

NEW CARLISLE

2040 COMPREHENSIVE PLAN





APPROVED BY THE:

ST. JOSEPH COUNTY AREA PLAN COMMISSION - INSERT DATE

TOWN OF NEW CARLISLE TOWN COUNCIL - INSERT DATE

PREPARED FOR:

TOWN OF NEW CARLISLE

PREPARED BY:



ACKNOWLEDGMENTS

STEERING COMMITTEE

Name	Organization & Title	Represents
Marcy Kauffman	Town Council President	Town of New Carlisle
Mindie Colanese	Manager, 1st Source Bank	New Carlisle-Olive Township Library Board & New Prairie Education Foundation Board
Roanna Hooton	Director	New Carlisle-Olive Township Library
Dr. Paul White	Superintendent	New Prairie United School Corporation
Tim Scott	Director of Finance	New Prairie United School Corporation
Dana Groves	Director	Discover New Carlisle & Historic New Carlisle
John Mrozinski	Director	Town of New Carlisle Public Works
Jared Huss	Town Engineer & Marketing and Business Development Director	Lawson-Fisher Associates
Molly Hannon	Principal Designer	Paladin Design House & St. Joseph County Area Plan Commission Member
Malarie Varnak	Resident	
Will Miller	Owner & General Contractor	Provision Construction & Design, LLC; Olive Township Trustee
Jennifer Miller	Design Manager	Provision Construction & Design, LLC
Andrea Halpin	Attorney	Town of New Carlisle
Sue Moffitt	Special Projects Assistant	Town of New Carlisle
Craig Langhofer	Financial Advisor	Edward Jones Financial Services
Carl Brown-Grimm	Planner, MPA	St. Joseph County Infrastructure, Planning, and Growth
Dan Caruso	Resident	Open Space Alliance
Dave Doll	Resident	New Carlisle Town Council Member
Kim Vanslager	Resident	

TOWN COUNCIL APPROVAL

ST. JOSEPH COUNTY AREA PLAN COMMISSION APPROVAL

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EXECUTIVE SUMMARY

VISION

A nice place to visit and a great place to live, historic New Carlisle is a thriving community rooted in rural values with a forward vision toward intentional growth.

Today, New Carlisle embodies its values, with safety, connectivity, and community vibrancy defining our daily lives. Our neighborhoods are friendly and welcoming with sidewalks connecting neighborhoods, commercial, and recreation areas. The cohesive, grid-style network of streets fosters a strong sense of community. Our commitment to education is evident through our exceptional schools and innovative programs, equipping our youth for success. Volunteerism and collaborative partnerships programs further strengthen our schools and community, creating a sense of belonging for all.

GUIDING NEW CARLISLE'S FUTURE

In charting the future of New Carlisle, our core values serve as guiding principles for sustainable growth and community prosperity. Historic preservation efforts and thoughtful planning will safeguard our rural landscape while nurturing vibrant, walkable neighborhoods. Diverse housing options and economic initiatives will ensure accessibility for all residents.

Through strategic partnerships and innovation, we will honor our heritage while embracing progress. Investing in quality education and promoting civic engagement will empower our community's youth and fortify our sense of unity. Historic preservation and sustainable growth principles will inform development, ensuring New Carlisle remains a vibrant and charming town.

In summary, these values pave the way for New Carlisle's future, seamlessly blending tradition with forward momentum. By staying true to our roots and embracing new opportunities, we are poised for a bright and prosperous tomorrow.

to attract major manufacturing employers and is referenced in this Plan as the “employment center” character area further discussed in Chapter 3.

In 2023, a partnership between General Motors and Samsung unveiled plans to construct a new electric vehicle (EV) battery manufacturing facility in the IEC, representing a \$3.5 billion investment. This initiative is anticipated to create thousands of construction jobs and over a thousand full-time positions upon completion. Additionally, in spring 2024, Amazon Web Services (AWS) announced intentions to build a multi-million dollar facility in the IEC, with an \$11 billion investment planned over approximately 10 years. This marks the largest planned capital investment in Indiana’s history. These developments are likely to attract supplier and auxiliary businesses, further driving development and housing opportunities, and significantly impacting the New Carlisle community. The anticipated growth will lead to population increases, expanded commerce, housing developments, and growth in the school system, presenting New Carlisle with a unique opportunity for deliberate, systematic, and sustained growth.

In light of these recent and planned economic developments, the Town’s leadership recognized the need to initiate a new Comprehensive Plan, providing a renewed, collective, guiding vision for New Carlisle over the next 10 to 15 years.

NEW CARLISLE’S PLANNING JURISDICTION

The 2040 Comprehensive Plan provides goals and strategies to guide future investment opportunities within New Carlisle’s planning jurisdiction of the town limits. However, to ensure a holistic planning approach, the Town broadened its vision to consider the possibilities of future development and the infrastructure needs in the greater New Carlisle community and what the preferred or the ideal character the Town would like to see, expressed in the Future Character Areas Map. The Town’s greater vision is meant to help guide collaborations between St. Joseph County Infrastructure, Planning, and Growth, developers, the Town, and other stakeholders, and future proposals outside of the town limits take into consideration the vision of New Carlisle. This will help foster cohesive and sustainable development.



PLANNING PROCESS

Overview

In March 2023, New Carlisle’s administrative staff, under the referral by St. Joseph County Area Plan Commission staff, reached out to the Michiana Area Council of Governments (MACOG) to lead the update of their 2007 Comprehensive Plan. MACOG is a regional planning organization committed to fostering collaborative partnerships to create strategic actionable plans and be a conduit to access various grant opportunities to solve interlocal issues and enhance the quality of lives of those living, working, and visiting in Elkhart, Kosciusko, Marshall, and St. Joseph Counties.

To initiate the project, MACOG met with a core leadership team and guided them to identify stakeholders such as Town leaders, community organizations, institutions, business leaders, and residents to serve on the project’s steering committee. This ensured the process was inclusive, accessible, and transparent, and the goals and strategies identified were reflective of the community’s values. The development of the Plan would not have been possible without the input from the steering committee and the entire community. The vision, core values, goals, and strategies truly reflect New Carlisle’s unique character and dynamic opportunities.

MACOG facilitated monthly steering committee meetings, starting in June 2023, that went through the five-step planning process (shown on the next two pages) and reported the progress of the plan development.



5-STEP PLANNING PROCESS

1 Define the Vision and Core Values

The first step in the planning process involved a series of vision-building activities with the steering committee to determine the town's aspirations and core principles. The committee was asked to envision the future of New Carlisle: what does progress and development in our town look like to you? What current initiatives contribute to this vision, and what obstacles hinder its realization? By identifying common themes from these discussions, the steering committee collaboratively crafted the town's vision statement and core values, laying the foundation for the comprehensive planning process.

2 Define the Major Opportunities and Challenges

After defining the vision and core values, the next step had the steering committee work on defining the major opportunities and challenges. Answers to the questions in the vision-building activities of what's working today to achieve the vision and the barriers that exist today were categorized into themes. Supplementing the themes was an analysis of demographic, housing, and economic data that became a community profile of New Carlisle outlined in Chapter 2. The community profile guided the steering committee to define the major opportunities and challenges organized under the five core values.



3 Define the Goals and Strategies

The third step involved the steering committee brainstorming initial goals to determine how to address the defined opportunities and challenges, organized by the five core values. After establishing the goals, the steering committee sought input from key community stakeholders by participating in a Focus Group Workshop. Those invited were additional stakeholders not already present on the steering committee. The Focus Group Workshop was held at Historic New Carlisle on September 19, 2023. Participants at the Workshop worked on refining action strategies, defining a timeframe for implementing the strategies, determining partners for implementing the strategies, and then prioritizing the strategies. An additional component in this step led the steering committee to create the Future Character Map, depicted in Chapter 3. This map is intended to guide development decisions for the next 10 years and to help inform Town leaders, the St. Joseph County Area Plan Commission, and the St. Joseph County Board of Zoning Appeals about how to revise the Zoning Ordinance to ensure the standards support implementing the vision characterized by the map.

Another round of public engagement was done in November and December 2023 to provide opportunities for residents to vote on the goals and strategies they would like to see the Town prioritize to first begin addressing the next two to three years. The results informed the steering committee in creating the priority action program outlined in Chapter 4 and the voting results are provided in Appendix C.

4 Create the Plan

Currently, the Town is in the fourth step which involves compiling and organizing all of the input from the previous activities into a draft New Carlisle 2040 Comprehensive Plan. The Town is offering a 30-day public comment period providing another opportunity for residents to review the draft Plan to ensure we are reflecting their aspirations and needs. The draft Plan is available for online viewing at tiny.cc/NewCarlisle2040 and printed copies are also available at the Town Hall and the New Carlisle-Olive Township Public Library. Residents can share their input by filling out an online comment form at the same website or paper forms are available at the two locations as well.

5 Adopt the Plan

The final step in the plan development is the formal adoption of the Plan. This will involve first seeking approval from the St. Joseph County Area Plan Commission and then final approval by resolution by the New Carlisle Town Council.

VISION & VALUES

VISION

“A nice place to visit and a great place to live, historic New Carlisle is a thriving community rooted in rural values with a forward vision toward intentional growth.”

VALUES

1

A Great Place to Live

- Safe community
- A welcoming and inclusive community with opportunities to connect and interact with friends and families
- Offer bicycle and pedestrian connections to amenities and destinations
- Offer diverse recreational amenities, leisure activities, and events
- Preserve New Carlisle’s historic landmarks and cultural heritage for future generations
- Celebrate the town’s agricultural roots and historic significance in the region

2

Education

- Ensure schools are equipped with modern facilities and innovative teaching methods.
- Extracurricular Opportunities: Provide diverse sports and activities for student development.
- Partner with local businesses for workforce training and skill development.
- Foster creativity and critical thinking through interactive learning.

3

Strong Community

- Volunteerism
- Community and civic engagement
- Youth enrichment
- Streamlined marketing and communications
- Foster strong collaborative partnerships with local and regional organizations
- Support local businesses and entrepreneurs to grow and thrive

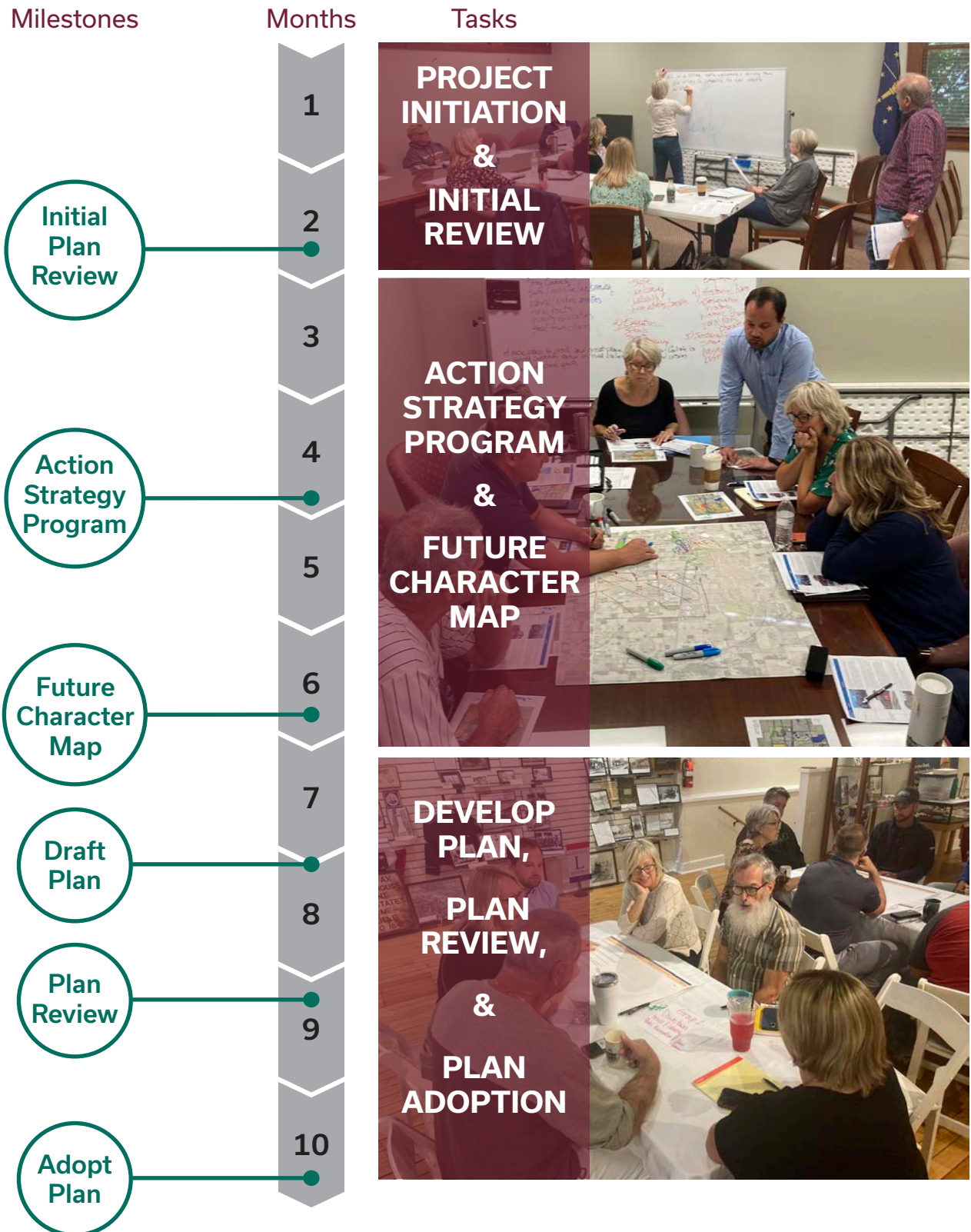
4

Sustainable Growth

- Encourage new development and redevelopment to first consider locating in targeted areas to protect the natural and rural environment
- Promote walkable and livable communities that prioritize pedestrian-friendly infrastructure and access to amenities.
- Offer diverse housing options that support all needs
- Diverse jobs and services
- Create quality and vibrant places to live, work, and play



PROJECT TIMELINE



COMMUNITY ENGAGEMENT SUMMARY



Input Survey
125 Responses



Open Houses
52 participants



**Focus Group
Workshop**
32 participants



Engaged
177 participants



2

A COMMUNITY PROFILE OF NEW CARLISLE

As we shape the future of New Carlisle, it's essential to first understand the current state of our community. This section provides insights into our community's strengths, opportunities, and challenges, all guided by our core values of creating a great place to live, prioritizing education, building a strong community, and promoting sustainable growth. By examining key demographic data detailed in Appendix B and understanding how these elements interact, we can develop a Comprehensive Plan that aligns with our community's vision and addresses its unique needs.

New Carlisle, situated in St. Joseph County, Indiana, offers the charm of a small town while embracing opportunities for growth. With a population of approximately 2,160 residents spread across 2.2 square miles, our community thrives on a strong sense of community and belonging.

Education serves as a cornerstone, exemplified by top-rated schools like New Prairie High School and Olive Township Elementary School, complemented by the resources of the New Carlisle-Olive Township Public Library. Historical landmarks, including the New Carlisle Historic District and the Jeremiah Service House, add depth to our cultural fabric.

Strategically located near major thoroughfares like US 20 and SR 2, New Carlisle enjoys convenient access to downtown South Bend and the South Bend International Airport, fostering connectivity and economic opportunities. Outdoor enthusiasts appreciate the proximity to St. Joseph County Parks, including Bendix Woods and Spicer Lake Nature Preserve, as well as the recreational offerings of nearby Hudson Lake.

Understanding our community's current context and future aspirations is pivotal. This section offers a comprehensive overview of New Carlisle, laying the groundwork for informed decision-making and strategic planning to ensure a thriving and resilient future.

ASSETS, OPPORTUNITIES, AND CHALLENGES

1 A Great Place to Live

In New Carlisle, “a great place to live” is more than a marketing phrase; it’s the embodiment of the true quality of living. The quality of life in New Carlisle is important to the residents today and those in the future. Residents value New Carlisle’s quaint and charming small-town character as well as the family-friendly atmosphere. Retaining the character of New Carlisle’s traditional neighborhoods, downtown, and other destinations are equally valued. The community also values preserving its historic charm, rural-scenic landscapes, environmentally sensitive areas, and agricultural farmlands. New Carlisle prioritizes building a legacy by leveraging its charming character and many assets to create a desirable and welcoming place for residents and visitors. This means continuing to provide bicycle and pedestrian connections to destinations, inclusion of parks and recreational amenities, creating safe streets for all users, and supporting the inclusion of a diverse mixture of housing choices. Embracing opportunities like historic preservation programs, we are committed to safeguarding our heritage while revitalizing downtown and traditional neighborhoods. By preserving our historic charm and small-town feel, we ensure that New Carlisle remains a beloved destination for generations to come.

Assets

- Attractive community character.
- Attractive downtown streetscape.
- Presence of the historic Lincoln Highway and Michigan Road.
- The Town has a designated historic district with the National Register of Historic Places.
- Historic New Carlisle Museum.
- Celebrate New Carlisle’s historic charm.
- Strong historical features, agricultural and rural roots.
- Attractive rural landscapes and farmlands.
- Attractive parks and recreational amenities in and around New Carlisle.
- Presence of scenic preserves and wildlife areas.
- Centrally located in the region and close to regional amenities, shopping, and dining establishments.
- Unique community events and festivals.
- Downtown serves as the gathering hub for community events and festivals.
- The Town has a low vacancy rate in housing.





Opportunities

- Allow accessory dwelling units, where feasible, on smaller property lots in traditional neighborhoods to expand housing choices.
- The Town has the potential to capitalize on the tourism draw to nearby County parks, nature preserves, agri-businesses, and heritage/historic tours.
- Identify and collaborate with historic organizations like the Route 66 and the Lincoln Highway Association to organize a heritage tour or celebration events in New Carlisle.
- Allow the integration of mixed housing choices in key development areas as envisioned in the Future Character Areas Map.
- Discover New Carlisle offers a Facade Grant Program.



Challenges

- Several buildings downtown need major improvements to be usable spaces.
- Limited retail businesses in downtown, at gateways, and along major corridors.
- Lack of diverse housing choices to support the needs in the housing market.
- Lack of quality housing limits growth potential due to the unavailability of suitable housing options.
- Several gaps in the sidewalk network need to be filled.
- Seek financial assistance to construct trails or walking paths as envisioned in the Future Bicycle and Pedestrian Map.
- Preserve New Carlisle's historic charm, small-town feel, and agricultural roots that have been long-standing attractive features.
- Several buildings downtown and homes in traditional neighborhoods need to be rehabilitated and restored to useful life.
- Need to explore the feasibility of re-routing truck traffic from US 20 to SR 2 to increase pedestrian safety in downtown.
- Encourage property owners to take pride and ownership to maintain their properties to enhance the appeal of the community's image.



2

Education

The education value represents an appealing and anchoring asset that continues to be a driver in attracting and retaining individuals and families to the New Carlisle community. School systems are often viewed as a community anchor to attract and retain younger families, and the success of a school system can often indicate the success of the community. With a longstanding tradition of being known for excellence in education, the New Prairie United School Corporation is a desirable school system. For over a decade, families have increasingly been transferring their children into the school system. The New Prairie United School Corporation has many excelling sports programs, accredited learning programs, and pathways preparing students entering college and the workforce. The Town values continuing to foster collaborative partnerships with the New Prairie United School Corporation, as well as with other education and faith-based institutions, and its residents to offer early learning programs and childcare opportunities. The Town values its residents having access to quality workforce training to acquire essential vocational skills.

Assets

- Attractive and high-performing institutions i.e. New Prairie United School Corporation (National Blue Ribbon Award), the New Carlisle-Olive Township Library, and Historic New Carlisle.
- Strong partnerships with the New Prairie United School Corporation, institutions, and families.
- Safe, engaging, welcoming, and learning environments.

Opportunities

- Work with the New Prairie United School Corporation, the local business association, and regional entities to bolster workforce training initiatives, vocational trade programs, Purdue University's Agricultural Program, and other programs.
- Collaborate with planned developments in the IEC for workforce training and career and vocational programs.
- Continue to work with the New Prairie United School Corporation, the New Carlisle-Olive Township Library, and other institutions to offer early childhood learning and childcare programs.

Challenges

- Need to better communicate the Town's vision as outlined in the Comprehensive Plan to key stakeholders and regional entities.
- Need to better foster collaborative partnerships with regional entities and developers.



3

Strong Community

In New Carlisle, ‘a strong community’ serves as the cornerstone of our town’s identity and vitality. This value is evidenced by the active involvement of organizations like Discover New Carlisle, the New Prairie United School Corporation, and the New Carlisle-Olive Township Library, alongside the dedicated efforts of the New Carlisle Community Food Pantry. Our Parks Board, in alignment with the 5-Year Parks Master Plan, oversees our recreational amenities, while our protective services, including the Town’s Police Department and the New Carlisle-Olive Township-Hudson Lake Fire Territory, ensure community safety. Vibrant community events and festivals, centered around our downtown, epitomize our communal spirit. However, opportunities exist, such as harnessing the energy of our younger demographic for increased volunteerism, and addressing challenges like better communication of our town’s vision and fostering collaborative partnerships with regional entities. The Town government prioritizes the safety and security of its residents and visitors, as evidenced in the strong protective services departments and the Town water, electric, and maintenance departments.



Assets

- Active community organizations and institutions like Discover New Carlisle, Historic New Carlisle, Inc., the New Carlisle Business and Community Association, the New Prairie United School Corporation, the New Carlisle-Olive Township Library, the Lions Club, and the American Legion Post 297.
- Active New Carlisle Community Food Pantry, The Community Reserve, and the Caring Clothing Co-Op, Inc.
- The Town has a Parks Board to oversee the Town’s park and recreational amenities and programs.
- The Town has a 5-Year Parks Master Plan that outlines the major needs and strategic direction to enhance New Carlisle’s parks, recreational amenities, and education programs.
- Quality community protective services with the Town’s Police Department and the New Carlisle-Olive Township-Hudson Lake Fire Territory.
- High-quality Town services from Town Departments.
- The Town’s water utility system has the capacity to support current and future customers.
- Access to quality local and regional medical facilities.
- Safe place to live.



Opportunities

- The younger demographic has high energy and pride to help volunteer.
- Preserve and enhance the active community organizations and institutions in and near New Carlisle.
- Partner with the New Prairie United School Corporation to enhance volunteer opportunities.
- Ensure medical facilities are accessible for workers employed in the planned developments in the IEC.



Challenges

- The Zoning Ordinance needs to be updated to reflect the Comprehensive Plan's vision.
- Limited Town capacity and leadership to implement the Comprehensive Plan.
- Limited Town capacity to manage community and economic development activities.
- Work with prospective developers to create site plans that achieve the Comprehensive Plan's vision.
- Need to expand the volunteer base.
- Partner with St. Joseph County Parks Department to explore opportunities on how to offer connections to the County's and the Town's parks.
- The Town doesn't have a community center.

4

Sustainable Growth

In New Carlisle, sustainable growth isn't just a goal; it's a commitment to preserving our unique identity while embracing thoughtful development. Positioned strategically with key transportation routes and proximity to regional amenities, our town offers easy access to both semi-rural tranquility and metropolitan benefits. Collaborations with organizations like St. Joseph County Economic Development and Planning, Infrastructure, and Growth are instrumental in addressing challenges and fostering progress. Through these partnerships, we ensure that new ventures integrate with our vision, incorporating green spaces and pedestrian-friendly infrastructure to maintain our town's character and quality of life.

Navigating sustainable growth in New Carlisle involves proactive approaches that foster diverse housing options, revitalize downtown areas, and support local businesses. These measures are crucial for creating a vibrant, economically resilient community while preserving the town's unique character. By updating the zoning ordinance with the Comprehensive Plan's recommendations, New Carlisle can guide future development sustainably. Leveraging development demand and implementing the Comprehensive Plan will ensure sustainable, inclusive, and environmentally responsible growth, enhancing residents' quality of life for generations to come.



Assets

- The presence of major transportation routes of US 20, SR 2, and I-80/I-90 Toll Road provide economic development opportunities in and near New Carlisle.
- Centrally located in the region and close to regional amenities, shopping, and dining establishments.
- Combined strength of infrastructure and natural characteristics, attracting outside investment and priming the town for growth.
- Past successful collaborations with regional entities like St. Joseph County Economic Development, resulting in job creation, strong infrastructure, and water security.



Opportunities

- Better collaboration with St. Joseph County Planning, Infrastructure, and Growth on the Town's vision as outlined in the Comprehensive Plan to work with prospective developers to include parks, recreational spaces, and bicycle and pedestrian connections in their site plan proposals.
- Pursue key state funding opportunities like READI 2.0.



Challenges

- Need for a plan of action to properly guide extensions of the Town's boundaries and public infrastructure systems to accommodate future economic development opportunities.
- Need to preserve New Carlisle's sense of place and small-town values while allowing modest and sustainable future growth.
- Need to ensure major activity centers are connected through proper transitions in land uses, the character of development patterns, bicycle and pedestrian facilities, and attractive streetscapes.
- Limited retail businesses in downtown, at gateways, and along major corridors.
- Need to attract and retain local businesses and increase support to entrepreneurs.
- The Zoning Ordinance needs to be updated to reflect the Comprehensive Plan's vision.
- Lack of diverse housing choices to support the needs in the housing market.
- Limited town capacity and leadership to implement the Comprehensive Plan.
- Limited town capacity to manage community and economic development activities.
- Lack of a unified vision and roadmap to guide future investments.

3

FUTURE OF NEW CARLISLE

FUTURE DEVELOPMENT FRAMEWORK

The Future Development Framework for New Carlisle is a collaborative strategy, carefully shaped with input from various stakeholders, including Town Departments, the local business association, community organizations, St. Joseph County, and residents. This approach guided the identification of the future character areas, each crafted with specific attributes and intended land uses, preserving their unique characteristics while guiding future opportunities to take into consideration the Town's vision as outlined in the Comprehensive Plan. Simultaneously, it supports a collaborative approach to plan for future infrastructure and connection needs.

This vision translates into action with the drafting of the Future Character Area Map, the guiding element for the overall framework. The collaborative effort behind the development of the map involved the steering committee initially draft the map and seek valuable input from key stakeholders. In subsequent steering committee meetings, the map underwent refinements to ensure a deliberate and comprehensive representation of the collective community vision and the Town's historic identity. Once drafted, the map was opened to public feedback and further refined based on community input in December 2023. By defining these character areas, residents gained a deeper understanding of the relationship between the character areas and their relevance to balanced and sustainable growth.

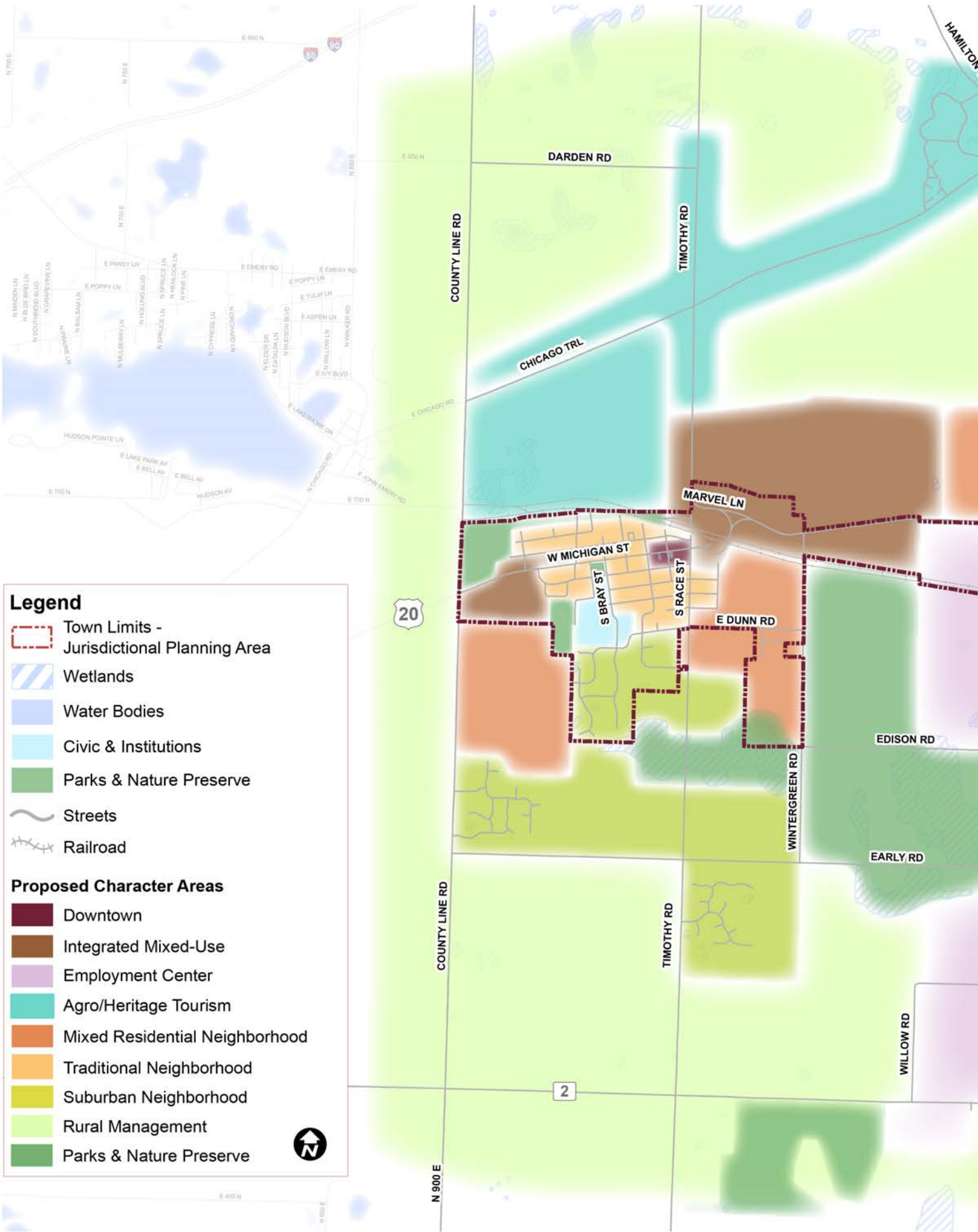
The purposeful positioning and guidance of the future character areas reinforce the overarching vision of the Plan. This holistic approach, integrating the Future Transportation Connection and Future Bike & Pedestrian Maps, functions as a guiding framework for planning and zoning decisions. The Town, along with the St. Joseph County Area Plan Commission and St. Joseph County Infrastructure, Planning, and Growth can utilize these maps as references for future development proposals. This necessitates amending the Zoning Ordinance to establish standards and guidelines that align with the vision, goals, and strategies outlined in this Comprehensive Plan. This commitment ensures intentional, community-responsive development in harmony with New Carlisle’s small-town identity and values. The strategic direction of each character area reflects a dedication to shaping New Carlisle’s future with considerate planning and community input, highlighting the town’s commitment to aligning development with its unique identity and values.

OVERVIEW OF THE CHARACTER AREAS

New Carlisle’s approach to future development seamlessly weaves together diverse character areas, creating a town that is both sustainable and vibrant. Downtown serves as a historical and vibrant hub with a mixture of businesses and residential in close proximity to support biking and walking. The Integrated Mixed-Use area connects Downtown to surrounding residential spaces, fostering economic vitality and community engagement. The strategically positioned Employment Center supports major employers, emphasizing modern industries like tech and agriculture. Traditional, Mixed-Residential, and Suburban Neighborhoods offer diverse housing options, active transportation, and easy access to parks, promoting well-being and catering to the varied housing needs of the community. The vision for Agritourism combines New Carlisle’s agricultural heritage with modern economic ventures, providing visitors with a unique experience. The Rural Management character area preserves natural beauty, while Civic/Institutional and Parks & Nature Preserve areas ensure access to essential services and green spaces.

It’s important to note that the Future Character Area Map provides a vision of the Town’s preferred characters in the Town’s planning jurisdiction of the town limits with considerations of future opportunities in the greater New Carlisle area. This is meant to be a guide to foster cohesive and sustainable development and encourage collaborative partnerships with St. Joseph County Infrastructure, Planning, and Growth, developers, and other regional stakeholders.





Legend

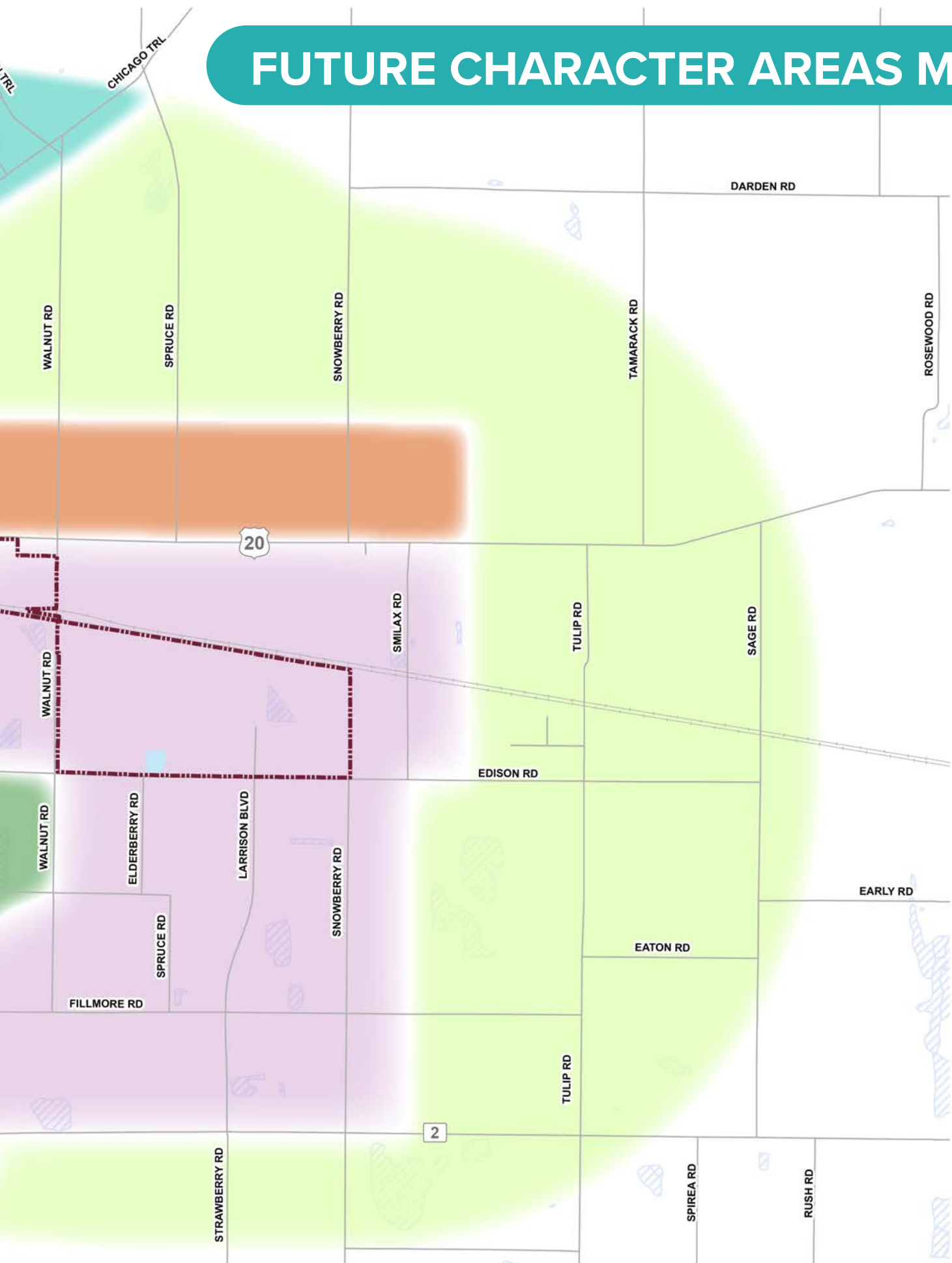
- Town Limits - Jurisdictional Planning Area
- Wetlands
- Water Bodies
- Civic & Institutions
- Parks & Nature Preserve
- Streets
- Railroad

Proposed Character Areas

- Downtown
- Integrated Mixed-Use
- Employment Center
- Agro/Heritage Tourism
- Mixed Residential Neighborhood
- Traditional Neighborhood
- Suburban Neighborhood
- Rural Management
- Parks & Nature Preserve



FUTURE CHARACTER AREAS MAP



FUTURE CHARACTER AREAS

Downtown

As the heart of New Carlisle, Downtown intentionally blends historical charm with forward-thinking vision. Iconic buildings featuring historical facades house a diverse array of boutiques, dining spots, hospitality venues, and offices. Well-lit streets and tree-lined sidewalks create an inviting environment, fostering socialization and community interaction.



This diverse character area serves as a vibrant destination for living, working, recreation, shopping, and dining. The future holds exciting possibilities, including exploring additions like multi-family or live-work units, expanded retail establishments, and a broader range of local professional services. This evolution strategically positions Downtown as a thriving economic center, featuring an enriched retail scene and supplementary services that transform it into a comprehensive one-stop destination. Beyond its role as a commercial and leisure hub, Downtown emerges as a lively, interconnected community center, reflecting the town’s commitment to blending its rich heritage with contemporary opportunities. The deliberate integration of historical charm and modern functionality lays the foundation for a vibrant and inclusive community space, where the past is celebrated, and the future is embraced.

Integrated-Mixed Use (IMU)

Integrating diverse housing, retail, hospitality, and offices, the IMU character area connects New Carlisle’s core and surroundings. This includes a mix of single-family homes, townhomes, duplexes, and apartments, fostering vibrancy and flexibility. With a focus on community engagement, active lifestyles, and harmonious coexistence, IMU features a range of densities for development.



Strategically located at key gateways like Michigan Street and eastern US 20, IMU serves as a transitional zone, evolving into a lively, walkable corridor. Aligned with New Carlisle’s commitment to preserving small-town charm and enhancing activity levels, IMU promotes economic growth and supports existing businesses.

IMU envisions a diverse landscape with various housing options, maintaining the town’s intimate charm. The character area’s flexibility accommodates new commercial enterprises, fostering a sense of community. Design elements, such as buildings close to sidewalks, front-oriented businesses, and discreet rear parking, create a pedestrian-friendly atmosphere. IMU reflects New Carlisle’s vision, promoting economic vitality and a vibrant living experience.

Traditional Neighborhood

Envisioned as a testament to New Carlisle’s dedication to small-town charm, the Traditional Neighborhood character area thoughtfully combines historic and contemporary single-family homes. These residences, often on smaller lots with detached garages accessible via alleyways, create a unique and charming streetscape. Civic and institutional facilities, along with strategically integrated park spaces, contribute to the convenience of living within walking or biking distance. The neighborhood’s grid-patterned streets prioritize ample bicycle and pedestrian connections, fostering an environment that encourages active transportation and cultivates a close-knit community atmosphere.

This character area embodies New Carlisle’s dedication to honoring its historical heritage while providing residents with essential amenities and connectivity for a vibrant and community-oriented presence. The seamless integration of historic charm and modern functionality makes the Traditional Neighborhood an integral aspect of New Carlisle’s unique identity.

Mixed-Residential Neighborhood

Envisioning its future, New Carlisle embraces the Mixed-Residential character area, reflecting the town’s desire to offer diverse housing choices to support the need of its current and future residents. Combining traditional charm with modern amenities, this area aims to have a range of housing options, including single-family homes on smaller lots, townhomes, duplexes, or apartments. This approach can support the housing needs for New Carlisle and St. Joseph County.

Acknowledging concerns within the community about multi-family residential development, e.g. apartments, residents express support with considerations related to safety, school capacity, and community resources. A collaborative strategy could involve the implementation of safeguards and regulations for any proposed multi-family projects, ensuring adherence to stipulations covering safety, traffic management, and character. These careful considerations will align with New Carlisle’s values and the overarching vision outlined in the Plan.

In preserving New Carlisle’s unique identity, the Mixed-Residential neighborhood prioritizes the integration of parks, green spaces, trails, bicycle lanes, and sidewalks. New developments here are encouraged to prioritize designs that incorporate these features, enhancing residents’ quality of life.



Suburban Neighborhood

Situated on the town's outskirts, the Suburban Neighborhood character area blends contemporary living with a dedicated commitment to preserving the surrounding natural environment. Future developments in this area should prioritize the conservation of tree canopies, open spaces, and the integration of parks and trails, aiming to enhance overall quality of life and sustainability.

In this character area, large single-family homes sit on spacious lots, each over 1/2 acre, allowing for the incorporation of accessory structures. A well-planned network of bike and pedestrian pathways links this area with adjacent character areas, promoting accessibility and fostering community connections. The essence of this character area lies in its deep dedication to cherishing and safeguarding the natural surroundings, nurturing a close-knit community that deeply values the beauty of the outdoors. Preserving significant tracts as open space and conserving natural, scenic, historic, and agricultural areas are paramount, ensuring that New Carlisle's landscape retains its untouched charm. These preserved open spaces stand as a testament to the community's dedication, enriching the lives of present residents and preserving the town's natural allure for generations to come.



Employment Center

Situated strategically, the Employment Center encompasses IEC's core development area and has previously been identified as an area to support economic development in and around New Carlisle. It's designed to attract major employers, offering them a skilled workforce. This region is open to a variety of businesses, with a special focus on modern industries like tech and agriculture (including seed and feed crop production). Going beyond economic development, this area places equal importance on environmental sustainability and the preservation of the town's natural resources through compliance with the enhanced development standards of the IEC overlay. Embodying New Carlisle's vision of a thriving community, the Employment Center not only balances work and accessible living but also weaves a network of connections to parks, green spaces, and other amenities, creating a harmonious environment where productivity and natural beauty coexist.



Agritourism

The Agritourism character area invites visitors on a journey through New Carlisle's rich agricultural heritage and historical past. With sprawling farmlands, well-preserved historic barns, and modern agritourism ventures, visitors can indulge in farm-to-table experiences, guided farm tours, and a deep dive into the town's historical landmarks. Additionally, the area is suited to feature vibrant local markets and events, offering a delightful blend of history, culture, and the natural beauty of the region.



Parks & Nature Preserve

Central to our vision for the future of New Carlisle is the Parks and Nature Preserve character area. Here, we prioritize expanding parks, nature preserves, and trails to ensure that everyone can enjoy the benefits of outdoor recreation but also to preserve the environmentally sensitive areas, e.g. wetlands.

This area offers diverse recreational opportunities amidst natural beauty, fostering connectivity and promoting physical well-being. By promoting access to parks and nature preserves, we cultivate a sustainable community committed to enhancing the quality of life for current and future residents, while also ensuring the conservation and protection of our natural environment.

Rural Management

Dedicated to preserving New Carlisle’s rural character and supporting agriculture, the Rural Management character areas prioritize the harmony between farmlands, livestock activities, and multi-acre estate single-family housing. These carefully planned zones also ensure the preservation of open spaces and environmentally sensitive areas, contributing to the town’s commitment to sustainable and responsible land management. By blending agricultural activities with residential spaces, Rural Management creates a landscape that celebrates New Carlisle’s rural heritage while accommodating the diverse needs of its residents.

Civic/Institutional

The Civic/Institutional character area strategically places vital facilities throughout New Carlisle to meet identified needs, optimizing benefits and enhancing residents’ overall quality of life. These essential institutions, comprising schools, community centers, and government buildings, create a functional network addressing practical needs while fostering education, recreation, and public engagement. This reinforces the town’s commitment to a thriving community environment.

FUTURE CONNECTIONS

In New Carlisle’s Comprehensive Plan, the Future Connections (and accompanying map on pages 29-30) section lays out the town’s strategy for transportation enhancements to accommodate future growth. The Thoroughfare Plan outlined here serves as a roadmap for both the Town and its county partners, encouraging developers to invest in areas with existing infrastructure first to maximize space efficiently. This plan aligns with the proposed goals and action strategies, emphasizing the importance of a well-connected road network that complements the town’s envisioned character areas.

The Thoroughfare Plan categorizes New Carlisle’s current roadways into functional classifications designated by the Indiana Department of Transportation (INDOT) with recommendations to upgrade the road’s functional classifications where appropriate. These classifications—Principal Arterials, Minor Arterials, Major Collectors, Minor Collectors, and Local roads—reflect the roads’ roles in facilitating traffic flow and accessibility. Each classification serves a distinct purpose in supporting safe and efficient travel throughout the town.



Transportation Improvements

Arterial Roads

Arterial roads, comprising Principal and Minor Arterials, serve as vital transportation corridors designed to accommodate high traffic volumes with minimal disruptions. Principal Arterials, such as US 20 and SR 2, are critical arteries that connect New Carlisle to regional centers and support regional mobility. Minor Arterials, like US 20 within the town, complement Principal Arterials by providing additional connectivity and access to local destinations. Improvements to these roads focus on functionality and aesthetics, incorporating features like dedicated turn lanes, landscaped medians, and enhanced streetscapes to enhance both traffic flow and visual appeal. Additionally, integrating bicycle and pedestrian facilities promotes multimodal transportation options, aligning with the town's commitment to accessibility and sustainability. Enhancements to these roads focus on improving traffic flow, reducing congestion, and enhancing safety for motorists, cyclists, and pedestrians. By investing in arterial roads, New Carlisle aims to improve regional connectivity, support economic development, and enhance the overall quality of life for residents.

Collector Roads

Collector roads, comprising Major and Minor Collectors, play a pivotal role in facilitating movement within the town and connecting local neighborhoods to arterial roads. Major Collectors, including Chicago Trail and Timothy Road, serve as essential connectors, linking residential areas, commercial districts, and community facilities. These roads provide access to local destinations, such as schools, parks, and shopping centers, while also supporting efficient traffic flow and neighborhood connectivity. Minor Collectors, like Dunn Road and Bray Street, complement Major Collectors by providing additional access to residential areas and local amenities. Enhancements to collector roads prioritize safety, accessibility, and community connectivity, fostering vibrant neighborhoods and promoting active transportation options.

Local Roads

Local roads form the backbone of New Carlisle's neighborhoods, providing direct access to individual properties and supporting local circulation. These roads prioritize safety and accessibility for residents, cyclists, and pedestrians, with design elements that enhance neighborhood connectivity and promote community cohesion. Local roads accommodate lower traffic volumes at reduced speeds, creating a safe and inviting environment for residents to walk, bike, and interact with their surroundings. By investing in local roads, New Carlisle aims to enhance neighborhood livability, support active transportation, and create vibrant, walkable communities that residents are proud to call home.

Other Improvements

Enhancing infrastructure is crucial for enhancing community connectivity and supporting sustainable development in New Carlisle. A key focus for the town is to enhance access to important community assets like parks, schools, and the library. To address this, the Plan explores the option of reclassifying local streets to a collector functional classification. Streets like Dunn Road, Wintergreen Road, and Edison

Roads are being assessed for potential reclassification as minor collector roads to better link neighborhoods and channel traffic. Additionally, the reclassification of County Line Road from US 20 to SR 2 as a major collector is being explored to enhance connectivity between residential areas, commercial hubs, and other vital destinations within the community.

As development increases in the area, there's a pressing need for traffic management and intersection improvements. This necessitates a collaborative effort involving residents, the Town, the County, and INDOT. The Steering Committee and community members have highlighted specific locations for potential intersection improvements, such as Marvel Lane and US 20 on the east side of town, and the need for a stoplight at County Line Road and US 20. By prioritizing infrastructure investments and fostering collaboration, New Carlisle aims to create a resilient and interconnected transportation network, supporting economic growth and enhancing community well-being.

The Northern Indiana Commuter Transportation District (NICTD) operates and maintains the South Shore Line between South Bend and Chicago, and is conducting a feasibility study on adding a stop in New Carlisle, and is evaluating three alternative locations. The Town understands this study is led by NICTD but welcomes the opportunity to participate with selecting the most suitable location.

Bicycle & Pedestrian Improvements

New Carlisle's Comprehensive Plan emphasizes active transportation, envisioning a future with enhanced bike and pedestrian connectivity. The Future Bicycle and Pedestrian Connections Map on pages 31 and 32 outlines a network of multi-use trails linking key areas within the town and beyond. These trails include north/south routes along County Line Road, Timothy Road, and Walnut Road, as well as east/west connections along Edison Road and the north side of US 20, near Taylor Ditch. The Plan also prioritizes the creation of trails that link residents to nearby amenities like Bendix Woods and Spicer Lake Nature Preserve. Ensuring safe connections to the northeastern part of town requires addressing challenges at rail crossings. To enhance pedestrian connections and safety, the town is exploring the possibility of an underpass crossing between the town's maintenance garage and the old Carris Reels, just north of the viaduct. By exploring solutions to these challenges, New Carlisle aims to create safer routes for bicyclists and pedestrians, thereby fostering a more vibrant and connected community.

Gateway Enhancements

The inclusion of gateway enhancements in New Carlisle's Comprehensive Plan reflects a shared vision among the steering committee and community members. Prioritizing impactful first impressions, the Plan aims to revitalize entry points with native and eco-friendly landscaping and captivating signage. These enhancements not only attract visitors and investment but also instill pride and belonging among residents, fostering a vibrant and welcoming community that embodies the town's unique charm and values.



Legend

- Town Limits
- Wetlands
- Water Bodies
- Civic & Institutions
- Parks & Nature Preserve
- Railroad

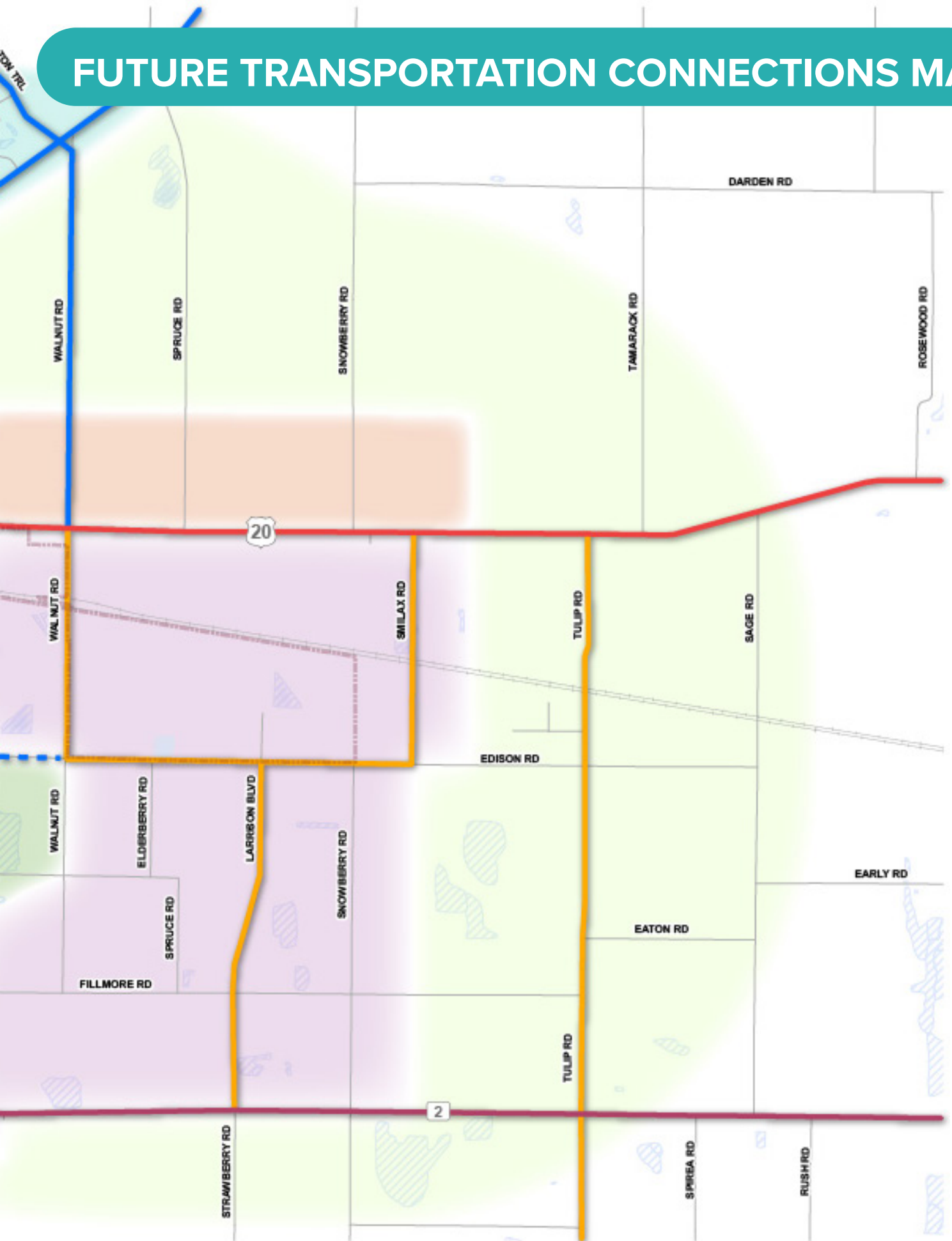
- Road Functional Classification**
- Interstate
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local
- Proposed Redesignation

- Proposed Improvements**
- Gateway Enhancements
- ✱ Intersection Improvements
- ✱ Preferred South Shore Station

- Proposed Character Areas**
- Downtown
- Integrated Mixed-Use
- Employment Center
- Agro/Heritage Tourism
- Mixed Residential Neighborhood
- Traditional Neighborhood
- Suburban Neighborhood
- Rural Management
- Parks & Nature Preserve



FUTURE TRANSPORTATION CONNECTIONS MAP





Legend

- Town Limits
- Wetlands
- Water Bodies
- Civic & Institutions
- Parks & Nature Preserve
- Streets
- Railroad

Existing Bicycle & Pedestrian Facilities

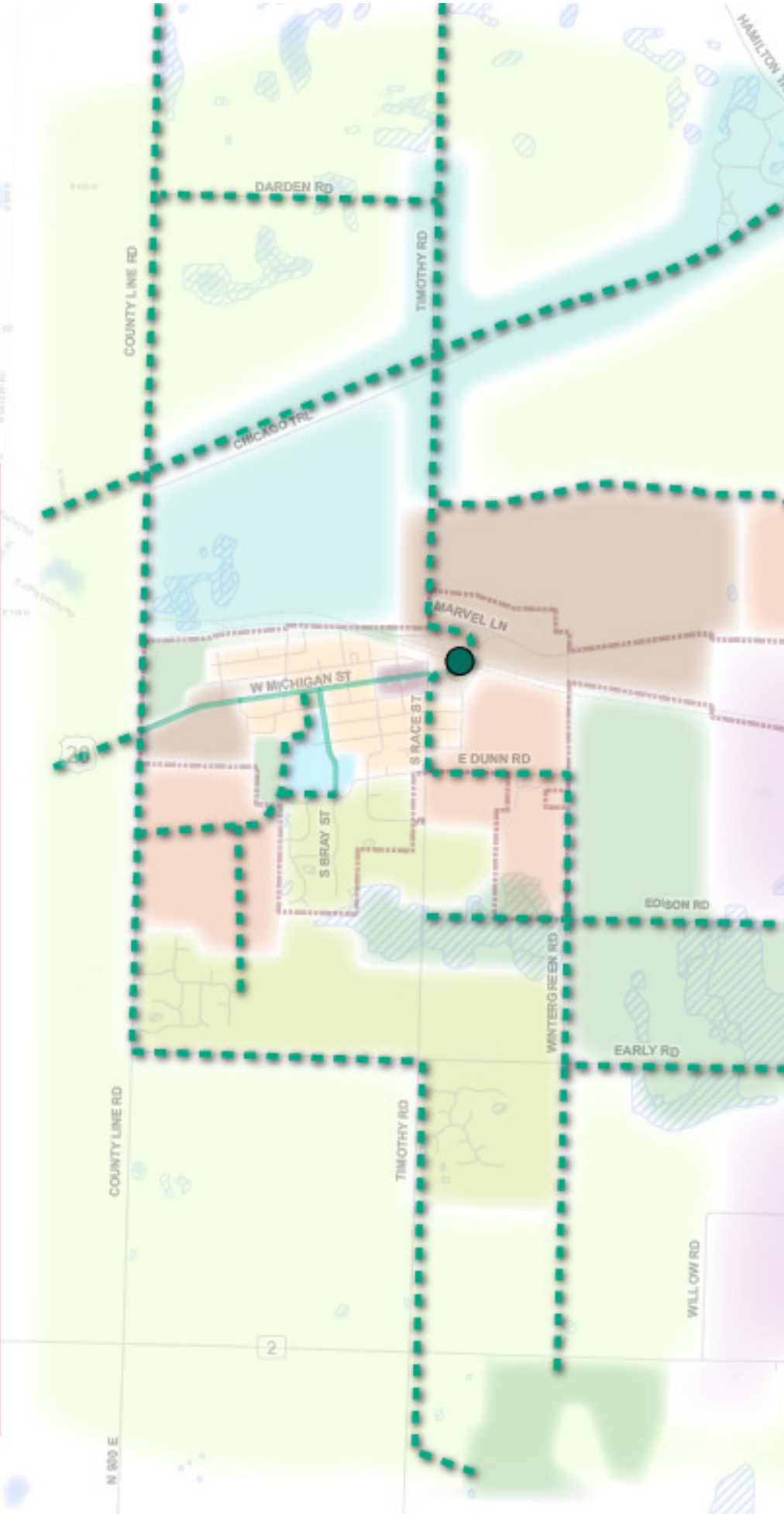
- Multi-use Trail/Walking Path

Proposed Bicycle & Pedestrian Improvements

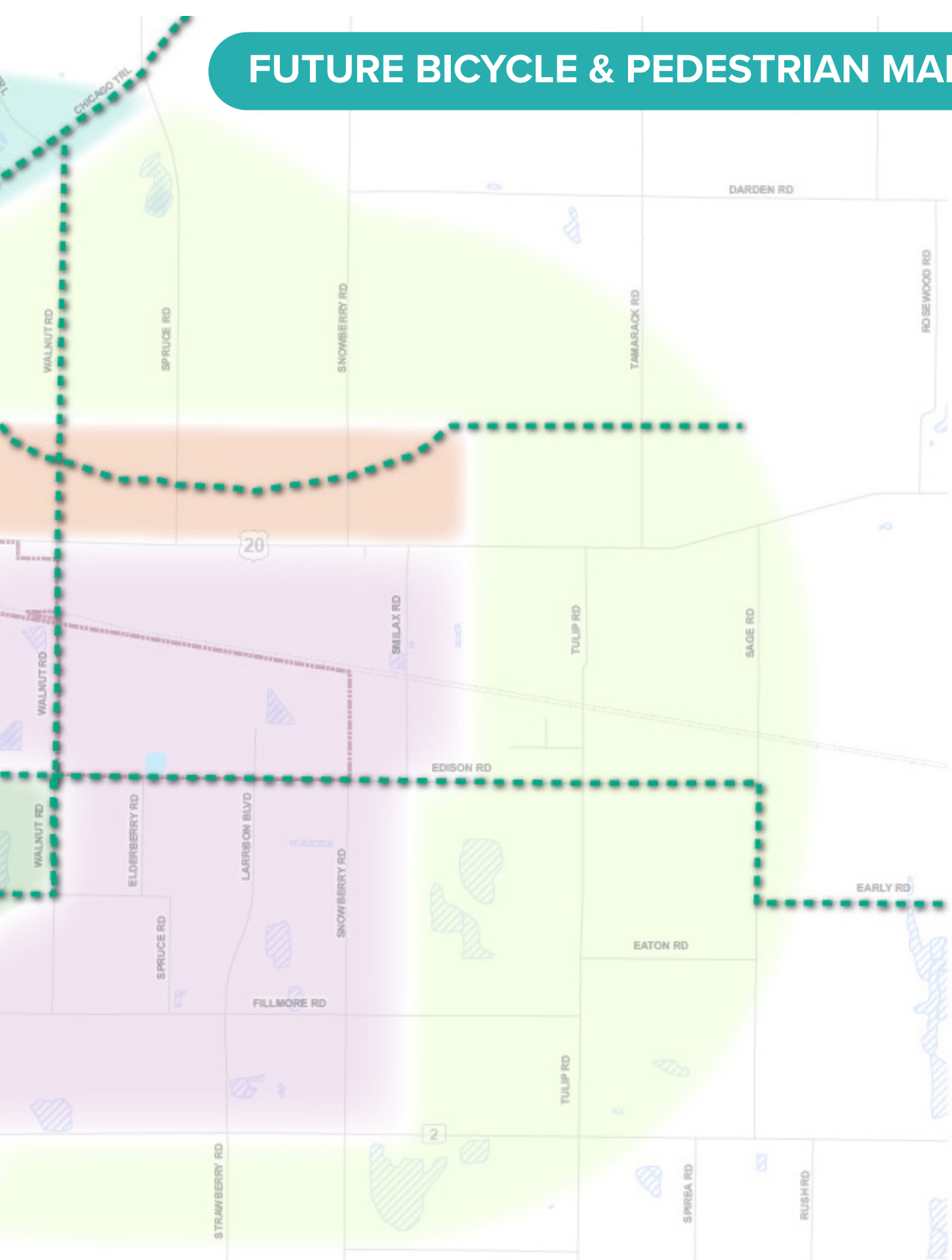
- Multi-use Trail/Walking Path
- Underpass Crossing

Proposed Character Areas

- Downtown
- Integrated Mixed-Use
- Employment Center
- Agro/Heritage Tourism
- Mixed Residential Neighborhood
- Traditional Neighborhood
- Suburban Neighborhood
- Rural Management
- Parks & Nature Preserve

FUTURE BICYCLE & PEDESTRIAN MAP



4

MEASURING NEW CARLISLE'S SUCCESS

PRIORITY ACTION PROGRAM

This section of the plan outlines New Carlisle's strategic roadmap for transforming vision into action and driving community progress. At its core, planning for New Carlisle's future embodies a multifaceted approach, reflecting our commitment to forward-thinking practices, community cohesion and engagement, and neighborhood resilience. Our goal is to cultivate a safe and welcoming environment that offers diverse living options and enriching lifestyles for all residents.

The inclusion of a Priority Action Program is pivotal for the successful implementation of the Comprehensive Plan. It serves as a guiding framework, directing our efforts toward the most impactful goals and strategies that align with our community's vision and values. By prioritizing actions and setting clear goals, we can focus our resources and efforts effectively, ensuring tangible progress toward our shared objectives.

The development of this program involved a multi-step process, including steering committee meetings, a Focus Group Workshop, and community engagement surveys. Through the collaborative Workshop, the steering committee and local stakeholders leveraged their expertise to identify key opportunities and challenges facing the community. This process led to the identification of goals and strategies across nine thematic areas, each addressing specific community needs and aspirations.

Input from residents was central to the prioritization process. An input survey and several open houses allowed residents to express their preferences for the top goals to be implemented first. The steering committee carefully evaluated these results and elected to prioritize the top-voted goals from the different topic areas of Downtown, Parks, Recreation & Open Spaces, and Community Facilities.

The result is New Carlisle’s Priority Action Program, a focused list of strategies representing our community’s collective vision to guide implementation efforts for the next two to three years. This program serves as a roadmap for immediate implementation, addressing the most pressing needs and opportunities identified by the community. The establishment of the Priority Action Program demonstrates our commitment to addressing the priorities identified by our residents.

While all goals and strategies outlined in the Comprehensive Plan hold equal importance, the Priority Action Program provides a focused direction for immediate action. It sets the stage for executing high-impact initiatives in the short term, laying the groundwork for long-term success. Supplementary goals and strategies addressing the other topic areas are detailed in Appendix A, providing a comprehensive framework for guiding our implementation efforts in the years ahead.



Goal: Foster redevelopment of a pedestrian-friendly, multi-functional downtown that serves as a public gathering place, retail and dining destination, and home to local residents.

Strategies:

1. Establish land use and development controls that encourage compatible, mixed-use development within the downtown.
2. Enhance pedestrian connections between retail areas, community assets like Town Hall, the Public Library, and neighborhoods on the southern and eastern edges of town. Explore and implement safe bicycle and pedestrian options, including the potential development of an underpass crossing between the town's maintenance garage and the old Carris Reels, situated just north of the viaduct. Activate alleys to enhance walkability and connectivity throughout the downtown area.
3. Conduct a market / economic impact analysis of downtown retail and business markets in New Carlisle. Determine the existing market needs and how to best promote growth and expansion.
4. Enhance the gateway features at the ends of the Michigan Street corridor, incorporating landscaping, building design, land elevation, and signage to clearly signify entry into the distinctive downtown district, creating a cohesive and inviting sense of arrival.
5. Establish a site improvement fund, possibly through the creation of a Tax Increment Financing (TIF) district, to support enhancements to aging historic and commercial properties in alignment with community preservation goals. This fund will facilitate improvements through a combination of public initiatives, private investments, and collaborative programs like Discover New Carlisle, ensuring a cohesive and sustainable approach to property preservation and revitalization.
6. Enhance and update the wayfinding program, incorporating clear signage for efficient navigation to retail areas, public parking, parks, the library, and other downtown assets, with a specific focus on the town lot and post office. Ensure that the wayfinding program is integrated with and complements existing wayfinding systems, promoting cohesive navigation throughout New Carlisle.
7. Promote historic preservation in Downtown New Carlisle and nearby areas, encouraging development that aligns with the historic character. Consider re-establishing a review board and fostering local historic businesses to ensure preservation and authenticity.

Goal: Improve local residents' access to an expanding system of quality parks and recreation areas while protecting and enhancing the Town's environmental features.

Strategies:

1. Align efforts with the Town's 5-year Park Master Plan to develop a diverse park system, including neighborhood and community parks, interconnected trails, greenways linking character areas, and other community assets. Prioritize the creation of green spaces, trails, and recreational programs within character areas to enhance park accessibility, promote community well-being, and improve residents' quality of life. Establish an inventory of these resources for comprehensive planning, seamlessly integrating park development efforts into our long-term vision for New Carlisle.
2. Support the preservation of environmentally sensitive areas, including those within Mixed Residential and Suburban Neighborhoods, ensuring these unique environmental assets can be accessed and enjoyed through thoughtfully designed trails and boardwalks. This approach not only promotes natural appreciation and education but also enhances the overall quality of life for residents.
3. Develop and implement strategies for acquiring land and establishing new community parks within character areas. Utilize open space requirements and Complete Street guidelines to seamlessly integrate parks and trails into the layout of the Town's new residential neighborhoods. Additionally, engage in collaborative developer agreements to align with and enhance the specific needs and priorities of each development, ensuring that parks and recreational amenities remain central to the community's vision.
4. Strengthen partnerships with the New Carlisle-Olive Township Public Library and New Prairie United School Corporation to offer diverse, high-quality recreation programs for residents of all ages in New Carlisle. Explore the addition of a little league complex and assess the feasibility of a community center-sports complex to further enrich recreational offerings.
5. Expand the community's trail network to enhance connections among the Town's parks, regional trail network, and adjacent County Parks (Spicer Lake and Bendix Woods). Prioritize bicycle and pedestrian connections to strengthen integration with LaPorte and St. Joseph Counties' bicycle trail network, emphasizing accessibility and connectivity for residents.
6. Continue to identify grants and secure alternative funding for the acquisition and development of parks, open space, trail segments, trail connections, and other recreation amenities in the community.

Community Facilities

Goal: Provide adequate community facilities and effective and efficient Town services that contribute to a high quality of life and enhance the Town's desirability as a place to live, work and relax.

Strategies:

1. Ensure adequate levels of fire and police protection throughout the Town and surrounding Fire Territory.
2. Coordinate with community service and facility providers to ensure that annexation and development plans align with the provision of essential services across the entire town and its future growth areas.
3. Maintain adequate sites for Town facilities; constructing, renovating, and relocating facilities when necessary and appropriate.
4. Promote sustainable and energy-efficient development practices for new or renovated Town facilities, encouraging the incorporation of environmentally responsible design and construction methods.
5. Foster a strong partnership with the New Prairie United School Corporation to ensure that growth-related factors, such as housing and development, utility capacity, and safe access to all school sites, are thoughtfully addressed and integrated into our planning efforts.
6. Increase efforts to identify alternative sources of financing, such as grants or loans, to fund a wide range of public projects including, but not limited to Town facilities, parks and recreation enhancements, non-motorized transportation improvements, economic development related projects, and other services.
7. Continue to renovate and expand wastewater infrastructure to maintain adequate capacity to accommodate New Carlisle's growing population.
8. Develop a new, or renovate the existing, water treatment plant to serve the residential, commercial and industrial needs within the Town's limits while maximizing existing infrastructure built in the unincorporated portions of the service area.
9. Support the programs and activities of the New Carlisle-Olive Township Library.
10. Continue to adhere to the Town's 25 Year Sidewalk Improvement Plan to provide proper ADA access and connectivity for all areas of Town.

EVALUATING OUR ACTION PROGRAM

Performance Evaluation Program

Sustaining the success of the New Carlisle action plan requires consistent evaluation and monitoring of our Priority Action Program. This oversight goes beyond mere progress tracking; it offers vital insights to decision-makers, including the Town Council, the St. Joseph County Infrastructure, Planning, and Growth, the St. Joseph County Area Plan Commission, and residents, regarding project advancements and milestones. Additionally, it pinpoints areas in project development that may benefit from adjustments or enhancements.

Furthermore, this evaluation mechanism serves a pivotal role in the ongoing review and enhancement of our Comprehensive Plan. By routinely assessing our progress, we can better adapt to changing community needs and leverage emerging opportunities. To bolster this process, we propose that regular updates of the implementation efforts be provided to the Town Council and the St. Joseph County Area Plan Commission at their monthly meetings. This ensures that the Plan's advancement remains a central focus of discussions, fostering transparency, accountability, and the overall efficacy of our community's growth and development journey.

GUIDANCE ON IMPLEMENTING THE COMPREHENSIVE PLAN

Roadmap to Implementation

To ensure the effective execution of the New Carlisle Comprehensive Plan, we have prepared a roadmap for implementation. Our approach emphasizes inclusion, oversight, and community engagement, all aimed at translating our vision into tangible actions.

This roadmap begins with including the implementation process directly into the Comprehensive Plan itself. By embedding our strategies within the Plan, we provide a practical guide that directs our efforts toward achieving our goals. This inclusion ensures clarity and cohesion, enabling all stakeholders to understand their roles and responsibilities in the implementation process.

Next, an "Advisory Committee" comprised of a cross section of New Carlisle residents is established. This committee serves as the backbone of the implementation efforts by ensuring that the Comprehensive Plan is implemented. It is encouraged that the Committee meet initially on a monthly basis to ensure active involvement during the Plan's infancy. Later, the Committee could consider transitioning to quarterly meetings as momentum builds and strategies stabilize.

Key Roles

In the execution of the New Carlisle 2040 Comprehensive Plan, distinct roles are assigned to the Advisory Committee, the Town Council, and the community, each playing a crucial part in ensuring the success of this Plan.

Advisory Committee

This Committee serves as the cornerstone of our implementation efforts, tasked with overseeing the implementation of the strategies presented in the Priority Action Program (pages 35-37) and the supporting strategies outlined in Appendix A. It is advised that updates on the implementation be given as a reoccurring agenda item at both the Town Council and the St. Joseph County Area Plan Commission Meetings. This can be done by designating a liaison from the Advisory Committee to provide the updates and progress reports at these meetings, facilitating relevant discussions and ensuring continuous alignment with our overarching goals.

It is recommended as a first item to accomplish for the Advisory Committee be to prioritize the strategies presented in the Priority Action Program (pages 35-37) to identify the top three projects to begin their implementation efforts. It is also encouraged for the Committee to begin the task of partnering with the St. Joseph County Area Plan Commission staff to update the Town's Zoning Ordinance to reflect the vision of the Future Character Areas Map and strategies listed in the Action Program in Appendix A.

The Advisory Committee can seek additional support to help with their implementation efforts by establishing subcommittees who can be tasked to specifically implement a strategy or a set of strategies. The Advisory Committee can designate a chairperson for each established subcommittee to recruit members and to convene and facilitate their respective meetings. It is encouraged that the subcommittees provided regular updates to the Advisory Committee to report on the progress and garner their input on matters if necessary. The Advisory Committee and the subcommittee chairperson can recruit existing staff and board representatives of leading community organizations and regional entities to leverage and utilize their expertise and resources to help implement the group's set of strategies.

Town Council

While the Advisory Committee is the primary implementer, the Town Council also serves a vital role. Regular updates from the Advisory Committee provide the Town Council with valuable insights to inform decisions regarding budget priorities and future development plans. This collaborative approach fosters alignment and ensures that the Town's actions remain in harmony with the Comprehensive Plan's vision. Additionally, the Town Council can communicate the vision of this Plan to Town Departments and Town Boards to ensure all can be aware of the Town's direction with implementing the Plan's strategies. This approach can allow the Town Council to be open and transparent with residents and recruit their involvement to be part of the Advisory Committee or a subcommittee, fostering unity and to take pride in the community they live in.

The Community

From the inception of the Plan to its execution, the New Carlisle community remains integral to its success. Through ongoing dialogue, active participation, and celebration of achievements, residents contribute to shaping the Plan and driving its evolution. Widely publicizing the Plan, seeking input from residents, and providing regular updates ensure community alignment and ownership, essential for realizing our shared goals. In essence, the community's active engagement transforms them from passive observers to indispensable contributors, driving the Plan's success from taking a project idea to reality.

IMPLEMENTATION TOOLS/STRATEGIES

Zoning Ordinance

The Zoning Ordinance serves as a key implementation tool of the Town's vision as outlined in the Comprehensive Plan outlined in the Comprehensive Plan into tangible reality. By updating and effectively utilizing this Ordinance, we can actively shape the future of New Carlisle in line with our collective vision, ensuring a distinctive and cohesive look and feel throughout the town. It is crucial that the zoning map and regulations mirror the Comprehensive Plan's future character area map to ensure that each development decision contributes harmoniously to New Carlisle's desired aesthetic and functionality.

Collaboration with the St. Joseph County Infrastructure, Planning, and Growth and the St. Joseph County Area Plan Commission is vital. The Zoning Ordinance governs land subdivision, regulates land uses in terms of scale, intensity, and appearance, and implements the Comprehensive Plan's land use policies. This collaboration ensures that development decisions align with the vision outlined in the Comprehensive Plan's Future Character Areas Map.

While the Comprehensive Plan provides long-term growth and development guidance, the zoning ordinance operates at the parcel level, dealing with daily development issues to ensure consistent realization of the Comprehensive Plan's vision. However, challenges may arise as the Zoning Ordinance navigates changes in the real estate market, evolving community preferences, and local decision-makers' perspectives.

Capacity Building and Knowledge Enhancements

Investing in education and training on community and economic development for Town Council, Town staff, and Board members is paramount for successful implementation. This approach will enhance these representative groups' knowledge and ability to collaborate with prospective developers and St. Joseph County Infrastructure, Planning, and Growth to create future development proposals that help achieve the vision of this Plan.

To facilitate this, we recommend establishing and hiring a full-time Community & Economic Development Planner. This role will oversee the Plan’s execution, ensuring dedicated focus on its successful realization. The new Planner will coordinate training programs and workshops for Town Council, Town staff, and applicable Board members, enhancing capacity and expertise within the Town.

Moreover, the Community & Economic Development Planner will play a pivotal role in ensuring the efficient progression and completion of the priority action program outlined on pages 35 through 37. By coordinating with various stakeholders and identifying funding opportunities, they will drive progress toward our shared vision for New Carlisle’s future.

Capital Improvement Plan

The Capital Improvement Plan serves as a dynamic roadmap requiring regular review and updates to reflect evolving community needs, priorities, and funding opportunities. It serves as a vital link between the planning process and the budget process, guiding community leaders in making informed decisions for the future based on specific goals and resources.

New Carlisle adopts an annual comprehensive capital improvement plan. Developed in close partnership with financial advisors, this Plan outlines a vision for essential upgrades and developments. Quarterly updates ensure its adaptability and responsiveness to changing community needs.

The Town has implemented a structured review process for the Capital Improvements Plan, typically conducted in the first half of the year to align with the upcoming budgeting cycle. This thorough review enables prudent financial decision-making and efficient allocation of resources, fostering the continued growth and prosperity of New Carlisle.

TOWN REVENUE SOURCES

General Fund

The General Fund of New Carlisle is vital for the town’s operations and services, drawing revenue from various sources such as property taxes, financial institution and excise taxes, and permit fees. This fund encompasses several key departments, including the Clerk, Marshal, Council, and Parks Department, each with its own budget. These budgeted funds are allocated for personnel, supplies, professional services, other services, and capital expenditures. Annually, the Town Council adopts a comprehensive budget covering all town funds, including but not limited to the General Fund, MVH, Local Road and Street, Cemetery, Riverboat, Public Safety LIT, CCD, and EDIT. This ensures that the town’s financial resources are effectively managed and allocated to meet the needs of the community.

Collaborative Public-Private Partnerships (PPPs)

New Carlisle can greatly enhance its public infrastructure and amenities through strong public-private partnerships (PPPs). These partnerships involve collaboration between the Town and private entities to finance, develop, and manage public infrastructure or services. By leveraging private sector expertise and resources, the Town can undertake projects that may otherwise be financially challenging, sharing risks and costs while delivering public services efficiently and effectively.

Partnering with developers is a crucial aspect of enhancing public infrastructure systems and amenities. Together, the Town and developers can explore various avenues, such as available grant opportunities or land exaction methods, to facilitate the construction of essential infrastructure. This may include road improvements, utility upgrades, and the creation of parks, trails, and other public facilities. Land exaction methods like impact fees, fee-in-lieu arrangements, or dedicating portions of site plans for public facilities can be considered to support community needs.

This collaborative approach not only offsets costs for both the Town and developers but also ensures a unified vision for development. By leveraging diverse funding mechanisms and fostering collaborative efforts, New Carlisle can effectively achieve its vision for sustainable growth. This strategy guarantees that development is managed responsibly and aligns closely with the Plan's goals and objectives.

Riverboat and Cigarette Tax Funds

The Town receives revenue from various miscellaneous taxes including riverboat and cigarette tax. The amount received annually from each of these two taxes is a relatively small amount but the Town carefully reserved these funds and used them for the Spray Pad Project.

Economic Development Income Tax (EDIT)

The Economic Development Income Tax is a local income tax that counties can impose to fund economic development initiatives. Revenue generated from EDIT can be used to support various economic development efforts, including business attraction and retention and infrastructure improvements to enhance the town's economic competitiveness. Prioritizing improving walkability and connectivity, a 25-year Sidewalk Replacement Plan was developed in 2010 by dedicating a portion of annual EDIT revenue. The Town also currently uses a portion of EDIT revenue to support a Facade Grant Program established and administered by our Mainstreet group, Discover New Carlisle, and for a portion of the Town's match for Community Crossings Matching Grants.

Wheel Tax (Local Option Highway User Tax)

The Wheel Tax, also known as the Local Option Highway User Tax, is a flat fee imposed on vehicles registered within the town. Revenue from the Wheel Tax is typically dedicated to funding road maintenance and infrastructure projects. This revenue source provides a stable funding stream for ongoing maintenance and improvements to the town's road network.

Motor Vehicle Highway (MVH)

The Motor Vehicle Highway (MVH) fund consists of revenue generated from state gasoline taxes and vehicle registration fees allocated to municipalities for road construction and maintenance. These funds are essential for financing major road projects and ensuring the safety and functionality of the town's transportation infrastructure.

POTENTIAL FUNDING OPPORTUNITIES

READI (Regional Economic Acceleration & Development Initiative)

This is a regional, collaborative grant. Regions develop data-driven, actionable, and sustainable development plans that outline strategies focused on improving the quality of place, quality of life, and quality of opportunity within their communities. The IEDC will award up to \$75 million per region to accelerate the implementation of regional development plans and the programs and projects identified that will catalyze economic and population growth. Round 2 of READI was launched at the beginning of 2024. The IEDC (Indiana Economic Development Corporation) governs how these work. Qualifying projects must benefit a defined region, should be transformational and build on the objectives of economic development and talent attraction, and should result in population growth and other indicators are important factors in determining what will be successful. These grants require local matches and private investment.

Economic Development Administration (EDA) Public Works & Economic Adjustment Assistance Program

EDA's Public Works and Economic Adjustment Assistance Programs provide communities with resources to address their various economic needs. EDA supports infrastructure and economic development projects that lead to job creation and retention, an increase in private investment, advances innovation, enhances manufacturing capacities, and workforce development. More information is provided on the EDA's funding opportunities webpage.

United States Department of Agriculture – Rural Development Program

The USDA Rural Development Program offers a range of support to rural communities with populations of up to 20,000 residents. Through its Community

Facilities Direct Loan and Grant Program, communities can access funding for constructing or enhancing essential community facilities like hospitals, schools, public safety buildings, and community centers, as well as initiatives related to local food systems and other community-based projects. Additionally, the program offers the Rural Business Development Grant Program, providing technical assistance and training to small rural businesses with fewer than 50 employees and less than \$1 million in gross revenue, covering feasibility studies, business plans, start-up loans, workforce development, and economic development support.

United States Fire Administration

The United States Fire Administration (USFA) offers a number of fire service grants the New Carlisle Fire and EMS Departments could pursue to offset costs for equipment, staffing, and fire prevention measures. One grant program New Carlisle may be eligible for is the Assistance to Firefighters used to purchase equipment, protective gear, and vehicles as well as training initiatives.

Indiana Department of Transportation

New Carlisle actively engages with the Indiana Department of Transportation (INDOT) to access federal transportation programs and grant opportunities designed to bolster community development. INDOT administers the Community Crossings Match Grants that has open calls in January and July. The Town has applied each year since 2017 for Community Crossings Match Grants and have been awarded \$4.3 million dollars for local road and street improvements.

Indiana Department of Natural Resources

The Indiana Department of Natural Resources (IDNR) offers several community facilities grants such as the Fire Management and Recreational Trails Program. Fire Management grants is a 50/50 match that helps volunteer fire departments purchase vehicles and equipment. The Recreational Trails Program (RTP) is a state-match grant to aid local communities in land acquisition and/or developing multi-use trails. The RTP reimburses a local community up to 80 percent of the project expenses upon project approval. This could be a potential resource the Town could pursue to help construct trail projects.

Land and Water Conservation Fund

The Land and Water Conservation Fund (LWCF) is administered by IDNR and is available for local communities that have a state-approved Park and Recreation Board and Five-Year Parks Master Plan. The LWCF is a state match grant that provides 50 percent of the costs for land acquisition and/or development of parks and recreational facilities upon project approval.

Indiana Office of Community and Rural Affairs (OCRA) Programs

The Office of Community Rural Affairs (OCRA) oversees the allocation of funds for various grant programs, notably for the Community Development Block Grant (CDBG) Program. This program provides financial assistance to local governments and nonprofits for construction and planning projects. Communities wanting to apply for a CDBG grant must meet one of the three national objectives, 1) benefit to low and moderate income (LMI) persons; 2) prevention or elimination of slum and blight conditions; or, 3) urgent need. If a project aligns with the LMI national objective then the project must benefit at least 51% of LMI residents in the project area. More information can be found on OCRA's webpage. The most recent OCRA Grant received by the Town was the Wastewater Utility Planning Grant in 2020.

OCRA's Quick Impact Placebased (QuIP) Grant

QuIP is designed to fund small-scale projects that make a quick community enhancement and transformation of underutilized spaces to spark community conversation and creativity. This grant encourages the establishment and strengthening of partnerships between the Town, residents, community groups and organizations, and businesses. Grants requests must be between \$2,500 and \$5,000 and have a local match of either cash, in-kind contributions, or a combination of both.

OCRA's Main Street Program

OCRA's Main Street Organization Program is designed to help communities revitalize the vibrancy and character of downtowns. This designation requires an application to OCRA and the formation of a board of directors. New Carlisle has a designated Main Street organization, known as Discover New Carlisle, and are eligible for potential funding and technical assistance from OCRA.

Indiana Housing Community Development Authority (IHCDA) Programs

The Indiana Housing Community Development Authority (IHCDA) offers various grant opportunities aimed at assisting communities in creating safe, affordable, and high-quality housing options. IHCDA supports a wide range of housing solutions, from temporary shelters to homeownership assistance, by partnering with housing developers, lenders, investors, and nonprofit organizations. One notable grant program is the CreatINg Places Grant, which utilizes a crowdsourcing funding mechanism. Communities can apply and launch project campaigns seeking public donations, with IHCDA matching funds raised for successful campaigns up to \$50,000.

A

APPENDIX A: ACTION PROGRAM

NEW CARLISLE'S ACTION PROGRAM

The following Action Program is the complete list of the goals and strategies identified and prioritized by the Steering Committee, Stakeholders, and New Carlisle's residents. The Action Program provides the time frame for completion, the lead entity, involved partners, and the priority level for implementing a strategy. The action strategies are organized by nine thematic areas, each addressing specific community needs and aspirations.

- 1. Residential Neighborhoods**
- 2. Transportation & Circulation**
- 3. Plan Implementation**
- 4. Downtown**
- 5. Image & Identity**
- 6. Parks, Recreation & Open Space**
- 7. Inter-Governmental Coordination**
- 8. Community Facilities**
- 9. Commercial Areas**

The Action Program was first developed and prioritized by the Steering Committee and stakeholders at a Focus Group Workshop, and then by New Carlisle's residents from a series of engagement activities. The Steering Committee had a final review to ensure the strategies are realistic for implementation and supportive by the Town. These set of strategies support those listed in the Priority Action Program, pages 35 through 37, providing a comprehensive framework for guiding our implementation efforts in the next 10 to 15 years.

Residential Neighborhoods

Goal: Provide a wide variety of high-quality housing options to accommodate a wide range of ages and incomes and continue to attract families to the New Carlisle community.

Core Values

Strategies	Time Frame Short term < 2 years Mid term 3-5 years Long term >5 years Ongoing	Lead Entity	Involved Partners	Priority Level	A Great Place to Live	Education	Strong Community	Sustainable Growth
1. Promote diverse and high-quality residential options in New Carlisle by aligning development with the proposed character areas, incorporating SJC Comprehensive Plan recommendations, and addressing market demands. Implement architectural, scale, and design standards for context-sensitive infill, while establishing multi-family design guidelines for varied housing options. Prioritize green spaces, parks, and pedestrian connections to enrich livability and community appeal, all while upholding high design and accessibility standards.	Long term & Ongoing	Town	St. Joseph County APC, Town & St. Joseph County Code Enforcement, & Developers	High	✓		✓	✓
2. Promote a well-rounded mix of affordable housing, encompassing owner-occupied single-family detached homes, single-family attached homes, and mixed-use developments, to meet diverse residential needs.	Short term	Town	St. Joseph County APC, & Developers	High	✓		✓	✓
3. Preserve and highlight the rich character and qualities of the existing historic structures found in the Town.	Long term & Ongoing	Historic NC	Town & Indiana Landmarks	Medium	✓		✓	✓
4. Preserve sound existing housing through consistent, active code enforcement and preventative maintenance programs.	Ongoing	Town Code Enforcement	St. Joseph County Code Enforcement	Medium	✓		✓	✓

Residential Neighborhoods

Goal: Provide a wide variety of high-quality housing options to accommodate a wide range of ages and incomes and continue to attract families to the New Carlisle community.

Core Values

Strategies	Time Frame Short term < 2 years Mid term 3-5 years Long term >5 years Ongoing	Lead Entity	Involved Partners	Priority Level	A Great Place to Live	Education	Strong Community	Sustainable Growth
5. Protect residential areas from any potentially negative impacts of incompatible and more intense uses such as commercial and industrial areas.	Long term & Ongoing	Town & St. Joseph County	Township, Residents, Industrial & Commercial Businesses	High	✓		✓	✓
6. Prioritize the completion of incomplete subdivisions over new green field development.	Short term & Ongoing	Town	Builders/ Developers	High	✓		✓	✓
7. Promote the development of senior housing to expand housing options and encourage older New Carlisle residents to age in place.	Ongoing	Town & Township	Hamilton Grove & Millers Marray Manor	Medium to High	✓		✓	✓
8. Facilitate the rehabilitation of second-story residential units as an integral element of mixed-use development within Downtown.	Short term	Town	Indiana Landmarks	Medium to High	✓		✓	✓

Transportation & Circulation

Goal: Provide a balanced transportation network that accommodates the safe and efficient circulation of vehicles, public transit, bicycles and pedestrians throughout the community.

Core Values

Strategies	Time Frame Short term < 2 years Mid term 3-5 years Long term >5 years Ongoing	Lead Entity	Involved Partners	Priority Level	A Great Place to Live	Education	Strong Community	Sustainable Growth
1. Collaborate on the continued pursuit of the County's and MACOG's Asset Management Plan within the Thoroughfare Plan. Review and adapt the plan's recommendations to align with the future land use recommendations outlined in the Comprehensive Plan.	Long term & Ongoing	Town Engineer	MACOG & St. Joseph County	Medium	✓		✓	✓
2. Evaluate and provide critical input on the development of a transportation hub (i.e., potential South Shore Rail Station) in New Carlisle. Simultaneously, strive to establish an integrated local transit system that links residential communities with employment centers and community resources.	Long term	Town	NICTD, St. Joseph County, & MACOG	Low	✓	✓	✓	✓
3. Continue to implement the recommendations of a Parks / Greenways Master Plan and establish safe links for bicyclists and pedestrians between neighborhoods, parks, schools and other community/regional assets.	Mid term	Town Parks Board	New Prairie United School Corporation, New Carlisle-Olive Township Library & St. Joseph County & LaPorte County Parks Dept.	Medium	✓		✓	✓

Transportation & Circulation

Goal: Provide a balanced transportation network that accommodates the safe and efficient circulation of vehicles, public transit, bicycles and pedestrians throughout the community.

Core Values

Strategies	Time Frame Short term < 2 years Mid term 3-5 years Long term >5 years Ongoing	Lead Entity	Involved Partners	Priority Level	A Great Place to Live	Education	Strong Community	Sustainable Growth
4. Within the zoning ordinance update, establish a systematic approach for evaluating and regulating access points to major corridors for all new commercial and multi-family developments. This update will prioritize the promotion of shared access arrangements and interconnected access between adjacent properties to significantly improve traffic efficiency and safety along these vital transportation routes within the community.	Ongoing	Town Engineer	St. Joseph County APC & MACOG	Medium	✓		✓	✓
5. Implement an easy-to-follow wayfinding system as part of the Comprehensive Plan. Install clear signs, maps, and digital guides across the town to help people navigate easily. Keep this system updated to match any changes in the town and make sure it aligns with the Comprehensive Plan, making navigation in the town smooth and straightforward.	Ongoing	Town	Discover NC, MACOG, & INDOT	Low	✓		✓	✓
6. Promote a “complete streets” approach to roadway design that accommodates a range of users including vehicular traffic, bicycles, pedestrians and potential future transit systems.	Mid term	Town	MACOG, NICTD, INDOT, & New Prairie United School Corporation	Medium	✓		✓	✓

Goal: Provide a balanced transportation network that accommodates the safe and efficient circulation of vehicles, public transit, bicycles and pedestrians throughout the community.

Core Values

Strategies	Time Frame Short term < 2 years Mid term 3-5 years Long term >5 years Ongoing	Lead Entity	Involved Partners	Priority Level	A Great Place to Live	Education	Strong Community	Sustainable Growth
7. Require slower vehicular speeds in Downtown New Carlisle and install roadway elements, such as chokers, pedestrian islands and speed tables that promote a safer pedestrian environment.	Short term	Town Engineer & INDOT	MACOG	Low	✓		✓	✓
8. Work with INDOT, and the County, to improve traffic flow and safety along state routes traveling through New Carlisle including the support of intersection improvements, appropriate adjustments to reflect the character area, and potential new routes.	Short term	Town Engineer	INDOT & St. Joseph County Engineer	High	✓		✓	✓
9. Pursue feasible options with a clear focus on establishing a pedestrian and bicyclist-friendly connection over or under the railroad connecting the east and west portions of the Town to enhance the integration of the community's unique character areas.	Short term/Mid term	Town Engineer & INDOT	Railroad & St. Joseph County	High	✓		✓	✓
10. Foster continuous collaboration with the Indiana Enterprise Center (IEC) and the Indiana Department of Transportation (INDOT), in partnership with the County, to revise the designated truck route, shifting it from US 20 to St. Rd. 2. *This does not include relinquishment of US 20 to local jurisdiction but solely rerouting truck traffic to St. Rd. 2 to enhance traffic flow and safety.	Short term	Town & INDOT	St. Joseph County	High	✓		✓	✓

Goal: Effective implementation of the Comprehensive Plan, including regular efforts to monitor progress and update Town policies.

Core Values

Strategies	Time Frame Short term < 2 years Mid term 3-5 years Long term >5 years Ongoing	Lead Entity	Involved Partners	Priority Level	A Great Place to Live	Education	Strong Community	Sustainable Growth
<p>1. Establish a Director of Community & Economic Development to lead the efficient implementation of the Comprehensive Plan. This director will monitor progress, coordinate initiatives, and maintain policy alignment, facilitating New Carlisle's growth and development goals.</p>	Mid term	Town		High			✓	
<p>2. Establish an ongoing strategy for aligning zoning ordinances and land use regulations with Comprehensive Plan recommendations while fostering flexibility. Implement a systematic approach for continuous Comprehensive Plan review and policy adaptation, including zoning regulations, through a proactive five-year action plan, workshops, and stakeholder engagement to ensure effective plan implementation and responsiveness to evolving community needs. Subtasks to support this strategy:</p> <ul style="list-style-type: none"> -Review and enhance landscape requirements, ensuring adequate screening, buffering, and promotion of Best Management Practices (BMPs) for non-residential uses to improve the appearance of new developments. -Evaluate and update signage regulations to ensure aesthetics, functionality, and compliance with Best Management Practices (BMPs), enhancing the visual appeal of new developments. -Advocate for high-quality development by promoting and adhering to design and development guidelines. -Revise development controls to incorporate appropriate landscaping, parking, screening, and signage requirements, further encouraging desirable, high-quality development. 	Long term & Ongoing	Town	St. Joseph County APC, Discover NC, & New Carlisle Business Association	Medium	✓	✓	✓	✓

Plan Implementation

Goal: Effective implementation of the Comprehensive Plan, including regular efforts to monitor progress and update Town policies.

Core Values

Strategies	Time Frame Short term < 2 years Mid term 3-5 years Long term >5 years Ongoing	Lead Entity	Involved Partners	Priority Level	A Great Place to Live	Education	Strong Community	Sustainable Growth
3. Consider all financial resources and/or identify new funding sources to implement the Comprehensive Plan.	Ongoing	Town	St. Joseph County APC, Discover NC, & New Carlisle Business Association	Medium	✓	✓	✓	✓
4. Work with the economic development agencies to prioritize economic development opportunities and evaluate strategies and funding mechanisms to foster redevelopment, recruit new businesses, and retain, enhance and expand existing businesses.	Ongoing	Town	St. Joseph County & New Carlisle Business Association	Medium	✓	✓	✓	✓
5. Promote the use of low-impact development (LID) practices and green infrastructure (GI) components to help protect and restore water quality and reduce the quantity of stormwater run-off throughout the Town.	Short term & Ongoing	Town Engineer & Town Council	Town Water Dept., St. Joseph County, & Township	High	✓	✓		✓
6. Continue to evaluate and implement the Stormwater Capital Improvements Plan in light of the recommendations of the Comprehensive Plan and anticipated patterns of development.	Short term & Ongoing	Town Engineer & Town Council	Town Water Dept., St. Joseph County, & Township	High	✓	✓	✓	✓

Downtown

Goal: Foster redevelopment of a pedestrian-friendly, multi-functional downtown that serves as a public gathering place, retail and dining destination, and home to local residents.

Core Values

Strategies	Time Frame Short term < 2 years Mid term 3-5 years Long term >5 years Ongoing	Lead Entity	Involved Partners	Priority Level	A Great Place to Live	Education	Strong Community	Sustainable Growth
1. Establish land use and development controls that encourage compatible, mixed-use development within the downtown.	Short term	Town	St. Joseph County APC	High	✓	✓		✓
2. Enhance pedestrian connections between retail areas, community assets like Town Hall, the Public Library, and neighborhoods on the southern and eastern edges of town. Explore and implement safe bicycle and pedestrian options, including the potential development of an underpass crossing between the town's maintenance garage and the old Carris Reels, situated just north of the viaduct. Activate alleys to enhance walkability and connectivity throughout the downtown area.	Ongoing	Town	New Carlisle-Olive Township Public Library, St. Joseph County, & MACOG	High	✓			
3. Conduct a market/economic impact analysis of downtown retail and business markets in New Carlisle. Determine the existing market needs and how to best promote growth and expansion.	Short term	Discover NC	Town, & New Carlisle Business Association, Chamber, & Regional Universities	Medium	✓	✓	✓	
4. Enhance gateway features at the ends of the Michigan Street corridor, incorporating landscaping, building design, land elevation, and signage to clearly signify entry into the distinctive downtown district, creating a cohesive and inviting sense of arrival.	Ongoing	Town	Discover NC, INDOT, MACOG, & St. Joseph County	Low	✓		✓	

Downtown

Goal: Foster redevelopment of a pedestrian-friendly, multi-functional downtown that serves as a public gathering place, retail and dining destination, and home to local residents.

Core Values

Strategies	Time Frame Short term < 2 years Mid term 3-5 years Long term >5 years Ongoing	Lead Entity	Involved Partners	Priority Level	A Great Place to Live	Education	Strong Community	Sustainable Growth
<p>5. Establish a site improvement fund, possibly through the creation of a Tax Increment Financing (TIF) district, to support enhancements to aging historic and commercial properties in alignment with community preservation goals. This fund will facilitate improvements through a combination of public initiatives, private investments, and collaborative programs like Discover New Carlisle, ensuring a cohesive and sustainable approach to property preservation and revitalization.</p>	<p>Ongoing</p>	<p>St. Joseph County RDC</p>	<p>Town, Discover NC, & Historic NC</p>	<p>High</p>	<p>✓</p>		<p>✓</p>	
<p>6. Enhance and update the wayfinding program, incorporating clear signage for efficient navigation to retail areas, public parking, parks, the library, and other downtown assets, with a specific focus on the town lot and post office. Ensure that the wayfinding program is integrated with and complements existing wayfinding systems, promoting cohesive navigation throughout New Carlisle.</p>	<p>Ongoing</p>	<p>Discover NC</p>	<p>Town, INDOT, New Carlisle Business Association, & New Carlisle-Olive Township Public Library</p>	<p>Low</p>	<p>✓</p>		<p>✓</p>	
<p>7. Promote historic preservation in Downtown New Carlisle and nearby areas, encouraging development that aligns with the historic character. Consider re-establishing a review board and fostering local historic businesses to ensure preservation and authenticity.</p>	<p>Short term</p>	<p>Historic NC</p>	<p>Town</p>	<p>High</p>	<p>✓</p>	<p>✓</p>	<p>✓</p>	

Goal: Strengthen the image of New Carlisle as a boutique shopping/dining destination and employment center with high quality residential neighborhoods and community facilities.

Core Values

Strategies	Time Frame Short term < 2 years Mid term 3-5 years Long term >5 years Ongoing	Lead Entity	Involved Partners	Priority Level	A Great Place to Live	Education	Strong Community	Sustainable Growth
1. Enhance and install gateway features at key points of entry to the community including signage, landscaping and hardscape features that communicate a desired New Carlisle 'brand' to visitors.	Mid term	Town	Discover NC, INDOT, MACOG, & St. Joseph County	Medium	✓		✓	
2. Implement cost-effective streetscaping improvements, including lighting, landscaping, signage, and pedestrian amenities, on major roadways. Ensure alignment with designated character area visions from the Comprehensive Plan. Consider street/tree ordinances and pursuing Tree City USA designation, to maintain a unified and consistent community image.	Ongoing	Town	Service Groups, Boy Scouts, Churches, & New Prairie United School Corporation	High	✓		✓	
3. Maintain and enhance Town-owned parks and work with developers to create additional parks that contribute to quality of life for New Carlisle's residents.	Ongoing	Town	Developers, IDNR, & St. Joseph County	High	✓		✓	✓
4. Continue to support and promote community events and festivals within Downtown New Carlisle.	Ongoing	Discover NC & Historic NC	New Carlisle Business Association & Hometown Designs, Inc.	High	✓		✓	
5. Initiate a marketing campaign to develop and promote a cohesive 'brand' for the Town of New Carlisle, highlighting the advantages of living, working, and playing within the town. Foster a strong connection between the town and Discover New Carlisle to amplify the campaign's reach and impact.	Short term/Ongoing	Discover NC	Town & Marketing Firms	High	✓	✓	✓	✓

Goal: Improve local residents' access to an expanding system of quality parks and recreation areas while protecting and enhancing the Town's environmental features.

Core Values

Strategies	Time Frame Short term < 2 years Mid term 3-5 years Long term >5 years Ongoing	Lead Entity	Involved Partners	Priority Level	A Great Place to Live	Education	Strong Community	Sustainable Growth
<p>1. Align with the 5-year Park Master Plan to develop a diverse park system, including neighborhood and community parks, trails, and greenways. Prioritize green spaces, trails, and programs in character areas to enhance accessibility, well-being, and quality of life. Establish an inventory for comprehensive planning, integrating park development seamlessly into New Carlisle's long-term vision.</p>	Ongoing	Town Parks Board	IDNR, Developers, & St. Joseph County & LaPorte County Parks Dept.	High	✓		✓	✓
<p>2. Support the preservation of environmentally sensitive areas, including those within Mixed Residential and Suburban Neighborhoods, ensuring these unique environmental assets can be accessed and enjoyed through thoughtfully designed trails and boardwalks. This approach not only promotes natural appreciation and education but also enhances the overall quality of life for residents.</p>	Long term & Ongoing	Town	St. Joseph County APC & Developers	Medium	✓	✓	✓	✓
<p>3. Explore innovative strategies for acquiring land and establishing new community parks within character areas. Utilize open space requirements and Complete Street guidelines to seamlessly integrate parks and trails into the layout of the Town's new residential neighborhoods. Encourage collaborative developer agreements to prioritize parks and recreational amenities, ensuring they align with and enhance the specific needs and priorities of each development while remaining central to the community's vision.</p>	Short term	Town	St. Joseph County APC, Developers, St. Joseph County Economic Development & IDNR	High	✓	✓	✓	✓

Goal: Improve local residents' access to an expanding system of quality parks and recreation areas while protecting and enhancing the Town's environmental features.

Core Values

Strategies	Time Frame Short term < 2 years Mid term 3-5 years Long term >5 years Ongoing	Lead Entity	Involved Partners	Priority Level	A Great Place to Live	Education	Strong Community	Sustainable Growth
4. Strengthen partnerships with the Public Library and New Prairie United School Corporation to offer diverse, high-quality recreation programs for residents of all ages in New Carlisle. Explore the addition of a little league complex and assess the feasibility of a community center-sports complex to further enrich recreational offerings.	Ongoing	Town	New Carlisle-Olive Township Public Library, New Prairie United School Corp., & New Prairie Little League	High	✓	✓	✓	✓
5. Expand the community's trail network to enhance connections among the Town's parks, regional trail network, and adjacent County Parks (Spicer Lake and Bendix Woods). Prioritize bicycle and pedestrian connections to strengthen integration with LaPorte and St. Joseph Counties' bicycle trail network, emphasizing accessibility and connectivity for residents.	Ongoing	Town	St. Joseph County & MACOG	High	✓		✓	✓
6. Continue to identify grants and secure alternative funding for the acquisition and development of parks, open space, trail segments, trail connections, and other recreation amenities in the community.	Short term & Ongoing	Town & Discover NC	St. Joseph County, IDNR, & OCRA	High	✓	✓	✓	✓

Inter-Governmental Coordination

Goal: Continue to work with adjacent communities, Olive Township, Hudson Lake Community, St. Joseph County, LaPorte County and other groups and agencies to implement the goals and recommendations of the Comprehensive Plan.

Core Values

Strategies	Time Frame Short term < 2 years Mid term 3-5 years Long term >5 years Ongoing	Lead Entity	Involved Partners	Priority Level	A Great Place to Live	Education	Strong Community	Sustainable Growth
1. Establish and maintain proactive engagement and communication with neighboring communities and regional partners. Collaborate on addressing roadways, drainage, connectivity, and comprehensive review of new development proposals. Additionally, work jointly with adjacent communities and agencies to secure grants, loans, and other funding sources for intergovernmental projects.	Ongoing	Town	St. Joseph and LaPorte Counties, Olive Township, Hudson Lake, NICTD, INDOT, Fire Territory, New Prairie United School Corporation, Utility Companies, & MACOG	High	✓	✓	✓	✓
2. Promote ongoing communication and collaboration among key service providers, including broadband, town utilities, fire territory, town police, and EMS, to enhance efficiency and cost-effectiveness in service delivery.	Ongoing	Town	Township, St. Joseph County & the City of South Bend	High	✓	✓	✓	✓
3. Work with regional and local partners to promote and market the Town of New Carlisle, retain existing businesses, and attract new businesses.	Short term	Town	Discover NC, New Carlisle Business Association, & St. Joseph County	Medium	✓	✓	✓	✓
4. Maintain and enhance the Town's relationship with the adjacent commercial industries and developing businesses regarding on-going operations and development of the areas surrounding the Town.	Ongoing	Town	Discover NC & New Carlisle Business Association	Medium	✓	✓	✓	✓

Inter-Governmental Coordination

Goal: Continue to work with adjacent communities, Olive Township, Hudson Lake Community, St. Joseph County, LaPorte County and other groups and agencies to implement the goals and recommendations of the Comprehensive Plan.

Core Values

Strategies	Time Frame Short term < 2 years Mid term 3-5 years Long term >5 years Ongoing	Lead Entity	Involved Partners	Priority Level	A Great Place to Live	Education	Strong Community	Sustainable Growth
5. Establish an agreement with City of South Bend regarding the sanitary sewer service that ensures the best possible rates for the Town's citizens and allows for growth in and around the Town limits.	Mid term	Town	City of South Bend	Medium			✓	✓
6. Collaborate with industrial clients, proposed developments, St. Joseph County, Olive Township, and potential partners to determine future Water Treatment Plant production needs. Establish agreements on capital projects, rate structures, project funding, and operation/maintenance for sustained water supply for the Town and IEC area. Additionally, work on drafting an agreement to establish aquifer withdrawal limits below the identified safe yield, considering town plants, residential and industrial private wells, and seasonal irrigation wells.	Short term	Town Water Dept.	Town Council, St. Joseph County, Township, Businesses, IDEM, State & Local Representatives	High	✓	✓	✓	✓

Community Facilities

Goal: Provide adequate community facilities and effective and efficient Town services that contribute to a high quality of life and enhance the Town's desirability as a place to live, work and relax.

Core Values

Strategies	Time Frame Short term < 2 years Mid term 3-5 years Long term >5 years Ongoing	Lead Entity	Involved Partners	Priority Level	A Great Place to Live	Education	Strong Community	Sustainable Growth
1. Ensure adequate levels of fire and police protection throughout the Town and surrounding Fire Territory.	Ongoing	Town Police Dept. & Fire Territory	St. Joseph & LaPorte County Police Depts.	Medium	✓		✓	✓
2. Coordinate with community service and facility providers to ensure that annexation and development plans align with the provision of essential services across the entire town and its future growth areas.	Ongoing	Town	Utilities and Services & Baker Tilly	High	✓		✓	✓
3. Maintain adequate sites for Town facilities; constructing, renovating, and relocating facilities when necessary and appropriate.	Long term & Ongoing	Town	Utilities and Services	Low to Medium	✓		✓	✓
4. Promote sustainable and energy-efficient development practices for new or renovated Town facilities, encouraging the incorporation of environmentally responsible design and construction methods.	Long term	Town	St. Joseph County APC, Builders, & Designers	Low	✓	✓	✓	✓
5. Foster a strong partnership with the New Prairie United School Corporation to ensure that growth-related factors, such as housing and development, utility capacity, and safe access to all school sites, are thoughtfully addressed and integrated into our planning efforts.	Ongoing	Town	New Prairie United School Corporation, St. Joseph & LaPorte Counties, & Local Police Depts.	High	✓	✓	✓	✓

Community Facilities

Goal: Provide adequate community facilities and effective and efficient Town services that contribute to a high quality of life and enhance the Town's desirability as a place to live, work and relax.

Core Values

Strategies	Time Frame Short term < 2 years Mid term 3-5 years Long term >5 years Ongoing	Lead Entity	Involved Partners	Priority Level	A Great Place to Live	Education	Strong Community	Sustainable Growth
6. Increase efforts to identify alternative sources of financing, such as grants or loans, to fund a wide range of public projects including, but not limited to Town facilities, parks and recreation enhancements, non-motorized transportation improvements, economic development related projects, and other services.	Mid term	Town	MACOG & St. Joseph County	Medium	✓	✓	✓	✓
7. Continue to renovate and expand wastewater infrastructure to maintain adequate capacity to accommodate New Carlisle's growing population.	Long term	Town	St. Joseph & LaPorte Counties	Medium	✓		✓	✓
8. Develop a new, or renovate the existing, water treatment plant to serve the residential, commercial and industrial needs within the Towns limits and to also maximizing existing infrastructure built in the unincorporated portions of the service area.	Short term	Town	SRF, St. Joseph & LaPorte Counties	High	✓		✓	✓
9. Support the programs and activities of the New Carlisle-Olive Township Library.	Ongoing	New Carlisle-Olive Township Library	Town	Medium	✓	✓	✓	✓
10. Continue to adhere to the Town's 25 Year Sidewalk Improvement Plan to provide proper ADA access and connectivity for all areas of Town.	Ongoing	Town	MACOG & INDOT	Low	✓		✓	✓

Commercial Areas

Goal: Establish vibrant commercial areas that showcase New Carlisle as a boutique shopping, dining and entertainment destination while providing a well-balanced and diverse range of goods and services to meet the daily needs of local residents.

Core Values

Strategies	Time Frame Short term < 2 years Mid term 3-5 years Long term >5 years Ongoing	Lead Entity	Involved Partners	Priority Level	A Great Place to Live	Education	Strong Community	Sustainable Growth
1. Enhance the appearance of the Town's new character areas through a combination of public improvements, private investment and through various initiatives and partnership programs such as Discover New Carlisle.	Long term	Town	Discover NC, New Carlisle Business Association, Developers & INDOT	Medium	✓		✓	✓
2. Enhance local access to goods and services by improving both vehicular and pedestrian connectivity between commercial areas and residential neighborhoods. Additionally, promote the expansion of retail and dining options within the commercial areas and downtown, fostering a more vibrant and diverse local business landscape.	Long term	Town	St. Joseph County, INDOT, Discover NC, New Carlisle Business Association, Developers & MACOG	High	✓		✓	✓
3. Encourage the renovation or redevelopment of aging commercial properties along the Michigan Street corridor, recognizing the importance of the corridor as a gateway to New Carlisle through a combination of public improvements, private investment and through various initiatives and partnership programs such as Discover New Carlisle.	Ongoing	Discover NC & Historic NC	Town	Medium	✓		✓	✓
4. Continue to enhance the visual appeal and accessibility of major corridors, gateways, and commercial areas throughout the Town by implementing streetscaping and pedestrian amenities, improving access management, and enhancing traffic flow. This initiative aims to create a unified and aesthetically pleasing streetscape along key roadways and entry points while preserving the distinct historic character and ambiance when entering the downtown area.	Long term	Discover NC & Historic NC	Town Utilities & INDOT	Medium	✓		✓	✓

Goal: Establish vibrant commercial areas that showcase New Carlisle as a boutique shopping, dining and entertainment destination while providing a well-balanced and diverse range of goods and services to meet the daily needs of local residents.

Core Values

Strategies	Time Frame Short term < 2 years Mid term 3-5 years Long term >5 years Ongoing	Lead Entity	Involved Partners	Priority Level	A Great Place to Live	Education	Strong Community	Sustainable Growth
5. Continue to support local economic development efforts to retain and expand businesses within the community and attract new businesses to New Carlisle.	Mid term	Town	New Carlisle Business Association, Discover NC, & St. Joseph County	Medium	✓		✓	✓
6. Actively participate in future conversations of the viability of a potential South Shore Rail Station as a unique asset through enhancements to the adjacent development area as a unique transit-oriented, retail and dining destination.	Long term	NICTD	Town, St. Joseph County & MACOG	Low	✓	✓	✓	✓
7. Promote desired commercial development within Downtown and other priority areas by considering incentives like property and sales tax rebates, tax increment finance, and economic improvement district funds. Encourage the development of compatible uses within the town and seek opportunities to attract complementary uses from outside the Town. Emphasize that any proposed industrial/commercial developments should be located east of the Town and adjacent to existing development types, ensuring alignment with community priorities and development objectives.	Short term	Town	Baker Tilly, St. Joseph County & Developers	High	✓	✓		✓



B

APPENDIX B: COMMUNITY PROFILE

INTRODUCTION

The Community Profile serves as a fundamental component within the Comprehensive Plan, offering a vital understanding of New Carlisle’s social, economic, and demographic landscape. This profile provides a comprehensive overview of the town’s characteristics, drawing from key data sources such as the US Census Bureau ACS 5-year estimate for 2022 (2018-2022), LODS Version 8.0 2020, Hoosiers by the Numbers, and County Tax Assessors 2023. Through examining these datasets, we uncover key trends that can influence and guide future development opportunities across all aspects. This insightful analysis supports the goals and strategies outlined in the Plan, ensuring they are tailored to meet the specific needs and aspirations of New Carlisle’s residents. Serving as a snapshot in time, the community profile offers an in-depth look at New Carlisle and its demographic makeup, emphasizing the significance of this data in guiding the community’s progress. With these insights, stakeholders are equipped to make informed decisions and drive positive change within the town.

OVERVIEW

New Carlisle, located in St. Joseph County, Indiana, embodies the essence of small-town, historic charm while embracing opportunities for growth and development. With a population of approximately 2,160 residents within 2.2 square miles, the town portrays a sense of community and belonging. Homeownership is prevalent, fostering a strong bond among neighbors and contributing to the town's close-knit feel.

Education is a cornerstone of New Carlisle's identity, with top-rated public schools like New Prairie High School, New Prairie Middle School, and Olive Township Elementary School providing students with quality education. Additionally, the New Carlisle-Olive Township Public Library provides valuable educational resources and programs for residents. The town's cultural and historical significance is evident in landmarks such as the New Carlisle Historic District, and Jeremiah Service House (Old Republic), both listed on the National Register of Historic Places.

New Carlisle's strategic location offers easy access to major road connections such as US 20 and SR 2, making it conveniently situated just 15 miles from downtown South Bend and 10 miles from South Bend International Airport. Plans for a new South Shore Line station and the presence of the Indiana Enterprise Center (IEC) nearby further enhance the town's connectivity and economic prospects. Additionally, the town's proximity to St. Joseph County Parks, including Bendix Woods and Spicer Lake Nature Preserve offers residents and visitors alike opportunities for outdoor recreation and relaxation. Additionally, the scenic shores of Hudson Lake offer further recreational possibilities, enhancing the appeal of our community. With its rich history, strong sense of community, and convenient location, New Carlisle is a vibrant and thriving town that offers a high quality of life for its residents.

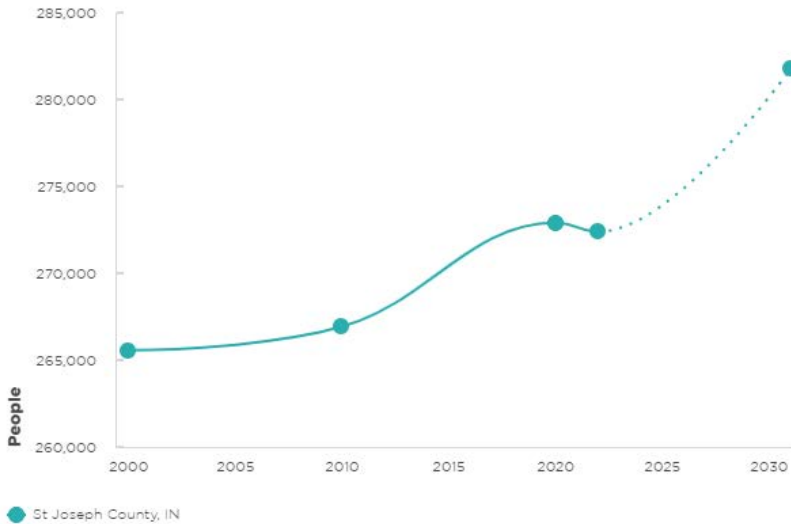
KEY INSIGHTS INTO NEW CARLISLE'S SOCIAL, ECONOMIC, AND HOUSING CHARACTERISTICS

Social Characteristics

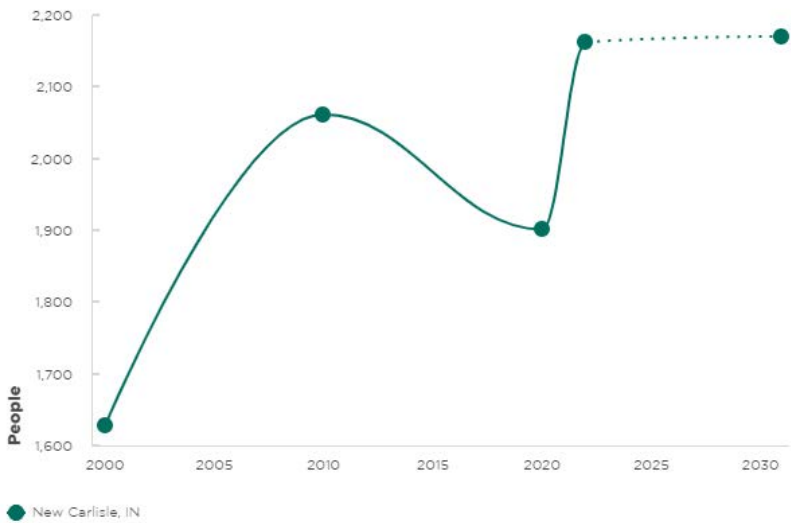
Population Overview

The population dynamics of New Carlisle, IN, provide valuable insights into its demographic landscape, shaped by data primarily sourced from the US Census Bureau ACS 5-year 2018-2022. New Carlisle, with a population of 2,162 and a median age of 37, has experienced fluctuating growth rates over the past two decades. While the town saw significant growth of 21% from 2000 to 2010, it experienced a decline of -7.77% from 2010 to 2020. However, there was a notable rebound with a 14% increase from 2020 to 2022 and a projected modest growth of 0.37% from 2022 to 2031. In contrast, at the county level, St Joseph County (with an approximate population of 272,388 and a median age of 37,) has exhibited more stable growth, generally characterized by a steadily increasing growth rate, indicating only a slight decrease of -0.19% from 2020 to 2022. Looking ahead, the county is projected to experience significant growth of 3.45% from 2022 to 2031. These trends highlight New Carlisle's unique demographic landscape within the broader context of the MACOG region, which has experienced moderate growth rates, and Indiana, which has shown consistent growth over the years.

Total Population Change Over Time



Total Population Change Over Time

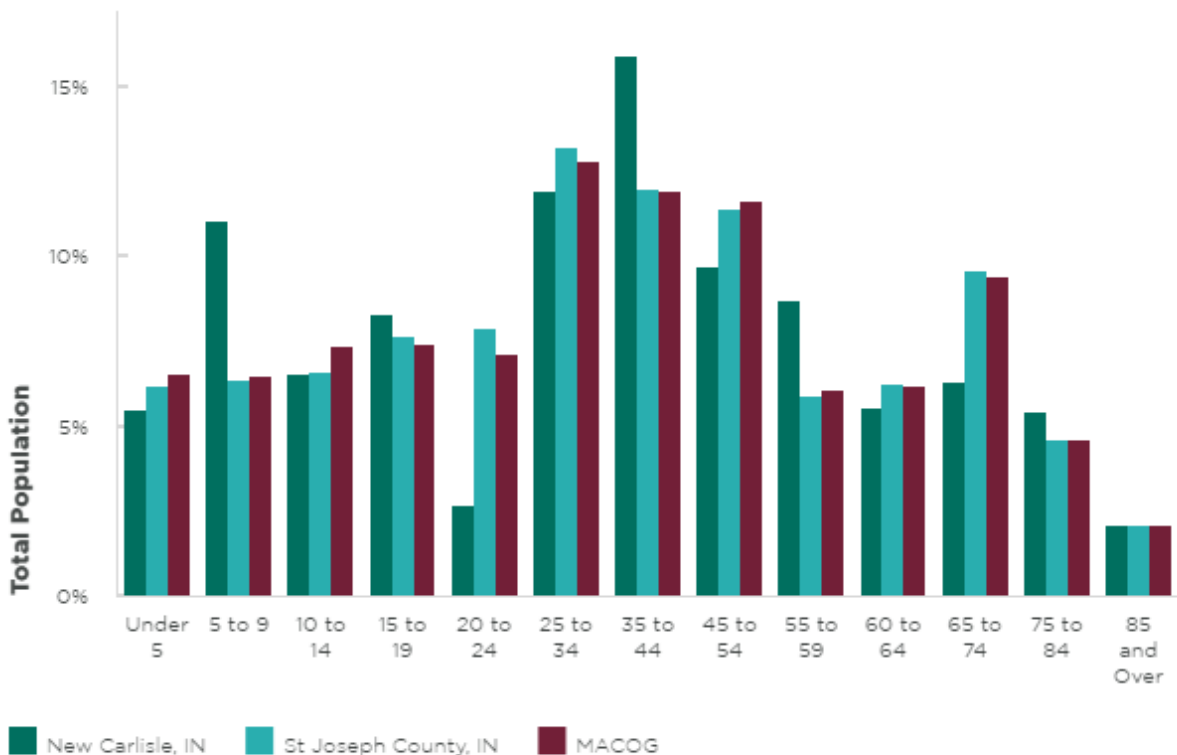


Sources: US Census Bureau; US Census Bureau ACS 5-year

Age Distribution

New Carlisle’s age distribution data reveals several key trends that distinguish it from both St. Joseph County and the broader MACOG region: (Source: US Census Bureau ACS 5-year 2022 Estimate) (See below)

- Higher Concentration of 5 to 9-Year-Olds:** New Carlisle stands out with a higher percentage of individuals aged 5 to 9 compared to St Joseph County (11.05% vs. 6.39%) and the MACOG region (11.05% vs. 6.51%). This indicates a relatively larger cohort of young families in New Carlisle, potentially reflecting a family-friendly environment or successful community initiatives to attract and retain young families.
- Lower Percentage of 20 to 24-Year-Olds:** New Carlisle has a notably lower proportion of individuals aged 20 to 24 compared to both St Joseph County (2.68% vs. 7.93%) and the MACOG region (2.68% vs. 7.12%). This could suggest a trend of younger adults leaving New Carlisle for educational or employment opportunities elsewhere, highlighting a potential area for community development efforts to retain this demographic.
- Strong Middle-Aged Cohort (35 to 44):** New Carlisle exhibits a relatively higher concentration of individuals aged 35 to 44 compared to St Joseph County (15.96% vs. 12.02%) and the MACOG region (15.96% vs. 11.95%). This indicates a significant portion of the population in their prime working and family-raising years, which could positively impact the local economy and community engagement.



Sources: US Census Bureau ACS 5-year 2018-2022

Household Characteristics

New Carlisle, with a median household income of \$66,371, occupies a middle ground compared to St. Joseph County, IN, at \$61,877, and the broader MACOG region, at \$69,636. The data depicting household income by range (See below) further illustrates this, showing a significant portion of New Carlisle’s earnings falling within the \$50,000 to \$74,999 range. With 36.4% of households earning in this bracket annually, New Carlisle demonstrates a notable concentration in

the middle-income segment, reflecting a stable economic base. In contrast, St. Joseph County and MACOG exhibit a more diverse income distribution, with a larger proportion of households earning between \$25,000 to \$49,999. Although New Carlisle has a smaller percentage of households earning \$100,000 or more compared to its counterparts, its income distribution remains relatively balanced across various income brackets. These findings highlight New Carlisle’s distinct economic landscape, characterized by a significant middle-income segment and a relatively equitable income distribution compared to both the county and regional averages.

Median Household Income and Household Income



Median Household Income

\$66,371

USD

New Carlisle, IN

\$61,877

USD

St Joseph County, IN

\$69,636

USD

MACOG

Sources: US Census Bureau ACS 5-year 2018-2022

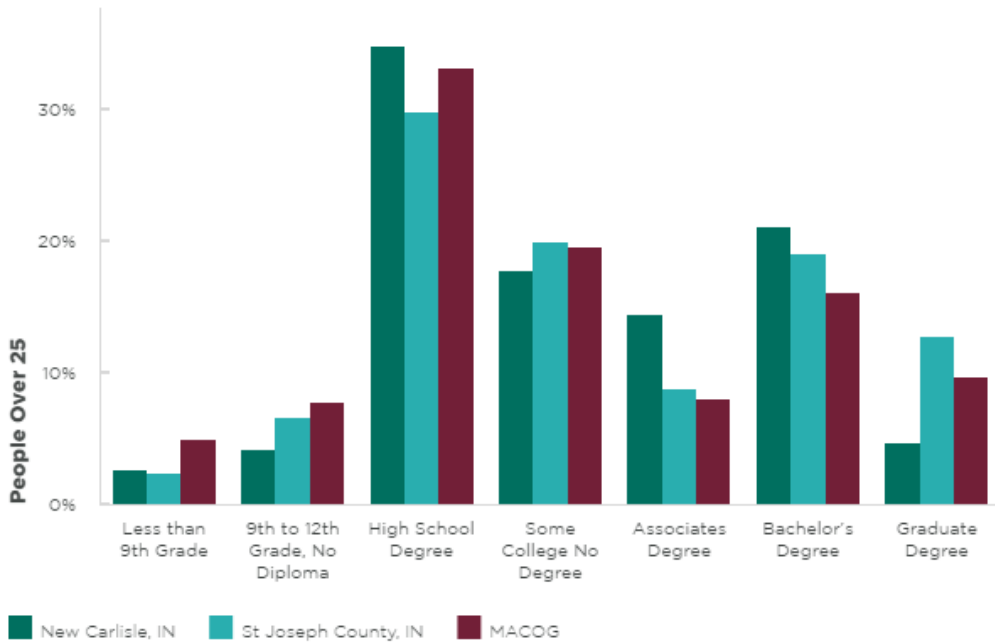
Ethnic Composition

New Carlisle, IN, is characterized by a predominantly homogeneous population, with 95.74% of residents identifying as White, indicating a consistent demographic makeup. In contrast, St Joseph County and the MACOG region exhibit greater ethnic diversity, with White populations comprising 70.61% and 74.81%, respectively. Notably, Hispanic or Latino populations are more prominent in both St Joseph County (9.53%) and the MACOG region (12.11%) compared to New Carlisle (2.08%). This data highlights the unique demographic compositions of each area, with New Carlisle presenting a more uniform profile relative to its surrounding regions.

Educational Attainment

In New Carlisle, IN, educational attainment levels show a balanced distribution across various levels, with significant proportions holding high school diplomas (35.0%), Associate’s (14.5%), and Bachelor’s degrees (21.1%). Additionally, the town boasts a notable presence of residents with graduate degrees (4.7%), reflecting a well-educated populace. Comparatively, St. Joseph County and the broader MACOG region exhibit similar trends but with slight variations. While St. Joseph County has a higher percentage of individuals with less than a high school diploma and some college education, MACOG demonstrates a slightly higher percentage of individuals with graduate degrees compared to New Carlisle. Overall, New Carlisle’s educational profile aligns well with regional trends, indicating its significance as an educational and economic hub within St. Joseph County and MACOG. (See next page)

Educational Attainment

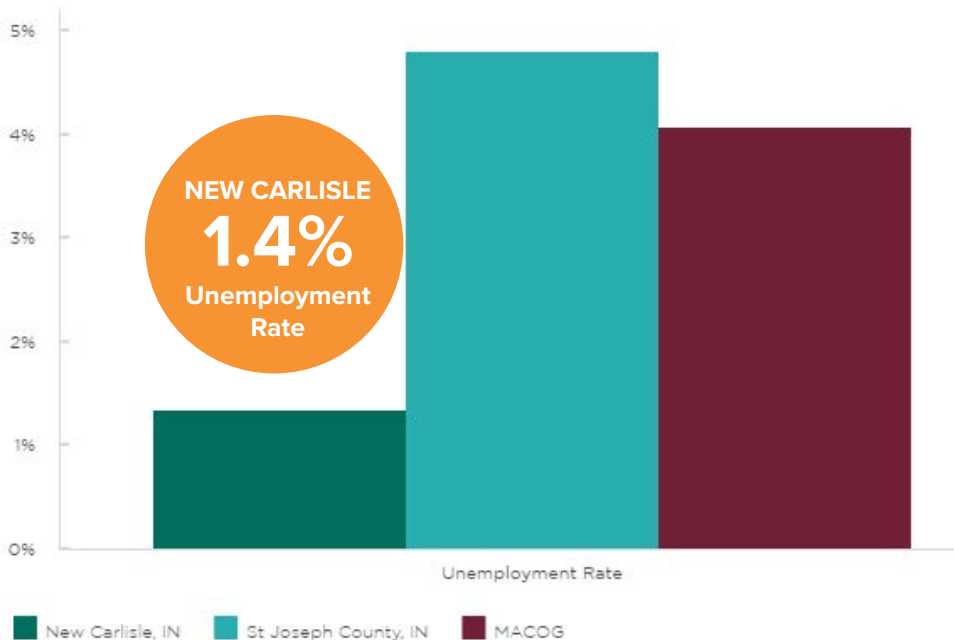


Economic Landscape

Unemployment Rates and Trends

New Carlisle stands out with a remarkably low unemployment rate of 1.4%, contrasting with 4.8% for St Joseph County and 4.1% for the MACOG region. While its labor force participation rate of 64.3% slightly exceeds the county's 63.8%, it falls just below the MACOG average of 64.7%. Despite this, New Carlisle's labor force of 1,034 individuals demonstrates a favorable balance compared to 575 not participating actively. In contrast,

Unemployment Rate



St Joseph County and MACOG exhibit larger disparities between those engaged and those not. (See below) These figures, alongside Indiana's unemployment rate of 3.5% and the United States' rate of 3.7%, underscore New Carlisle's robust local economy and job market relative to its surrounding areas and national averages.

Sources: US Census Bureau ACS 5-year 2018-2022

Number of Jobs Over Time

Over the years from 2002 to 2019, the number of jobs in New Carlisle, IN, demonstrated fluctuations but maintained relative stability. Starting at 1109 jobs in 2002, there was a gradual decline, bottoming out at 996 jobs in 2011 before rebounding to a peak of 1054 jobs in 2017. However, a significant setback occurred in 2018, with jobs dropping to 994, the lowest in the dataset. Despite this, a slight uptick to 997 jobs in 2019 suggests a potential recovery. Meanwhile, in St. Joseph County, IN, the job market exhibited a larger scale and comparatively steadier dynamics. With job numbers ranging from 114,871 to 127,685 over the same period, St. Joseph County experienced fluctuations but maintained more resilience, recording 124,057 jobs in 2019.

The comparison between New Carlisle and St. Joseph County highlights distinct differences in their job market dynamics and scale. While New Carlisle faced challenges, such as the significant decline from 2017 to 2018, St. Joseph County exhibited greater stability. The fluctuations in New Carlisle’s job market, with a range of 994 to 1109 jobs, underscore the town’s smaller-scale economy within the larger county context.

Workforce Breakdown by Industry

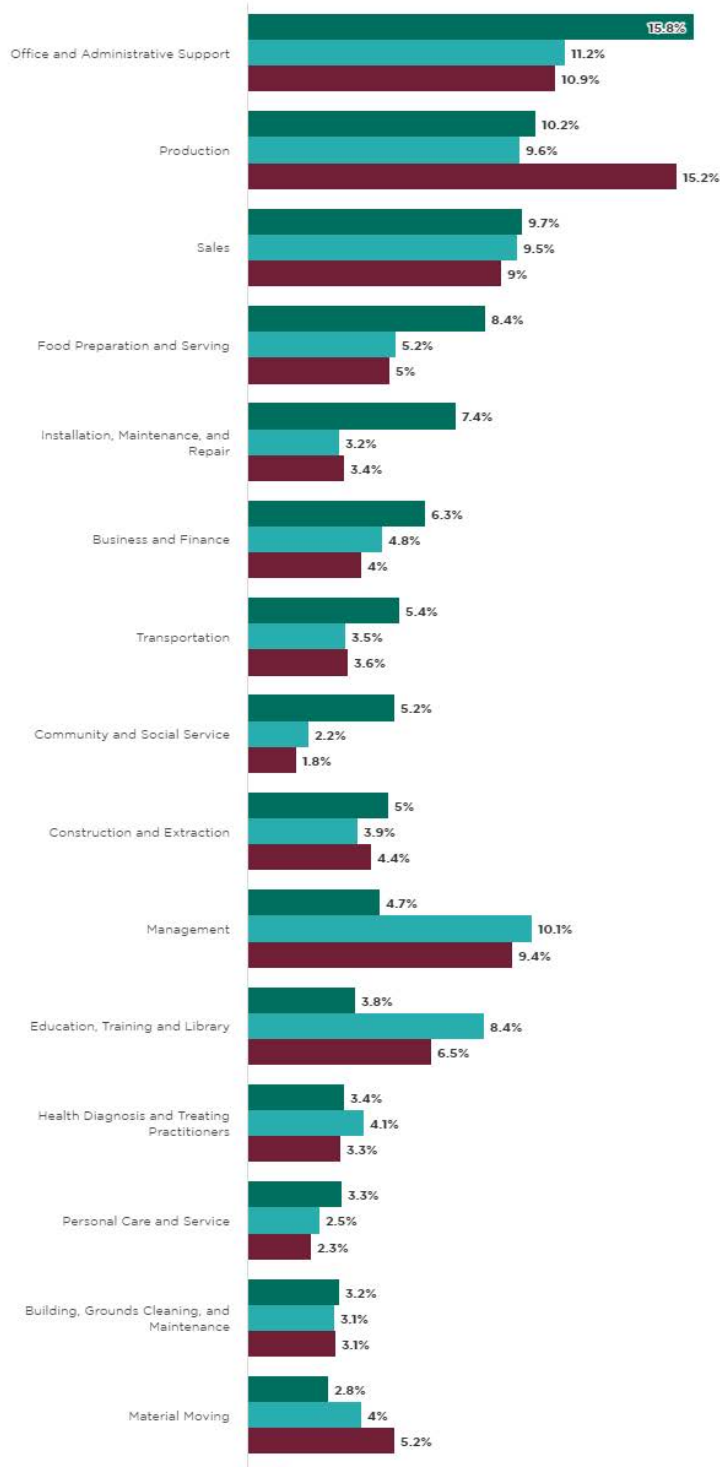
- Employment by Industry Sector:** Despite its smaller size, New Carlisle demonstrates proportional representation across industry sectors, aligning with its economic focus within St. Joseph County and the MACOG region. While figures in certain sectors may differ from county and regional averages, these variations underscore New Carlisle’s distinct economic profile and highlight opportunities for targeted development initiatives.

Employment by Industry Sector			
Data Sources	New Carlisle, IN	St Joseph County, IN	MACOG
2018-2022 Management, Business, Science, and Arts	278	51,563	97,712
2018-2022 Production, Transportation, and Material Moving	188	22,452	70,073
2018-2022 Service	168	20,363	42,689
2018-2022 Sales and Office	260	27,227	58,082
2018-2022 Natural Resources, Construction, and Maintenance	126	9,565	23,940
2018-2022 Military	0	78	100

Sources: US Census Bureau ACS 5-year 2018-2022

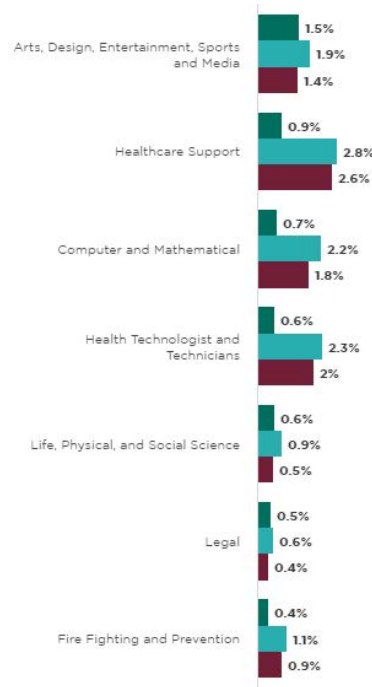
- Employment by Occupation (%):** New Carlisle’s employment landscape is characterized by a higher concentration of Office and Administrative Support (15.78%), Production (10.20%), and Sales (9.71%) roles compared to St. Joseph County and MACOG. These figures suggest a potential emphasis on administrative roles, manufacturing activities, and sales-related positions within the town’s economy, possibly influenced by its size and industrial composition. However, there are lower percentages of employment in sectors such as Management (4.71%), Education, Training, and Library (3.82%), and Healthcare Support (0.88%) compared to the county and regional averages, indicating a relative difference in these areas. Additionally, there are opportunities for growth in sectors with minimal representation, such as Architecture and Engineering (0.00%) and Fire Fighting and Prevention (0.39%).

Employment by Occupation



of employment in sectors such as Management (4.71%), Education, Training, and Library (3.82%), and Healthcare Support (0.88%) compared to the county and regional averages, indicating a relative difference in these areas. Additionally, there are opportunities for growth in sectors with minimal representation, such as Architecture and Engineering (0.00%) and Fire Fighting and Prevention (0.39%).

Sources: US Census Bureau ACS 5-year 2022



Major Industries and Employers

St. Joseph County, IN, is home to several major employers that play a significant role in the local economy. These include the University of Notre Dame, known for its academic excellence and research contributions, along with its Alumni Association and Harper Research Institute. Additionally, the County's major employers include AM General, I/N Tek, Beacon Health System, and the St. Joseph County government itself. These institutions and companies contribute substantially to job creation and economic growth in the area. Additionally, the Indiana Enterprise Center (IEC) is positioned on the eastern side of town, situated between US 20, Smilax Road, SR 2, and Walnut Road. This area is marketed to attract major manufacturing employers and is referenced in this Plan as the "employment center" character area further discussed in Chapter 3. The IEC is gaining traction with new commitments from major employers planning to locate in the IEC. Most recently in 2023, a joint venture between General Motors and Samsung announced they are committing to construct a new electric vehicle battery manufacturing facility in the IEC. The new EV battery facility estimates a \$3.5 billion investment that will create thousands of construction jobs and over a thousand full-time jobs once the facility is finished. This is just the beginning that will likely spur new economic development and housing opportunities, having tremendous impacts on the New Carlisle community.

Housing Characteristics

Housing Overview

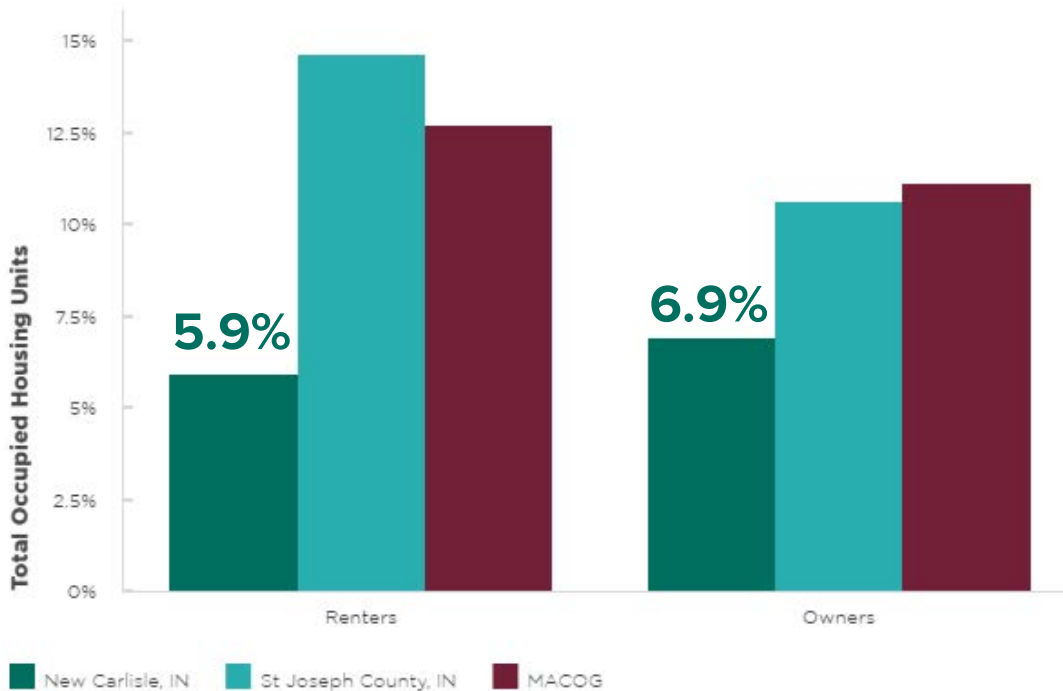
Based on data from the US Census Bureau ACS 5-year 2018-2022, New Carlisle, IN, has shown dynamic housing trends in comparison to St Joseph County and the broader MACOG region. With a total of 896 housing units, New Carlisle experienced significant growth over the past two decades, with a 30.06% increase from 2000 to 2010, a more modest 1.94% increase from 2010 to 2020, and a notable 6.29% increase from 2020 to 2022. Looking ahead, there is a projected 1.68% growth from 2022 to 2031. While New Carlisle boasts a slightly higher percentage of owner-occupied housing units at 72.0% compared to St Joseph County (68.1%) and the MACOG region (70.8%), it also faces a challenge with a higher rate of vacant housing units at 11.6% compared to the county and MACOG region. These trends suggest a growing and stable housing market in New Carlisle, calling for strategies to address vacancy rates and promote occupancy for sustained growth and community development.

Housing Market Composition

New Carlisle’s housing market offers a unique blend of tradition and modernity. The town’s housing stock, totaling 896 units, reflects this blend, with a median year built in 1971, showcasing a mix of traditional and contemporary architecture and a mature housing stock. The median home value in New Carlisle is \$178,900, which falls between St. Joseph County (\$165,700) and MACOG (\$181,492), indicating an affordable housing market.

Moreover, New Carlisle exhibits a lower percentage of households experiencing excessive housing costs (30% or more of income) compared to the county and regional averages (see below.) The town boasts a higher percentage of owner-occupied housing at 72.0%, suggesting strong community investment and stability. Additionally, the high occupancy rate of 88.4% indicates that a significant majority of housing units are occupied, reflecting a high demand for housing in New Carlisle and highlighting its attractiveness as a residential destination. These metrics collectively emphasize New Carlisle’s unique position and desirability within the regional housing landscape.

Excessive Housing Costs: 30 % or More of Income by Tenure



Sources: US Census Bureau ACS 5-year 2018-2022

Household Economic Insights

According to the US Census Bureau ACS 5-year 2018-2022 data, New Carlisle, IN, demonstrates several notable demographic trends compared to St Joseph County and the broader MACOG region. With a median household income of \$66,371, New Carlisle falls in between the median household income of the county (\$61,877) and the MACOG region (\$69,636.44). The income distribution in New Carlisle also reflects a more balanced distribution, with a higher percentage of households in the \$50,000 to \$74,999 range (36.36%) compared to the county and MACOG. Additionally, New Carlisle exhibits a lower poverty rate at 8.96% compared to the county (13.84%) and MACOG (12.40%) (see below). Furthermore, while New Carlisle has experienced an increase in average household size over time, projecting 2.82 in 2031, it remains comparable to both the

county and MACOG.

These trends suggest a favorable economic landscape in New Carlisle, characterized by higher median incomes and lower poverty rates, positioning the town for continued growth and development.

Households Below Poverty Level



Below Poverty Level

9%

of Households

New Carlisle, IN

13.8%

of Households

St Joseph County, IN

12.4%

of Households

MACOG

Sources: US Census Bureau ACS 5-year 2018-2022

Conclusion

In conclusion, the community profile of New Carlisle, IN, offers valuable insights into its demographic, economic, and housing landscape. These findings are pivotal for informing development strategies and addressing challenges such as vacancy rates.

By aligning with the goals outlined in the Plan, the community profile provides a practical framework for future initiatives, serving as a crucial tool for decision-making. This data-driven approach ensures that New Carlisle can leverage its strengths and tackle obstacles effectively, ultimately fostering a more resilient and prosperous community while guiding efforts to create a vibrant and inclusive future for New Carlisle.

C

APPENDIX C: SUMMARY OF PUBLIC ENGAGEMENT

The Town of New Carlisle offered a series of public engagement events and activities to provide multiple opportunities for residents to share their input on the goals they would like to see the Town begin addressing in the next two years. The engagement activities were published online in a story map using ArcGIS Online, and paper copies were also provided at Town Hall and the Public Library. The story map showcased the Future Character Map and supporting character area descriptions, a set of questions about the map, and lastly, the goals for residents to indicate their level of support.

The engagement began on November 26, 2023, at Christmas in New Carlisle and concluded on January 8, 2024. During this period, the Town held two public open houses on December 12, 2023, for two hours, from 9 AM to 11 AM and from 6 PM to 8 PM, for attendees to hear a presentation about the Plan and the activities. Overall, we engaged approximately 177 residents. The received comments and the results of the activities are summarized on the following pages.

Future Character Map & Character Area Descriptions Overall Responses

1. Likes about the proposed Character Map and/or Descriptions?

- The focus on pedestrian and bike friendliness
- The preservation of open spaces to enhance sustainability
- Incorporating parks and trails to enhance the quality of life
- Adding destinations to walk and shop
- Blend of history and modern culture
- The inclusion of diverse housing choices
- Represents the Town's districts well
- The plan offers a well-thought out vision for New Carlisle's future
- Preserving the character of downtown
- The creation of the "Agro/Heritage Tourism" area
- Buffers between the town areas and industrial area

2. Concerns about the proposed Character Map and/or Descriptions?

- Concerned about the safety for pedestrians and bicyclists with the amount of truck traffic on US 20, SR 2, Timothy Road, and County Line Road, as there's no safe place to ride a bicycle other than in downtown and in the park.
- Concerned about the specific steps to achieve this plan other than building the new battery plant
- How will we ensure our roads will be safe for families and kids?
- How will the area south on Timothy Road be a pedestrian friendly park and the land surrounding the gas power plant?
- Concerned about how the Town will address light and noise pollution.
- Think the Town needs more healthy fast food options.
- Concerns about potential ecological impacts and conflicts with the IEC overlay development standards.
- Doesn't think this is a well thought out plan for the following reasons.
 - No workforce.
 - Office buildings and stores are a thing of the past as technology grows.
 - New Carlisle will look like South Bend with empty buildings, falling down houses, and drug addicts.
 - Trying to find housing and build a new community for migrants is not the answer.

3. Additional Comments or Questions in regard to the Character Map and/or Descriptions?

- Suggestion to use "Hamilton Historic Corridor" for the Agro/Heritage area.
- Strong sentiment expressing dissatisfaction with perceived lack of respect for farmers, their livelihood, and the land.
- Preference for a mixed neighborhood with varied home sizes and shapes, emphasizing green space for a more appealing suburban area.
- An expressed need for expanded space for youth activities, including ball fields, walking/bike paths, and soccer/football fields.
- Requests for details on planning strategies to ensure equitable expansion of parks and trails, reaching all demographic groups.
- Desire for more traditional housing options to enhance the neighborhood's aesthetic charm and cultural identity.
- Proposal to involve LaPorte County equivalent to MACOG in the planning process.
- Desire for more business choices business choices and competition to enhance the town's economic vibrancy.
- Advocacy for outlining development goals to maintain the town's "small town" character.
 - Suggestions include shared/street parking, campus design for the IEC, and design requirements for compact development to judiciously use land resources.

Future Character Map & Character Area Descriptions

Overarching Themes from Responses

1. Community Vision and Planning:

- Appreciation for the well-thought-out vision for New Carlisle's future.
- Concerns about the lack of details in the plan, with questions about connectivity, safety, and specific steps for development.
- Criticisms of the zones allowing too much wiggle room and not sitting together with true function.
- Calls for more collaboration with LaPorte County and involvement of their equivalent to MACOG.
- Quotes:
 - "The plan seems to offer a comprehensive and well-thought-out vision for the future of New Carlisle."
 - "The zones allow for too much wiggle room. The lines and zones do not sit together with true function; it's creating a new New Carlisle northeast of the origin point."

2. Balancing Growth and Small-Town Charm:

- Concerns about over-industrialization, over-population, and the potential negative impact on the small-town charm.
- Opposition to turning New Carlisle into a city atmosphere, emphasizing the preference for the country atmosphere.
- Desires for more traditional housing options to preserve architectural character and a sense of continuity.
- Quotes:
 - "Over industrialization!!!! Loss of natural area, pollution and over populating this small town."
 - "This plan fails to take into account that some individuals like the acreage, the ability to have space between neighbors."

3. Financial Impact and Sustainability:

- Concerns about the tax burden, sustainability, and potential stalled projects.
- Questions about the financial impact, including traffic-related taxes and utility bills.
- Worries about light and noise pollution and their potential impact on the environment.
- Criticisms of fast-paced development without a clear plan for implementation or completion.
- Quotes:
 - "This project needs to pump the brakes for a few years. The economy is unstable, too much free-flowing grant money is available to start a project with no plan to implement or finish."
 - "What about light and noise pollution? How will this be addressed?"

4. Community Engagement and Facilities:

- Desires for more community engagement and involvement in decision-making.
- Calls for addressing community needs, such as early childhood care, community/senior centers, and medical facilities.
- Requests for space for youth activities, ball fields, walking/bike paths, and soccer/football fields.
- Quotes:
 - "Need space to expand space for youth activities. Ball fields, walking/bike paths, soccer/football fields. Our community relies on NPUSC for these facilities."
 - "A need for a child care center/preschool for the young families. This is something that is extremely lacking in this community. A need for a community/ senior center for recreation, socialization, and exercise."

5. Commercial Development and Business Competition:

- Concerns about commercial development along specific areas.

- Calls for businesses, including healthy fast food options and competition.
- Quotes:
 - “In addition to the housing development (which I am in favor of), we need healthy fast food options. A sandwich shop besides “Subs” at the Phillips 66 that can’t pass a health inspection would be outstanding.”
 - “Commercial development along Cleveland (Timothy north of town). It will destroy the view of the ‘City on the Hill’. This loss of view also destroys the geological view of the Valparaiso Moraine which is the reason why the Sauk Trail ran through this area. An option is to extend Race Street north and curve behind the Auction center and Joe’s.”

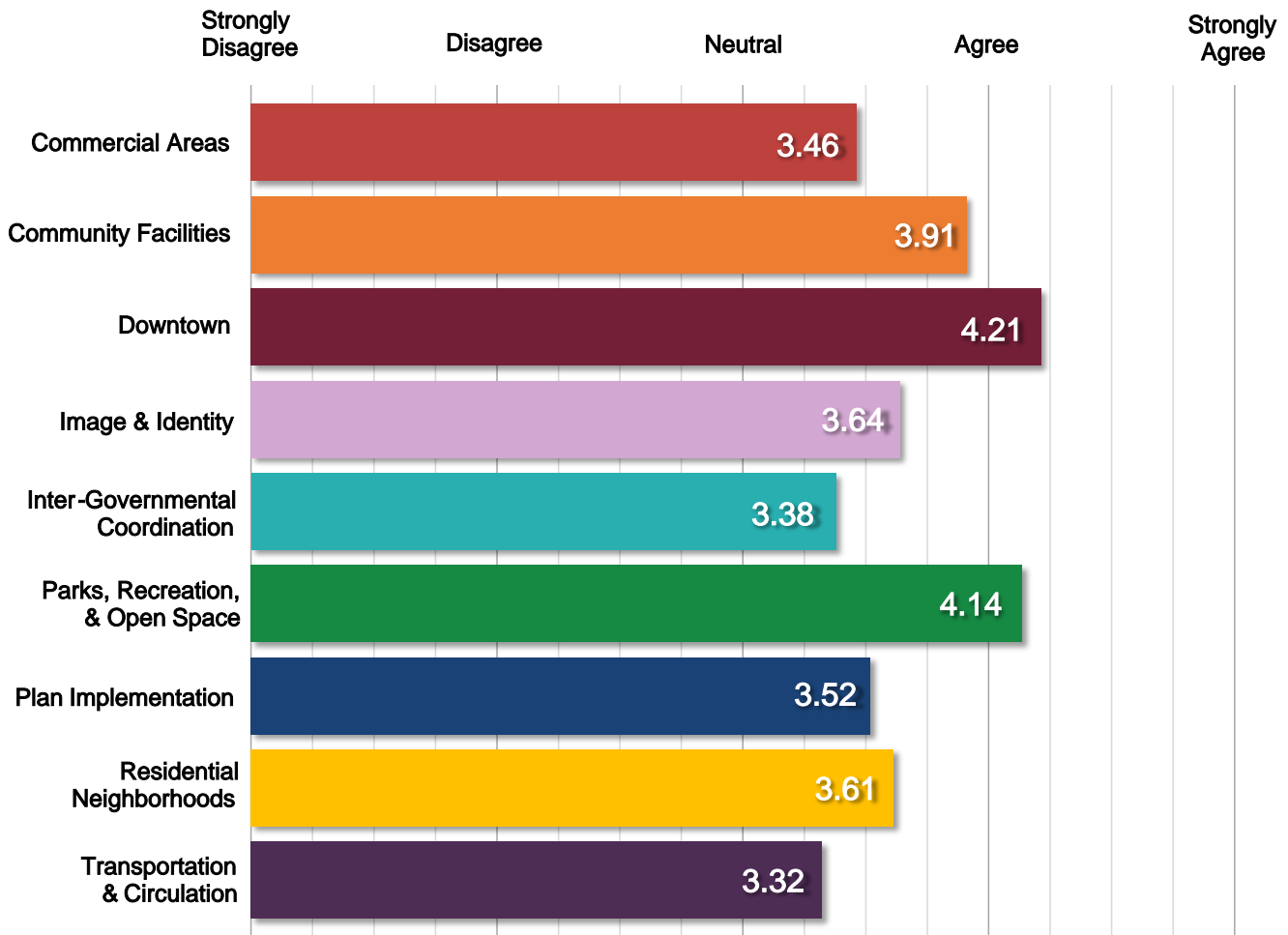
6. Residential Development and Character Preservation:

- Opposition to certain housing types, such as apartments/multifamily, and suburban neighborhoods.
- Requests for more traditional housing options and concerns about the trend towards mixed-residential developments.
- Quotes:
 - “Any apartments or multi-family homes is not what this Town needs. People who do not own their homes do not take pride or care in their homes.”
 - “The Mixed Residential area raises concerns about the town’s commitment to preserving its small-town charm. The proposed development, with its emphasis on housing diversity and modern styles, risks diluting the traditional neighborhood atmosphere that makes New Carlisle unique.”
 - “For the suburban neighborhood I put mostly red dots because it looked as if they’d be cookie cutter houses and not a lot of landscaping or trees, etc. A mixed neighborhood with a combination of sizes/shapes of homes with more green space is appealing for the suburban area.”

7. Parks, Open Spaces, and Loss of Agricultural Land:

- Positive responses to the focus on pedestrian and bike friendliness, as well as the appreciation for incorporating parks, trails, and nature preserves to enhance the quality of life.
- Requests to rethink development areas, dedicating more space to parks and preserving trees.
- Opposition to the loss of farmland and a call for more respect for farmers and their livelihood.
- Quotes:
 - “I like the focus on pedestrian and bike friendliness, as well as the preservation of open spaces, incorporating parks, and trails to enhance both quality of life and sustainability.”
 - “Please rethink the area to the west of Bourissa Hills. Dedicate more to the park and preserve more trees.”
 - “There is absolutely no respect for the farmer, the farmer’s livelihood, the farmer’s future, or land in general.”

GOALS - LEVEL OF AGREEMENT



Commercial Areas - **125 votes**

Community Facilities - **132 votes**

Downtown - **131 votes**

Image and Identity - **119 votes**

Inter-Governmental Coordination - **124 votes**

Parks, Recreation, and Open Space - **133 votes**

Plan Implementation - **125 votes**

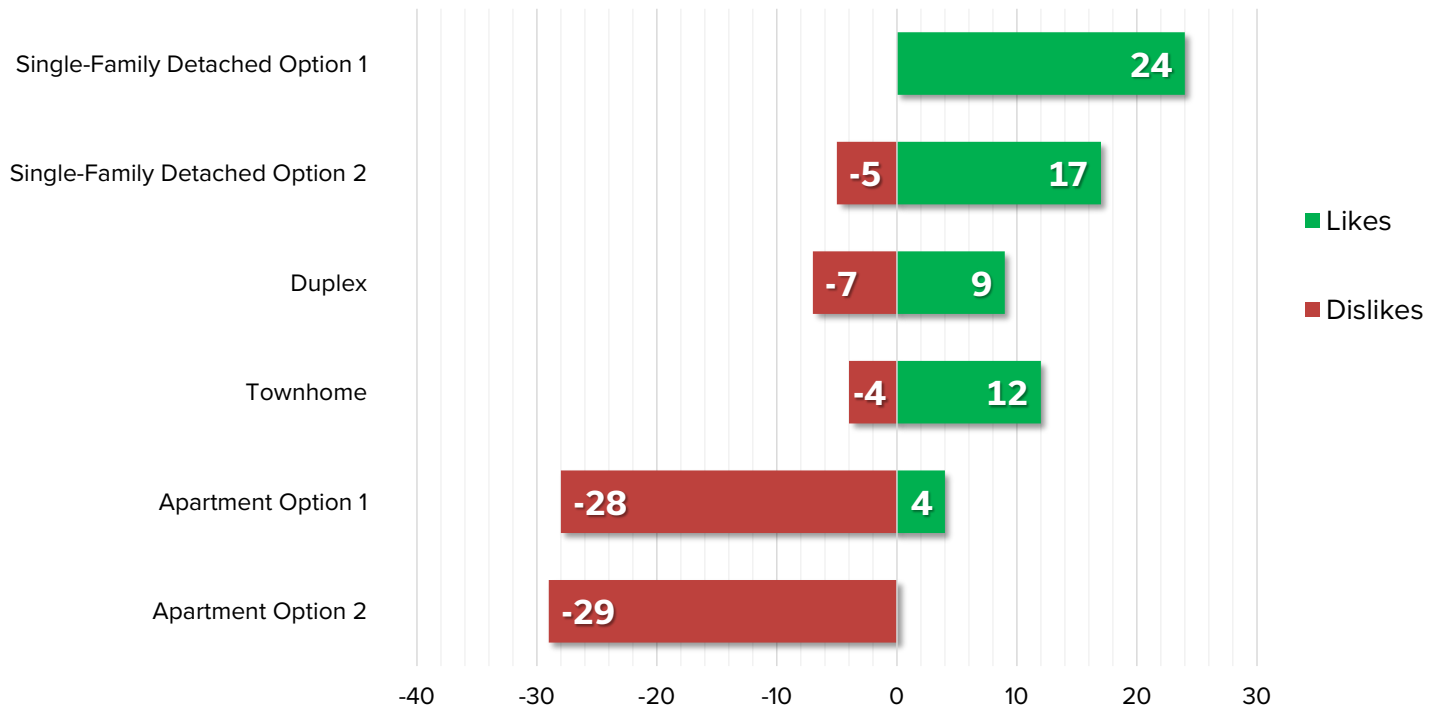
Residential Neighborhoods - **134 votes**

Transportation and Circulation - **130 votes**

CHARACTER PREFERENCES

MIXED RESIDENTIAL

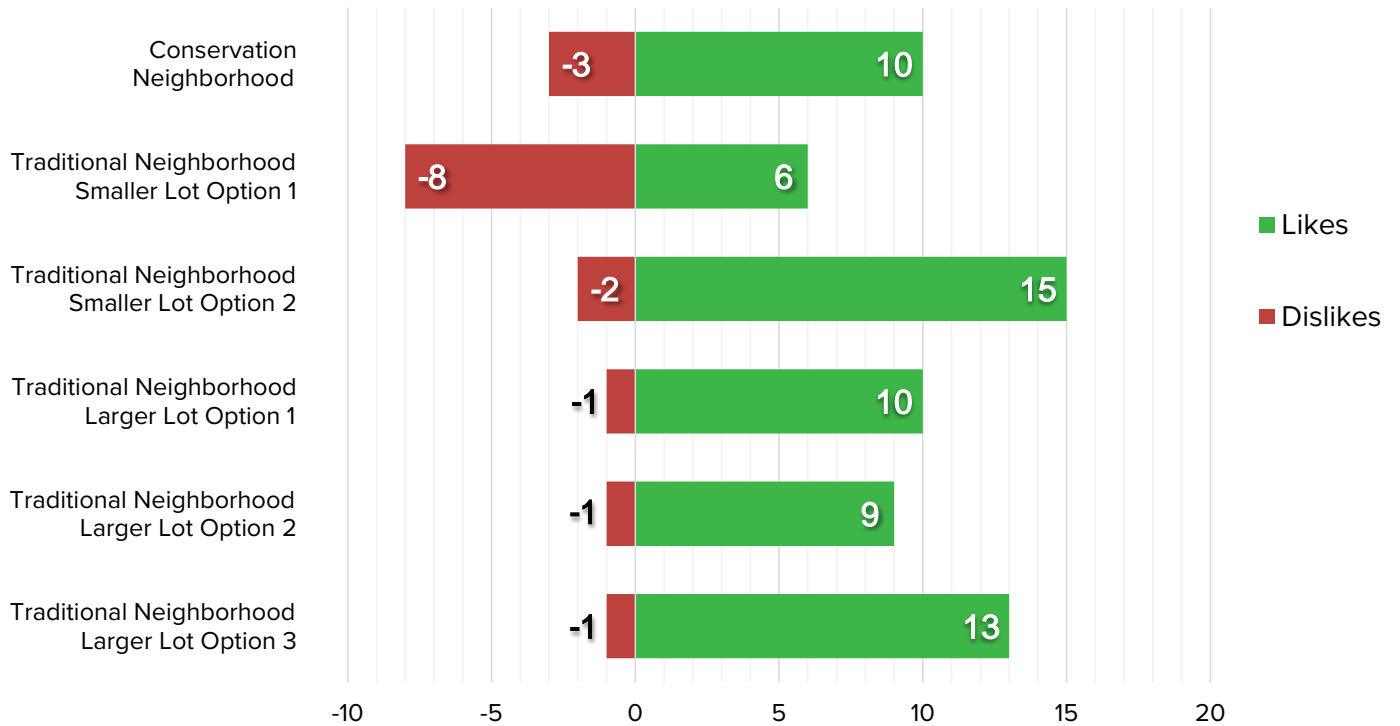
Mixed Residential Character Preferences



CHARACTER PREFERENCES

SUBURBAN NEIGHBORHOOD

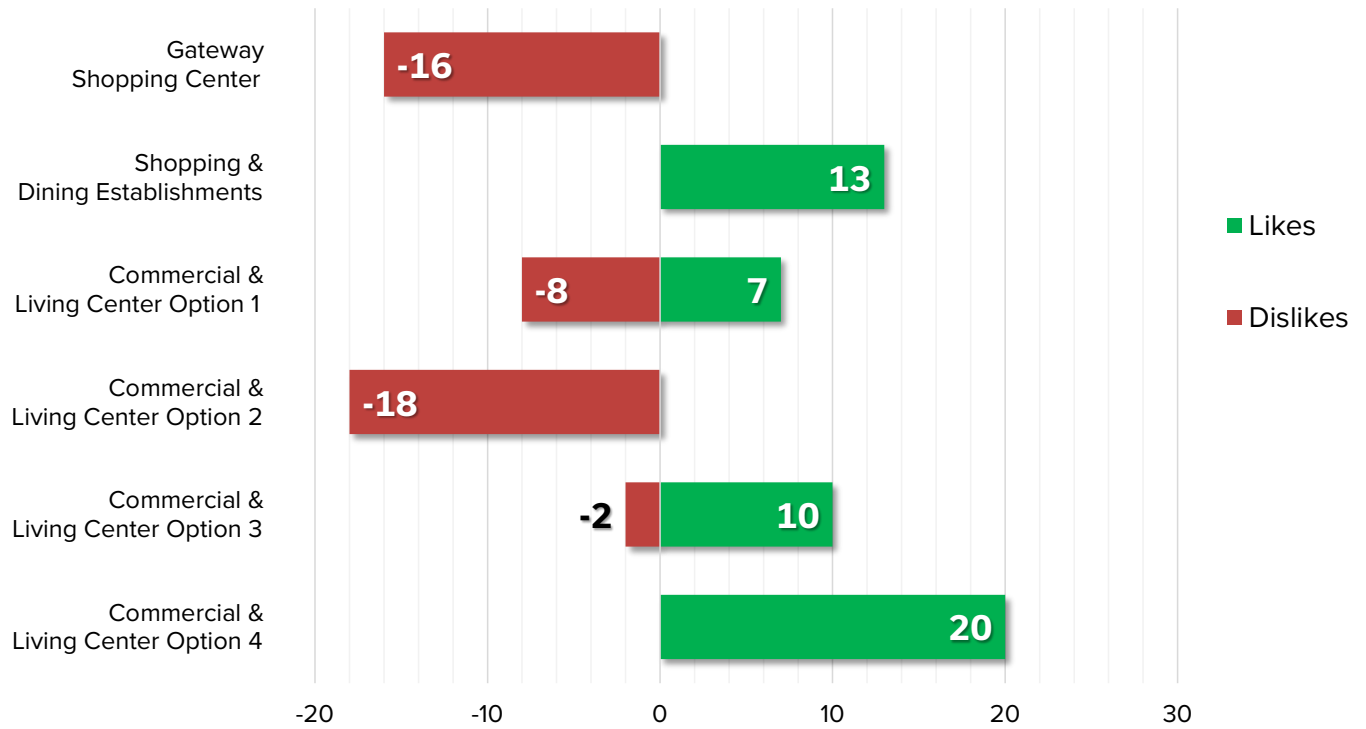
Suburban Neighborhood Character Preferences



CHARACTER PREFERENCES

INTEGRATED MIXED USE

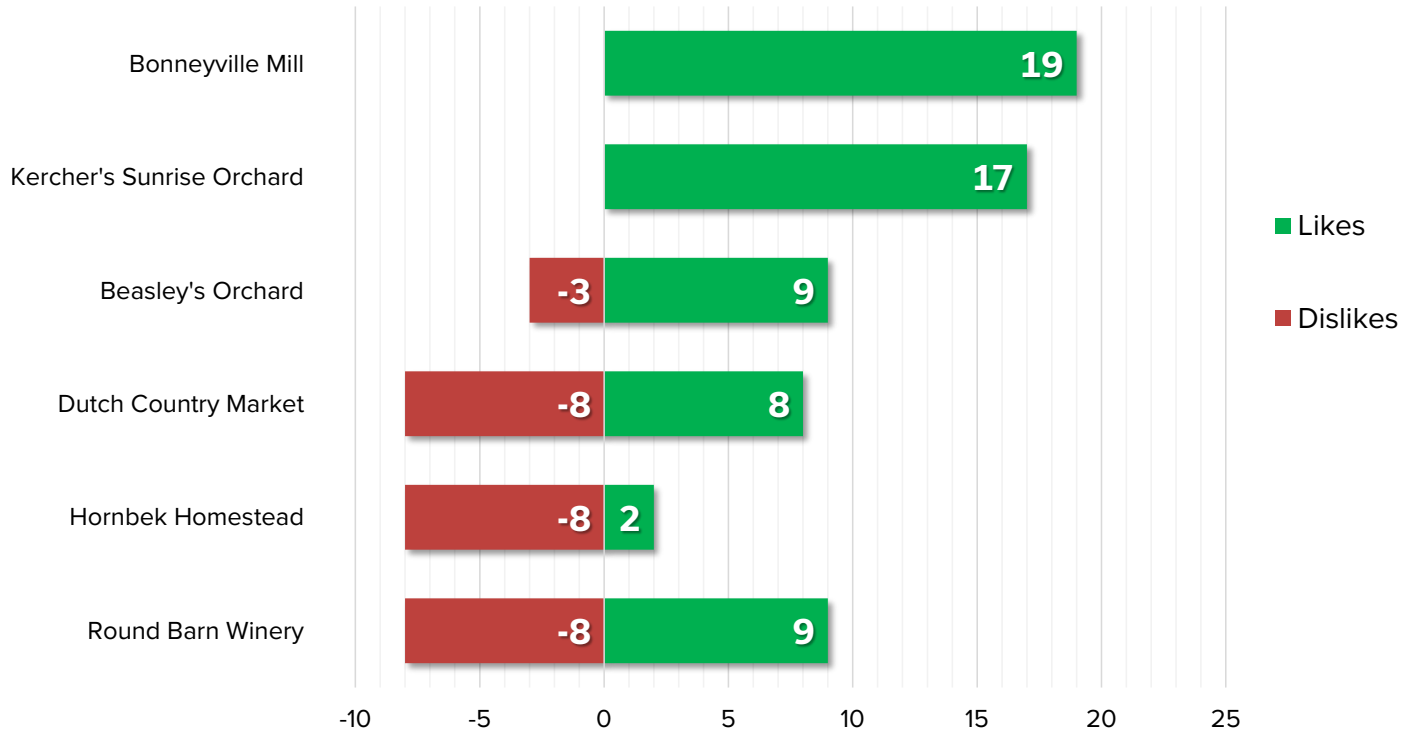
Integrated Mixed Use Character Preferences



CHARACTER PREFERENCES

AGRO/HERITAGE TOURISM

Agro/Heritage Tourism Character Preferences



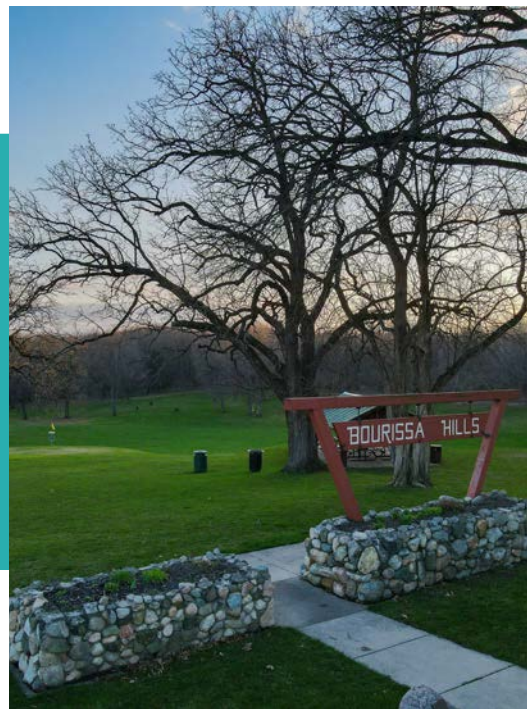
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SUMMARY OF PUBLIC COMMENTS

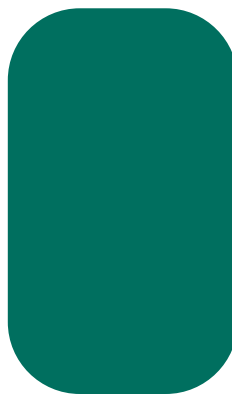
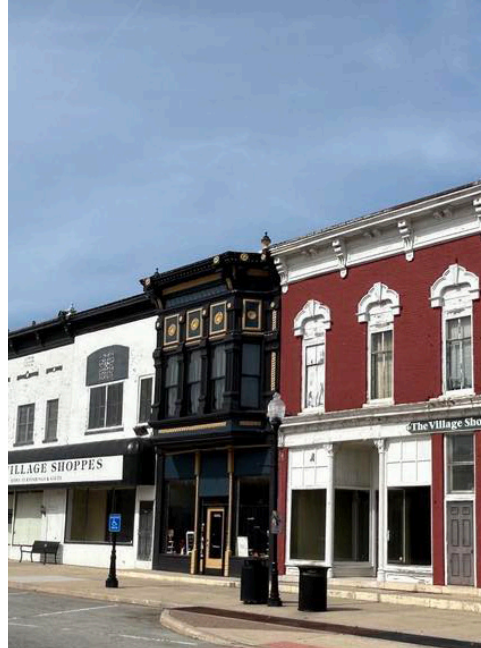
PUBLIC REVIEW OF THE DRAFT PLAN

New Carlisle residents had the opportunity to review and comment on the draft Destination 2040 New Carlisle Comprehensive Plan between March 12, 2024, and April 11, 2024. The draft Plan was available for electronic viewing at <https://tiny.cc/NewCarlisle2040>, or printed copies were available at Town Hall and the New Carlisle-Olive Township Public Library. Residents were notified through a press release, the Town's Reach Alert text messaging system, and a post on MACOG's Facebook page. During this period, residents were also encouraged to attend either the St. Joseph County Area Plan Commission Meeting on March 19th or the Town Council Meeting on March 19th to hear a presentation from MACOG staff who gave an overview of the draft Plan and the engagement efforts offered through the planning process.

Residents were encouraged to submit their comments using the online comment form available on the project website listed above or on a printed comment card at Town Hall or the New Carlisle-Olive Township Public Library. We received comments from eight (8) individuals that reiterated 1.) The value of retaining the small town character while supporting future growth opportunities, 2.) For the Town to be cognizant of the types of housing to attract, 3.) Consider all location options for a new South Shore station, and 4.) The Town to explore how to address the ground water issues on the north side of town.









NEW CARLISLE

2040 COMPREHENSIVE PLAN

