



ORDINANCE NO. 2025- 09

**ORDINANCE ADOPTING THE COMPREHENSIVE  
PLAN OF THE TOWN OF FERDINAND, INDIANA**

**WHEREAS**, in the best interest of the Town of Ferdinand, the need existed for the development of a new comprehensive plan to address the continuing growth of the Town; and

**WHEREAS**, the Plan Commission of the Town of Ferdinand, Indiana, did on the 25th day of June, 2025, hold a public hearing to consider adoption of the herein attached Comprehensive Plan of the Town of Ferdinand, Indiana (Exhibit A); and

**WHEREAS**, the Plan Commission of the Town of Ferdinand did consider said Comprehensive Plan until all comments and objections were heard; and

**WHEREAS**, the Plan Commission of the Town of Ferdinand found that the Comprehensive Plan met the requirements of Indiana Code 36-7-4-500 et seq., and found that the adoption of this Comprehensive Plan is in the best interest of the Town of Ferdinand, Indiana; and

**WHEREAS**, the Town Council of the Town of Ferdinand finds that the adoption of a new Comprehensive Plan would promote the public health, safety, morals, convenience, order and general welfare and would promote efficiency and economy in the process of development; and

**WHEREAS**, the Town Council of the Town of Ferdinand finds that it is in the best interest of the Town of Ferdinand to adopt said Comprehensive Plan.

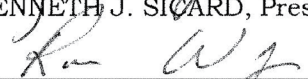
**NOW THEREFORE**, be it duly ordained by the Town Council of the Town of Ferdinand, Indiana:

That Exhibit A, incorporated by reference and attached hereto, and made a part hereof, is hereby approved and adopted as the Comprehensive Plan of the Town of Ferdinand, Indiana.

DULY ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF FERDINAND, INDIANA, THIS 15 DAY OF July, 2025.

TOWN COUNCIL OF THE  
TOWN OF FERDINAND, INDIANA

  
KENNETH J. SICARD, President

  
RON WEYER, Member

  
DEBRA JOHNSON, Member

ATTEST:

  
TAMARA M. MILLER, Clerk-Treasurer



**PLAN COMMISSION'S CERTIFICATION TO THE TOWN  
COUNCIL OF THE TOWN OF FERDINAND CONCERNING  
THE APPROVAL OF THE COMPREHENSIVE PLAN**

The Advisory Plan Commission CERTIFIES to the Town Council that, for the purpose of promoting the public health, safety, comfort, convenience, order and general welfare, and for the sake of efficiency and economy in the process of development that the Ferdinand Plan Commission has approved the attached Comprehensive Plan.

I, Don Foerster, Executive Secretary of the Plan Commission of the Town of Ferdinand, Indiana, do hereby certify to the Town Council of the Town of Ferdinand, that the attached Comprehensive Plan was considered and received approval from the Plan Commission of the Town of Ferdinand at its meeting held on June 25, 2025, by a vote of nine (9) in favor, zero (0) against, zero (0) abstaining, and zero (0) absent, and do herewith forward the same to you for your due consideration and approval.

Attached hereto is a proposed resolution or ordinance adopting the Comprehensive Plan and a proposed Ordinance repealing the prior Comprehensive Plan.

Pursuant to I.C. 36-7-4-508, the action of the Plan Commission is hereby certified to the Town Council.

Dated this 1st day of July, 2025.

  
\_\_\_\_\_  
Donald L. Foerster, Executive Secretary  
Town of Ferdinand Plan Commission



# **FLOURISHING FERDINAND**

## **Comprehensive Plan**

# ACKNOWLEDGMENT

## TOWN GOVERNMENT

Ken Sicard – *Town Council President*

Debbie Johnson – *Town Council Vice President*

Ron Weyer – *Town Council Member*

Tamara Miller – *Clerk-Treasurer*

Sharon Bohnenkemper – *Town Attorney*

## PLAN ADVISORY COMMITTEE

Brett Schipp – *Plan Commission Board President*

Mark Dilger – *Plan Commission Board Vice President /  
Chairman of Board of Zoning Appeals*

Dan Foerster – *Plan Commission Board Executive Secretary /  
Zoning Administrator*

Duane Lorey – *Plan Commission Board*

Margie Stallman – *Plan Commission Board*

Ryan Becher – *Plan Commission Board / Shepherd Insurance*

Dan Collignon – *Ferdinand Redevelopment Commission*

Andy Kordes – *Local Resident*

Jessica Lindauer – *Visit Dubois County*

Sister Anita Louise Lowe – *Sisters of St. Benedict*

Lauren Mundy – *Framing Ferdinand*

Scott Tretter – *Seufert Construction*

Janae Lange-Wendholt – *Best Home Furnishings*



## CONSULTANT TEAM

Taylor Siefker Williams Design Group



## Special Thanks to the Ferdinand Community

Thanks to the community members, residents, business owners, boards, and organizations who helped shape the vision for the future of the Town of Ferdinand.





## Executive Summary



## Part One Existing Conditions

The first chapter focuses on the existing conditions in Ferdinand and building upon the town's current assets.

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## Part Two Visioning & Strategy

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## Part Four

### Public Engagement



# Comprehensive Planning.

## Community-Based Decision Making

This comprehensive plan is a legislative document that serves several purposes. The community engagement processes undertaken during the planning process have resulted in guiding themes, goals, and recommendations that were shaped by the ideas and values of the Ferdinand community. In bringing these voices together, local leaders have a framework to follow as they work towards achieving the community's vision.

## WHAT IS COMPREHENSIVE PLANNING?

A comprehensive plan is a document intended to outline a community's goals for the future. These goals are developed through a collaborative process that invites residents, businesses, and local leaders to come together and identify key issues and opportunities in their community. While the plan's goals become policy statements that should inform future growth and development, they are not legally binding or enforceable like a zoning ordinance.

Indiana Code outlines the minimum requirements for a comprehensive plan, which include direction for future development and land use, transportation infrastructure (such as roads and rights-of-ways), public utility infrastructure, and public facilities and places. These items should be uniquely tailored to the community for which the comprehensive plan is being developed. Plans can go beyond the minimum requirements to meet a community's specific needs.

# Planning Process.

## Three Phase Planning Process

The development of this comprehensive plan was guided by the ideas and feedback shared by the community. The *Flourishing Ferdinand Comprehensive Plan* was developed with robust community input over the period from August 2024 and ending in July 2025.

The process consisted of three key phases:

1

### EXISTING CONDITIONS

Understanding the town's current challenges and opportunities, while also seeking community insights to guide the plan.

2

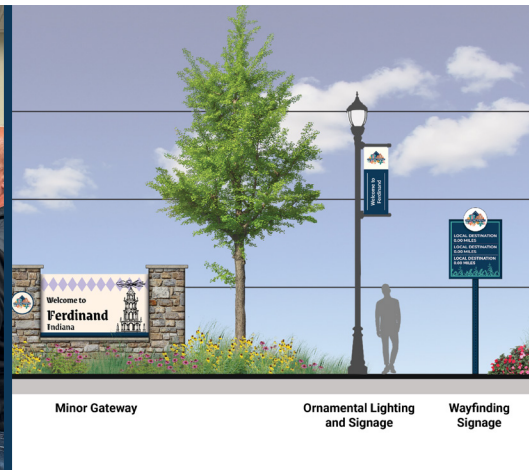
### STRATEGIC PLANNING

Establishing the community's vision for the future and identifying goals and objectives.

3

### IMPLEMENTATION STRATEGIES

Tailoring the plan to reflect community guidance and developing the clear, concise, and easy steps for the Town of Ferdinand to achieve its vision.



# Plan Organization & Elements.

## Part One:

### Existing Conditions

Where is Ferdinand currently?

The first part of the comprehensive plan documents Ferdinand's existing conditions and the town's unique current physical and demographic attributes. This information is sourced from the United States Census Bureau, site visits, and Ferdinand's residents that attended public engagement events or took an online survey. The existing conditions analysis is used to indicate potential challenges and opportunities facing the city, making this section a crucial part of the *Flourishing Ferdinand Comprehensive Plan*.

## Part Two:

### Visioning & Strategy

Where does Ferdinand want to trend towards?

The second part of the plan answers the question of how Ferdinand envisions the community in the future. In this phase, future goals are developed with input from town leaders and residents. The challenges and opportunities previously identified also used and refined into goals and recommendations for the future. These goals are the core of the plan as they form a guide for the future of Ferdinand.

## Part Three:

### Implementation

How does Ferdinand get there?

The final part of the comprehensive plan defines how Ferdinand can obtain its goals for the future. These actions are supported by numerous partners and resources that can help the Town of Ferdinand effectively meet the plan's goals. These actions and partnerships form a path for the plan's implementation that ultimately results in the realization of the community's desired future.



## ENGAGEMENT AND FEEDBACK

Ideas from the community that shaped the overall vision and direction of the comprehensive plan.

## THEMES

Five themes were created that are broad statements intended to express and reinforce major areas of focus for the plan.

## GOALS

Organized by theme, fifteen key topics were identified during steering committee meetings and public engagement. Each of these topics have one overarching goal statement.

## RECOMMENDATIONS

Specific policy or initiatives that are needed to be completed to achieve each specific goal.

# Plan Priorities.

The *Flourishing Ferdinand Comprehensive Plan* outlines five themes that are the focus and organizing elements of the plan. Each theme has a series of goals that are supported by a collection of recommendations. By nature, a comprehensive plan covers a vast range of topics. Because of this, the number of recommendations can quickly become overwhelming for plan users. The Plan Priorities help to narrow the focus by identifying the top priorities for the community. In this plan, high priorities were identified in four of the five themes and are summarized below.



## Land Use and Growth

**Balance sustainable growth that contributes to Ferdinand's sense of place and enables quality of life, amenities, and services.**

- 1.1.1 Favor walkable neighborhood design over suburban or sprawled design.
- 1.2.3 Encourage adaptive reuse in buildings of special architectural or historical value.
- 1.3.2 Identify growth areas to ensure growth aligns with public goals.



## Mobility and Public Services

**Maintain adequate public facilities and services to meet the health, safety, economical, and leisure needs of Ferdinand.**

- 2.1.1 Adopt a new Transportation Asset Management Plan.(ie. road and street projects, sidewalks)
- 2.1.2 Expand the internal trails and sidewalks system by linking to neighborhoods and commercial areas along key corridors.
- 2.2.1 Review public facility needs and plan for repair, replacement, or expansion.(ie. emergency services, fire/police protection)



## Housing

**Promote the development and redevelopment of housing for a range of densities, types and income groups.**

- 3.2.1 Explore ways to incentivize the creation and maintenance of housing types and arrangements that fulfill community needs.



## Economic Growth

**Develop strategic initiatives and coordinated efforts that support job creation and economic growth.**

- 4.1.1 Foster a culture of service excellence by supporting major employers, existing businesses, attracting new businesses and assisting new business startups.
- 4.3.2 Collaborate with the Sisters of Saint Benedict to establish and allow the development of public programs and facilities on Monastery property.
- 4.4.1 Support adequate year-round childcare services.



# Public Engagement Snapshot.

Community feedback and input is a crucial part of the *Flourishing Ferdinand Comprehensive Plan*. Therefore, community leaders, stakeholders, and residents were presented with several opportunities to share their thoughts, input, and feedback throughout the planning process. These opportunities were designed to gather comments from as many members of the community as possible to ensure the input was appropriately representative of Ferdinand's needs and wishes.

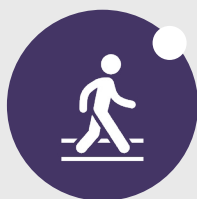
Many different community engagement strategies were utilized to gather input from a variety of people in the Ferdinand community. The comments received through these community engagement methods and events identified the community priorities and directly resulted in the development of the plan's themes, goals, and recommendations. Detailed summaries of the community engagement can be found in *Part Four: Public Engagement*, and a brief overview of the events, meetings, and topics discussed is listed below and on the following page.

## Key topics heard throughout public comment:



### Housing Options

Housing options are limited with low availability. It is difficult to find new homes or housing for people at different levels of income.



### Sidewalks Connections

There are few sidewalks in Ferdinand with limited or no connections to schools or shopping centers.



### Childcare

There are few options for childcare in Ferdinand. Most people have to travel to other places to fulfill their childcare needs.



### Programs and Festivals

Ferdinand holds several festivals and events that are important to the town's identity and local businesses.





# PUBLIC ENGAGEMENT



## STEERING COMMITTEE

The Steering Committee, comprised of community leaders and stakeholders, met four times throughout the planning process. At each meeting, the committee provided direction and feedback that informed the content and organization of the plan.



## PUBLIC MEETINGS

There were two public meetings throughout the process with a combined attendance of nearly 70 residents. Their input identified local issues and resulted in the plan's themes, goals, and recommendations as well as the prioritization of each recommendation.



## FOCUS GROUP CONVERSATIONS

There were a total of four virtual focus group conversations with local business owners and developers as well as representatives from town and county departments, local schools, nonprofit organizations, and community institutions. Their comments identified local initiatives and challenges that resulted in the development of plan recommendations.



## VIRTUAL SURVEYS

Each public meeting was paired with a virtual survey containing the same information presented at the meeting. The surveys received a combined 379 responses that further informed the plan's themes, goals, recommendations, and prioritization of the recommendations.



## PROJECT WEBSITE

[www.flourishingferdinand.com](http://www.flourishingferdinand.com)

The publicly accessible project website contained a variety of information including meeting summaries and links to the virtual surveys. It provided community members with a platform to learn about the project and share comments.

## EXECUTIVE SUMMARY







# Existing Conditions



08 | Introduction

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09 | Key Population Features

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21 | Existing Physical Context



# Introduction.

The following existing conditions analysis uses demographic, housing, and economic data, as well as a summary of physical characteristics, to analyze Ferdinand's existing conditions. The analysis also presents data from Dale, Huntingburg, and Dubois County. These communities were identified to serve as comparison communities to contextualize Ferdinand within the region and illustrate where the town stands among its neighbors. Specifically, Dale was selected for its proximity and similarity to Ferdinand. Like Ferdinand, Dale is located along I-64 and has access to an interchange with limited development around it. Huntingburg was identified as a comparison community because it is the closest community to Ferdinand by size and population in Dubois County. Finally, Dubois County was chosen to offer a greater, more regional context for Ferdinand and its existing conditions.

**Ferdinand is a town located in Dubois County in southern Indiana. It is approximately 60 miles west of Louisville, Kentucky and roughly 40 miles northeast of Evansville, Indiana. Its location along I-64 grants it simplified travel and direct access to other parts of the region, state, and country.**

This existing conditions analysis forms the basis of the Ferdinand Comprehensive Plan by identifying opportunities and concerns that directly inform the comprehensive plan's goals and actions for the future. Unless otherwise stated, the following data was gathered from the U.S. Census 2015 and 2022 American Community Survey (ACS) 5-year estimates. The Census is a self-reported data-collection system in which each resident must fill out a form to be counted.

# Key Population Features.

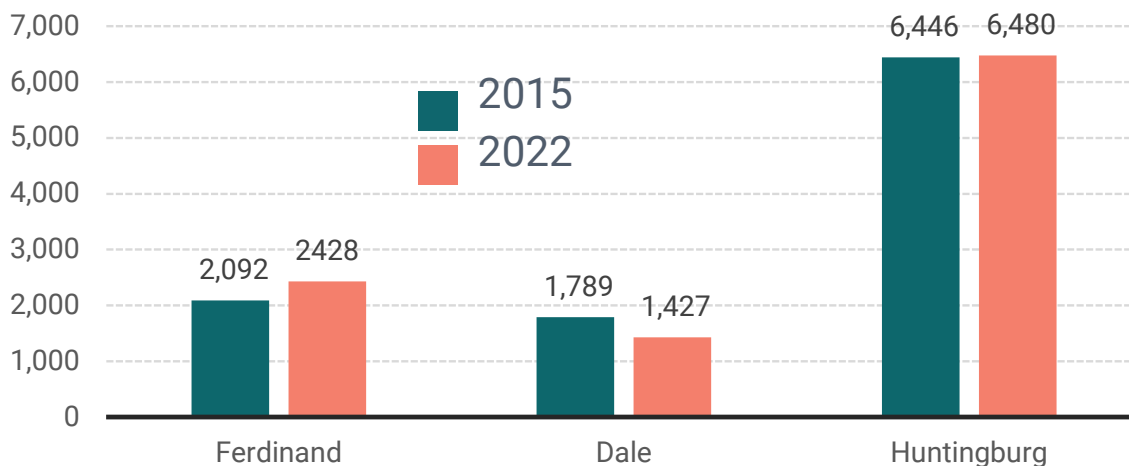
## OUR People

Since 2015, the population of Ferdinand has grown, become older on average, and generally become more diverse.

**Population:** The population of Ferdinand is growing at a faster rate than other, nearby communities.

According to the 2023 Dubois County Housing Study, Ferdinand's population growth remained stagnant at 2,157 people from 2010 to 2020. However, data from the US Census Bureau indicates that the town has grown in population since 2015. According to the census, roughly 2,092 people lived in Ferdinand in 2015. As of 2022, the town's population had increased by roughly 16% to 2,428. Other communities in the region, like Dale and Huntingburg, did not see a similar rate of growth. From 2015 to 2022, Dale's population declined by about 20% and Huntingburg's population increased by less than 1%. Altogether, the population of Dubois County increased by only 3%.

**16%** Ferdinand Population Change (2015-2022)





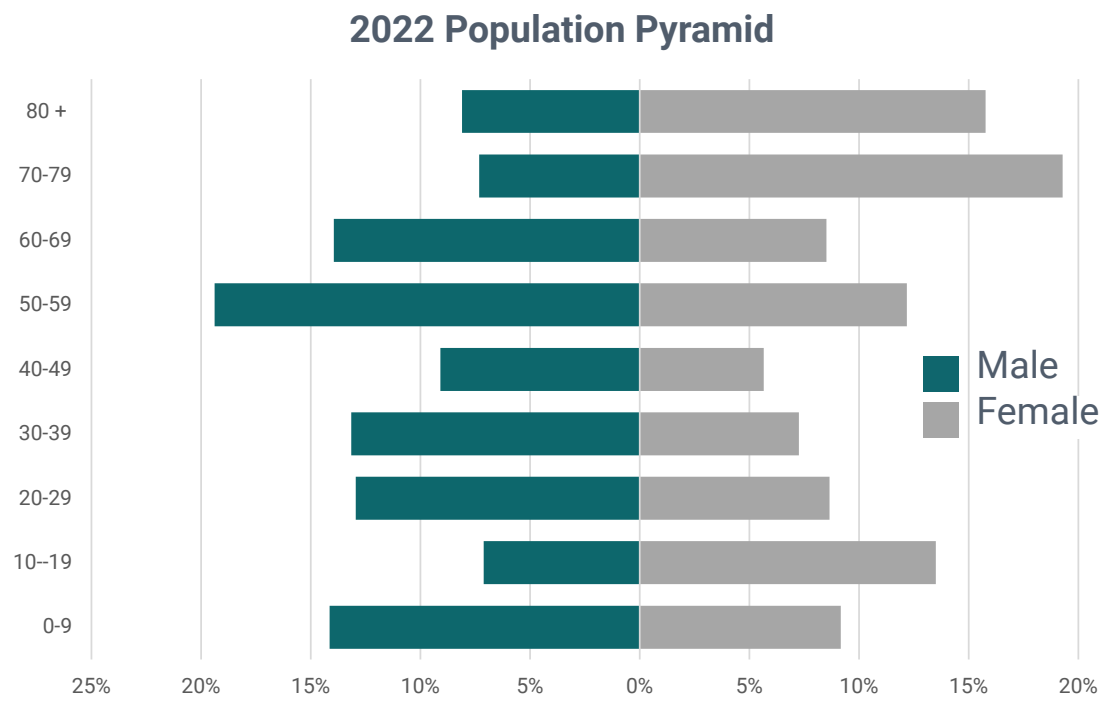
# Age: Ferdinand's median age is increasing.

The median age is the age at which half of the population is older, and half is younger. It is used as a summary data point to indicate whether a population is, on average, becoming older or younger. In Ferdinand, the population's median age was under 47 years old in 2015. As of 2022, the median age was over 50 years old. Additionally, the largest age group is made up of residents between 50 and 59 years old. As this group ages into retirement, the size of the labor force will decrease. This could result in a decrease in economic activity as fewer people bring income into the community from their jobs elsewhere.

The 2023 Dubois County Housing Study also stated that the town had stagnant population growth and an increasing median age. This would indicate that either much of the population was aging in place or middle and upper age groups were moving into Ferdinand as space became available.



50.4  
Median Age



Sources: US Census Bureau S0101 Age and Sex 2015, 2022 ACS 5-year estimates.



## ***Families and Households:***

The total number of households in Ferdinand has increased.

The US Census Bureau defines a household as all the people that live together in one housing unit. There are two types of households, family households and non-family households. Family households are made up of people that are directly related to one another. Conversely, non-family households are made up of people who live alone or with others that they are not related to.

Like the population, the total number of households in Ferdinand has increased since 2015. In 2015, there were 838 households, and in 2022, there were 963 households. Of the 963, 589 were family households and 374 were single or non-family households. Ferdinand's population growth likely occurred as a result of the nearly 15% increase in households.



**963**  
Total  
Households

14.92% Increase  
since 2015

**2.29**  
Average  
Household  
Size



*Source: US Census Bureau DP02 Selected Social Characteristics 2015, 2022 ACS 5-year estimates.*

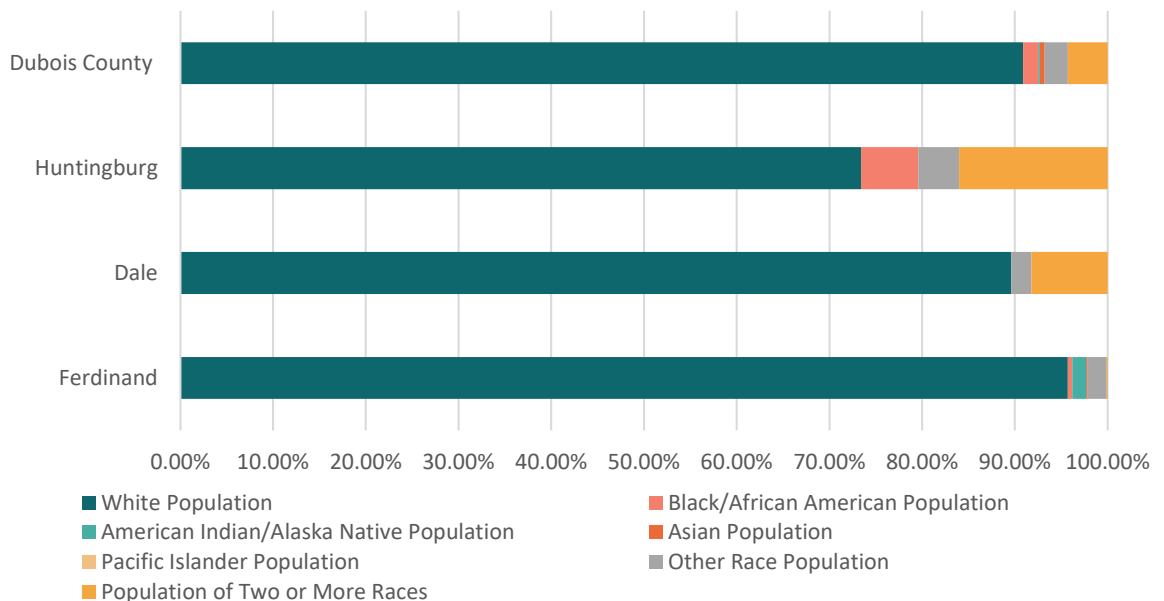
*US Census Bureau B25011 Tenure by Household Type (Including Living Alone) and Age of Householder 2015, 2022 ACS 5-year estimates.*

## Race and Ethnicity: Ferdinand's population is gradually becoming more diverse.

The US Census Bureau considers race and ethnicity as two distinct topics. In the Census, there are several race categories that refer to broad racial groups comprised of a mix of sociocultural groups, national origins, and other racial groups. There is also one ethnicity category that specifically refers to whether a person identifies as Hispanic or Latino. This information is self-reported by each individual as they fill out the U.S. Census forms so they can identify themselves as any mix of races and ethnicity as they see fit.

In 2015, all residents of Ferdinand identified their race as White alone, of which less than 1% identified their ethnicity as Hispanic or Latino. By 2022, the town's population became slightly more diverse with roughly 96% of residents identifying as White. Additionally, less than 1% identified as Black or African American, almost 2% identified as American Indian or Alaska Native, 2% identified as Another Race, and less than 1% identified as Two or More Races. Also, nearly 5% of the population identified as ethnically Hispanic or Latino.

### 2022 Race Comparison



Source: US Census Bureau B02001 Race 2015, 2022 ACS 5-year estimates.

Source: US Census Bureau B03002 Hispanic or Latino Origin by Race 2015, 2022 ACS 5-year estimates.

# OUR Housing

Home values are remaining high as Ferdinand attracts new single- and multi-family housing development.

## *Units and Occupancy:*

As the total number of housing units increased, the vacancy rate slightly increased.

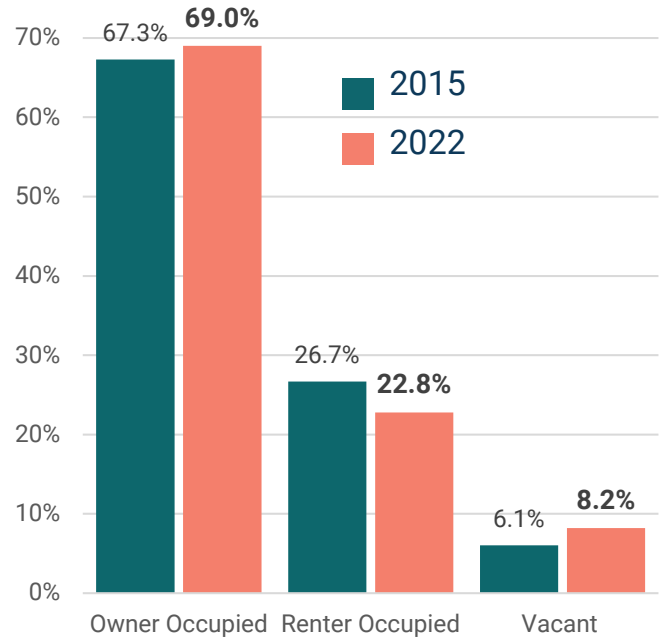
According to the US Census Bureau, a housing unit is the space in which one or more people live within a residential structure. This means a single-family home, a mobile home, or a single apartment or condo within a larger building each counts as one housing unit. There are three different types of housing units. An owner-occupied housing unit is owned by its occupants, a renter-occupied housing unit is rented by its occupants, and a vacant housing unit is currently unoccupied.

In 2015, there were 892 total housing units in Ferdinand. Of these units, roughly 67% were owner-occupied, nearly 27% were renter-occupied, and 6% were vacant. By 2022, the overall number of housing units increased to 1,049. Approximately 69% were owner-occupied, roughly 23% were renter-occupied, and 8% were vacant.

## *Median Home Value:*

Ferdinand's median home value is comparatively high for the region.

The median home value is the value of the "middle" home in Ferdinand. This means approximately half of homes in the town are valued higher, and half are valued lower, than the median home value.



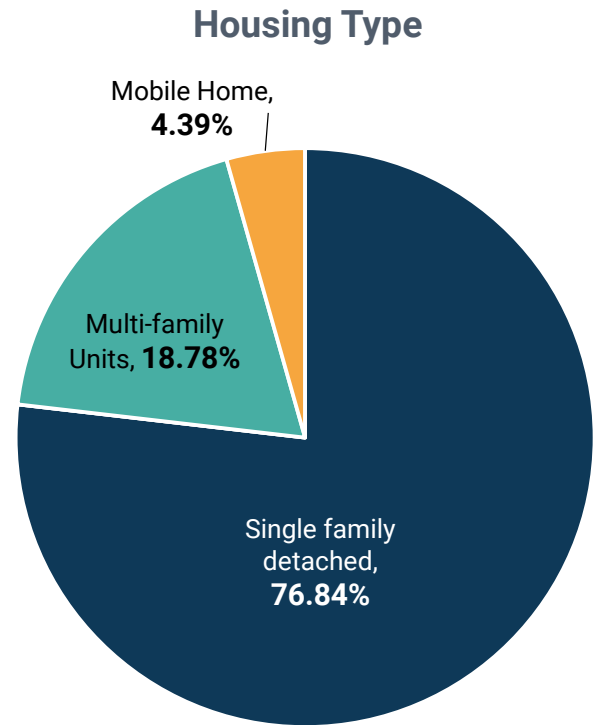
**\$160,000**  
Median Home Value

In 2022, more than half of owner-occupied housing in Ferdinand was valued between \$100,000 and \$200,000, and an additional 22.7% was valued between \$200,000 and \$300,000. As a result, the median home value was \$160,000, which is higher than nearby communities. In comparison, the median home value was \$113,800 in Dale, \$112,100 in Huntingburg, and \$137,700 across Dubois County. In addition, the 2023 Dubois County Housing Study identified Ferdinand's housing as "relatively affordable," but also noted that there was a housing shortage that could increase local housing costs. Therefore, the median home value may continue to increase in the coming years.

## ***Housing Stock:*** The development of new multi-family housing is outpacing the development of new single-family housing.

In 2015, more than three quarters of housing units, or 76%, in Ferdinand were in single-family detached homes. Additionally, roughly 17% were in multi-family structures like apartment buildings. Of the remaining housing units, nearly 6% were in mobile homes and 1% were in single-family attached homes. By 2022, the percentage of housing units in single-family detached homes had increased to nearly 77%, but the percentage of multi-family housing units increased at a faster rate to almost 19%. Additionally, roughly 4% of housing units were in mobile homes and no units were in single-family attached homes.

Regardless of the type of housing being built, the 2023 Dubois County Housing Study stated that any new housing in Ferdinand was rapidly sold and occupied. This illustrates a clear demand for housing in Ferdinand as people want to live in the town. To support and sustain this growth at 0.5% per year, the housing study recommended building a minimum of 80 new housing units in Ferdinand by 2035.



Source: US Census Bureau DP04 Selected Housing Characteristics 2015, 2022 ACS 5-year estimates.

# Building Permits

The Town of Ferdinand issues building permits through its Clerk-Treasurer office. These building permits can provide an overview of how much housing, and what types of housing, is being built in Ferdinand.

Several different types of housing have been built in the town since 2016, including:

- **Single-family residential:** Detached, separated homes on individual parcels intended for occupation by one family. This is the most common type of housing in Ferdinand.
- **Townhouse (single-family attached residential):** Townhouse, like single-family homes, are intended for occupation by one family. However, they are attached to one another. In the following table, it is noted that 12 Townhouses were constructed in 2024. These are listed by unit, meaning there were 12 individual units in townhouses constructed. It is unknown from the building permit data alone if they are attached in one or multiple structures.

- **Duplex:** A duplex is a type of multi-family residential structure that contains only two residential units. Each unit in a duplex is intended for occupation by one family.
- **Apartment Building/Complex:** An apartment building or complex is a type of multi-family structure that contains more than four housing units. Each unit is intended for occupation by one family. In the following table, the building permits are listed by the number of individual structure or complexes in a single development. Therefore, it is unknown from the building permit data alone how many individual housing units are in each of those structures.
- **Nursing Home:** A nursing home is a residential structure with many housing units, like an apartment building. However, it is intended for occupation by people who need an assisted living environment. In the following table, the building permits for nursing homes are listed according to how many facilities were built. In 2018, one was built, but it is unknown from the building data alone how many units are in that structure.

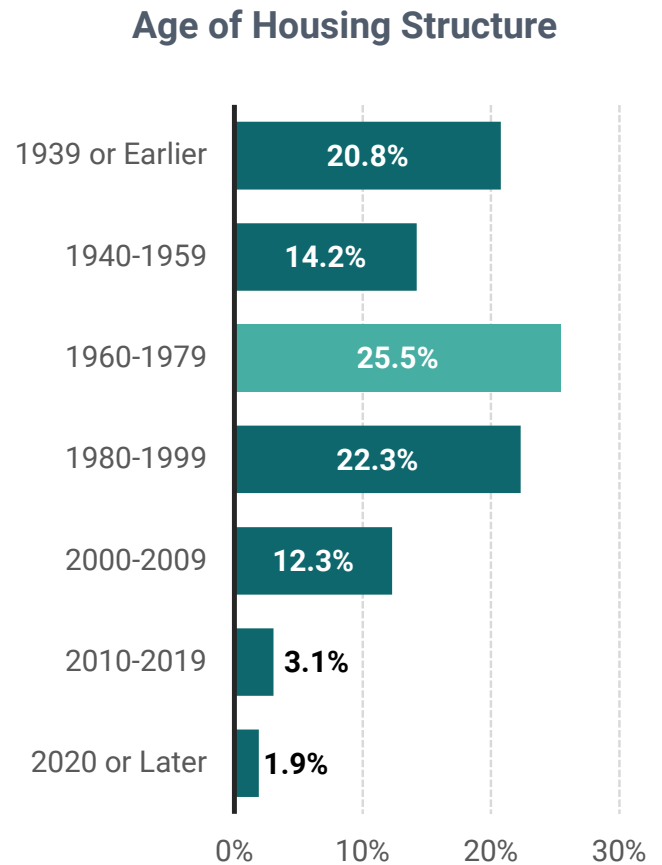
Ferdinand Residential Building Permits (2016-2024)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total
Single-Family Residential	3	5	5	4	15	7	9	6	2	56
Townhouse (single-family attached)									12	12
Multi-Family Residential	4	1	1	1	1	0	1	0	0	9
Duplex	2				1		1			4
Apartment Building/Complex	2	1		1						4
Nursing Home			1							1
Total	7	6	6	5	16	7	10	6	14	77



## **Housing Age:** More than a third of housing in Ferdinand is over 60 years old.

Of the 1,049 housing units in Ferdinand, roughly 35% were constructed before 1960. These units were constructed before the adoption of the updated Uniform Building Code in 1970. Any housing that has not been renovated to meet the code's regulations may be difficult to sell. Additionally, older housing is more likely to experience issues that could lead to significant repairs. Ensuring housing is maintained can prevent units from becoming financial burdens for their owners.



Source: US Census Bureau DP04 Selected Housing Characteristics 2015, 2022 ACS 5-year estimates.

# OUR Economic Base

**In comparison to the region, incomes and educational attainment in Ferdinand are high and the poverty rate is low.**

**Income:** Ferdinand's median household income is rising faster than other, nearby communities.

According to the US Census Bureau, household income is the sum of the incomes of every resident within a household, and the median household income is the income at which half of households have a higher income and half have a lower income.

From 2015 to 2022, Ferdinand's median household income increased by 29% from \$55,263 to \$71,453. This was the highest median household income among the comparison communities, exceeding Dale (\$52,596), Huntingburg (\$50,023), Dubois County (\$68,945), and even Indiana (\$67,173). The increase was also one of the highest in the region as it exceeded Dale's 25% increase, Huntingburg's 20% increase, and Dubois County's almost 29% increase. However, this growth was smaller than Indiana's statewide increase of roughly 36%.

**Poverty:** The poverty rate in Ferdinand is lower than the county, state, and national rates.

As of 2022, the poverty rate in Ferdinand was higher than 7%. Though this rate was above Dale's nearly 7%, it was lower than the county, state, and national poverty rates. Comparatively, Dubois County had an almost 10% poverty rate, and Indiana and the United States had rates above 12%. Additionally, Huntingburg's poverty rate was over 14%. While not the lowest rate in the region, Ferdinand's poverty rate was among the lowest in Dubois County.



**\$71,453**  
Median  
Household  
Income



**7.4%**  
% Below Poverty  
Level

Source: US Census Bureau S1901 Income in the Past 12 Months 2015, 2022 ACS 5-year estimates.

US Census Bureau S1701 Poverty Status in the Past 12 Months 2015, 2022 ACS 5-year estimates.

## **Education:** Ferdinand has one of the highest educational attainment rates among nearby communities.

As of 2022, one third of Ferdinand's residents over 25 years old had received a high school, or equivalent, education without continuing into a post-secondary education. Comparatively, other communities in the region had higher percentages of their population in this group, meaning a smaller share of their populations received a post-secondary education. Also, roughly 30% of Ferdinand's population over 25 years old received a bachelor's degree or higher. This is among the highest rates of educational attainment in the region.



**89.8%**  
High school  
graduate or  
higher

Source: US Census Bureau S1501 Educational Attainment  
2015, 2022 ACS 5-year estimates.





# OUR Economic Base

**Ferdinand's labor force is growing as its unemployment rate is decreasing, but the working population is primarily employed within two industries.**

**Total Labor Force:** The growth of Ferdinand's labor force matches the town's population growth.

The US Census Bureau defines the labor force as the group of residents that are both over 16 years old and employed or actively looking for a job. From 2015 to 2022, the percentage of Ferdinand's residents participating in the labor force increased by more than 9%. As of 2022, roughly 58% of residents were in the labor force.

This increase was expected as, during the same time period, the town's population grew by about 16%, meaning there were more residents available to participate in the labor force. For reference, from 2015 to 2022, the population of Dubois County increased by roughly 3% and, simultaneously, the labor force increased by over 3%.

**Unemployment Rate:** The unemployment rate in Ferdinand is among the lowest in the state.

As of 2022, Ferdinand had an unemployment rate of approximately 1%. This rate is lower than some nearby communities, Indiana's state-wide rate, and the nation as a whole. In 2022, Dale had an unemployment rate of roughly 3%, Huntingburg also had a rate of almost 3%, and Dubois County's unemployment rate was nearly 2%. Additionally, Indiana had an unemployment rate over 4% and the United States had a rate of 5%.

**Occupations Breakdown:** The town's labor force is more equally working across different occupational groups rather than being overrepresented within one.

In 2015, about one third of working residents in Ferdinand were employed in production, transportation, and material moving occupations, making this the largest occupational group by employment. However, by 2022, less than 23% of the labor force was employed in production, transportation, and material moving occupations, and the largest occupations group became the management, business, science, and arts group. Employment in management, business, science, and arts occupations grew from roughly 28% of the labor force in 2015 to nearly 29% in 2022. Additionally, this chart considers only residents of Ferdinand that are both employed and over 16 years of age. People who work in Ferdinand but live elsewhere are not counted in this data.



**58.2%**  
% in Labor force

Source: US Census Bureau DP03 Selected Economic Characteristics 2015, 2022 ACS 5-year estimates.

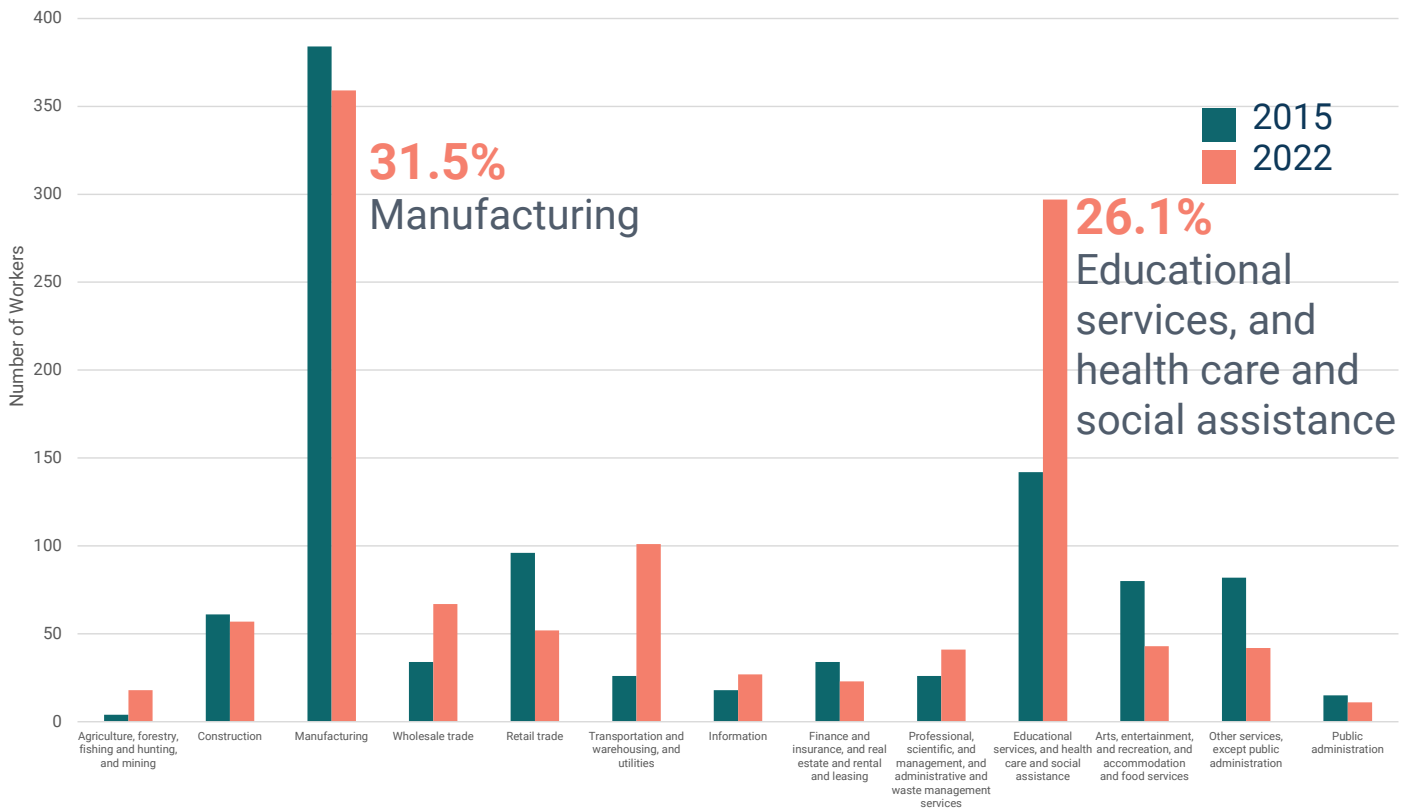
## Industry Breakdown: Almost a third of Ferdinand's working population is employed in manufacturing.

As of 2022, nearly 32% of Ferdinand's labor force worked within the manufacturing sector, making it the town's largest industrial sector by employment. The second largest sector, which employed roughly 26% of the labor force, was educational services, healthcare, and social assistance. Altogether, this accounts for almost 58% of Ferdinand's working population. If a significant employer in either of these sectors experienced a decline, or fully closed, it could greatly impact the town. An increase in unemployment could lead to a decrease in tax and sales revenues in Ferdinand. Diversifying employment opportunities so

residents can work across various industries would prevent one industry's decline from affecting the whole town.

The following chart shows how employment has shifted within the industrial sectors in Ferdinand. Each bar represents the percentage of Ferdinand's employed population over 16 years old that worked in a specific industrial sector in either 2015 or 2022. For example, the chart displays a decrease in the percentage of the population working in retail trade from 2015 to 2022. It also shows an increase in the percentage of the population working in transportation, warehousing, and utilities. Additionally, this chart considers only residents of Ferdinand that are both employed and over 16 years of age. People who work in Ferdinand but live elsewhere are not counted in this data.

### Industry Comparison

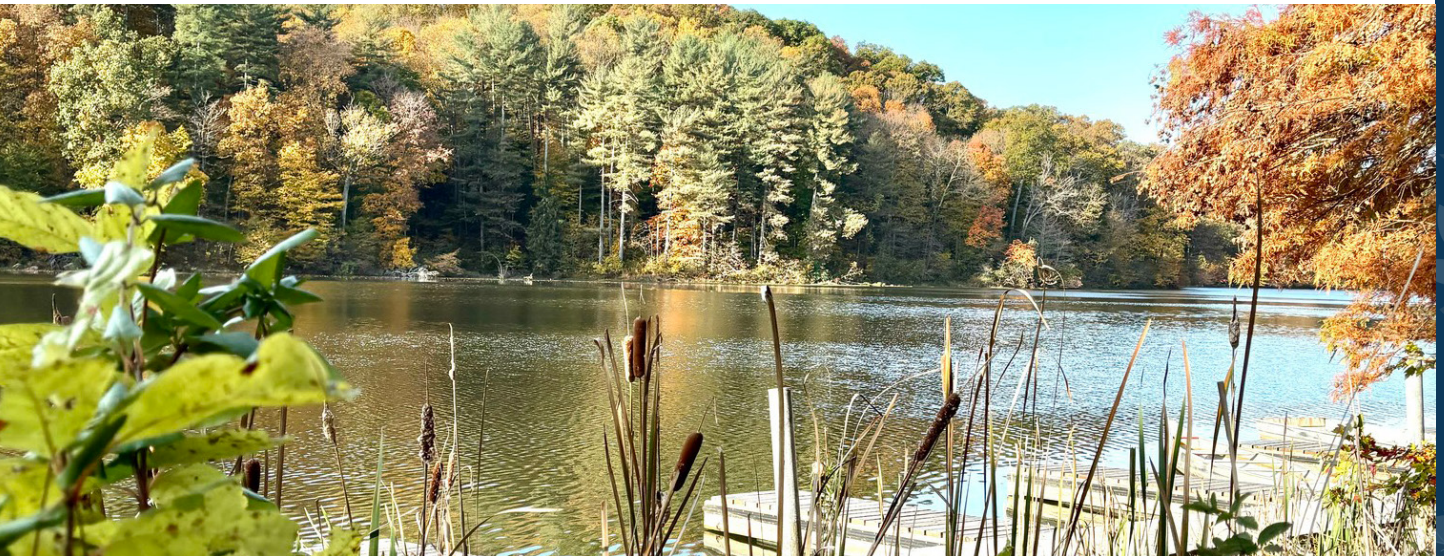




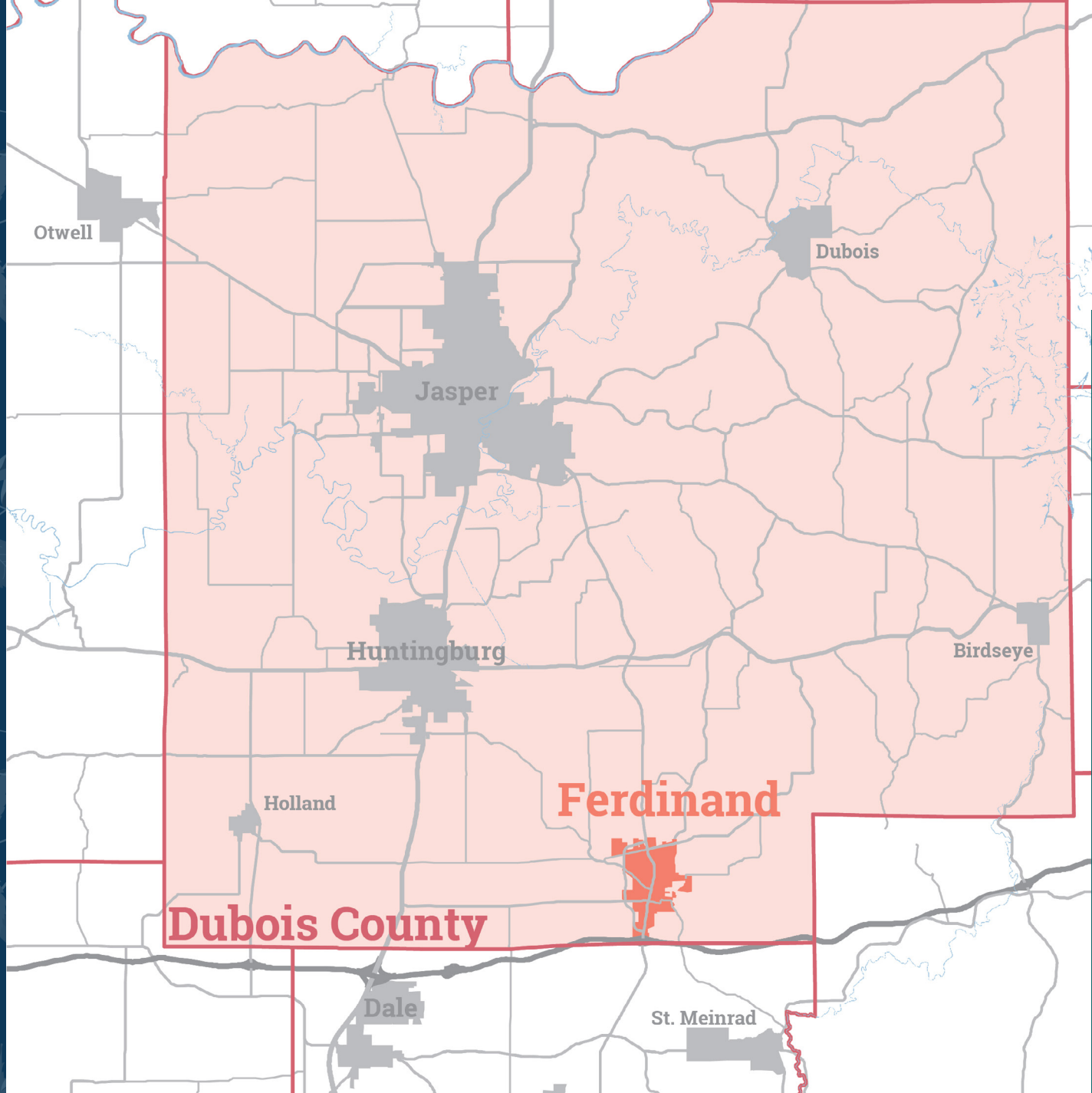
# Existing Physical Context.

A clear and cohesive understanding of Ferdinand, as it exists today, is a critical building block in developing a comprehensive plan. The comprehensive plan outlines a community-wide vision with associated goals and recommendations for how to achieve the town's future wants and needs. It is important to complete a baseline assessment of the demographic and socioeconomic status, and inventory of the built environment, to identify issues and opportunities that should be considered as parts of the plan. Ultimately, the issues and opportunities identified informed the town's goals and recommendations for meeting its overall vision.

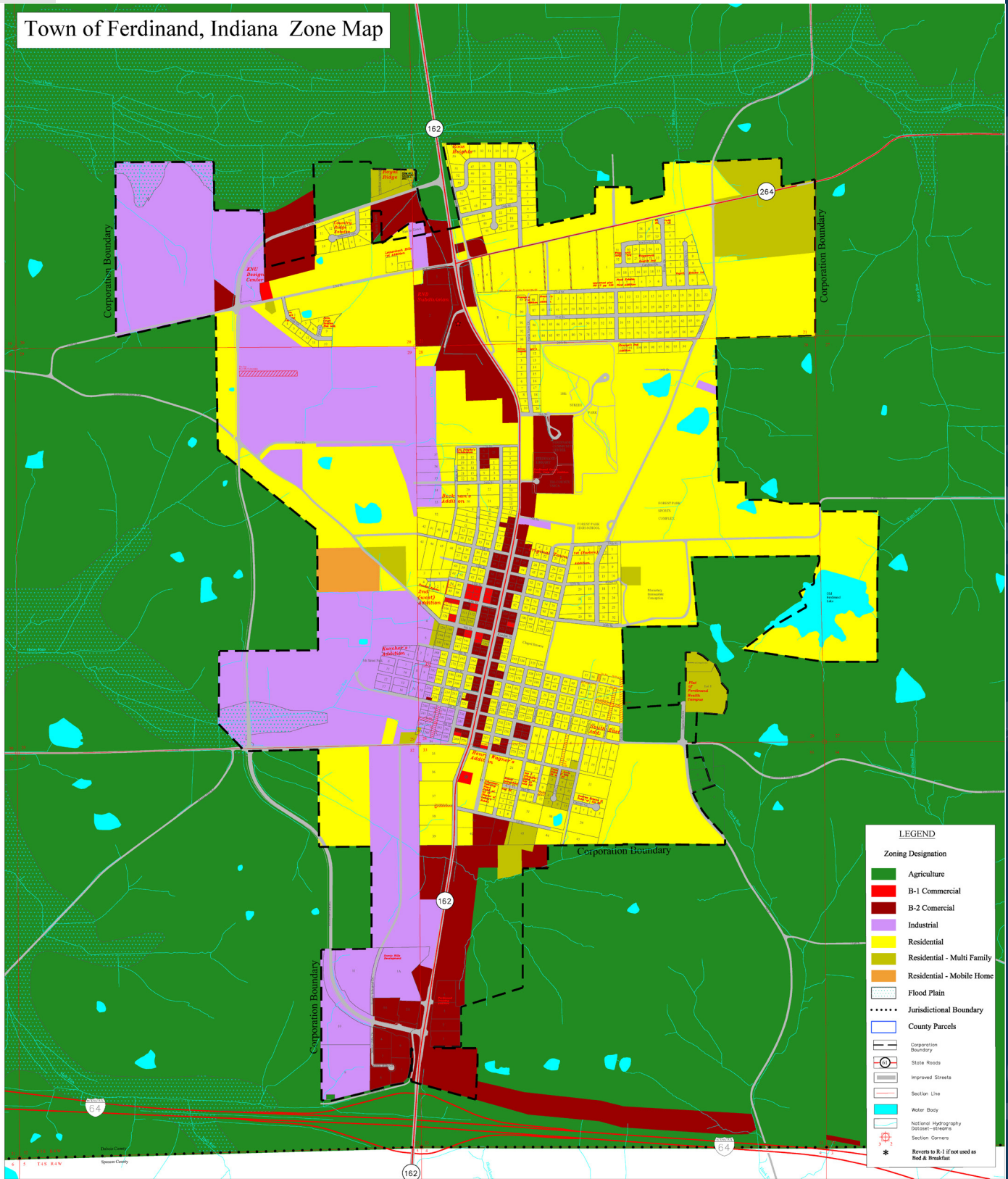
**The following physical conditions analysis provides a snapshot of important characteristics of Ferdinand, like the extent of its infrastructure or its connections to the greater region and beyond.**







# Town of Ferdinand, Indiana Zone Map

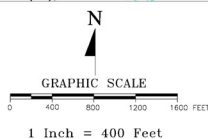


LEGEND	
Zoning Designation	
<span style="display:inline-block; width:15px; height:15px; background-color:green;"></span>	Agriculture
<span style="display:inline-block; width:15px; height:15px; background-color:red;"></span>	B-1 Commercial
<span style="display:inline-block; width:15px; height:15px; background-color:darkred;"></span>	B-2 Commercial
<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	Industrial
<span style="display:inline-block; width:15px; height:15px; background-color:lightyellow;"></span>	Residential
<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span>	Residential - Multi Family
<span style="display:inline-block; width:15px; height:15px; background-color:lightorange;"></span>	Residential - Mobile Home
<span style="display:inline-block; width:15px; height:15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, lightblue 2px, lightblue 4px);"></span>	Flood Plain
<span style="display:inline-block; width:15px; height:15px; border-top: 1px dashed black;"></span>	Jurisdictional Boundary
<span style="display:inline-block; width:15px; height:15px; border: 1px solid black;"></span>	County Parcels
<span style="display:inline-block; width:15px; height:15px; border: 1px solid black; border-style: dashed;"></span>	Corporation Boundary
<span style="display:inline-block; width:15px; height:15px; border: 1px solid black; border-style: dotted;"></span>	State Roads
<span style="display:inline-block; width:15px; height:15px; border: 1px solid black; border-style: solid;"></span>	Improved Streets
<span style="display:inline-block; width:15px; height:15px; border: 1px solid black; border-style: solid;"></span>	Section Line
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span>	Water Body
<span style="display:inline-block; width:15px; height:15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, lightblue 2px, lightblue 4px);"></span>	National Hydrography Database - streams
<span style="display:inline-block; width:15px; height:15px; border: 1px solid black; border-style: solid;"></span>	Section Corners
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span>	Reverts to R-1 if not used as Red & Breakfast

The information located upon the Ferdinand, Indiana Zoning Map is provided by Indiana 15 Regional Planning Commission. The data provided herein was compiled using various sources. The sources include:

- The June 15, 2015 Ferdinand Base Map Produced by Indiana 15 Regional Planning Commission
- Ferdinand Reapportionment Zoning Ordinance 97-3 and associated zoning map dated December 1997
- May 27, 2009 Zoning Designations Map Titled Town of Ferdinand, Indiana Planning and Zoning
- Ferdinand Ordinances from Ferdinand Code Book from 97-3 up to and including 2022-04 Rezoning and adopting amendments to the text of the Zoning Ordinance.

While the Indiana 15 Regional Planning Commission worked diligently to piece the legal documents together, this data is provided as is without warranty. Any person who relies on said information does so solely at their own risk.



INDIANA 15 REGIONAL PLANNING COMMISSION	
	201 West First Street Ferdinand, IN 46735 Phone: (219) 326-4444 Fax: (219) 326-4445 Website: www.in15rplc.org
Title: Ferdinand, INDIANA - Jurisdictional Area Zoning Map	
Prepared By: J.E., M.G., S.M. / Reviewed By: L.G. / City: April 12, 2018	
Revisions: June 13, 2017; September 12, 2017; December 31, 2017	
Revisions: February 22, 2019; June 6, 2022; March 25, 2023	
IN: Current Edition: March 2023 / Revised 2023	
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# OUR Zoning

Unlike land use, zoning outlines what uses can occur on a property, which may or may not be how the land is currently being used. The Ferdinand Plan Commission is the body responsible for making planning and zoning recommendations to the legislative body. While Ferdinand has seven unique zoning districts and two overlay districts.


Defined within the Ferdinand Zoning Ordinance, the seven zoning districts and two overlay district include:


## **Agricultural.**

A district that is intended to permit the use of land and structures for agricultural purposes.


## **Residential Districts.**


 **One and Two Family Residential.** A district that is intended to permit development of single-family dwellings and two-family dwellings.

 **Multiple Family Residential.** A district that is intended to permit development of multiple family dwellings.

 **Mobile Home.** A district that is intended to permit placement of a mobile home structure.

## **Non-Residential Districts.**

 **Commercial.** A district that is intended to permit the use of land and structures for Business B1 and Business B2 purposes.

 **Industrial.** A district that is intended to permit the use of land and structures for industrial purposes.

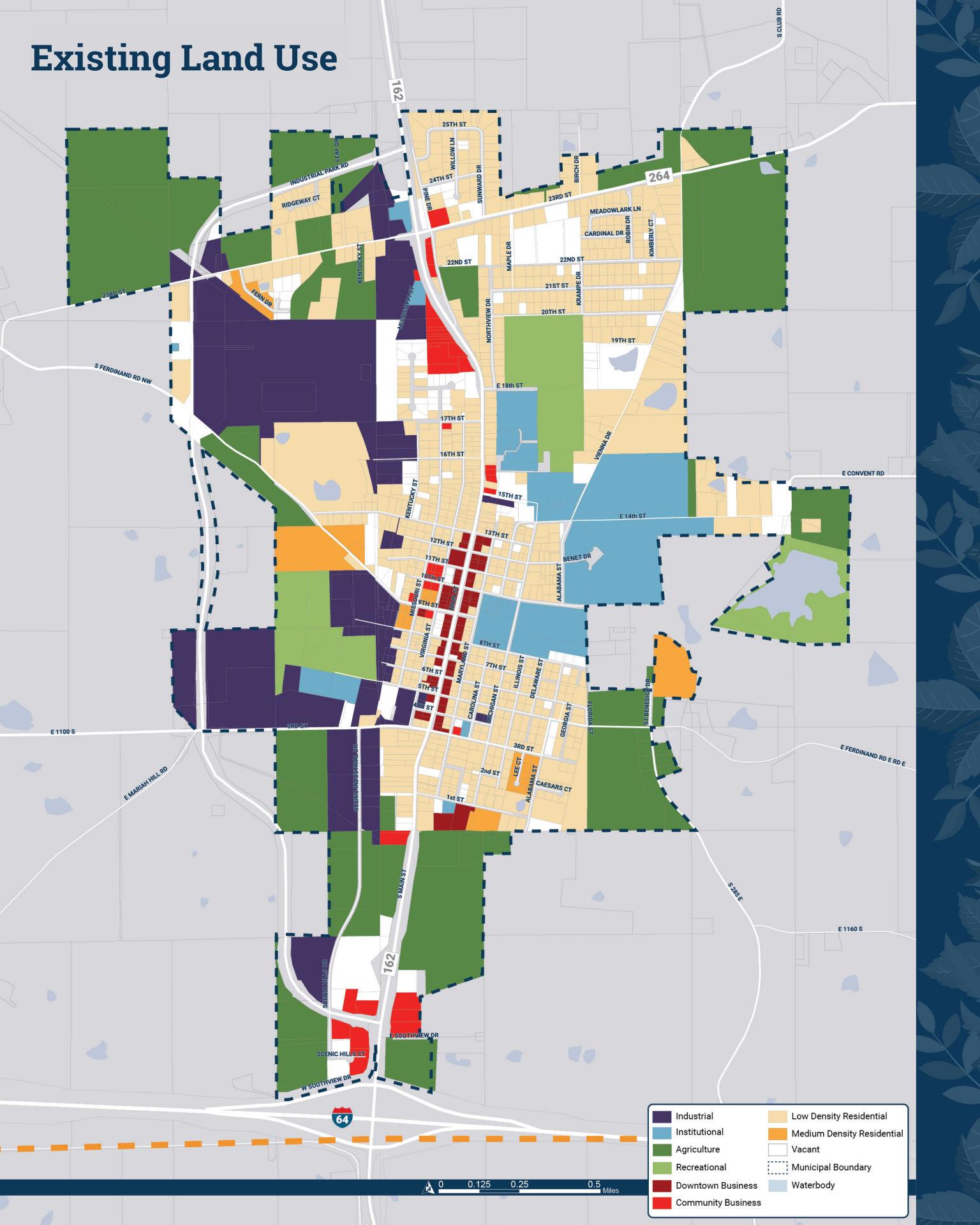
*In the event that a business meets the definition of a Sexually Oriented Business under this Title, but may also be considered another type of business under this Title or other applicable section of the Municipal Code of the Town of Ferdinand, the rules and regulations pertaining to Sexually Oriented Businesses shall supersede and take precedence over the rules and regulations for any other type of business and said business shall be required to meet Sexually Oriented Business rules and regulations, including locating in an Industrial Zoning District.*

## **Overlay Zoning Districts.**

**Flood Plain District.** This district is intended to guide development in flood hazard areas identified on the Flood Insurance Rate Map prepared by the Federal Emergency Management Agency, dated August 5, 1985, along with any subsequent amendments or revisions which are hereby adopted by reference and declared to be a part of this Section. Uses are restricted so that development does not create a damaging or potentially damaging increase in flood heights or velocity or threat to public health and safety. The district's purpose is to reduce the potential for health and safety hazards, and reduce the potential for extraordinary public expenditures for flood protection and relief.

**Sign Zone Districts.** These districts are intended to provide additional uniform size and placement regulations of signs within the designated boundaries of Sign Zone A, Sign Zone B and Sign Zone. These sign regulations are in addition to or may supersede those of the underlying sign regulations.

# Existing Land Use



- |                    |                            |
|--------------------|----------------------------|
| Industrial         | Low Density Residential    |
| Institutional      | Medium Density Residential |
| Agriculture        | Vacant                     |
| Recreational       | Municipal Boundary         |
| Downtown Business  | Waterbody                  |
| Community Business |                            |

0 0.125 0.25 0.5 Miles



# OUR Land Use

Land use classifications are descriptions of how properties are used. For example, a property with a grocery store would have a commercial land use classification because it is used commercially, or to sell goods or services. While municipalities can encourage certain types of land use on different properties, they cannot legally enforce it. Instead, land use maps and plans are used to guide decisions about future development. In contrast, zoning is legally enforceable as it codifies the exact land use that is permitted at a property.

The following is an outline of each land use classification and how it might impact surrounding land uses. Planning for these impacts is crucial to avoiding potential conflicts between incompatible land uses adjacent to one another.

**Agricultural:** Properties used for crop or livestock farming are classified with agricultural land uses. While there are some agricultural fields at the edges of the town, this land use classification is most common in the areas surrounding Ferdinand. Agricultural land uses typically have limited impacts on surrounding properties. However, they can generate minor traffic from farm equipment and vehicles.

**Recreation:** Recreational land uses usually refer to parks or public natural areas. Within Ferdinand, the Old Town Lake, 18th Street Park, and 5th Street Park are classified with recreational land uses. Recreational land uses typically have little to no impact on properties around them.

**Downtown Business:** This classification includes properties in a downtown area where there is regular business activity related to the sale and purchase of goods or services. This includes small-scale restaurants and local businesses that abut the road with little to no setback. If these businesses have any parking, it is in the rear and not directly accessible from the front of the property.

**Community Business:** The community business classification includes properties outside of a downtown area where there is regular business activity. These properties are traditional commercial land uses like grocery stores, gas stations, retail, and restaurants. This land use does not include manufacturing and warehousing facilities.

**Industrial:** Properties associated with the production or transportation of goods and materials are classified with industrial land uses. This includes manufacturing or warehousing facilities like Masterbrand Cabinets on 3rd Street or Best Home Furnishings on 9th Street. There are also other manufacturing centers and warehouses on the west side of the town and near the I-64 interchange. Industrial land uses primarily create heavy truck and shipping traffic, meaning they should be in accessible area that can handle a high volume of trucks. They can also create a high level of noise that may be disruptive to nearby land uses.

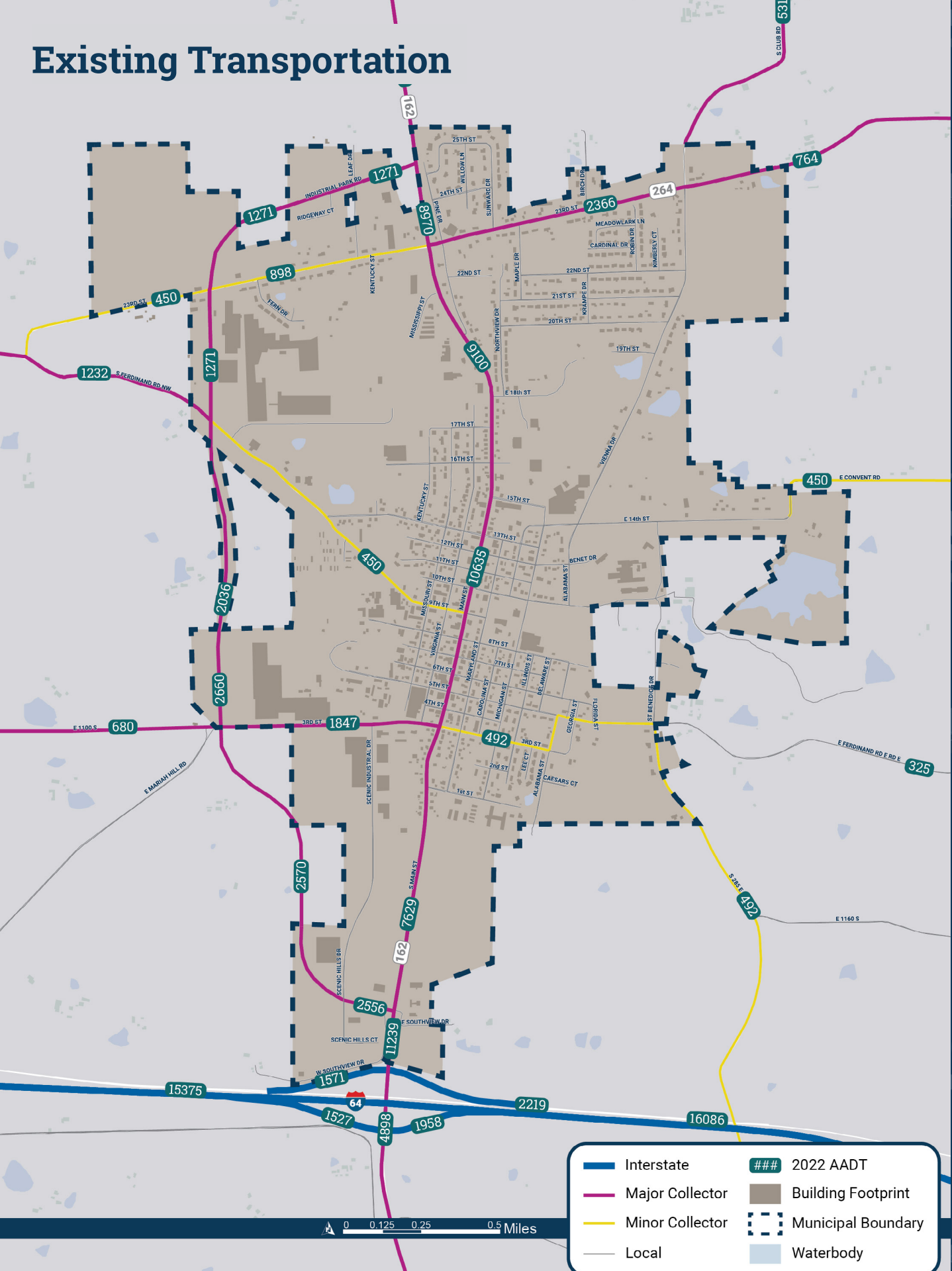
**Institutional:** Institutional land uses include government and community-based properties. This could include government offices, public services, community centers, churches, and more. The Ferdinand Town Hall, Ferdinand Elementary School, Forest Park High School, and Monastery of the Immaculate Conception are properties with institutional land uses. Institutional land uses typically have minimal impact on surrounding properties.

**Low Density Residential:** Low Density Residential land uses include properties with one structure in which one family is living. Traditional single-family homes are the most common land use within this classification. There are also the most common land use in Ferdinand. Residential land uses have minimal impact on surrounding properties.

**Medium Density Residential:** Medium Density Residential land uses include properties on which there are five to ten families living per acre. This includes mobile home parks, duplexes, condos, and low-rise apartments. Residential land uses have minimal impact on surrounding properties.

**Undeveloped/Natural Area:** Undeveloped or natural areas are usually not programmed for regular human use. Also, these areas can be intentionally undeveloped. An intentionally undeveloped area is one where development may not be feasible due to topography, regular flooding, or other circumstances. While there are some undeveloped properties on the edges of Ferdinand, most undeveloped land is in wooded areas near the town.

## Existing Transportation



# OUR Transportation

Transportation networks are made up of key infrastructure that connects people to destinations like where they work or shop. These networks also provide essential routes for emergency vehicles and industrial shipping. Communities can design their local transportation systems to accommodate a variety of modes of mobility like walking, biking, driving, or public transportation.

## Public Transportation

Southern Indiana Resource Solutions (SIRS) operates a Medicaid transportation and rural public transit service called Link-N-Go. Link-N-Go is an on-demand public transportation service that is available in Dubois, Perry, Spencer, and Warrick Counties. The service operates each week Monday through Friday from 6:00AM to 6:00PM.

## Functional Classification

Across the United States, roadways are classified according to how they serve the population. This classification is reliant on each road's design and specifically related to how much traffic it can carry. High-traffic and high-speed roads serve a different purpose in a community than low-traffic roads. The following definitions describe functional classifications for roads in Ferdinand.

**Interstates:** Interstates have the highest functional class. They have limited access points to ensure efficient movement of a high volume of vehicles at a high speed. In Ferdinand, I-64 is classified as an Interstate.

**Major Collectors:** Major collectors have a moderate level of service as they connect local roads and minor collectors to roads with higher functional classifications. Major collectors in Ferdinand include Industrial Park Drive, Main Street/SR 162, and 3rd Street.

**Minor Collectors:** Like major collectors, minor collectors connect local roads to roads with higher functional classifications. They primarily direct traffic from local roads and residential areas to major collectors or arterial streets. In Ferdinand, Huntingburg Road, Convent Road, and 23rd Street are minor collectors.

**Local Roads:** Local Roads have the lowest functional classification. They are not intended for long distance travel and connect only local destinations to one another. Any road that is not an interstate, US Highway, state road, or classified under another functional classification is a local road.

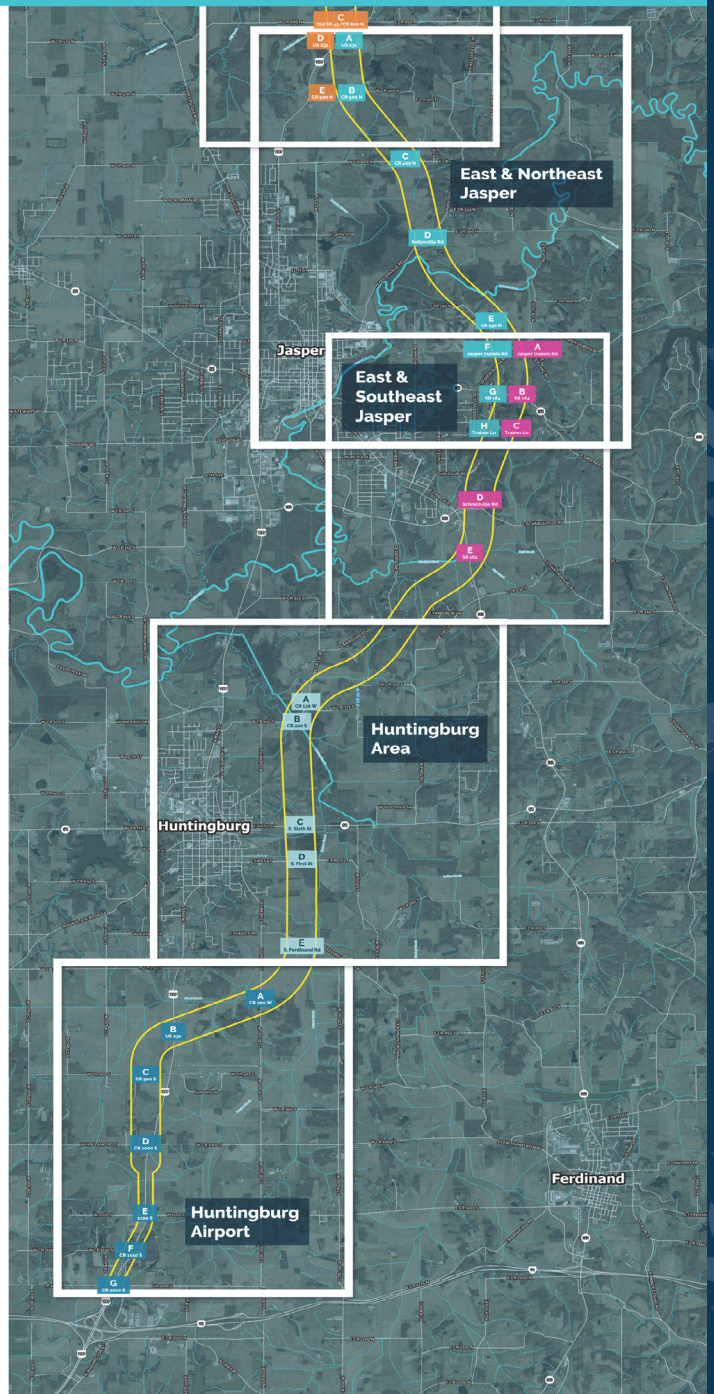
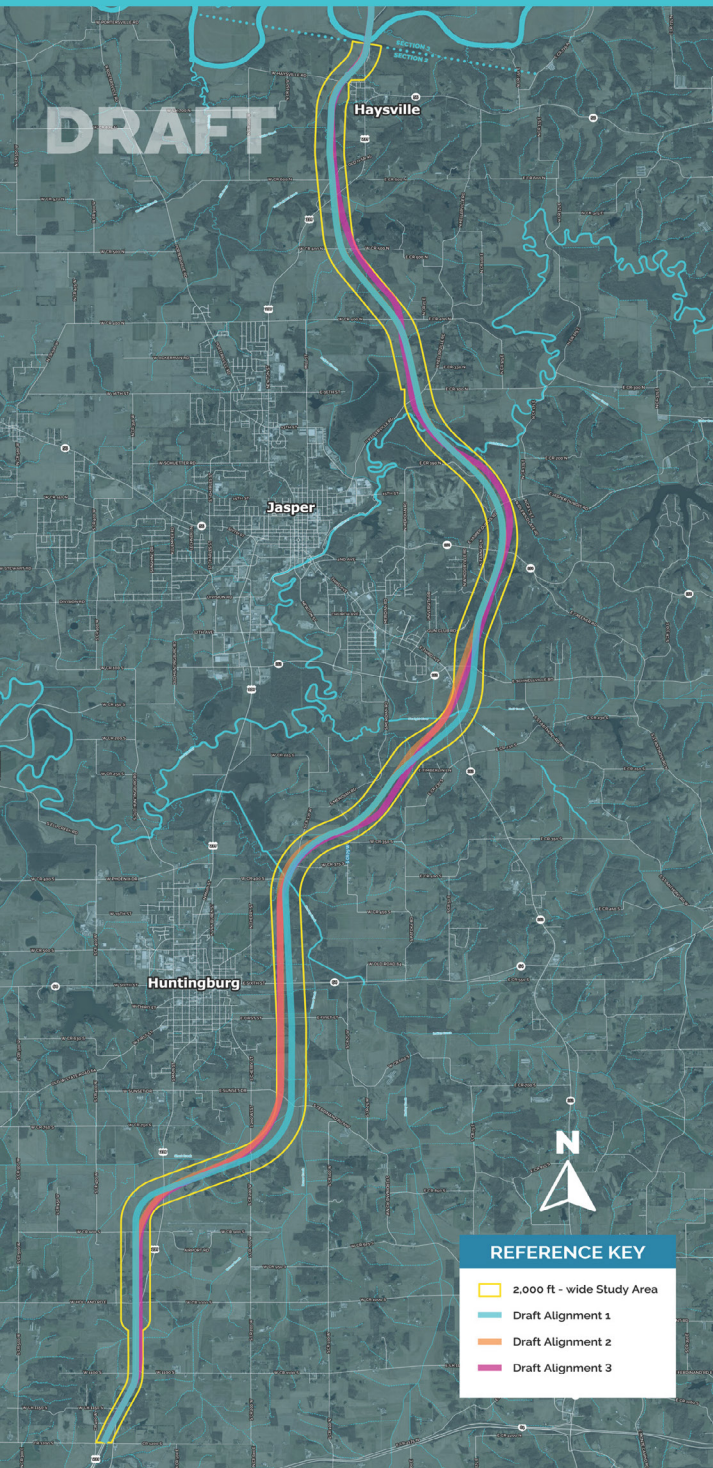




# Mid-States Corridor - Tier 2

## ALL DRAFT Preliminary Alternatives

To help gather feedback, there are a set of maps with groupings of potential intersection locations. The maps are located in the open house area at the Access Feedback station. Once you have visited the station, fill out your comment form to share your preferences.





## About the Study

The Mid-States Corridor Project examines an improved highway connection in southern Indiana. The corridor generally follows U.S. 231 from Interstate 64, passing east of Huntingburg and Jasper and extends north to connect to Interstate 69. The Tier 1 corridor was divided into five sections of study for individual Tier 2 National Environmental Policy Act (NEPA) analysis. Section 2 is the first section to undergo analysis. Section 2 extends from I-64, travels east around Huntingburg and Jasper, and ends near S.R. 56 at Haysville.

## What is Happening Now?

The corridor identified in the Tier 1 Environmental Study that was divided into five sections of Independent Utility (SIU) for individual Tier 2 analysis. Section 1 uses existing US 231 and doesn't require further study. The Section 2 study launched in July 2024 and is anticipated to take approximately three years to complete. Timelines for SIU 3, 4, and 5 have not yet been determined. The Tier 2 analysis will determine the alignment and access plan for the new highway and facility type. It will also evaluate more site-specific impacts to determine the specific preferred location and right-of-way needs of a 200-to-500-foot-wide facility.



### Public Information Meetings

Informal meetings with an emphasis on sharing project updates and allowing attendees a chance to speak one-on-one with team members.

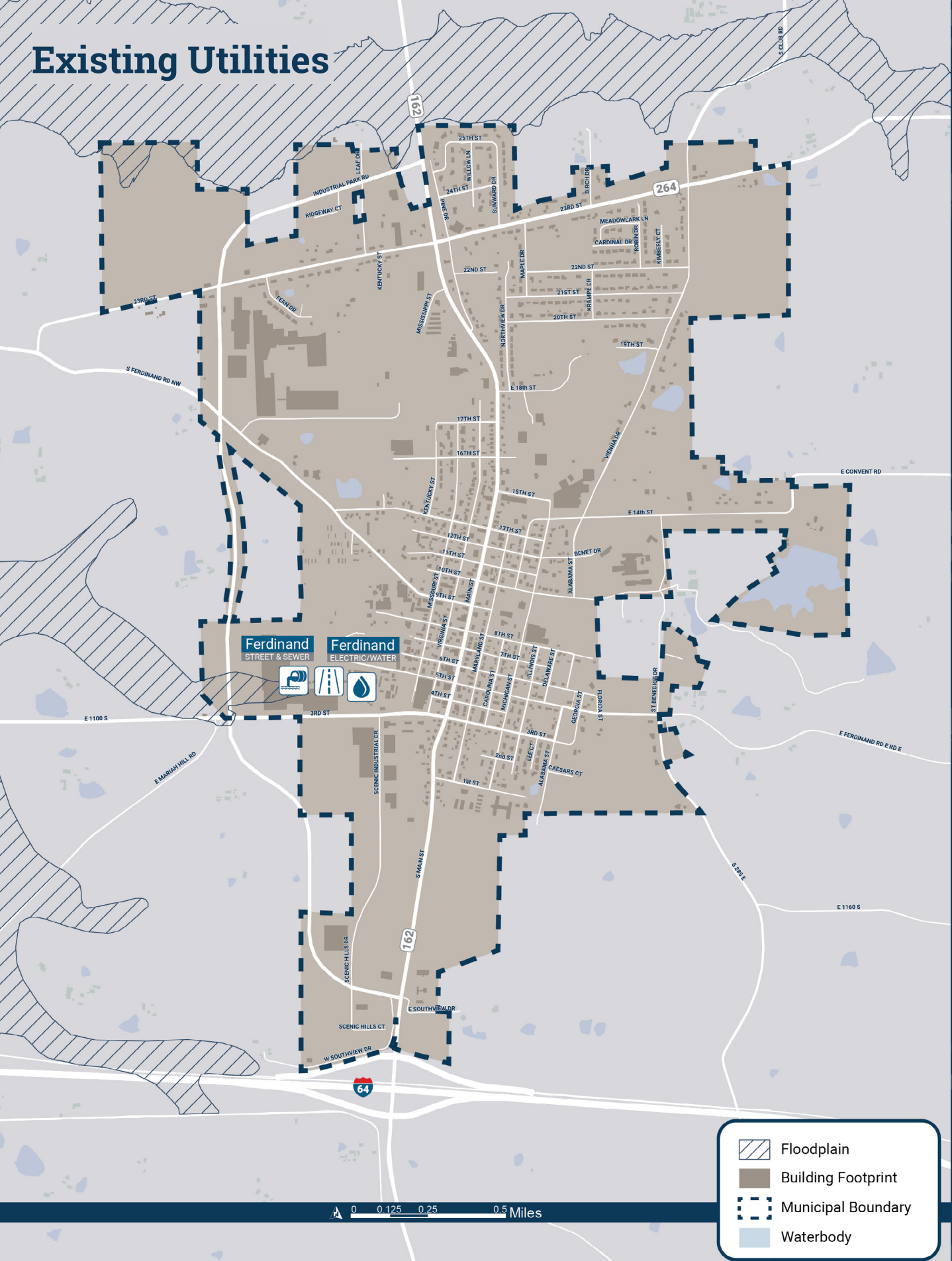


### Public Hearing

Formal process of collecting comments both written and oral on study documents. Responses to comments are given in the environmental document.



## Existing Utilities



# OUR Utilities

Utilities, like wastewater and electric services, play a significant role in attracting and retaining residents in communities. High quality utilities are also important to local quality of life as they are amenities that provide critical services. Therefore, potential residents are more likely to move into a community, and current residents are more likely to remain, if they have consistent access to basic utilities. The following outline summarizes the current utility providers in Ferdinand.



## Water/Electric



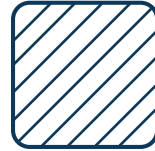
## Wastewater

Water utilities deliver clean water to residents and businesses in communities. In Ferdinand, the water utility is managed municipally, meaning the town directly provides water to its residents and businesses.

Electric services provide access to electricity. This utility is usually provided by a private company, but it can be provided municipally. There are two different electric utilities in Ferdinand. The first utility, Ferdinand Municipal Light and Power, is operated by the Town of Ferdinand. It provides electric service to most of the town's residents and businesses. The second utility, Dubois Rural Electric Cooperative, is operated by a private company. It provides electric service to only the northernmost part of the town.

Wastewater utilities manage the sanitary disposal of used water. The Town of Ferdinand also provides wastewater services to residents and businesses.

According to the 2024 Annual Drinking Water Quality Report, the Ferdinand Water Department provides water for 1,160 meters and fire protection in the Town of Ferdinand. All of the water for the system is purchased from Patoka Lake Regional Water & Sewer District located at 2647 North State Road 545 in Dubois, Indiana. Patoka provides the town with a high quality of water that meets or exceeds the testing and reporting requirements of the National Primary Drinking Water Regulations (NPDWR), Environmental Protection Agency (EPA), and Indiana Department of Environmental Management (IDEM).



## Flood Hazards

The Federal Emergency Management Agency (FEMA) maintains a database of floodplains throughout the United States. Floodplains are areas with a heightened risk of flooding due to topography, proximity to bodies of water, or other circumstances. Development in these areas experience the threat of damage due to flooding. As such, it is ideal to avoid building anything in floodplains that cannot withstand flooding.

According to FEMA, there is one floodplain that can impact development in Ferdinand. On the town's west side, a small floodplain extends to partially cover the Masterbrand Cabinets industrial property on 3rd Street. This floodplain has a 1% chance of flooding each year and a 26% chance of flooding over 30 years. A similar floodplain with the same chances of flooding covers properties just north of Ferdinand. This floodplain follows Green Creek and many of the properties immediately adjacent.

# OUR Facilities

Community facilities are public structures or organizations that offer services to residents and businesses within a community. This includes schools, fire departments, police departments, post offices, parks, or publicly owned community centers. The following outline summarizes the significant community facilities in Ferdinand.



## Parks and Recreation

Parks and other recreational facilities provide residents with a place to enjoy either indoor or outdoor recreation. There are three parks in Ferdinand that allow residents access to outdoor recreational activities.

- **Old Town Lake** is lakeside park on the east side of Ferdinand. It has a pier for fishing and a trail with a rest area. The park also features public greenspace with a shelter that is available for rent through the town..
- **18th Street Park** is a large park on the north side of Ferdinand. It features a playground, two paved trails, three shelters, an open greenspace, a disc golf course, a basketball court, a softball field, and two sand volleyball courts. 18th Street Park is also next to the Ferdinand Community Center, a rental hall that offers over 10,000 square feet of space for various events.
- **5th Street Park**, on the west side of town, is a park with several community sports fields. These include two soccer fields and four softball and baseball fields that are used regularly for youth sports practices and games. The park also has a shelter, a playground, and a large open greenspace.
- In addition to these parks, Ferdinand is home to **Clem & Mary Lange YMCA**. This YMCA is a fitness center that provides residents opportunities for both indoor and outdoor recreation. It also provides childcare programs and a variety of health and wellness activity programs.

Ferdinand is also nearby other recreational amenities. For example, the Dubois County Fairgrounds, which hosts the Dubois County Fair each year, is located approximately seven miles north of the town. It also provides greenspace and several shelters for residents across the county. Other nearby recreational areas include Lincoln State Park, located about 12 miles southwest of Ferdinand, and Ferdinand State Forest.

Ferdinand's parks are mentioned in the Dubois County Park and Recreation Master Plan. The plan identified a series of park projects or improvements that could occur roughly between 2022 and 2030. For example, this plan proposed resurfacing the trails and playground at 18th Street Park and building a restroom and storage building at Old Town Lake that has been recently completed.







## Fire Safety

The Ferdinand Volunteer Fire Department provides fire safety and emergency medical services (EMS) to the Town of Ferdinand and to Ferdinand Township. The department is made up of 32 personnel and has a station at the corner of 4th Street and Carolina Street and a second station on 23rd Street.



## Police

The Ferdinand Police Department provides public safety and crime prevention services to the Town of Ferdinand. The department has eight officers and has a station at the corner of 10th Street and Missouri Street.



## Library

The Ferdinand Public Library, on 16th Street near 18th Street Park, is a branch of the Jasper-Dubois County Public Library. It provides a variety of services including public printing, children's reading events, and study or meeting room reservations.



# OUR Institutions

Like community facilities, anchor institutions are key facilities that are important within a community. However, they do not always provide a municipal service to residents and businesses. Instead, they could be an attractive amenity for residents and visitors that drives economic activity in the community, or an important institution that acts as a local stakeholder. The following outlines Ferdinand's anchor institutions.



## Sisters of Saint Benedict

Monastery of the Immaculate Conception, located on the eastern side of Ferdinand, is home to a community of Sisters of St. Benedict. The Sisters of St. Benedict are Catholic monastic women committed to a tradition of community service and prayer. In Ferdinand, they offer several programs and host events designed in service of the community. As stated by the Sisters, they serve as “teachers, social workers, parish ministers, counselors, nurses, attorneys, youth ministers, administrators, entrepreneurs, activists, chaplains, librarians, and more.”

The Monastery itself is also an anchor institution in the community. It acts as both a significant church and an attraction for visitors. The Sisters of St. Benedict offer tours of Monastery of the Immaculate Conception and manage a gift shop and bakery. The funds raised from these operations support both maintenance of the Monastery and the Sisters of St. Benedict's local mission.







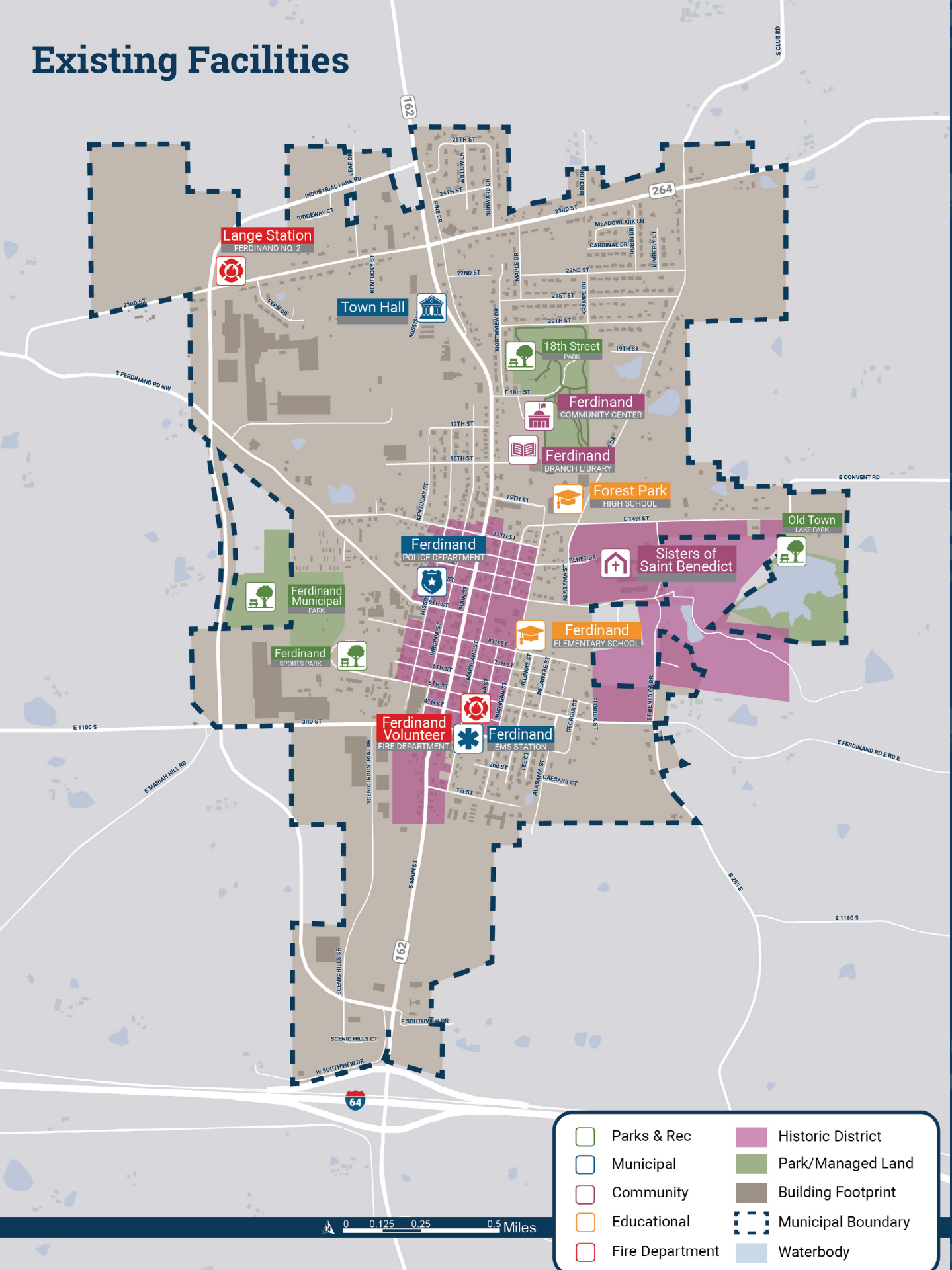
## Education

The Southeast Dubois County School Corporation provides education to students from Kindergarten through 12th grade in the southeastern corner of Dubois County, including Ferdinand. In Ferdinand, there are two school facilities. Ferdinand Elementary School, on 8th Street, provides education for students from kindergarten through fourth grade, and Forest Park Jr./Sr. High School, on Michigan Street, provides education for students from seventh grade through 12th grade. Students in fifth grade and sixth grade are transported to another school north of Ferdinand, Cedar Crest Intermediate for their education.

The School Corporation consists of 1,230 students enrolled in Pine Ridge Elementary and Ferdinand Elementary for K-4, Cedar Crest for grades 5-6, and Forest Park Jr./Sr. High School for grades 7-12.



# Existing Facilities





# OUR Events

Community events can include a variety of festivals, fairs, gatherings, markets, or more. Regardless of the event, they are all key attractions that bring the community together and enhance the local social environment. Additionally, they can attract visitors to the town, boost the local economy, and build local pride in the community. The following summary outlines each of the major community events in Ferdinand.

The **Ferdinand Heimatfest** is one of the largest events in the town hosted by the volunteer Heimatfest Committee. Heimatfest occurs annually over two days in mid-June and features live music, a barbecue contest, a car show, a three-on-three basketball tournament, disc golf, volleyball games, a 5k run, and a variety of vendors. The event is held at 18th Street Park and includes dinners in the Ferdinand Community Center. The money raised at Heimatfest is donated to the Ferdinand Community Endowment and the Dubois County Community Foundation.

The **Ferdinand Folk Festival** is another one of the largest events in Ferdinand that is hosted by the Town. Its primary focus is on live music, but it also provides environmental education opportunities geared to promoting eco-friendly activities and lifestyles. The Folk Festival also presents a variety of vendors that offer food and crafts. This event occurs annually in late September at 18th Street Park.

The **Ferdinand Christkindlmarkt** is the largest annual event to occur in Ferdinand. It is held at various locations around Ferdinand in the third weekend of November each year. The event is a traditional Christkindlmarkt featuring a variety of German crafts, foods, and holiday-themed activities like a holiday market, ice skating, and a concert. The Ferdinand Christkindlmarkt is estimated to draw over 10,000 visitors to the town each year.

The **Ferdinand Fire Department Fireman's Ball** is an annual fundraising event with a dinner and live music to support the local volunteer fire department.

Ferdinand also has several smaller events throughout the year. For example, the Town Wide Yard Sale in the first week of April encourages residents to hold a yard sale. The annual Spring and Fall Clean Up are other small events focused on bringing residents together to declutter and keep the town clean.








# Visioning & Strategy

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43	Theme 1 Land Use and Growth
51	Theme 2 Mobility and Public Services
59	Theme 3 Housing
63	Theme 4 Economic Growth
69	Theme 5 Community Identity and Character



# Introduction.

This chapter provides more detail on each theme, goal, and recommendations. Though the themes, goals, and recommendations are individual statements, they must be considered with the larger vision. The recommendations are interconnected and influence one another, thus providing a comprehensive effort for the future of Ferdinand. The following section display each of the plan's 61 recommendations under the respective goals with additional supporting information.

**The *Flourishing Ferdinand Comprehensive Plan*, and its goals, serve as a guide for future policy and development decisions by identifying a variety of physical and programmatic objectives or strategies related to land use, transportation, community facilities, utilities, housing, economic development, parks and recreation, quality of life, and more.**



# PLAN THEMES



## Land Use and Growth

Balance sustainable growth that contributes to Ferdinand's sense of place and enables quality of life, amenities, and services.



## Mobility and Public Services

Maintain adequate public facilities and services to meet the health, safety, economical, and leisure needs of Ferdinand.



## Housing

Promote the development and redevelopment of housing for a range of densities, types and income groups.



## Economic Growth

Develop strategic initiatives and coordinated efforts that support job creation and economic growth.



## Community Identity and Character

Provide Ferdinand residents of all ages and abilities adequate recreation, public space, and programming by preserving, maintaining, and enhancing a quality system of parks, open space, and recreational facilities that satisfy current and future needs.





# PROJECT PRIORITY

Each goal includes potential partners, resources and funding sources as well as a priority ranking for all of the recommendations.

High  
Priority  
Moderate  
Priority  
Low  
Priority  
On-going

## Priority

Each recommendation is assigned a priority level based on community and town input. There are three priority levels: High Priority, Moderate Priority, and Low Priority. A recommendation listed as High Priority should generally be addressed or started earlier than a Low Priority recommendation. Ferdinand should consider High Priority recommendation as the first steps to plan implementation. On-going priorities are recommendations that are continuous efforts that the town should annually prioritize and do not have a projected completion timeline.

## Potential Partnerships

The goals recommendations identified in the *Flourishing Ferdinand Comprehensive Plan* cannot be attained or implemented by just one entity. Though the Town of Ferdinand will be the leader for most actions, there are partners throughout the community that play a key lead or supporting role. This could include providing monetary support, staffing resources, technical support, guidance and direction, community engagement, and more.

## Resources

This column outlines potential resources available to assist in the implementation of each recommendation. Resources can include funding opportunities, like grants or loans, and human capital, like staffing or volunteers.

# THEME #1: Land Use and Growth

Balance sustainable growth that contributes to Ferdinand's sense of place and enables quality of life, amenities, and services.

## Goals and Recommendations

Growth within a community can come in many different forms. Whether that growth is realized through an increased population or new physical development, it must be managed responsibly and effectively. Responsible management of growth and development is critical to ensuring it is financially and environmentally sustainable for the community.



**Unique  
Development**



**Targeted Growth**



**Regional Growth**



# Unique Development

Ensure future development and redevelopment contributes to an aesthetic, character and quality that is uniquely Ferdinand.

The physical design and appearance of a community greatly contributes to its overall identity, including how people might perceive it. The Town of Ferdinand can work to develop a unique community character by identifying how it would like certain types of development within specific districts to be designed. It can use form-based standards to specify how buildings in key areas should appear. For example, the town can create a downtown zoning district to require certain historically German design elements to facilitate the development of a unique German aesthetic in a highly visible part of the community.

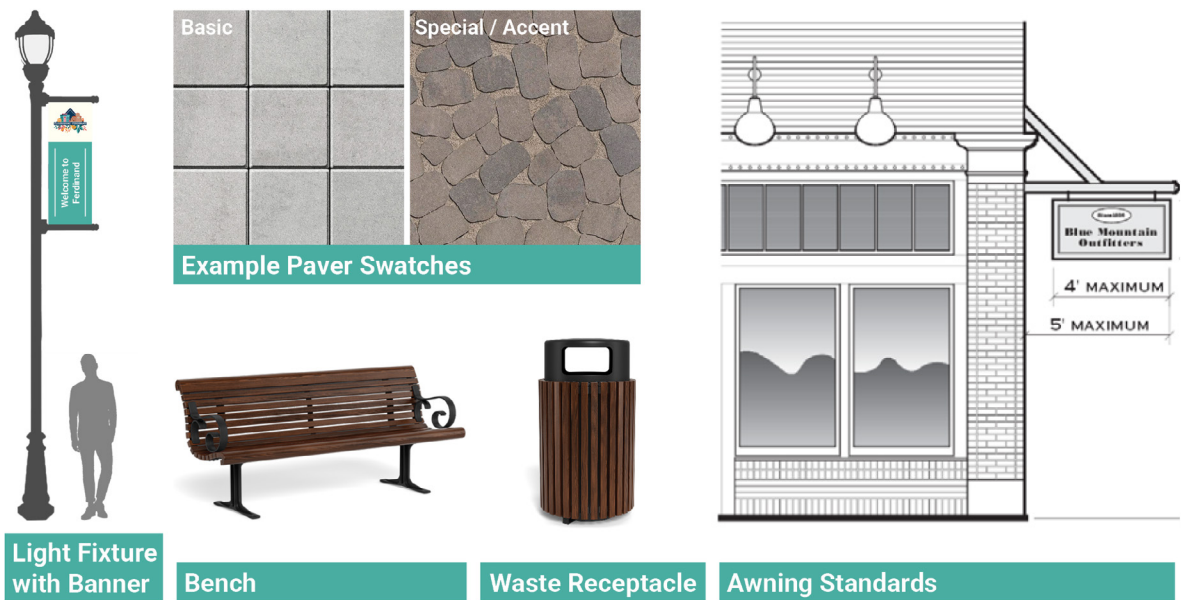
**Form-based focuses on the on the physical characteristics and appearance of buildings and how they relate to each other and the street, rather than the specific land use allowed on a site.**

## Recommendations

- **1.1.1: High Priority:** Favor walkable neighborhood design over suburban or sprawled design.
- **1.1.2: Moderate Priority:** Update the Ferdinand Zoning Code to include a hybrid of land use-based and form-based approaches to standards.
- **1.1.3: Moderate Priority:** Update design guidelines for development. (ie. light poles, furniture, architectural style)

## Potential Partnerships

- Ferdinand Plan Commission
- Ferdinand Redevelopment Commission
- Framing Ferdinand
- Dubois County Chamber of Commerce
- Local Business and Property Owners
- Private Developers







## 1.2 Targeted Growth

### Promote development and redevelopment in targeted areas.

As Ferdinand grows, it will become more important to manage development. Though development is possible in most places within or around the town, many of these locations may not be best suited for it. For example, there may be a property that is not serviced by utilities, meaning any structure built on it will not be connected to necessary water or sewer service. Directing growth and development to areas that are already properly serviced will provide time for the town to extend utilities to other areas where growth is expected.

To promote development in targeted areas that can handle growth, the Town of Ferdinand can also encourage infill development. Infill development is development that occurs within a community and utilizes existing utilities instead of requiring new infrastructure to be built. Infill often results in the development of vacant parcels within a community, thus stitching neighborhoods together with new structures. Additionally, the town could promote the reuse of vacant or underutilized buildings. Adapting an old building to a new use could save on infrastructure costs as it would not require any to be built. Infill development and adaptive reuse can be encouraged as preferred methods of development to generate growth within the existing network of Ferdinand.

### Recommendations

- **1.2.1: Moderate Priority:** Ensure new developments include adequate green and open spaces.
- **1.2.2: Moderate Priority:** Favor infill development (empty lots) and phased development plans over physical expansion of areas outside of town.
- **1.2.3: High Priority:** Encourage adaptive reuse in buildings of special architectural or historical value.
- **1.2.4: Moderate Priority:** Use tools such as a TIF District to encourage growth.

### Potential Partnerships

Ferdinand Plan Commission  
 Ferdinand Redevelopment Commission  
 Ferdinand Economic Development Commission  
 Ferdinand Street Department  
 Ferdinand Water and Wastewater Department  
 Ferdinand Electric Department  
 Southeast Dubois County School Corporation  
 Private Developers



Example of Open Space in Residential Subdivision



## 1.3 Regional Growth

### Continue to work with Dubois County to plan for future growth and development.

According to the Dubois County Housing Study, Dubois County's population is expected to grow and bring new development into the area. This brings the potential for growth in the rural, unincorporated areas of the county. Though this land is beyond Ferdinand's boundaries, the town can exercise some control over development in the areas immediately surrounding it. The Town of Ferdinand has zoning jurisdiction within an extraterritorial boundary that extends beyond its defined town limits. Therefore, the town can determine the zoning of properties in the rural areas around it.

However, Ferdinand's extraterritorial zoning jurisdiction does not grant the town total control over development. To ensure potential development in the surrounding areas appropriately aligns with Ferdinand's vision for the future, the town must work with Dubois County. Close collaboration with the county can help the town manage development and plan for its future growth.

Under state statute, Ferdinand has a two-mile jurisdictional rights to provide zoning and land use guidance because Dubois County does not have zoning. The reference map on page 45 illustrates the jurisdictional area that the town can provide policy.

### Recommendations

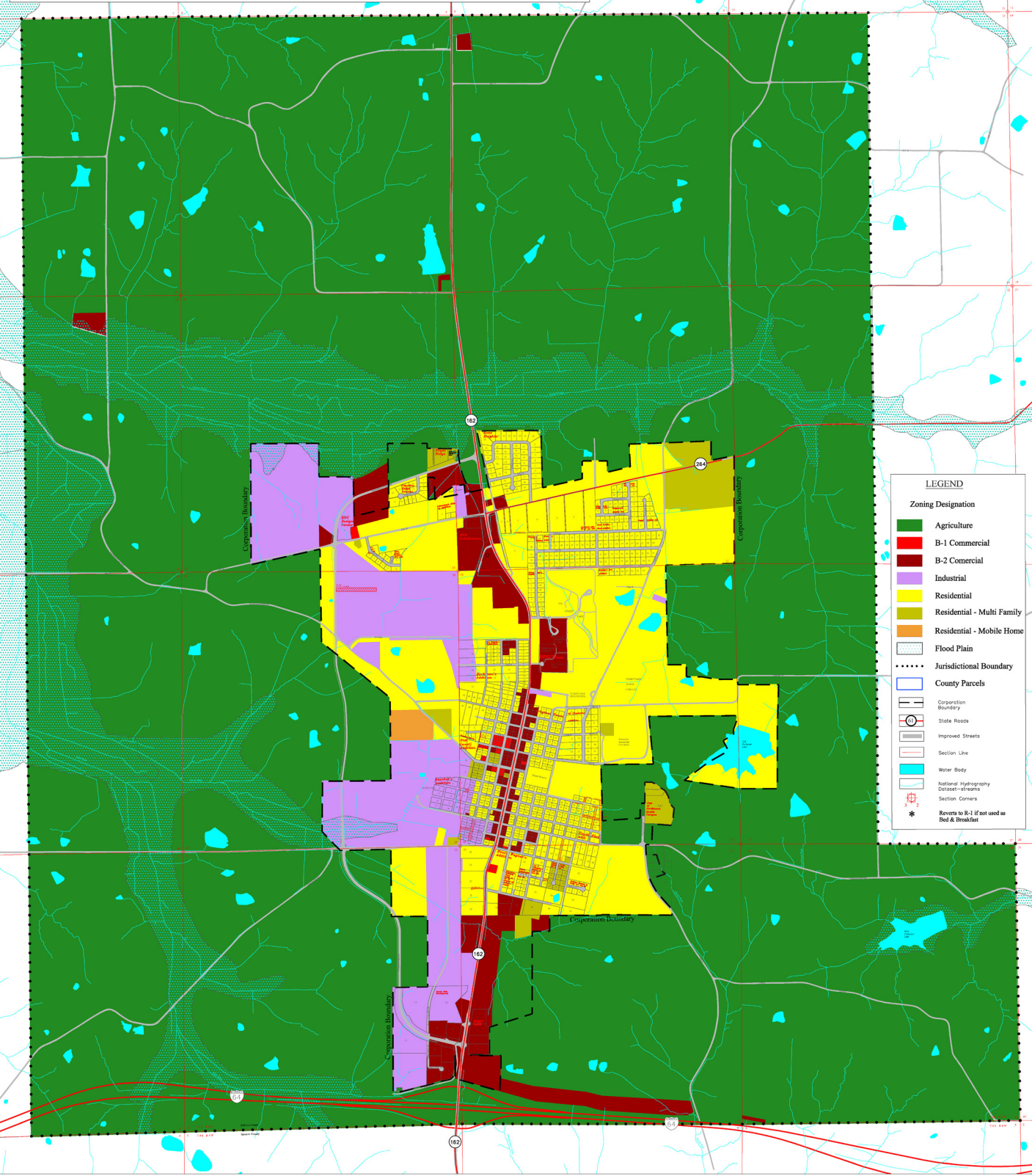
- **1.3.1: Moderate Priority:** Consider creating a joint plan for land use and development of Ferdinand Township.
- **1.3.2: High Priority:** Identify growth areas to ensure growth aligns with public goals.

### Potential Partnerships

Ferdinand Plan Commission  
 Dubois County Staff and Officials  
 Ferdinand Redevelopment Commission  
 Ferdinand Economic Development Commission  
 Ferdinand Water and Wastewater Department  
 Ferdinand Electric Department  
 Southeast Dubois County School Corporation



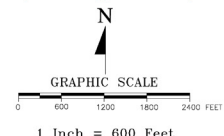
# Ferdinand - Jurisdictional Area



The information located upon the Ferdinand, Indiana Zoning Map is provided by Indiana 15 Regional Planning Commission. The data provided herein was compiled using various sources. The sources include:

- The June 15, 2015 Ferdinand Base Map Produced by Indiana 15 Regional Planning Commission
- Ferdinand Replacement Zoning Ordinance 97-3 and associated zoning map dated December 1997
- May 27, 2009 Zoning Designations Map Titled Town of Ferdinand, Indiana Planning and Zoning
- Ferdinand Ordinances from Ferdinand Code Book from 97-3 up to and including 2022-04 Rezoning and adopting amendments to the text of the Zoning Ordinance.

While the Indiana 15 Regional Planning Commission worked diligently to place the legal documents together, this data is provided as is without warranty. Any person who relies on said information does so solely at their own risk.



**INDIANA 15 REGIONAL PLANNING COMMISSION**  
233 West One Street  
Ferdinand, IN 46735  
Phone: 317.241.4400  
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Email: info@indiana15.org

**Title: Ferdinand, INDIANA - Jurisdictional Area Zoning Map**

Prepared By: T.E. S.G., S.M. | Reviewed By: L.C. | Date: April 12, 2016

Revisions: June 13, 2017; September 12, 2017; December 31, 2017

Revisions: February 22, 2019; June 6, 2022; March 25, 2025








By: Christine Schmitt, Chair, Local Planning Commission

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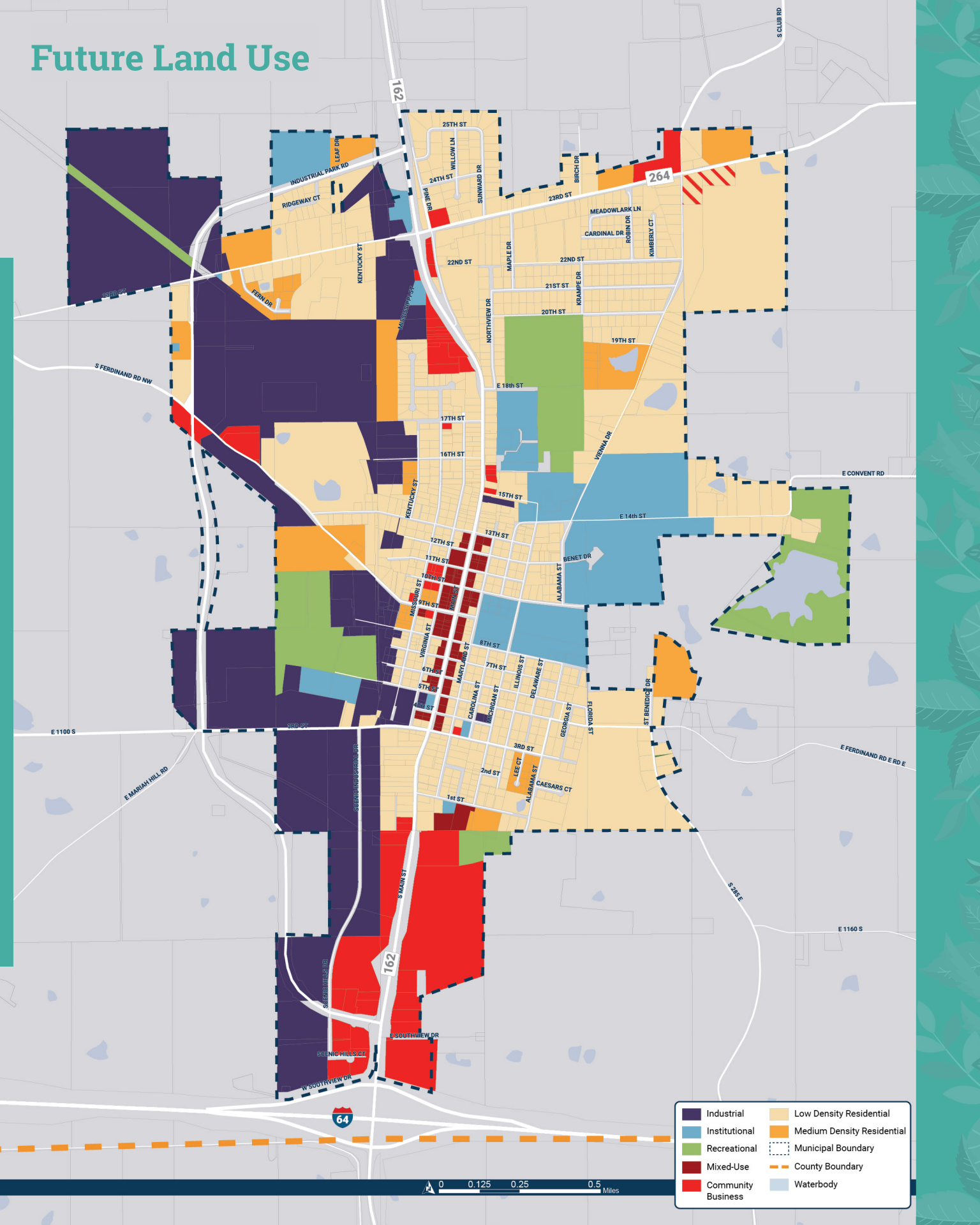


# Future Land Use Plan

The Future Land Use Map determines appropriate locations for future uses, establishing the community's vision for the placement of housing, employment, social activities, and protection of natural areas. Seven categories provide guidance for new development and redevelopment, describing the typical combination of land uses and design characteristics that are desirable to create distinct areas of the town. The map does not establish zoning district boundaries or regulations, nor guarantee that individual properties are suitable for the full range of design characteristics described within each category. Land use decisions on individual properties should consider not only the Future Land Use Map (shown on page 45), but also other location criteria, the context of the surrounding area, and other individual site considerations that cannot be evaluated as part of the high-level policy guidance of the Comprehensive Plan. Future land use types identified on the map include the following categories:

-  **Industrial** – The industrial typology includes a variety of showroom, flex space, and manufacturing space, or varying square footages. While industrial uses may include some degree of office space, the primary focus is on the assembly, storage, or distribution of goods or products. Floor area ratio range from 0.25 to 0.5 and structures in the industrial typology may range from 1 to 3 stories in height. Proximity to regional road corridors is a critical factor in locating these areas.
-  **Institutional** – This land use typology category includes a variety of properties around Ferdinand containing religious institutions and facilities, schools, libraries, government services, and spaces for infrastructure and utilities.
-  **Recreational** – This category includes land owned by the Town and open for public use.
-  **Mixed-Use** – Mixed Use may include a mixture of office, retail, or residential land uses, situated at key nodes along key corridors in Ferdinand. Typical building sizes in this category range from 20,000 to 100,000 square feet and floor area ration ranges from 0.25 to 1.00. Buildings may range from 1 to 4 stories in height and residential components may range from 12 to 40 units per acre. This typology is located along minor or major arterial roadways and serves a 3 to 6 miles trade radius. A central point to this type of development is a central gathering space or pedestrian focused outdoor space.
-  **Community Business** – These areas include commercial uses with a combined or total gross leasable area of 125,00 to 400,000 square feet that provide goods and services for a 3 to 6 miles trade area radius. Community Business centers often have two or more anchor tenants which could include a discount store or supermarket and are developed on 10 to 40 acres of land. The uses typically are located along minor or major arterial roadways and would serve a large portion of the Ferdinand community.
-  **Low Density Residential** – This typology captures the traditional forms of single-family housing found in Ferdinand and most other suburban communities. The typical lot size ranges from 8,000 square feet to 0.5 acres and the average density ranges from 2 to 4 units per acre. This land use includes predominantly single-family detached homes with limited clusters of attached housing types such as duplexes or townhomes.
-  **Medium Density Residential** – This typology captures a variety of attached side by side townhomes and row home products, with densities ranging from 4 to 12 unites per acre. Small higher density residential development forms including patio homes, apartments, manufactured home parks, and various forms of senior housing also fit within this category.

# Future Land Use



# LOCATION CRITERIA FOR FUTURE LAND USE DECISIONS

Combined with the future land use designations, the location criteria should be referenced by the decision makers when making land use decisions. As surrounding development progresses outside of Ferdinand, the following location criteria is meant to provide a broad set of guidelines that should be met before land use decisions and policies are approved.

## **All New Development**

- Must comply with the existing land use guidelines
- Should be compatible in design, density and use to surrounding development
- Should include proper transitions and buffers
- Should include proper access to transportation and utility infrastructure

## **Residential Uses**

- A variety of residential densities and types should be encouraged
- Should be protected by adverse impacts by encroaching development
- Subdivision should allow for expansion and/or connection to adjacent development and connectivity between subdivisions should be encouraged
- Subdivisions should encourage pedestrian connections

## **Downtown Development**

- Should have a focus on mixed uses (retail, restaurants, office, residential, government, public spaces)
- Should be focused on the pedestrian
- Should be compatible with historic district
- Should be a provider of a wide range of economic activity
- Should reserve residential uses for the upper floors and rear of buildings
- Development should be oriented towards street with parking in rear

## **Commercial Uses**

- Should minimize curb-cuts on the roadways
- Should include buffering or screening between commercial area and residential area
- Should allow access between existing and future surrounding development
- Should focus on shared parking

## **Industrial Uses**

- Should be located near adjacent industrial areas
- Should comply with all state environmental requirements
- Should gain access to arterial roadways and share driveways/access points

## **IN 162 Mixed Use Corridor and Interstate Development**

- Should serve local residents and commuters and visitors along I-64
- Should consist of a mix retail, dining, and/or entertainment with moderately dense residential
- Should transition between commercial uses and adjacent residential areas with buffers addressed through design elements, fencing and/or landscaping
- Should be focused on the pedestrian and include pedestrian connections between uses as well as external pedestrian connections to other areas within the community
- Should be compatible with surrounding uses
- Should be a catalyst of a wide range of economic activity
- Should encourage residential uses for the upper floors and in mid-density buildings
- Traffic and parking issues should be addressed on-site or through shared parking within walking distance when possible
- Should include aesthetically pleasing signage and site lighting to increase safety and visibility
- Design guidelines should be established that reflect the town branding and character to enhance this area as a gateway to the community



# THEME #2: Mobility and Public Services

**Maintain adequate public facilities and services to meet the health, safety, economical, and leisure needs of Ferdinand.**

## Goals and Recommendations

Public facilities and services are key factors that contribute to local quality of life. They may also influence peoples' decisions about where they choose to live. Therefore, it is important to guarantee public facilities and utilities can provide high quality service across the community as it grows. Through collaboration with local facilities and providers, Ferdinand can ensure all parts of the community and any potential future growth areas will receive appropriate services.



**ACTIVE  
TRANSPORTATION**



**PUBLIC SAFETY  
SERVICES**



**UTILITY  
SERVICES**



## 2.1 Active Transportation

### Foster a culture of active transportation.

There are many different types of transportation people can utilize to move around their communities. Some of these modes of transportation, particularly walking and biking, are powered solely by human movement. These types of mobility are considered active transportation. It is often difficult for people to utilize modes of active transportation due to a lack of quality infrastructure that would allow to safely move around their communities. To encourage active transportation, a community must ensure it has high-quality sidewalks, highly visible crosswalks, bike lanes that are physically separated from vehicle-travel lanes, or off-road walking and biking paths.

There are a variety of benefits associated with active transportation, even for people who walk or bike short distances. It can improve mental and physical health, provide access to outdoor recreation, reduce car crashes, and improve safety for all walkers, bikers, and drivers. Active transportation can even provide financial benefits as bicycles are easy to maintain and there are no costs associated with walking.

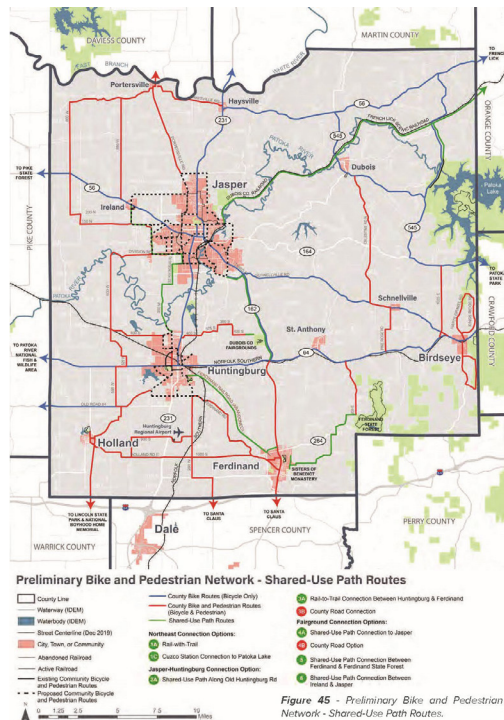


Figure 45 - Preliminary Bike and Pedestrian Network - Shared-Use Path Routes.

Dubois County  
Bike and  
Pedestrian  
Master Plan

### Recommendations

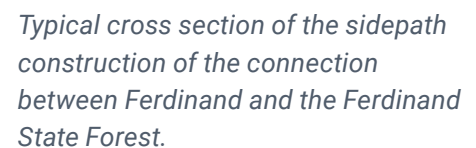
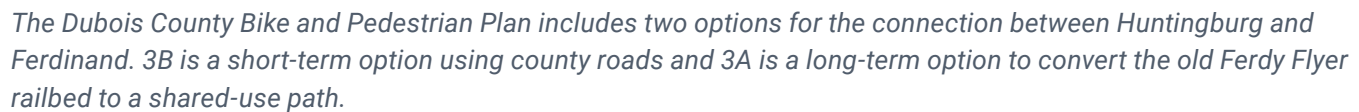
- **2.1.1: High Priority:** Adopt a new Transportation Asset Management Plan. (ie. road and street projects, sidewalks).
- **2.1.2: High Priority:** Expand the internal trails and sidewalks system by linking to neighborhoods and commercial areas along key corridors.
- **2.1.3: Low Priority:** Connect Ferdinand to the regional trail system by implementing connections identified in the Dubois County Bike and Pedestrian Master Plan.
- **2.1.4: Moderate Priority:** Enable safe walking and biking to in-town schools through infrastructure improvements and programming in partnership with Southeast Dubois County School Corporation.
- **2.1.5: Moderate Priority:** Explore opportunities for shared parking agreements to boost available parking supply when needed.
- **2.1.6: Moderate Priority:** Determine need and plan for long-term parking solutions.

### Potential Partnerships

Ferdinand Street Department  
Dubois County Highway Department  
Dubois County Health Department  
Indiana Department of Transportation (INDOT)

### Resources

INDOT Community Crossings Matching Grant (Not applicable to State Roads)  
Federal Highway Administration (FHA) and INDOT Transportation Alternatives Program





# Dubois County Bike and Pedestrian Plan

## Planned Routes and Recommendations

Completed in June 2021, the Dubois County Bicycle and Pedestrian Master Plan provided infrastructure and policy recommendations for Dubois County, Indiana, and its incorporated cities and towns to improve the safety and quality of life for those who live, walk, or bicycle in the county. Two routes (below) were identified to connect Ferdinand to another communities and county attractions as well as improvements the town should prioritize.

### **Route 3 - Huntingburg to Ferdinand Connection**

Huntingburg and Ferdinand are in close proximity, separated by only a few miles. From the very start of the planning process, the old Ferdy Flyer abandoned rail line had been identified as a potential rail-to-trail conversion for this route. The rail line has been abandoned for several years and most of the tracks and associated railroad infrastructure has been removed, to the point where finding its exact location is difficult in the field. The route provides a strong connection between Ferdinand and Huntingburg and passes near League Stadium in Huntingburg. While abandoned, it is believed that the property reverted back to the adjacent property owners, creating more difficulty in now obtaining the right-of-way for a trail. Later in the planning process it was determined that re-use of this corridor should remain in the plan as a long-range goal, but a more near-term route needed to be planned that could be implemented sooner. Therefore, two options are included in this plan for the route between Huntingburg and Ferdinand:

#### **Option 3A - Ferdy Flyer Rail-to-Trail Conversion**

Long-term route utilizing the old Ferdy Flyer railbed. The route would begin along Industrial Park Road in Ferdinand and travel northwest through the countryside connecting to East 1st Street in Huntingburg near Municipal Park and League Stadium. The total route length of this option is approximately 6.6 miles. *Planning-level Budget-\$7,191,974.*

#### **Option 3B - South Ferdinand Road Connection**

On-street Bike and Pedestrian Route utilizing South Ferdinand Road NW and W. 700 S to make the connection to the south side of Huntingburg. This was deemed to be the near-term priority for this connection. The total route length of this option is approximately 5.1 miles. *Planning-level Budget-\$28,050.*

### **Route 5 - Ferdinand State Forest Connection**

One of Dubois County's greatest assets is its access to state and national parks and recreational lands. Ferdinand State Forest is one such property, located in southeast Dubois County just northeast of Ferdinand. This route provides a connection between the east side of Ferdinand and the entry to Ferdinand State Forest. The route would include a shared-use path constructed parallel to existing roadways. The route begins on East 14th Street near the Monastery and follows East Convent Road past Ferdinand Old Lake to S. 475 E. It would then follow East 23rd Street/ SR 264 to the state forest's north entrance. The total route is approximately 6.2 miles. *Planning-level Budget-\$8,107,316.*

### **Ferdinand Community Connections**

Ferdinand has a strong base of walking trails at the 18th Street Park. The local streets and drives at the Monastery are also attractive to walkers. Ferdinand's location makes it a "hub" or connection points in all directions, with connections coming in from the west, northwest, north and east. To be most successful, these new county routes should be connected up to the existing trails in 18th Street Park. It is the recommendation of this plan that a detailed trails master plan be complete for the areas within the corporation limits of Ferdinand to plan and develop the connections between the proposed county routes and the existing trails at 18th Street Park.



## Public Safety Services

### Maintain high quality, coordinated public safety services.

The quality and availability of public safety services, including fire protection, police, and EMS, is often a key consideration for potential new residents of a community. This is also a common consideration for residents currently living within a community. People may not want to live where high-quality public safety services are unavailable. Therefore, it is crucial to maintain these services.

Currently, Ferdinand already has exceptional public safety services. To ensure they continue to be high-quality services, the town can collaborate with them to coordinate their needs and distribute resources accordingly. A close working relationship with local public services can also benefit the town in facilitating regular conversations between public safety services and local leadership. This would ensure services are aware of new development in their service areas so they can continue maintaining public safety.



Local officer showcases technology assets to local high schooler

### Recommendations

- **2.2.1: High Priority:** Review public facility needs and plan for repair, replacement, or expansion. (ie. emergency services, fire/ police protection).
- **2.2.2: Low Priority:** Continue to provide appropriate education and training for public safety staff.
- **2.2.3: Low Priority:** Coordinate public safety needs with land use decisions.
- **2.2.4: Low Priority:** Develop community education programming around key public safety topics and implement prevention programs.

### Potential Partnerships

Ferdinand Fire Department  
 Ferdinand Police Department  
 Dubois County Emergency Management Agency  
 Dubois County Sheriff's Office



Existing Fire Department facilities



## Utility Services

### Maintain and improve high quality public utility services.

Like public safety services, the quality of utility services is another key consideration for current and potential new residents in a community. Currently, the Town of Ferdinand provides three high-quality utility services to residents: electric, water, and wastewater. To ensure they remain high-quality, town must regularly conduct maintenance on the infrastructure that delivers these services to residents and businesses in Ferdinand.

Additionally, the town can ensure new residents and businesses receive high-quality utility services by planning for growth. Ferdinand can identify specific growth areas where it will expect development to occur. Then, it could promote development in those areas by extending utilities so any new structures can be connected to the infrastructure before it becomes inhabited.



Existing Utility Department vehicle

### Recommendations

- **2.3.1: Low Priority:** Maximize usage of existing utilities by promoting infill and redevelopment opportunities.
- **2.3.2: Moderate Priority:** Implement the required replacement or cleaning and upgrading of the two water towers to meet OSHA standards.
- **2.3.3: Moderate Priority:** Integrate utility upgrade and extension decisions with growth areas, future land use, and development decisions.
- **2.3.4: Low Priority:** Determine the fiscal capabilities of enlarging the wastewater plant storage basin.
- **2.3.5: Low Priority:** Continually update the existing utility asset management plans to ensure townwide coverage.

### Potential Partnerships

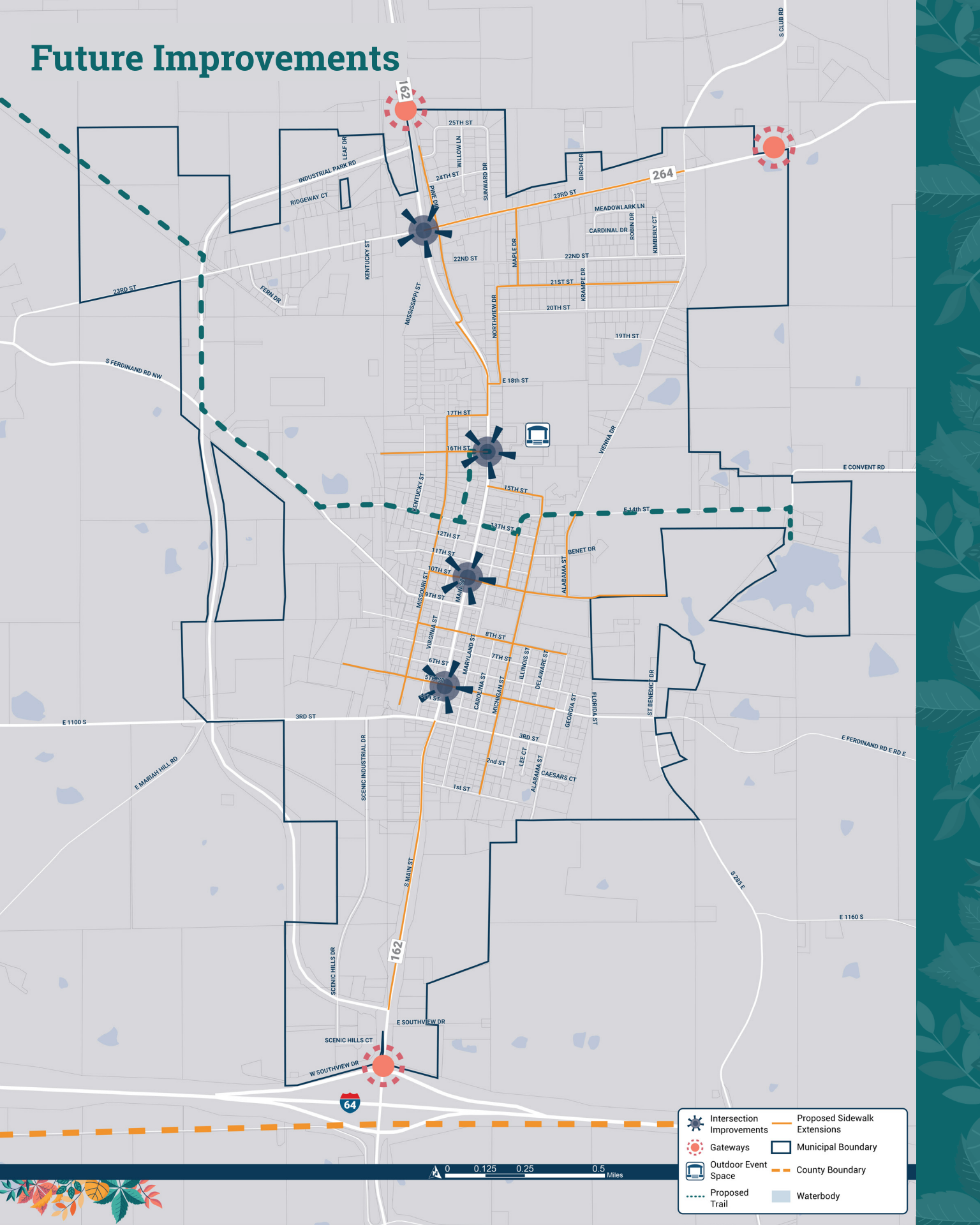
Ferdinand Plan Commission  
 Ferdinand Water and Wastewater Department  
 Ferdinand Electric Department  
 Ferdinand Street Department

### Resources

United States Department of Agriculture (USDA)  
 Revolving Fund for Financing Water and Wastewater Projects  
 United States Department of Agriculture (USDA) Water and Waste Disposal Loan and Grant Program  
 Indiana Office of Rural and Community Affairs (OCRA)



# Future Improvements



# Future Improvements

The Future Improvements Map displays recommendations for transportation infrastructure and a potential new community facility in Ferdinand. These recommendations were determined according to community needs that were identified during a visual survey of local transportation infrastructure and public input. The recommended improvements include community gateways, intersection updates, a trail, new sidewalks and sidewalk extensions, and a proposed potential outdoor event space.

The Future Improvements Map portrays three community gateways. Gateways are locations at a common entrance to a community with a design element, usually signage, that indicates to travelers that they are entering a town. On the map, gateway implementation, or updates to current gateways, are indicated on the southern end of Main Street near the I-64 interchange, the northern end of Main Street north of 23rd Street, and the eastern end of 23rd Street/SR 264 just east of Vienna Drive.

The map also presents four intersection improvements. These intersections were determined by residents at the public engagement open houses as needing improvements. According to the Ferdinand community, traffic at the intersection of Main Street and 23rd Street has increased, and the intersection needs improvements to handle the new traffic flow. The intersection of Main Street and 16th Street was identified for similar improvements. However, due to its location near the Ferdinand Library and Clem and Mary Lange YMCA, pedestrian-focused improvements, like curbs and crosswalks, were also determined to be necessary for this intersection.

The 2021 Dubois County Bike and Pedestrian Master Plan proposes the construction of a trail to link Ferdinand to Huntingburg via a former railroad right-of-way. The recommended trail on the Future Improvements Map would connect to this railroad right-of-way at the far northwest corner of the Town of Ferdinand. It would then follow Industrial Park Road to 9th Street before connecting to 13th street. Finally, the trail would follow alongside 13th Street and 14th Street to connect to Forest Park High School and connect to Old Town Lake Park.

The Future Improvements Map presents several new sidewalks and sidewalk extensions throughout Ferdinand. The locations of these sidewalks were determined to fill any important gaps along Main Street where sidewalks do not currently exist, and to establish pedestrianized connections to local schools, parks, and shopping centers. Members of the community also provided a variety of feedback about sidewalk improvements during the public open houses and in the virtual surveys.

The proposed outdoor event space on the map is located at a currently empty property south of the Ferdinand Community Center, east of the Ferdinand Library, and north of the Clem and Mary Lange YMCA. This event space can be flexible to accommodate a variety of uses, including but not limited to, musical performances, theater performances, farmers markets, crafts fairs, and other town events.



Example of sidewalks and plantings along commercial corridor. Auburn, Indiana



Example of district gateway

# THEME #3: Housing

**Promote the development and redevelopment of housing for a range of densities, types and income groups.**

## Goals and Recommendations

A community can attract new residents by preparing specific properties or areas for housing development. However, the availability and affordability of housing plays a significant role in potential new residents' decisions, especially if they cannot afford, or do not want, a traditional single-family home. Promoting and developing a variety of different housing types will expand options and improve affordability for homebuyers or renters in the future.



**HOUSING  
OPTIONS**



**ATTAINABLE  
HOUSING**





## Housing Options

### Expand housing options for all life stages.

During public engagement for the *Flourishing Ferdinand Comprehensive Plan*, housing was identified as a significant concern for the community. One of the most common concerns about housing was the diversity in housing options. Much of the housing in Ferdinand is similar to one another, meaning the overall housing stock is not diverse. According to the US Census Bureau, roughly 77% of housing in Ferdinand was in single-family homes in 2022. As trends have shifted in the national housing market, home buyers are considering other options including smaller or modular single-family homes and multi-family options like condos, townhomes, apartments, or other attached housing. It is common for home buyers, especially young homebuyers, to use these other options as starter homes to introduce themselves to the housing market before purchasing a larger single-family unit. Expanding upon the current housing stock in Ferdinand could help to attract new residents.

Another housing concern in Ferdinand is related to the availability of housing options for the aging and senior populations. Data from the Census Bureau displays an increasing median age among Ferdinand's population, meaning the local senior population is likely increasing. As people grow older, it can become more difficult to live in a multi-story home. Stairs, and home maintenance, can be a challenge for some seniors. Currently, there are some senior housing facilities in Ferdinand, including an apartment building on the grounds of Monastery of the Immaculate Conception. However, some people may prefer to live on their own independent property. The Town of Ferdinand can accommodate this by encouraging or facilitating the development of senior-friendly housing such as single-story homes with no stairs.

### Recommendations

- **3.1.1: Moderate Priority:** Update zoning regulations to increase density and promote a diversity of residential housing types and living arrangements.
- **3.1.2: Low Priority:** Leverage land and other tangible assets to address housing supply gaps by boosting inventory.
- **3.1.3: Low Priority:** Support developments and programs addressing supportive and transitional housing.

### Potential Partnerships

Ferdinand Plan Commission

Ferdinand Redevelopment Commission

Private Residential Developers



Example infill housing with decreased side yard setbacks.



Example of potential high quality subdivision development



## Attainable Housing

### Ensure housing affordability and attainability for all income levels.

Like the diversity of the local housing stock, the affordability and attainability of housing were also frequently mentioned at public engagement events as concerns for the community. A significant barrier for affordability and attainability could be the rate at which new housing is built. According to the US Census Bureau, 157 new housing units were introduced in Ferdinand's market from 2015 to 2022. This supported an approximately 16% population increase from 2,092 to 2,428 in the same time period. The Dubois County Housing Study projects the Ferdinand's population will continue to increase, meaning that there is still demand for new housing the town. This demand will drive prices higher as potential new residents consider homes in Ferdinand.

### Recommendations

- **3.2.1: High Priority:** Explore ways to incentivize the creation and maintenance of housing types and arrangements that fulfill community needs.
- **3.2.2: Low Priority:** Partner with nonprofit organization(s) to provide education, counseling, and financial assistance to homebuyers or renters.

### Potential Partnerships

Ferdinand Plan Commission

Private Residential Developers

Ferdinand Redevelopment Commission

Nonprofit Organizations

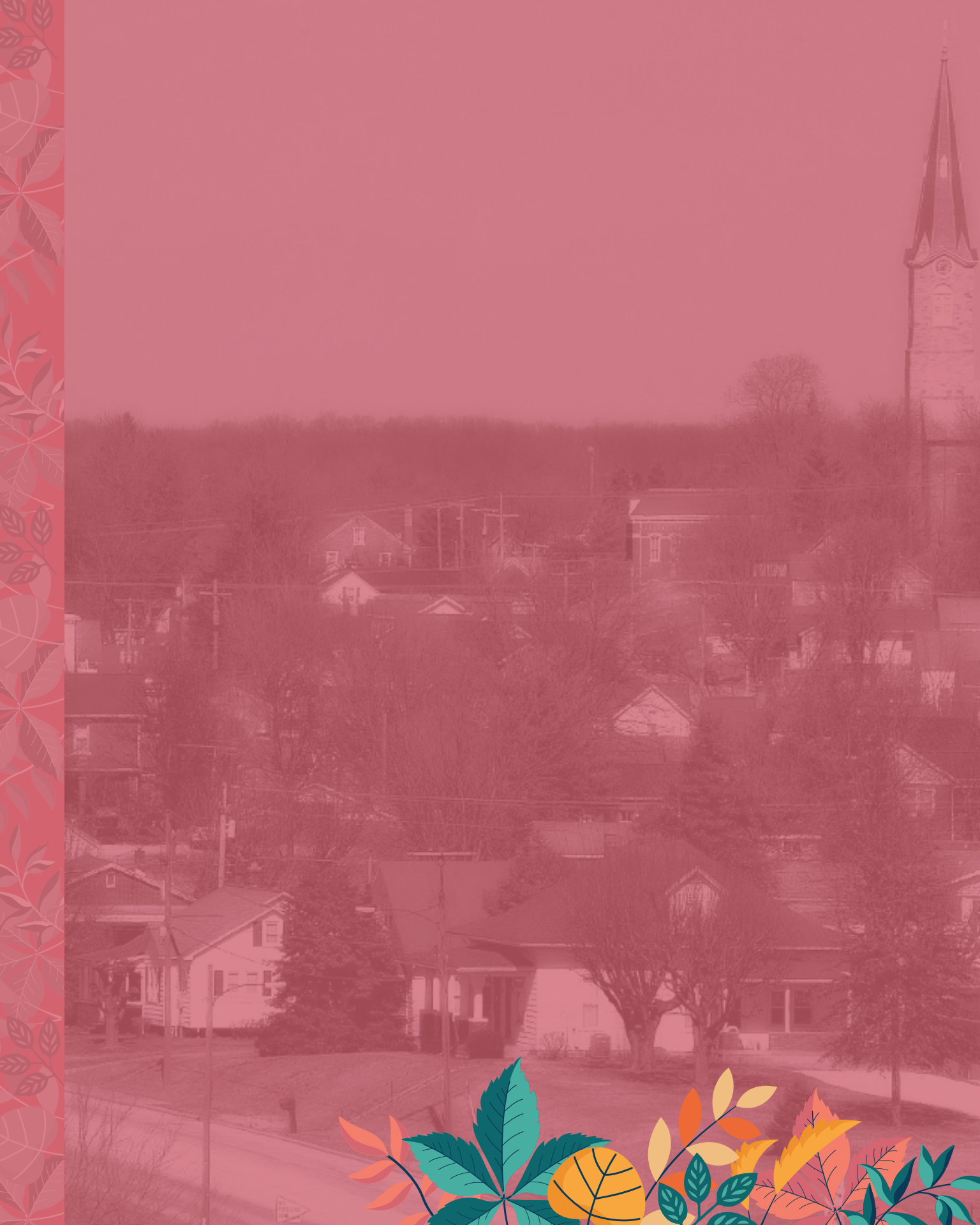


Example of potential new housing options



Example of single story home







# THEME #4: Economic Growth

Develop strategic initiatives and coordinated efforts that support job creation and economic growth.

## Goals and Recommendations

The Town of Ferdinand has attractive facilities and amenities that can be leveraged to promote and generate local economic growth. For example, Monastery of the Immaculate Conception, the Ferdinand Community Center, and events like the Ferdinand Christkindlmarkt all attract visitors that patronize local businesses and generate economic activity. Additionally, the town has a central area with a higher concentration of businesses that can be converted into a well-defined downtown business core.



**TOWN FISCAL  
HEALTH**



**THRIVING  
DOWNTOWN**



**COLLABORATE  
WITH  
MONASTERY**



**COMMUNITY  
RESOURCES AND  
SOCIAL SERVICES**



## Town Fiscal Health

### Sustain the fiscal health of the town.

A business-friendly environment can be attractive for both business owners and potential new residents. Business owners typically find this type of environment beneficial, so they locate in a business-friendly community and create jobs for the area. This, in turn, often attracts new residents as they look for employment opportunities.

The Town of Ferdinand can support business development, particularly for small businesses, through collaboration with business owners and several local and regional economic development organizations. For example, the town can offer incentives for businesses that locate in Ferdinand. These incentives could include the development of shovel-ready sites for new construction, increasing the availability of properties for businesses, or providing decreased rents or tax incentives.

Another way to support small businesses is by collaborating with economic development agencies. There are many such agencies in southern and southwest Indiana that work within Dubois County. The Southwest Indiana Development Council, Indiana Region 15 Planning Commission, and Indiana Economic Development Corporation plan for economic development in several counties across the region. Other agencies, like the Indiana Small Business Development Center, Dubois County Chamber of Commerce, Dubois Strong Economic Development Corporation, and the Dubois County Chamber of Commerce can provide more local services. They can help small businesses grow or continue to operate by sharing resources or creating a small business network.



Example retail development near an interstate highway

### Recommendations

- **4.1.1: High Priority:** Foster a culture of service excellence by supporting major employers, existing businesses, attracting new businesses and assisting new business startups.
- **4.1.2: Moderate Priority:** Develop strategic initiatives and coordinated efforts that support job creation and economic growth.
- **4.1.3: Low Priority:** Designate a Small Business Advocate to provide technical assistance to better ensure business survival.
- **4.1.4: Low Priority:** Consider the tax benefits and other residual economic benefits when reviewing development proposals.
- **4.1.5: Low Priority:** Develop goal-oriented funding model when providing financial resources to area non-profits.
- **4.1.6: Moderate Priority:** Capitalize on the proximity of the I-64 interchange with regional commercial development.
- **4.1.7: Moderate Priority:** Continue to monitor and participate in the Mid-States Corridor planning process.

### Potential Partnerships

Ferdinand Economic Development Commission  
 Dubois County Chamber of Commerce  
 Dubois Strong Economic Development Corporation  
 Indiana 15 Regional Planning Commission  
 Southwest Indiana Development Council  
 Indiana Small Business Development Center  
 Indiana Economic Development Corporation



## Thriving Downtown

### Establish the downtown as a thriving center for business and economic prosperity.

While there are programs available to support small and local businesses, the Town of Ferdinand can also promote business activity with downtown redevelopment. Ferdinand's central core is along Main Street and roughly bound by 8th Street to the south and 12th Street to the north. The first step to establishing a downtown district in this area is to define the specific boundaries in which the town wants to dedicate redevelopment resources.

There are a variety of benefits associated with downtown redevelopment, especially regarding small business development and economic growth. For example, constructing new buildings, or reusing existing vacant or underutilized structures, will provide new spaces for small businesses to locate. Offices could also occupy the upper floors or rear sides of the buildings. Additionally, if these buildings face Main Street, they are likely to see more foot and vehicle traffic which is ideal for restaurants, retail, or entertainment businesses.

The Town of Ferdinand can support the development of new spaces for businesses by providing off-street parking connected to side streets near Main Street. This ensures that customers can park nearby. The town can also support downtown businesses development by further pedestrianizing and beautifying the area. Ensuring Main Street is walkable with wide sidewalks, clearly painted crosswalks, and decorative elements including plantings, banners, or public art will encourage more people to walk around the district and visit local businesses. A walkable Main Street lined with restaurants, retail, and other small businesses could become a regional destination.

### Recommendations

- **4.2.1: Moderate Priority:** Focus efforts on revitalizing the downtown into a vibrant center of the community, with physical and programmatic elements necessary to attract visitors and residents.
- **4.2.2: Moderate Priority:** Collaborate and support existing businesses while supporting new business development.
- **4.2.3: Low Priority:** Strategically capture opportunities to develop new attainable creative office and start-up spaces downtown, such as publicly owned properties.
- **4.2.4: Low Priority:** Cultivate a variety of opportunities for local and emerging operators to participate in the downtown retail market, including street markets, pop-up experiences, and small-footprint stores.

### Potential Partnerships

Ferdinand Economic Development Commission  
 Ferdinand Plan Commission  
 Framing Ferdinand  
 Dubois County Chamber of Commerce  
 Dubois Strong Economic Development Corporation  
 Indiana Department of Transportation (INDOT)  
 Indiana Office of Rural and Community Affairs (OCRA)

### Resources

OCRA Indiana Main Street Program  
 Indiana Small Business Development Center  
 Indiana Economic Development Corporation  
 Indiana Department of Transportation (INDOT)





## Collaborate with Monastery

### Collaborate with the Sisters of Saint Benedict for the implementation of the Monastery Strategic Plan.

The Sisters of Saint Benedict at Monastery of the Immaculate Conception have developed a strategic plan for the Monastery property. The Monastery has long remained an important facility in Ferdinand. It plays a key role in the local economy by attracting tourists and employing residents. The Sisters of Saint Benedict also provides a variety of social services within the community, including but not limited to education, senior housing, healthcare, and food security. The Town of Ferdinand can ensure the Monastery continues to be a significant asset for the community by supporting its strategic plan. To do so, it can facilitate the coordination and dedication of resources as necessary, and maintain a strong working relationship with the Sisters of Saint Benedict and the Monastery.

### Recommendations

- **4.3.1: Low Priority:** Work with the Sisters of Saint Benedict to identify programmatic and facility needs for Monastery of the Immaculate Conception.
- **4.3.2: High Priority:** Collaborate with the Sisters of Saint Benedict to establish and allow the development of public programs and facilities on Monastery property.

### Potential Partnerships

Ferdinand Staff and Officials

Sisters of Saint Benedict



Monastery of the Immaculate Conception



## Community Resources and Social Services

### Expand and improve access to community resources and social services.

There are currently no licensed childcare services in Ferdinand and are limited in the surrounding area, meaning it can be complicated for residents to find daycare for their children. Currently, some of the closest childcare providers in Dubois County are in Jasper and Huntingburg, a roughly 15 to 20-minute drive away. To expand local access to childcare services, the town may offer some level of support to potential childcare providers. For example, Ferdinand may offer a financial incentive like a tax abatement to new childcare providers in the town. Another important service that is limited in Ferdinand is eldercare. Fortunately, there are some assisted living facilities that help senior residents of Ferdinand age in place. To ensure these services can continue operation in Ferdinand, the town can coordinate resources and support as necessary.

### Recommendations

- **4.4.1: High Priority:** Support adequate year-round childcare services.
- **4.4.2: Moderate Priority:** Support adequate elder care and in-home services for aging-in-place.
- **4.4.3: Low Priority:** Expand the local presence of regional and countywide non-profits for funding and programmatic resources.
- **4.4.4: Low Priority:** Build local capacity for growth and support with additional administrative resources.

### Potential Partnerships

Ferdinand Staff and Officials

Nonprofit Organizations

Dubois County Community Foundation

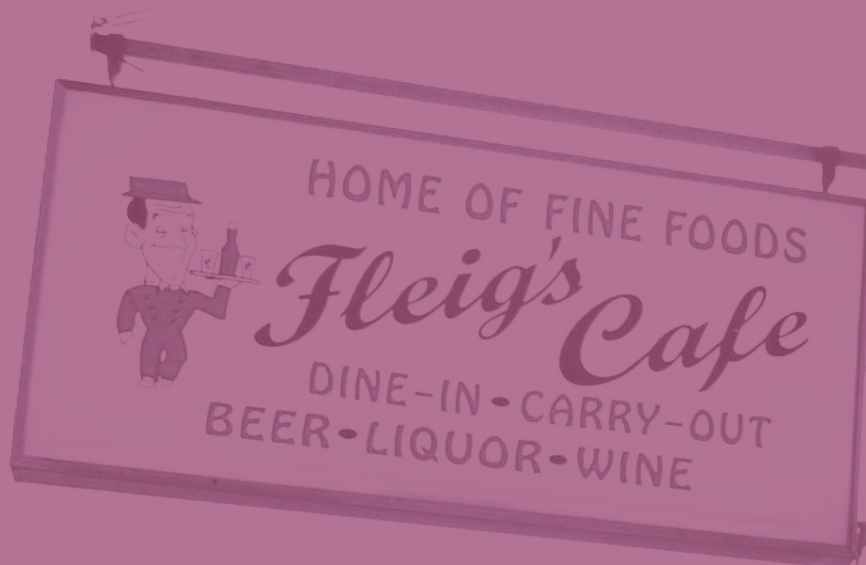


Childcare providers can include daycare as well as early childhood development programs



Senior services can include both in-home and on-site facilities. Photo: Scenic Hills at the Monastery





• THE •  
HILGEMAN  
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# THEME #5: Community Identity and Character

Provide Ferdinand residents of all ages and abilities adequate recreation, public space, and programming by preserving, maintaining, and enhancing a quality system of parks, open space, and recreational facilities that satisfy current and future needs.

## Goals and Recommendations

A community's perceived character and overall identity is often tied to its visual appearance. Specific placemaking amenities, decorative items, and design standards can work together to create a unique identity that is characteristic of a community. Also, public amenities, like parks or community facilities, are important to building and preserving a community's identity as they provide a key service that residents may often utilize.



5.1

**FOSTER  
COMMUNITY**



5.2

**IMPROVED  
FACILITIES AND  
PROGRAMS**



5.3

**CREATIVE  
PLACEMAKING**



## Foster Community

### Foster a diverse, inclusive, and equitable community.

Ferdinand is home to a variety of people with unique, individual needs. To satisfy these needs, the town must ensure its communication can be understood by everyone, its infrastructure can be used by anyone, and its events and programs can connect the entire population.

Ferdinand has a multitude of arts and cultural events that improve the quality of life for residents and visitors. Promoting these existing assets and fostering new ones that are both free and require a bought ticket, encouraging diversity and educational opportunities and supporting an entrepreneurial spirit can benefit both the community spirit and economic vitality of the region.

As illustrated by data from the U.S. Census Bureau, the populations of Ferdinand, Dubois County, and Indiana are gradually becoming more diverse. As a result, languages other than English are becoming more widespread. The Town of Ferdinand can confirm that its communication is reaching as many people as possible by posting all public notices, advertisements, and messages in English and Spanish. Ferdinand can also serve its residents by reviewing its existing infrastructure and community facilities for ADA compliance. This could include ensuring there are adequate wheelchair ramps and ADA compliant warning pads to alert walkers to a street crossing on sidewalks. Additionally, the town could confirm there are functional elevators in any multi-story public buildings.

### Recommendations

- **5.1.1: Low Priority:** Provide information about community issues, programs, services, and activities in a way that is accessible to limited English proficiency residents.
- **5.1.2: Low Priority:** Host events and programs that recognize and celebrate the community's social and cultural diversity.
- **5.1.3: Moderate Priority:** Support and create year-round events and activities that drive economic impact.

### Potential Partnerships

Ferdinand Staff and Officials

Ferdinand Plan Commission

Ferdinand Economic Development Commission



Example of intersection improvements that increase accessibility



## Improved Facilities and Programs

### Highlight, maintain, and enhance existing parks, recreation, and cultural facilities and programs.

The Town of Ferdinand has a variety of high-quality amenities, events, and cultural facilities that are attractive to residents, potential new residents, and visitors. This includes Old Town Lake Park, 5th Street Park, 18th Street Park, and the various facilities and amenities located within them. These facilities are important in the community because they provide residents with essential access to outdoor recreation. Continued maintenance and enhancement of these parks is significant to ensuring they remain key facilities in Ferdinand.

Monastery of the Immaculate Conception and the Ferdinand Community Center are also significant facilities in Ferdinand. The Community Center provides a space for private events which can bring visitors to the town. The Monastery also attracts visitors to Ferdinand with a variety of events and programs. To ensure both facilities continue to attract visitors, the town can coordinate support and resources with each institution.

Finally, there are a series of annual events in Ferdinand that regularly bring the community together and attract visitors. The Ferdinand Folk Festival, Heimatfest, and Christkindlmarkt are large events that gather people in the Town of Ferdinand. Maintaining continued support of these events will ensure they remain a key part of the town's culture. These events are also a great time to market the town to potential new residents because they annually bring visitors to Ferdinand who may be interested in living in the town.



Example of future Christmas Pyramid to be installed by Ferdinand Tourism Commission

### Recommendations

- **5.2.1: Moderate Priority:** Work with the Ferdinand Park Board to implement the Parks and Recreation Master Plan.
- **5.2.2: Moderate Priority:** Develop a central community center space that offers programming, recreation, access to social services, and rentable community space like an amphitheater.
- **5.2.3: Moderate Priority:** Support partnerships to the creation of new education, music, recreation, and cultural opportunities for the community.
- **5.2.4: Low Priority:** Explore the financing and feasibility of improvements to our park facilities that could include a splash pad or exercise equipment.
- **5.2.5: Low Priority:** Explore the financing and feasibility of constructing a community and regional sports complex.

### Potential Partnerships

Ferdinand Park Board  
 Ferdinand Community Center  
 Dubois County Visitors Center  
 Ferdinand Tourism Commission  
 Philanthropic and Nonprofit Organizations

### Funding Opportunities

Indiana Department of Natural Resources (IDNR)  
 United States Department of Agriculture (USDA)  
 Community Facilities Direct Loan and Grant Program



# Ferdinand Park Board

The mission of the Parks & Rec Department in Ferdinand, IN, is to enrich the quality of life for residents and visitors by providing vibrant recreational opportunities, fostering community engagement, and preserving natural spaces. The purpose is to create and maintain well-equipped parks, trails, and recreational facilities that promote physical activity, social interaction, and environmental stewardship.

Committed to inclusivity and accessibility, the Park Board strives to offer a diverse range of programs and amenities that cater to the needs and interests of individuals of all ages and abilities. By fostering a sense of belonging and connection within the community, the Park Board aims to enhance the overall health and well-being of Ferdinand's residents while promoting a deeper appreciation for the natural beauty of the area.

Through collaboration with local organizations, volunteers, and stakeholders, the Park Board seeks to continuously improve and expand our offerings, ensuring that Ferdinand remains a vibrant and thriving place to live, work, and play.

## Park & Recreation Master Plan Dubois County, IN (2022-2027)

Ferdinand was included in the 2022 Master Plan process for the County. The purpose of the plan was to identify priorities for implementation and achievement within the time period from 2022 through 2027 for each Park and Recreation Board. The below table includes the interests and potential cost involved in providing the desired recreational facility or activity, and the estimated time in initiating and completing a project.

### Ferdinand Focused Goals

- Develop and maintain quality parks and recreational programs for the citizens of Ferdinand and Ferdinand Township.
- Develop and enhance all town-owned recreational facilities
- Acquire additional properties so as to provide avenues for expansion.

FACILITY OR ACTIVITY	PROJECTED COST	POSSIBLE FUNDING SOURCE	YEAR TO START
<b>5th STREET PARK</b>			
1. Ballfield Shading/Fencing/Netting improvements	\$20,000	Local	2022
2. Plant trees at MBCI complex	\$2,500	Local	2022
3. Build Restroom/Concession Building at MBCI complex	\$100,000	Local/Grants	2025
4. Renovate Ballfield Dugouts/Baseball Concession	\$30,000	Local	2024
<b>18th STREET PARK</b>			
1. Resurface asphalt trails	\$150,000	Local/Grants	2024
2. Resurface playground - convert to poured-in-place	\$80,000	Local/Grants	2023
3. Replace basketball goals and fencing improvements	\$10,000	Local	2023
<b>OLD TOWN LAKE</b>			
1. Build Restroom/Storage building	\$100,000	Local/Grants	2022
2. Pave remainder of trail	\$50,000	Local	2026
3. Evaluate/design sidewalk extensions to 18th Street Park	\$15,000	Local	2026
<b>GENERAL</b>			
1. Tree maintenance and management	---	Local	2022



## Creative Placemaking

### Encourage creative placemaking for a more engaging community and visitor experience.

Placemaking is the act of planning and designing public spaces to build a unique identity or sense of place within a community. It is a community-driven effort that involves collaboration with the greater public to create a sense of ownership and pride in local public spaces. Placemaking can include small-scale design elements like wayfinding signage, decorative street furniture, murals, or art installations. It can also include more significant items like gateway signage or public festivals and events.

Ferdinand already has several placemaking items that contribute to local character, like the gateway sign on Main Street located just north of the interstate, the decorative banners hanging from streetlights, or festivals such as Christkindlmarkt or Heimatfest. However, there are other features the town can develop to strengthen local identity, like wayfinding signage or public art. Additionally, a more significant placemaking project would involve establishing a downtown core and redeveloping part of Main Street to create a new, unique place as identified in Goal 4.2.



Example of monumental gateway signage

### Recommendations:

- **5.3.1: Low Priority:** Improve signage and landscaping at major entry points into Ferdinand to refresh the gateway experience.
- **5.3.2: Moderate Priority:** Improve signage and wayfinding throughout town.
- **5.3.3: Low Priority:** Create incentives for private developments to include public art, including murals.
- **5.3.4: Low Priority:** Identify spaces on public property which could showcase the artwork of local artists.
- **5.3.5: Low Priority:** Inventory and recognize historic and contributing structures throughout the town.
- **5.3.6: Moderate Priority:** Continue to partner with organizations like Ferdinand Tourism, Framing Ferdinand, and local merchants to continually support the planning and hosting of Christkindlmarkt, Heimatfest, Walktoberfest, Folk Festival and other local events and festivals.
- **5.3.7: Low Priority:** Continue to organize and implement a robust program of events and activities that promotes, celebrates, and protects the town's local character to enhance the quality of life and enrich community culture.

### Potential Partnerships

Framing Ferdinand  
 Ferdinand Tourism Commission  
 Ferdinand Redevelopment Commission  
 Dubois County Visitors Center  
 Indiana Destination Development Corporation (IDDC)

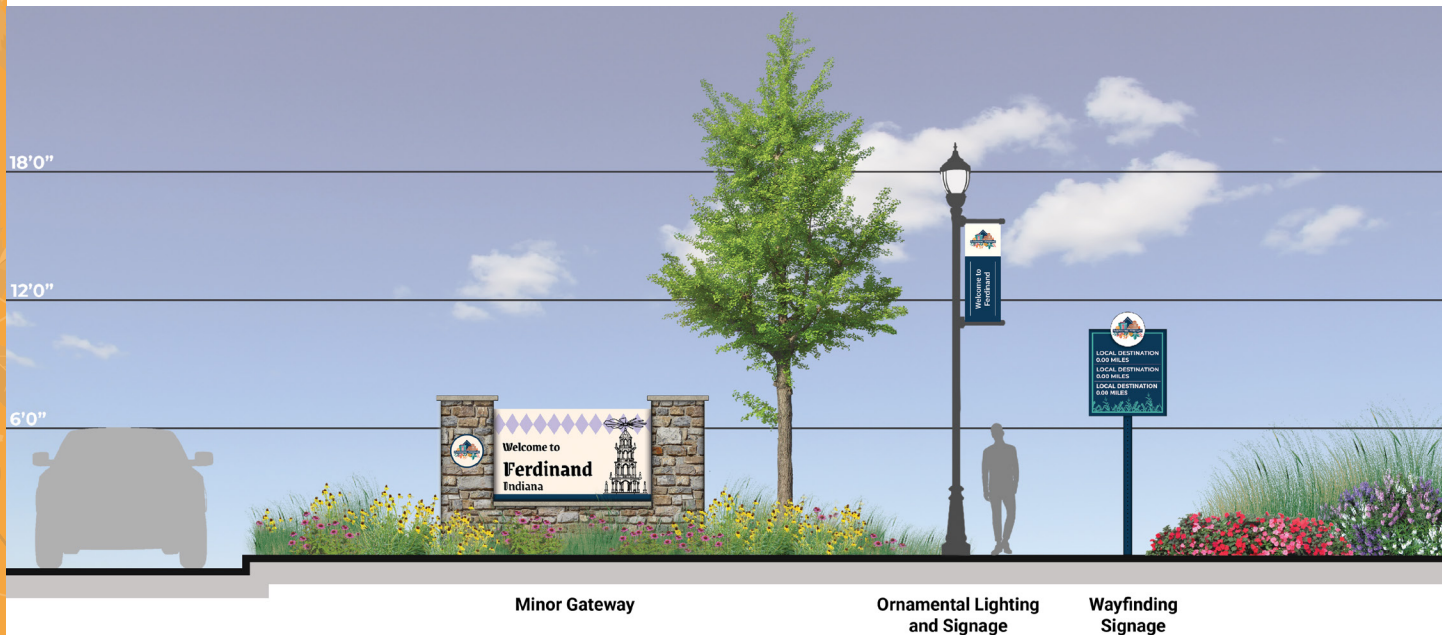
### Funding Opportunities

IDDC Destination Development Grant  
 IDDC Placemaking Activation Grant





Graphic illustration of potential interchange enhancements to create a gateway into Ferdinand



Example signage package to be installed at strategic locations throughout town





# Implementation

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# Implementation Overview.

The previous section outlined the five themes, 15 goals, and 61 recommendations intended to organize and build upon the existing energy and momentum within Ferdinand. This section is intended to summarize the energy that exists today into a implementation timeline designed to Flourish Ferdinand. Essentially, this chapter provides a guide for enacting the ***Flourishing Ferdinand Comprehensive Plan*** and includes additional details for the 10 High Priority recommendations outlining leading partners, potential partners, resources, and action steps that are needed for each recommendation implementation.

**As priorities shift or development occurs, these actions can be re-evaluated to ensure they align with the town's vision. These priorities are meant to be flexible and allow for revisions from the yearly meetings as identified in Document Review and Plan Maintenance.**

# High Priority Actions

## OUR Top Priorities

By nature, a comprehensive plan covers a vast range of topics. Because of this, the number of recommendations can quickly become overwhelming for plan users. The High Priority Actions help to narrow the focus by identifying the top priorities for the community. In this plan, high priorities were identified in four of the five themes and are summarized below. Though the Town of Ferdinand may be the leader for most actions, there are partners throughout the community that play a key lead or supporting role. Lead roles are identified in **BOLD** for each action under the partners category.



### Land Use and Growth

- 1.1.1** Favor walkable neighborhood design over suburban or sprawled design.
- 1.2.3** Encourage adaptive reuse in buildings of special architectural or historical value.
- 1.3.2** Identify growth areas to ensure growth aligns with public goals.



### Mobility and Public Services

- 2.1.1** Adopt a new Transportation Asset Management Plan.(ie. road and street projects, sidewalks)
- 2.1.2** Expand the internal trails and sidewalks system by linking to neighborhoods and commercial areas along key corridors.
- 2.2.1** Review public facility needs and plan for repair, replacement, or expansion.(ie. emergency services, fire/police protection)



### Housing

- 3.2.1** Explore ways to incentivize the creation and maintenance of housing types and arrangements that fulfill community needs.



### Economic Growth

- 4.1.1** Foster a culture of service excellence by supporting major employers, existing businesses, attracting new businesses and assisting new business startups.
- 4.3.2** Collaborate with the Sisters of Saint Benedict to establish and allow the development of public programs and facilities on Monastery property.
- 4.4.1** Support adequate year-round childcare services.





## Favor walkable neighborhood design over suburban or sprawled design.

Residents living in rural areas of a county often do not have the same level of retail and dining options as their urban counterparts, forcing them to travel for entertainment or daily needs. Neighborhood-scale commercial development serves residents and includes gas stations, convenient stores, banks, hair salons, fast food, and/or local restaurant establishments. New retail and dining options in Ferdinand have the unique opportunity to not only draw consumers from the town but also capture commuters along SR 162 and Interstate 64. These types of services are different from larger, more intensive commercial development which may locate near or around the interchange.

Infill development is the process of utilizing vacant or under-used parcels in areas of a community that are adjacent to existing development. Infill and redevelopment help keep investments and resources within a community, allowing underutilized properties to gain new life and benefiting neighboring businesses and residents. Redevelopment of properties can also improve a town's quality of place as vacant or abandoned buildings are rehabilitated and reused. Redevelopment efforts within Ferdinand should first be focused along Main Street (SR 162) to address vacant commercial and residential properties highly visible to commuters and visitors.

While Ferdinand has various locations prime for new residential or commercial development outside town limits, there are also opportunities for redevelopment and rehabilitation of properties within the town. Redevelopment of properties within a community not only improves the site or building, giving it a new use and improving its physical condition, but it also reduces infrastructure and utility expenditures for a community by not extending infrastructure and contributes to improving neighborhood and downtown aesthetics.

### PARTNERS

- **Town Council/Town Staff**
- Property owners
- Building and Development Association of Southern Indiana (BDASI) / Local Developers
- Dubois County Builders Association
- Dubois Strong Economic Development
- Accelerate Indiana Municipalities (AIM) Document Archive
- Ferdinand Redevelopment Commission
- Ferdinand Plan Commission

### ACTION STEPS

1. Coordinate with the Building and Development Association of Southern Indiana (BDASI) and developers to promote the availability of land for residential development as identified on the Future Land Use Map and benefits of the Ferdinand area.
2. Contact property owners in key growth locations to gauge their interest in selling or redeveloping their property.
3. Identify any zoning or financial incentives which could attract residential development to Ferdinand including density bonuses or reduced tap fees for sewer to specific areas within town limits.
4. Assess current sewer capacity and the facility's ability to handle new development.
5. Create and promote a redevelopment opportunities inventory that identifies sites available for redevelopment within Ferdinand (including the current property owner, zoning, assessed value, etc.) which can be used when promoting the community to potential developers.
6. Identify properties that could be purchased for community amenities, such as playgrounds or dog parks, based on the needs of Ferdinand residents.
7. Work with current property owners of vacant or developable land to gauge their interest in selling their property for new development or public spaces.
8. Seek legal counsel on drafting and implementing non-remonstrance agreements when providing utilities to residential, commercial, and industrial development that is not within the current town limits.
9. Identify areas adjacent to town limits where voluntary annexation could be possible due to development potential and existing utilities.

### RESOURCES / TOOLS

- Indiana Economic Development Corporation (IEDC)



## Encourage adaptive reuse in buildings of special architectural or historical value.

Ferdinand's long-term image and character will be affected by the type of building, site, and design features for public and private properties. This is applied through the various land uses, codes, and ordinances. In some cases, upkeep of buildings and properties may include the application of design features and standards. This may be implemented through modifications or updates to the existing zoning regulations and partnering with supporting programs, like a façade grant program.

Landmarks are readily identifiable and highly visible features that relate to the community image and reflect an elevated civic investment. Iconic buildings that embrace the context of the surrounding area through high-quality and distinctive architecture and site design should continue to be preserved as well as celebrated. Other initiatives that can enhance the character of Ferdinand include a consistent streetscape (such as street lights, plantings, and benches) and intentional design details (such as paving material and building materials) that emphasize a transition between distinct areas of town. Signature infrastructure projects, including sidewalks and road enhancements, can incorporate unique elements that are symbolic of the community.

The availability of undeveloped land is a constraint in Ferdinand. Because of this, the town should plan for and facilitate the development of residential and commercial uses by providing an inventory of land that is available. The site inventory would identify and analyze specific properties that are available and suitable for new development or redevelopment. It can also determine if improvements are needed to make the site more desirable through appropriate zoning, development standards, and infrastructure. Other characteristics to consider when evaluating the appropriateness of sites include physical features (size and shape of the site, improvements currently on the site, or environmental and pollution considerations), location (proximity and access to infrastructure), availability of local funding support, and market potential for development.

Adaptive reuse, along with infill development, can be a key factor in population growth and economic development. For towns, effective economic

development needs a strategic approach from elected officials and requires both public and private funding for investing in infrastructure and programs. Many towns use multiple strategies and funding sources to support economic development programs and initiatives. The redevelopment commission should play an active role in development efforts. They should identify the most critical sites for redevelopment and target incentives towards those critical sites that will likely not develop without local incentives. Local financial tools and incentives that can be leveraged by Ferdinand include utility connections, zoning incentives, and property purchase/assistance in key sites. Tax abatement is a financial tool that Ferdinand can utilize where property taxes (or a portion of the taxes) are reduced for a period of time (up to 10 years). Tax abatement is one of the tools widely used to attract new businesses or support expansions. It encourages investment in new equipment or facilities that will improve the company, while supporting the local economy. Ferdinand can further explore different types of incentives that could be offered to help spur redevelopment and fill in the key locations throughout town.

### ACTION STEPS

1. Continue to enforce building codes, ordinances, and programs that support property maintenance.
2. Partner with Framing Ferdinand to create a Façade Improvement Program for existing and future property owners.
3. Incentivize the rehabilitation of upper floors of downtown buildings for residential use.
4. Complete an inventory of sites that have the potential for redevelopment or new development and contact property owners to determine their interest.
5. Identify if any public resources and/or incentives (such as zoning incentives, tax abatement, etc.) are appropriate and/or needed for the development of each site, and determine if the redevelopment commission should play an active role in the redevelopment efforts.
6. Work with partners, such as the Dubois County Chamber of Commerce, to market the redevelopment sites to developers and builders.

## PARTNERS

- **Ferdinand Plan Commission**
- **Ferdinand Redevelopment Commission**
- Town Council/Town Staff
- Building and Development Association of Southern Indiana (BDASI)/Local Home Builders/Developers
- Indiana Economic Development Corporation (IEDC)
- Property Owners

## EXAMPLE OF SUCCESS

### CASE STUDY: FAÇADE IMPROVEMENT PROGRAM

Main Street Corydon and the Town of Corydon are committed to establishing downtown as a hub for commerce, culture and community. Creating an inviting environment that incorporates attractive amenities, supports local businesses, and encourages preservation and care for architectural assets is crucial. The main street organization and town partners created the Facade Improvement Program that provides direct assistance to property owners to improve building façades. Starting with funding from the Harrison County Community Foundation (HCCF) in 2015, the program initially provided an incentive for building owners and tenants in historic downtown Corydon to improve the façades of their buildings before the state's bicentennial.

To manage this program, the Main Street Organization established a Design Review Board that helps review applications and assisted property owners in making decisions that reinforce the historic character of the state's first capital as they improve their buildings.

The program began in 2015 with \$100,000 in funding from HCCF prior to the town's Stellar program and initially provided grants up to \$10,000 for façade improvements that required a 50-50 match. Through the town's stellar program, an additional \$50,000 per year was provided for four years. Due to the success, the program was later expanded to include up to \$5,000 for outdoor dining improvements to further activate the street. A total of 36 façades were completed between 2015 and 2020, and the program leveraged \$897,000 of private investment. In 2024, Main Street Corydon was awarded a \$33,000 grant from HCCF to reinstate its façade enhancement program for buildings within the Town of Corydon's historic downtown business district.

## RESOURCES / TOOLS

- Indiana Economic Development Corporation (IEDC)
- Indiana Housing & Community Development Authority (IHCDA)
- Indiana Association of Realtors
- Accelerate Indiana Municipalities (AIM)
- USDA Rural Development, Housing Programs & Grants
- HUD Exchange
- Tax Abatement
- Reduced Utility Fee
- Residential Density Bonuses



Example facade improvement before



Example facade improvement after





## 1.3.2 Identify growth areas to ensure growth aligns with public goals.

Ferdinand's future growth pattern will continue to be limited by the town's boundaries and physical constraints (such as the county line), and legislation related to annexation. As new development occurs adjacent to Ferdinand's town boundary, consideration should be given to policies that promote voluntary annexation. These policies would not impact existing property owners who surround the town; rather it would only require new developments that request Ferdinand utilities to be annexed as the town boundaries expand. It is important to note that non-remonstration agreements do not force existing development to be annexed and do not require them to connect to public sewer.

The future land use plan should ultimately be reflected through the town's policy and development decisions. The land use plan is not a zoning map, which addresses specific development requirements on individual parcels. Instead, the future land use plan is a guide that should be used for any future changes in zoning. The future land use plan establishes the overall framework for where each type of land use should be located and the intensity of that use based on balanced, compatible, and diversified growth. Because there are limited opportunities for new development (undeveloped parcels) within town limits, the town should prioritize infill and redevelopment opportunities. The future land use plan identifies several areas that are prime for commercial and residential redevelopment within the town.

Price is another key consideration for future residential development. Similar to the rest of the nation, market rate housing options are in high demand and should be prioritized over the next ten years. Downtown housing options are also attractive to young adults. While significant rehabilitation and investment have occurred in downtown Ferdinand over the past ten years that have improved the historic buildings, amenities, and infrastructure, additional redevelopment investments can occur in the downtown and throughout Ferdinand.

### ACTION STEPS

1. Use the future land use plan to guide rezoning and future development decisions.
2. Continue to update the comprehensive plan every five to ten years.
3. Complete an inventory of redevelopment sites and promote these sites for new residential or commercial development.
4. Explore the types of incentives that should be used by the redevelopment commission and town council to attract specific types of commercial and residential development for key sites.
5. Confirm that existing public services, infrastructure (such as roads), and utility capacities can meet the demand of new development proposals.
6. Use the future land use plan of the comprehensive plan as a guide to determine whether the requested development is appropriate and consistent with the town's vision and nearby properties.

### PARTNERS

- **Town Council**
- **Plan Commission**
- Town Staff
- Ferdinand Redevelopment Commission
- Private developers or home builders
- Property Owners

### RESOURCES / TOOLS

- Building and Development Association of Southern Indiana (BDASI)/Local Home Builders/Developers



## 2.1.1 Adopt a new Transportation Asset Management Plan. (ie. road and street projects, sidewalks).

The Transportation Asset Management Plan (TAMP) is an essential 10-year management tool that brings together all related business processes, as well as internal and external stakeholders, to achieve a common understanding and commitment to improve the state's bridge and pavement performance on designated national highway system routes. The TAMP must be risk-based and should contain the following elements:

- A summary listing of the pavement and bridge assets and conditions on the National Highway System (NHS)
- Asset management objectives and measures
- Performance gap identification
- Lifecycle cost and risk management analysis
- A financial plan and Investment strategies

The Town of Ferdinand is responsible for managing the town's transportation assets, including bridges, large culverts, and roads. A TAMP is a management tool that brings together all related business processes, as well as internal and external stakeholders, to achieve a common understanding and commitment to improve the town's bridges and roads over the next 10 years. The TAMP describes the current asset management practices and identifies planned enhancements. The TAMP should also describe existing conditions of the transportation network and provides a 10-year plan for managing the road system, including goals, performance targets, funding levels, and investment strategies. The Town's asset management program would provide a framework for making decisions that would optimize, sustain, and modernize infrastructure performance. In addition, the plan should link to the asset management system with its capital programming process, resulting in an Asset Management/Capital Program Management process that includes: needs identification, ranking, selection, and project portfolio development.

INDOT has established the following core principles for transportation asset management:

**Asset management is policy-driven.** The town decides how to allocate resources based on a well-defined set of goals and objectives.

**Asset management is performance based.** The Town translates its policy objectives into performance measures that support day-to-day and strategic management.

**Asset management is a resilient strategy.** The Town should consider extreme weather and the resiliency of its transportation network while developing its plan to meet asset management goals.

**Asset management involves analysis of options and trade-offs.** The Town should analyze the impact that different funding allocations would have on system performance to support decisions regarding how to allocate funds within and across different types of investments.

**Asset management relies on quality information.** The Town should have a process in place to collect and manage accurate and complete asset data.

**Asset management provides clear accountability and feedback.** The Town should monitor and report performance results to identify their impact and the effectiveness of the Statewide Highway System in providing safe and efficient movement of people and goods.

### ACTION STEPS

1. Review the town's transportation and utility needs by analyzing the existing conditions of each system and identifying future growth areas.
2. Create a prioritized list of infrastructure and major repair projects that are needed for all town departments that includes the potential costs and timeline.
3. Develop a capital budget and financing plan to complete the needed projects based on the financial capacity of the town budget, town utilities, and potential grants.
4. Annually update the TAMP to include new and completed projects.

### PARTNERS

- Town Staff
- Street Department
- Plan Commission

### RESOURCES / TOOLS

- INDOT Asset Management Program Development Process



## Expand the internal trails and sidewalks system by linking to neighborhoods and commercial areas along key corridors.

Many residents may not own a vehicle (including those who are not of driving age and seniors who are not able to drive). The town of Ferdinand's ADA transition plan sought to upgrade the current pedestrian facilities, making Ferdinand a safer and more accessible town to all modes of transportation. To further expand the network, the town should create a bike and pedestrian master plan that includes shared used paths for bicycles and pedestrians, bicycle lanes, and sidewalk improvements. The town should focus on improvements and recommendations that expand the pedestrian network and make sure that all modes of travel are accommodated that provide a better pedestrian network for the future.

The town should consider how the town's parks and trail system should be expanded as the town grows. Access to recreational facilities is increasingly viewed as essential to public health and welfare. A great connected pedestrian system provides functional spaces and key connections throughout the community to people of all ages and backgrounds. To be able to fulfill the needs of the community, Ferdinand should connect the key connections for the development of a town along key corridors connecting the commercial, recreational, and educational spaces to the broader residential areas of the town.

### ACTION STEPS

1. Identify, prioritize, and implement the initiatives or projects from the Five-Year Parks and Recreation Master Plan.
2. Develop streetscape design standards for downtown with an enforcement and maintenance plan that can be referenced for sidewalk and road repairs, new sidewalks, and outdoor dining improvements.
3. Ensure sidewalk improvements (such as ADA ramps) are completed when road and utility projects are completed.
4. Develop a town's ADA transition plan.
5. Require sidewalks to be installed by the developer for new subdivisions and commercial development.
6. Continue to implement the Bike and Pedestrian Master Plan to document and prioritize local and regional routes.

### PARTNERS

- **Ferdinand Street Department**
- Dubois County Highway Department
- Dubois County Health Department
- Indiana Department of Transportation (INDOT)
- Indiana 15 Regional Development



Install Sidewalks to Connect Key Locations



Example of Trail Connecting Neighboring Communities





## Review public facility needs and plan for repair, replacement, or expansion. (ie. emergency services, fire/ police protection).

To review public facility needs and plan for repairs, replacements, or expansions, especially in emergency services (fire/police protection), municipalities typically conduct regular assessments and utilize a multi-step process. This involves identifying facility deficiencies, developing long-term facility needs assessments, formulating capital improvement plans, and considering various funding options.

### Developing Plans for Repair, Replacement, or Expansion

**Capital Improvement Plan (CIP):** Integrate facility needs into the municipality's capital improvement plan (CIP), which outlines infrastructure projects and their timelines.

**Cost-Benefit Analysis:** Conduct cost-benefit analyses of different options (e.g., repair, replacement, expansion) to determine the most effective and cost-efficient solutions.

**Funding Options:** Explore various funding sources, including municipal budgets, state grants, federal programs, and bond issues, to finance capital projects.

**Stakeholder Engagement:** Involve community members, emergency service personnel, and relevant agencies in the planning process to ensure alignment with community needs.

### Implementing Actions

**Repair and Maintenance:** Implement routine maintenance and repair programs to extend the lifespan of existing facilities.

**Replacement and Expansion:** Proceed with facility replacement or expansion projects based on the approved capital improvement plan and funding availability.

**Technology Integration:** Implement new technologies (e.g., advanced communication systems, enhanced safety equipment) to improve public safety and operational efficiency.

**Training and Education:** Provide ongoing training and education for emergency service personnel on new technologies, protocols, and emergency response procedures.

## ACTION STEPS

1. Conduct periodic inspections and audits of fire stations, police stations, emergency dispatch centers, and other public safety facilities to identify structural issues, equipment malfunctions, and compliance gaps.
2. Develop a long-term facility needs assessment that considers future population growth, evolving public safety needs, technological advancements, and potential environmental changes.
3. Ensure facilities have an emergency preparedness plan, which must be reviewed and updated at least annually.

## PARTNERS

- **Town Staff**
- Ferdinand Fire Department
- Ferdinand Police Department
- Dubois County EMS
- Dubois County Emergency Management Agency
- Dubois County Sheriff's Office



Ferdinand Fire Department



## Explore ways to incentivize the creation and maintenance of housing types and arrangements that fulfill community needs.

As seen through housing data, there has been a shift in not only number of owner-occupied housing units but also the age of residents. Both of these trends impact the type of desired housing options for current and future residents. Currently, there are several tracts of land that are undeveloped or serve as open space and farmland within and abutting the town limits. As development pressures increase for additional housing, the town should prioritize the development of vacant land within the town over developing areas outside of the town limits. Several smaller parcels could serve individuals looking to build a home or the development of a subdivision could occur on the larger parcels at some point in the future. These areas could include the undeveloped area in the northwest corner of Ferdinand and the northeast corner of Ferdinand.

In the last decade, the state, and even the nation, has seen a shift in housing demand. Today, more people have an interest in renting as opposed to homeownership. This shift is especially prevalent in communities with an aging population or a large number of recent high school and college graduates, as these groups make up large portions of renters in communities. In addition to single-family homes, the town needs to consider the development of rental housing options. While homeownership is a goal of many, there are some who wish to rent and avoid the commitment and maintenance that comes with owning a home. Additional housing types, such as duplexes, senior apartments, or patio homes, could work to fill the gaps in Ferdinand's current housing stock.

Neighborhood beautification and revitalization efforts are often rooted in improving property maintenance and code compliance. Building and property codes are in place to not only protect the health and safety of residents but also help maintain property values. Code enforcement can be challenging in rural communities where budgets only allow for staff to address complaints. The town oversees building permits and code enforcement for the Town of Ferdinand. The town can increase awareness by hosting an informative session that briefly explains the property maintenance requirements, the reasons for these regulations, and how it is enforced within the town.

### ACTION STEPS

1. Explore the creation of an owner-occupied rehabilitation program to assist homeowners in making property improvements.
2. Identify financial incentives the town should or could offer to attract the needed types of housing development, including town utility incentives.
3. Identify any zoning incentives, such as density bonuses for providing specific design elements, housing types, and/or open space, and work with the plan commission to amend the zoning ordinance.
4. Market the demand for housing and local incentives to local home builders, developers, and BDASI.

### PARTNERS

- **Ferdinand Plan Commission**
- Dubois Strong Economic Development
- Building and Development Association of Southern Indiana (BDASI)
- Town Council/Town Staff

### RESOURCES / TOOLS

- Purdue Center for Regional Development (PCRD)/Purdue Extension Community Development
- Indiana Housing & Community Development Authority (IHDA)
- Indiana Economic Development Corporation (IEDC)
- Indiana Association of REALTORS
- Private Consultant



## Foster a culture of service excellence by supporting major employers, existing businesses, attracting new businesses and assisting new business startups.

Small towns can offer high quality of life and a strong sense of the worth of every resident in the community, but a place with a small population may have a hard time supporting a broad range of goods and services with less financial resources. When trying to attract new business to Ferdinand, it is important to understand the potential barriers to market entry and on-going management of a successful business. It is also important to try to reduce or mitigate these barriers and issues. Ferdinand can partner with the aspiring entrepreneur community and local businesses to identify these potential barriers and ways to reduce the impacts to creating and maintaining a business.

To promote the attraction of new businesses to Ferdinand and to keep the existing businesses, the town can develop a checklist that creates an easy roadmap for permitting and local resources. This resource can also be used as a marketing tool for prospect entrepreneurs. The guide can identify supporting organizations, like Framing Ferdinand, and provide a checklist of standard permits needed in Ferdinand, such as zoning approvals or a sign permit. Support for businesses in small communities often comes directly from a local or regional chamber of commerce and other county and state-wide resources. Roundtable discussions with local businesses and those support organizations are a way many communities have taken to address local barriers and allow business owners to express their concerns to one another and community leadership. A time and location for Ferdinand business owners to meet and share concerns, resources, and communicate with local leadership should be identified and promoted. These meetings could evolve to include workshops and trainings which help businesses overcome challenges such as establishing an on line presence and how to adapt to changes in employment.

Small businesses and entrepreneurs make up the core of Ferdinand's commercial base along SR 162. These business owners not only provide services to the residents but often live within the community themselves. While the Dubois County Chamber of Commerce supports all businesses within the town, there may be additional barriers for businesses that could be further vetted. Creating opportunities for businesses to express their concerns and successes with town officials and other Ferdinand businesses can help community leaders identify ways to overcome potential barriers, such as developing an online presence or attracting visitors passing along SR 162 and working to create a healthy business environment.

### ACTION STEPS

- Continue to coordinate with the Dubois County Chamber of Commerce, and Dubois County Economic development corporation to attract, retain, and expand businesses.
- Create a checklist that can help business owners through the process of creating and maintaining a business, securing local permits, and utilizing resources available.
- Conduct a SWOT analysis or survey of existing business owners about barriers to entry, struggles with maintaining a business, and other aspects of having a business in Ferdinand that can be addressed in the checklist guide.
- Coordinate local permits or approvals (such as sign permits) needed to operate in Ferdinand into a comprehensive checklist.
- Publish a digital and printed version of the checklist guide on town web portals and town hall.
- Explore the potential of identifying a point of contact within the town government to guide business owners through local permitting requirements and to serve as a liaison between small businesses and policymakers.
- Reach out to business owners and entrepreneurs within Ferdinand and in the surrounding area to determine the level of interest in creating a local "think tank".
- Partner with the Dubois County Chamber of Commerce to hold workshops and networking opportunities in Ferdinand. These workshops should strive to identify the key barriers facing business owners and entrepreneurs and determine the feasibility of addressing the challenges through local policies or programming.

### PARTNERS

- **Ferdinand Economic Development Commission**
- Dubois County Chamber of Commerce
- Dubois Strong Economic Development
- Indiana 15 Regional Planning Commission
- Southwest Indiana Development Council
- Indiana Small Business Development Center
- Indiana Economic Development Corporation

### RESOURCES / TOOLS

- USDA Rural Development Business Programs and Grants
- Southern Indiana Small Business Development Center





## Collaborate with the Sisters of Saint Benedict to establish and allow the development of public programs and facilities on Monastery property.

Community buildings and public amenities play a critical role in providing opportunities for people to gather. Ferdinand is fortunate to have two existing community centers next door to each other; the Ferdinand Branch Library and the Clem & Mary Lange YMCA.

To collaborate with the Sisters of Saint Benedict on developing public programs and facilities at the Monastery property, the town will need to establish a clear understanding of their mission and priorities, explore potential program ideas that align with their values, and negotiate a mutually beneficial agreement regarding access and usage of the property. The town can identify potential programs that would align with the Sisters' values and benefit the community. When developing potential programs, the town should consider the capacity of the Monastery property for hosting such programs and facilities. This could include:

- Religious education and outreach.
- Community events like concerts, lectures, or art exhibitions.
- Educational programs for children or adults.
- Support services for families or individuals in need.

### ACTION STEPS

- Survey Ferdinand residents to identify improvements or services which could be incorporated into the existing Monastery facilities.
- Create a detailed proposal outlining the program ideas, goals, and how they align with the Sisters' mission.
- Establish a collaborative agreement that outlines the terms of access to the property, usage guidelines, and responsibility for maintenance and upkeep.
- Regularly evaluate the success of the programs and seek feedback from participants and the Sisters.
- Continue to collaborate and adapt the programs as needed to ensure they remain relevant and impactful.

### PARTNERS

- **Sisters of Saint Benedict**
- Ferdinand Staff and Officials



## Support adequate year-round childcare services.

Early childhood (ages 0-5) is a critical time for healthy youth development. Finding quality, affordable childcare has long been a barrier for many working parents looking to re-enter or remain in the workforce. Recent national health events have also only increased this issue, pushing an already strained childcare system to its limit. However, with support from the business community and collaboration with childcare providers, it is possible to find solutions. Ferdinand can support parents, caregivers, and young children by supporting services designed to increase access to high-quality early childhood education and age-appropriate developmental programs. Strengthening the talent pipeline of qualified providers would also have a positive impact on the industry.

The town can support adequate year-round childcare by leveraging local resources, increasing financial support for families, and fostering partnerships with community organizations. By creating a supportive environment and offering a variety of childcare options, towns can ensure that families have access to high-quality care that meets their diverse needs.

### Leverage Local Resources

**Identify existing resources:** Assess what childcare programs and resources already exist in the community, including schools, religious organizations, and community centers.

**Connect families with existing options:** Create a centralized resource guide or website that lists available childcare options, their hours, fees, and contact information.

**Support local businesses:** Encourage and support local childcare providers by offering grants, subsidies, and promoting their services.

### Increase Financial Support for Families

**Implement subsidy programs:** Explore options for providing financial assistance to families who need it, such as state-funded subsidies or locally-funded programs.

**Partner with local organizations:** Collaborate with community organizations to offer scholarships or other financial assistance to low-income families.

**Explore innovative funding models:** Consider innovative approaches to childcare funding, such as tax credits or public-private partnerships.

### Foster Partnerships and Collaboration

**Community involvement:** Engage local businesses, community organizations, and schools in the effort to support childcare.

**Create a collaborative network:** Facilitate communication and collaboration among childcare providers, families, and community organizations.

**Share best practices:** Encourage childcare providers to share their experiences and best practices.

## ACTION STEPS

1. Increase the awareness and utilization of existing programs and resources to parents and childcare providers.
2. Facilitate a roundtable discussion with local daycare providers to understand how the town can better support their programs.

## PARTNERS

- Ferdinand Staff and Officials
- Nonprofit Organizations

# COMPLETION TIMELINE.

The following timeline identifies each recommendation based on public input, potential funding, partnerships, resources, and time required to implement. The priorities are intended to be flexible and respond to change, funding opportunities, and unforeseen conditions. High-priority strategies should generally be started in the short-term (2025-2027) time frame. These are current issues or ideas that are significantly impacting the city or items that can be completed with fewer resources. Many of the High Priority strategies are centered around responsible growth, zoning/subdivision regulations, and community facilities. Moderate Priority and Low Priority strategies are equally important, however, there is a recognition that resources and funding limit the ability for everything to be implemented at once. Timeline designations can change due to funding allocations, new partnerships identification, or shifting priorities due to market conditions.



# ONGOING RECOMMENDATIONS

ACTION STEP	PAGE #	PRIORITY
<b>Land Use and Growth</b>		
1.1.1 Favor walkable neighborhood design over suburban or sprawled design.	44	High
1.2.1 Ensure new developments include adequate green and open spaces.	45	Moderate
1.2.2 Favor infill development (empty lots) and phased development plans over physical expansion of areas outside of town.	45	Moderate
<b>Mobility and Public Services</b>		
2.2.2 Continue to provide appropriate education and training for public safety staff.	55	Low
2.2.3 Coordinate public safety needs with land use decisions.	55	Low
2.3.1 Maximize usage of existing utilities by promoting infill and redevelopment opportunities.	56	Low
2.3.3 Integrate utility upgrade and extension decisions with growth areas, future land use, and development decisions.	56	Moderate
2.3.5 Continually update the existing utility asset management plans to ensure townwide coverage.	56	Low
<b>Housing</b>		
3.1.2 Leverage land and other tangible assets to address housing supply gaps by boosting inventory.	60	Low
3.1.3 Support developments and programs addressing supportive and transitional housing.	60	Low
<b>Economic Growth</b>		
4.1.4 Consider the tax benefits and other residual economic benefits when reviewing development proposals.	64	Low
4.1.6 Capitalize on the proximity of the I-64 interchange with regional commercial development.	64	Moderate
4.1.7 Continue to monitor and participate in the Mid-States Corridor planning process.	64	Moderate
4.2.2 Collaborate and support existing businesses while supporting new business development.	65	Moderate
4.4.1 Support adequate year-round childcare services.	67	High
4.4.2 Support adequate elder care and in-home services for aging-in-place.	67	Moderate
<b>Community Identity and Character</b>		
5.1.3 Support and create yearround events and activities that drive economic impact.	70	Moderate
5.2.3 Support partnerships to the creation of new education, music, recreation, and cultural opportunities for the community.	71	Moderate
5.3.6 Continue to partner with organizations like Ferdinand Tourism, Framing Ferdinand, and local merchants to continually support the planning and hosting of Christkindlmarkt, Heimatfest, Walktoberfest, Folk Festival and other local events and festivals.	73	Moderate
5.3.7 Continue to organize and implement a robust program of events and activities that promotes, celebrates, and protects the town's local character to enhance the quality of life and enrich community culture.	73	Low

## SHORT-TERM RECOMMENDATIONS (1-4 YEARS)

ACTION STEP	PAGE #	PRIORITY
<b>Land Use and Growth</b>		
<b>1.1.2:</b> Update the Ferdinand Zoning Code to include a hybrid of land use-based and form-based approaches to standards.	44	Moderate
<b>1.1.3:</b> Update design guidelines for development. (ie. light poles, furniture, architectural style)	44	Moderate
<b>1.2.3:</b> Encourage adaptive reuse in buildings of special architectural or historical value.	45	High
<b>1.3.1:</b> Consider creating a joint plan for land use and development of Ferdinand Township.	46	Moderate
<b>1.3.2:</b> Identify growth areas to ensure growth aligns with public goals.	46	High
<b>Mobility and Public Services</b>		
<b>2.1.1</b> Adopt a new Transportation Asset Management Plan. (ie. road and street projects, sidewalks).	52	High
<b>2.1.4</b> Enable safe walking and biking to in-town schools through infrastructure improvements and programming in partnership with Southeast Dubois County School Corporation.	52	Moderate
<b>2.1.5</b> Explore opportunities for shared parking agreements to boost available parking supply when needed.	52	Moderate
<b>2.1.6</b> Determine need and plan for long-term parking solutions.	52	Moderate
<b>2.2.1</b> Review public facility needs and plan for repair, replacement, or expansion. (ie. emergency services, fire/ police protection).	55	High
<b>2.2.4</b> Develop community education programming around key public safety topics and implement prevention programs.	55	Low
<b>2.3.2</b> Implement the required replacement or cleaning and upgrading of the two water towers to meet OSHA standards.	56	Moderate
<b>Housing</b>		
<b>3.1.1</b> Update zoning regulations to increase density and promote a diversity of residential housing types and living arrangements.	60	Moderate
<b>3.2.1</b> Explore ways to incentivize the creation and maintenance of housing types and arrangements that fulfill community needs.	61	High
<b>3.2.2</b> Partner with nonprofit organization(s) to provide education, counseling, and financial assistance to homebuyers or renters.	61	Low
<b>Economic Growth</b>		
<b>4.1.2</b> Develop strategic initiatives and coordinated efforts that support job creation and economic growth.	64	Moderate
<b>4.1.3</b> Designate a Small Business Advocate to provide technical assistance to better ensure business survival.	64	Low
<b>4.3.1</b> Consider the tax benefits and other residual economic benefits when reviewing development proposals.	66	Low

## Community Identity and Character

<b>5.1.1</b> Provide information about community issues, programs, services, and activities in a way that is accessible to limited English proficiency residents.	70	Low
<b>5.1.2</b> Host events and programs that recognize and celebrate the community's social and cultural diversity.	70	Low
<b>5.2.4</b> Explore the financing and feasibility of improvements to our park facilities that could include a splash pad or exercise equipment.	71	Low
<b>5.2.5</b> Explore the financing and feasibility of constructing a community and regional sports complex.	71	Low
<b>5.3.2</b> Improve signage and wayfinding throughout town.	73	Moderate
<b>5.3.3</b> Create incentives for private developments to include public art, including murals.	73	Low
<b>5.3.4</b> Identify spaces on public property which could showcase the artwork of local artists.	73	Low
<b>5.3.5</b> Inventory and recognize historic and contributing structures throughout the town.	73	Low



## LONG-TERM RECOMMENDATIONS (5-10+ YEARS)

ACTION STEP	PAGE #	PRIORITY
<b>Land Use and Growth</b>		
<b>1.2.4:</b> Use tools such as a TIF District to encourage growth.	45	Moderate
<b>Mobility and Public Services</b>		
<b>2.1.2</b> Expand the internal trails and sidewalks system by linking to neighborhoods and commercial areas along key corridors.	52	High
<b>2.1.3</b> Connect Ferdinand to the regional trail system by implementing connections identified in the Dubois County Bike and Pedestrian Master Plan.	52	Low
<b>2.3.4</b> Determine the fiscal capabilities of enlarging the wastewater plant storage basin.	56	Low
<b>Economic Growth</b>		
<b>4.1.1</b> Foster a culture of service excellence by supporting major employers, existing businesses, attracting new businesses and assisting new business startups.	64	High
<b>4.1.5</b> Develop goal-oriented funding model when providing financial resources to area non-profits.	64	Low
<b>4.2.1</b> Focus efforts on revitalizing the downtown into a vibrant center of the community, with physical and programmatic elements necessary to attract visitors and residents.	65	Moderate
<b>4.2.3</b> Strategically capture opportunities to develop new attainable creative office and start-up spaces downtown, such as publicly owned properties.	65	Low
<b>4.2.4</b> Cultivate a variety of opportunities for local and emerging operators to participate in the downtown retail market, including street markets, pop-up experiences, and small-footprint stores.	65	Low
<b>4.3.2</b> Collaborate with the Sisters of Saint Benedict to establish and allow the development of public programs and facilities on Monastery property.	66	High
<b>4.4.3</b> Expand the local presence of regional and countywide non-profits for funding and programmatic resources.	67	Low
<b>4.4.4</b> Build local capacity for growth and support with additional administrative resources.	67	Low
<b>Community Identity and Character</b>		
<b>5.2.1</b> Work with the Ferdinand Park Board to implement the Parks and Recreation Master Plan.	71	Moderate
<b>5.2.2</b> Develop a central community center space that offers programming, recreation, access to social services, and rentable community space like an amphitheater.	71	Moderate
<b>5.3.1</b> Improve signage and landscaping at major entry points into Ferdinand to refresh the gateway experience.	73	Low

# Document Review & Plan Maintenance.

The Flourishing Ferdinand Comprehensive Plan establishes a vision, and a guide to obtain that vision, for the next 10 years. Though the plan looks out to 2035, it is important to acknowledge that local conditions, market demands, and priorities will change over time. Therefore, the community and its implementation plan should be flexible. It is recommended that the Town of Ferdinand review this plan, and its progress toward implementation, either quarterly or at a minimum an annual audit and report its findings to Town Council. This is to ensure the town, partners, and their collective resources are allocated in a manner that reflects the community’s goals and priorities. This may lead to future updates of the plan before 2035 to ensure it continues to accurately represent Ferdinand. These meetings can also provide a forum for the town to track the overall progress and identify which goals and recommendations have been completed or fulfilled.

This comprehensive planning document outlines a great number of goals and strategies that cannot be accomplished by a single individual or organization. The success of this plan, over the next 10 years, relies on the commitment of other organizations striving to improve and strengthen their community, taking a role in completing the various implementation steps. The roles of partner organizations can take many forms, from administrative roles, which stand to help guide and direct the plan, to partners dedicating staff and additional resources to assist with production and completion of projects. Some of these partners may have previously worked on related actions, and can offer guidance on how the direction and implementation of the recommendation should look. With these lists of potential partners, it is important for roles to be assigned when production is taking place. It is equally important for these partnerships to not end once the recommendation is complete. The groups and Town should meet on a regular basis to identify possible barriers and identify options to overcome any changes.

## TASK ORGANIZATION TABLE EXAMPLE TEMPLATE

INSERT RECOMMENDATION OR NEXT STEP HERE			
TASKS TO BE COMPLETED	LEADER/PERSON RESPONSIBLE	START DATE	COMPLETION DATE
### Insert Task Here.			
### Insert Task Here.			
### Insert Task Here.			
### Insert Task Here.			
### Insert Task Here.			
### Insert Task Here.			

# RECOMMENDATION MATRIX EXAMPLE TEMPLATE

RECOMMENDATION	STATUS (Completed, In Progress, Not Started)	PROGRESS NOTES	ACTION NEEDED
## Recommendation Statement			
## Recommendation Statement			
## Recommendation Statement			
## Recommendation Statement			
## Recommendation Statement			
## Recommendation Statement			
## Recommendation Statement			
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## Recommendation Statement			
## Recommendation Statement			

The two templates provided (Task Organization and Recommendation Matrix) can be used as a starting point to populate and monitor the various plan elements progress. It is intended that these templates can be used as a guide to identify and maintain the status of the recommendations. At a minimum this audit should be conducted annually.



## BUILDING LOCAL CAPACITY

This is a critical strategy for the town in order to create a significant and cohesive impact. Identifying appropriate staff and administrative capacity will aid in a more seamless and integrated plan implementation. Ferdinand has been taking strides in recent years to improve the town, specifically the town center. Multiple initiatives have been started to aid in development and economic vitality, and these plans require resources, both financially and administratively, to move forward.

In order to successfully complete the recommended strategies and actions in this plan (and the town's other plans), the local capacity of the town must be first analyzed – both financial capacity for local matches and other funding as well as town staff that can support and guide implementation. It is often a challenge for municipalities, especially those without adequate staffing, to allocate resources for special projects, plan implementation, and other capacity building activities. In such cases, they may require targeted assistance to build new processes and grow available resources. Staffing does not always have to be full-time town employees; many small to mid-size communities build their local staff capacity through financial support to outside agencies or organizations, full-time or contract employees, and consultants. The town will need to ensure they have the staff capacity that includes community planners, urban designers and landscape architects, transportation engineers, architects, and financial advisors and strategists to assist in the implementation of this plan.

Training and professional development for local government officials and staff is critical for attaining local and regional goals. Given the time constraints of public service and personal lives, local government staff and officials often do not allot time and resources for professional development. Yet those who do regularly engage in continuing education are more familiar with best practices and more capable of providing and improving services. Training can be costly, but there are many strategies to provide effective training with limited resources. Training jointly based on geographic proximity or shared interests can reduce costs by using existing frameworks or gaining economies of scale. For example, if one group has a successful leadership training program for internal purposes, it could be expanded to include other local groups. Networking with peers is also important for sharing successful strategies, strengthening relationships that lead to partnerships, and leveraging conversations to improve Ferdinand.

**The town should review their staff and financial capacity as it relates to implementing this plan and other plans. This should include looking at capital expenditures, grants, incentives, and other financial options as well as staffing levels and expertise.**

### INITIATIVES

- Regularly schedule trainings for staff and officials, and seek to train jointly with other governments.
- Create professional development plans for staff and officials and support completion of relevant training.
- Encourage peer networking and host events that allow local staff to coordinate efforts to achieve common objectives.

# Measures of Success.

The ability to measure success or if Ferdinand is making a positive impact on the community is important to the planning process. The third part of this plan is the guidebook that will take the vision as a concept into reality. This part identifies various tools, partners, and potential funding or other resources that can be used for implementation purposes. In addition, the Town should track the following metrics to understand if current efforts are improving Ferdinand. These metrics can be tracked through the U.S. Census data, American Community Survey Data, permitting data, and the survey of local businesses and residents.

- An ongoing growth of our population
- Perpetual growth in employment
- Constant increase of our per capita income
- Steady increase of our property tax net assessed value
- Sustaining the low cost of doing business



# Tools and Resources.

*Note: Funding and programs change yearly. List current as of Spring 2025.*

## LOCAL FINANCING TOOLS

### BONDS

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

### DEVELOPER FUNDED INFRASTRUCTURE

Similar to impact fees, communities can also fund infrastructure improvements by having the developer cover those costs directly. These can include roadway improvements, stormwater infrastructure, and other related utilities that may need expanded due to development. However, the improvement must be directly related to and proportionate to the new development's impact.

### IMPACT FEES

An impact fee is a charge on new development to pay for the cost of infrastructure and related services that are necessitated by and benefit the new development. The fee is based on the type of development assessed for the increase in the burden on infrastructure. Fees contribute to a non-reverting fund and can be used for infrastructure improvements and amenities including park and recreation and multi-modal projects.

### INFRASTRUCTURE REVOLVING LOAN FUND

This revolving loan fund can be used to provide low interest loans for infrastructure projects that facilitate economic development.

## TAX INCREMENT FINANCING

A Tax Increment Financing (TIF) district used by many communities to fund local infrastructure improvement projects. Tax rates for developments within the district are locked at a set rate, and as property values rise within the district, any additional tax revenue generated is used to fund improvement projects within the district instead of using it for typical purposes. TIF can be very effective at directing new development to an area.

### RESIDENTIAL TAX INCREMENT FINANCING

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

## TAX ABATEMENT

Tax abatement is a phase-in of property taxes and is intended to encourage development in areas that would not otherwise develop. Tax abatement is one of the tools widely used by municipal governments to attract new businesses to the community. It encourages investment in new equipment or facilities that will improve the company, while stabilizing the community's economy. Communities may develop procedures for abatement application and policies regarding the amount and length of the abatement that will be approved. Procedures may also be developed to ensure compliance with the terms in the statement of benefits.



# RESOURCE ORGANIZATIONS

## ACCELERATE INDIANA MUNICIPALITIES (AIM)

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

## INDIANA ASSOCIATION FOR FLOODPLAIN AND STORMWATER MANAGEMENT (INAFSM)

The Indiana Association for Floodplain and Stormwater Management was founded in 1996 by professionals interested in and responsible for floodplain and stormwater management in the State of Indiana. INAFSM members include federal, state, and local agency staff, engineers, consultants, planners, elected officials, members of academia, students, and floodplain residents.

## INDIANA CHAPTER OF THE AMERICAN PLANNING ASSOCIATION

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

## INDIANA SMALL BUSINESS DEVELOPMENT CENTER

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

## PROSPERITY INDIANA

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

## INDIANA FINANCE AUTHORITY (IFA)

In order to provide economic efficiencies and management synergies and enable the State of Indiana ("State") to communicate as one voice with the various participants in the financial markets, the Indiana Development Finance Authority, the State Office Building Commission, the Indiana Transportation Finance Authority, the Recreational Development Commission, the State Revolving Fund Programs and the Indiana Brownfields Program were consolidated into a new and separate entity called the Indiana Finance Authority ("IFA") on May 15, 2005. The Indiana Health and Educational Facilities Finance Authority was also merged into the IFA, effective July 1, 2007. As the successor entity to these formerly separate debt-issuing entities, the IFA is authorized to issue revenue bonds payable from lease rentals under lease agreements with various state agencies and to finance or refinance the cost of acquiring, building and equipping structures for state use including state office buildings, garages, highways, bridges, airport facilities, correctional facilities, state hospitals and recreational facilities related to State parks. The IFA also manages the Wastewater and Drinking Water State Revolving Fund Loan Programs and the Indiana Brownfields Program.

## INDIANA OFFICE OF COMMUNITY AND RURAL AFFAIRS

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

- Planning Grants
- Public Facilities Program (PFP)
- Stormwater Improvement Program (SIP)
- Wastewater and Drinking Water Program
- Blight Clearance Program (BCP 2.0)

## REDEVELOPMENT ASSOCIATION OF INDIANA (RAI)

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

# FUNDING AND GRANTS

## INDIANA ARTS COMMISSION (IAC)

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

### ARTS ORGANIZATION SUPPORT (AOS)

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

### ARTS PROJECT SUPPORT (APS)

The Arts Project Support (APS) program provides funding in support of short-term public-facing arts projects or activities. This includes exhibits, performances, and arts education. Arts project support grants are offered twice a year, but organizations can receive it only once every fiscal year.

### THE ARTS FEDERATION (TAF)

The Arts Federation (TAF), based out of Lafayette, promotes the role of arts across our region. It provides educational opportunities, facilitate outreach programs for underserved communities, and funding to fellow arts organizations. TAF focuses on providing free opportunities to the region to increase accessibility and equity including programs and workshops. Workshop topics range from marketing and fundraising to exhibition setup and artwork pricing. Workshops are free for members and member organizations.

## INDIANA DEPARTMENT OF NATURAL RESOURCES

The mission of the Indiana Department of Natural Resources is to protect, enhance, preserve, and wisely use natural, cultural, and recreational resources for the benefit of Indiana's citizens through professional leadership, management, and education.

## INDIANA ECONOMIC DEVELOPMENT CORPORATION (IEDC)

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

## LAND AND WATER CONSERVATION FUND (LWCF)

LWCF federal grants can be used to protect important natural areas, acquire land for outdoor recreation and develop or renovate public outdoor recreation facilities such as campgrounds, picnic areas, sports/playfields, swimming facilities, boating facilities, fishing facilities, trails, natural areas and passive parks. It provides grants for 50% of the cost of acquisition and/or development. To be eligible, the group must be a legally established park board and have a current 5-year park and recreation master plan on file in the Division of Outdoor Recreation. The minimum grant request is \$50,000 and the maximum request is \$500,000 with a local match requirement.

## INDIANA TRAILS PROGRAM (ITP)

Matching assistance program that provides funding for the acquisition and/or development of multi-use recreational trail projects. Minimum funding available is \$100,000 and maximum funding available is \$400,000 and a 20% match is required. Both motorized and non-motorized projects may qualify for assistance. This program was formerly recognized as the "Recreational Trails Program", but was changed to reflect it's transition from federal to state funding in 2021.

## INDIANA DEPARTMENT OF TRANSPORTATION (INDOT)

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

### COMMUNITY CROSSINGS MATCHING GRANT FUND PROGRAM

In 2023, INDOT funded 75% of the project of communities under 10,000. Eligible projects included bridge and road preservation type projects along with ADA sidewalk projects that intersect with any road project, roundabouts and road reconstructions. Trails and enhancement type projects are not eligible and only construction costs are eligible. In the upcoming years, this program is expected to change and the community should reference INDOT's website for more information.

### CONGESTION MITIGATION AND AIR QUALITY IMPROVEMENT PROGRAM (CMAQ)

The Congestion Mitigation and Air Quality Improvement Program (CMAQ) is a program that provides funding to improve air quality and reduce traffic congestion in areas that do not meet National Ambient Air Quality Standards. Funding is available in areas where measurements of ozone, carbon monoxide, and particulate matter exceed federal standards. The CMAQ program is a federal program through which INDOT distributes funding in Indiana.



## **HIGHWAY SAFETY IMPROVEMENT PROGRAM (HSI)**

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

## **LOCAL PUBLIC AGENCY PROGRAM (LPA)**

INDOT shares gas tax revenue from the state Motor Vehicle Highway Fund and Local Road and Street Fund with LPAs towards capital improvement needs. Communities must have a local employee in charge with ERC training, projects must be ADA compliant, provide matching funds and meet project eligibility.

## **TRANSPORTATION ALTERNATIVES FUNDING**

The Transportation Alternatives (TA) program will receive about \$780 million to carry out all TA projects, including SRTS and RTP projects across the country, which represents about a 35% reduction from the current \$1.2 billion spent on these programs. Under the bill, states will sub-allocate 50% of their TA funds to Metropolitan Planning Organizations (MPO) and local communities to run a grant program to distribute funds for projects. States could use the remaining 50% for TA projects or could spend these dollars on other transportation priorities.

## **INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY (IHCDA)**

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

## **INDIANA DEPARTMENT OF NATURAL RESOURCES**

The mission of the Indiana Department of Natural Resources is to protect, enhance, preserve, and wisely use natural, cultural, and recreational resources for the benefit of Indiana's citizens through professional leadership, management, and education.

## **DEVELOPMENT FUND**

This program provides a loan of up to \$750,000 (or a grant in limited special circumstances) for eligible activities for low- and moderate-income housing.

## **EMERGENCY SOLUTIONS GRANT PROGRAM**

This program provides emergency shelters and transitional housing through services and rental assistance for homeless individuals and families.

## **HOME INVESTMENT PARTNERSHIP PROGRAM (HOME)**

This program strives to provide habitable and affordable housing for low- and moderate-income persons by improving the quality of existing housing stock.

## **LOW-INCOME HOUSING TAX CREDITS (LIHTC)**

This program is a dollar-for-dollar federal tax credit that incentivize the investment of private equity in the development of affordable housing. The project owner must agree to comply with Chapter 42 regulations and maintain an agreed open percentage of low-income units, as well as meet requirements for a 15-year compliance period and a subsequent 15-year extended use period. Maximum request is \$1.2 million tax credits.

## **THE HOUSING TRUST FUND (HTF)**

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

## INDIANA HUMANITIES

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

## INDIANA DESTINATION DEVELOPMENT CORPORATION (IDCC)

In 2019, the Indiana Destination Development Corporation replaced the Indiana Office of Tourism Development. The IDCC offers matching grant to cities, towns, counties and nonprofit entities located in Indiana that are involved with tourism promotion and development.

## PUBLIC ART AND PLACEMAKING ACTIVATION GRANTS

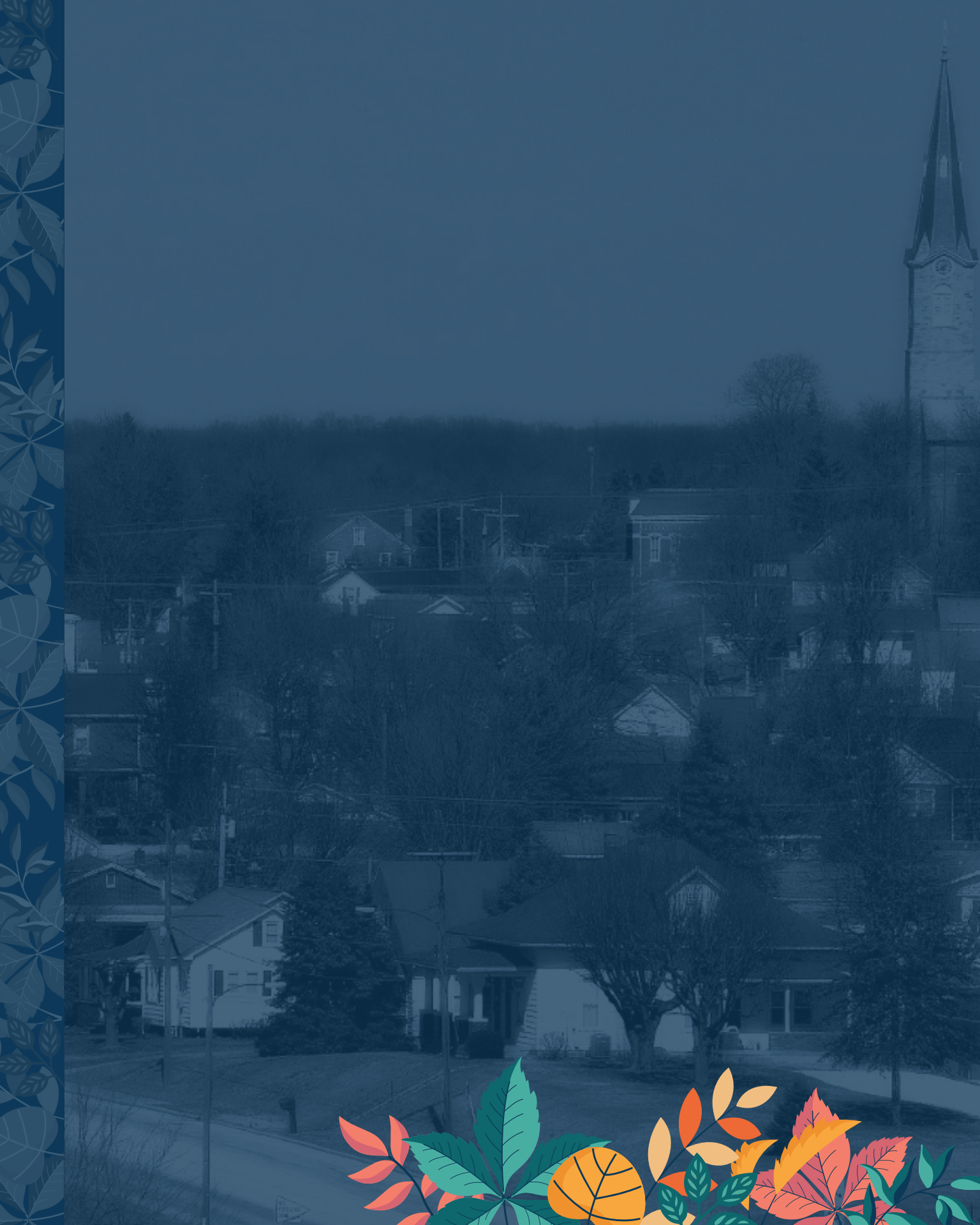
The IN Indiana Placemaking Activation Grant is a matching grant of up to \$25,000 to fund signage and placemaking efforts. The IN Indiana Public Art Activation Grant is a non-matching grant of up to \$10,000 to fund public art projects. In 2023, the IDCC plans to allocate up to \$500,000 total between both grants based on the quality of applications received. Grantees will receive 75% of funding upon award and 25% upon project completion.

## NATIONAL ENDOWMENT FOR THE ARTS - OUR TOWN PROGRAM

Our Town is the NEA's creative placemaking grants program. Through project-based funding, the program supports activities that integrate arts, culture, and design into local efforts that strengthen communities. These projects require a partnership between a local government entity and nonprofit organization. Grants range from \$25,000 to \$150,000, with a minimum cost share/match equal to the grant amount.

## STATE AND FEDERAL TAX CREDITS

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







# Public Engagement

**107** Steering Committee Meetings

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**109** Public Meetings

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**142** Focus Group Conversations

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**143** Online Surveys

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# Public Engagement Summaries

The following section of the *Flourishing Ferdinand Comprehensive Plan* presents summaries of the public and community engagement that was conducted throughout the planning process. This includes summaries of four Steering Committee Meetings, two Public Meetings, and four Focus Group Conversations as well as the unedited responses from the two virtual public surveys.

# Steering Committee Meetings.

## STEERING COMMITTEE MEETING #1

September 25, 2024

### MEETING SUMMARY

The project team held the first steering committee meeting for the Flourishing Ferdinand Comprehensive Plan on September 25, 2024 at the Ferdinand Community Center in Ferdinand, Indiana. The purpose of the meeting was to introduce comprehensive planning to the Steering Committee, explain the project's process and upcoming meetings, and discuss some potential big ideas for the plan to focus on.

### OVERVIEW AND DISCUSSION

The project team prepared a presentation and a handout to share with the Steering Committee. Throughout the meeting, the project team presented Ferdinand's existing conditions, including demographic, economic, and housing data. This data will inform the initial goals and strategies of the plan. Following the existing conditions presentation, the Steering Committee were asked to use the handout to identify three key topics that they believe should be the focus of the Flourishing Ferdinand Comprehensive Plan.

## STEERING COMMITTEE MEETING #2

January 22, 2025

### MEETING SUMMARY

The project team held the second steering committee meeting for the Flourishing Ferdinand Comprehensive Plan on January 22, 2025 at the Ferdinand Community Center in Ferdinand, Indiana. The meeting included a review of the input received at the first public meeting, online survey, and the focus group/stakeholder conversations, as well as a presentation of the draft plan goals, strategies, and actions.

### OVERVIEW AND DISCUSSION

The project team prepared a collection of goals, strategies, and action steps to present to the Steering Committee. These items were developed from input and feedback received from the Steering Committee and residents of Ferdinand at the previous committee meetings, public meeting, online survey, and focus group conversations. Throughout the meeting, the Steering Committee provided feedback on the draft goals, strategies, and actions.



## STEERING COMMITTEE MEETING #3

February 26, 2025

### MEETING SUMMARY

In preparation for the second public meeting, the steering committee requested an additional virtual meeting to further develop the goal and recommendation statements before the public reviewed them. Similar to the second public meeting, the project team walked through the updated materials that were to be presented to the public the following week and the committee provided feedback and direct edits to the statements that the group discussed and agreed upon.



## STEERING COMMITTEE MEETING #4

May 13, 2025

### MEETING SUMMARY

Following the second public meeting and online survey, the project team developed a preliminary prioritization of each recommendation for the draft comprehensive plan. Before the final steering committee meeting, the project team virtually met with town leadership to review the draft prioritization before presenting it to the committee. During the meeting, the committee discussed various changes to recommendation prioritization based off of public feedback and town capacity. Following the meeting, the project team sent a draft comprehensive plan document to the committee to review and provide comment and feedback.



# Public Meetings.



## Public Meeting #1

November 6, 2024

# Meeting Summary

The project team facilitated the first public meeting for the Flourishing Ferdinand Comprehensive Plan on November 6, 2024. The meeting was held from 6:00 pm to 8:00 pm at the Ferdinand Community Center at 1710 Community Drive in Ferdinand, Indiana. In total, 41 community members and two project team members attended the meeting. The purpose of the meeting was to introduce the Ferdinand Comprehensive Plan to the public and gather input on items that will be addressed, or that residents think should be addressed, in the plan.

## Attendees –

- Roughly 45 people attended the public meeting to provide input for the Flourishing Ferdinand Comprehensive Plan.

## Overview and Discussion

The project team prepared a presentation, nine presentation boards, an Assets and Liabilities worksheet, a Land Use Map, and a Big Idea Bingo worksheet to collect public opinions and input. During the presentation, the project team explained the comprehensive planning process, the purpose and legal requirements of a comprehensive plan, and the plan's timeline. The team also presented a variety of data on existing demographic, housing, economic, and physical characteristics of the community to form the basis of the plan.

Following the comprehensive planning overview and existing conditions summary, the project team facilitated three visioning exercises using the aforementioned meeting materials. The following is an outline of the visioning exercises and the information collected from them.

## Visioning Exercise #1: Assets and Liabilities

The first visioning exercise was developed to gather thoughts and opinions on what topics should be discussed within the plan. To do so, all attendees were encouraged to individually fill out the Assets and Liabilities worksheet. The worksheet asked attendees to prioritize three topics and list assets and liabilities within those topics. An asset is something that could be considered a strength or something to promote while a liability is something that could be considered a weakness or in



need of improvement. A total of 35 worksheets were returned at the end of the meeting. The following outline summarizes the input received under each topic.

- Topic #1: Land Use and Development

- Asset
  - Available land
  - Apply for grants to help incentivize growth
  - Historic preservation is popular
  - Pristine land at entryways on both north and south sides of town
  - Beautiful, rare vistas that are unique in the Midwest
  - Potential to shape a new vision
  - Excellent parks and recreation
  - Land is available – need to attract developers
  - Available land on south side of town on east side of 162
  - Available vacant land throughout the town is unused
- Liability
  - Unsure if the town has the infrastructure for new development
  - Keep development under control
  - No protections or incentives to preserve and restore existing historic buildings
  - Little, if any, oversight to protect town entrances from unattractive development like storage units and box buildings – no protection from polluting industries
  - Haphazard development
  - No concentrated downtown
  - No daycare

- Topic #2: Public Facilities and Services

- Asset
- Liability
  - Light pollution – reduce total lumens output for streetlights and at residences and businesses (use ordinances to keep light directed at own property, dark-sky friendly, and lower wattage – Dollar General, Cascade Café, Holiday Foods do it right)

- Topic #3: Placemaking

- Asset
  - Good family units exist
  - Older folks seem to have what they like and want
  - The town has great events
  - Safe town
  - Successful festivals and events that draw huge crowds - Folk Fest, Christkindlmarkt
  - Framing Ferdinand
  - Community festivals
  - Community pride
  - Parks department

- Small town values
    - Short travel distance to parks
  - Liability
    - Not open to outsiders
    - Young and middle age move on or don't come – due to housing
    - We are old and resistant to change
    - Older population is not active in reinvesting money in the community
    - Concerns were raised about how the community responded to prior community engagement and events
    - There is not enough to retain young adults or draw them back
    - Lack of common gathering space
    - Limited places for activities – theaters
    - Facades along Main Street need improvement
    - Dangerous to walk or bike in town or to other communities
    - Facades on Main Street need improvement – they don't match German heritage
- Topic #4: Economic Development
  - Asset
    - Available land
    - Infrastructure is available
    - Large workforce/volume of workers
    - I-64 connection
    - Good quality broadband on a town-wide fiber system
    - Open tax abatements as incentives
    - Land is available
    - Proximity to I-64
    - Capitalize on German Heritage
    - Strong manufacturing base and building trades
    - Mobel Site
    - Update and use the buildings along Main Street for new businesses
  - Liability
    - Job opportunities exist but lack of a labor force prevents growth
    - More merchants are needed for growth and higher income job opportunities
    - Limited employment opportunities for young adults
    - The area needs more industry, retail, rest areas, and childcare services
    - Lack of competing employers – two large manufacturers then numerous small companies
    - No railroad
    - Young people exodus and brain drain
    - Need to expand infrastructure and utilities to build new businesses
    - The town needs more entry-higher level jobs for recent graduates to come back to Ferdinand
    - The town needs funds to fuel growth
    - Need more white collar jobs

- Town has limited funding
- Water infrastructure needs updates
- Few businesses open here because there is no available land for them – attracting businesses so they can attract people
- Ferdinand needs more businesses
- Little variety in existing businesses
- There are not enough businesses to keep people in Ferdinand
- Topic #5: Housing
  - Asset
    - Available land is zoned and annexed
    - People seem to want new or modern offerings
    - The town can plan for each demographic's specific needs
    - Available land has been identified
    - Housing is being planned and developed
    - Good quality housing stock
    - Most people maintain their properties really well
    - There is room to grow on available properties in town
    - Available land – pristine fields – to develop housing
    - There is property ready and available for development
    - Older homes that can be beautifully renovated
    - Available land north of Ferdinand
    - Ferdinand is an attractive community to live in
    - Newer homes are being developed and planned
  - Liability
    - Cost of existing housing is priced well above similar areas
    - Older folks could move to new and better-suited homes to free up existing single-family housing
    - Cost of new development – could be cost prohibitive
    - Some homes on Main Street could use renovations
    - New housing development is not affordable
    - Many homes do not have sidewalk access
    - No public transportation
    - Housing is expensive due to limited supply
    - High cost of development
    - High cost of infrastructure
    - Low inventory of homes
    - Homes are priced to high for the local workforce
    - Infrastructure and development is expensive to build
    - No affordable housing for single-income families
    - Lack of modern 1<sup>st</sup> single family homes for sale
    - Lack of nearby empty properties for new construction
    - Housing prices seem to be much higher than in nearby communities
    - Oversight to protect beauty of housing development - bland, cookie-cutter, unattractive neighborhoods



- Lack of available housing – limited options
  - Lack of available land
  - High cost of development
  - Lack of owned, buildable space
  - The housing inventory is old
  - Need more options to attract young people, young professionals, and talent
  - Need more housing if you want to grow
  - It is expensive to develop green, undeveloped land
  - The only affordable homes are old
- Topic #6: Transportation
  - Asset
    - The town currently has a decent transportation base
    - Great east/west and north/south connections
    - Leverage I-64 and SR 162 traffic for commerce
    - The overall existing transportation system
    - I-64 and SR 162
  - Liability
    - Transportation infrastructure needs to be kept up to date – consider possible upgrades like roundabouts at certain intersections
    - Poor walkability – few sidewalks and most are in poor condition
    - Curbs and gutters are old with many gaps (spotty) – need to fill in areas where they are lacking
    - Limited biking or walking from residential areas
    - Biking and walking paths would improve quality of life
    - Few sidewalks
    - Sidewalks are needed
    - No public transportation
    - No trails or bike paths
    - The town needs public transportation
    - No transportation throughout Dubois County or northern Spencer County
    - Intersection Main Street and 16<sup>th</sup> Street has too much traffic – needs a light
    - Too few sidewalks, build sidewalks in all available areas
    - High traffic at intersection of 162 and 264 – need a roundabout or intersection improvements to slow or control traffic
    - Truck traffic through town
    - Traffic at 162 and 264
    - The town has few real crosswalks – nine in total, seven on Main Street – enforce purposeful crosswalks
    - Industrial bypass needs bike lanes
    - Heavy traffic at the intersection of Main Street and 16<sup>th</sup> Street
    - Dangerous intersection at Main Street and 16<sup>th</sup> Street, 162 and 264
    - Main Street is used by large trucks that should be using the bypass
    - The intersections of Main Street and 23<sup>rd</sup> Street, and Main Street and Industrial Park Road need traffic signals

- Routes like Industrial Park Road are hard to fully utilize – its intersections with Main Street are hard to access, rework the traffic flow
  - Sidewalk connectivity is inadequate, businesses and schools are not accessible by sidewalk
  - Need sidewalk connectivity, trails, and public transportation
  - Long wait at dangerous intersections – Main Street and 16<sup>th</sup> Street (YMCA) and at 162 and 264
  - Too much traffic through town
  - Need sidewalk and bike path connectivity – town assets are spread out but should be connected to one another
- Topic #7: Agriculture
- Topic #8: Natural Resources
- Topic #9: Parks and Recreation
  - Asset
    - The town's facilities are attractive to potential residents
    - Offer cultural opportunities for music, art, architecture]
    - Beautiful parks and walking trails
    - The existing parks are great
    - The town has a great inventory of existing parks
    - Access to YMCA, trails, high school facilities
    - The town has great parks
    - The parks have much empty space available for future use
  - Liability
    - Maintaining existing parks and improving facilities is a challenge with the current budget
    - No splash pad
    - Limited accessibility for people with disabilities
    - Limited sidewalks and sidewalk connections
    - No trails
    - Need better, or more, sports fields for bigger tournaments
    - Parks need improved programming to be better utilized
    - Transportation is needed
    - Need for emphasis on renewable energy grants – on rooftops for example
    - Need more access to public gyms
    - Town budget is limited – can it support growth or facility renovations
    - The town needs a performance area
    - Need bike trails and sidewalks
    - The parks are underutilized and could hold more community activities or events
    - Need a community gathering space with a performance stage
- Topic #10: Broadband Access
  - Asset
    - Existing fiber internet network across town
- Other Topic #1: Health

- Liability
    - No urgent care – travelers near highway
    - Expand the local clinic to 24-hour care
- Other Topic #2: Childcare
  - Liability
    - No certified childcare within a reasonable distance for people who live or work in Ferdinand
    - Not a single fulltime childcare facility in Ferdinand, licensed or unlicensed – barrier to growth of families and population, unattractive to move here
    - Need a daycare
- Other Topic #3: Aesthetics
  - Liability
    - Lighting is too bright – creates glare, inability to see the stars
    - Residential light trespass, the town needs a lighting ordinance

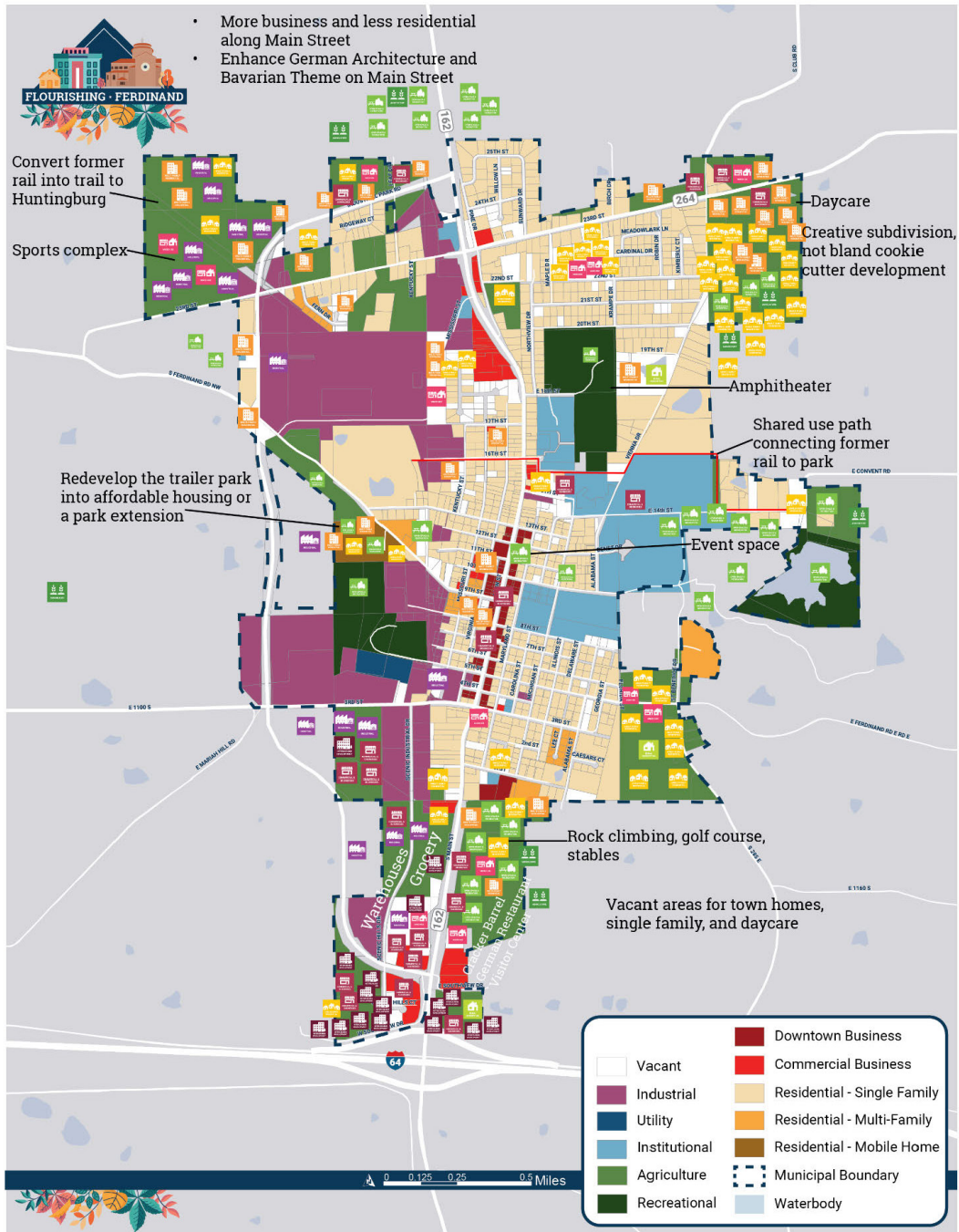
### **Visioning Exercise #2: Land Use Mapping**

The second visioning exercise was developed to gather input about the potential locations of future development. Attendees were encouraged to participate in groups and place stickers corresponding to different types of land use on a map of Ferdinand. There was a total of 13 groups that placed stickers on 13 maps. This exercise helped attendees and the project team visualize where the community believes development is most appropriate. The feedback received from the second visioning exercise will be used to generate a future land use plan for Ferdinand. The following image displays the input received from this exercise.

Generally, the attendees believed interchange development should remain near the interchange, housing development should occur in most vacant or agricultural areas, and industrial development should remain on the west side of the town. Other suggestions included

- An amphitheater at 18<sup>th</sup> Street Park
- A park with rock climbing and golf on the south side of Ferdinand
- Specific locations for restaurants or daycare
- A sports complex
- A trail to Huntingburg
- Another trail that connects the west side of town to Old Town Lake Park
- Enhancing the German architecture and Bavarian theme on Main Street
- Redeveloping a trailer park into a park or affordable housing





### Visioning Exercise #3: Big Idea Bingo

The third visioning exercise used stylized bingo boards to collect input on the community's big ideas for the future of Ferdinand. The board proposed 16 big ideas and left a free space for attendees to suggest their own. Attendees were encouraged to place a sticker on the five big ideas they thought would have the greatest impact in the town. In total, 13 groups participated and chose big ideas on 13 boards. The following image displays where attendees place their stickers and any big ideas that were written in the free space.

Sidewalk connectivity, trail connectivity, and childcare are among the most popular concerns for Ferdinand's residents. Other primary concerns include expanding housing opportunities, expanding retail and dining options, downtown façade improvements, and the development of a gathering space for the community. The following is a list of big ideas that were written in the free space on each board.

- Handicapped accessible playground
- Route industrial trucks to the bypass
- Housing options for aging in place, retirees – include the amenities they want on the property. This will help open up single-family housing for new residents too
- Remove telephone/power lines
- Improved wifi and cell service
- Improved initiative/ planning to guide development, street widths to accommodate parking and bike lanes, mandate sidewalks
- Diversification of town population
- Renovation and retention of schools
- Optimization of “Downtown District,” less old housing, more business
- HUD Healthy Homes type of programs to preserve housing stock
- Fund-seeking/grant funding personnel to make these items more attainable
- Bicycle and walking trails to Huntingburg, Santa Claus, and Ferdinand State Forest
- Protect the town's beautiful entrances on north and south 162
- Historic preservation ordinance to protect these resources
- Use different bulbs in the streetlights – too harsh
- Town cinema/museum
- Historic home signs and walking tour
- Urgent care
- Visitor center
- Removal of overhead power lines
- Emergency preparedness: power failure, weather, earthquake, food shortage
- Farmers market (community garden)
- Water security
- Housing
- Shopping/dining center on north end of town
- Lighting ordinances (signs, street lights, security lights)
- Roundabout at 162 and 264

- Mini roundabout at the park for kids on bikes
- Golf carts to transport between stores and local areas
- Connect nearby towns with bike paths
- Outdoor community gathering area for all ages



## BIG IDEA BINGO

Place a sticker next to the five (5) big ideas you think would help Ferdinand flourish!

Use a sticky note to write down a new big idea and place it in the free space.

Performance Stage, Amphitheater 	Greenways	Small Business Incentives	Facade Improvements 	New Shopping Opportunities	Street Furnishings (Benches, Lighting, trash receptacles) <i>The light pollution is excessive</i> <i>Reduce lighting</i>
Splash Pad 	Seasonal Programming	Water Utility Updates	Childcare Facility 	New Town Center	Sidewalk Connectivity 
Public Art	Town Gateway Monument	• Handicapped accessible playground • Route industrial trucks to bypass • Housing options for aging in place and retirees with amenities they want on property • Renovation and retention of schools • Optimization of Downtown District • Less old housing, more businesses • Shopping/dining center on north end of town • Lighting ordinance • Roundabout at 18th and 26th	• Remove telephone/power lines • Diversification of town population • Improved wifi and cell service • Improved initiative planning to guide development, street widths to accommodate parking and bike lanes, mandated sidewalks • HUD healthy home type of programs to prevent burning • Mini roundabout at park for kids on bikes • Pavilion for farmers market and events	Condos	Neighborhood Cleanups
Wayfinding Signage	Bike Lanes/ Cycle Tracks and sidewalks 	<b>FREE SPACE</b> Write down a new big idea! Fund-raising/grant personnel to make these projects attainable Bicycle and walking trails to Huntington, Santa Clara, and Ferdinand State Forest Protect town entrances on north and south 182 Historic preservation ordinance to protect these resources Water security, flooding Golf carts for transport in local areas		Retail Hub	Regional Trail Connectivity 
Public Transit Opportunities	Single-Family Housing	Downtown District	Expanded Restaurant/Dining Opportunities 	Public Pool	Youth Programming
Townhouses	Enhanced Plantings	Interstate Development	Senior Center	Public Murals	Street Trees





### Other Materials and Comments

In addition, three comment cards were returned at the end of the meeting. The following is a summary of the input received from the comment cards.

- Comment Card #1
  - Community gathering spaces for all generations
  - Reduce light glare on Main Street
  - Bike paths connecting to neighboring towns
- Comment Card #2
  - Accessible playground with sensory activities
  - Splash pad
  - Develop an area for a farmers' market
  - Sidewalk/exercise path, plan to connect the community
  - Walking trail around New Town Lake
  - Storm sewer replacement program
  - New drinking water treatment plant - 350,000 to 500,000 gallons per day
- Comment Card #3
  - Streetlights are very harsh, bright, and blue. Could the shade be more historically correct like an amber tone?
  - The tops of the streetlights are open, wastes a lot of light – light pollution
- Assets and Liabilities: Other Comments
  - Do not create low income housing areas that will deteriorate and become isolated as poor neighborhoods
  - Fill in empty lots
  - Construct bike lanes and bike paths
  - Make common community gathering areas outdoors for all age groups
  - Outdoor amphitheater
  - Indoor theater plays
  - Nutritional family dining over fast food dining
  - The town needs activities for individuals: golf course, hiking, horse stables
  - Land use and development: develop for housing and areas of service to citizens
  - Route traffic away from Main Street to bypass
  - Bike trail around bypass
  - Southern entry to town has cornfields on east and development on the west. Can the town buy the east side for a park?
  - Town trolley circling and going to shopping areas at the north and south sides of town
  - The town needs sidewalks to provide access to shopping areas
  - Build a streetlight for pedestrians at the YMCA, library, and Dollar General intersection (16<sup>th</sup> Street)
  - The town needs mini-parks on Virginia Street and Missouri Street for all the families that walk, Older people need benches and the town needs trees



- It is important to draw people to and retain people in Ferdinand
- Maybe implement building standard codes for building or renovating along Main Street – maintain a cohesive look
- Secondary access to the library would help traffic flow
- Explore options for updating older homes
- Use land use to allow growth around existing industry
- If the town wants to grow, it should actively try to attract and help developers
- Close open ditches and drainage
- Spraying turkey manure upwind of town shouldn't be allowed
- Fix the timing on the stoplight in town
- Allow four-wheelers on the road
- Main Street needs more available apartments, duplexes, town homes, and compact places for average families to live
- Build an amphitheater to accommodate Folkfest and other activities
- Repurpose trailer park for labor housing
- Develop programs to rehabilitate blighted housing using the TIF – for example, buy and redevelop the trailer park
- Build a roundabout at 162 and 264
- Build bike lanes or ebike routes
- Build an amphitheater at 18<sup>th</sup> Street Park
- The large ditches along Main Street are unsightly
- Keep people shopping local
- Available land should be dedicated proportionally to housing and economic development – do not favor one or the other

The presentation and meeting concluded with a brief description of the project's next steps. The project team encouraged attendees to take the project's online survey and share it with other members of the community.



## Public Meeting #2

March 6, 2025

## Meeting Summary

The project team facilitated the second public open house for the Flourishing Ferdinand Comprehensive Plan on March 6, 2025. The meeting was held from 6:00 pm to 7:30 pm at the Ferdinand Community Center and attended by over 20 community members. The purpose of the meeting was to present the draft plan themes, goals, and strategies to the community. Attendees provided their input and feedback on each goal and strategy as well as the future land use and transportation plans.

### Attendees –

- Roughly 23 people attended the public meeting to provide input for the Flourishing Ferdinand Comprehensive Plan. (See attached attendance sheet).
- Scott Siefker – TSWDG
- Sam Wiser – TSWDG
- Matthew Pytel - TSWDG

### *Overview and Discussion*

The project team prepared a presentation, 15 presentation boards, a future land use map, a future transportation map, and an online survey to collect feedback from the community. The meeting began with the presentation in which the project team oriented the attendees to the project and shared the draft plan themes, goals, and strategies. Following the presentation, attendees participated in the open house period to engage with the boards. Attendees were encouraged to place a sticker to indicate whether they agree or disagree with each goal and strategy, and to leave notes on the future land use and transportation maps. Additionally, the virtual public survey was released and shared with Ferdinand so any community members not at the meeting could have an opportunity to provide input.

The input and feedback received at the meeting is displayed on the following presentation boards and maps.



# PLEASE SIGN IN!

Meeting Type: Public Meeting #2

Meeting Date: 03/06/05

NAME	EMAIL
Ken Sicard	
Ron Weyer	
Tim Effer	
SKANITA LOUISE LOWE	
Elaine Schip	
Donnie McD	
Duane Lorey	
Lee Vebelhor	
ALVIN HOPPEMAN	
Elaine Hoppefano	
Eric Whitaker	
Chris Wep	
Lori Klem	
Barbara Myer	
William Keller	
Rock Emmert	



**Meeting Type:** Public Meeting #2

Meeting Date: 03/09/25

[illegible]





# COME ON IN!

## Public Open House

**Ferdinand Comprehensive Plan**  
**6:00PM to 7:30PM**

**Presentation starts at 6:10pm**



# PUBLIC INPUT SESSION

## TONIGHT'S INSTRUCTIONS

- STEP 1** Please sign in at the welcome table so we know you were here!
- STEP 2** Visit each board at your own pace and in any order that you choose.
- STEP 3** Read the exercise instructions at each board and give us your input and ideas.
- STEP 4** Take a survey postcard for the online survey for anyone that you know that wasn't able to make the meeting.



STAY CONNECTED.  
Visit the project website for project updates.  
[FlourishingFerdinand.com](http://FlourishingFerdinand.com)

## THANK YOU FOR ATTENDING!



# What is Flourishing Ferdinand?

## THE PLANNING PROCESS

THE PLANNING PROCESS FOR THE FLOURISHING FERDINAND COMPREHENSIVE PLAN INCLUDES THREE PHASES.

### PHASE ONE

The first part of this planning process, or phase one, is focused how Ferdinand is today. This phase has been completed and included an existing conditions analysis, market analysis, and various public engagement opportunities to gather ideas for the future.

### PHASE TWO

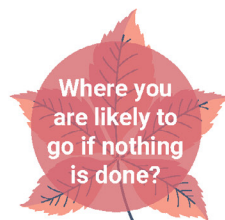
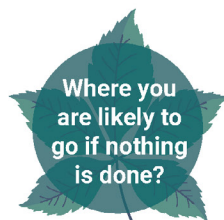
In this second part of the planning process, plan themes, goals and strategies have been drafted based on community input and existing conditions to determine how we can flourish Ferdinand for TOMORROW. These have been revised based on Steering Committee and Town staff feedback, and will continue to be revised until final adoption of the plan.

### PHASE THREE

The final part of this planning process will begin after the conclusion of this public meeting and kick-off the development of an implementation action plan and the compilation of the *Flourishing Ferdinand Comprehensive Plan*. This plan is expected to be complete in late spring 2025.



TOGETHER THESE DISTINCT PHASES WORK TOGETHER TO ANSWER THOSE FOUR KEY QUESTIONS:



## LET'S TALK ABOUT THE PROJECT



# What is Flourishing Ferdinand?

## EMERGING BIG IDEAS FROM PUBLIC INPUT

Population & Talent Attraction	Regional Connections
Affordable & Diverse Housing	Shopping, Dining & Grocery
Neighborhood Investment	Vacant/Underutilized Property
Higher Education & Training	Activities for Teens & Families
Interstate Access	Childcare Options
Walkability & Bike-ability	Embrace Change



### ENGAGEMENT AND FEEDBACK

Ideas from the community that shaped the overall vision and direction of the comprehensive plan.

### THEMES

Five themes were created that are broad statements intended to express and reinforce major areas of focus for the plan.

### GOALS

Organized by theme, fifteen key topics were identified during steering committee meetings and public engagement. Each of these topics have one overarching goal statement.

### STRATEGIES

Specific policy or initiatives that are needed to be completed to achieve each specific goal.





# THEMES AND GOALS



## Instructions:

Place a dot if you believe the goal statement reinforces and supports the long-term community plans.

Land Use and Growth	<b>Balance sustainable growth that contributes to Ferdinand's sense of place and enables quality of life, amenities, and services.</b>	
	<b>GOAL 1.1: UNIQUE DEVELOPMENT</b> Ensure future development and redevelopment contributes to an aesthetic, character and quality that is uniquely Ferdinand.	
	<b>GOAL 1.2: TARGETED GROWTH</b> Promote development and redevelopment in targeted areas.	
	<b>GOAL 1.3: REGIONAL GROWTH</b> Continue to work with Dubois County to plan for future growth and development.	
Mobility and Public Services	<b>Maintain adequate public facilities and services to meet the health, safety, economical, and leisure needs of Ferdinand.</b>	
	<b>GOAL 2.1: ACTIVE TRANSPORTATION</b> Foster a culture of active transportation.	
	<b>GOAL 2.2: PUBLIC SAFETY SERVICES</b> Maintain high quality, coordinated public safety services.	
	<b>GOAL 2.3: UTILITY SERVICES</b> Maintain and improve high quality public utility services.	
Housing	<b>Promote the development and redevelopment of housing for a range of densities, types and income groups.</b>	
	<b>GOAL 3.1: HOUSING OPTIONS</b> Expand housing options for all life stages.	
	<b>GOAL 3.2: ATTAINABLE HOUSING</b> Ensure housing affordability and attainability for all income levels.	
Economic Growth	<b>Develop strategic initiatives and coordinated efforts that support job creation and economic growth.</b>	
	<b>GOAL 4.1: TOWN FISCAL HEALTH</b> Sustain the fiscal health of the town.	
	<b>GOAL 4.2: THRIVING DOWNTOWN</b> Establish the downtown as a thriving center for business and economic prosperity.	
	<b>GOAL 4.3: SUPPORT MONASTERY PLANS</b> Support the implementation of the Monastery Strategic Plan.	
	<b>GOAL 4.4: COMMUNITY RESOURCES AND SOCIAL SERVICES</b> Expand and improve access to community resources and social services.	
Community Identity and Character	<b>Provide Ferdinand residents of all ages and abilities adequate recreation and open space and programming by preserving, maintaining, and enhancing a quality system of parks, open space, and recreational facilities that satisfy the needs of current and future needs.</b>	
	<b>GOAL 5.1: FOSTER COMMUNITY</b> Foster a diverse, inclusive, and equitable community.	
	<b>GOAL 5.2: IMPROVED FACILITIES AND PROGRAMS</b> Highlight, maintain, and enhance existing parks, recreation, and cultural facilities and programs.	
	<b>GOAL 5.3: CREATIVE PLACEMAKING</b> Encourage creative placemaking for a more engaging community and visitor experience.	



# LAND USE CATEGORIES

## Review the Future Land Use Map and following typology descriptions.

Seven categories provide guidance for new development and redevelopment, describing the typical combination of land uses and design characteristics that are desirable to create distinct areas of the town. Land use decisions on individual properties should consider not only the Future Land Use Map, but also other location criteria, the context of the surrounding area, and other individual site considerations that cannot be evaluated as part of the high-level policy guidance of the Comprehensive Plan.

INDUSTRIAL	<b>Industrial</b> The industrial typology includes a variety of showroom, flex space, and manufacturing space, or varying square footages. While industrial uses may include some degree of office space, the primary focus is on the assembly, storage, or distribution of goods or products. Floor area ratio range from 0.25 to 0.5 and structures in the industrial typology may range from 1 to 3 stories in height. Proximity to regional road corridors is a critical factor in locating these areas.
INSTITUTIONAL	<b>Institutional</b> This land use typology category includes a variety of properties around Ferdinand containing religious institutions and facilities, schools, libraries, government services, and spaces for infrastructure and utilities.
RECREATIONAL	<b>Recreational</b> This land use category is intended to provide areas for public and private parks, recreation, and natural areas, including county parks, state parks, and nature preserves. This category also includes public and private campgrounds but does not include housing (such as manufactured home parks).
MIXED-USE	<b>Mixed-Use</b> Mixed Use may include a mixture of office, retail, or residential land uses, situated at key nodes along key corridors in Ferdinand. Typical building sizes in this category range from 20,000 to 100,000 square feet and floor area ratios range from 0.25 to 1.00. Buildings may range from 1 to 4 stories in height and residential components may range from 12 to 40 units per acre. This typology is located along minor or major arterial roadways and serves a 3 to 6 miles trade radius. A central point to this type of development is a central gathering space or pedestrian focused outdoor space.
COMMUNITY BUSINESS	<b>Community Business</b> These areas include commercial uses with a combined or total gross leasable area of 125,000 to 400,000 square feet that provide goods and services for a 3 to 6 miles trade area radius. Community Business centers often have two or more anchor tenants which could include a discount store or supermarket and are developed on 10 to 40 acres of land. The uses typically are located along minor or major arterial roadways and would serve a large portion of the Ferdinand community.
LOW DENSITY RESIDENTIAL	<b>Low Density Residential</b> This typology captures the traditional forms of single-family housing found in Ferdinand and most other suburban communities. The typical lot size ranges from 8,000 square feet to 0.5 acres and the average density ranges from 2 to 4 units per acre. This land use includes predominantly single-family detached homes with limited clusters of attached housing types such as duplexes or townhomes.
MEDIUM DENSITY RESIDENTIAL	<b>Medium Density Residential</b> This typology captures a variety of attached side by side townhomes and row home products, with densities ranging from 4 to 12 units per acre. Small higher density residential development forms including patio homes, apartments, manufactured home parks, and various forms of senior housing also fit within this category.



### Instructions:

Share your thoughts using the post-it notes provided.

## SHARE YOUR THOUGHTS!





### Instructions:

Using the dots provided tell us if you **agree** or **disagree** with the inclusion of each strategy organized by goal.



**AGREE**



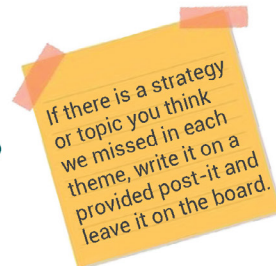
**DISAGREE**

Then, place a **BLUE** dot next to the strategies you think should be a priority.



**PRIORITY**

**THINK WE MISSED SOMETHING?**





## THEME #1 LAND USE AND GROWTH



**Instructions:**  
Tell us what you think using the colored dot stickers!

		AGREE / DISAGREE	PRIORITY
GOAL 1.1: UNIQUE DEVELOPMENT	Favor walkable neighborhood design over suburban or sprawled design.	4 green dots	2 blue dots
	Update the Ferdinand Zoning Code to include a hybrid of land use-based and form-based approaches to standards.  <i>*Form-based focuses on the on the physical characteristics and appearance of buildings and how they relate to each other and the street, rather than the specific land use allowed on a site</i>	1 green dot	
	Update design guidelines for development. (ie. light poles, furniture, architectural style)	3 green dots	1 blue dot
GOAL 1.2: TARGETED GROWTH	Ensure new developments include adequate green and open spaces.	4 green dots	3 blue dots
	Favor infill development (empty lots) and phased development plans over physical expansion of areas outside of town.	4 green dots	1 blue dot
	Encourage adaptive reuse in buildings of special architectural or historical value.	8 green dots	
	Use tools such as a TIF District to encourage residential growth.	3 green dots	2 blue dots
GOAL 1.3: REGIONAL GROWTH	Consider creating a joint plan for land use and development of Ferdinand Township.	2 green dots	1 blue dot
	Identify growth areas to ensure growth aligns with public goals.	6 green dots	

Share your thoughts using the post-it notes provided.







## THEME #2 MOBILITY AND PUBLIC SERVICES



**Instructions:**  
Tell us what you think using the colored dot stickers!

		● AGREE / DISAGREE ●	PRIORITY ●
GOAL 2.1: ACTIVE TRANSPORTATION	Adopt a new Transportation Asset Management Plan. <i>(ie. road and street projects, sidewalks)</i>	●	●
	Expand the internal trails and sidewalks system by linking to neighborhoods and commercial areas along key corridors.	● ● ●	● ● ● ● ●
	Connect Ferdinand to the regional trail system by implementing connections identified in the Dubois County Bike and Pedestrian Master Plan.	● ● ● ● ●	● ● ● ● ●
	Enable safe walking and biking to in-town schools through infrastructure improvements and programming in partnership with Southeast Dubois County School Corporation.	● ● ● ● ● ● ● ● ● ●	● ● ● ● ● ● ●
	Explore opportunities for shared parking agreements to boost available parking supply when needed.	● ●	●
	Determine need and plan for long-term parking solutions.	●	
GOAL 2.2: PUBLIC SAFETY SERVICES	Review public facility needs and plan for repair, replacement, or expansion. <i>(ie. emergency services, fire/police protection)</i>	● ● ● ● ● ● ● ● ● ●	
	Continue to provide appropriate education and training for public safety staff.	● ● ● ● ●	● ●
	Coordinate public safety needs with land use decisions.	● ● ● ●	●
	Develop community education programming around key public safety topics and implement prevention programs.	● ● ● ●	●













## THEME #2

# MOBILITY AND PUBLIC SERVICES

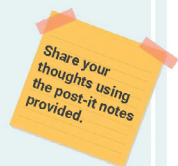


**Instructions:**  
Tell us what you think using the colored dot stickers!

		AGREE / DISAGREE	PRIORITY
GOAL 2.3: UTILITY SERVICES	Maximize usage of existing utilities by promoting infill and redevelopment opportunities.	 	
	Integrate utility upgrade and extension decisions with growth areas, future land use, and development decisions.		
	Implement the required replacement or cleaning and upgrading of the two water towers to meet OSHA standards.		
	Determine the fiscal capabilities of enlarging the wastewater plan storage basin.		
	Continually update the existing utility asset management plans to ensure townwide coverage.		

## DID WE MISS ANYTHING?

Solar Panels on town public facilities and shelter houses in 18th Street Park





**● AGREE / DISAGREE ●**

## GOAL 3.1: HOUSING OPTIONS



● ●



● ● ●



Build mid-level housing to help people transition to higher level of housing and open the existing entry level housing for more people

Share your thoughts using the post-it notes provided.





## THEME #4 ECONOMIC GROWTH



**Instructions:**  
Tell us what you think using the colored dot stickers!

		AGREE / DISAGREE	PRIORITY
GOAL 4.1: TOWN FISCAL HEALTH	Foster a culture of service excellence by supporting existing businesses, attracting new businesses and assisting new business startups.	● ● ● ● ●	● ● ● ●
	Develop strategic initiatives and coordinated efforts that support job creation and economic growth.	● ● ● ● ●	● ●
	Designate a Small Business Advocate to provide technical assistance to better ensure business survival.	● ● ●	
	Consider the tax benefits and other residual economic benefits when reviewing development proposals.	● ● ● ● ● ● ● ●	
	Develop goal-oriented funding model when providing financial resources to area non-profits.	● ●	
	Capitalize on the proximity of the I-64 interchange with regional commercial development.	● ● ● ● ● ● ● ● ● ●	● ● ● ● ●
GOAL 4.2: THRIVING DOWNTOWN	Focus efforts on revitalizing the downtown into a vibrant center of the community, with physical and programmatic elements necessary to attract visitors and residents.	● ● ● ● ● ● ● ●	● ●
	Create a vibrant downtown that supports existing businesses while supporting new business development.	● ● ● ● ● ● ● ● ● ● ● ● ● ●	
	Strategically capture opportunities to develop new attainable creative office and start-up spaces downtown, such as publicly owned properties.	● ● ● ● ●	●
	Cultivate a variety of opportunities for local and emerging operators to participate in the downtown retail market, including street markets, pop-up experiences, and small-footprint stores.	● ● ● ● ● ● ● ● ● ● ● ● ● ●	● ● ●







## THEME #4 ECONOMIC GROWTH



**Instructions:**  
Tell us what you think using the colored dot stickers!

		● AGREE / DISAGREE ●	PRIORITY ●
GOAL 4.3: SUPPORT MONASTERY PLANS	Work with the Sisters of Saint Benedict to identify programmatic and facility needs for the Monastery of the Immaculate Conception.	● ● ● ● ●	●
	Collaborate with the Sisters of Saint Benedict to establish and allow the development of public programs and facilities on Monastery property.	● ● ● ● ● ●	● ● ●
GOAL 4.4: COMMUNITY RESOURCES AND SOCIAL SERVICES	Support adequate year-round childcare services.	● ● ● ● ● ● ● ●	● ● ● ● ●
	Support adequate elder care and in-home services for aging-in-place.	● ● ● ● ●	● ● ● ●
	Expand the local presence of regional and countywide non-profits for funding and programmatic resources.	● ● ● ●	
	Build local capacity for growth and support with additional administrative resources.	●	

### DID WE MISS ANYTHING?

Make a downtown historic German district, fund it with TIF

Open property at the Monastery for lodging and local businesses

Make a downtown district with cohesive design/aesthetics to bring businesses into downtown

Share your thoughts using the post-it notes provided.





## THEME #5

# COMMUNITY IDENTITY AND CHARACTER



**Instructions:**  
Tell us what you think using the colored dot stickers!

		AGREE /             DISAGREE	PRIORITY
GOAL 5.1: FOSTER COMMUNITY	Provide information about community issues, programs, services, and activities in a way that is accessible to limited English proficiency residents.		
	Host events and programs that recognize and celebrate the community's social and cultural diversity.		
	Support and create year-round events and activities that drive economic impact.		
GOAL 5.2: IMPROVED FACILITIES AND PROGRAMS	Work with the Ferdinand Park Board to implement the Parks and Recreation Master Plan.		
	Develop a central community center space in the downtown that offers programming, recreation, access to social services, and rentable community space like an amphitheater.		
	Support partnerships to create new education, recreation, and cultural opportunities for the community.		
	Explore the financing and feasibility of improvements to our park facilities that could include a splash pad or exercise equipment.		
	Explore the financing and feasibility of constructing a community and regional sports complex.		





## THEME #5 CELEBRATION OF UNIQUE IDENTITY AND CHARACTER



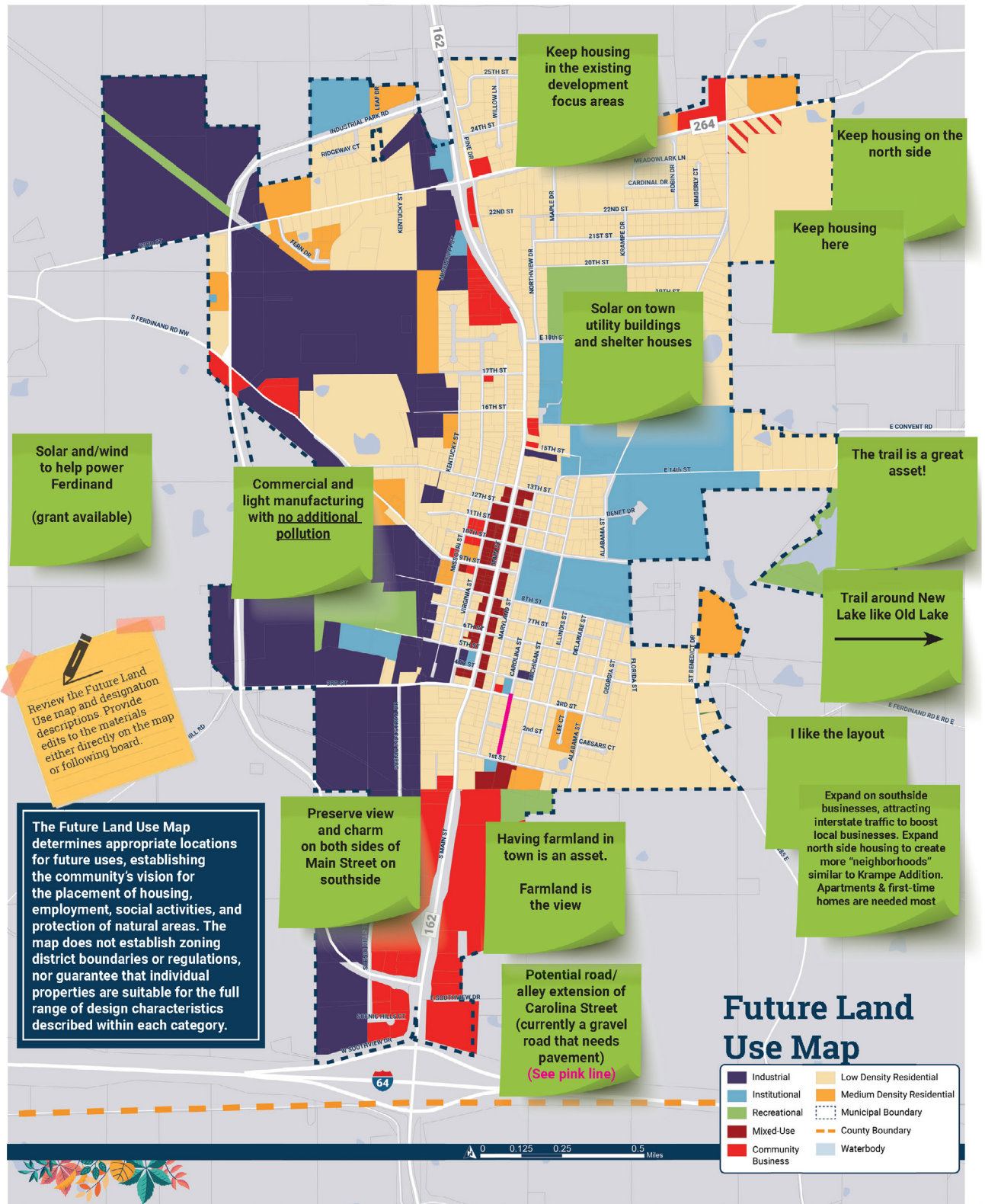
**Instructions:**  
Tell us what you think using the colored dot stickers!

GOAL 5.3: CREATIVE PLACEMAKING		AGREE / DISAGREE	PRIORITY
	Improve signage and landscaping at major entry points into Ferdinand to refresh the gateway experience.		
	Improve signage and wayfinding throughout town.		
	Create incentives for private developments to include public art, including murals.		
	Identify spaces on public property which could showcase the artwork of local artists.		
	Inventory and recognize historic and contributing structures throughout the town.		
	Continue to partner with organizations like Ferdinand Tourism, Framing Ferdinand, and local merchants to continually support the planning and hosting of Christkindlmarkt, Heimatfest, Walktoberfest, Folk Festival and other local events and festivals.		
	Continue to organize and implement a robust program of events and activities that promotes, celebrates, and protects the town's local character to enhance the quality of life and enrich community culture.		

### DID WE MISS ANYTHING?

Would prefer temporary public art,  
nothing permanent









# Focus Group Conversations.

**WEEK OF DECEMBER 9, 2025**

## MEETING SUMMARY

Along with the first public meeting and online survey, the project team hosted four 1-hour virtual focus group conversations. Key stakeholders in the community were invited to attend one of the sessions and discuss the strengths and opportunities that currently face Ferdinand.

## OVERVIEW AND DISCUSSION

Topics discussed over the various sessions include:

- Support downtown vibrancy
- Population needs to grow
- Residential and business growth is important for the schools to continue to grow
- Develop north of town
- How do we disseminate from the original movers and shakers and how do we get new people involved
- Housing is expensive (prices are high and the supply is few)
- Ferdinand needs to decide as a community if it wants to grow
- Town has healthy infrastructure, storm water drainage has improved greatly, but traffic is worsening, particularly on Main Street
- 18th Street Park and the Community Center are great assets
- An amphitheater/performance space would grow the music scene and attract people to Ferdinand
- More people around the country are wanting trails
- Connect sidewalks and trails to points of interest, include wayfinding signage
- Adults and older adults have some social groups, like American Legion. But there is not much for people 30 and younger

# Online Surveys.

## COMMUNITY SURVEY 1

The project team prepared the first virtual survey to gather public input from residents of Ferdinand that did not attend the first public meeting. The public input collected through the survey identified local assets and liabilities as well as big ideas for the future. It also focused on any opportunities, obstacles, or challenges that Ferdinand faces. A total of 169 people took the first public survey.

### QUESTION TOPIC SUMMARY

#### **Q2. Ferdinand's Assets**

Survey respondents identified a variety of community assets. The most commonly considered assets were:

- Local parks like 18th Street Park, 5th Street Park, and Old Town Lake
- YMCA, Local Schools, Ferdinand Community Center, Monastery of the Immaculate Conception
- Proximity to I-64 and access to major cities
- Local businesses
- Historic buildings and pride in German Heritage
- Safety, tight-knit community, and small-town feel

#### **Q3. Ferdinand's Opportunities**

Survey respondents identified what they feel are the town's greatest opportunities for the future.

- Building more housing or affordable housing to attract new residents and families
- Attracting small and local businesses
- Attracting businesses around the I-64 interchange to draw people into town
- Expand childcare options for families
- Construct more sidewalks or trails to help people get around or provide access to recreation
- Create a downtown area
- Utilize heritage and events like the Chistkindlmarkt to attract visitors and tourists
- Provide activities for residents and families

#### **Q4. Ferdinand's Challenges**

- Nearly 70% of survey respondents said the limited retail and dining options in Ferdinand is a top challenge for the town.
- Over 60% of respondents identified limited or no access to desirable housing types as a major challenge for Ferdinand.
- More than 48% of survey respondents said access to quality childcare is a challenge in Ferdinand.
- Over 40% of survey respondents said resistance to change is a major challenge in the town.

#### **Q5-Q6. Ferdinand's Quality of Life**

- Over 19% of survey respondents rated Ferdinand's quality of life as exceptional, more than 58% said it was good, and 21% rated it as satisfactory.
- Over 87% of survey respondents considered a strong school system important to enhancing local quality of life.
- Approximately 65% of survey respondents considered adequate public safety important to enhancing quality of life.
- Over 61% of survey respondents said access to affordable housing options is important to enhancing quality of life.

**Q7. What does Ferdinand need more of?**

- Nearly 67% of respondents said Ferdinand needs more single-family residential homes, and 60% of respondents said the town needs more retail and dining options.
- Over 57% of survey respondents said the town needs more community services and programs. Childcare was the primary concern within this topic.

**Q8-Q16. Various**

- Over 95% of survey respondents agreed that Ferdinand should embrace growth.
- Roughly 89% of respondents believed the town should prioritize community cleanup and overall visual appearance.
- Over 83% of survey respondents said Ferdinand needs more single-family homes and neighborhoods.
- Approximately 55% of respondents said Ferdinand does not need more playgrounds, parks, or active spaces in residential areas.
- Over 96% of survey respondents agreed Ferdinand should actively attract and retain businesses and create programs to support local entrepreneurs.
- Nearly 60% of respondents said the town needs more multi-family housing options like apartments or condominiums.
- Roughly 85% of respondents said Ferdinand needs more starter housing options for young families and emerging professionals.
- Nearly 70% of respondents agreed the town needs more entertainment options including outdoor activity spaces.
- Over 86% of survey respondents said Ferdinand needs more restaurants, retail shops, and businesses geared towards residential needs.

**Q17. Transportation**

Survey respondents were asked what types of transportation improvements are needed in Ferdinand. The most common answers are listed below.

- Continuous sidewalks along Main Street and between major destinations, particularly at the shopping centers near the interchange and just north of 18th Street
- Sidewalk connections to and between schools, parks, the library, YMCA, and Ferdinand Community Center
- Trails for walking and biking around the town.
- Intersection improvements to reduce traffic issues at the intersection of Main Street and 16th Street
- Intersection improvements to reduce traffic issues at the intersection of Main Street and 23rd Street/Hwy 264
- Bike lanes along Main Street

**Q18. Utilities**

Survey respondents were asked what types of utility improvements are needed in Ferdinand. The most common answers are listed below.

- Reduced, more targeted lighting along Main Street
- Control flooding and manage stormwater on roadways
- Increased internet options
- Remove utility poles along Main Street and bury any active lines



## COMMUNITY SURVEY 2

### SUMMARY

Along with the in-person second Public Meeting, a second online survey was posted that requested similar feedback for the themes, goals, and proposed strategies. Participants were asked if they agreed or disagreed with each statement as well as asked if any of the proposed strategies were a priority to them. Following this engagement, there were minor changes to the wording of various statements to better align with community goals and levels of engagement. The following pages outline the participant percentages.

### THEMES AND GOALS



#### THEME #1

### LAND USE AND GROWTH

**Balance sustainable growth that contributes to Ferdinand's sense of place and enables quality of life, amenities, and services.**

1. **UNIQUE DEVELOPMENT** - Ensure future development and redevelopment contributes to an aesthetic, character and quality that is uniquely Ferdinand.
  - ☐ Agree **85.65%**
  - ☐ Neutral **11.96%**
  - ☐ Disagree **2.39%**
2. **TARGETED GROWTH** - Promote development and redevelopment in targeted areas.
  - ☐ Agree **81.55%**
  - ☐ Neutral **12.62%**
  - ☐ Disagree **5.83%**
3. **REGIONAL GROWTH** - Continue to work with Dubois County to plan for future growth and development.
  - ☐ Agree **82.52%**
  - ☐ Neutral **13.59%**
  - ☐ Disagree **3.88%**



## THEME #2

# MOBILITY AND PUBLIC SERVICES

**Maintain adequate public facilities and services to meet the health, safety, economical, and leisure needs of Ferdinand.**

**1. ACTIVE TRANSPORTATION** - Foster a culture of active transportation.

- ☐ Agree **65.76%**
- ☐ Neutral **29.76%**
- ☐ Disagree **4.39%**

**2. PUBLIC SAFETY SERVICE** - Maintain high quality, coordinated public safety services.

- ☐ Agree **91.26%**
- ☐ Neutral **8.25%**
- ☐ Disagree **0.49%**

**3. UTILITY SERVICES** - Maintain and improve high quality public utility services.

- ☐ Agree **94.17%**
- ☐ Neutral **5.34%**
- ☐ Disagree **0.49%**



## THEME #3 HOUSING

**Promote the development and redevelopment of housing for a range of densities, types and income groups.**

**1. HOUSING OPTIONS** - Expand housing options for all life stages.

- ☐ Agree **81.55%**
- ☐ Neutral **13.59%**
- ☐ Disagree **4.85%**

**2. ATTAINABLE HOUSING** - Ensure housing affordability and attainability for all income levels.

- ☐ Agree **71.71%**
- ☐ Neutral **20.0%**
- ☐ Disagree **8.29%**



## THEME #4 ECONOMIC GROWTH

**Develop strategic initiatives and coordinated efforts that support job creation and economic growth.**

- 1. TOWN FISCAL HEALTH** - Sustain the fiscal health of the town.
  - ☐ Agree **93.1%**
  - ☐ Neutral **4.93%**
  - ☐ Disagree **1.97%**
- 2. THRIVING DOWNTOWN** - Establish the downtown as a thriving center for business and economic prosperity.
  - ☐ Agree **72.91%**
  - ☐ Neutral **22.17%**
  - ☐ Disagree **4.93%**
- 3. SUPPORT MONASTERY PLANS** - Support the implementation of the Monastery Strategic Plan.
  - ☐ Agree **64.53%**
  - ☐ Neutral **31.03%**
  - ☐ Disagree **4.43%**
- 4. COMMUNITY RESOURCES AND SOCIAL SERVICES** - Expand and improve access to community resources and social services.
  - ☐ Agree **78.82%**
  - ☐ Neutral **19.21%**
  - ☐ Disagree **1.97%**





## THEME #5

# COMMUNITY IDENTITY AND CHARACTER

Provide Ferdinand residents of all ages and abilities adequate recreation and open space and programming by preserving, maintaining, and enhancing a quality system of parks, open space, and recreational facilities that satisfy the needs of current and future needs.

**1. FOSTER COMMUNITY** - Foster a diverse, inclusive, and equitable community.

☐ Agree **75.0%**

☐ Neutral **14.71%**

☐ Disagree **10.29%**

**2. IMPROVED FACILITIES AND PROGRAMS** - Highlight, maintain, and enhance existing parks, recreation, and cultural facilities and programs.

☐ Agree **95.12%**

☐ Neutral **4.88%**

☐ Disagree **0%**

**3. CREATIVE PLACEMAKING** - Encourage creative placemaking for a more engaging community and visitor experience.

☐ Agree **71.57%**

☐ Neutral **25.49%**

☐ Disagree **2.94%**

## PROPOSED STRATEGIES

		AGREE	NEUTRAL	DISAGREE	PRIORITY
GOAL 1.1: UNIQUE DEVELOPMENT	Favor walkable neighborhood design over suburban or sprawled design.	81.77%	16.02%	2.21%	64.44%
	Update the Ferdinand Zoning Code to include a hybrid of land use-based and form-based approaches to standards.  <i>*Form-based focuses on the on the physical characteristics and appearance of buildings and how they relate to each other and the street, rather than the specific land use allowed on a site</i>	56.83%	33.88%	9.29%	20.74%
	Update design guidelines for development. (ie. light poles, furniture, architectural style)	57.14%	33.52%	9.34%	22.96%
GOAL 1.2: TARGETED GROWTH	Ensure new developments include adequate green and open spaces.	73.22%	22.40%	4.37%	30.83%
	Favor infill development (empty lots) and phased development plans over physical expansion of areas outside of town.	55.31%	35.20%	9.50%	29.17%
	Encourage adaptive reuse in buildings of special architectural or historical value.	83.52%	13.74%	2.75%	36.67%
	Use tools such as a TIF District to encourage residential growth.	41.99%	41.44%	16.57%	17.50%
GOAL 1.3: REGIONAL GROWTH	Consider creating a joint plan for land use and development of Ferdinand Township.	60.00%	32.78%	7.22%	36.67%
	Identify growth areas to ensure growth aligns with public goals.	82.68%	16.20%	1.12%	65.56%

## PROPOSED STRATEGIES

		AGREE	NEUTRAL	DISAGREE	PRIORITY
GOAL 2.1: ACTIVE TRANSPORTATION	Adopt a new Transportation Asset Management Plan. (ie. road and street projects, sidewalks)	71.34%	26.11%	2.55%	27.55%
	Expand the internal trails and sidewalks system by linking to neighborhoods and commercial areas along key corridors.	87.10%	10.32%	2.58%	32.65%
	Connect Ferdinand to the regional trail system by implementing connections identified in the Dubois County Bike and Pedestrian Master Plan.	61.78%	33.76%	4.46%	10.20%
	Enable safe walking and biking to in-town schools through infrastructure improvements and programming in partnership with Southeast Dubois County School Corporation.	90.45%	8.92%	0.64%	34.69%
	Explore opportunities for shared parking agreements to boost available parking supply when needed.	76.28%	21.15%	2.56%	14.29%
	Determine need and plan for long-term parking solutions.	52.90%	41.94%	5.16%	7.14%
GOAL 2.2: PUBLIC SAFETY SERVICES	Review public facility needs and plan for repair, replacement, or expansion. (ie. emergency services, fire/ police protection)	88.46%	10.90%	0.64%	63.64%
	Continue to provide appropriate education and training for public safety staff.	89.81%	8.92%	1.27%	25.97%
	Coordinate public safety needs with land use decisions.	82.58%	16.77%	0.65%	16.88%
	Develop community education programming around key public safety topics and implement prevention programs.	74.68%	22.08%	3.25%	11.69%

## PROPOSED STRATEGIES

		AGREE	NEUTRAL	DISAGREE	PRIORITY
GOAL 2.3: UTILITY SERVICES	Maximize usage of existing utilities by promoting infill and redevelopment opportunities.	76.13%	21.94%	1.94%	34.72%
	Integrate utility upgrade and extension decisions with growth areas, future land use, and development decisions.	78.95%	19.74%	1.32%	23.61%
	Implement the required replacement or cleaning and upgrading of the two water towers to meet OSHA standards.	85.62%	12.42%	1.96%	31.94%
	Determine the fiscal capabilities of enlarging the wastewater plan storage basin.	67.11%	31.58%	1.32%	11.11%
	Continually update the existing utility asset management plans to ensure townwide coverage.	84.97%	14.38%	0.65%	29.17%



## PROPOSED STRATEGIES

		AGREE	NEUTRAL	DISAGREE	PRIORITY
GOAL 3.1: HOUSING OPTIONS	Update zoning regulations to increase density and promote a diversity of residential housing types and living arrangements.	56.46%	30.61%	12.93%	47.69%
	Leverage land and other tangible assets to address housing supply gaps by boosting inventory.	57.53%	30.14%	12.33%	30.77%
	Support developments and programs addressing supportive and transitional housing.	59.31%	31.03%	9.66%	30.77%
GOAL 3.2: ATTAINABLE HOUSING	Explore ways to incentivize the creation and maintenance of housing types and arrangements that fulfill community needs.	72.60%	20.55%	6.85%	70.49%
	Partner with nonprofit organization(s) to provide education, counseling, and financial assistance to homebuyers or renters.	64.38%	27.40%	8.22%	34.43%

## PROPOSED STRATEGIES

		AGREE	NEUTRAL	DISAGREE	PRIORITY
GOAL 4.1: TOWN FISCAL HEALTH	Foster a culture of service excellence by supporting existing businesses, attracting new businesses and assisting new business startups.	90.15%	9.09%	0.76%	27.27%
	Develop strategic initiatives and coordinated efforts that support job creation and economic growth.	90.91%	7.58%	1.52%	22.73%
	Designate a Small Business Advocate to provide technical assistance to better ensure business survival.	72.52%	23.66%	3.82%	9.09%
	Consider the tax benefits and other residual economic benefits when reviewing development proposals.	78.03%	19.70%	2.27%	7.58%
	Develop goal-oriented funding model when providing financial resources to area non-profits.	75.76%	21.21%	3.03%	6.06%
	Capitalize on the proximity of the I-64 interchange with regional commercial development.	79.55%	16.67%	3.79%	54.55%
GOAL 4.2: THRIVING DOWNTOWN	Focus efforts on revitalizing the downtown into a vibrant center of the community, with physical and programmatic elements necessary to attract visitors and residents.	80.15%	16.03%	3.82%	40.00%
	Create a vibrant downtown that supports existing businesses while supporting new business development.	87.79%	9.92%	2.29%	50.00%
	Strategically capture opportunities to develop new attainable creative office and start-up spaces downtown, such as publicly owned properties.	70.54%	23.26%	6.20%	8.33%
	Cultivate a variety of opportunities for local and emerging operators to participate in the downtown retail market, including street markets, pop-up experiences, and small-footprint stores.	83.97%	14.50%	1.53%	31.67%

## PROPOSED STRATEGIES

		AGREE	NEUTRAL	DISAGREE	PRIORITY
GOAL 4.3: SUPPORT MONASTERY PLANS	Work with the Sisters of Saint Benedict to identify programmatic and facility needs for the Monastery of the Immaculate Conception.	55.73%	35.88%	8.40%	39.62%
	Collaborate with the Sisters of Saint Benedict to establish and allow the development of public programs and facilities on Monastery property.	68.46%	25.38%	6.15%	75.47%
GOAL 4.4: COMMUNITY RESOURCES AND SOCIAL SERVICES	Support adequate year-round childcare services.	87.22%	9.77%	3.01%	65.08%
	Support adequate elder care and in-home services for aging-in-place.	81.95%	14.29%	3.76%	41.27%
	Expand the local presence of regional and countywide non-profits for funding and programmatic resources.	66.92%	28.57%	4.51%	4.76%
	Build local capacity for growth and support with additional administrative resources.	56.06%	37.88%	6.06%	6.35%

## PROPOSED STRATEGIES

		AGREE	NEUTRAL	DISAGREE	PRIORITY
GOAL 5.1: FOSTER COMMUNITY	Provide information about community issues, programs, services, and activities in a way that is accessible to limited English proficiency residents.	60.47%	28.68%	10.85%	17.65%
	Host events and programs that recognize and celebrate the community's social and cultural diversity.	67.19%	23.44%	9.38%	31.37%
	Support and create year-round events and activities that drive economic impact.	82.03%	16.41%	1.56%	54.90%
GOAL 5.2: IMPROVED FACILITIES AND PROGRAMS	Work with the Ferdinand Park Board to implement the Parks and Recreation Master Plan.	90.00%	9.23%	0.77%	29.03%
	Develop a central community center space in the downtown that offers programming, recreation, access to social services, and rentable community space like an amphitheater.	55.38%	35.38%	9.23%	27.42%
	Support partnerships to create new education, recreation, and cultural opportunities for the community.	75.97%	21.71%	2.33%	22.58%
	Explore the financing and feasibility of improvements to our park facilities that could include a splash pad or exercise equipment.	78.29%	17.05%	4.65%	24.19%
	Explore the financing and feasibility of constructing a community and regional sports complex.	50.78%	36.72%	12.50%	11.29%



## PROPOSED STRATEGIES

		AGREE	NEUTRAL	DISAGREE	PRIORITY
GOAL 5.3: CREATIVE PLACEMAKING	Improve signage and landscaping at major entry points into Ferdinand to refresh the gateway experience.	64.62%	30.00%	5.38%	20.37%
	Improve signage and wayfinding throughout town.	55.47%	36.72%	7.81%	3.70%
	Create incentives for private developments to include public art, including murals.	43.08%	46.92%	10.00%	7.41%
	Identify spaces on public property which could showcase the artwork of local artists.	49.23%	45.38%	5.38%	11.11%
	Inventory and recognize historic and contributing structures throughout the town.	77.52%	18.60%	3.88%	11.11%
	Continue to partner with organizations like Ferdinand Tourism, Framing Ferdinand, and local merchants to continually support the planning and hosting of Christkindlmarkt, Heimatfest, Walktoberfest, Folk Festival and other local events and festivals.	90.00%	9.23%	0.77%	48.15%
	Continue to organize and implement a robust program of events and activities that promotes, celebrates, and protects the town's local character to enhance the quality of life and enrich community culture.	85.27%	13.95%	0.78%	31.48%



