

City of Anderson Comprehensive Plan



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Meeting Agenda

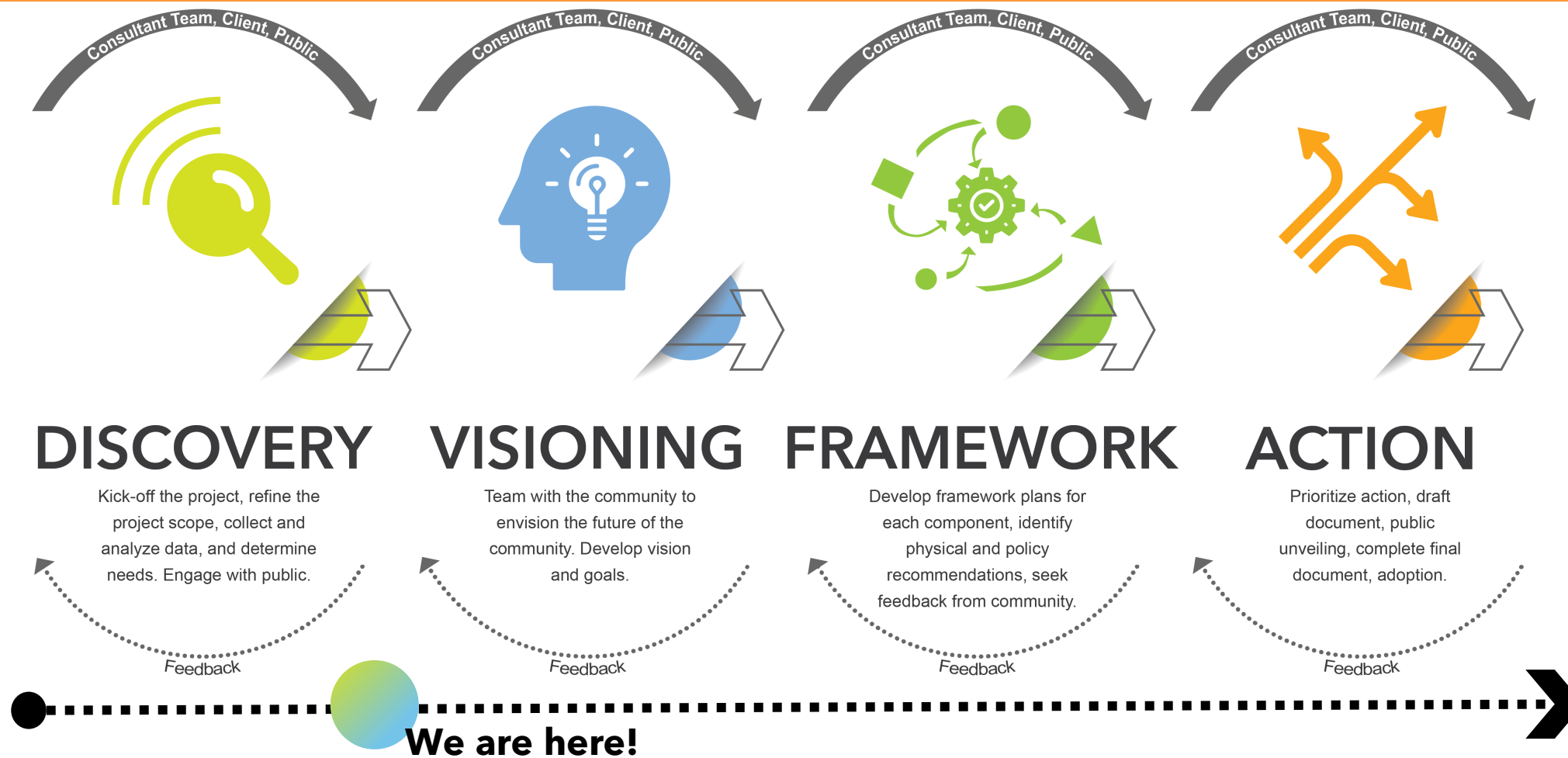
- 1. Welcome & Introduction to Planning**
- 2. Existing Conditions Overview**
- 3. Exercise #1: Envisioning Anderson in 2044**
- 4. Exercise #2: Identifying Opportunities & Barriers**
- 5. Exercise #3: Maps - Where to Grow?**
- 6. Next Steps**

What is a Comprehensive Plan?

- A community-driven document
- Provides a bold Vision built on consensus describing the future state of the community
- Contains goals and objectives that guide how to address key issues and opportunities in the community to reach the plan's Vision
- Presents the types of development patterns desired by residents to be implemented through public policy and investments



Comprehensive Planning Process

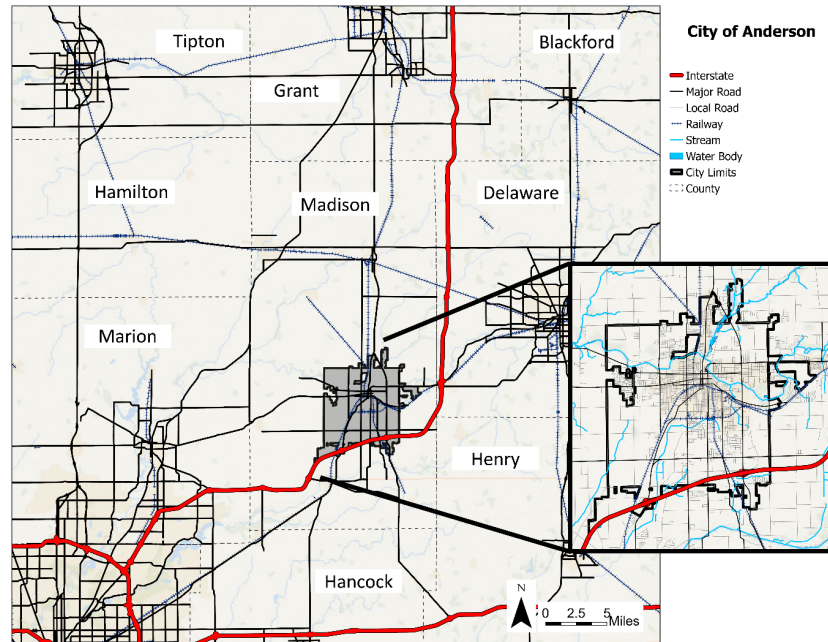


Existing Conditions

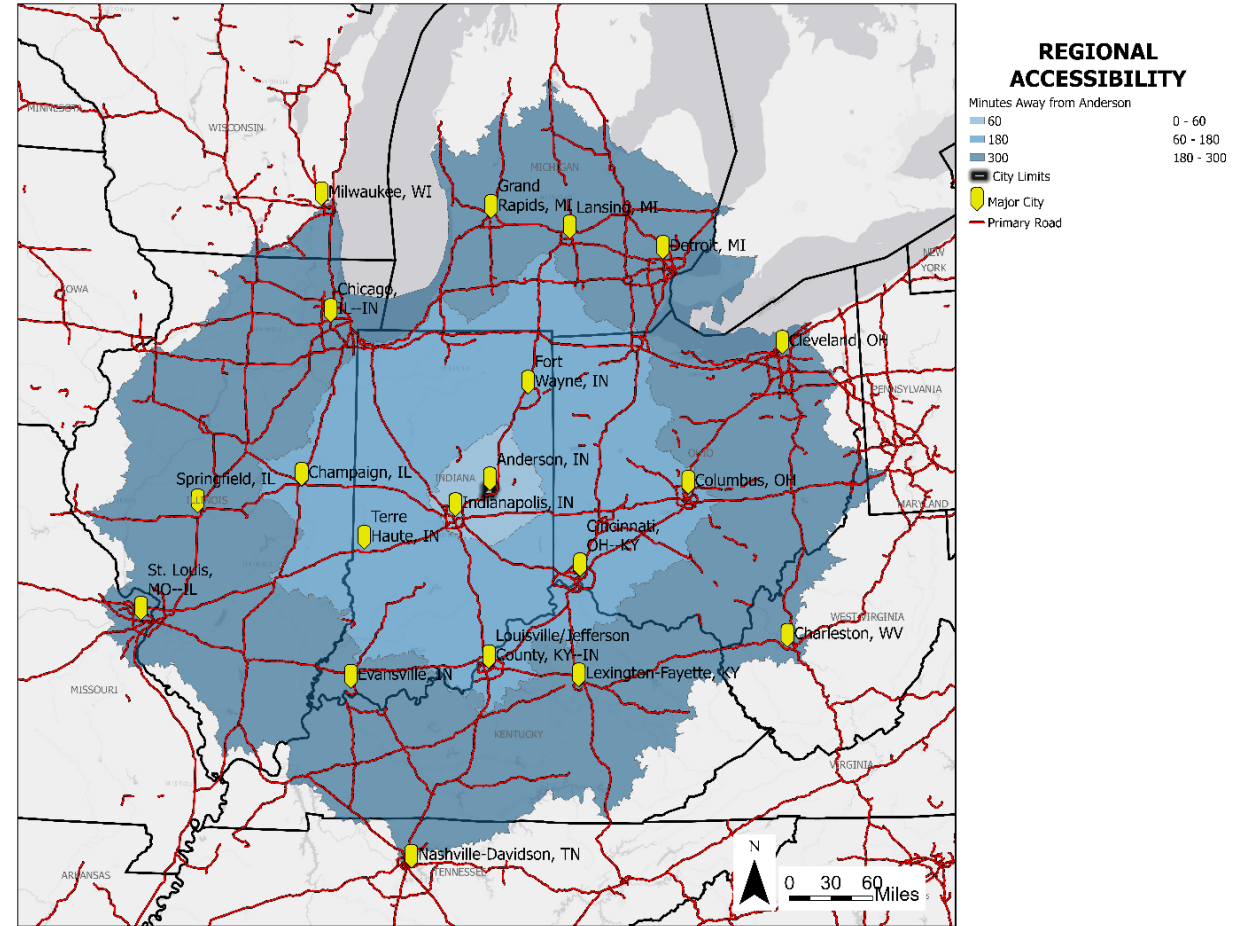
- **Location and Context**
- **Quality of Life**
- **Transportation**
- **Utilities**
- **Population**
- **Education and Job Training**
- **Economic Development**
- **Housing**
- **Growth and Development**
- **Environment and Sustainability**



Location and Context



- Access to I-69, SR 9, and SR 32 provides regional accessibility and convenience.
- Anderson is within a one-hour drive of over 2 million people, a three-hour drive of 15 million people, and a five-hour drive of nearly 48 million people.



Quality of Life - Services and Recreation

Public Health and Safety

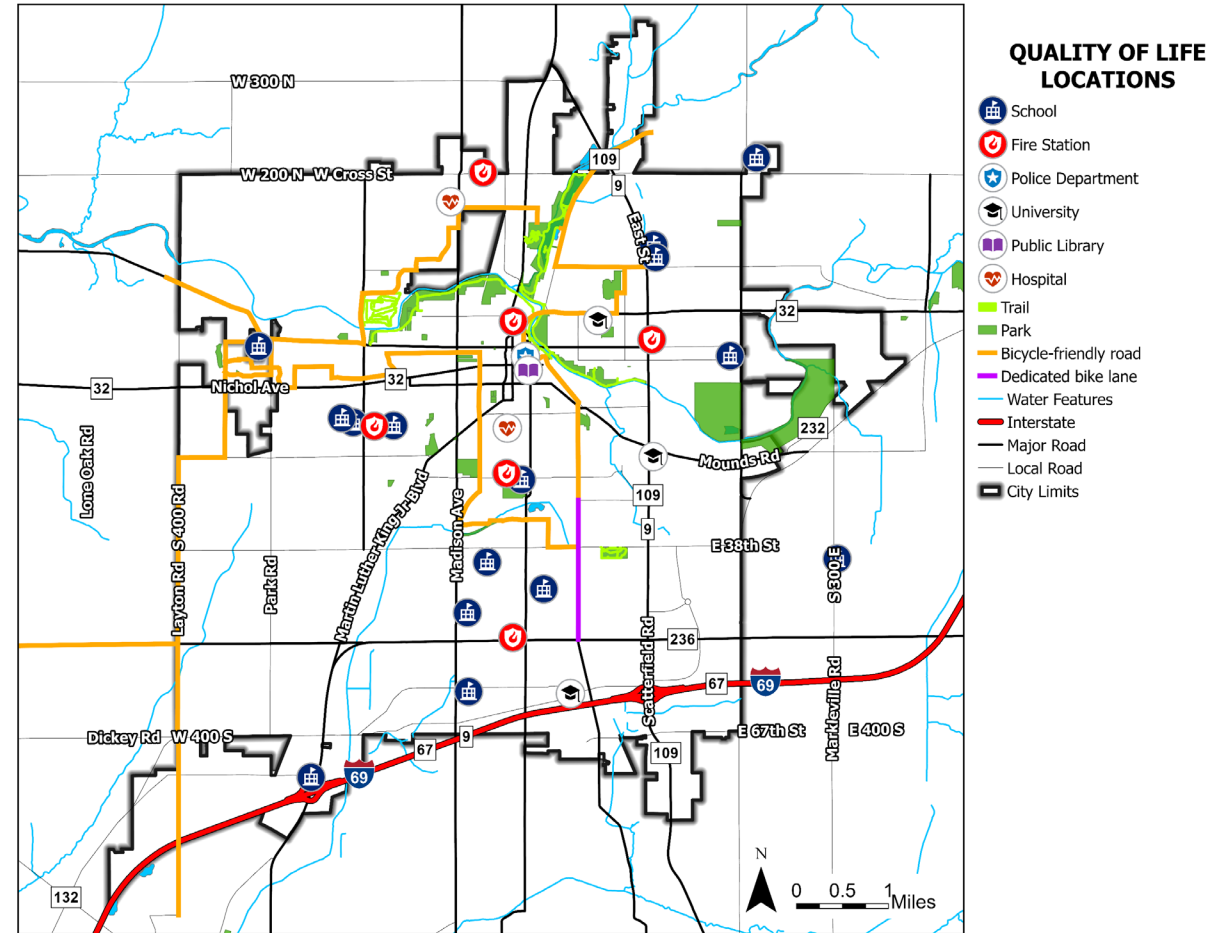
- Eight firehouses providing comprehensive services
- Full-service police department with specialized units
- Two major hospitals and several health clinics

Parks and Recreation

- 37 park facilities with over 1,200 acres of space
- Major parks: Mounds State Park, Rangeline Nature Preserve, Shady Park
- 19 local and state trails providing over 23 miles of recreational space

Community and Public Services

- Educational institutions, community services, arts and culture
- Religious institutions, recreational and sports activities
- Healthcare and wellness facilities

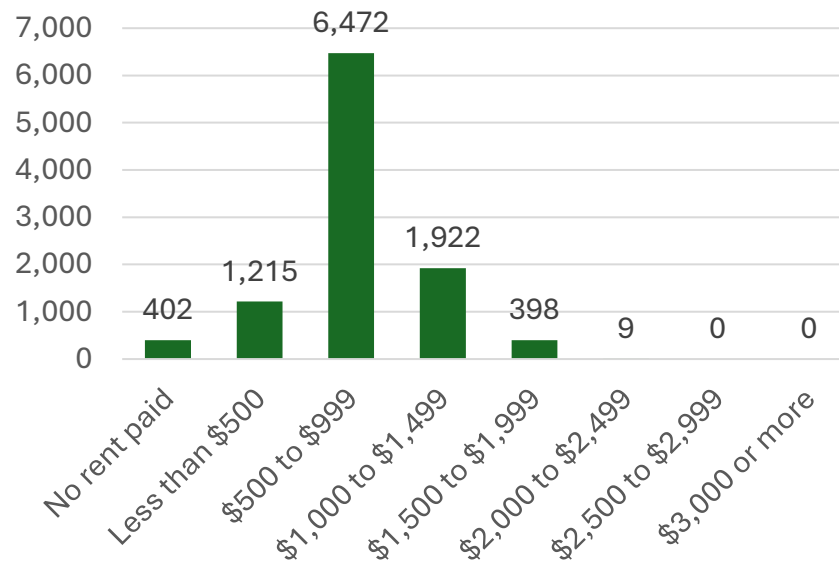


Quality of Life - Cost of Living



- Households spend 38% of income on housing and transportation on average.
- Gini Index* increased from 0.425 to 0.455 over the past decade.
(0 = perfect equality to 1 = perfect inequality)

Gross Rent (2021)



- Median rent: \$814
- 48.6% of renters spend 35% or more of income on rent.

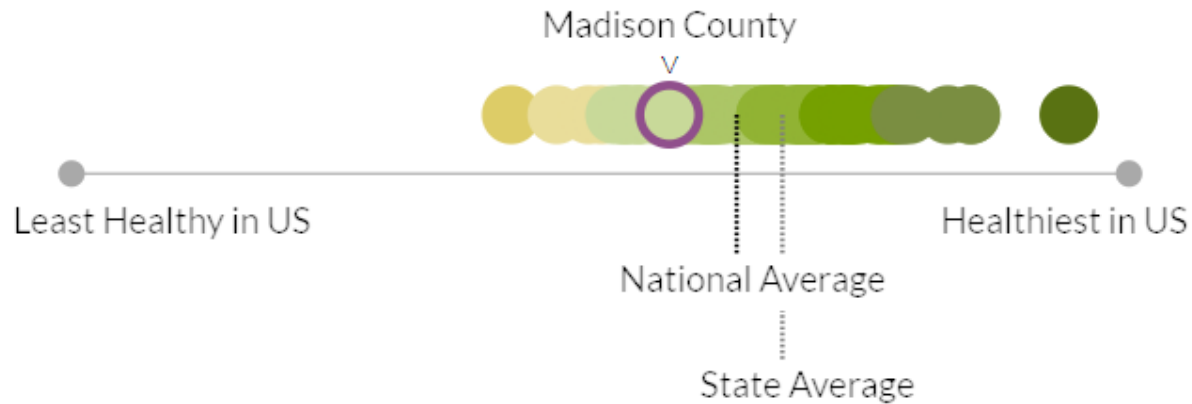
Selected Monthly Owner Costs of Homes with Mortgage (2021)



- Median SMOC: \$948
- 57.7% of homeowners with a mortgage spend 20% of income or less on SMOC

Selected monthly owner costs (SMOC) include mortgage/loan payments, real estate taxes, fire, hazard, and flood insurance, and utilities.

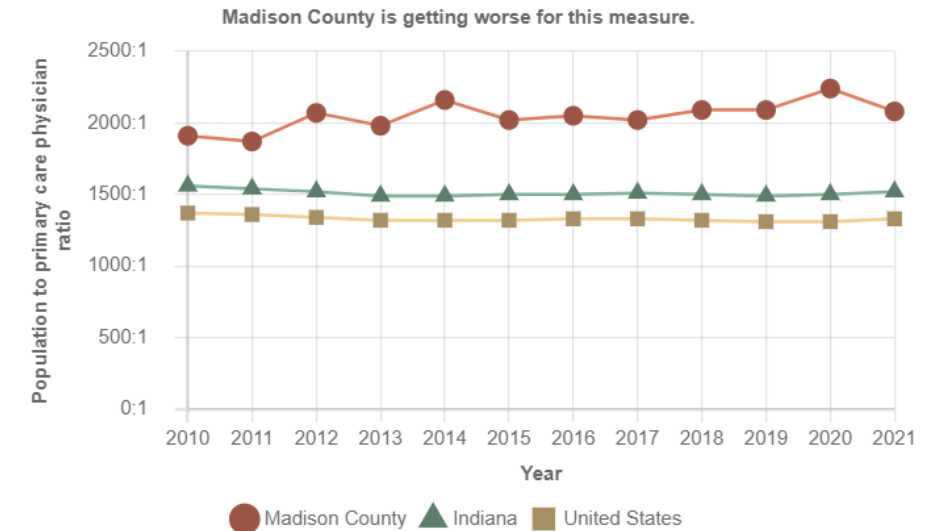
Quality of Life - Health and Wellness



- Madison County ranks **84th out of 92** in health outcomes.
- High smoking, obesity, and physical inactivity rates compared to Indiana and US.
- High rate of poor or fair health and poor physical and mental health days.

Images Source: County Health Rankings

Primary Care Physicians in Madison County, IN
County, state and national trends

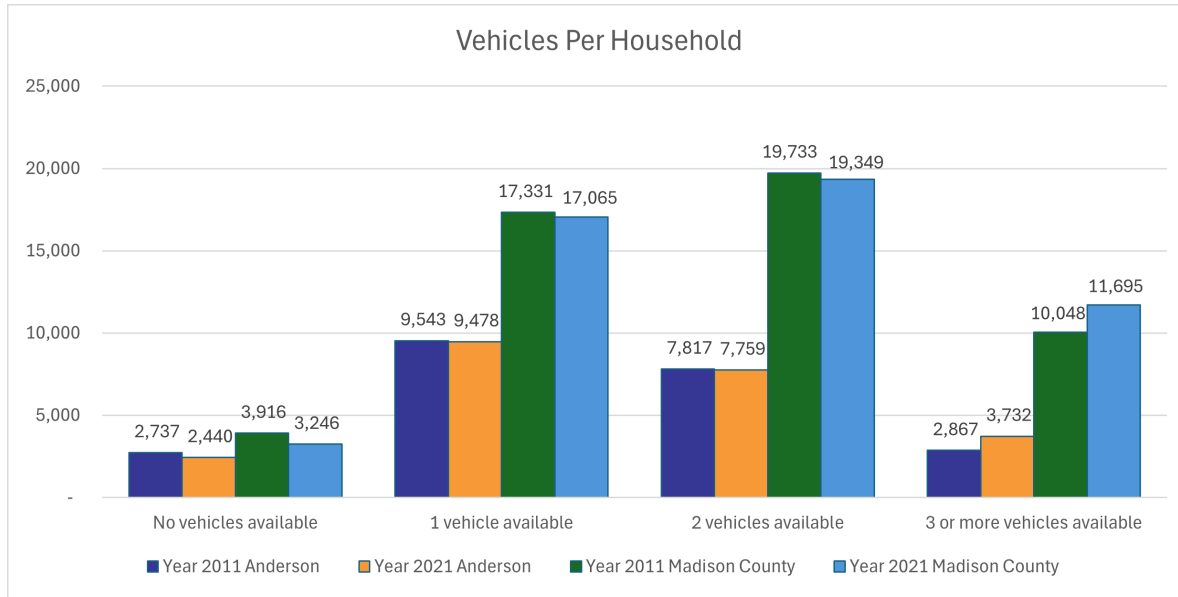


Notes:

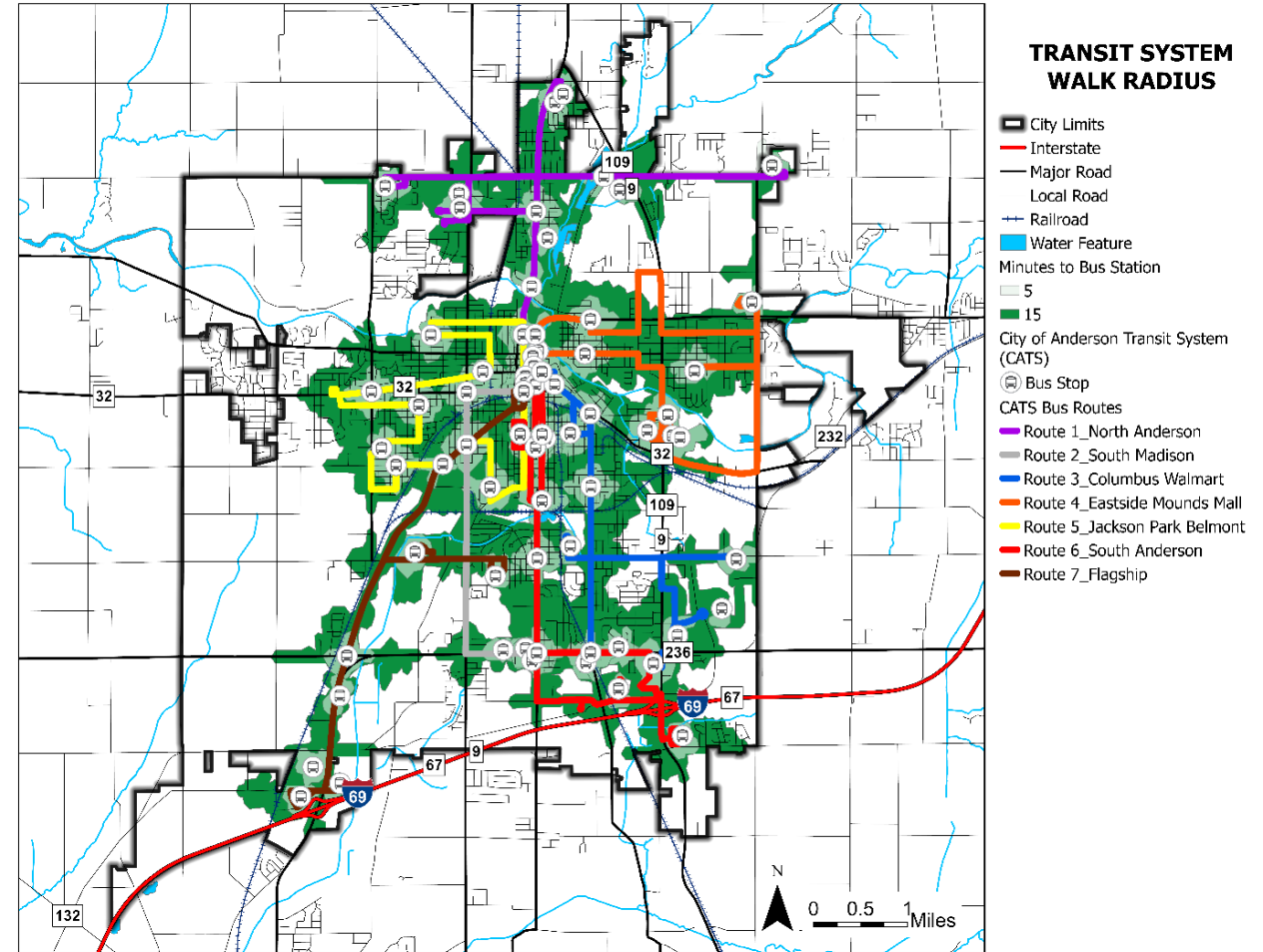
The data in this table reflect the average population served by a single primary care physician.

- Shortage of primary care physicians and mental health providers.

Transportation - Household Vehicle Access / CATS



- More than 10% of households have no vehicle.
- Approximately 29% of residents are within a five-minute walk from a bus stop, and 72% are within a 15-minute walk.
- *Nifty Lift Service* provides specialized transportation for individuals with disabilities or mobility challenges.
- CATS operates six fixed routes with 71 bus stops, providing service from 6A to 6:10P on weekdays and hourly service on Saturdays.

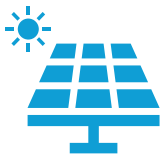


Utility Networks



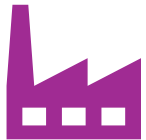
Electricity

Anderson owns and operates its own electric utility, a rare opportunity found in Indiana. The City is also a member-owner of the Indiana Municipal Power Agency (IMPL).



6 Solar Power Plants

Co-operated with IMPA, powering about 6,289 homes



1 Natural Gas Plant

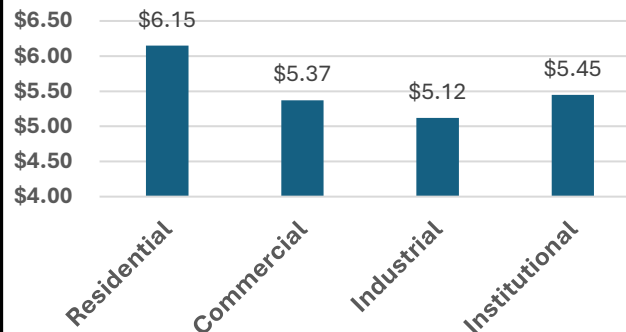
Owned by Anderson but power is delivered via contract w/ Vectren



Water and Sewer

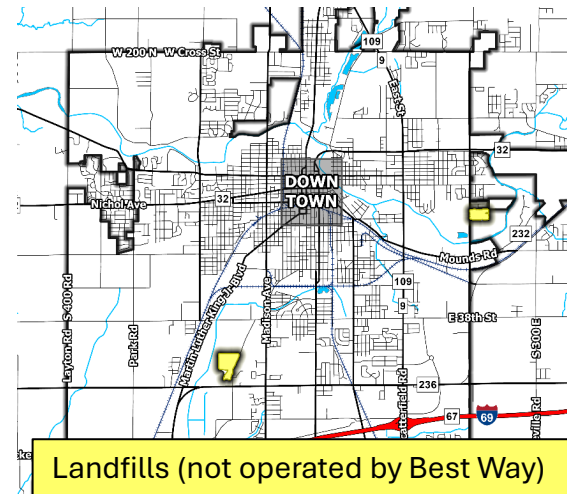
10 million gallons of drinking water is delivered via the City's water pipe network. Most of the water supply is sourced from underground aquifers and the White River, which also helps replenish the aquifers.

Sewer Rates (per 100 cubic feet)



Solid Waste (Garbage)

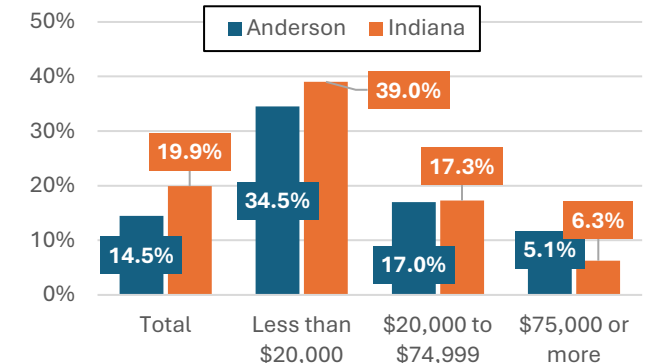
The City is contracted with Best Way Disposal to provide trash pick-up and recycling.



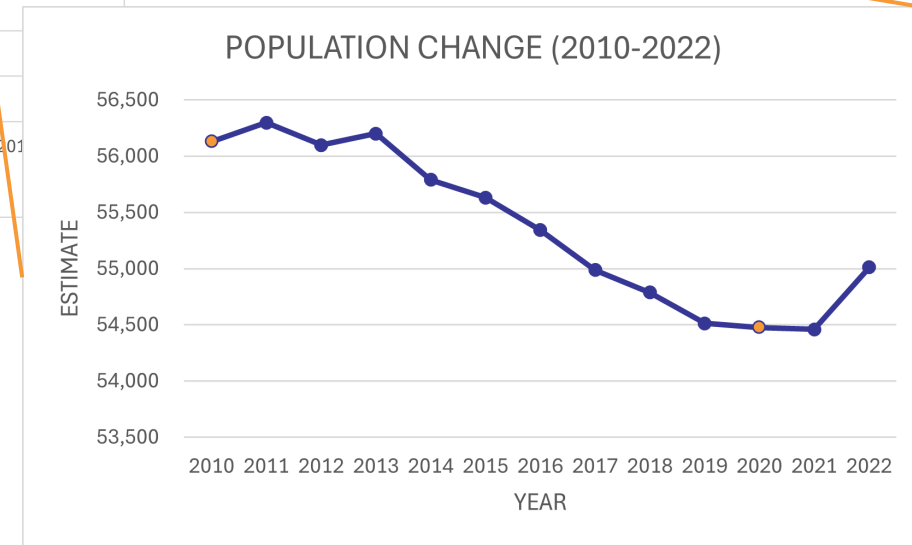
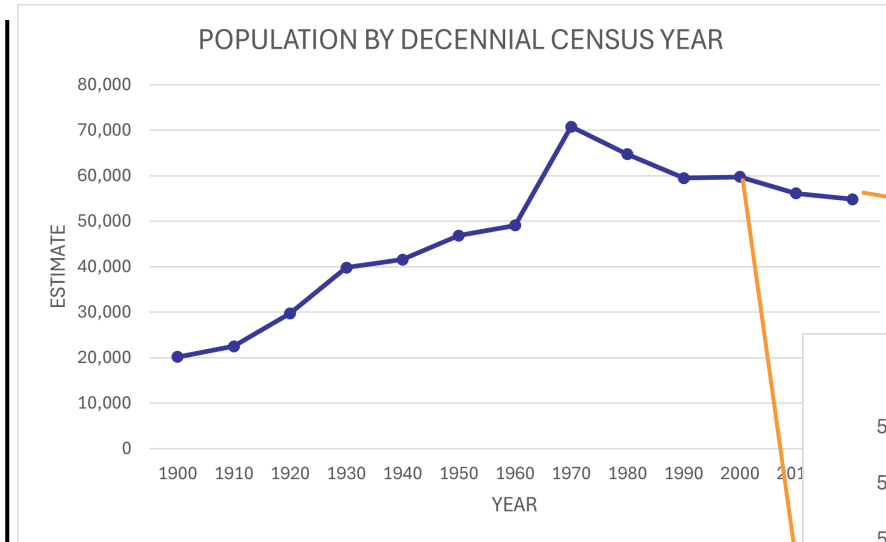
Communications (Internet, etc.)

Relatively more households had internet access compared to the state. However, there were significantly more lower-income households without internet than other income brackets.

Households with no Internet by Income



Population Counts

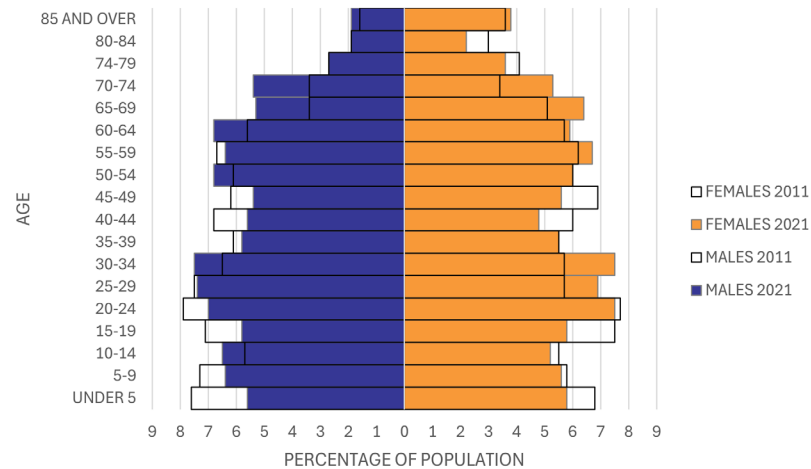


- Peak population: 1970
- Recent Trends: 2% decline from 2010 to 2022

Population - Demographics

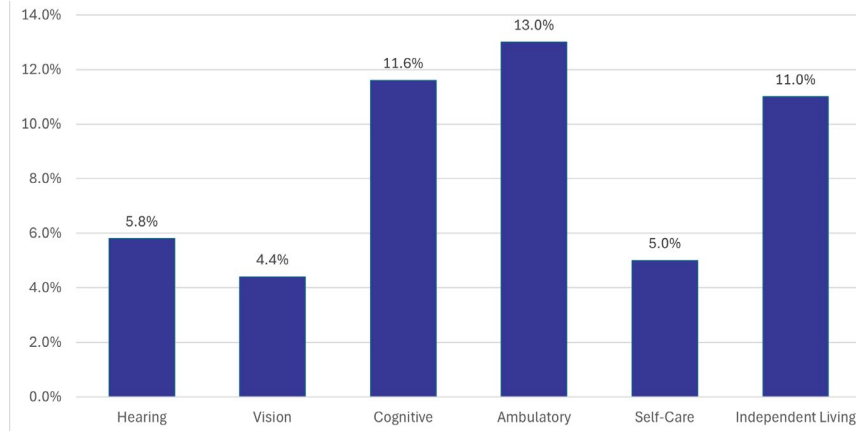
Age and Gender

ANDERSON POPULATION PYRAMID (2011 to 2021)



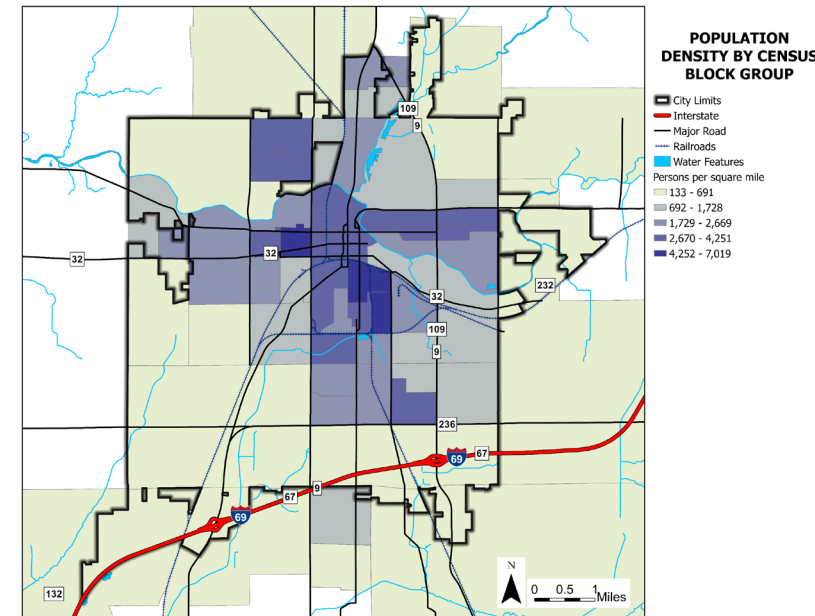
- Decline in young children, stable young adult numbers, increase in older adults.

Disability by Type (2021)



- Prevalence of Disability: 23% of the population, with higher rates in older age groups.
- Major disabilities include ambulatory (13.0%), cognitive (11.6%), and independent living difficulties (11.0%).

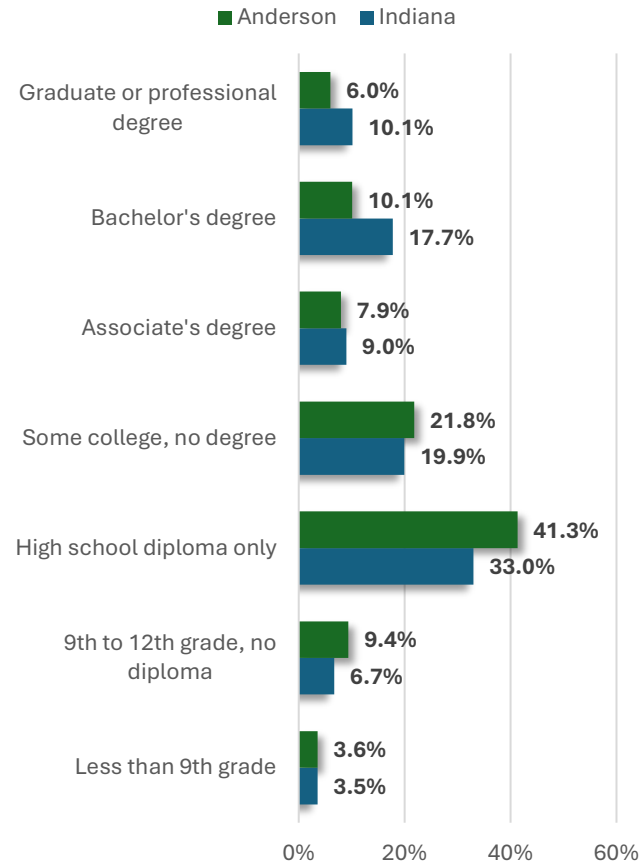
Population Density (2021)



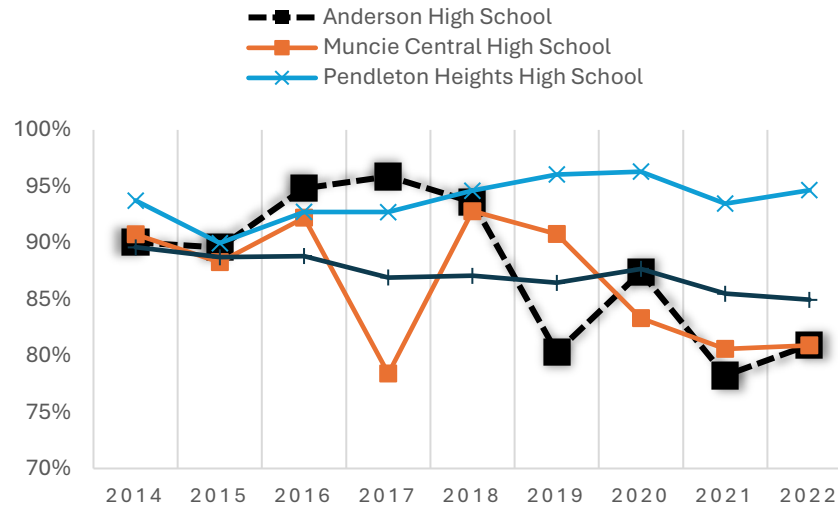
- Highest density near downtown, especially along State Road 32.

Educational Outcomes

Educational Attainment

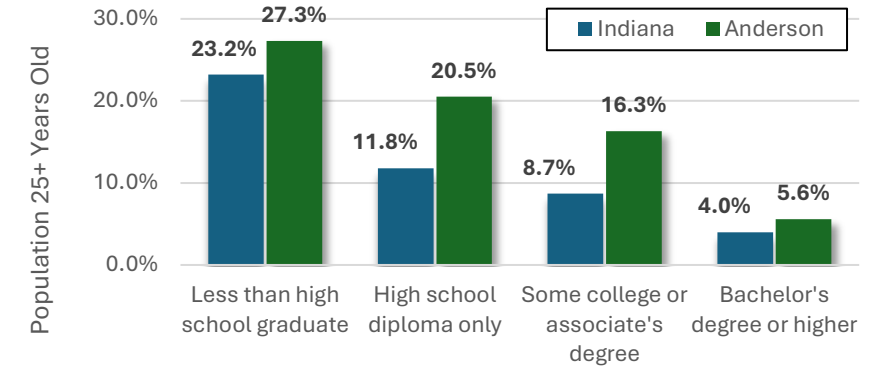


HIGH SCHOOL GRADUATION RATES

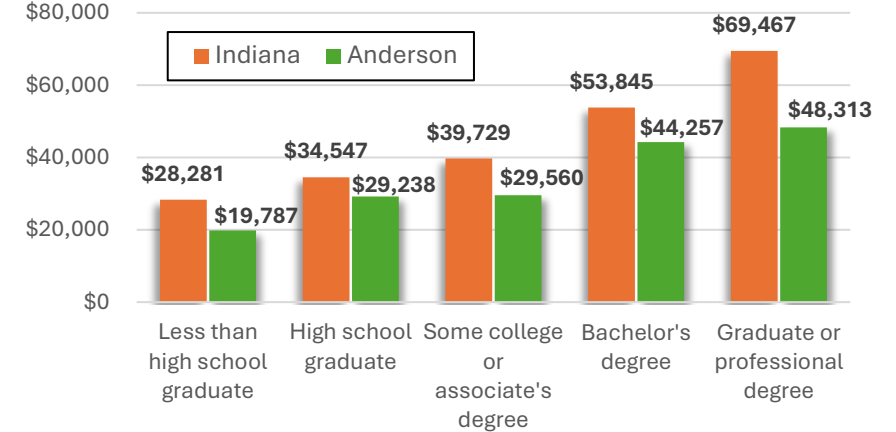


In 2017, 95.9% of Anderson HS students graduated with some type of diploma. However, graduation rates suddenly dropped to 80.3% in 2019 and has not yet recovered post-COVID-19. Lack of reliable internet access could have been a major impact as schools moved to online learning during the pandemic.

Poverty by Educational (2021)



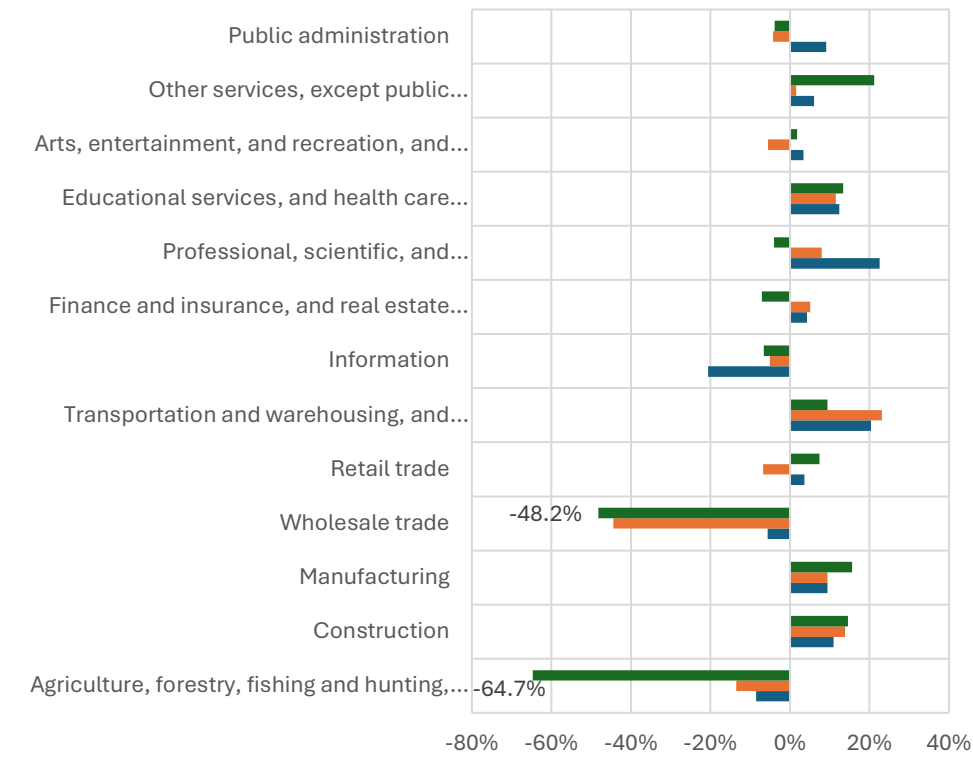
Median Earnings by Education (2021)



Economic Development

Employment by Industry Change between 2011 & 2021

■ Anderson ■ Madison County ■ Indiana



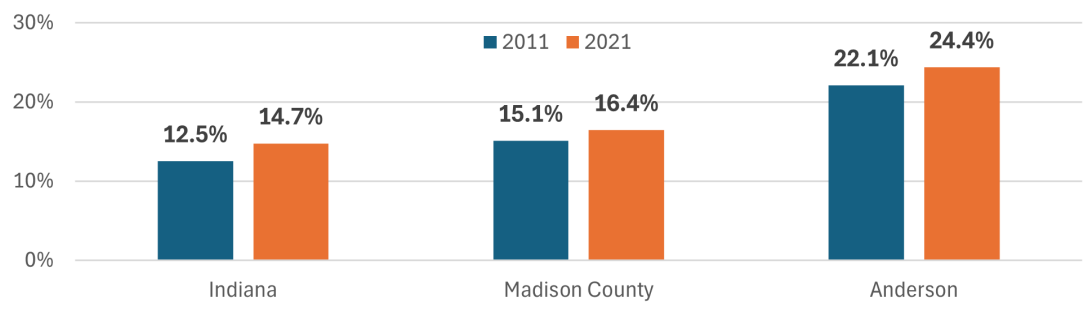
As of 2021 the 3 largest industries by employment include

1. Educational and Healthcare Services
 - (24% of Anderson's workforce)
 - 5,743 workers, **increase of 676 workers** from 2011-2021 (13.3% change between 2011 and 2021).
2. Manufacturing
 - (13% of Anderson's workforce)
 - 3,166 employees, with an **increase of 428 workers** in the 10-year period (15.6% change between 2011 and 2021)
3. Arts, Entertainment, Recreation, Accommodation, and Food Services
 - (12.5% of Anderson's workforce)
 - 2,939 employees
 - industry experienced an **increase of 51 employees** in the 10-year period (1.8% change between 2011 and 2021)

Major Employers in Anderson:

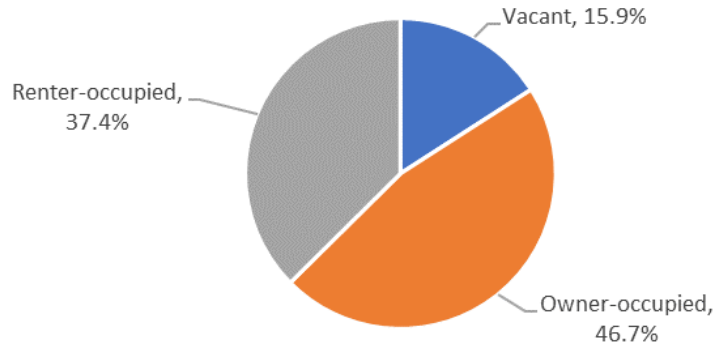
1. Ascension St. Vincent Anderson,
2. Community Hospital Anderson,
3. Nestle,
4. Healing Hands, and
5. Harrah's Hoosier Park Racing and Casino.

Poverty Rate (2011 and 2021)



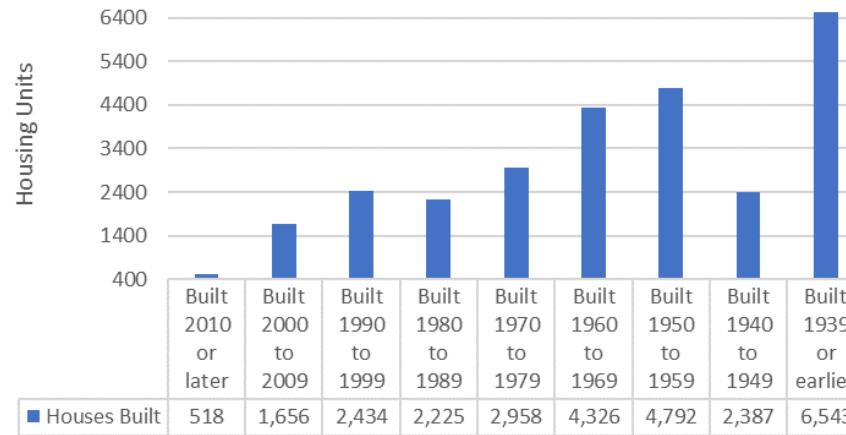
Housing Characteristics

Occupancy Composition (all units, 2021)



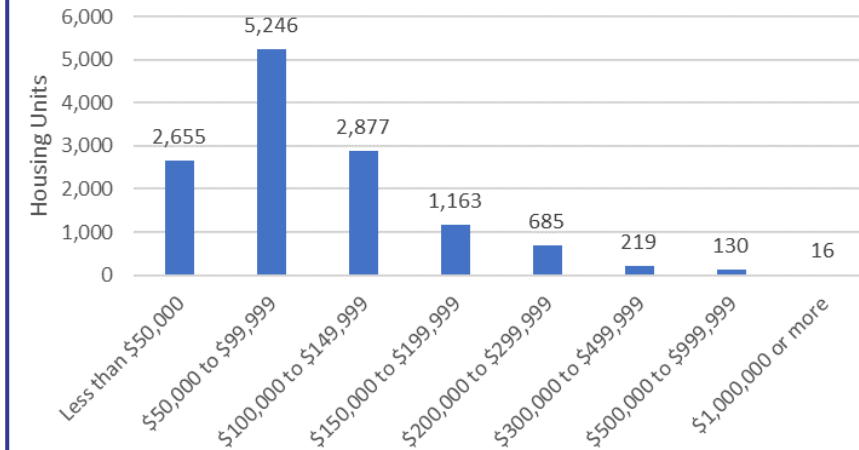
- Of Anderson's 27,839 housing units, 84 percent are occupied.
- Nearly half of housing units are owner-occupied.
- Nearly 11% of residents moved into their current homes in the past 5 years.

Housing Supply Age



- The City of Anderson has 27,839 housing units with a median year built of 1960.
- Nearly 24% of the City's units were constructed before 1940.
- Less than 2% of the total number of units has been constructed within the last 15 years.
- 35 units have been constructed since 2020.

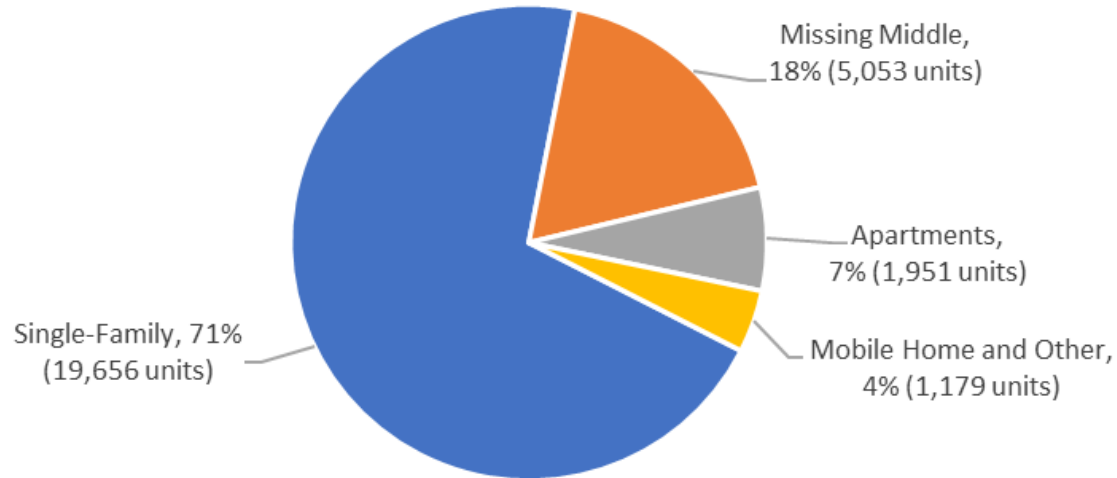
Owner Occupied Housing Values (2021)



- The median value of an Anderson owner-occupied home is \$84,600. Madison County's median value is \$111,600.
- Nearly 32% of all households spend more than 30% of their gross household income on housing-related costs.

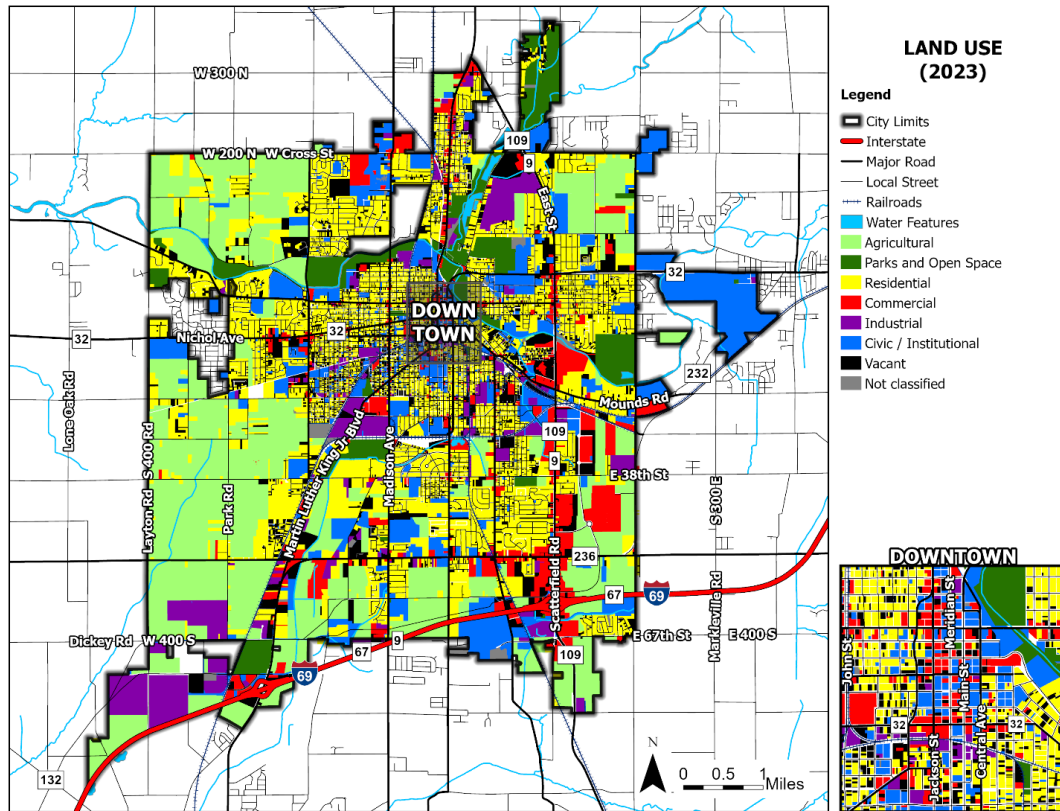
Housing and the “Missing Middle”

Housing Supply (all units, 2021)



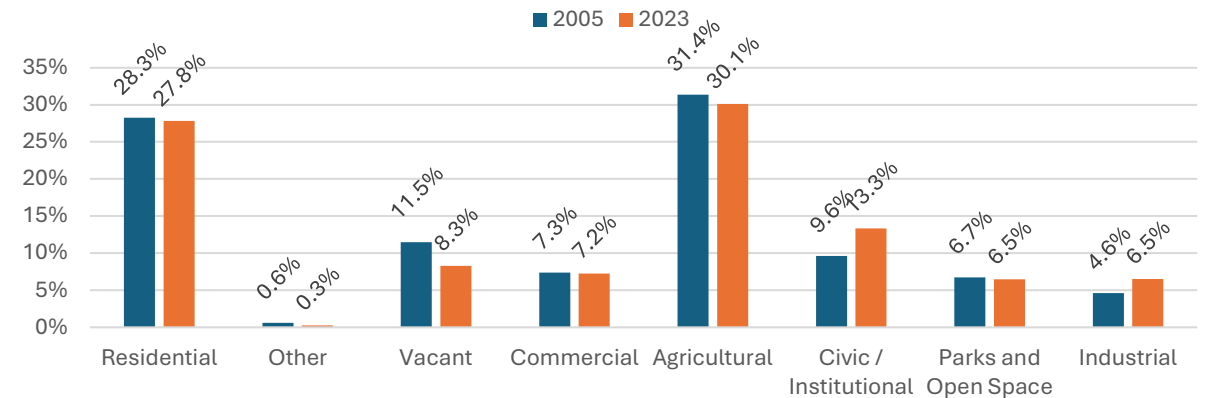
- Nearly 3/4ths of all Anderson’s housing are detached single-units.
- **Missing Middle Housing** comprises roughly 18 percent of Anderson’s housing inventory.
- **Middle Housing** includes duplexes, fourplexes, and courtyard buildings.
- Frequently fits into the context of a single-family residential neighborhood.
- Often “missing” because they have not been an accepted or common residential building type in the last 75 years.
- Provides diverse, additional, and possibly more affordable housing options in a community.
- A potential solution to matching local housing stock with changes in household demographics, housing needs, and consumer preferences.

Growth and Development: Land Use

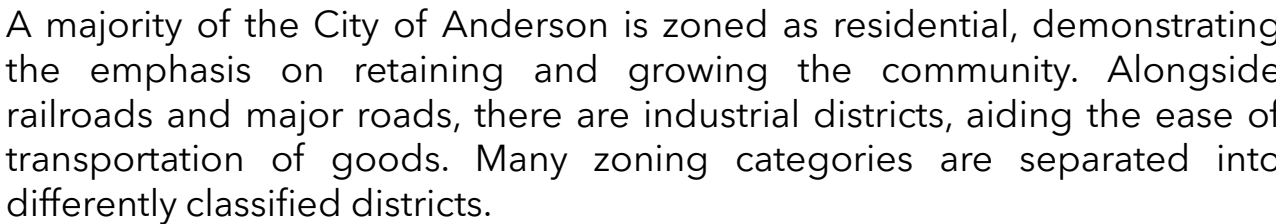
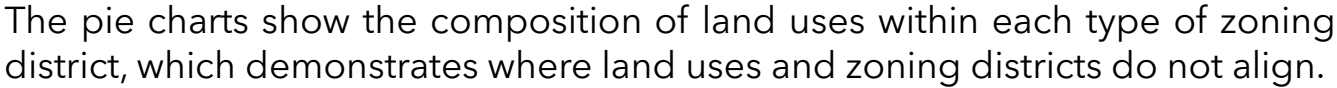


The existing land use can show how the City of Anderson has transformed over the past 20 years.

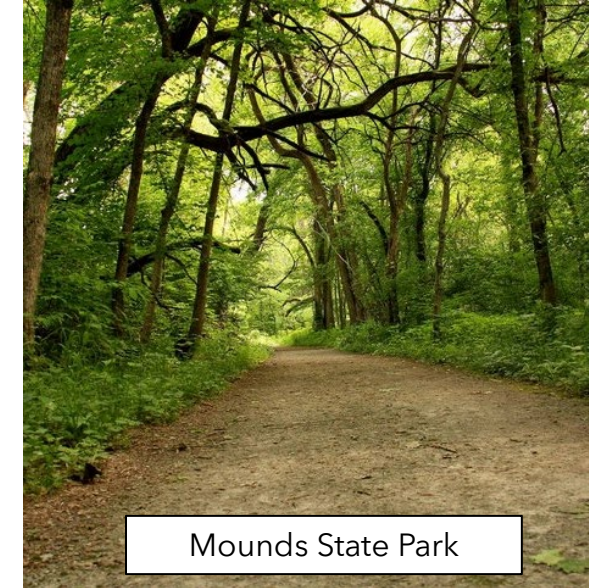
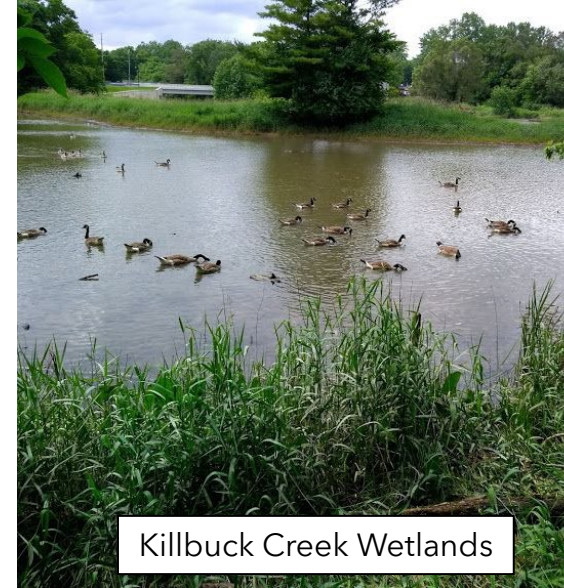
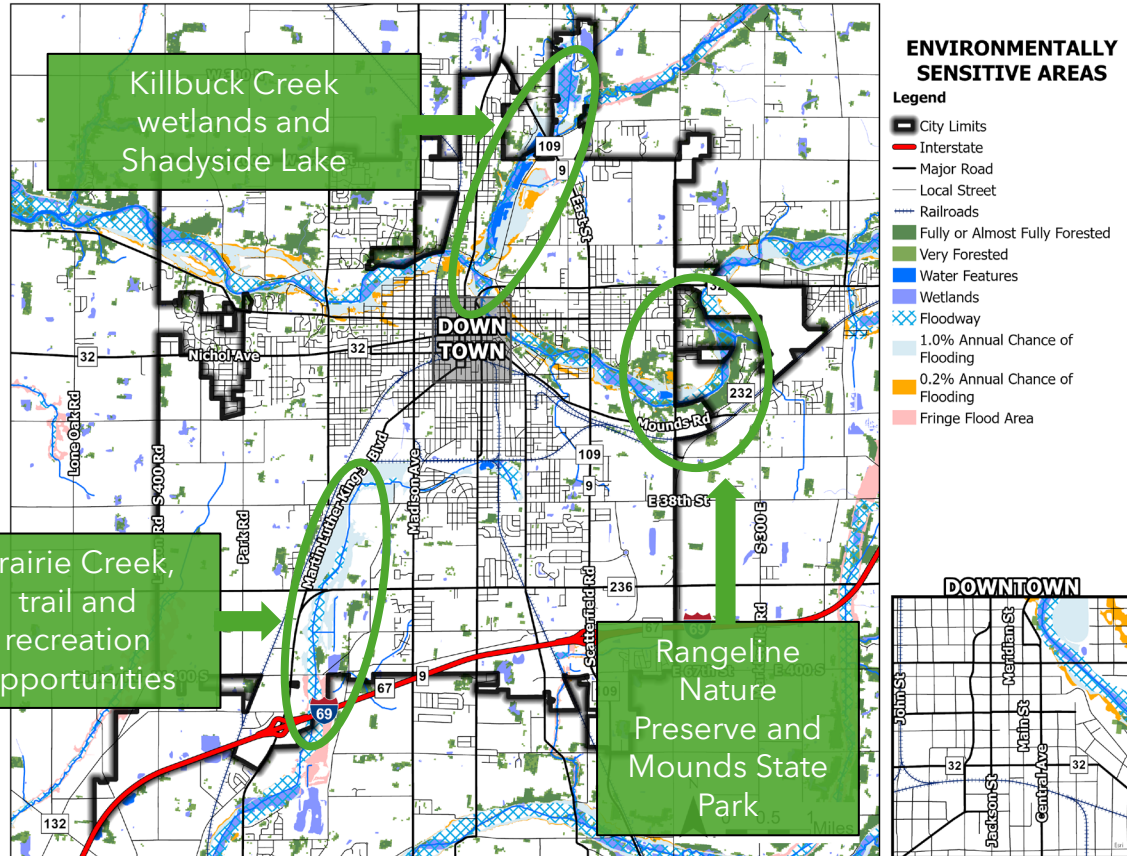
Land Use Composition (2005 to 2023)



Currently, the dominant land use of the City of Anderson is agricultural and residential, remaining steady from 2005 to 2023. Industrial land use has increased slightly over the past 18 years but continues to have the smallest share of total land use in the City of Anderson.

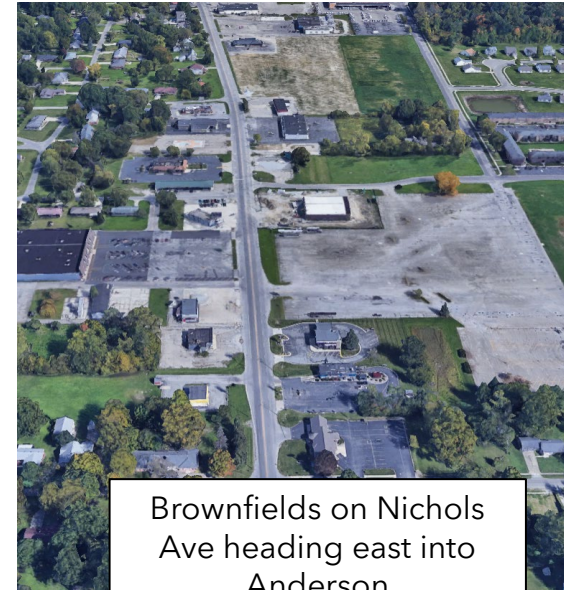
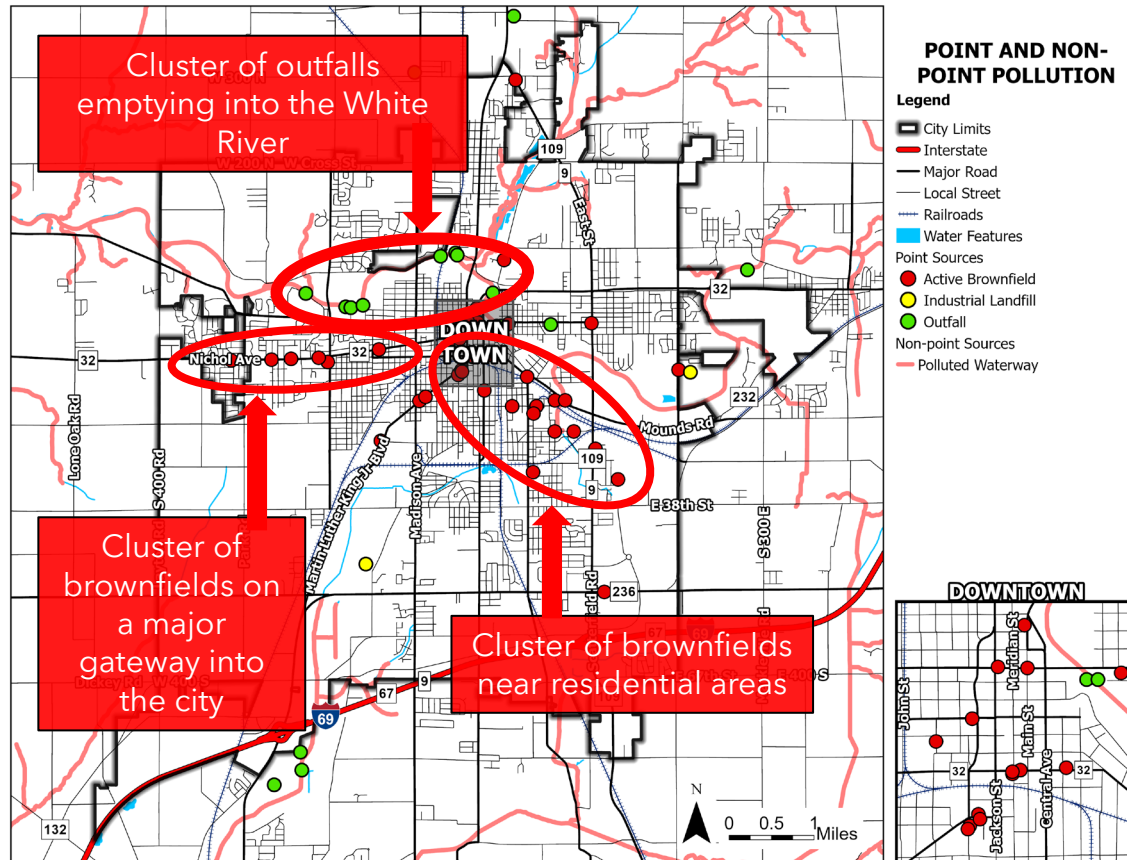


Environmental Assets (Recreation, Flood Control, etc.)



While there are relatively few remaining natural areas in the City, there are many opportunities to restore, conserve, and preserve what is already here. Environmental stewardship is a key component of sustainable development patterns and increased access to parks and recreational opportunities. Preserving critical natural features can also help alleviate flooding and improve resiliency in the face of natural disasters.

Environmental Risks (Public Health, Pollution, etc.)



Brownfields on Nichols Ave heading east into Anderson



View of the White River on Madison Ave Bridge

Every waterway in and around Anderson does not fully support good water quality standards defined by the federal Clean Water Act. The sources of the pollution are from upstream, but the City can act now to improve water quality for immediately adjacent areas and downstream communities by identifying problematic outfalls and point pollution sources.

Exercise #1: Visioning Anderson in 2045

What is Visioning?

Visioning is the process of imagining how the Anderson Community will look 20 years from now. It defines the characteristics of the desired future community.



Exercise #1: Visioning Anderson in 2045

Anderson will be...

Instructions:

Take a Post-it note, fill in the blank, and place the Post-it note on the board. Fill out as many as you'd like. Try to keep answers down to one sentence.

Things to think about:

Existing conditions (reference the booklet!)

Opportunities for growth and development

Threats or barriers to the neighborhood

Examples:

Anderson will be **connected**

Anderson will be **full of small business opportunities**



Exercise #1: Visioning Anderson in 2045

Discussion

Take the next 5 minutes to discuss with your ideas with your table. Stick all your Post-it notes to the board and decide with your table on the top 3 to 5 ideas/phrases!



Exercise #2: Identifying Opportunities & Barriers

What is SWOB Analysis and how is it used in City Planning?

In planning, a SWOB analysis (also known as SWOT) is used to identify the strengths, weaknesses, opportunities, and threats/barriers within a city or municipality. This feedback is used when creating a new plan for the future of the city or municipality, such as a 20-Year Comprehensive Plan.

Opportunities & Barriers

Opportunities: Where are there potential opportunities for growth or redevelopment?

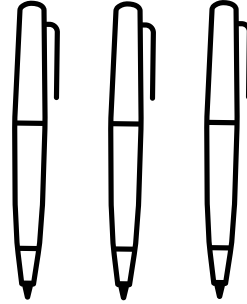
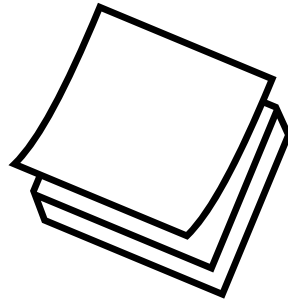
Barriers: Is there anything or a location in the city that holds back growth or redevelopment? Are there any serious issues the City needs to examine?



Exercise #2: Identifying Opportunities & Barriers

Brainstorming Activity:

- "Too much ____"
- "Not enough ____"
- "We need more ____"
- "We should prepare for ____"



Instructions:

See the chart on your table with two columns: Opportunities and Barriers. Take a Post-it note and write a ward to fill in the blank of any of the above phrases and place the note in the corresponding column. Fill in as many as you'd like.

Where are there potential **opportunities** for growth or redevelopment?

Things to think about:

- Vacant Lots/Buildings
- Open Green Space
- Surrounding Amenities

What **barriers**—they can be a thing or a location—in the city hold back growth or redevelopment? Are there any serious issues the City needs to examine?

Things to think about:

- Traffic Patterns and Road Design
 - Geographical Barriers
 - Incompatible Land Use

Exercise #2: Identifying Opportunities & Barriers

Discussion

Take the next 5 minutes to discuss with your table your top 3 to 5 answers. Add a sticker to the top choices for each column.



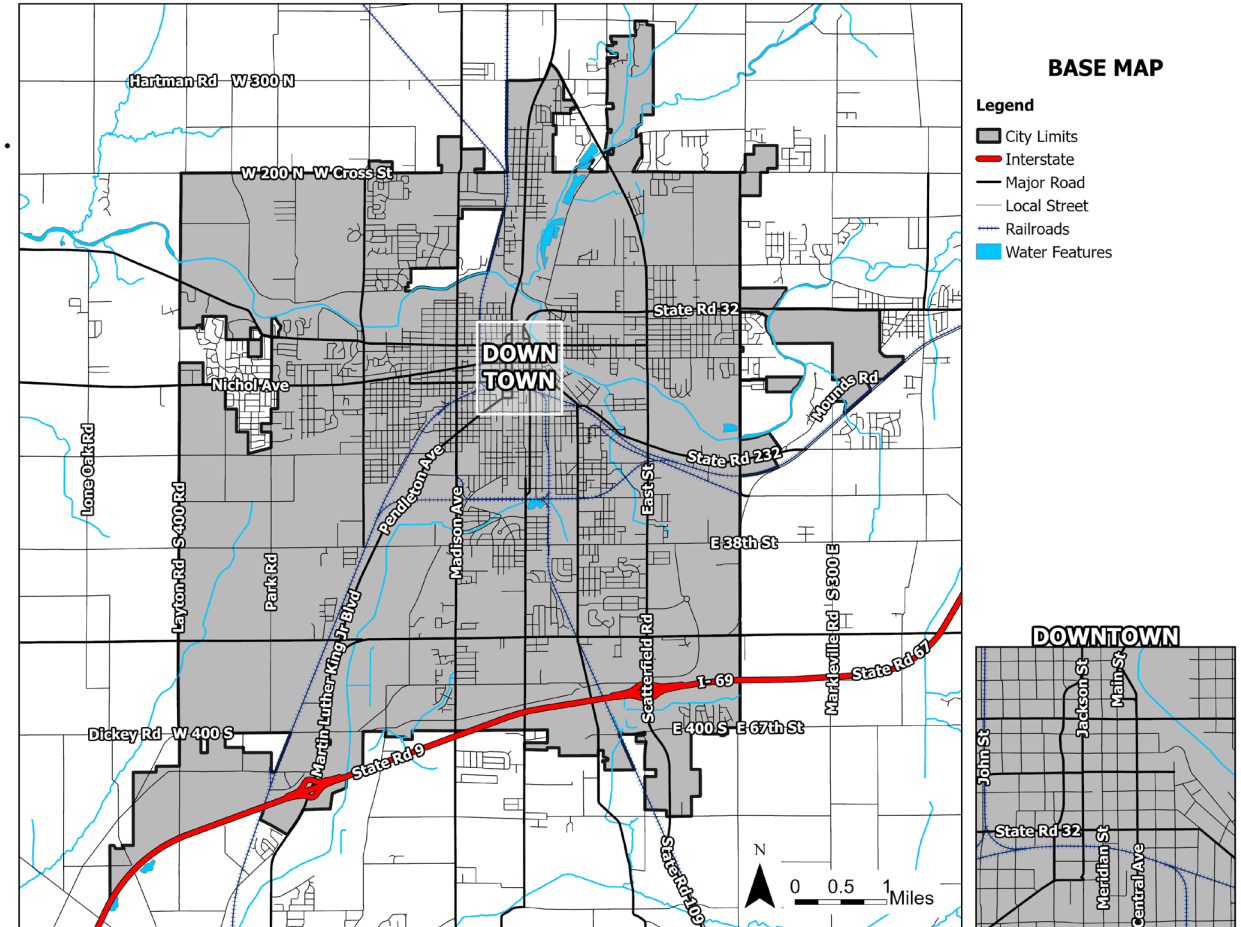
Exercise #3: Maps - Where to Grow?

Instructions:

Place a numbered dot sticker on the map for places that you would like to see developed or redeveloped. Describe what you want to see in that location.

Questions to think about:

- Should the city boundaries expand and where?
- What developments need to be protected?
- Are there natural areas that need preserved?
- What public services or utilities are needed?
 - Water/Sewer
 - Public Transportation
 - Electric
 - Others?
- Where are trails or parks needed?
- Where are sidewalks or roads needed?



Next Steps

- Discuss Public Feedback
- Update the project website with meeting materials and more!
- Develop a Vision Statement and Identify Themes
- Meet with Task Force to review
- Open House #1 on August 8 from 6:30-8pm
- Open House #2 on August 12 from 5:30-7pm

Stay Engaged in the Planning Process

Official Website: ADVANCEANDERSON.COM

- Join our e-mail list
- Document Center containing all materials and presentations from meetings
- Interactive Maps and Surveys

Other Online Resources

www.cityofanderson.com

See the City of Anderson Facebook Page