE, Walt Clements, CRE (team leader), Stan Gniazdowski, CRE, Tony DellaPelle, Esq., CRE



CRE Consulting Corps Process

The CRE Consulting Corps team reviewed existing plans and studies, procured demographic and psychographic data, market and employment data, and interviewed stakeholders. The team analyzed applicable plans and studies relative to the blighted parcels, Kentucky – Washington intersection, Akin Park, Tepe



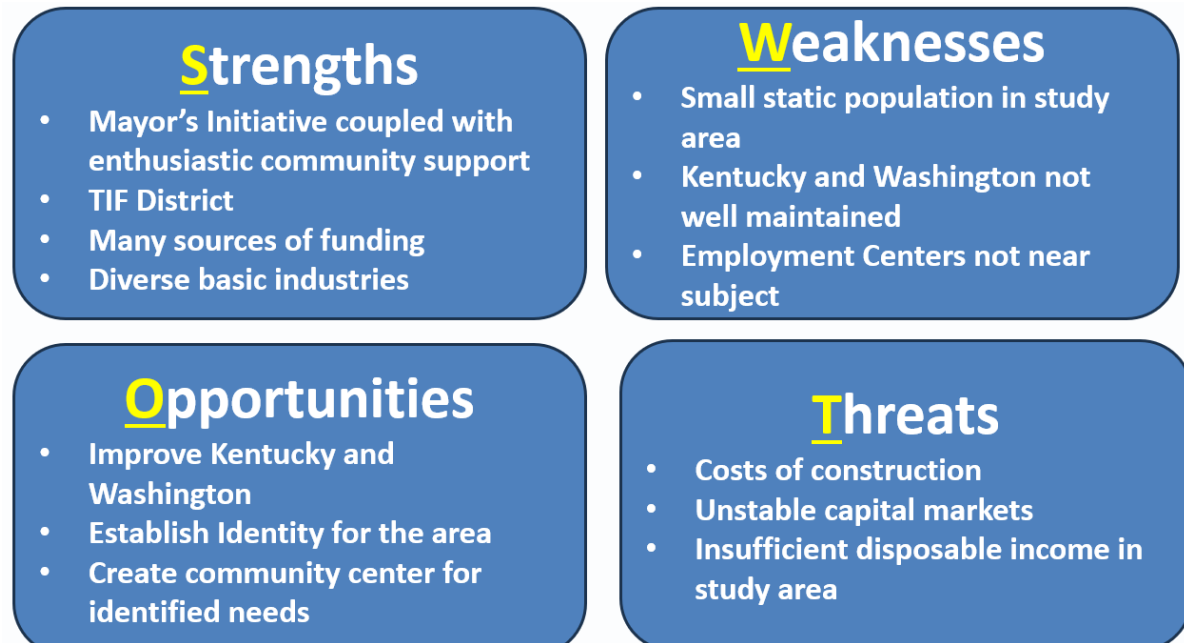
Park, Bellemeade Bayard Park neighborhoods and the broader area. The team also reviewed the legal and zoning rules applicable to the focus area. Prior to the full team’s visit, a preliminary visit was conducted by the team leader to meet key stakeholders, view the focus area, and plan a strategy to maximize the full team’s time during the week onsite that began on Sunday December, 8, 2024. During the week onsite, the team toured the focus area and other Evansville neighborhoods and met with more than 60 stakeholders, including representatives of the neighborhood associations, nonprofit organizations, City of Evansville, the Evansville Regional Economic Partnership, City of Evansville Department of Metropolitan Development, City of Evansville Redevelopment Commission, Southwest Indiana Small Business Development Center, Old National Bank, and others. These meetings provided a lot of information about stakeholders’ needs and desires pertaining to services and amenities.



A list of those interviewed is included in the Appendix; the team very much appreciates the input provided by all these individuals. A sampling of ideas and concerns shared by stakeholders is included in the Appendix, “What We Heard.” Finally, the team researched, analyzed, discussed, and developed recommendations presented to Evansville stakeholders on December 13, 2024.

Strengths, Weaknesses, Opportunities, Threats

With regard to redevelopment of the Kentucky-Washington intersection and immediate area, the team identified the following strengths, weaknesses, opportunities, and threats.



Strengths

1. Redevelopment of this area is supported by enthusiastic stakeholders and is a priority initiative of the mayor's. More than 50 people were willing to share their visions for the subject area and currently are playing key roles in the community.
2. The community qualifies for government grants and subsidies due to its economic profile. North of Washington is a historic district and is in the process of becoming a conservation district which prevents historic houses from being razed.
3. Many charitable organizations are willing to step in and help sustain growth and development of people and community. Following are organizations and initiatives that are supporting or could be involved in spurring reinvestment in the neighborhood:
 - Habitat for Humanity
 - Community One
 - Hope of Evansville
 - Memorial CDC
 - South Kentucky Redevelopment and Vitalization program
 - READI 1 & READI 2 State (20%), local (20%) and Private (60%)
 - Bill Stone, Stone Center
 - Logan Jenkins

- Indiana Center for Emerging technologies for Venture Start-ups, Incubators
 - H.O.U.S.E Housing
 - Urban Seed, nonprofit that offers nutrition classes.
 - Peoples Praise Evansville Farmer’s market, has random pop-ups for fresh food
 - Koch Foundation
 - Center Point Foundation
 - CDFI Community Development Financial Institution has \$150B in funds to loan, start up businesses will buy new market credits. Additional incentives are available for brownfield areas.
4. Large universities nearby, e.g. Indiana School of Medicine, University of Southern Indiana, University of Evansville
 5. A TIF district has been established that includes the frontage on Washington Ave and the intersection study area.
 6. Bayard Park, Akin Park, Tepe Park are assets
 7. Bike trail system to which this neighborhood could connect
 8. Old National Bank as an established entity, long invested in the neighborhood
 9. Rising house values in trade area (north of Washington)
 10. Proximity to downtown and Haynie’s Corner (connectivity)
 11. Highway 41 on edge of study area links to regional employment
 12. There is public transportation including Micro transportation
 13. Carnegie Library and Boom Squad building
 14. Longtime intergenerational families with “pride of place”
 15. New I-69 highway interchange may lead to new opportunities

WEAKNESSES

1. There is a small static population base in the study area to support redevelopment
2. Intersection is hazardous, not easy to navigate, not good pedestrian or bicycle crossing.
3. Many different property owners unwilling to enter into discussions about how to improve the area. Several parcels may be difficult to assemble for meaningful development
4. This area has an image problem as being high crime. This may be due to its association with “South Side” of Evansville – resulting from crime east of 41, rather than crime in this area.
5. Current traffic arterials of Kentucky and Washington are not attractive, not well maintained.
6. Not enough disposable income in the area to sustain a retail business.
 - Data on trips to McDonald’s, CVS, etc. are low relative to business traffic to other locations.
7. Physician shortage in area, i.e. health services
8. 57% of the population is unhappy with access to groceries. Spend \$7.3M on groceries
9. Many homes in the area are in disrepair.
10. Homelessness is growing.
11. Many small parcels create assemblage issues for development.

12. Traditionally, there is a local inclination not to use the tool of eminent domain, though current leadership may be open to it.
13. Employment centers not near subject intersection.
14. No grocery with fresh foods

THREATS

1. Cost of construction of new buildings and infrastructure is extraordinarily high.
2. Reduction in financing abilities
3. Unstable capital markets
4. NIMBYs (“Not In My Back Yard”) – opposition to development
5. Length of time to execute any redevelopment plan
6. Shift in demand in future (i.e. change in ownership of Berry Plastics)
7. New I-69 highway interchange
8. Lack of disposable income

OPPORTUNITIES

1. Find a smaller grocer who will handle getting fresh fruits and vegetables, meats and cheeses to the area on a regular basis.
2. Create a central meeting area to address many neighborhood needs
 - a. Financial training and access to funds to start businesses
 - b. Maker’s areas to teach 3-d printing and other tasks, perhaps art classes
 - c. Create space for teenagers and older adults to meet and work on recreational and social service opportunities
3. Potential to expand the existing childcare and possibly add care for older school children and older adults. Provides employment (Marshallese and Haitian women work at the existing childcare center). Could tie to medical clinic. 5 Star Ministry offers a GED program.
4. Improve camera systems and lighting to enhance security.
5. Develop affordable housing, perhaps a mixed use building. Expand the activities of existing nonprofits active in the area, such as Memorial CDC. Encourage more strategic collaboration among nonprofits addressing housing, perhaps using Evansville Landbank to coordinate.
6. Improve transportation corridors to three lane from four lane and put in bike lane to get from highway 41 to Haynie’s Corner; capitalize on Evansville regional trails map.
7. Collaborate with local universities, Bosse High School and Ivy Tech. (Changemaker Challenge)

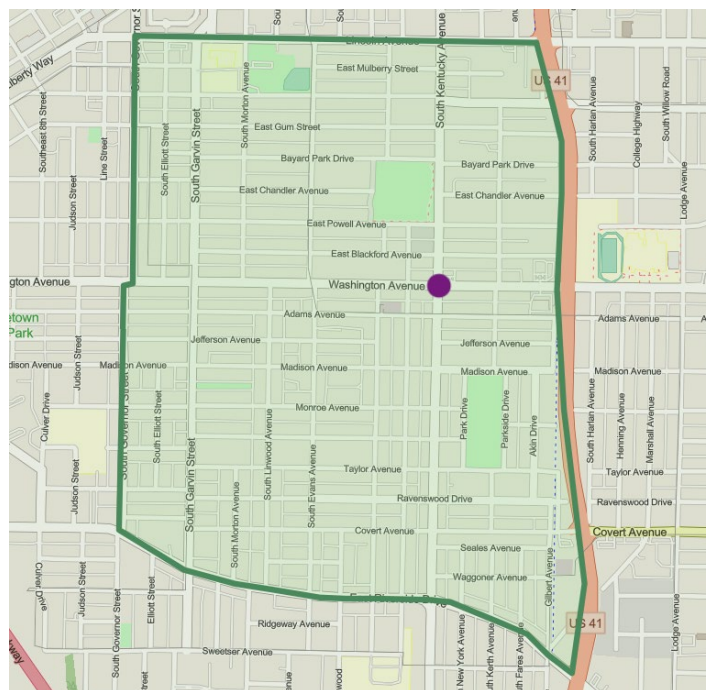
Demographics of the Study Area

The primary focus of the Consulting Corps analysis is the intersection of Washington Avenue and South Kentucky Avenue, in Evansville, Indiana. Beyond this intersection, the team was asked to consider the immediate neighborhoods of Akin Park, Tepe Park, and Bellemeade Bayard Park. The assignment is to develop recommendations to advance revitalization and new commerce opportunities within the study area.

Residential and retail demand are intrinsically linked and depend on each other, with employment as a primary catalyst. Employment produces the disposable income that supports housing and retail demand. For retail, a larger trade area which includes more households will produce a larger pool of disposable income. Disposable income is a key component to demand for services and products.

Defining the Study Area

An initial task was for the team to define its study area. While it was suggested that the team study a four-block area surrounding the subject intersection, the team determined that the four block delineation about the subject intersection is influenced by a larger trade area. Based on the neighborhoods surrounding the intersection, the team determined that a 15-minute walk time about Washington Avenue and South Kentucky Avenue is appropriate. Therefore, a 15-minute walk time is the focus of this analysis. Natural barriers (rivers, mountains, etc.) and major roadways impact delineation of a study area. Route 41 forms the eastern boundary of the study area, as shown in the map below. The subject study area noted below is about 1.1 square miles.



Study Area Demographics

To properly analyze the study area, understanding two demographic elements is essential: quantifiable demographics and the impact of lifestyle. The demographics of the primary study area, designated “New Trade Area,” are summarized in the table below, and compared to the City of Evansville, Vanderburgh County, the State of Indiana and the nation.

Generations	Evansville City, IN	New Trade Area	Counties Vanderburgh County	States Indiana	United States of America United States
Generation Alpha (Aged 0-11)	10,949	580	16,662	672,506	30,358,806
Generation Z (Aged 12-27)	26,523	1,419	42,004	1,661,093	77,716,679
Millennial (Aged 28-43)	30,005	1,290	42,824	1,595,993	82,157,491
Generation X (Aged 44-59)	20,624	1,056	32,230	1,315,216	65,510,448
Baby Boomer (Aged 60-78)	23,195	982	37,180	1,344,749	66,553,371
Silent & Greatest (Aged 79 or more)	5,986	174	9,309	317,584	16,144,159



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Coldwell Banker Commercial Saunders Ralston Dantzler Realty

Household Income	Evansville City, IN	New Trade Area	Counties Vanderburgh County	States Indiana	United States of America United States
<\$15,000	15.0%	21.0%	12.4%	8.6%	8.6%
\$15,000-\$24,999	8.3%	9.5%	6.7%	6.4%	6.3%
\$25,000-\$34,999	10.4%	13.8%	9.1%	7.7%	6.7%
\$35,000-\$49,999	15.3%	14.1%	13.4%	12.0%	10.1%
\$50,000-\$74,999	20.6%	22.7%	19.5%	17.6%	15.7%
\$75,000-\$99,999	11.5%	11.0%	11.8%	14.3%	12.8%
\$100,000-\$149,999	12.4%	7.1%	15.7%	17.7%	17.6%
\$150,000-\$199,999	4.0%	0.6%	6.9%	8.2%	9.5%
\$200,000+	2.4%	0.1%	4.4%	7.5%	12.6%

Key Facts	Evansville City, IN 3	New Trade Area	Counties Vanderburgh County	States Indiana	United States of America
Population	117,282	5,502	180,209	6,907,141	338,440,954
Daytime Population	151,895	3,555	198,196	6,818,813	336,786,413
Employees	56,362	2,422	88,050	3,404,393	166,125,745
Households	52,350	2,222	76,852	2,735,175	130,716,571
Average HH Size	2.16	2.46	2.26	2.46	2.53
Median Age	38.0	36.1	39.0	38.6	39.3
Housing Facts					
Median Home Value	150,629	81,331	200,165	234,442	355,577
Owner Occupied %	54.9%	56.4%	65.2%	70.0%	64.4%
Renter Occupied %	45.1%	43.6%	34.8%	30.0%	35.6%
Total Housing Units	58,806	2,745	84,884	2,994,749	145,184,826
Income Facts					
Median HH Income	\$50,699	\$39,890	\$58,351	\$70,604	\$79,068
Per Capita Income	\$29,528	\$19,420	\$34,081	\$37,705	\$43,829
Median Net Worth	\$71,374	\$32,252	\$145,439	\$215,448	\$225,545

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023



As shown in the table, the study area has an estimated population of about 5,502 which is about 4.7% of Evansville’s 117,202 population; the area has 2,222 households or 4.2% of the City of Evansville’s 52,350 households. The study area’s daytime population is about 3,555 compared to the City of Evansville’s 151,895. This data indicates that the primary study area is a bedroom neighborhood to the City of Evansville. The Primary Study Area has an estimated Household Size of 2.46 vs the City of Evansville of 2.16 with a median age of about 36.1 vs the city of Evansville at 38.0.

Gross income and disposable income are important factors in attracting retail to the subject area. Median Household Income for the primary study area is about \$39,890 (average Household Income is \$48,437); household average disposable income is \$40,723, household median disposable income is \$35,070, and household median net worth is about \$32,252. For the City of Evansville, the median household income is \$50,699, disposable income is \$41,856 and net worth is \$71,347. See Appendix IV for more detail.

Key Facts and Demographics	Value	Index
Median Household Income	\$39,890	50
Median Disposable Income	\$35,070	55
Median Home Value	\$81,331	23
Median Net Worth	\$32,252	14
Median Age	36.1	92
Child Dependency Ratio	40.9	118
Age Dependency Ratio	65.3	101
Senior Dependency Ratio	24.4	82

Home values in the study area have a median value of \$81,331, noticeably lower than the city’s median home value of \$150,629. The area’s homeownership rate is similar to the city’s, with 56.4% of residents in the study area owning their homes and a citywide homeownership rate of 54.9%; about 43.6% rent, paying a median rent per month in the range of \$700-\$850 (ACS 2022 reports \$705, and Zillow Dec 2024 finds \$850).

Study Area Generational Make-Up

Generational make-up, or lifestyle, has a profound impact on real estate demand for residential and retail properties. The following table presents the breakdown by age group/generation within the study area and the City of Evansville.

Generation	Age Range	Trade Area	Percentage	City Evansville	Percentage2
Alpha	0-11	580	10.54%	10,949	9.34%
Gen Z	12-27	1,419	25.80%	26,523	22.61%
Millennial	28-43	1,290	23.45%	30,005	25.58%
Gen X	44-59	1,056	19.20%	20,624	17.58%
Baby Boomer	60-78	982	17.85%	23,195	19.78%
Silent Gen	79+ +	174	3.16%	5,986	5.10%

The above Lifestyle table illustrates the generational composition of the primary study area compared with the city of Evansville. The Trade Area is younger than the city overall, with a senior population (60+)

of about 1,156. The preponderance of the population is Millennials and Gen X (age range of 21 to 54) representing 42.65% of the population. More of the Gen Z population soon will age into potential home-buying or renting cohort. The lifestyle data clearly demonstrates the target market for housing and retail is age 18 plus, which is most of the population.

To better understand the characteristics of the population and therefore the appropriate housing, real estate analysts look to a market segmentation created by Esri. Esri®, a geographic information system (GIS) company, created the Tapestry demographic and lifestyle segmentation to analyze households and markets using social, demographic, housing, and economic data from the Census, American Community Survey, and other large-scale data sources. Housing developers look at this data to inform their understanding of target market, appropriate home type and price point. The subject study area is comprised of four Esri lifestyles:

Rank	Tapestry Segment	Percent	Cumulative Percent
1	Hometown Heritage (8G)	45.4%	45.4%
2	Traditional Living (12B)	31.2%	76.6%
3	Family Foundations (12A)	18.5%	95.1%
4	City Commons (11E)	4.9%	100.0%
Subtotal		100.0%	

Data Source: ESRI/STDB

HOMETOWN HERITAGE

Hometown Heritage neighborhoods are in urbanized areas within central cities, with older housing, located mainly in the Midwest and South. This slightly smaller market is primarily a family market, married couples (with and without children) and single parents. They work mainly in service, manufacturing, and retail trade industries. 60% of householders are renters, living primarily in single-family homes, with a higher proportion of dwellings in 2–4-unit buildings.

TRADITIONAL LIVING

Residents in this segment live primarily in low-density, settled neighborhoods in the Midwest. The households are a mix of married-couple families and singles. Many families encompass two generations who have lived and worked in the community; their children are likely to follow suit. The manufacturing, retail trade, and health-care sectors are the primary sources of employment for these residents. This is a younger market—beginning householders who are juggling the responsibilities of living on their own or a new marriage, while retaining their youthful interests in style and fun.

FAMILY FOUNDATIONS

Family and faith are the cornerstones of life in these communities. Older children, still living at home, working toward financial independence, are common within these households. Neighborhoods are

stable: little household growth has occurred for more than a decade. Many residents work in the health-care industry or public administration across all levels of government. Style is important to these consumers, who spend on clothing for themselves and their children as well as on smartphones.

CITY COMMONS

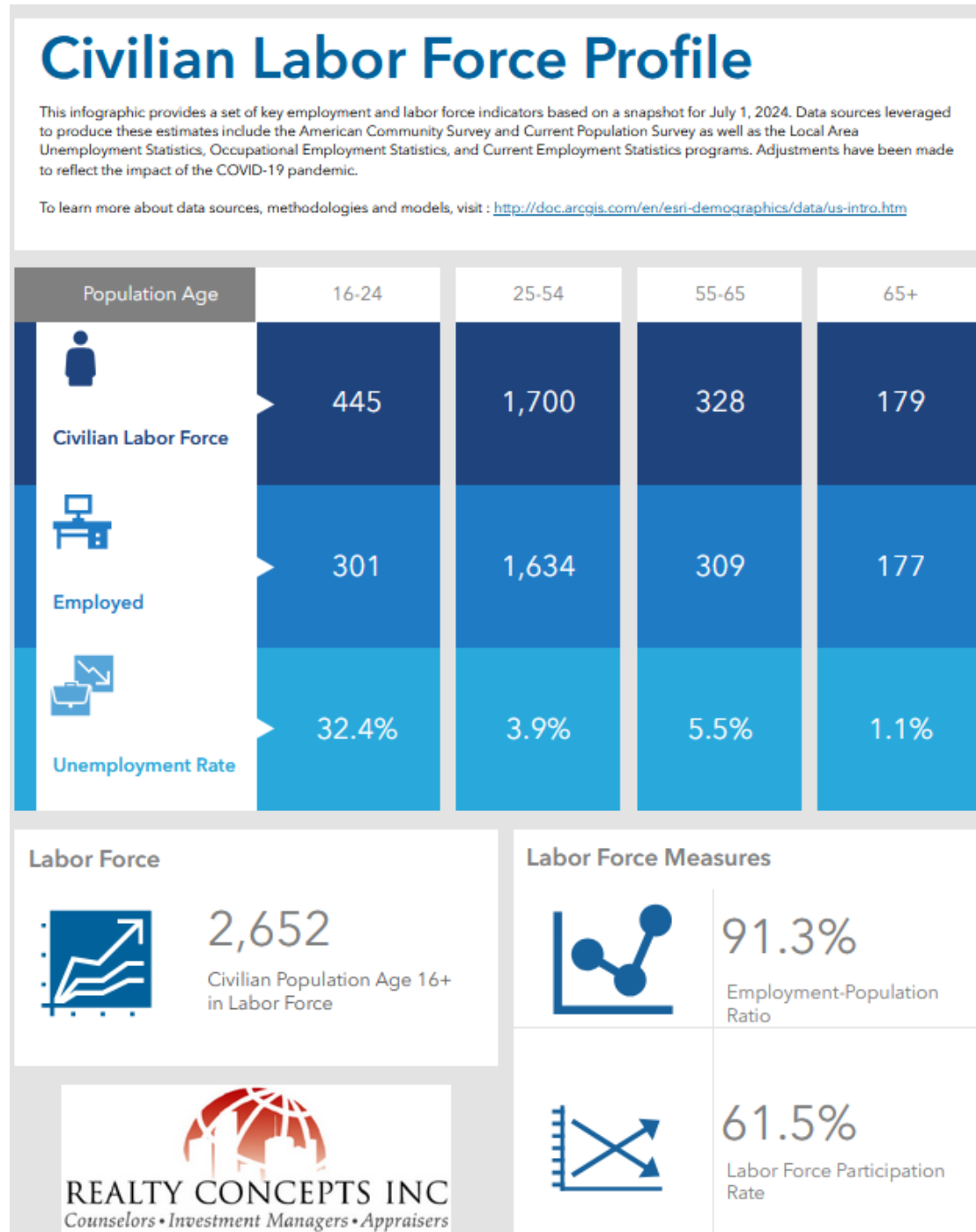
This segment is one of lifestyle Segmentation’s youngest markets. It is primarily composed of single-parent and single-person households living within large metro cities located primarily in the eastern half of the US. While more than a third have a college degree or spent some time in college, nearly a quarter have not finished high school. These residents strive for the best for themselves and their children. Most occupations are within the office and administrative sectors.

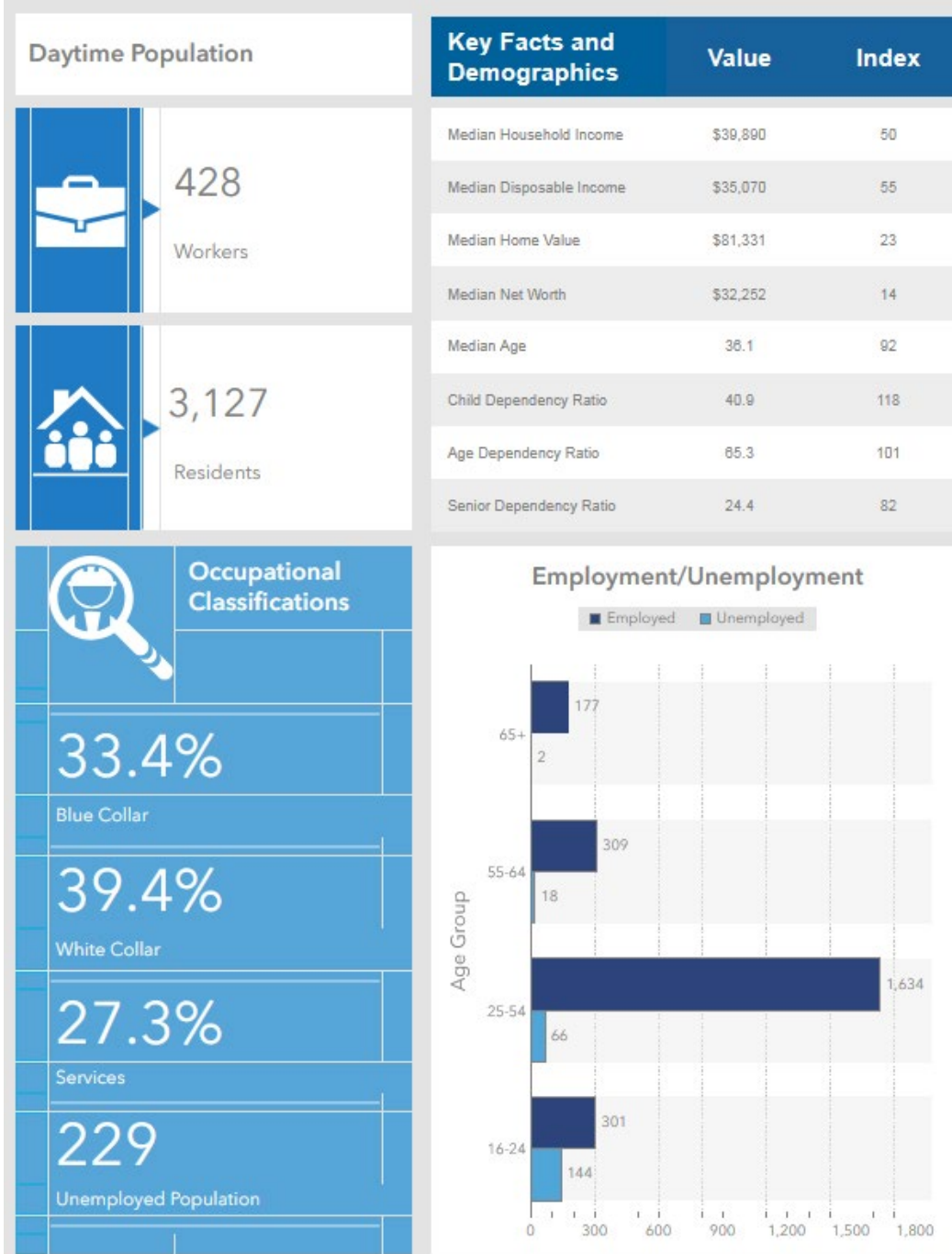
STUDY AREA LIFESTYLE SUMMARY

LifeStyle	Study Area	% HH Renters	% Owners	Median Age	HH Income	Median Net Worth	HH Size	Laborforce Participation
Hometown Heritage	45.4%	60.0%	40.0%	32.4%	\$28,200	\$12,000	2.66	57.1%
Traditional Living	31.2%	41.1%	58.9%	35.5%	\$39,300	\$33,900	2.51	63.4%
Family Foundations	18.5%	34.3%	65.7%	39.6%	\$43,100	\$43,700	2.71	58.0%
City Commons	4.9%	77.0%	23.0%	28.5%	\$18,300	\$9,800	2.67	53.0%
Total	100.0%							

Study Area Labor Force and Employment Analysis

Employment is the primary driver for growth which produces gross and disposable income.





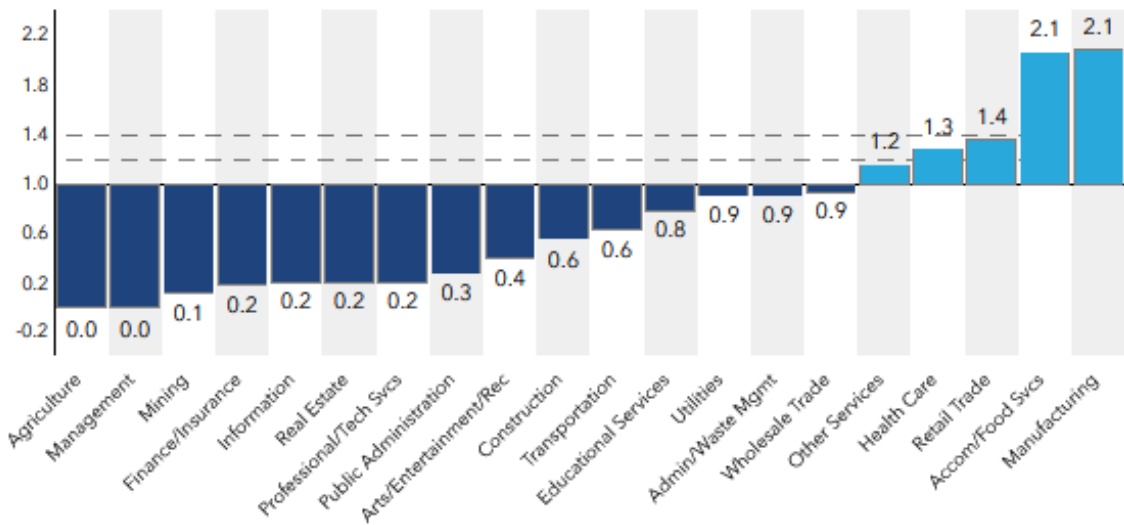
The study area has a civilian workforce (age 16+) population of 2,652. The above employment data indicates that out of the 3,127 residences there are about 428 workers in the study area with a labor participation rate of 61.5%. This is very similar to the December 2024 national labor participation rate of 62.5%.

Civilian Labor Force Profile

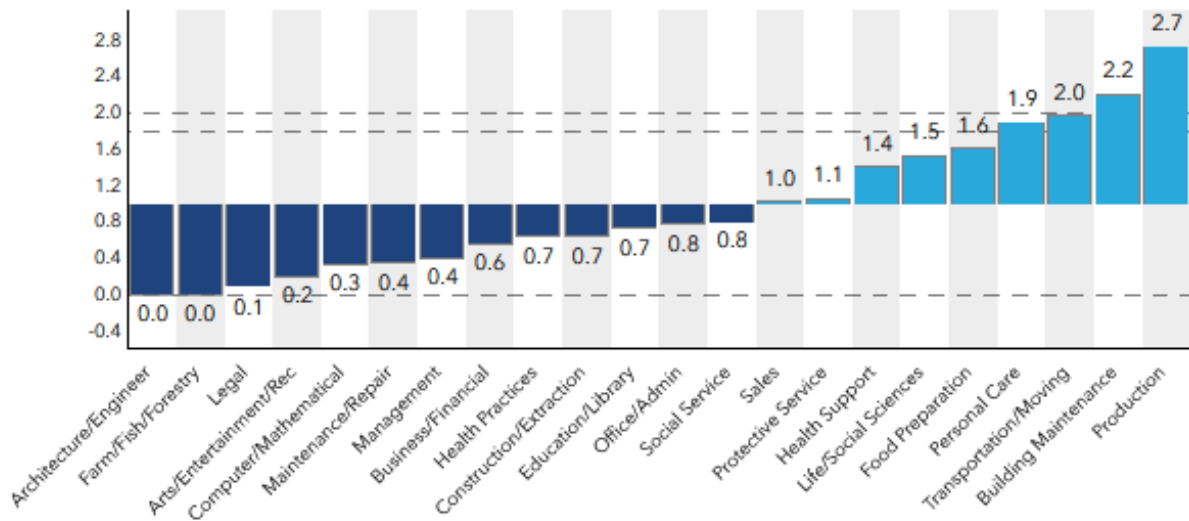
This infographic provides a set of key employment and labor force indicators based on a snapshot for July 1, 2024. Data sources leveraged to produce these estimates include the American Community Survey and Current Population Survey as well as the Local Area Unemployment Statistics, Occupational Employment Statistics, and Current Employment Statistics programs. Adjustments have been made to reflect the impact of the COVID-19 pandemic.

To learn more about data sources, methodologies and models, visit: <http://doc.arcgis.com/en/esri-demographics/data/us-intro.htm>

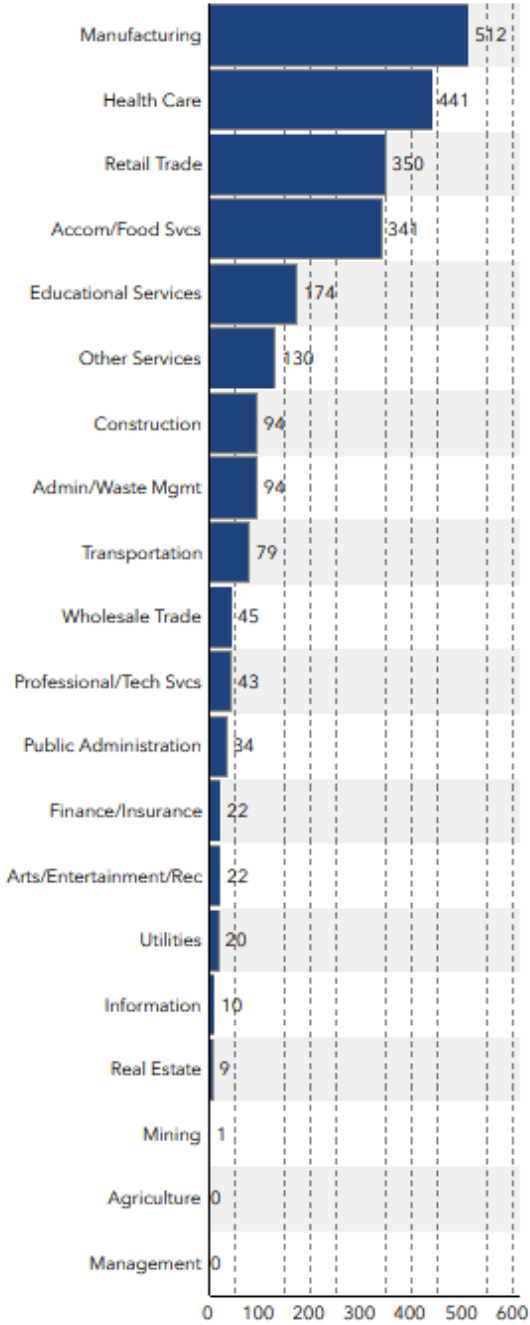
Location Quotients by Industry



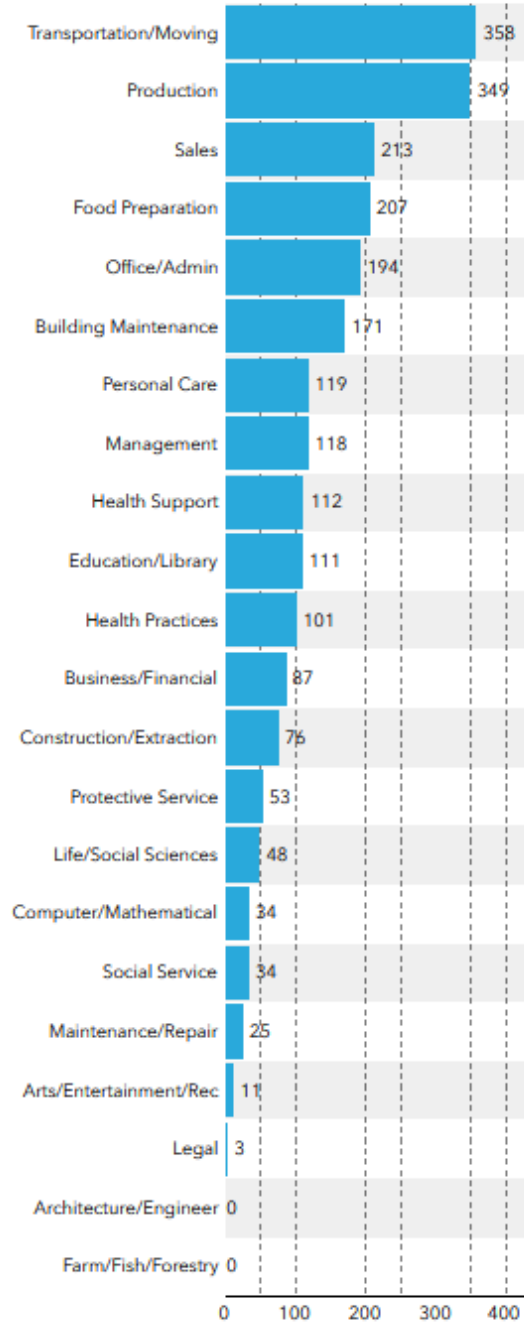
Location Quotients by Occupation



Employment by Industry



Employment by Occupation



Basic employment indicates jobs that import new dollars into an economic region. The more basic jobs the stronger the economy. Analyzing twenty employment sectors (Sector Level) for the subject study area, health care (23%), retail trade (29%), accommodations/food service (52%) and manufacturing (52%) have a percentage of their employees as basic employees. Also, other services had (17%) basic employment.

Demographic Overview

Variable	New Trade Area (Area: 1.01 square miles)	Evansville City, IN (Place)	Vanderburgh County, IN (County)	Indiana (State)	USA (USA)
2024 Total Population	5,502	117,282	180,209	6,907,141	338,440,954
2024 Pop Age 25+: Bachelor's Degree	483	13,487	24,230	921,405	52,810,336
2024 Population Age 0-4	357	6,874	10,238	411,018	18,584,730
2024 Senior Population	813	21,753	34,767	1,227,338	61,399,291
2024 Daytime Pop Density	3,507.1	3,207.6	849.2	190.3	95.3
2024 Average Household Size	2.46	2.16	2.26	2.46	2.53
2024-2029 Growth Rate: Population	0.15%	-0.29%	-0.23%	0.24%	0.38%
2024-2029 Growth Rate: Median HH Inc	3.11%	2.21%	2.99%	2.98%	2.95%
2024 Median Age	36.1	38.0	39.0	38.6	39.3
2024 Unemployment Rate	8.6%	4.1%	3.3%	3.4%	4.2%
2024 Median Household Income	\$39,890	\$50,699	\$58,351	\$70,604	\$79,068
2024 Median Disposable Income	\$35,070	\$41,856	\$49,304	\$56,380	\$63,562
2024 Median Net Worth	\$32,252	\$71,374	\$145,439	\$215,448	\$225,545
2024 Total Households	2,222	52,350	76,852	2,735,175	130,716,571
2024 Housing Affordability Index	193	133	115	120	85
2024 Pct of Income for Mortgage	12.8%	18.6%	21.5%	20.8%	28.2%
2024 Total Housing Units	2,745	58,806	84,884	2,994,749	145,184,826
2024-2029 Growth Rate: Owner Occ HUs	0.79%	0.31%	0.30%	0.75%	0.97%
2024 Annual Budget Expenditures	\$96,447,451	\$3,075,138,585	\$5,415,689,716	\$229,669,040,497	\$12,903,875,845,293
2024 Have Medicaid Medical Policy	767	13,172	17,143	557,210	25,708,557
2024 Have Savings Account	2,699	63,973	101,965	3,883,585	194,066,348
2024 Employed Civilian Pop 16+	2,422	56,362	88,050	3,404,393	166,125,745
2024 Total Daytime Population	3,555	151,895	198,196	6,818,813	336,786,413
2022 Poverty Index (ACS 5-Yr)	173	137	112	99	100
2022 HHs: Inc Below Poverty Level (ACS 5-	545	8,892	10,661	325,276	15,616,265
2022 HHs w/Public Assist Income (ACS 5-Y	121	1,726	1,880	48,936	3,339,152
2024 Average Household Income	\$48,437	\$65,930	\$79,682	\$94,981	\$113,185
2024 Average Household Size	2.46	2.16	2.26	2.46	2.53
2024 NAICS 44-45,722 Expenditures	\$30,493,797	\$959,131,297	\$1,670,399,290	\$71,061,576,705	\$3,925,233,541,316
2024 NAICS 44-45 Expenditures	\$26,248,218	\$823,979,515	\$1,433,325,607	\$61,068,558,616	\$3,350,310,501,528
2024 NAICS 722 Expenditures	\$4,245,579	\$135,151,782	\$237,073,683	\$9,993,018,089	\$574,923,039,788
2024 Total Crime Index	223	182	136	95	100
2024 Personal Crime Index	366	174	126	95	100
2024 Property Crime Index	196	183	138	95	100
INDEX 100 = US Average					

PUBLIC SAFETY

The image of an area has a profound impact on real estate demand. The high crime indices as indicated in the demographic overview lead to the adverse image of the subject area. We learned that a nearby area which has more crime is impacting the study area. Accurate reporting of crime would improve the perception of the study area. One of the primary factors a developer and retailer considers is crime statistics.

DEMOGRAPHICS SUMMARY

Based on the preceding data, the focus area is a bedroom community supporting surrounding employment nodes. The study area has a Median Income of \$39,890 and net worth median of \$32,252 which are below the City of Evansville, Vanderburg County, IN, the State of Indiana, and the United States. Population growth has remained static with a slight increase since 2010. Household growth has declined slightly – by about 379 units since 2010, a 12.4% decline. The study area has 25% of households below the poverty level compared to the City of Evansville with 17% of households below the poverty line. In the study area, approximately 5% of households are receiving public assistance compared with the City of Evansville's 3%.

The area has high employment levels, with labor force participation similar to that of the nation overall. This high labor force participation is positive; however, much of the local workforce is employed in low-paying jobs, which means they have limited resources to spend on goods and services. For instance, the residents' disposable income will not support a large supermarket. A small grocer might be viable in the market. A barrier is the perception that the area has high crime, so addressing the crime data will be helpful.

When considering making an investment, developers and retailers look for population and household growth as well as gross and disposable income growth. They also examine the age, household size, and lifestyle groups to understand the type of development that could be appropriate. Furthermore, the income levels indicate what families can afford to spend on housing costs. Increased population is needed to generate demand that will support the amenities that the community desires. Based on the incomes of the residents, it would be difficult to develop market rate housing without public subsidy.

Workforce/affordable housing could be built, in which the developer receives public support, such as reduced cost of land, a land lease, or other assistance that helps fill the funding gap.

Redevelopment Planning and Implementation

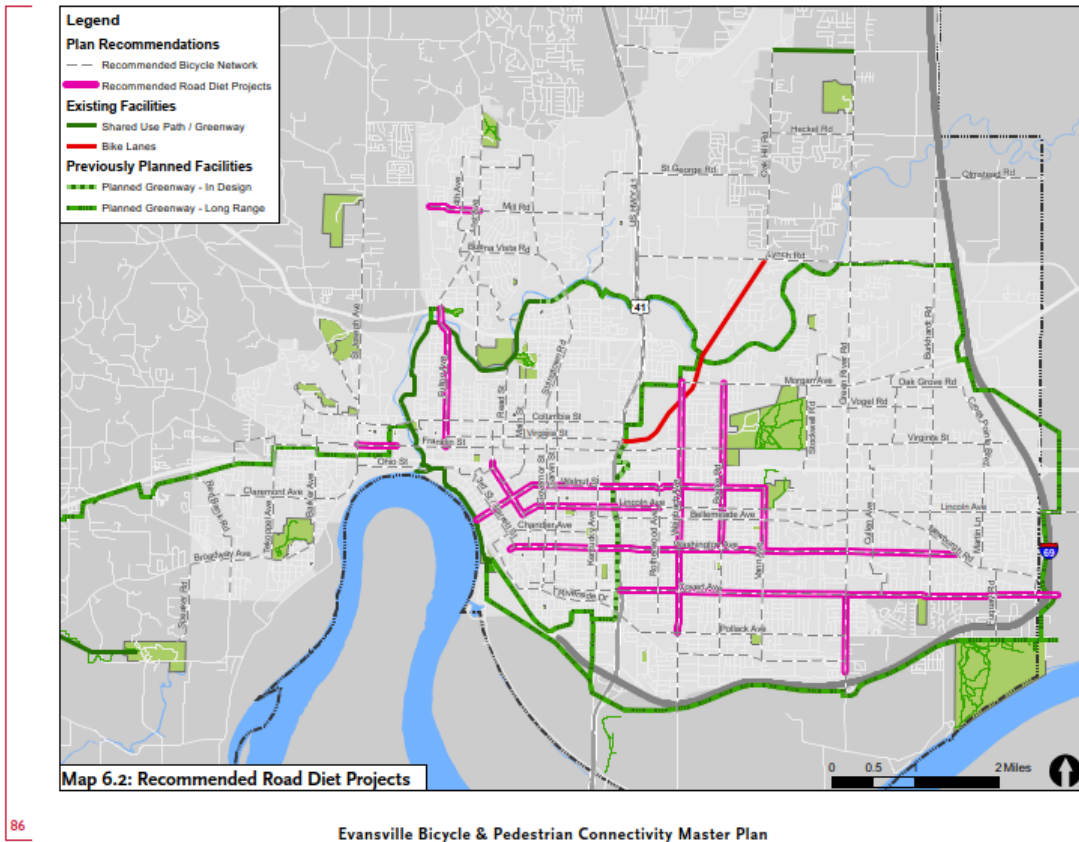
Any successful redevelopment project requires a vision, a plan, an identity and concrete steps for implementation which include private sector partners for the public sector. Fortunately, the City of Evansville has a strong history of successful redevelopment projects that can be used as a model for any new project. For instance, the [Evansville Arts District](#) represents a recent success story, where a plan, the creation of a TIF district and strong neighborhood support resulted in the revitalization of the Haynie's Corner neighborhood to a vibrant part of Evansville. More recently, the [Jacobsville Redevelopment Area](#) was created and expanded and now provides the City with new residential and commercial development in an area that had become underutilized over the years, in part due to the physical separation of the area from downtown caused by the barrier created by the Lloyd Expressway.

The intersection of Washington and Kentucky Avenues represents a key transportation corridor within the city for automobile, bicycle and pedestrian traffic and should be the focus of the city's next neighborhood revitalization effort. Fortunately, the city already has a great head start in its planning efforts to provide a foundation for creation of a new redevelopment project in this neighborhood. To maximize the chances of successful redevelopment, we recommend the following steps:

The Project Requires a Cognizable Vision and Identity

Like Haynie's Corner and Jacobsville, a successful redevelopment project requires a vision with attainable goals and an identity which can be used to focus efforts.

The vision of this potential redevelopment project has already taken steps in its formation through the City's planning history. For instance, the MTP 2050 Plan and 2024-2028 Transportation Improvement Plan ("TIP") identify as their Number One objective for Quality of Life and Health as the increased availability of bicycle and ADA-accessible pedestrian facilities to "provide better connections between" residential, commercial, industrial and recreational facilities, and also conclude that the Number One objective for Safety and Security is to "Prioritize projects that reduce serious injuries and fatalities to ensure safe and secure transportation networks for all users." In furtherance of these important objectives, the 2023 Evansville MPO Bicycle & Pedestrian Connectivity Master Plan contains a series of studies and recommendations for the entire city. With respect to the arterial corridor formed by Washington and Kentucky Avenues, it concludes that Washington Avenue has the *worst/most unsafe* bicycle level of traffic stress (Map 2.5). For this reason, the 2023 Plan recommends that a 4-lane to 3-lane "road diet" project be implemented along Washington Avenue from Newburgh Road to 2nd Street:



The 2023 Plan also recommends signal and crossing improvements at this key intersection and bike lanes along Washington Avenue. (See Maps 5.1 and 5.2). Finally, page 83 of the 2023 Plan specifically analyzes this transportation corridor as one having “great potential” and can serve as a “primary route” for connectivity between Pigeon Creek Greenway and Angel Mounds Historic Site and calls for a “priority project” for bike lanes running more than 5 miles along Washington Avenue from Newburgh Road west to 2nd Street.

Washington Avenue Bike Lanes

Corridor Description

At over 5 miles in length, Washington Avenue is a significant east-west corridor with great potential to serve bicycle transportation between Downtown Evansville and neighborhoods to the east. With additional connections to the east and west, Washington Avenue can also serve as a primary route between the Pigeon Creek Greenway and Angel Mounds Historic Site, a popular destination for hiking and jogging. Neighborhoods served by the Washington Avenue bike lanes include Riverside, Gosetown and Haynie’s Corner, Tepe Park, Bellemeade/ Bayard Park, Akin Park, Greater Lincolnshire, Lorraine Park, University South, Ross Center, South Dexter, and Cullen / Hoosier.

Project Recommendations

Washington Avenue functions as a major east-west thoroughfare for motor vehicles and pedestrians, yet currently carries minimal bicycle traffic. Given the residential population along the corridor and the connection to Downtown and the Pigeon Creek Greenway, Washington Avenue has tremendous potential to be a key bikeway in Evansville. The Plan recommends a 4-lane to 3-lane road diet conversion that includes standard bike lanes for the entire length of the corridor from 2nd St to Newburgh Rd. Further study will be necessary to determine if removal time-restricted parking west of US Highway 41 is both necessary and feasible.



Figure 6.19: Intersections at major arterials, like US Highway 41, will require additional improvements to support safe bicycle travel.

Project Details

Facility Type: Standard bike lanes

Implementation Actions: 4-lane to 3-lane road diet and restripe

Limits: 2nd St to Newburgh Rd

Length: 5.36 miles

Estimated Cost Range: \$307,000 - \$614,000

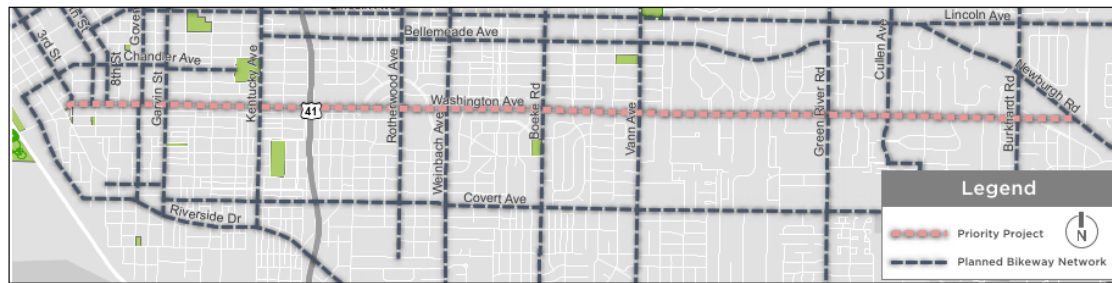
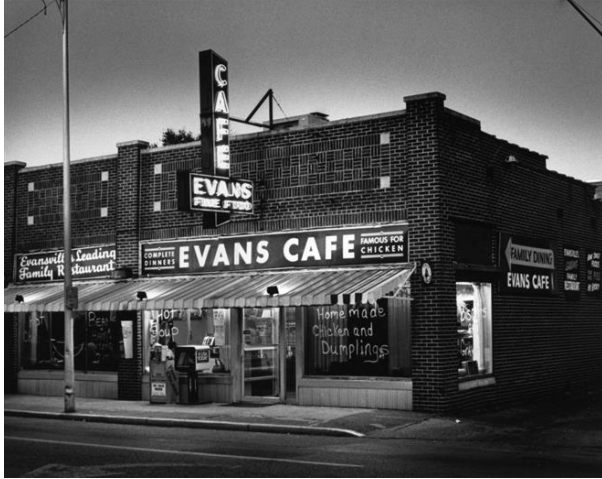


Figure 6.20: Project extent and context.

Chapter 6 - Implementation

These recommendations merit further study, discussion, and action, with the Washington - Kentucky Avenue intersection forming the focal point of the road diet, bicycle and pedestrian improvement efforts, especially in light of the current construction of the bicycle/pedestrian overpass being constructed over Route 41 on Washington Avenue at Bosse High School.

The success of this redevelopment project will be enhanced by giving it an identity, as Haynie’s Corner and Jacobsville/“The Forge” have recognized identities for their respective areas. The identity should be meaningful and have some nexus to the area geographically, perhaps also to a person or tangible object within the area. One suggestion the Consulting Corps team offers is to capitalize on a historic restaurant, Evan’s Café, which existed at this corner for more than 40 years. That could be used to label the area “Evan’s Corner” or some other appropriate name with historical significance:



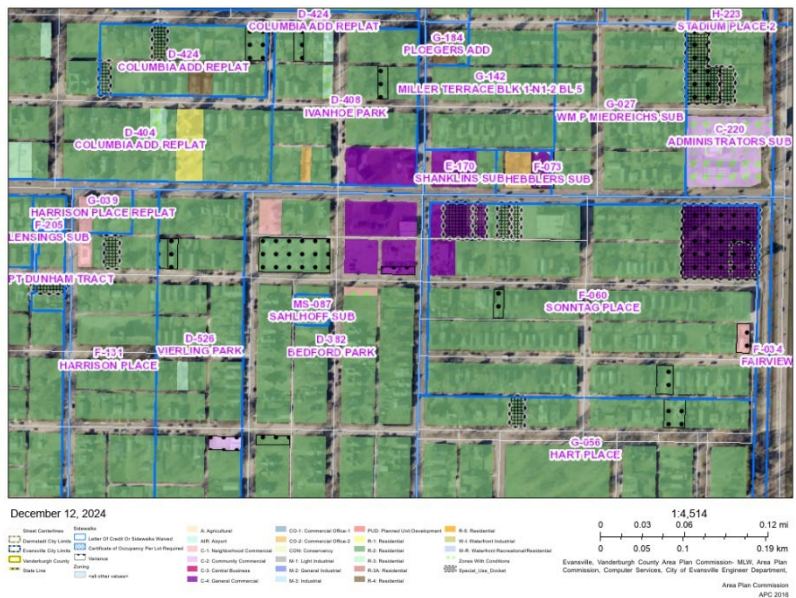
Another suggestion from the team is to use reference to the three park areas which surround the intersection – Tepe, Akin and Bellemeade Bayard Parks. These references could create a “TAB” district or some other abbreviation referring to the parks and could better identify the strong residential neighborhoods which surround the intersection that are bordered by the three parks. We urge community stakeholders and local officials to lead development of a named identity, which will allow the city to create and apply a focus to the redevelopment efforts.

A Redevelopment Plan for the Area is Required

Just as the City has done for its other redevelopment areas, a separate redevelopment plan for the entire “district” will be required to provide for the proper planning, zoning and financial provisions and incentives, as well as an implementation plan. The Jacobsville Area Redevelopment Plan is an excellent planning document and should be used as a model for any future redevelopment plan for this intersection and area. While the plan itself should be the product of diligent investigation and analysis by City officials, local stakeholders and outside consultant(s), there are several concepts that should be considered as appropriate given our preliminary analysis. These include:

- Incorporating the goals and objectives of the 2024-208 TIP, the MTP 2050, the 2023 Evansville Bicycle & Pedestrian Connectivity Master Plan and the other relevant City Master Plan goals and objectives.
- The existing zoning is scattered and inconsistent with the goals of the above planning documents:

Neighborhood and Corridor Zoning



- Creation of new or overlay zoning to provide for consistent and sound land use patterns, as opposed to current underlying zoning which is predominantly single family residential with scattered commercial zoning in small areas. For instance, the corridor of Washington Avenue which starts at Route 41 and extends westward several blocks to either Bedford or Evans Avenue would provide zoning opportunities for new commercial growth and development. Similarly, commercial zoning changes or overlays on Kentucky Avenue extending at least a few blocks both north and south of its intersection with Washington Avenue can provide the private sector with incentives to transform the areas surrounding the intersection to create a better “neighborhood” feel. Extension of the South Kentucky Avenue Economic Development Area TIF, or creation of a new TIF district in the area of this intersection, may provide additional financial/funding opportunities. Regardless of the specifics, the historic planning goals and policies would emphasize creation of connectivity to other parts of the city for bicycle and pedestrian traffic, including bike racks and bike lanes, open spaces, community facilities and the like. In addition, the predominant residential uses in this area are single family residences. Multi-family residential uses should be permitted and encouraged.

Possible Implementation Steps

Various tools might incentivize new development and redevelopment. To attract investment in the area, the City might consider tools to create better access to public open spaces, to protect historic properties, to encourage a range of housing opportunities serving residents of varying ages and incomes, and to provide retail and services at a variety of scales. These might include any or all of the following:

- Perhaps most importantly, a special commission or department should be created to plan, steer and lead this effort. It should be composed of members of the City planning departments, other public sector representatives, community stakeholders and neighborhood representatives, and other private sector and non-profit sector representatives.
- Zoning density bonuses or incentives such as (a) [Graduated Density Zoning](#) (GDZ) to encourage land assemblage, or (b) [Inclusionary Zoning](#) density bonuses to encourage the private sector to provide more affordable housing units along with market rate units.
- Consideration of reasonable [Development Impact Fees](#) to have private developers contribute to any necessary capital improvements in the area that coincide with new development or redevelopment, and/or capital improvement set aside fees, to create a fund for future improvements. [Here is an example of a set aside fund/program in New Jersey](#) to illustrate how this might work.
- Expanded use of Community Development Block Grant (CDBG) programs.
- Coordination and collaboration with the Evansville Redevelopment Commission and Evansville Redevelopment Authority with respect to possible land assemblage, participation and incentives in redevelopment projects.

- Consideration of any interests owned or controlled by the Evansville Land Bank Corporation, or property interests that may be acquired by that entity, for redevelopment opportunities in the area.
- Partnerships with local not for profit partners, such as Habitat for Humanity, Memorial Community Development Corporation, or others to provide increased opportunities for multi-family development, new single family development and redevelopment and rehabilitation of existing residential structures.
- Partnerships with major employers, ideally arranged through the Evansville Regional Economic Partnership, to provide for housing, transportation and community service programs and initiatives.

Key Takeaways and Conclusions

Washington-Kentucky is an important corridor at the nexus of established neighborhoods, linking Route 41 to Haynie's Corner downtown (east/west) and Lloyd Expressway to Veterans' Parkway (north/south). This area deserves its own identity.

Redevelopment Planning can create and enhance incentives (zoning, transportation, financial) to attract private investment, reinvestment and public support/programs. Fortunately, the City has already set the table with studies, reports and data. Diverse community groups, foundations, partners already exist; coordination and focus will enhance the likelihood of success.

Mixed-Use Development Concept

The team’s interviews and research surfaced numerous unmet needs and sources of demand for improved physical spaces in this neighborhood. There are several underdeveloped, underutilized land parcels that are large enough to accommodate a building footprint to develop a multi-story building to meet the needs of multiple constituents / stakeholders in this neighborhood. The development concept and proposed plan are further described below.

MARKET SEGMENTS FOR NEW DEVELOPMENT

Market Segment	Real Estate Needs
1. Neighborhood residents	<ol style="list-style-type: none"> 1. Small grocery store with fresh produce, dairy products and items to prepare affordable at-home healthy meals 2. Gathering space, café with seating 3. Affordable, healthy choice restaurants 4. Classroom spaces- nutrition, financial literacy 5. Small business / start-up counseling 6. Modernized bank branch 7. Modern laundry facility
2. Seniors	<ol style="list-style-type: none"> 1. Gathering spaces, café with seating 2. Affordable, healthy choice restaurants 3. Financial counseling/ modernized bank branch 4. Exercise classes
3. Teens	<ol style="list-style-type: none"> 1. Gathering space 2. Affordable, healthy choice restaurants 3. Tech skills development classes; career workshops 4. Media lab & maker space (e.g., 3-D printers) 5. Homework/ group project space 6. Reliable Wi-Fi 7. Open in the evening
4. Working parents	<ol style="list-style-type: none"> 1. Daycare for infants to toddlers 2. Supervised space grades K – 6; after school tutoring 3. Adult day care
5. Multiple market segments for neighborhood housing <ol style="list-style-type: none"> a. HH’s of varying sizes b. Seniors c. Medical school students; hospital employees 	<ol style="list-style-type: none"> 1. Mid-rise apartments above community center 2. Modern laundry facility 3. Modular construction to reduce costs/ timing for construction

Overview

Our recommendation is to develop a large mixed-use building in the center of the neighborhood to include ground-level space for a variety of commercial and community activities, landscaped open space for the apartment residents in the proposed development and for the community, and three floors of rental apartments above the ground floor. Adjacent sites would be improved with a three-level parking garage.

A viable building footprint would be an “L-shaped,” 4-story mid-rise building of 30,000 square feet at grade level (~ .68 of an acre), total gross building area of 90,000 square feet distributed on 4 floors and landscaped open space of 18,390 square feet (.42 of an acre) facing Kentucky Avenue at Washington Avenue. The resulting floor area ratio (FAR) is a modest 1.85, especially for an infill (somewhat) urban neighborhood. The upper three floors of apartments (20,000 gross sq feet each; 17,000 rentable sq feet) would set back from the base to mitigate shadows on the surrounding streets. See the illustrations in the following pages for photos of similar properties.

Parcels nearby would be assembled and improved with a three-level parking garage on approximately 19,600 sq feet of land, providing off-street parking for 168 cars: 90 spaces for the ground-level tenants (a ratio of 3 spaces per 1,000 sq feet) and one space for each of the proposed 73 apartments (average apartment size of 700 sq feet) on the upper floors. The adjacent alley could be closed and incorporated into the parking garage footprint.

There are contiguous sites in the study area that are attractive for assemblage to create a large, symmetrical building and public park/open space footprint, with adjacent parking deck, and there are several private property owners that would need to be part of a larger transaction.

Community Needs

The following community priorities could be addressed in this proposed building or in other nearby sites: food, gathering space or community center, Maker Space, and financial education.

FINANCIAL RESOURCES CENTER

The stakeholders, both residential and business owners, noted the need for accessibility to financial planning services for individual households and business needs. In Evansville, most financial services are centered around the downtown area, and many stakeholders mentioned it would be useful to have periodically available financial services in the neighborhood. This should be a topic for detailed review as a component of the comprehensive neighborhood redevelopment plan.

The financial resource center should involve local neighborhood households, small businesses and micro-businesses from the area around the Washington-Kentucky intersection. In addition, the effort should include the following: City Revolving Loan Fund representative, Community Development Financial

Institution, Small Business Development Center, Evansville Regional Economic Partnership, and, importantly, Old National Bank, who has been a long-time business and financing partner for this area with its branch located at the intersection.

The image on the right illustrates the “hand-on” aspects required of a financial resources meeting with a business technical advisor.



A financial resources center could, in the short term, be located within Old National Bank (if space allows), as ONB has been playing this role informally for some time. For the long term, the financial resource center could be kept at the bank (if feasible) or located in a multipurpose/community center in the proposed mixed-use building or in another site at or near the Washington-Kentucky intersection.

The means of providing a financial resource center could be shared by the participating financial entities listed above, and it should be staffed by the existing outreach staff currently in these entities. What is unique about a financial resource center is to have a location and regular hours where household and business financial technical assistance can be provided. This would ensure accessible financial planning for the neighborhoods and businesses surrounding the Washington-Kentucky intersection. One model for a financial resources center is included in the Appendix.

MAKER SPACE

Both adults and students of the Washington-Kentucky neighborhoods indicated a desire for a “Maker Space” where they could develop maker concepts. Bosse High School has some limited space for students, but an independent Maker Space would integrate adult use with student use outside of the classroom and into the practices or the “real” world of design and development of concepts and products. The Maker Space concept needs to be a part of the discussion surrounding a potential comprehensive neighborhood redevelopment plan.

Maker Spaces are designed to create thinking pathways that will meet current adult needs for employment and serve to enrich the thinking of youth for their future employment as well. The below quotation from John Spencer illustrates this thinking.

There was a time when you could follow the formula: work hard at school, go to college, and climb a corporate ladder. But because of the complex global economy, the creative economy, the information economy, the ladder is now a maze. Students need to be able to engage in iterative thinking, creative thinking, critical thinking. They need to know how to pivot, how to revise, how to persevere. They need to solve complex problems. All of those are involved in the maker mindset. If you can embed making in the curriculum, then they're able to develop that maker mindset. The space is just the platform that facilitates it.

John Spencer

Episode 96, The Cult of Pedagogy Podcast

A Maker Space could be located in a future expanded Evansville Vanderburgh County Public Library East Branch as part of its pending upgrades and potential expansion. Or the Maker Space could be incorporated into a future Community / Multipurpose Center or mixed-use development near the Washington-Kentucky intersection but still conveniently located for students to access from Bosse High School. Space needs could range from 1,000 sf to 5,000 sf depending on demand and how it could be incorporated into a future library expansion, Multipurpose Community Center and/or mixed-use development.



The image on the left illustrates the open / collaborative space necessary for a successful Maker Space. Notice the overhead door in the rear of the Maker Space room.

Key partners in the analysis of the need for a Maker Space should include but not be limited to: Bosse High School, Ivy Tech Community College, Evansville Regional Economic Partnership, neighborhood residents and students, Evansville regional manufacturing

businesses such as Berry Plastics and Toyota. Financing for a Maker Space would initially require grants from possibly from governmental sources and non-profit philanthropy entities. Operating and management of the Make Space will depend on users but could be a stand-alone not-for-profit entity yet affiliated with a larger private company or not-for-profit entity. Most adults would pay a small membership fee, and students may be required to pay a fee as well, but at a lower amount than adults as these student fees could be subsidized by government, not-for-profit organizations, and businesses. Businesses could receive a tax deduction for their contributions to the fee subsidies, as well as the overall Maker Space, assuming it would be managed by a 501(c)3 not-for-profit entity.

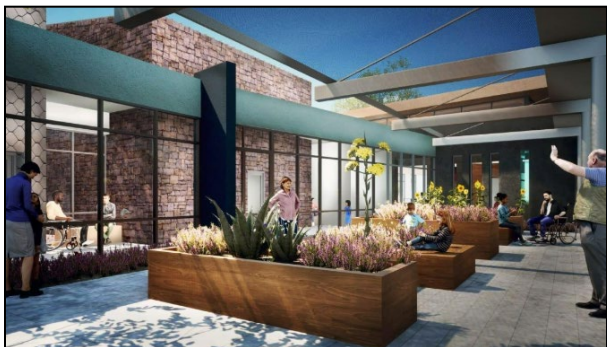
Once again, this concept needs to be vetted by the community as part of the comprehensive neighborhood redevelopment plan.

COFFEE SHOP (“THIRD PLACE – GATHERING SPACE”)

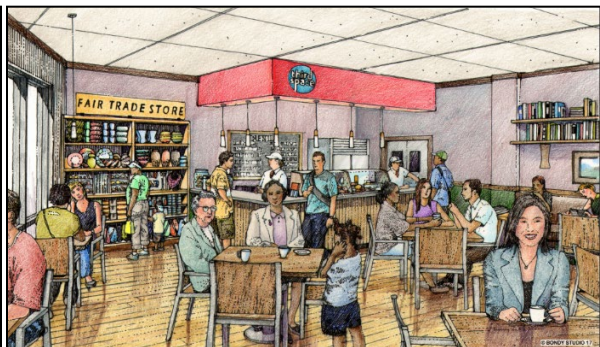
In nearly every stakeholder meeting, the need for a gathering place and/or coffee shop where people could meet safely with other individuals or in small groups was mentioned by residents and students across all age groups. This “3rd place,” defined “as a place not where you live and not where you work, but where you meet people for formal and informal conversations,” should be addressed in detail in the pending comprehensive neighborhood redevelopment plan.

While this concept should be a central focus and integrated into the discussion of a “Brand” for the neighborhood, there is current vacant space and local property ownership and businesses at the intersection who may consider this option immediately prior to filling one of the currently vacant storefronts. The coffee shop could be privately operated as a new business or expanded existing business at this intersection, or it could be operated by a not-for-profit and/or faith-based entity as part of their service mission to the community. Key partners in this discussion are neighborhood residents, students, businesses, neighborhood organizations and City representatives. City staff are an important part of the effort, as the city will permit the building and its uses, and the City could provide underwriting for a simple facelift of space in front of or associated with an existing business or not-for-profit at or near the Washington-Kentucky intersection.

Below is the type of space that represents a gathering place that could be associated with a coffee shop at or very near the Washington-Kentucky Intersection.



Exterior “3rd Place” space



Interior “3rd Place” space

GROCERY STORE AND FOOD ACCESS

Interviews, analysis, and site visits confirmed the neighborhood is a food desert. The subject neighborhood of approximately 7,700 residents has no convenient and walkable grocery store selling fresh produce, dairy products and items to prepare healthy meals at home. The closest grocery store is Simpson’s, located southeast of the neighborhood and outside our identified 15-minute walking distance

radius from the intersection of Kentucky Ave- Washington Ave. Stakeholder interviews also identified interest in a restaurant or small store dedicated to fresh food.

Consumer spending data indicates that the average weekly household food bills are approximately \$90 (11% of median household income per year), of which only 66% is spent on food for at-home meal preparation and 34% is spent on prepared and processed food sold by one of the local stores, Dollar Store and the Sunoco Gas Station. These two stores offer packaged goods and snacks; the Dollar Store also sells canned goods. Since neither of these stores sells fruit, produce, a variety of dairy products and basic ingredients to prepare healthy meals at home, residents have few close-by options to provide their households with healthy meals.

Numerous stakeholders reiterated their desire for a grocery store with produce and fresh, healthy food. Increasing population in the neighborhood will help to grow the local disposable income that would support such a store. Solutions that could be possible in the short term include farmers markets or produce and dairy stands – perhaps using an existing parking lot – and pop-up food suppliers. Food trucks might be a solution to address the desire for additional restaurant options.

Proposed Building Uses/ Tenants

Starting at grade level, the building would include a small neighborhood grocery store of ~ 12,000 sq feet and other small complementary retail and restaurant spaces on the first floor; a multipurpose community center on the first floor; space for various retail and commercial tenants, and three levels of 73 rental apartments. The development plan will include a .42 acres off-street park for open space facing Kentucky Ave @ Washington Ave. The site would have very good visibility from Kentucky Avenue and Washington Avenue, and sufficient parking would be provided in a 3-level garage on the north side of the building.

The design would provide for safe and efficient pedestrian access to the building and new landscaped area, and efficient traffic flow; and the site would be a very short walk to the existing city bus stop on Washington Avenue, facilitating the use of public transit to travel to and from jobs outside the neighborhood.

Local grocery stores that could be considered for this new location would be IGA (3 stores in Evansville), DG Grocery (3 stores in Evansville), and Ruler Foods (3 stores in Evansville). Each sells a variety of produce, dairy products and food items at reasonable prices. A proposed 12,000 sq foot grocery store is part of the development plan, on the ground floor of the building.

The proposed ground floor space, net of a 12,000 sq ft grocery store, would provide ample functional space for the other needs: gathering space, multi-functional space, space for financial literacy classes, etc. A multipurpose space, community center, or café that is open in the evening could serve multiple

purposes: homework; group school projects; a media lab to create podcasts and other engaging new forms of media and communication; maker spaces for group or individual engagement, including using 3-D printers. This gathering space can also foster intergenerational connections, supporting workforce development training, small business support and mentoring, and nutrition education, providing educational opportunities and promoting health and wellness. A modern facility with multi-functional spaces, and adaptable to serve multiple constituencies would implement the goals of placemaking and reinforce the unique brand of the neighborhood (eg, Evans Corner).

A café and adjacent restaurant in the building could have outdoor seating areas in the new landscaped open space. There are only two restaurants within walking distance of the Kentucky-Washington intersection- a Caribbean restaurant on Washington Ave (former location of Evans Café from 1943-1984) featuring Haitian cuisine and a McDonalds at the busy intersection of Washington Avenue and Highway 41, near Bosse High School.

The ground floor of the proposed building could provide a new location for a modernized branch of Old National Bank. The day care center connected with The Christian Tabernacle Church indicated the need for more and modernized space to expand its services to local families, including space for K-6th graders for homework and tutoring, plus space for supervised adult day care. The new building could be a good location, and it could use the new landscaped open space for supervised activities.

Potential sources of funding to build this new commercial and community center building could include new market tax credits, which are federal government tax credits investors purchase to reduce tax liability and are only allocated to new construction for commercial, community and medical spaces in neighborhoods with above average poverty rates (such as the subject area). The investors buy the credits from the sponsor of the development, which uses the cash toward the development costs.

Multi-family Apartments

Within the subject market area of 7,700 residents, approximately 45% are renter households. However, there are no modern apartment buildings in the neighborhood, and the renters are living in single family homes with varying degrees of disrepair and high maintenance costs. The addition of a three-story contemporary rental apartment building could serve three different market segments / resident profiles and bolster the neighborhood population to increase the likelihood for success of new stores and restaurants. The proposed 73 new apartments would provide new and upgraded housing for potentially 120-135 residents.

The three different market segments are family households, seniors living independently and students and employees, such as those at the Indiana University School of Medicine and Hospital (1.5 miles west of the neighborhood and accessible by municipal bus). The proposed 3-story apartment building above the base of the 30,000 sq ft community center will have one floor for each market segment, with

apartment floorplans designed for the needs of each one. The building size is 60,000 gross sq feet on 3 floors; after a 15% common area loss factor there will be 51,000 rentable sq feet. Assuming an average unit size of 700 sq feet, there will be 73 new apartments built. The development plan includes a proposed roof deck for the apartment residents providing panoramic views on the 5th floor of the building.

The proposed floor plans and unit sizes are described below, and each apartment will have contemporary kitchens and bathrooms.

Resident profile	# of units	Floor plan	Unit size
Family households	25	2 bedroom	900 sq feet
Seniors	24	1 bedroom	700 sq feet
Medical school students	24	studio	500 sq feet
TOTAL	73		700 sq feet average

A potential source of funding for the apartment development could be the sale of low-income housing tax credits. The tax credits are federal government tax credits investors purchase to reduce tax liability and are only allocated to new construction equal to 70% of the qualifying portion of construction costs for households earning below 60% of the area median income (metropolitan Evansville area). The investors buy the credits from the sponsor of the development, which uses the cash toward the development costs.

One way to reduce construction costs and production time, thus potentially lowering rents, is the use of modular construction. Modular construction is a way to manufacture part of the apartment building off-site in a factory and deliver the partly assembled buildings on flatbed trucks that use cranes to complete assembling of the vertical construction. It is estimated that modular construction reduces production time (and hence costs) by as much as 30% compared to conventional on-site construction methods. The developer can then pass along the cost savings to tenants with lower rents.

PROPOSED STACKING PLAN

ROOF DECK

<p><u>24 APARTMENTS- INDIANA UNIV MEDICAL STUDENTS</u> <u>STUDIO; 500 SF</u></p>
<p><u>24 APARTMENTS- SENIORS</u> <u>1 BEDROOM; 700 SF</u></p>
<p><u>25 APARTMENTS- FAMILIES</u> <u>2 BEDROOM; 900 SF</u></p>

<p><u>Grocery store</u> <u>12,000 sf</u></p>	<p><u>Bank</u> <u>3,000 sf</u></p>	<p><u>Day care</u> <u>4,000 sf</u></p>	<p><u>Classrooms</u> <u>5,000 sf</u></p>	<p><u>Teen center</u> <u>3,000 sf</u></p>	<p><u>Restaurant & café</u> <u>3,000 sf</u></p>
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Outdoor Park
Kentucky Avenue @ Washington Avenue
18,000 sf

EXAMPLES OF DEVELOPMENT PLAN



Implementation Game Plan, Timeline, Immediate Next Steps

After stakeholder interviews, market data analysis, and review of past planning documents, the Consulting Corps team identified five major areas for action:

1. Organizing the neighborhood for redevelopment with an authentic brand
2. Transportation connectivity especially for pedestrians and bicyclists
3. Review viability for the creation of community center and health clinic facilities
4. Becoming a destination commercial neighborhood
5. Housing preservation and rehabilitation and new development

The following implementation game plan recommended by the Consulting Corps will take all of the Evansville stakeholders with whom we had the privilege to meet and more partners to achieve lasting and sustainable redevelopment.

1. Organizing the Neighborhood for Redevelopment

a. Create a Neighborhood Implementation Team (NIT).

PURPOSE: Assemble neighborhood representatives who understand and can build consensus across the broad interests of the three existing neighborhood organizations and others involved in the area around the Washington-Kentucky intersection. This group would be charged with working with City of Evansville on a comprehensive redevelopment plan and a neighborhood brand critical to creating neighborhood cohesion and identity that is authentic and representative of the people, businesses and cultures of the broader Washington-Kentucky neighborhood area.

WHO: Representatives of existing Tepe Park, Bellemeade Bayard, and Akin Park Neighborhood Associations and additional property and business, and youth who reside in the Washington-Kentucky neighborhoods.

TIMELINE: Immediately, 1stQtr of 2025

b. Develop a comprehensive Redevelopment Plan for the Washington-Kentucky intersection and its surrounding neighborhoods.

PURPOSE: Create a comprehensive neighborhood redevelopment plan that represents the needs of the residents, businesses, and other service providers to the area with how to revitalize the business and residential real estate and improve area amenities for all age groups.

WHO: NIT with the City of Evansville, Memorial CDC, Bosse HS, and other entities who serve the neighborhood with their businesses and organizations such as the East Branch Public Library, Motorcycle Club, Beford Collab, local neighborhood developers, etc.

TIMELINE: Request for Proposals and selection by of professional consulting firm by June 30, 2025, and Plan development by end of 2025. As there are many existing planning documents, this six-month planning horizon should be enough time to prepare a strong and robust redevelopment plan for the Washington-Kentucky intersection and surrounding neighborhoods.

c. Community Center, Health Clinic, and Housing Coordination Work Groups as subset to Redevelopment Planning effort

PURPOSE: Create three sub-working groups as part of the Redevelopment Planning effort that take deep dives into what the needs and elements are of: Multipurpose Community Center, Health Clinic, and Housing needs. These should include investigation of Maker Space component with the community center and Financial Services Center as part and/or separate from the multipurpose community center. Create concepts for a gathering place that may include a coffee shop as a “3rd Place” where neighbors can meet individually or in small groups. Also, with these key uses, determine potential best location within the Washington-Kentucky Neighborhoods.

WHO: NIT with the City of Evansville staff and elected representatives, Memorial CDC, Bosse HS, and other entities who serve the neighborhood with their businesses and organizations such as the East Branch Public Library, Motorcycle Club, Food Collaborative, local neighborhood developers, health care and hospital providers, financial institutions, childcare providers, etc.

TIMELINE: These working groups should function as subgroups to the overall Redevelopment Plan from June 30 to December 31, 2025. Concrete decisions should evolve out of the Redevelopment Plan to begin implementation in 2026 and beyond.

d. Develop a BRAND for the broad-based set of neighborhoods around the Washington-Kentucky Intersection.

PURPOSE: Create an identifiable and authentic BRAND for the neighborhoods that surround the Washington-Kentucky intersection. It should evolve from deliberation by residents and businesses of the neighborhood, but it must be authentic and identifiable for those within and for those visiting the NEIGHBORHOOD. This BRAND should be incorporated into streetscape design elements, neighborhood events and festivals going forward to create a true cohesiveness

across the broad-based neighborhoods and identifiable throughout the greater Evansville region. BRAND development work should be incorporated into the Redevelopment Planning process.

WHO: NIT with the City of Evansville staff and elected representatives, Memorial CDC, Bosse HS, and other business and entities who serve the neighborhood.

TIMELINE: BRAND development work group should coincide with the work and completion of the Redevelopment Plan from June 30 to December 31, 2025.

e. Land Assembly and Coordination

PURPOSE: Complete an inventory of vacant lots and buildings and identify under-utilized buildings and the ownership of these properties as part of the Redevelopment Plan. Evolving out of the redevelopment plan discussion by NIT in partnership with the City and others regarding small and larger housing development opportunities on these available properties. Prioritize purchase or key pieces of real estate to bundle for infill housing and larger mixed-use developments in and around the Washington-Kentucky intersection and surrounding neighborhoods.

WHO: NIT with the City of Evansville Land Bank staff, Memorial CDC, local real estate brokers and developers, and the property owners whenever possible.

TIMELINE: Assemble real estate beginning in 2026 through 2027.

2. Transportation Connectivity for Pedestrians and Bicyclists

a. Streetscape Project Funding Applications

PURPOSE: NIT work closely with City staff and the Evansville Metropolitan Planning Organization to prepare an application to fund the design and construction of half mile streetscape improvements on Washington Street from the new Pedestrian/Bicycle Bridge over US 41at the High Rail Trail Greenway. Furthermore, improved pedestrian and bicycle connectivity should be studied as well to Bayard Park, Tepe Park, and Akin Park, with overall goal of connectivity to the Evansville Region's premier Greenway Trail, the Ohio River-Pigeon Creek Greenway.

WHO: NIT with the City of Evansville Public Works and Evansville Metropolitan Planning Organization.

TIMELINE: Evansville Metropolitan Organization Washington Street Streetscape project application completed in 2026.

b. Washington Street Streetscape Design and Construction

PURPOSE: NIT work closely with City staff and the Evansville Metropolitan Planning Organization to support and participate in eventual design and construction timing of the streetscape improvements on Washington Street from the new Pedestrian/Bicycle Bridge over US 41 at the High Rail Trail Greenway. By creating a “road diet,” there should be little need to acquire real estate outside of the existing Washington Street right-of-way. Therefore, design and construction should move expeditiously.

WHO: NIT with the City of Evansville Public Works and Evansville Metropolitan Planning Organization.

TIMELINE: Begin Design and Construction of half mile Washington Street Streetscape Project in 2027-2028.

3. Community Center and Health Clinic

a. Health Services (mobile)

PURPOSE: Establish a health services screening location at or near the Washington-Kentucky intersection to serve residents on a regular basis. This could be in an existing business if space allows or located in a currently vacant storefront at or near the intersection.

WHO: NIT with the City of Evansville staff and elected representatives, Memorial CDC, Bosse HS, and Vanderburgh County Department of Health, local hospitals, and other health care providers.

TIMELINE: Determine within the next 3-6 months, by June 30th if possible, where and who could provide these health screenings on a regular basis.

b. Multipurpose Community Center

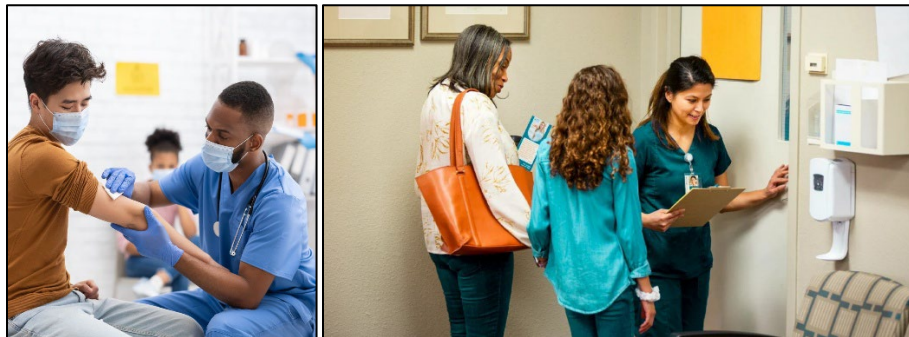
PURPOSE: Determine the needs and uses for a potential Multipurpose Community Center as part of the Redevelopment Planning process with a subgroup to vet the needs and uses. If determined as a clear need and facility to be developed, then further planning should be undertaken into a pre-development process that would review costs for capital, operations, and

management of such a facility with a community-based board. Specific needs should be reviewed regarding Maker Space and health care components with the community center. Financial Services Center may be a part of or separate from the multipurpose community center.

WHO: NIT with the City of Evansville staff and elected representatives, Memorial CDC, Bosse HS, and other entities who serve the neighborhood with their businesses and organizations such as the East Branch Public Library, Motorcycle Club, Food Collaborative, local neighborhood developers, health care and hospital providers, financial institutions, childcare providers, etc.

TIMELINE: The work groups should work as subgroups to the overall Redevelopment Plan from June 30 to December 31, 2025. Concrete decisions should evolve out of the Redevelopment Plan to begin implementation in 2026 and beyond.

c. Health Clinic



PURPOSE: Create Health Care Services sub-working groups as part of the Redevelopment Planning effort that takes a deep dive into what the needs and elements are for a Neighborhood Health Clinic. If it is deemed needed, then the subgroup should work with health care providers and local hospitals on needed services at a neighborhood clinic. Also work to identify a permanent location for a health clinic as part of a potential community center, or part of an existing business if space within the business would be adequate for health care services and/or as a stand-alone facility in an existing vacant storefront near the Washington-Kentucky intersection.

WHO: NIT with the City of Evansville staff and elected representatives, Memorial CDC, major health care and hospital providers, and others involved in the delivery of health care screening and services at the neighborhood level.

TIMELINE: The work groups should work as subgroups to the overall Redevelopment Plan from June 30 to December 31, 2025. Concrete decisions should evolve out of the Redevelopment Plan to begin implementation in 2026 and beyond.

4. Commercial Destination Neighborhood

a. Targeted Revolving Loan Fund for the Washington-Kentucky area

PURPOSE: The City has several revolving loan funds that may be used across different parts of the city for commercial redevelopment purposes. It is recommended that to encourage and stimulate further business development in and around the Washington-Kentucky Intersection the City use a small portion of these various revolving loan funds to target businesses specifically in this area.

WHO: NIT with the City of Evansville staff and elected representatives, Evansville Regional Economic Partnership, local area businesses, commercial real estate property owners, and banks to craft a targeted revolving loan fund for the Washington-Kentucky commercial area.

TIMELINE: If possible, create the program by December 31, 2025, so it can be implemented following completion of the Neighborhood Redevelopment Plan which should inform how best to target these revolving loan funds. This program should continue going into the future to support both existing and future businesses.

b. Façade Grant/Loan Program Targeted to Washington-Kentucky area



PURPOSE: The City has several different funding options that could support a façade renovation program for the commercial property owners in the Washington-Kentucky area. A number of storefronts need small signage and façade upgrades that do not require substantial costs but can be done quickly to assist these businesses and property owners with façade improvements in the commercial areas.

WHO: NIT with the City of Evansville staff and elected representatives, Evansville Regional Economic Partnership, local businesses, commercial real estate property owners, and banks to craft a targeted revolving loan fund for the Washington-Kentucky commercial area.

TIMELINE: If possible, the team recommends creating the program by December 31, 2025, so it could be implemented following the completion of the Neighborhood Redevelopment Plan that should inform how best to target these revolving loan funds. This should be an ongoing program which continues into the future to assist the neighborhood’s existing businesses and future ventures.

c. Attract Destination Restaurant / Retail to Washington-Kentucky area

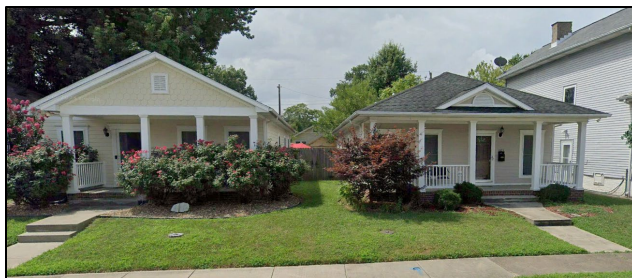
PURPOSE: During the Redevelopment Planning process, the NIT and City should identify types of restaurant / retail businesses that would complement future residential growth in the neighborhood, support existing businesses, and draw future customers from outside the immediate neighborhood who would be attracted to the unique cultural, restaurant, and retail options provided in the Washington-Kentucky area neighborhood. For example, a “Superior Bar B Que” or another restaurant could serve residents, attract visitors, and spur adjacent businesses.

WHO: NIT with the City of Evansville staff and elected representatives, Evansville Regional Economic Partnership, local area businesses, commercial real estate property owners, and banks to craft a targeted revolving loan fund for the Washington-Kentucky commercial area.

TIMELINE: Planning for future restaurants and retail to complement existing businesses and the commercial goals of the Neighborhood Redevelopment Plan should be completed this year. However, it may take several years for the revolving loan fund and façade program to make an impact on the visual and business perception of the Washington-Kentucky area.

5. Housing Development

a. Single Family Residential - Rehabilitation and Infill Housing



PURPOSE: During the Redevelopment Planning process, the NIT should create, as noted above, a housing subcommittee to coordinate housing development throughout the neighborhoods surrounding the Washington-Kentucky intersection. The City of Evansville is blessed with a number of competent not-for-profit and private entities who are completing projects within the neighborhood. While we commend these entities for the good work underway, the team notes that additional coordination among them might further expand the number of houses that could be rehabilitated and amount of new housing that could be added to currently vacant lots within the area.

WHO: NIT with the City of Evansville staff and elected representatives, ECHO, Memorial CDC, Habitat for Humanity, private developers, banks, and Realtors.

TIMELINE: Continue current work, but through a housing coordination work group as part of the Redevelopment Plan; the hope is a greater number of houses will be rehabbed and new houses built per year on targeted vacant lots within the greater neighborhood. The team suggests a goal of doubling the number of houses being added to the neighborhood by the end of 2027.

b. Single Family Residential – Historic Rehabilitation and Conservation

PURPOSE: One of the great assets of the neighborhoods surrounding the Washington-Kentucky intersection is the supply of historic single-family homes. Built in the first half of the 20th Century, these houses contribute greatly to the area’s character and charm. While many homes have been kept up by the current owners, many others need significant repair, as these older homes have suffered deferred maintenance due to the high repair costs confronting the past and current property owners. Therefore, it is a strong recommendation that a special fund be developed to support historic home rehabilitation and conservation using guidelines that respect the historic nature of the homes but provide the homeowner flexibility in how best to meet the historic conservation needs of their individual home.

WHO: NIT with the City of Evansville staff and elected representatives, ECHO, Memorial CDC, habitat for Humanity, local private developers, banks, and Realtors.

TIMELINE: Through a housing coordination work group as part of the Redevelopment Plan, prepare a framework for how a single-family historic rehabilitation and conservation fund could be developed by December 31, 2025. Use 2026 as the year to build the monies for the fund and begin implementing no later than 2027 as an ongoing program for the greater Washington-Kentucky neighborhood.

c. Multi-family Residential Development – Not-For-Profit and Private Developers

PURPOSE: During the Redevelopment Planning process, the NIT and City should identify potential real estate for multi-family development. This would include larger scale developments that could be mixed use with commercial activities on the ground floor near the Washington-Kentucky intersection. Besides larger scale developments that could potentially support 60-150 units, an emphasis should also be placed on smaller infill multi-family developments of townhomes, duplexes, quads, and or up to a dozen units that would easily fit into and complement the existing residential fabric of the neighborhoods surrounding the Washington-Kentucky intersection. The housing subcommittee should identify priority real estate parcels for these various levels of multi-family development and support future developers who meet the redevelopment goals of the neighborhood as expressed in the Redevelopment Plan. Land assembly should thus be coordinated to support these multi-family housing development efforts. Often, affordable multi-family housing developments can “prime the pump” of the neighborhood market that will attract future market rate multi-family developers. Both should be pursued. Creating more residential density around the Washington-Kentucky commercial area will benefit both local business and homeowners of the surrounding neighborhoods.



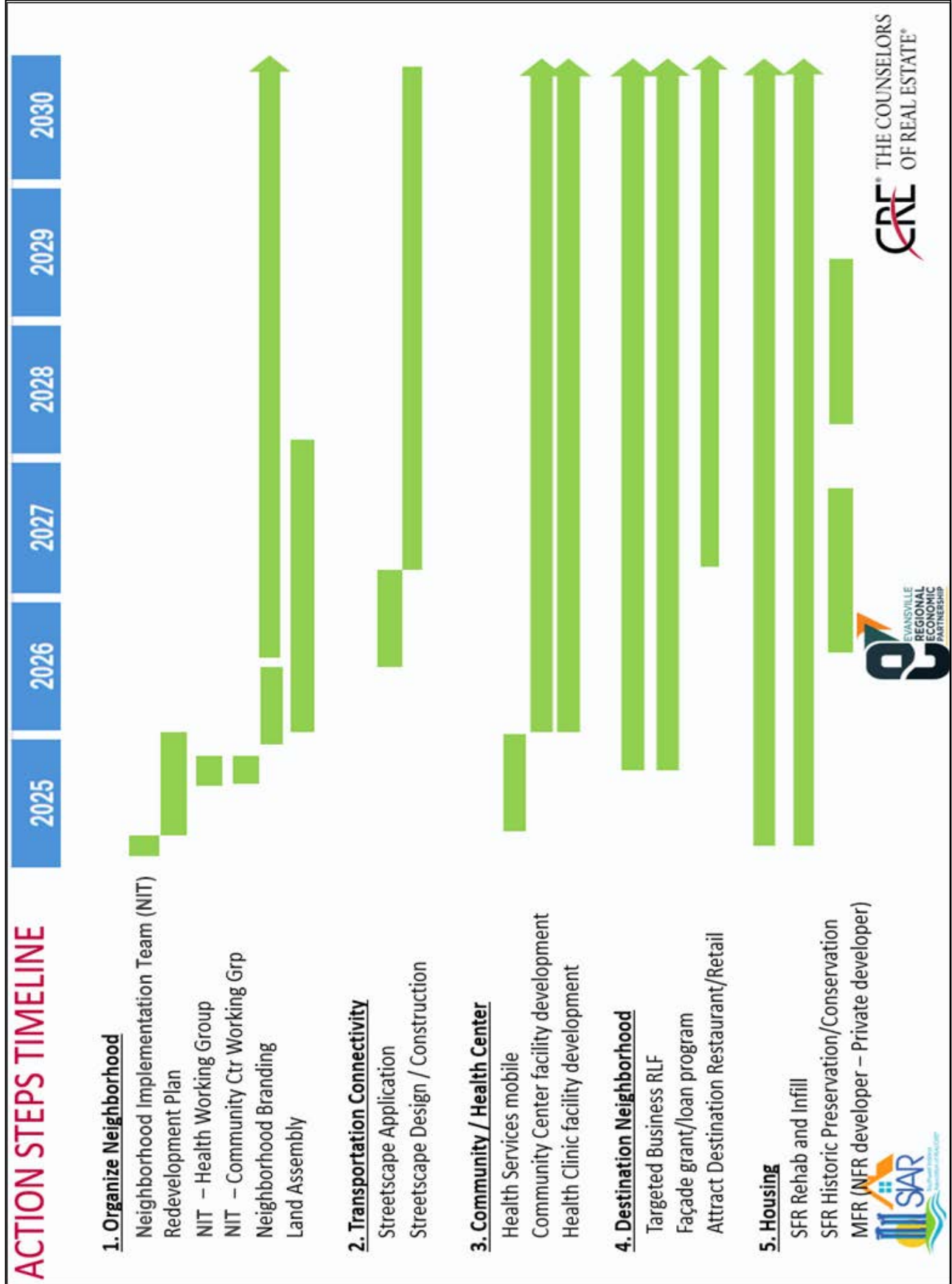
WHO: NIT with the City of Evansville staff and elected representatives, ECHO, Memorial CDC, Habitat for Humanity, local private developers, banks, and realtors.

TIMELINE: Through the work of the housing coordination subcommittee during the Redevelopment Plan process, real estate should be identified for multi-family development by December 31, 2025. The goal is to identify the properties and in 2026 begin the land assembly process to prepare these various multi-family development sites for not-for-profit developers focused on affordable housing and private developers focused on market rate units.

IMMEDIATE NEXT STEPS

1. Create Neighborhood Implementation Team (NIT) from existing neighborhood associations and neighborhood businesses and organizations.
2. NIT and City staff and elected officials prepare a Request For Proposals, with selection of planning consultant no later than June 30th for completion of the comprehensive neighborhood Redevelopment Plan to be completed by December 31, 2025.

The timeline that follows represents a programming timeline for key activities described above. This timeline is recommended and should be managed by the Neighborhood Implementation Team going forward in coordination with the City of Evansville and other key neighborhood stakeholders.



The following Washington-Kentucky Neighborhood Potential Financial Sources and Uses Matrix is intended to provide guidance for financial planning purposes only. It attempts to match critical financial source programs and agencies to the neighborhood programming uses prioritized in this report.

EVANSVILLE Consulting Corps

Washington-Kentucky Neighborhood Potential Financial Programs and Uses Matrix

DRAFT

FINANCIAL SOURCES	FINANCIAL USES																													
	1. ORGANIZE			2. WASH. ST. CONNECTIVITY				3. COMM. CENTER			4. NEIGH. BUSINESS			5. HOUSING																
	Neighborhood Implementation Team*	Neighborhood Redevelopment Plan	Neighborhood BRAND	Land Assembly	Property Redevelopment	Environmental Remediation	Streetscape Application	Streetscape Design/Construction	Streetscape Construction	Stormwater / Sanitary Sewers	Drinking Water	Parks	Greenway Trails	Multi-Purpose Community Center	Maker Space	Childcare Center	Health Services mobile	Health Services Center	Commercial Uses	Small Business Uses	Micro-businesses	Financial Services Center	Coffee Shop "3rd Place Space"	Housing Coordination Work Group	Historic Housing Conservation Fund	Market - For Sale Housing	Market - Rental Housing	Affordable For Sale Housing	Affordable Rental Housing	
LOCAL																														
Tepe Pk, Aiken Pk, Bellemeade/Bayard Assoc.																														
City - Tax Increment Financing																														
City - Tax Abatement																														
City - Revolving Loans																														
City - Housing Trust Fund																														
City - Economic Development Loan Fund																														
City - EDA Revolving Loan Fund																														
City - CDBG - federal \$ local decision																														
City - ARPA federal \$local decision																														
City - Local Option Income Tax																														
City - Parks Special District																														
City - Riverboat Capital Project																														
City - Land Bank																														
Vanderburgh Co. Department of Health																														
Vanderburgh Co. Comm. Foundation (nfp)																														
Local Foundations (nfp)																														
Local Banks																														
Evansville CDFI																														
Local/Regional Faith-based Entities																														
Habitat for Humanity (nfp)																														
Evansville Metropolitan Planning Org.																														
Evansville Vanderburgh Co Public Library																														
Neighborhood Motorcycle Club																														
Memorial CDC (nfp)																														
ECHO (nfp)																														
Local/Regional Manufacturers																														
Local/Regional Developers																														
Evansville Regional Economic Partnership (nfp)																														
Southwest Indiana Association of Realtors (nfp)																														
STATE																														
Indiana Economic Development Corporation																														
Indiana Housing Comm. Dev. Authority(IHCDA)																														
IHCDA-Low Income Housing Tax Credits																														
Indiana Finance Auth. State Revolving Fund																														
Indiana Finance Auth. Brownfield Fund																														
Indiana Dept. of Transportation																														
Indiana Dept. of Natural Resources																														
Lilly Endowment Inc. (State Foundation) (nfp)																														
FEDERAL / NATIONAL																														
US Dept. of Housing & Urban Development																														
US Dept. of Transportation																														
US Dept. of Commerce																														
US Dept. of Treasury																														
US Dept. of the Interior (Historic Tax Credits)																														
US Environmental Protection Agency																														
National Foundations (Ford, Knight, etc.)(nfp)																														
Local Initiative Support Corporation (nfp)																														
Grow America Inc. (nfp)																														

* Requires no funding but it does require volunteer time to help organize with City for the Neighborhood Redevelopment Plan and BRAND.
(nfp) Not for Profit entity

Conclusion

The Washington-Kentucky intersection and its immediate surroundings form an important corridor at the nexus of the established neighborhoods of Tepe Park, Bellemeade Bayard Park and Akin Park, linking Route 41 to Haynie's Corner downtown (east/west) and Lloyd Expressway to Veterans' Parkway (north/south). While the intersection is marked by underutilized parcels, with active and engaged nearby neighborhood groups and stakeholders, the time is right to bring focused attention to drive reinvestment. Assemble area stakeholders to establish the area's identity and define a brand, create a Redevelopment Plan, advance the infrastructure investments that will enhance safety and connectivity, and pursue implementation of incentives to attract private investment and public programs. These steps will lead toward the amenities and services that residents desire. Evansville has demonstrated success in other neighborhoods and through coordination and focus of diverse interests and partners, and we are confident the city can do so again here.

Appendix

Appendix I – What We Heard

Want happy, family space, sense of home. Maybe a bodega, grocery store, but low-cost to the residents.

Need walkable access to amenities

Need recreation area for young teens to high school with access to computers, “Maker space”(where you can create things), access to snacks and food. Could use a laundromat.

Don’t want gentrification that displaces the community.

Art space for teaching and selling local art. Recording Studio for podcasts production and airing.

Need center (e.g. rec center) for kids and space to expand daycare.

Want fish in the area.

One day a week farmer’s market, food on the move, e.g. a truck that drives into the area and sells food.

Food Hall might be a good idea.

Need to address bus routes - Washington and Madison, none on Kentucky.

Would like a safe place to go such as a rec center.

Things to do are far away.

“I see opportunities here.”

Would be good to see some new façades.

Who’s going to lead the charge on this?

Create walking paths to get to downtown.

People have a worse perception of the area than it really is.

Neighborhood revitalization is a priority.

The City should not operate a grocery store.

Appendix II - Resources

- **2050 Metropolitan Transportation Plan (MTP):**
http://www.evansvillempo.com/Docs/MTP/MTP_2050/MTP_2050.pdf
 - Long range transportation plan adopted March 2023
 - 2055 MTP to be completed in 2027
- **2024-2028 Transportation Improvement Program (TIP)**
http://www.evansvillempo.com/Docs/TIP/TIP_2024-2028/TIP_2024-2028.pdf
 - Short range transportation plan adopted March 2023
 - Projects must be in TIP to be eligible for Federal Highway or Federal Transit funds.
 - 2026-2030 TIP to be completed in early 2025.
- **Evansville Bicycle and Pedestrian Connectivity**
 - <http://www.evansvillempo.com/Bike&Ped.html#Current%20Plans>
 - [Bicycle and Pedestrian Connectivity Master Plan](#) – Recommendations map on p. 49
 - [Bicycle and Pedestrian System Plan for the Burkhardt Road and US 41 Tax Increment Financing \(TIF\) Districts](#)
 - Includes Washington Ave as a Road Diet (4-lane to 3-lane with bike lanes)
 - Includes Kentucky Ave with bike lanes (currently bike lanes from Adams south, but shared lane from Adams to Washington and north)
- **Traffic Counts near Washington-Kentucky intersection**
 - Washington Ave (east of US 41): 10,502 AADT (2022 count) (The raw count for west of US 41 was 10,688. AADT would be +/- 400. East of US 41 was adjusted for AADT.)
 - Washington Ave (at 8th Street): 3,694 AADT (2023 count)
 - Kentucky Ave (south of Madison): 4,494 AADT (2023 count)
- **METS Micro**
 - <https://city.ridewithvia.com/metsmicro>
 - METS Micro is currently on the east side, including Washington-Kentucky area.
 - If EPA grant is awarded, will become city-wide.
 - If EPA grant is not awarded, pursuing options to expand incrementally with Downtown and Jacobsville next.
- City of Evansville Housing needs assessment
https://www.evansvillegov.org/egov/documents/1713880332_89097.pdf
- READI – [Regional Development Plan](#) . Key Performance [Indicators](#) for [READI](#)
- **Evansville Parks and Recreation - [5 Year Master Plan](#) (2023-2027)**

- Ohio River Vision and Strategic Plan (Sasaki plan) <https://orvsp.engage.sasaki.com/#welcome>
- [Tepe Park Neighborhood 2017-2022 Impact Report](#)
- [Tepe Park Neighborhood Survey: 2023](#)
- [South Side Evansville Market Analysis](#) (Draft Report January 24, 2022)
- [South Side Evansville Market Study Recommendations](#) (April 29, 2022). Prepared for Community One by Teska Associates, Inc.

Community One Home Repair and Rehab Programs

- Community One acquires, renovates, and transforms dilapidated houses into safe, beautiful, energy efficient, and affordable homes for new neighbors to purchase.
- Home Repair program is designed to assist homeowners with major home repairs. Currently, we are accepting requests for assistance with the following major home repair projects:
 - Roof Repair / Replacement
 - Furnace (HVAC) Repair / Replacement
 - Accessibility Ramp Construction
- Will my situation be considered? To be considered for a major home repair:
 - You must live in the home.
 - You must be the deeded owner of the home (per county Assessor).
 - The home cannot be in foreclosure and must be current on property taxes.
 - The homeowner is expected to assist in paying for the project to the extent that they are financially able.
 - Only projects within the City of Evansville are eligible.
 - Vacant homes, rentals, and mobile homes are not eligible.

Housing/Infrastructure Resources:

- Home Investment Partnership Program <https://www.hudexchange.info/programs/home/>
- Community Development Block Program (CDBG): <https://www.hudexchange.info/programs/cdbg/>

Housing Organizations United Serving Evansville = HOUSE. Partner organizations:

- [Aurora](#)
- [CAPE](#)
- [City of Evansville](#)
- [Community One](#)
- [ECHO Housing](#)
- [ERS Management](#)
- [Evansville Commission on Homelessness](#)

- [Habitat for Humanity](#)
- [HOPE of Evansville](#)
- [Memorial CDC](#)
- [Old National Bank](#)
- [Ozanam](#)
- [Vanderburgh Community Foundation](#)
- [Vectren](#)

Esri Tapestry Segmentation

- General Information <https://doc.arcgis.com/en/esri-demographics/latest/regional-data/tapestry-segmentation.htm>
- Hometown Heritage Esri Tapestry Segmentation
https://downloads.esri.com/esri_content_doc/dbl/us/tapestry/segment39.pdf
- Traditional Living Esri Tapestry Segmentation
https://downloads.esri.com/esri_content_doc/dbl/us/tapestry/segment57.pdf
- Family Foundations Tapestry
https://downloads.esri.com/esri_content_doc/dbl/us/tapestry/segment56.pdf
- City Commons
https://downloads.esri.com/esri_content_doc/dbl/us/tapestry/segment55.pdf

Appendix III - Models

- Bonner Community Center in Indianapolis: <https://jbncenters.org/>
- [Graduated Density Zoning](#) (GDZ) to encourage land assemblage
- [Inclusionary Zoning](#) density bonuses
- [Development Impact Fees](#)
- Here is [an example of a set aside fund/program in New Jersey](#).

Financial Resources Center – Household Financial Indicators Table

The below table illustrates financial health indicators for households as presented by the Center for Financial Services Innovation. An educational tool, these are financial areas that could be reviewed with households residing in the neighborhood.

Smooth and effective management of day-to-day financial life		
<ul style="list-style-type: none"> • Receives enough income to equal or exceed expenses • Pays bills on time and avoids late fees (and other negative consequences of late payment) • Is able to pay off debt balances 	<ul style="list-style-type: none"> • Has an acceptable monthly debt service to income ratio • Is aware of financial situation and status • Plans ahead for large, irregular expenses 	<ul style="list-style-type: none"> • Has access to financial services and advice to manage financial life • Is satisfied with current financial condition • Has an acceptable level of financial stress • Is confident in ability to meet short-term goals
Resilience in the face of life’s inevitable ups and downs		
<ul style="list-style-type: none"> • Builds savings and achieves short-term savings goals • Owns appropriate insurance policies (property, life, and health) 	<ul style="list-style-type: none"> • Has a diverse safety net, including an emergency fund and access to affordable credit or a social network 	<ul style="list-style-type: none"> • Is able to recover from financial problems • Perceives self as in control of financial matters
Capacity to seize opportunities leading to financial security and mobility		
<ul style="list-style-type: none"> • Saves regularly • Has a retirement plan and saves for retirement • Keeps total indebtedness at a manageable level 	<ul style="list-style-type: none"> • Maintains a positive credit profile • Stays on track to meet long-term savings goals • Has the means to improve human capital (education or training as needed) 	<ul style="list-style-type: none"> • Has an acceptable tolerance for risk • Plans ahead for the medium- and long-term • Is confident in ability to meet long-term goals
<small>* For more information about the survey instrument, GfK and KnowledgePanel, see Appendix A.</small>		<small>† A household was defined as “you and others living with you, who either contribute financially to the home or for whom you are at least partially financially responsible.”</small>
<small>Center for Financial Services Innovation Understanding and Improving Consumer Financial Health in America</small>		

Appendix IV – Demographic, Employment, and Housing Data



Demographic and Income Profile

New Trade Area
Area: 1.01 square miles

Realty Concepts, Inc.

Summary	Census 2010		Census 2020		2024		2029	
Population	6,078		5,510		5,502		5,543	
Households	2,347		2,167		2,222		2,262	
Families	1,467		1,299		1,296		1,305	
Average Household Size	2.57		2.52		2.46		2.43	
Owner Occupied Housing Units	1,308		1,157		1,252		1,302	
Renter Occupied Housing Units	1,039		1,010		970		959	
Median Age	34.6		35.5		36.1		37.5	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	0.15%		0.24%		0.38%			
Households	0.36%		0.47%		0.64%			
Families	0.14%		0.33%		0.56%			
Owner HHs	0.79%		0.75%		0.97%			
Median Household Income	3.11%		2.98%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			467	21.0%	433	19.1%		
\$15,000 - \$24,999			211	9.5%	161	7.1%		
\$25,000 - \$34,999			307	13.8%	275	12.2%		
\$35,000 - \$49,999			313	14.1%	321	14.2%		
\$50,000 - \$74,999			505	22.7%	531	23.5%		
\$75,000 - \$99,999			244	11.0%	288	12.7%		
\$100,000 - \$149,999			158	7.1%	225	9.9%		
\$150,000 - \$199,999			13	0.6%	24	1.1%		
\$200,000+			3	0.1%	4	0.2%		
Median Household Income			\$39,890		\$46,482			
Average Household Income			\$48,437		\$55,613			
Per Capita Income			\$19,420		\$22,540			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	445	7.3%	355	6.4%	357	6.5%	358	6.5%
5 - 9	459	7.6%	401	7.3%	367	6.7%	346	6.2%
10 - 14	467	7.7%	431	7.8%	386	7.0%	354	6.4%
15 - 19	506	8.3%	428	7.8%	392	7.1%	363	6.5%
20 - 24	414	6.8%	374	6.8%	419	7.6%	396	7.1%
25 - 34	779	12.8%	734	13.3%	759	13.8%	773	13.9%
35 - 44	754	12.4%	652	11.8%	680	12.4%	704	12.7%
45 - 54	867	14.3%	688	12.5%	669	12.2%	659	11.9%
55 - 64	699	11.5%	692	12.6%	661	12.0%	628	11.3%
65 - 74	381	6.3%	484	8.8%	507	9.2%	565	10.2%
75 - 84	224	3.7%	209	3.8%	245	4.5%	319	5.8%
85+	83	1.4%	61	1.1%	62	1.1%	78	1.4%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	2,561	42.1%	2,295	41.7%	2,206	40.1%	2,130	38.4%
Black Alone	3,128	51.5%	2,401	43.6%	2,424	44.1%	2,490	44.9%
American Indian Alone	19	0.3%	22	0.4%	25	0.5%	25	0.5%
Asian Alone	14	0.2%	16	0.3%	16	0.3%	18	0.3%
Pacific Islander Alone	12	0.2%	70	1.3%	82	1.5%	89	1.6%
Some Other Race Alone	58	1.0%	237	4.3%	254	4.6%	268	4.8%
Two or More Races	287	4.7%	468	8.5%	494	9.0%	524	9.5%
Hispanic Origin (Any Race)	127	2.1%	386	7.0%	424	7.7%	457	8.2%

Data Note: Income is expressed in current dollars.

Source: Our forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

January 13, 2025



Disposable Income Profile

New Trade Area
Area: 1.01 square miles

Realty Concepts, Inc.

	Census 2020	2024	2029	2024-2029 Change	2024-2029 Annual Rate
Population	5,510	5,502	5,543	41	0.15%
Median Age	35.5	36.1	37.5	1.4	0.76%
Households	2,167	2,222	2,262	40	0.36%
Average Household Size	2.52	2.46	2.43	-0.03	-0.25%

2024 Households by Disposable Income	Number	Percent
Total	2,222	100.0%
<\$15,000	506	22.8%
\$15,000-\$24,999	334	15.0%
\$25,000-\$34,999	268	12.1%
\$35,000-\$49,999	425	19.1%
\$50,000-\$74,999	468	21.1%
\$75,000-\$99,999	132	5.9%
\$100,000-\$149,999	86	3.9%
\$150,000-\$199,999	1	0.0%
\$200,000+	2	0.1%
Median Disposable Income	\$35,070	
Average Disposable Income	\$40,723	

2024 Disposable Income by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	113	370	331	374	467	351	216
<\$15,000	36	83	82	73	117	66	48
\$15,000-\$24,999	21	51	36	36	64	70	57
\$25,000-\$34,999	13	21	23	39	65	67	39
\$35,000-\$49,999	18	92	66	80	75	72	22
\$50,000-\$74,999	18	69	89	99	103	54	35
\$75,000-\$99,999	5	36	22	28	21	10	10
\$100,000-\$149,999	4	17	13	19	19	9	5
\$150,000-\$199,999	0	0	0	0	1	1	0
\$200,000+	0	0	0	0	1	1	0
Median Disposable Income	\$25,289	\$38,455	\$39,281	\$40,853	\$32,483	\$29,938	\$25,538
Average Disposable Income	\$34,648	\$43,288	\$42,956	\$45,674	\$40,362	\$36,858	\$34,570



Civilian Labor Force Profile

New Trade Area
Area: 1.01 square miles

Realty Concepts, Inc.

2024 Labor Force							
Age Group	Population	Employed	Unemployed	Unemployment Rate	Labor Force Participation Rate	Employment-Population Ratio	
16+	4,311	2,422	229	8.6%	61.5%	56.2%	
16-24	731	301	144	32.4%	60.9%	41.2%	
25-54	2,108	1,634	66	3.9%	80.6%	77.5%	
55-64	661	309	18	5.5%	49.5%	46.7%	
65+	814	177	2	1.1%	22.0%	21.7%	
Male Age 16+	2,116	1,299	61	4.5%	64.3%	61.4%	
Female Age 16+	2,195	1,123	169	13.1%	58.9%	51.2%	
White Age 16+	1,836	1,060	109	9.3%	63.7%	57.7%	
Black Age 16+	1,928	1,055	106	9.1%	60.3%	54.7%	
American Indian Age 16+	24	14	1	6.7%	62.5%	58.3%	
Asian Age 16+	16	10	0	0.0%	62.5%	62.5%	
Pacific Islander Age 16+	52	22	9	29.0%	59.6%	42.3%	
Other Race Age 16+	166	145	1	0.7%	88.0%	87.3%	
Multiple Races Age 16+	288	116	2	1.7%	41.3%	40.3%	
Economic Dependency Ratio							
Total							127.2
Child (<16)							49.2
Working-Age (16-64)							51.8
Senior (65+)							26.3
Industry							
Industry	Employed	Percent	US Percent	Location Quotient			
Total	2,422	100.0%	100.0%	-			
Agriculture/Forestry/Fishing	0	0.0%	1.1%	0.00			
Mining/Quarrying/Oil & Gas	1	0.0%	0.3%	0.00			
Construction	94	3.9%	6.9%	0.57			
Manufacturing	512	21.1%	10.0%	2.11			
Wholesale Trade	45	1.9%	2.0%	0.95			
Retail Trade	350	14.5%	10.5%	1.38			
Transportation/Warehousing	79	3.3%	5.1%	0.65			
Utilities	20	0.8%	0.9%	0.89			
Information	10	0.4%	2.0%	0.20			
Finance/Insurance	22	0.9%	4.8%	0.19			
Real Estate/Rental/Leasing	9	0.4%	1.8%	0.22			
Professional/Scientific/Tech	43	1.8%	8.3%	0.22			
Management of Companies	0	0.0%	0.1%	0.00			
Admin/Support/Waste Management	94	3.9%	4.3%	0.91			
Educational Services	174	7.2%	9.1%	0.79			
Health Care/Social Assistance	441	18.2%	14.1%	1.29			
Arts/Entertainment/Recreation	22	0.9%	2.3%	0.39			
Accommodation/Food Services	341	14.1%	6.8%	2.07			
Other Services (Excluding Public)	130	5.4%	4.6%	1.17			
Public Administration	34	1.4%	5.0%	0.28			



Civilian Labor Force Profile

New Trade Area
Area: 1.01 square miles

Realty Concepts, Inc.

Occupation	Employed	Percent	US Percent	Location Quotient
Total	2,422	100.0%	100.0%	-
White Collar	954	39.4%	62.6%	0.63
Management	118	4.9%	12.1%	0.40
Business/Financial	87	3.6%	6.3%	0.57
Computer/Mathematical	34	1.4%	4.1%	0.34
Architecture/Engineering	0	0.0%	2.4%	0.00
Life/Physical/Social Sciences	48	2.0%	1.3%	1.54
Community/Social Service	34	1.4%	1.8%	0.78
Legal	3	0.1%	1.2%	0.08
Education/Training/Library	111	4.6%	6.2%	0.74
Arts/Design/Entertainment	11	0.5%	2.2%	0.23
Healthcare Practitioner	101	4.2%	6.4%	0.66
Sales and Sales Related	213	8.8%	8.5%	1.04
Office/Administrative Support	194	8.0%	10.1%	0.79
Blue Collar	808	33.4%	21.0%	1.59
Farming/Fishing/Forestry	0	0.0%	0.5%	0.00
Construction/Extraction	76	3.1%	4.9%	0.63
Installation/Maintenance/Repair	25	1.0%	2.9%	0.34
Production	349	14.4%	5.3%	2.72
Transportation/Material Moving	358	14.8%	7.5%	1.97
Services	662	27.3%	16.4%	1.66
Healthcare Support	112	4.6%	3.3%	1.39
Protective Service	53	2.2%	2.1%	1.05
Food Preparation/Serving	207	8.5%	5.3%	1.60
Building Maintenance	171	7.1%	3.2%	2.22
Personal Care/Service	119	4.9%	2.6%	1.88



Housing Profile

New Trade Area
Area: 1.01 square miles

Realty Concepts, Inc.

Population		Households	
2020 Total Population	5,510	2024 Median Household Income	\$39,890
2024 Total Population	5,502	2029 Median Household Income	\$46,482
2029 Total Population	5,543	2024-2029 Annual Rate	3.11%
2024-2029 Annual Rate	0.15%		

Housing Units by Occupancy Status and Tenure	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	2,698	100.0%	2,745	100.0%	2,746	100.0%
Occupied	2,167	80.3%	2,222	80.9%	2,261	82.3%
Owner	1,157	42.9%	1,252	45.6%	1,302	47.4%
Renter	1,010	37.4%	970	35.3%	959	34.9%
Vacant	530	19.6%	523	19.1%	484	17.6%

Owner Occupied Housing Units by Value	2024		2029	
	Number	Percent	Number	Percent
Total	1,250	100.0%	1,301	100.0%
<\$50,000	286	22.9%	193	14.8%
\$50,000-\$99,999	541	43.3%	299	23.0%
\$100,000-\$149,999	158	12.6%	144	11.1%
\$150,000-\$199,999	88	7.0%	163	12.5%
\$200,000-\$249,999	63	5.0%	146	11.2%
\$250,000-\$299,999	18	1.4%	81	6.2%
\$300,000-\$399,999	30	2.4%	80	6.1%
\$400,000-\$499,999	11	0.9%	44	3.4%
\$500,000-\$749,999	35	2.8%	107	8.2%
\$750,000-\$999,999	20	1.6%	41	3.2%
\$1,000,000-\$1,499,999	0	0.0%	3	0.2%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	0	0.0%	0	0.0%
Median Value	\$81,331		\$154,448	
Average Value	\$125,460		\$217,679	

Census 2020 Housing Units	Number	Percent
Total	2,698	100.0%
Housing Units In Urbanized Areas	2,698	100.0%
Rural Housing Units	0	0.0%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	1,156	100.0%
Owned with a Mortgage/Loan	669	57.9%
Owned Free and Clear	487	42.1%



Housing Profile

New Trade Area
Area: 1.01 square miles

Realty Concepts, Inc.

Census 2020 Vacant Housing Units by Status			
		Number	Percent
Total		530	100.0%
For Rent		197	37.2%
Rented- Not Occupied		62	11.7%
For Sale Only		41	7.7%
Sold - Not Occupied		48	9.1%
Seasonal/Recreational/Occasional Use		6	1.1%
For Migrant Workers		0	0.0%
Other Vacant		176	33.2%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	2,167	1,157	53.4%
15-24	113	15	13.3%
25-34	353	108	30.6%
35-44	314	128	40.8%
45-54	379	199	52.5%
55-59	237	141	59.5%
60-64	247	175	70.9%
65-74	334	237	71.0%
75-84	145	117	80.7%
85+	46	38	82.6%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	2,167	1,157	53.4%
White Alone	984	558	56.7%
Black/African American Alone	982	519	52.9%
American Indian/Alaska Native	13	5	38.5%
Asian Alone	15	7	46.7%
Pacific Islander Alone	5	0	0.0%
Other Race Alone	45	26	57.8%
Two or More Races	121	41	33.9%
Hispanic Origin	78	37	47.4%

Census 2020 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	2,167	1,157	53.4%
1-Person	661	378	57.2%
2-Person	721	416	57.7%
3-Person	355	155	43.7%
4-Person	212	103	48.6%
5-Person	119	49	41.2%
6-Person	58	30	51.7%
7+ Person	42	27	64.3%

2024 Housing Affordability		
Housing Affordability Index		193
Percent of Income for Mortgage		12.8%



Time Series Profile

New Trade Area
Area: 1.01 square miles

Realty Concepts, Inc.

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Population															
Total	6,050	5,972	5,925	5,902	5,855	5,827	5,777	5,752	5,678	5,584	5,489	5,463	5,479	5,490	5,502
Change	-	-78	-47	-23	-47	-28	-50	-25	-74	-94	-95	-26	16	11	12
Percent Change	-	-1.3%	-0.8%	-0.4%	-0.8%	-0.5%	-0.9%	-0.4%	-1.3%	-1.7%	-1.7%	-0.5%	0.3%	0.0%	0.2%
Annual Rate	-	-1.3%	-1.0%	-0.8%	-0.8%	-0.7%	-0.8%	-0.7%	-0.8%	-0.9%	-1.0%	-0.9%	-1.0%	-0.7%	-0.7%
Households															
Total	2,335	2,312	2,299	2,294	2,282	2,276	2,259	2,254	2,229	2,197	2,163	2,164	2,184	2,204	2,222
Change	-	-23	-13	-5	-12	-6	-17	-5	-25	-32	-34	1	20	20	18
Percent Change	-	-1.0%	-0.6%	-0.2%	-0.5%	-0.3%	-0.7%	-0.2%	-1.1%	-1.4%	-1.5%	0.0%	0.9%	0.9%	0.8%
Annual Rate	-	-1.0%	-0.8%	-0.6%	-0.6%	-0.5%	-0.5%	-0.5%	-0.6%	-0.7%	-0.8%	-0.7%	-0.6%	-0.4%	-0.4%
Housing Units															
Total	3,134	3,083	3,048	3,027	2,996	2,966	2,922	2,880	2,822	2,757	2,699	2,697	2,715	2,728	2,745
Change	-	-51	-35	-21	-31	-30	-44	-42	-58	-65	-58	-2	18	13	17
Percent Change	-	-1.6%	-1.1%	-0.7%	-1.0%	-1.0%	-1.5%	-1.4%	-2.0%	-2.3%	-2.1%	-0.1%	0.7%	0.5%	0.6%
Annual Rate	-	-1.6%	-1.4%	-1.2%	-1.1%	-1.1%	-1.2%	-1.2%	-1.3%	-1.4%	-1.5%	-1.4%	-1.2%	-1.1%	-0.9%

Data Note: The Esri Vintage 2024 Time Series (2010 thru 2024) represents July 1 annual estimates in 2024 geography. With each annual release, the entire Time Series is revised.
Source: Esri forecasts for 2024 and 2029.

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Appendix V - Resources Available to REALTOR® Associations

The National Association of REALTORS® has several resources available to state and local REALTOR® associations through the REALTOR® Party that might be useful in keeping the momentum going once the Counselors of Real Estate's Consulting Corps final report is received. The goal of these resources is to enable REALTORS® to strengthen ties with their community, to develop relationships with public officials, and to spur economic growth and development.

- [Smart Growth Grants](#). Smart Growth Grants support state and local REALTOR® Associations' efforts to advance programs, policies and initiatives aligned with one or more of the 10 Smart Growth Principles.
- [Housing Opportunity Grants](#). Housing Opportunity Grants support state and local REALTOR® Associations' activities that create or improve systems, programs, and policies that expand access to housing that is affordable. The goal of the program is to position REALTORS® as leaders in improving their communities by creating affordable housing opportunities.
- [Placemaking Grants](#). Placemaking Grants fund state and local REALTOR® association led projects that create new, outdoor public spaces and destinations in a community on unused or underused sites and create new public gathering places. Support for benches, playground equipment, and signs within existing public spaces is permitted.
- [Growth Polling on land use and transportation issues](#). The State and Local Growth Polling program offers REALTOR® Associations the opportunity to conduct polling on growth-related issues in their areas. The program connects state and local associations to NAR's public opinion firm to perform a survey on the opinions of the local or state residents concerning land use and transportation issues. The surveys, generally of 400 registered voters living in the defined area, can be used as a powerful tool to focus the opinions of your community for local and state government officials. Other resources may be used to boost the number of respondents by 300 for a total of 700.

Appendix VI - Acknowledgements

We thank the National Association of REALTORS® for their support of the CRE Consulting Corps through the Transforming Neighborhoods program, and tremendous gratitude to the Southwest Indiana Association of Realtors® for introducing The Counselors to the City of Evansville and Evansville Economic Regional Partnership staff and leadership. A huge thanks to Kim Seibert, Josh Armstrong and Patrick Hickey for their vision, leadership, and detailed planning efforts to prepare for the team’s visit and their warm hospitality hosting the team. The CRE Consulting Corps team was privileged to talk to a wide variety of stakeholders while onsite in Evansville and in advance. Some of those people are listed below, and we thank them for their time.

Lana Abel, Department of Metropolitan Development
 Ava Allen, Bosse High School Student
 Randy Alsman, Evansville Redevelopment Commission
 Josh Armstrong, Evansville Regional Economic Partnership
 Abigail Baker, Tepe Park Neighborhood Association
 Linda Baker, Evansville Vanderburgh Public Library-East
 Tajon Blair, Bosse High School Student
 Paul Bouseman, Evansville Parks Department
 Blessing Brown, Bosse High School Student
 Angie Bullock, Evansville Lifestyle Realty LLC
 Alex Burton, Berry Global Group
 Serita Cabell, Memorial Community Development Corp.
 Debbie Calhoun, Tepe Park Neighborhood Association
 Roxanne Calhoun, Peace4U Hospitality LLC
 Councilwoman Tanisha Carothers, City of Evansville
 Elijah Chinn, Bosse High School Student
 DC Christian, Evansville Police Dept.
 Tamika Crenshaw, Tepe Park Neighborhood Association
 Danielle Crook, Evansville Parks Department
 Eli Decious, Bosse High School Student

Darrell Dodson, Five Star Ministry Academy
 Tanesha Dodson, Five Star Ministry Academy
 Stephanie Gibson, Bellemeade Bayard Neighborhood Assoc.
 JaNya Graham, Bosse High School Student
 Jaydin Hale, Bosse High School Student
 Matthew Hanka, Professor of Political Science
 Prince Hardin, Bosse High School Student
 Wayne Harris, Christian Tabernacle Church
 Patrick Hickey, Evansville Regional Economic Partnership
 Aaron Huff, Bosse High School
 Katherine Hulsey, University of Evansville Mental Health and Wellness Clinic & Emily M. Young Assessment Center
 Kathleen Kania, Bellemeade Bayard Park Neighborhood Association
 Merrick Korach, ECHO Housing & Community Development
 Mike Labitzke, City of Evansville
 Ron London, Area Plan Commission
 Austin Maxheimer, Community One/Tepe Park - Impact Evansville
 Johnny McAlister, City of Evansville
 Jane McClure, Habitat for Humanity
 Art McDonald, Small Business Development Center
 Rick Merryweather, Motorcycle Organization
 Ryan Mitchell, SIAR 2025 President

Christy Powell, Evansville Regional Economic Partnership

Taylor Price, CDFI Friendly Evansville Region

Dylan Rexing, Rexing Companies

Matt Schriefer, Evansville Metropolitan Planning Organization

Mitch Schulz, SIAR 2024 President

Dan Sully, Bellemeade Bayard Park Neighborhood Association

Vick Talmadge, Bellemeade Bayard Park Neighborhood Association

Mayor Stephanie Terry, City of Evansville

Linda Tevault, Old National Bank

Eric Tillman, Tepe Park Neighborhood Association

Joseph Towler, Bellemeade Bayard Park Neighborhood Association

Sam Trockman, J. Trockman & Sons

Steve Waddle, Rockin' Pizza

Greg Wathen, Evansville Redevelopment Commission

Sean Welcher, Tepe Park Neighborhood Association

DeAndre Wilson, Bedford Collab

Joslyn Wilson, Tepe Park Neighborhood Association

Lloyd Winnecke, Evansville Regional Economic Partnership

Gina Young, Tepe Park Neighborhood Association

Appendix VII - The Counselors of Real Estate

The Counselors of Real Estate® is an international organization of commercial property professionals from leading real estate, financial, law, valuation, and business advisory firms, as well as real property experts in academia and government.

Counselors have created and endowed the MIT Center for Real Estate, resolved the dispute between the developer of the World Trade Center and its insurers post-September 11, 2001; led the privatization of U.S. Army Housing; developed a multi-billion-dollar, 10-year master plan for Philadelphia Public Schools, and valued both the Grand Canyon and Yale University.

Counselors practice in 22 countries and U.S. territories, with only 1,000 professionals holding the CRE® credential worldwide. Thought Leadership is a core competency of the CRE organization as exemplified by the peer reviewed journal, Real Estate Issues, and presentation of major real estate symposia in partnership with Harvard and Stanford Universities.

CRE Members. Membership in The Counselors of Real Estate is selective and extended by invitation to commercial real estate practitioners with at least 10 years of proven experience. The stringent membership criteria ensure CRE members possess:

- Recognized records of accomplishment
- Commitment to excellence
- Uncompromising adherence to high standards of professional conduct
- Visionary, yet practical approaches, to real estate issues

CRE Consulting Corps. The CRE Consulting Corps, a public service program of The Counselors of Real Estate, provides real estate analysis and action plans for municipalities, not-for-profit organizations, educational institutions, and government agencies that address their clients' real estate dilemmas and often enhance the performance of a property or a portfolio. Each Consulting Corps project is conducted by a small group of volunteer members selected for their experience and skillsets to specifically address the client's needs. The extensive talent base available within the CRE community ensures that teams can provide expertise on virtually any real estate issue, providing:

- Feasible, achievable solutions from experienced professionals.
- Non-partisan, objective advice.
- Extremely cost-effective service.
- Advice and recommendations provided quickly on site.

Finding the Right CRE. Members of The Counselors of Real Estate, awarded the CRE credential, are available to assist with your real estate challenge. Visit the CRE website to find the right CRE at <https://cre.org/find-a-cre-search/> or contact CRE staff for assistance in identifying Counselors with the right skill sets and experience to address your need.

Appendix VIII – The CRE Consulting Corps Team

The Counselors of Real Estate Consulting Corps team assisting Evansville, Indiana:



Walter Clements, CRE
 President
 Clements Realty Advisors
 Antioch, IL



Walter S. Clements, CCIM, CRE, is a distinguished real estate professional and owner of Clements Realty Advisors, founded in 2014. His consulting work includes expert testimony, highest and best use analysis, and major projects like the redevelopment of 2,200 acres in Georgia, with clients such as the Missouri Department of Transportation, K-mart, the National Association of REALTORS and the City of Evansville, IN. From 2017 to 2020, Walter served as President and CEO of Dean Realty Co., managing a 2.3 million square foot portfolio and significantly increasing its net operating income to facilitate an \$80 M capitalization and disposition.

Walter is a Senior Instructor and course author at the CCIM Institute, teaching in nine countries and earning multiple awards, including Instructor of the Year. He also teaches finance classes for NAIOP and has presented at their Annual International Conferences. As an adjunct professor at the University of Denver since 2004, Walter teaches in the Real Estate and Construction Management Program. He was also the Founding Director and Assistant Professor at the Lewis White Real Estate Center at the University of Missouri-Kansas City.

Walter's international consulting and training experience includes work in China, Poland, Russia, Japan, Saudi Arabia, Egypt, and Thailand. He has a Master of Science in Real Estate and Construction Management from the University of Denver. Scholarships have been named in his honor by the CCIM Foundation and the Bloch School of Management at the University of Missouri-Kansas City.



Edward Chazen, CRE
 Senior Lecturer
 Boston College
 Chestnut Hill, MA

Edward Chazen, CRE, has 40 years of experience in the real estate development, finance, and investment industry. His career includes 22 years of teaching real estate—full-time at Boston College (July 2015 - present) and Brandeis University (July 2011 - July 2015), and part-time at Boston University (1994-2001) and Babson College (2008-2011). Since 2015, he has received six teaching awards.

Since 2011, he has written 23 real estate case studies. Since 2017, he has completed six consulting assignments for banks, developers, and city planning departments. He teaches three courses per year that he created for NAIOP, a leading real estate developer association, and created and taught a webinar for Wall Street Prep on commercial mortgage-backed securities. In the summers of 2022 and 2023, he created and led a course in Haifa, Israel, for Boston College undergraduates to learn about and experience the dynamic innovation and startup economy in Israel. In 2021, he was invited to membership in the Counselors of Real Estate.

His real estate industry experience (1983-2010) includes loan officer at GE Capital, Senior VP of Investments at two pension fund investment managers, and founder of the joint venture equity business at Ackman Ziff Real Estate Group. His industry background includes underwriting, negotiating, and closing real estate investments in Boston, New York, Washington, DC, Atlanta, Orlando, and Chicago, across all major property categories. He has closed over \$3 billion in real estate investments in his career.



Anthony DellaPelle, Esq., CRE

Shareholder/Partner

McKirdy, Riskin, Olson & DellaPelle, P.C.

Morris Plains, NJ

Anthony F. DellaPelle, Esq., CRE, is a shareholder in the law firm of McKirdy, Riskin, Olson & DellaPelle, P.C., in Morristown, New Jersey. He is a Certified Civil Trial Attorney by the New Jersey Supreme Court. He has represented property owners in eminent domain, redevelopment and real estate tax appeal matters for more than 30 years. Tony is the sole New Jersey attorney elected to Owners Counsel of America, a national association of leading eminent domain lawyers, and formerly served on its Board of Directors. He is a member of the Board of Directors of the Counselors of Real Estate®, serving as 2024 Global Chair.

He is widely recognized as a leading practitioner in real estate valuation litigation, speaks on a variety of property rights topics, and holds Martindale Hubbell Law Directory's highest rating – AV. He has long been recognized by his peers as a "New Jersey Super Lawyer" in the New Jersey Monthly Magazine, being selected by that publication as one of New Jersey's Top 10 attorneys for 2012, and as one of New Jersey's Top 100 attorneys every year since 2009. He received a B.A. in Economics and English from Franklin & Marshall College and J.D. from Seton Hall University School of Law. He is a Trustee of the Great Swamp Watershed Association, has served as a Trustee of Franklin & Marshall College, and is a Past President of the Franklin & Marshall College Alumni Association.



Stanley Gniazdowski, CRE

President
 Realty Concepts, Inc.
 Guilford, CT

Stanley A. Gniazdowski, CRE, CCIM, is president of Realty Concepts, Inc. a Guilford Connecticut based International Real Estate Consulting and Advisory Group, which he founded in 1984. He has been in the real estate profession since 1973 as a broker, appraiser and consultant. He was Vice President and a consultant at Cushman & Wakefield prior to forming his own firm.

Stanley has provided real estate consulting, appraisal, asset management, litigation support and development consulting to national and international corporations, developers, investors, retailers, governmental agencies, lenders and law firms.

He is a Senior Instructor for the CCIM Institute and received CI 102 (Market Analysis Course) Instructor of the year. He serves on several CCIM Institute committees. In April 2017 Stanley was honored by having an annual Endowed Educational Scholarship established in his name through the CCIM Education Foundation.

For 25 years he was an Adjunct Assistant Professor of Real Estate at New York University and the recipient of the NYU Award for Teaching Excellence. In 2019 Stanley taught market analysis GIS classes at Harvard University. He has consulted internationally in Egypt, Poland, Russia, Slovakia, Taiwan, Hungary and Ukraine. He lectures and trains internationally. Stanley has served as President of the Connecticut CCIM and CRE chapters and is involved in other civic and private organizations. In 2008 he co-authored *Redevelopment- Planning, Law and Project Implementation - a Guide for Practitioners* for the American Bar Association.



Matthew Rueff, CRE

Director of Development
 AP Development LLC / Anderson Partners LLC
 Indianapolis, Indiana

Working in the public and private sectors, **Matthew Rueff, CRE**, has practiced community economic development in urban and rural areas across the nation for more than 30 years. Responsibilities have included real estate planning and pre-development; market assessments and economic analysis to determine project development viability; and managing and coordinating partnerships with private businesses, public agencies, and nonprofits.

He joined AP Development LLC (APD) and Anderson Partners LLC (AP) in April 2021. APD's goal is to work with communities to transform underutilized property such as vacant buildings and brownfields into viable adaptive reuses to meet community needs and market demand. This often involves building a project "capital stack" using financial programs such as Low-Income Housing Tax Credits, Historic Tax Credits, New Market Tax Credits, Tax Increment Financing, tax abatement, or other governmental programs that fill a project funding gap. He has managed hundreds of development and redevelopment projects worth more than two billion dollars.

Matt is a 2000 graduate of the Indiana University O'Neil School of Public and Environmental Affairs with a concentration in Public Management and a 1982 graduate of Grinnell College (Political Science).

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