

# EDWARDSVILLE GATEWAY MASTER PLAN

FLOYD COUNTY, INDIANA

NOVEMBER 2011





**“PLANNING IS BRINGING THE FUTURE INTO THE PRESENT SO  
THAT YOU CAN DO SOMETHING ABOUT IT NOW”**

- ALAN LAKEIN, WRITER

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# ACKNOWLEDGEMENTS

## COUNTY COMMISSIONERS

**Mark Seabrook, President**  
**Stephen Bush**  
**Charles A. Freiburger**

## STEERING COMMITTEE

**Roger Harbison**.....Harbison Development  
**Nancy Foxworthy**.....Edwardsville Inc.  
**John Beams**.....West Floyd/East Harrison Association  
**Callie Potts**.....County Planning Commission  
**John Schellenberger**.....County Council  
**Stephen Bush**.....County Commissioner

## SPECIAL THANKS...

...to all citizens, area property owners and business owners, who have provided their thoughts and time during the planning and design process.



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# SECTION ONE

## BACKGROUND



### OBJECTIVES

- Creation of a Master Land Use Plan for the target area and a compelling new gateway identity into the region along the I-64 corridor.
- Creation of a plan for the interchange area that brings a sense of order and enhanced development to the area for the variety of potential uses and creates a new focus for purposes designed to attract visitors.
- Broadening the economic development opportunities of the corridor by creating a stronger historic core and strengthened the community center at Edwardsville and adjacent communities.
- Assessment of the current physical and economic conditions that are having an impact on the target area's ability to transform into a viable economic development opportunity.
- Strategic visioning based upon sound analysis of the demographics, business conditions & opportunities, appropriate commercial and industrial development and visitor/tourism potential for the target area.
- Understanding the competitive market area, retail and service offerings and identifying niche and gap markets.
- Understanding of existing infrastructure conditions and capacity report and impact of proposed physical improvements and land use adjustments with recommendations
- Enhancing the corridor public realm environment and related improvements including gateway, streetscape, signage and wayfinding and community gathering within the Edwardsville community.
- Identification of potential pedestrian, bikeway and vehicular circulation
- Identification of regional connectivity and linkages to adjacent communities, cultural sites and destinations through greenways and trails.
- Enhancement of the local and regional tourism base by leveraging existing destinations such as the Horseshoe Casino, recreational tourism and nearby attractions in New Albany and downtown Louisville.
- Identification of incentive-driven implementation tools (special improvement districts, public-private partnerships, regulatory mechanisms etc.)
- Creation of development guidance mechanisms (design & development guidelines, signing recommendations, special zoning overlay and other options)

# LOCATION & PROCESS



## PLANNING PROCESS



# EXISTING CONDITIONS | STUDY AREA FRAMEWORK



## STUDY AREA

 Study Boundary

## MAJOR PROPERTY OWNERS

 Study Boundary  
Property Owners

1. Mary Jean, Theresa, Gary, Debbie Loftus
2. CMH Homes, Inc
3. William J Springler
4. Maurice L Stilger
5. Allen H & Mary C Harritt
6. Terry H & Susan Crowell

7. Town of Georgetown
8. Nolan Wm & Margaret L Pavey
9. Charles B & Mildred L Wood
10. Robert M Wassing
11. Broadluck, LLC

0 500 1500 Feet

Data Source: Floyd County, Indiana GIS

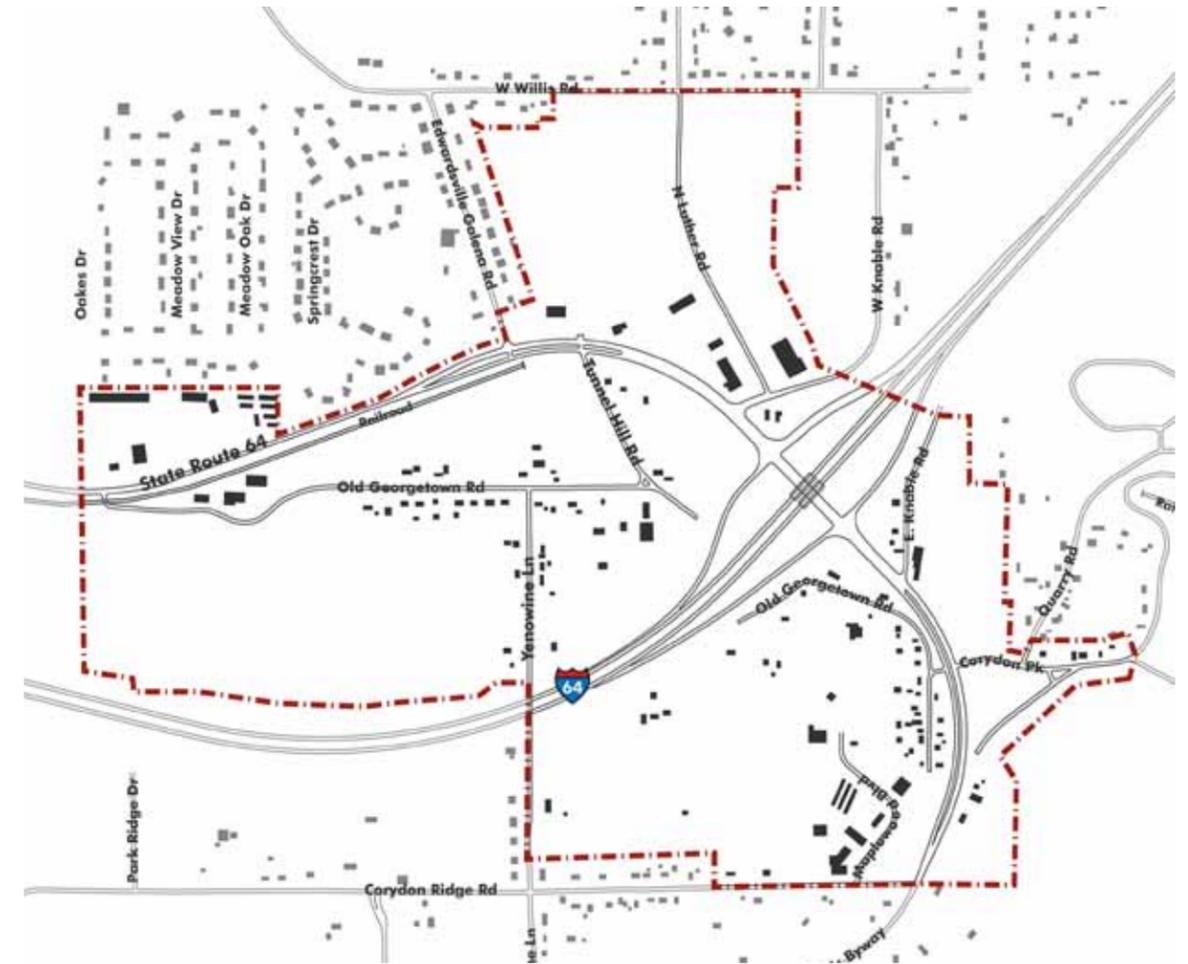


# EXISTING CONDITIONS | STUDY AREA FRAMEWORK



**FIGURE - GROUND STUDY**

- Study Boundary
- Built-Form



**ROAD NETWORK**

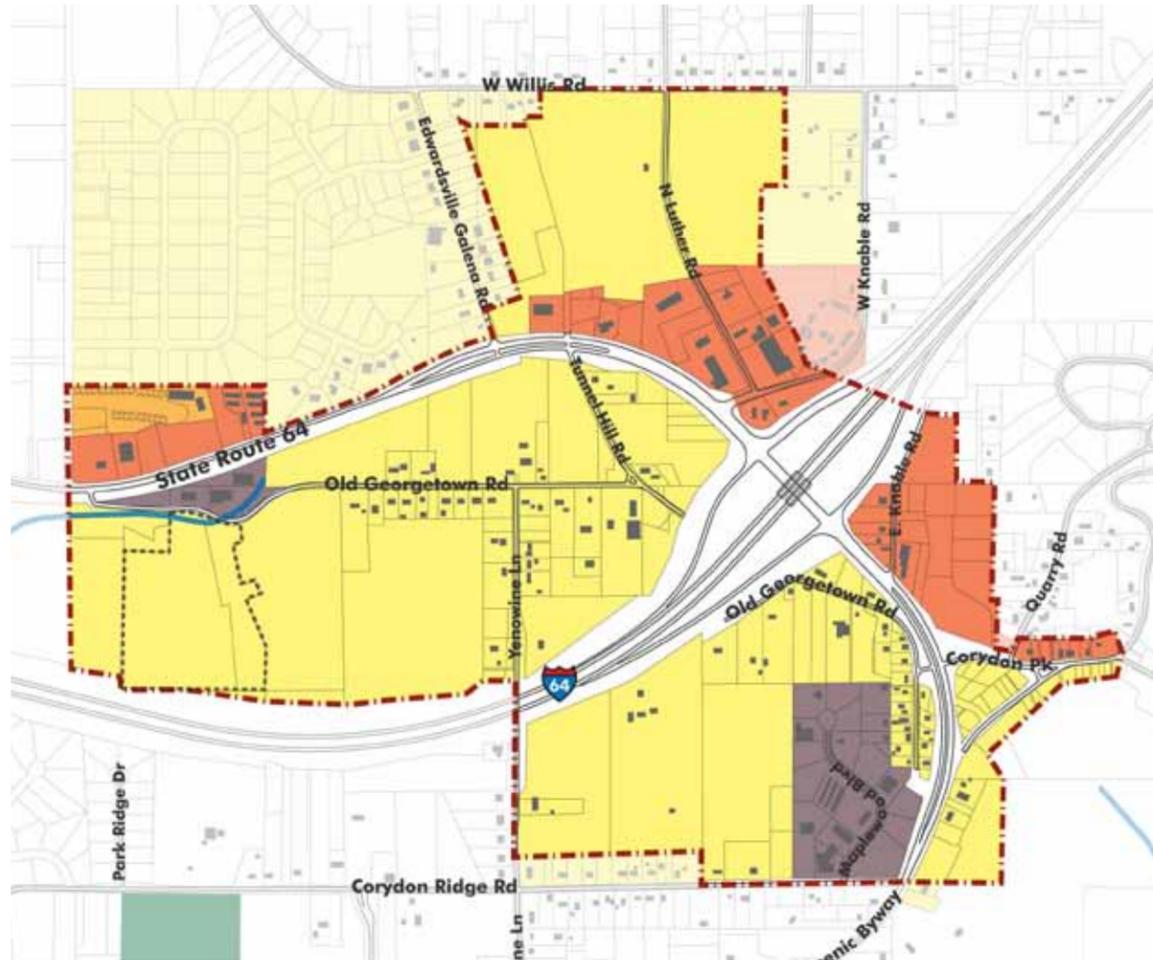
- Study Boundary
- Built-Form

0 500 1500 Feet

Data Source: Floyd County, Indiana GIS

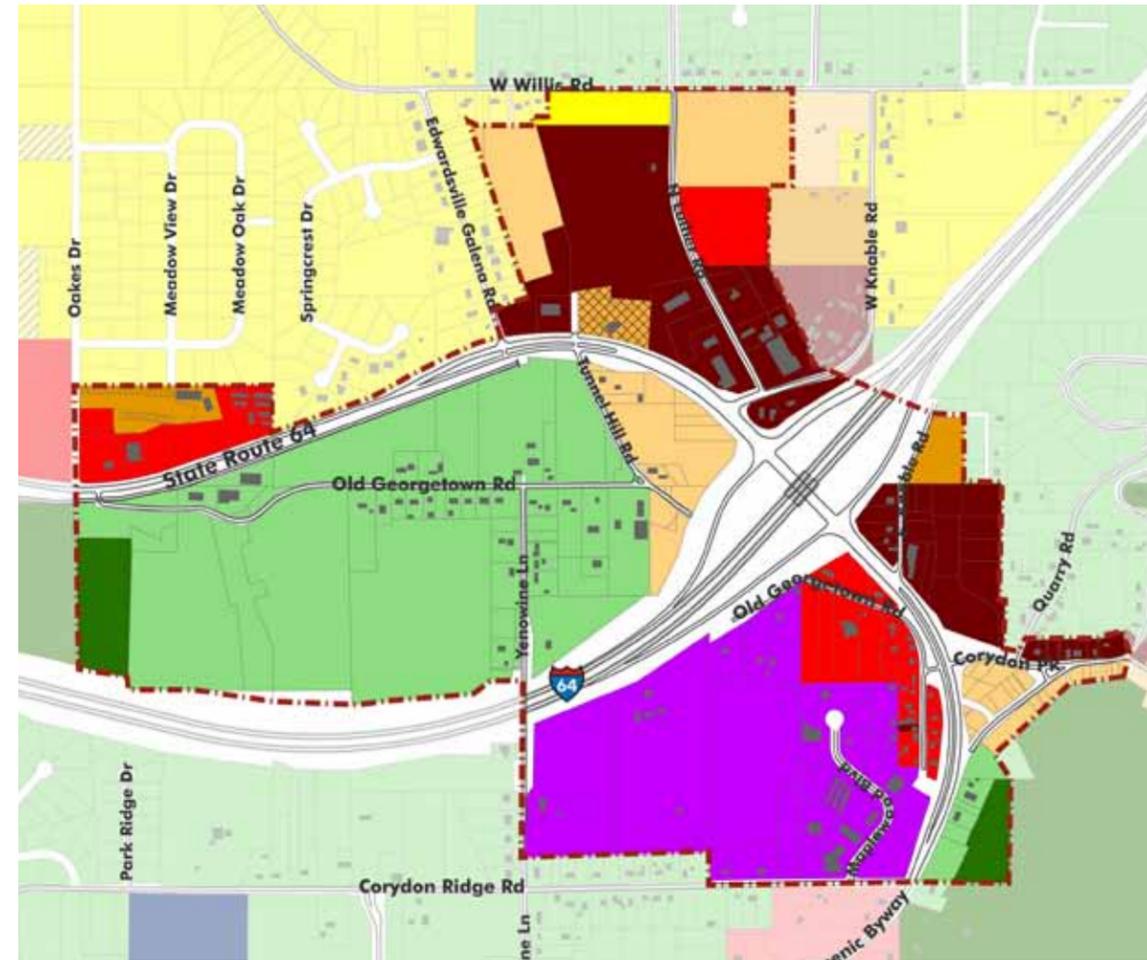


# EXISTING CONDITIONS | STUDY AREA FRAMEWORK



## GENERALIZED LAND USE

- Study Boundary
- Built-Form
- Generalized Land Uses
- Residential/Agricultural
- Multi-Family
- Commercial
- Industrial



## ZONING

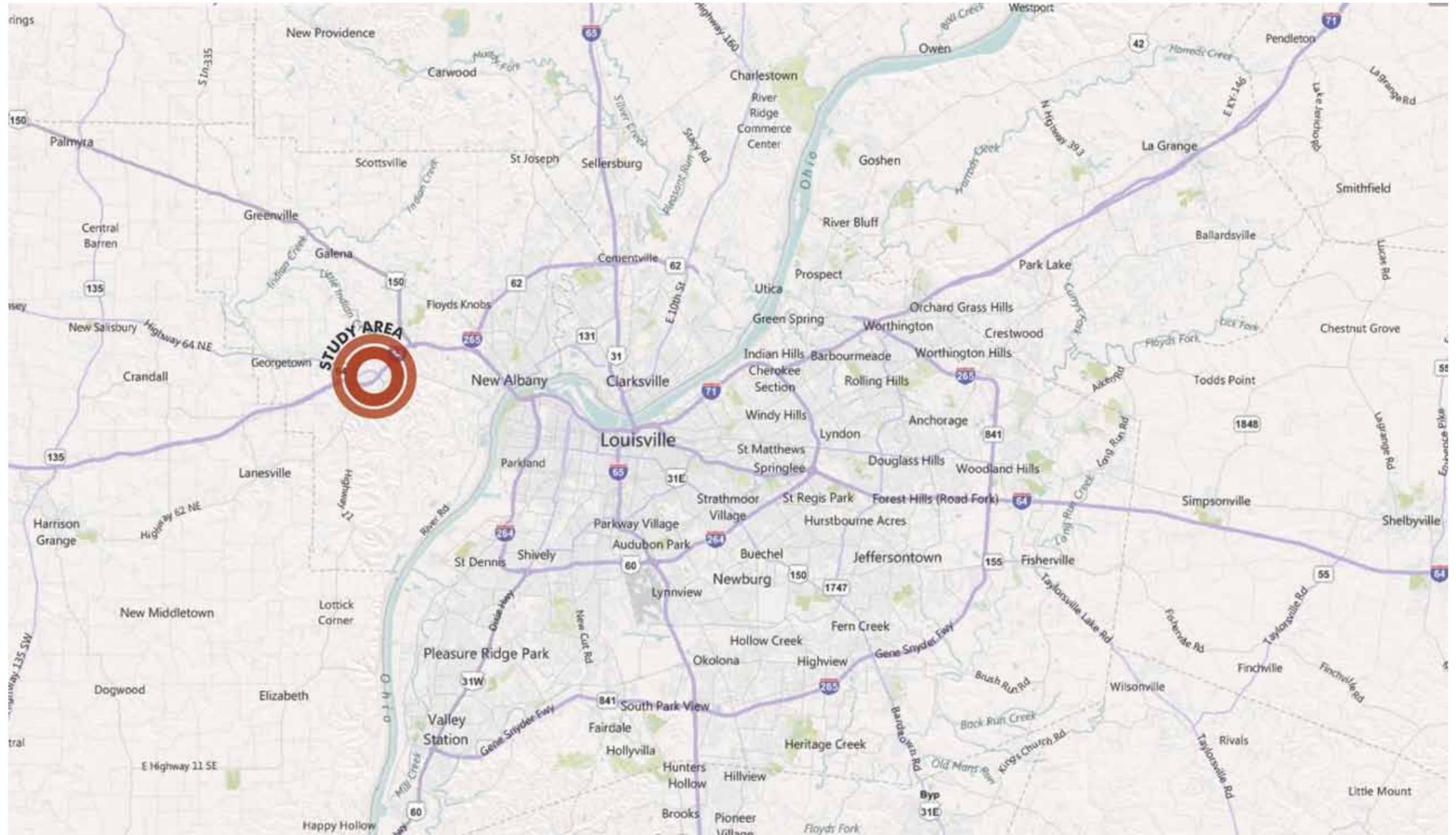
- Study Boundary
- Built-Form
- Current Zoning
- AR: Agricultural-Residential
- RR: Rural Residential
- RS: Residential Suburban
- RU: Residential Urban
- MF: Multi-Family
- MH: Manufactured Home Park
- NC: Neighborhood Commercial
- HS: Highway Service
- GC: General Commercial
- OB: Office Business
- GI: General Industrial
- PR: Parks-Recreation
- N/A



Data Source: Floyd County, Indiana GIS



# EXISTING CONDITIONS | OVERALL REGIONAL FRAMEWORK



## EXISTING CONDITIONS

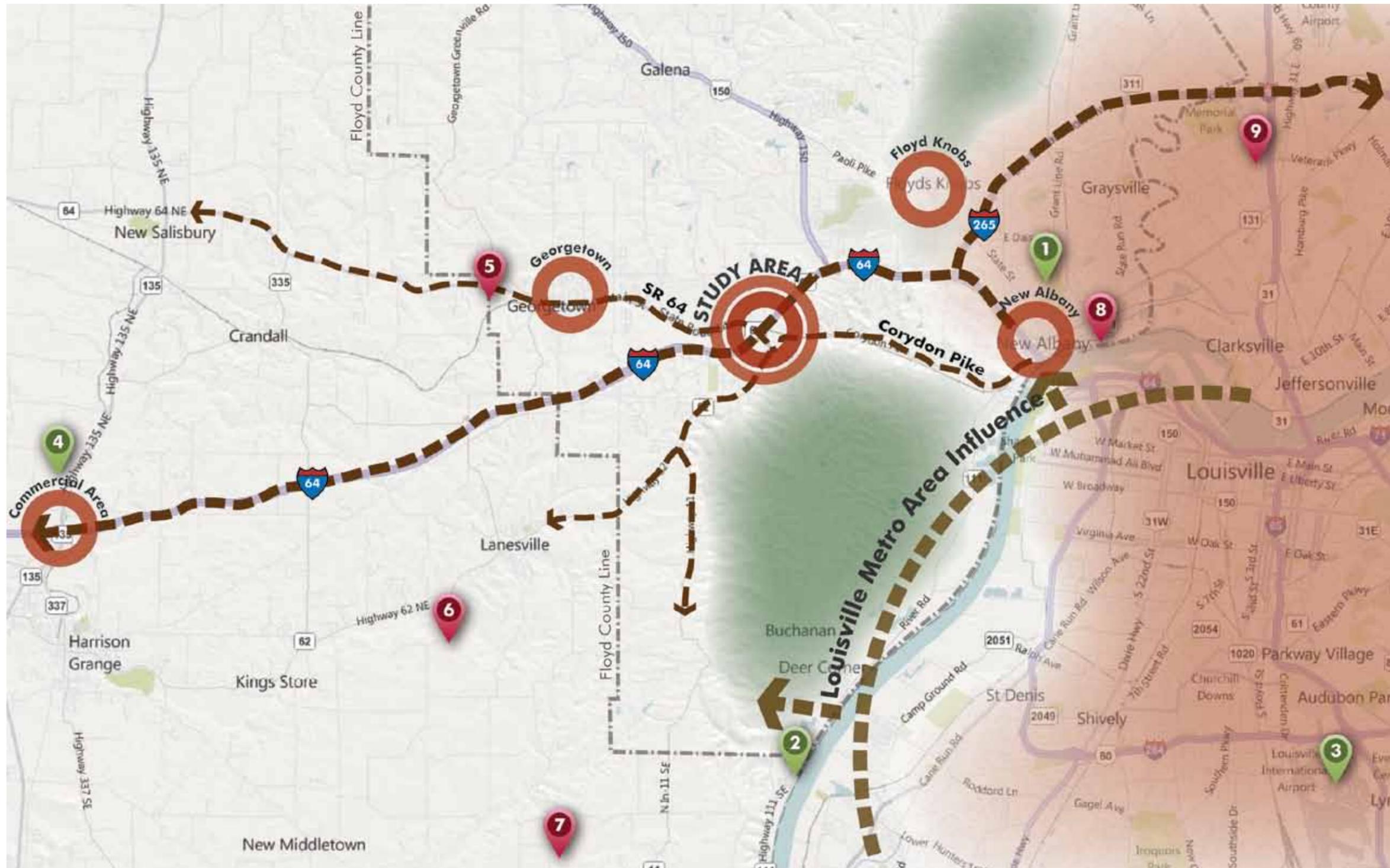
- Proximity to Louisville Metro area

0 2.5 5 Miles



Data Source: Bing Maps

## EXISTING CONDITIONS | REGIONAL FRAMEWORK



### LEGEND

- Major Population Base
- Major Hilly/Natural Areas
- Major Destinations
  - 1 New Albany - County Seat
  - 2 Horseshoe Casino
  - 3 Louisville Airport
  - 4 Major Commercial Area west of Study Area
- Wineries
  - 5 Indian Creek
  - 6 Turtle Run
  - 7 Best Vineyards
  - 8 River City
  - 9 Chateau de Pique

### OPPORTUNITIES

- Work in collaboration with regional organizations
- Capitalize on interstate interchange location
- Garner marketing and promotions to gain advantage from the Louisville-New Albany metro area influence
- Develop alternative connectivity with trails, bikeways connecting to regional network



Data Source: Bing Maps

# EDWARDSVILLE GATEWAY OVERLAY DISTRICT

## LEGEND

-  Study Boundary
-  Gateway Overlay District

## GATEWAY OVERLAY DISTRICT

-  Included with the Floyd County Zoning Ordinance
-  Development Plan review requirements for areas within the overlay district

0 500 1500 Feet



Data Source: Floyd County, Indiana GIS



## OVERLAY DISTRICT | REGULATIONS

### INTENT

- **Tool for implementing the development policies** and guidelines set forth in the County's Cornerstone 2005 Comprehensive Plan Update
- Identified as **premier commercial and office locations, employment centres** - viability, quality and character are important to the community
- Coordinated development and **establishment of high standards** for buildings, landscaping and other improvements
- **Creation of special sense of place** that will increase property values, protect real estate investment, spur commercial and employment activities and attract new businesses

### DEVELOPMENT REQUIREMENTS

- **Development Plan Review**
  - Site Plan
  - Sign Plan
  - Lighting Plan
  - Landscape/Buffer Yard Plan
- **Open Space Requirements**
  - Residential Development > 25 Ac = 15% O.S.
- **Circulation - Automobile, Bike, Pedestrian**
  - Minimize Conflict
  - Traffic Calming
  - Traffic Impact Studies (if above threshold as mentioned)
  - Parking in the rear and side in commercial areas
  - Sidewalks - 6 feet width
  - Clearly defined crosswalks
  - Bike Lanes - 4 feet striped within subdivisions
- **Building Facade**
  - Variety
  - Primary Facade - Brick, Natural Cut Stone, Masonry
  - Plan Commission may consider alternatives
  - No - aluminum siding, enameled steel, non-decorative concrete masonry block
  - Features to continue on all sides
  - Minimum 50% transparency on front facade of ground floor
- **Landscaping**
  - Trees encourages between sidewalk and curbs, within median, tree wells
  - Minimum 1 deciduous tree per 20 feet along street frontage
- **Non-Permitted Uses**
  - Adult Business(es)
  - Confined Feeding Operation(s)
  - Junk Yard(s)
  - Mini Warehouse(s) or Self Storage Facilities
  - Reclaiming Processes as Certified by Board of Health
  - Sand and Gravel Extraction or Sales
  - Sanitary Landfill(s)
  - Off-Premise Signage/Billboard(s)

## EXISTING STUDIES | FACTS & RECOMMENDED STRATEGIES

STUDIES/DOCUMENTS	DATE	RELEVANT RECOMMENDATIONS
<b>CORNERSTONE 2005 – COMPREHENSIVE LAND USE PLAN UPDATE</b>	<b>2005</b>	<ul style="list-style-type: none"> <li>+ The gateway area is referenced but does not contain any specifics of the land use recommendations</li> <li>+ Guiding Principles               <ul style="list-style-type: none"> <li>+ Preserving the community’s rural character and protecting its natural Beauty/resources</li> <li>+ Accommodating for the anticipated growth projected for the community’s future</li> <li>+ Directing development towards existing and adequate infrastructure systems</li> <li>+ Development of effective and efficient land use development policies and Regulations</li> </ul> </li> <li>+ 12-20% increase in population</li> <li>+ Land Use demands – 4000-5000 acres for residential, commercial and other employment needs</li> <li>+ Agricultural land use – 70% of the County</li> <li>+ Commercial uses -1% of total land use – mostly clustered along SR150 and SR62/64 corridors, Corydon Pike areas</li> <li>+ State Road 64/62 (Georgetown Interchange)               <ul style="list-style-type: none"> <li>+ Gas Stations</li> <li>+ Food Establishments</li> <li>+ Hair Salons</li> </ul> </li> <li>+ Highest % of employment in industrial sector is educational and health services as well as manufacturing</li> <li>+ Georgetown Township (just west of study area) – largest population increase (WWTP extension)</li> <li>+ Most of the implementation mechanism relate to development of regulations, preservation of character</li> </ul>
<b>HIGHLANDER POINT GATEWAY OVERLAY DISTRICT</b>	<b>2006</b>	<ul style="list-style-type: none"> <li>+ Rural in nature</li> <li>+ Recommendations include statement of existing facts and broad-brush steps for Land Use, Transportation, Conservation Design, Waste Treatment, Greenways/Trails/Parks and Financing</li> </ul>
<b>FLOYD COUNTY ECONOMIC DEVELOPMENT STRATEGY</b>	<b>2006</b>	<ul style="list-style-type: none"> <li>+ County is more than 75% farmland and forested areas. The City of New Albany is the County seat with population of 36,963. The total County population is 72,570 as per 2006 and estimated to go down to 71,992 for 2010.</li> <li>+ Gateway areas of SR 150 and 62/64 – anticipated to sustain highway service business such as restaurants, service stations, and providing residents of the area with grocery stores, PO, banks and other community service businesses</li> <li>+ Key employment sectors of County – manufacturing, retail and government</li> <li>+ Major employers – Floyd County Consolidated School Corp, Floyd Memorial Hospital (located in New Albany east of study area), other manufacturing (smaller : 450 – 700 employees)</li> <li>+ One Southern Indiana – combination of Southern Indiana Chamber of Commerce (SICC) and Southern Indiana Economic Development Council – become single source of business growth and expansion</li> <li>+ Permitting process is cumbersome according to business owners and with lack of regulations – conditional approval from Planning Commission or Board of Adjustments</li> <li>+ Urban enterprise zones</li> <li>+ Some recommendations of the Plan (that applies to the entire County):               <ul style="list-style-type: none"> <li>+ Expand workforce development efforts</li> <li>+ Encourage business development and promote greater awareness of business needs, create business friendly infrastructure</li> <li>+ Inventory of LU and supporting infrastructure to be developed – evaluate possibilities of TIF and explore CIPs</li> <li>+ Improve government relationships – so that businesses have quick and accurate info, collaborate with municipalities</li> </ul> </li> </ul>

## EXISTING STUDIES | FACTS & RECOMMENDED STRATEGIES

STUDIES/DOCUMENTS	DATE	RELEVANT RECOMMENDATIONS
<p><b>FLOYD COUNTY THOROUGHFARE PLAN</b></p>	<p><b>2007</b></p>	<p><b>EXISTING ROADWAY CONDITIONS</b></p> <ul style="list-style-type: none"> <li>+ Roadway (SR 64) is classified as an Urban Minor Arterial</li> <li>+ Current AADT approximately 20,000</li> <li>+ Two 12 foot through lanes in each direction</li> <li>+ Transition to two lane road at Edwardsville Galena Road</li> <li>+ Right and left turn lanes at major intersections</li> <li>+ Posted speed limit is 35 MPH</li> <li>+ Storm drainage conveyed via ditches to outlet west of Tunnel Hill Road</li> <li>+ West Knable Road intersects SR 62 approximately 400 feet from I-64 interchange ramp</li> <li>+ No apparent sight distance issues exist</li> </ul> <p><b>EXISTING LEVEL OF SERVICE</b></p> <ul style="list-style-type: none"> <li>+ Corydon Pike: LOS C AM and PM</li> <li>+ I-64 Ramps eastbound: LOS F AM, LOS B PM</li> <li>+ I-64 Ramps westbound: LOS A AM, LOS F PM</li> <li>+ West Knable Road: LOS B AM and PM</li> <li>+ Tunnel Hill Road: LOS C AM, LOS E PM</li> </ul> <p><b>EXISTING BICYCLE AND PEDESTRIAN SERVICE</b></p> <ul style="list-style-type: none"> <li>+ Currently there are no significant facilities for alternative modes of travel</li> </ul>
<p><b>PARKS AND RECREATION DEPARTMENT MASTER PLAN</b></p>	<p><b>2008 - 2013</b></p>	<ul style="list-style-type: none"> <li>+ Need for additional 80 acres of parkland             <ul style="list-style-type: none"> <li>+ Concept 1 - Creating small parks and/or linear greenway (s)</li> <li>+ Concept 2 - 1 or more regional parks and destinations location</li> </ul> </li> <li>+ The Gateway area falls under Priority Zone 3 for park requirements that was based on population density             <ul style="list-style-type: none"> <li>+ Recommendation for community park</li> <li>+ Opportunities to acquire open space and/or agricultural lands</li> </ul> </li> </ul>

**Level of Service** is a metric of how well an intersection or corridor is functioning for vehicular traffic. Levels range from LOS A to F. LOS A provides the most desirable conditions from the driver's point of view. However due to cost and environmental concerns, LOS B or C during peak hours are generally the design target. As an example, an intersection may function at LOS D during peak hours but function at LOS A when traffic is lighter.

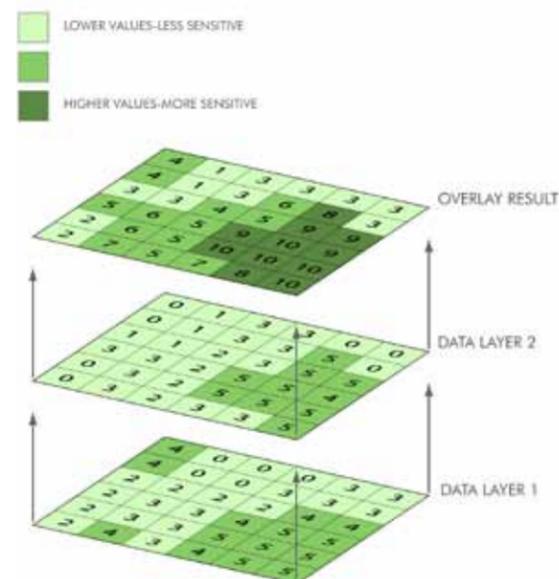
# LAND SUITABILITY MODEL | UNDERSTANDING

## PROCESS

The GIS data provided by Floyd County, Indiana and from USGS databank were used in this exercise to develop a sensitivity and suitability map, reflecting areas of environmental sensitivity and areas more suitable for development. Following is a brief summary of the process:

- Values were assigned to each natural feature using a scale of 1-3 (1 being less sensitive and 3 being highly sensitive)
- Weights were then assigned to each feature's values to differentiate the importance of one feature to another with respect to the project's site.
- The overall values were then "drilled down" on top of one another using GIS.

A diagram of this process can be seen below. The overall graphic, Land Suitability Model | Composite, reflects this process, and acts as framework for guiding the development of the Gateway Master Plan.



## SUITABILITY CRITERIA

The following charts summarizes the assignment of criteria/sensitivity values (1-3) for the natural features.

### LAND USE ANALYSIS

LU Code	Description	Sensitivity
11	Water	3
21	Developed - Open Space	1
22	Developed - Low Intensity	1
23	Developed - Medium Intensity	1
24	Developed - High Intensity	1
41	Forest - Deciduous	3
42	Forest - Evergreen	3
43	Forest - Mixed	3
52	Scrub	2
71	Grassland	1
81	Agriculture - Pasture	2
82	Agriculture - Cultivated Crops	3

### SLOPES ANALYSIS

Slope Percentages	Sensitivity
0.000 - 3.000	1
3.001 - 6.000	1
6.001 - 9.000	1
9.001 - 12.000	2
12.001 - 15.000	2
15.001 - 18.000	2
18.001 - 21.000	3
21.001 - 30.000	3
30.001 - 54.000	3

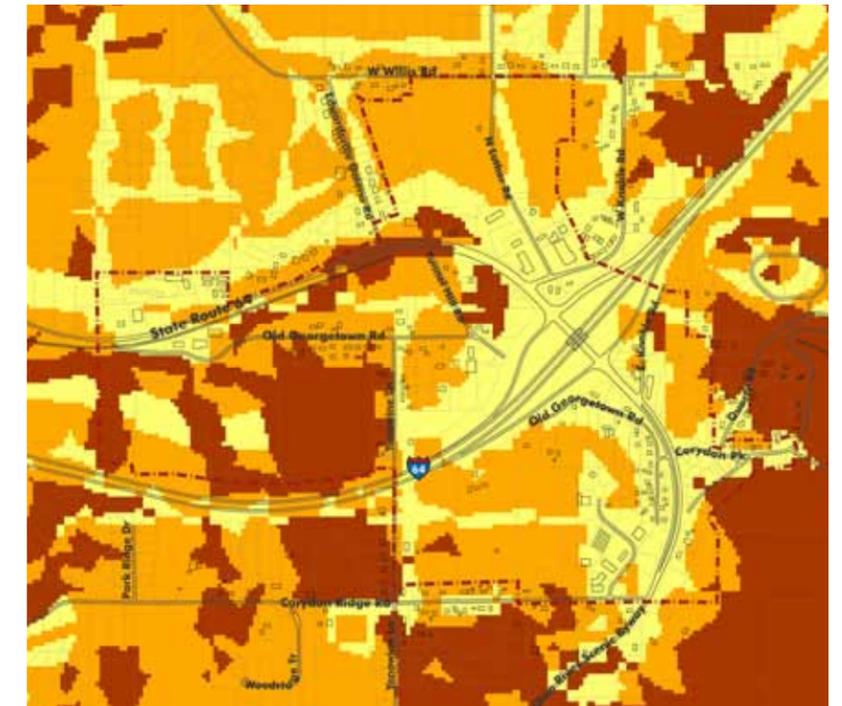
### SOILS ANALYSIS

Soils	Drainage / Erosion	Hydric	Shrink / Swell Potential	Sensitivity
BcrAQ	Well Drained	No	Low	1
BcrAW	Somewhat Poorly Drained		Low	2
CtwB	Well Drained		Moderate	2
GgbG	Hills & Knobs		Low	2
GgfE2	Eroded		Low	2
GmaG	Well Drained		Low	1
KxkC2	Moderately Well Drained		High	3
KxlC3	Severely Eroded		High	3
KxlE3	Severely Eroded		High	3
KxmE2	Well Drained		High	3
Pml	Severely Eroded		High	3
SfyB	Moderately Well Drained		High	3
SoIC2	Moderately Well Drained		Moderate	2
Uaa	Poorly Drained		-	3
UneC	Clayey Substratum		-	1

# LAND SUITABILITY | LAND COVER



SUITABILITY  
 CRITERIA



0 1000 2000 Feet

### LEGEND

#### Land Cover

- Water
- Developed - Open Space
- Developed - Low Intensity
- Developed - Medium Intensity
- Developed - High Intensity
- Forest - Deciduous
- Forest - Evergreen
- Forest - Mixed
- Scrub
- Grassland
- Agriculture - Pasture
- Agriculture - Cultivated Crops

#### Environmental Sensitivity

- Low (1)
- Medium (2)
- High (3)

0 250 500 1000 Feet North

Data Source: Floyd County, Indiana GIS, USGS

# LAND SUITABILITY | SLOPES



0 1000 2000 Feet

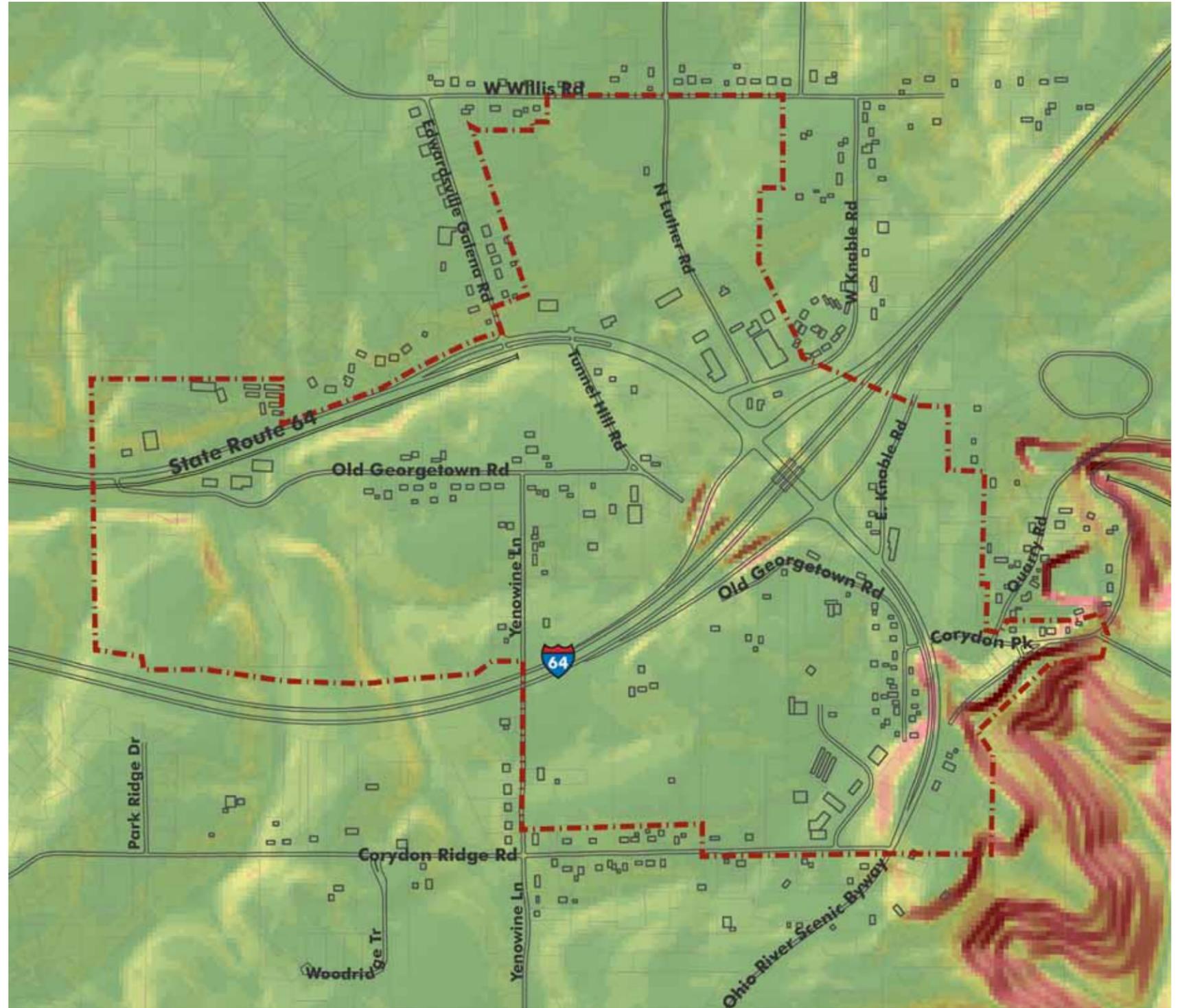
## LEGEND

Slopes (Percentages)	Environmental Sensitivity
0.000 - 3.000	Low (1)
3.001 - 6.000	Medium (2)
6.001 - 9.000	High (3)
9.001 - 12.000	
12.001 - 15.000	
15.001 - 18.000	
18.001 - 21.000	
21.001 - 30.000	
30.001 - 54.000	

0 250 500 1000 Feet North

Data Source: Floyd County, Indiana GIS, USGS

← SUITABILITY CRITERIA



# LAND SUITABILITY | SOILS



SUITABILITY  
 CRITERIA



0 1000 2000 Feet

### LEGEND

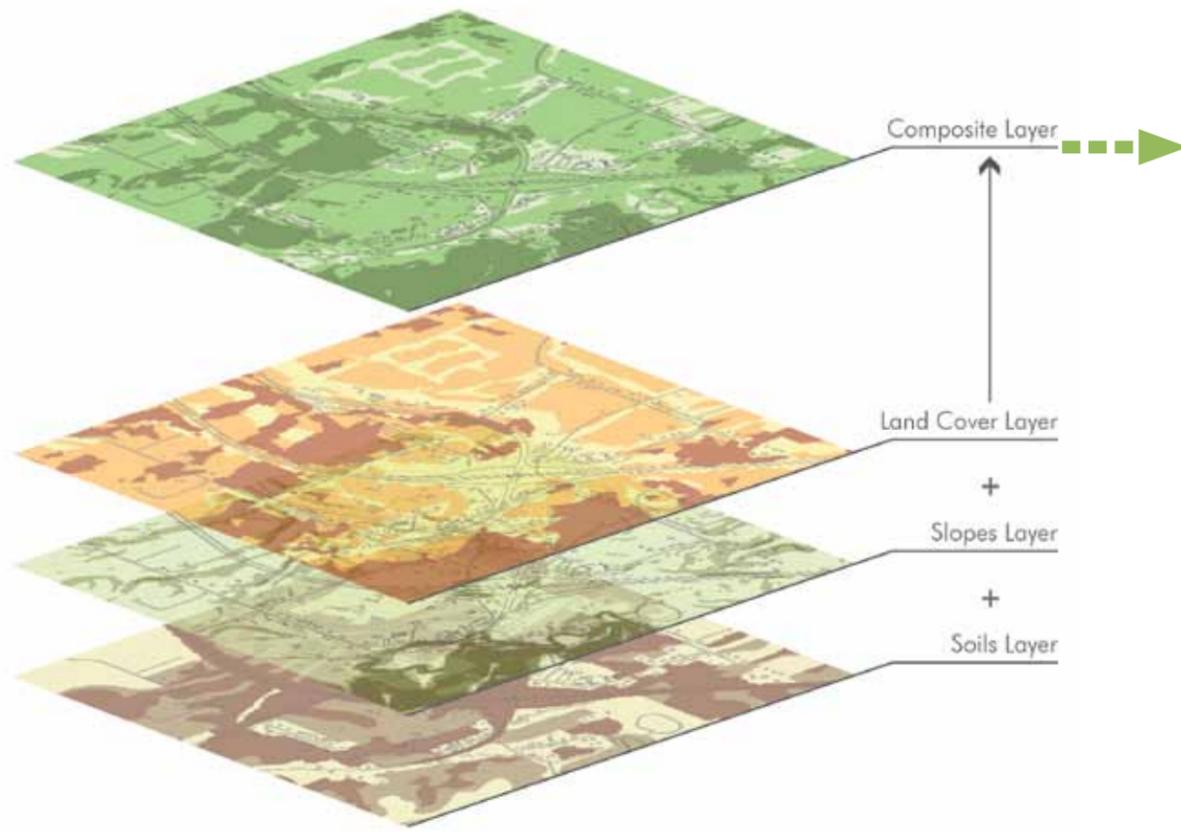
- |       |      |                           |  |
|-------|------|---------------------------|--|
| Soils |      | Environmental Sensitivity |  |
| BcrAQ | Uaa  | Low (1)                   |  |
| BcrAW | UneC | Medium (2)                |  |
| CtwB  | W    | High (3)                  |  |
| GgbG  |      |                           |  |
| GgfE2 |      |                           |  |
| GmaG  |      |                           |  |
| KxkC2 |      |                           |  |
| KxlC3 |      |                           |  |
| KxlE3 |      |                           |  |
| KxmE2 |      |                           |  |
| Pml   |      |                           |  |
| SfyB  |      |                           |  |
| SolC2 |      |                           |  |

0 250 500 1000 Feet North



Data Source: Floyd County, Indiana GIS, NRCS

# LAND SUITABILITY | COMPOSITE



## LEGEND

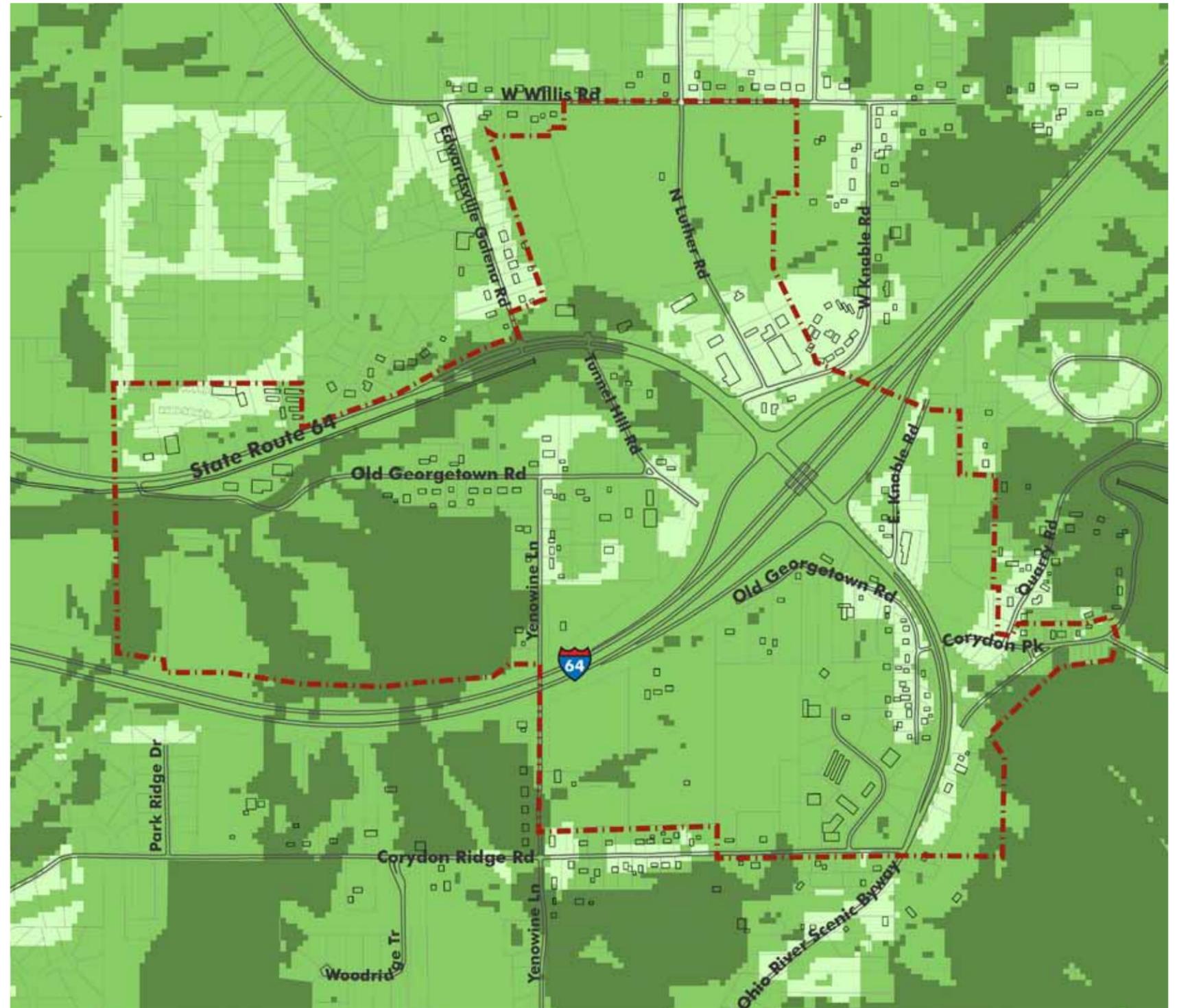
Environmental Sensitivity

- Low (1)
- Medium (2)
- High (3)

0 250 500 1000 Feet



Data Source: Floyd County, Indiana GIS, USGS, NRCS



## EXISTING CONDITIONS | ANALYSIS



### LEGEND

- Study Boundary
- Commercial Areas
- Industrial/Commercial Areas
- Residential Areas
- Stream
- Green Space/Parks
- Main Thoroughfare
- Railroad
- 1 Historic Edwarsville
- 2 Highway Focus Commercial Area
- 3 Industrial/Commercial Areas
- 4 County Owned Property
- 5 Cemetery
- 6 Highway Bisecting Community
- 7 Wooded Areas
- 8 Hilly & Forested Areas
- 9 Existing Parkland

### EXISTING CONDITIONS & ISSUES

- Historic town south of interstate with older built form
- Newer commercial area north of interchange and newer residential stock
- Interstate bisecting community and creating "canyon" effect
- Excellent views towards southeast

0 250 500 1000 Feet



Data Source: Floyd County, Indiana GIS

# EXISTING CONDITIONS | ANALYSIS

## CHARACTER & BUILT FORM

### EXISTING CONDITIONS

HIGHWAY RELATED USES

SUBURBAN CHARACTER

HAPHAZARD LOCATION OF USES

### OPPORTUNITIES

CONNECTION BETWEEN HISTORIC TOWN AND NEW COMMERCIAL AREAS

HIGHER QUALITY ARCHITECTURE AND SITE DEVELOPMENT



## STREETScape

### EXISTING CONDITIONS

HIGHWAY APPROACH TO INTERCHANGE THROUGH WOODED AND NATURAL AREAS

WIDE RIGHTS-OF-WAY WITH LACK OF DEFINITION TO PUBLIC REALM AND PRIVATE PROPERTY

### OPPORTUNITIES

ENHANCE THE HISTORIC CORE WITH CONTEXT SENSITIVE STREETScape ENHANCEMENTS

SIDEWALK CONNECTIONS AND LANDSCAPE ENHANCEMENTS



## EXISTING CONDITIONS | ANALYSIS

### PUBLIC SPACES, TRAILS

#### EXISTING CONDITIONS

GARRY E. CAVIN PARK, CEMETERY,  
LINCOLN HERITAGE TRAIL, GEORGE  
ROGERS CLARK TRAIL

LACK OF ALTERNATIVE CONNECTIONS  
BETWEEN DESTINATIONS AND  
RESIDENTIAL NEIGHBORHOODS



#### OPPORTUNITIES

CONNECT NEIGHBORHOODS AND  
COMMERCIAL AREAS WITH BIKEWAYS,  
SIDEWALKS, TRAILS

CONNECTIVITY WITH REGIONAL TRAILS



### SIGNAGE & WAYFINDING

#### EXISTING CONDITIONS

HIGHWAY AND SUBURBAN CHARACTER

HAPHAZARD USE OF SIGNAGE



#### OPPORTUNITIES

DEVELOP SIGNAGE AND WAYFINDING  
FAMILY APPROPRIATE TO REDEVELOPMENT  
CHARACTER



# PAST CONDITIONS | HISTORIC MAPS AND IMAGERY

1917



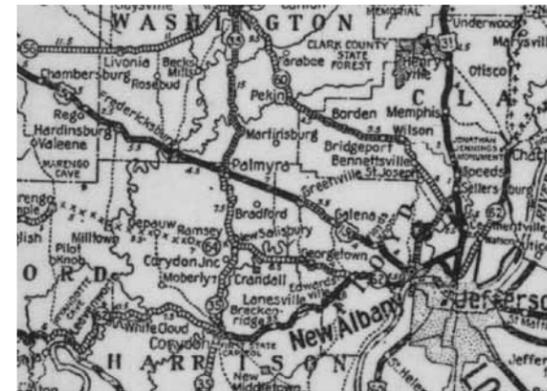
Courtesy: Indiana Historical Society

1924



Courtesy: Indiana Historical Society

1930



Courtesy: Indiana Historical Society

1881



Edwardsville Tunnel (East End)  
Courtesy: Indiana Historical Society

# OPPORTUNITIES | ANALYSIS



## LEGEND

- Study Boundary
- Commercial Areas
- Residential Areas
- Stream
- Green Space/Parks
- Main Thoroughfare
- Railroad
- Potential Gateway Enhancements
- 1 Historic Edwarsville
- 2 Highway Focus Commercial Area
- 3 Enhanced Connection between Historic Core and Newer Commercial Areas
- 4 Connection with Park
- 5 Improved Connectivity between North and South Areas of I-64
- 6 Landscape Improvements of Interchange Areas

## OPPORTUNITIES

- Connect historic Edwarsville with newer commercial areas
- Create distinctive niche land uses
- Promote alternative transportation and trails, bikeways, sidewalk connections
- Preserve view corridors
- Redevelop opportunity sites



Data Source: Floyd County, Indiana GIS

# OPPORTUNITIES | POTENTIAL DEVELOPMENT AREAS

## LEGEND

-  Study Boundary
-  Residential Areas
-  Stream
-  Green Space/Parks
-  Main Thoroughfare
-  Railroad

## NEW TOWN CENTER AREA

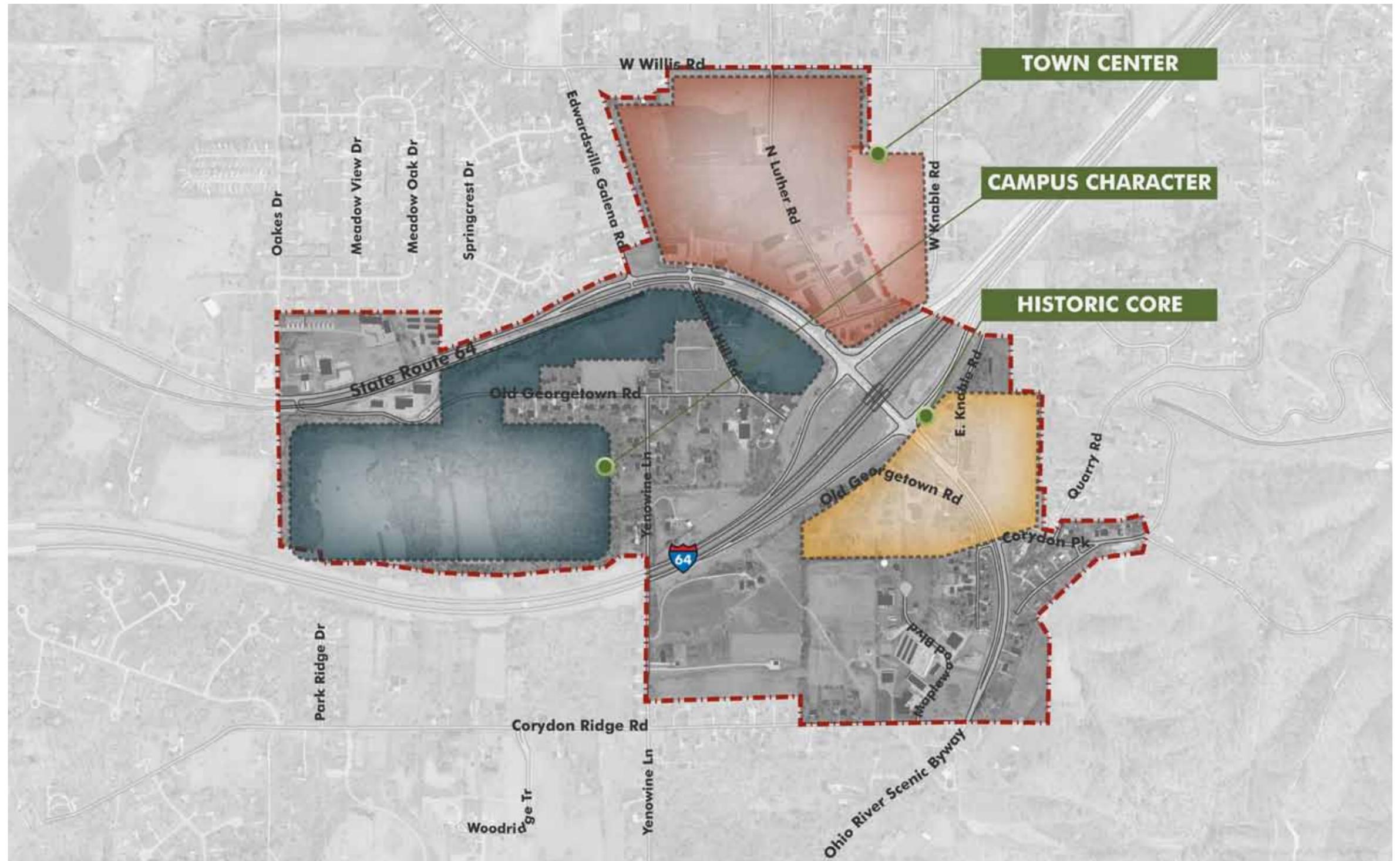
-  Neighborhood Serving Commercial
-  Restaurants and Retail
-  Higher Density Housing

## CAMPUS AREA

-  Institutional/Educational/Research Facilities

## OLD TOWN CENTER AREA

-  Redevelop Old Town Character



Data Source: Floyd County, Indiana GIS

# EXISTING CONDITIONS | SIGNAGE & WAYFINDING INVENTORY & ANALYSIS

## SIGNAGE



## VICINITY CHARACTER



Refer to Existing Conditions & Assets Map

# FINDINGS | SIGNAGE & WAYFINDING

## DEFINITIONS

- Placemaking is a multi-faceted approach to the planning, design and management of public spaces
- Placemaking capitalizes on existing and potential assets to improve the community, and acts as a catalyst for advancement and growth
- Identity is a visual representation of an organization, idea, product or place
- Identity concepts are developed by exploring values that are significant to a community, including character, culture and history
- Identity can be used for numerous branding efforts—this study could be used as a framework for future identity and branding development
- Together, placemaking and identity can enhance community presence

## DATA COLLECTION

- Floyd County formed in 1819, county seat is New Albany
- 2006 county population: 72,570
- Part of Louisville/Jefferson County, KY-IN Metropolitan Statistical Area
- Floyd County area was conquered by George Rogers Clark during American Revolution
- Said to be named for (James) John Floyd
- 19th century immigrants to Floyd County may include Irish, German and French
- Edwardsville established in 1853
- Longest railroad tunnel in Indiana located in Edwardsville (±4,295 feet long) “Duncan Tunnel” built in 1881 through Knobstone Escarpment. Currently in use by Norfolk Southern Railway.

## OBSERVATIONS

- Site visit on April 30, 2011
- Limited identity signage, includes standard DOT and private/local signage
- No entrance signage or announcement of Edwardsville
- Wayfinding signage related to Edwardsville is very minimal
- No existing brand or identity
- Limited land/streetscape enhancements
- No defined destinations for visitors

## CONCERNS

- Edwardsville is unincorporated
- No existing boundaries
- Currently, identity efforts would be based on the “idea” of Edwardsville
- Physical assets have Georgetown addresses
- Identity confusion with other areas: i.e., Georgetown, and “Southern Indiana is the Sunny Side of Louisville” slogan used by Convention & Tourism Bureau
- Lack of wayfinding discourages visitors
- No identifying characteristics of Edwardsville

# POTENTIAL ASSETS & RESOURCES



## PHYSICAL ASSETS

- A Garry E. Cavan Park**  
6485 Corydon Ridge Road  
Georgetown, IN 47150
- B Old School**  
Old Georgetown Road
- C Duncan Tunnel**
- D Historic Building**  
Corydon Pike
- E Water Tower**  
Edwardsville Water Corporation  
(est. 1963)  
545 Maplewood Blvd.  
Georgetown, IN 47122
- F Georgetown Township Fire Department – Station 2**  
5610 Corydon Ridge Road  
Georgetown, IN 47122
- G Polly’s Freeze**  
5242 State Road 62  
Georgetown, IN 47122

*Refer to Existing Conditions & Assets Map*



## CULTURAL/HISTORIC BACKSTORIES

- Old Corydon Road (plank road)
- Native American Heritage
- Canning Factory
- Agricultural Roots
- Knobstone Escarpment History

*Backstories require research and authentication.*

## GENERAL RESOURCES

- **Floyd County Government**  
<http://www.floydcounty.in.gov>  
311 Hauss Square  
New Albany, IN 47150
- **Floyd County Historical Society**  
Padgett Museum  
509 West Market Street  
New Albany, IN 47150
- **Floyd County News**  
<http://newsandtribune.com/floydcounty>
- **Clark-Floyd Counties Convention & Tourism Bureau**  
<http://www.sunnysideoflouisville.org>  
315 Southern Indiana Avenue  
Jeffersonville, IN 47130
- **Indiana State Library**  
<http://www.in.gov/library>  
315 W. Ohio Street  
Indianapolis, IN 46202
- **Indiana State Archives**  
<http://www.indianadigitalarchives.org>  
6440 E. 30th Street  
Indianapolis, Indiana 46219
- **Indiana Historical Society**  
<http://www.indianahistory.org>  
450 West Ohio Street  
Indianapolis, IN 46202
- **STATS Indiana – Floyd County Profile**  
[http://www.stats.indiana.edu/profiles/profiles.asp?scope\\_choice=a&county\\_changer=18043&button1=Get+Profile&id=2&page\\_path=Area+Profiles&path\\_id=11&panel\\_number=1](http://www.stats.indiana.edu/profiles/profiles.asp?scope_choice=a&county_changer=18043&button1=Get+Profile&id=2&page_path=Area+Profiles&path_id=11&panel_number=1)
- **National Register of Historic Places**  
<http://www.nationalregisterofhistoricplaces.com/in/Floyd/state.html>

# EXISTING CONDITIONS & ASSETS MAP | SIGNAGE & WAYFINDING

