



I. INTRODUCTION

“The country around us was an entire wilderness, with here and there a small cabin, containing a small family. We were nearly all new beginners at that time, and although we had to work almost day and night, we were not discouraged.”

from Memoir of David Hoover 1857
A Pioneer of Indiana and settler of Richmond in 1806

I. INTRODUCTION

A. Comprehensive Planning

Comprehensive planning is fundamental to creating a vital and sustainable community. The economic prosperity of a community and comprehensive planning are closely related. A city can use a comprehensive plan to help guide its future growth. More importantly, a city can use this plan as a tool to help engineer change by encouraging favorable development, while allowing for the natural evolution of a growing community. A comprehensive plan includes broad policies with implementation strategies that guide land use decisions. These important decisions *will* determine the physical, economic, and social well being of a community. Comprehensive plans are sometimes referred to as land-use plans, since the appropriate *uses of* land and the compatibility *between* these uses are often determined during the comprehensive planning process. Comprehensive plans are prepared to identify, preserve, and manage the natural resources, significant lands, and historic structures. In addition, comprehensive plans consider the current and future issues, which relate to schools, recreation, housing, and infrastructural needs.

Comprehensive planning is a means to establish guidelines for the future growth of a community. The term “comprehensive” means exactly that. It should be a thorough, all-inclusive process, which addresses the issues that affect the future growth of a community. The final product of this process is a comprehensive document or *plan*. City officials should use this document as a policy guide for making informed decisions that affect the community.

The US Census projects that the population of the United States will grow by 60 million over the next 20 years. Land use decisions will become increasingly difficult to make as our population increases. Yet, the decisions that we make will deeply affect where we live, work, play, shop, and travel. The choices that we make will determine how we accommodate our future growth and what we leave as our legacy for the future generations. A city must strive to preserve valuable, natural resources, enhance the livability of neighborhoods, and create a strong sense of community. Yet, our education does not prepare us with the language or skills to become effective problem-solving participants in this decision-making process. We must be prepared to make the best possible choices for our communities. We must elevate the level of discourse and improve the decision-making capacity of all citizens, so that we can be more effective at addressing the challenges of our growing population, while improving the quality of life within our communities.

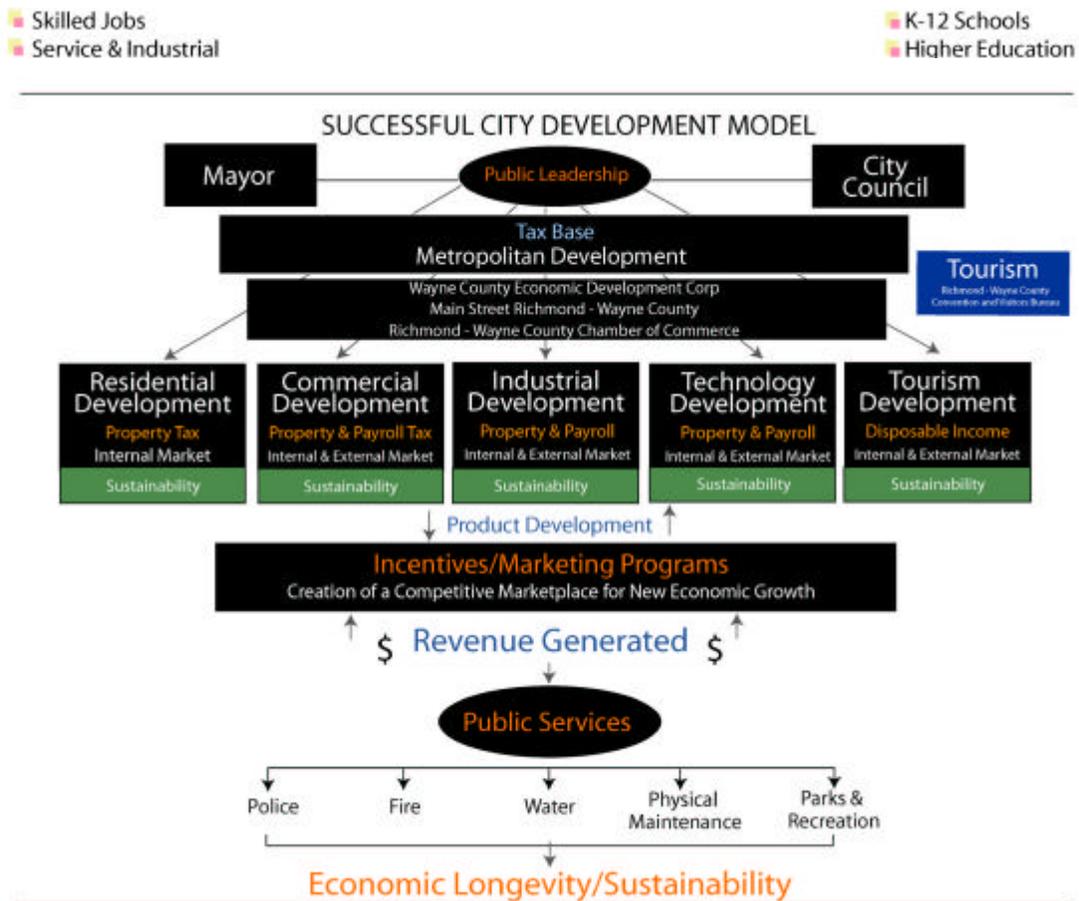
William I. Goodman, a well-known author on the subject of comprehensive planning, asserts that the primary purpose of a comprehensive plan is as an instrument to be used by the leaders of a community to establish the policies and make the decisions necessary for the physical development of a community. According to Goodman, the comprehensive plan should satisfy six basic requirements:

1. The plan should be comprehensive.
2. The plan should be long-range.
3. The plan should be general.
4. The plan should focus on physical development.
5. The plan should relate physical design proposals to community goals and social and economic policies.
6. The plan should be first a policy instrument, and only second a technical instrument.

Comprehensive plans are general in nature and are purposely long-term. The loftier goals can take years to accomplish in this type of plan. The City of Richmond’s comprehensive plan serves as a general guide for the various uses of land. There is a 15 - year planning horizon envisioned in this comprehensive plan. The plan will encourage growth in a manner that will promote economic well being, enhance community character, and improve the quality of life. The comprehensive plan provides a commonly accepted guide for making future decisions. When consistently applied, the Comprehensive Plan provides the foundation for a legal basis in protecting the community. The Plan is not law, but it does provide a foundation for future zoning and sign ordinances, as well as other local regulations, which govern the use of land.

A city that provides its residents with a vibrant, safe, and sustainable environment to live, work, and play is essential for a healthy community. The Healthy Community Model illustrates this point and highlights the critical elements for success that Richmond must focus on over the next ten years.

Healthy Community Model

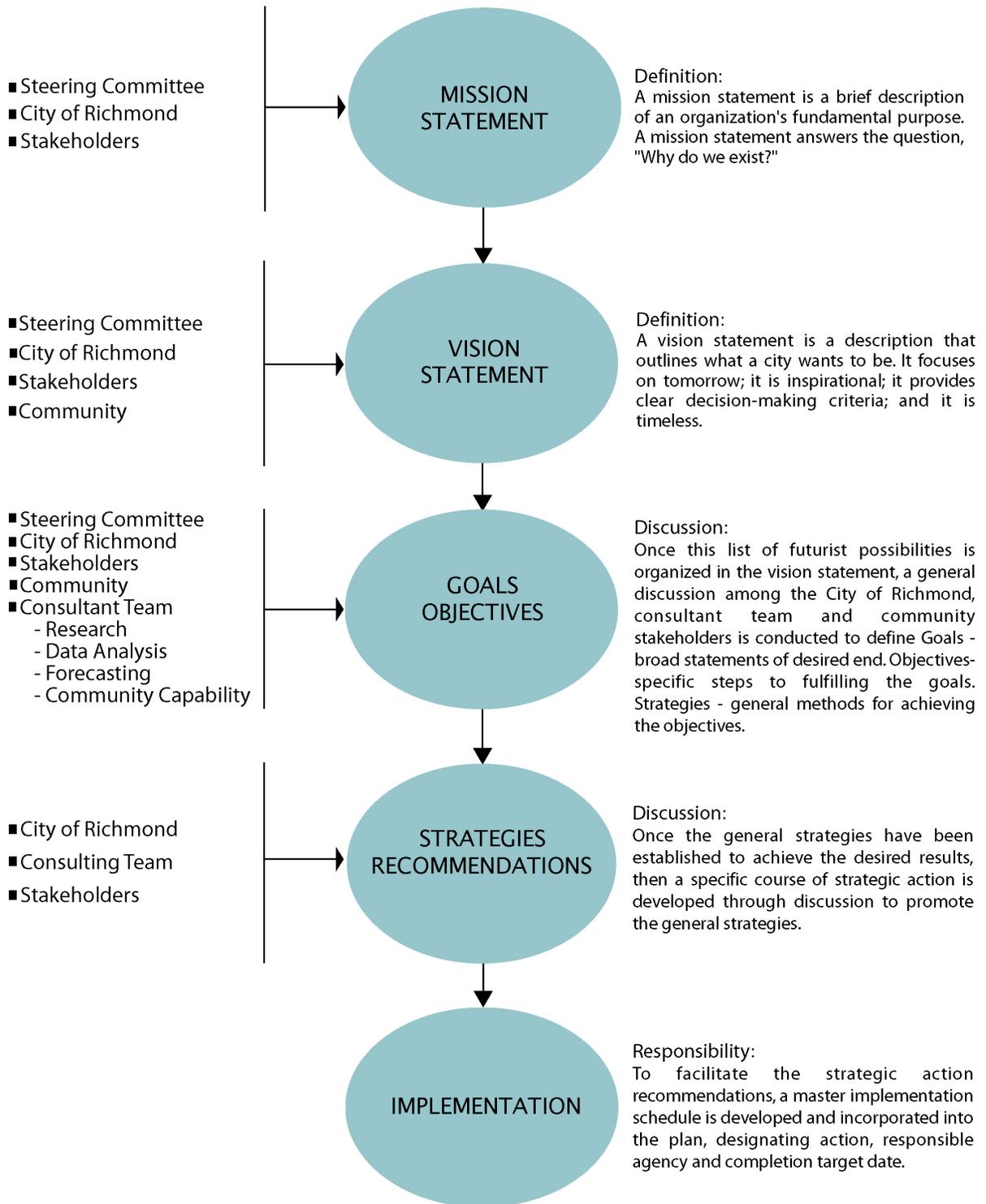


Successful City Development Model

The Successful City Development Model illustrates the interrelation between, public leadership; public policy; city tax revenue spending and private sector re-investment. It culminates in the long-term economic sustainability of Richmond. The model also illuminates the importance of using a portion of tax revenues to leverage private sector real estate investment. This can be accomplished through financial incentives designed to attract real estate developers and property owners to specific reinvestment areas of the City. The visions put forth in this Comprehensive Plan for economic, social, and environmental sustainability should be the driving force behind the City's budget priorities, regulations, interactions with other governmental agencies, and development review. When the Successful City Development Model is properly incorporated into Richmond's municipal plans and regulations, plus it is the basis for making predictable, consistent decisions; over time the vision of sustainability and healthy community will transform from a concept to reality.

This planning effort will serve to coordinate the development and growth of the City of Richmond by coordinating land use development with implementation strategies. The comprehensive planning process included public consensus building efforts, along with steering committee meetings, stakeholder interviews, focus groups, and workshops. The process involved the surrounding jurisdictions of Wayne County, by considering their planning efforts, and soliciting their input regarding the City of Richmond.

COMPREHENSIVE PLAN INFORMATION SYNTHESIS



B. How to Navigate This Plan

The purpose of this comprehensive plan is to provide a legal framework to guide the growth and development of The City of Richmond. In Indiana, the 500 Series of Title 36-7-4 of the Indiana Code permit comprehensive planning. This law empowers cities, towns, and counties to adopt plans. Any plan adopted in Indiana must contain at least the following three elements:

1. A statement of objectives for the future development of the jurisdiction.
2. A statement of policy for the land use development of the jurisdiction.
3. A statement of policy for the development of public ways, public places, Public lands, public structures, and public utilities.

The City of Richmond Comprehensive Plan is organized into self-contained chapters which address each sector of study as defined by the contributors of the plan and those required by Indiana State law. This comprehensive plan addresses more than just land use and zoning, it considers such issues as economic development, city image and identity, education, recreation facilities and historic and natural resources, among others.

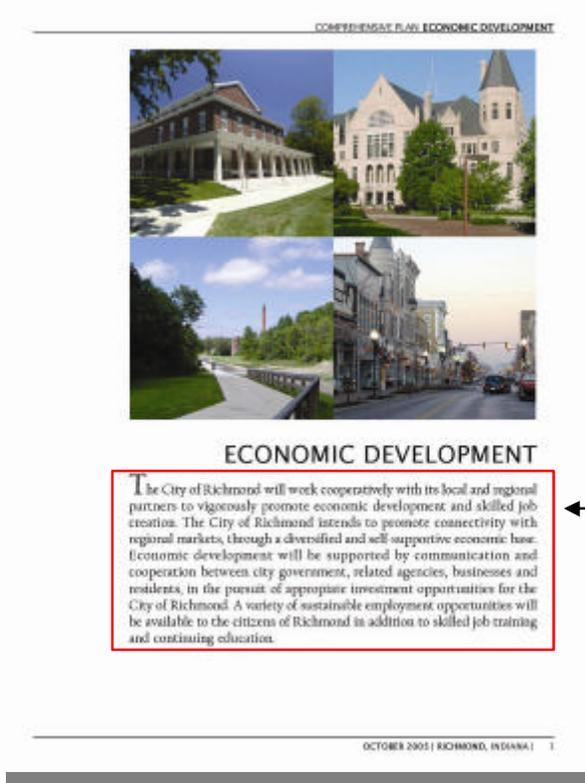
Action Oriented Comprehensive Plan

The Richmond Comprehensive Plan is an action oriented work program for the local government, community leaders, and citizens of the community. This document begins with an overview of a far-reaching vision for the City Richmond, and it concludes with a list of actions that are required to accomplish this vision. Each chapter examines a different area of study. There is an understandable roadmap between the established goals for the community and the path to achieve them. The illustration below graphically represents this course. Decisions and activities that are made and undertaken subsequent to the adoption of this plan should be consistent with the intent and content of this plan.

Chapter Organization

Each chapter covers a specific area of study. The content of each chapter is outcome of the planning process. The information in each chapter progresses logically, beginning with a *big idea* followed by specific recommendations to implement. Each chapter begins with a **Vision Statement** that is located on the cover page. The vision statement provides a favorable glimpse into the future of Richmond. In order to achieve this vision, broad **Goals** guide the progress with a list of objectives for achieving these goals. The **Objectives** target specific issues that relate to each goal. The **Issues** are all of strengths and weaknesses of a given situation. These issues are further clarified in the subsections of each chapter. The **Findings** are both the results of the research process and the identification of the current conditions in each area of study.

The planning team developed **Strategies** to facilitate the efforts of this goal-oriented process. **Recommendations** explain the best ways to make the strategies work. An **Implementation Summary Matrix** was developed to be used as an internal document by the City of Richmond



The City of Richmond will work cooperatively with its local and regional partners to vigorously promote economic development and skilled job creation. The City of Richmond intends to promote connectivity with regional markets, through a diversified and self-supportive economic base. Economic development will be supported by communication and cooperation between city government, related agencies, businesses and residents, in the pursuit of appropriate investment opportunities for the City of Richmond. A variety of sustainable employment opportunities will be available to the citizens of Richmond in addition to skilled job training and continuing education.

Each chapter begins with the appropriate Vision Statement.

Goal and Objectives are listed in the beginning of each Chapter.



Goal and Objectives

Goal

The City's economic base will be diversified and expanded to create a variety of employment opportunities, encourage additional investment and re-investment in the community, and to ensure sufficient revenues are available to support the City. The City and the Wayne County Economic Development Corporation can develop and implement healthy and sustainable economic development initiatives throughout Richmond. The City will coordinate with Main Street Richmond-Wayne County, Inc., the Urban Enterprise Association of Richmond, the Wayne County Economic Development Corporation, and the Wayne County Chamber of Commerce to build an expanded tax base with the correct mix of business and industry through an aggressive business recruitment and retention program. The City will coordinate workforce and career development programs with the appropriate agencies, current and future employees and higher educational institutions to guard against an insufficient skilled labor force to serve business and industry.

Objectives

1. Promote local and global historic, commercial, office/technology and industrial development, municipal and urban redevelopment opportunities.
2. The tax base will be further diversified and expanded to provide sufficient revenues to support City services and facilities.
3. Formulate and implement existing and new incentive programs to attract and sustain businesses. The range of economic incentives will be expanded and local benefits will be considered when offering economic incentive packages.
4. Develop local entrepreneurial efforts for local businesses. Encourage and attract development that will expand tax base.
5. Improve the quality and variety of retail, commercial and service businesses through land use strategies and zoning scheme policy throughout the city.

COMPREHENSIVE PLAN ECONOMIC DEVELOPMENT

- 4. Office uses will be encouraged with the understanding of what the market supports. Continue to market sites and buildings available in Richwood.
- 7. An emphasis on industrial development will continue, with a focus on light manufacturing and assembly, warehouse and distribution, and technology.
- 8. Retail will be supported that meets community needs for goods and services in concentrated locations throughout the City, Route 40 (east and west) and Downtown. Neighborhood center retail will focus on service and convenience categories.
- 8. Road, rail, airport, and utility improvements that facilitate economic development will be supported.
- 10. The downtown will be the focus for specialty retail, entertainment, cultural facilities, and civic uses through a strategic district approach.
- 11. Numerous approaches will be taken to maintain stable land prices for industrial development.
- 12. Coordination with economic partners and school districts will continue to be encouraged.
- 13. Develop a centralized information clearinghouse pertaining to economic development information and sectors including industrial development, office development, retail development, downtown revitalization, and tourism.

Economic Base

Issues and Findings

Economic Structure

During the 1990s and continuing through the twentieth century, Richwood was considered a manufacturing city. Though not at the top of current industry trends, manufacturing is still a key contributor, but the service sector superseded in the number of establishments and occupations over the past ten years in keeping with national and state trends. Using a standard classification system, the distribution of the number of establishments is shown below in the various tables and bar charts. These are the standard categories used by the North American Industrial Classification System (NAICS). Manufacturing, education, health care and social assistance represent the largest number of establishments in Richwood, Indiana followed by retail trade, and other service oriented establishments.

Occupation by Industry

While enjoying a 30 year decline between 1990 and 2000 the City of Richwood had the greatest decrease -80% - in agriculture, forestry, fishing, hunting, and mining positions between 1990 to 2000. The number of positions in the service industries - arts, entertainment, recreation, accommodation, and food services industry had the greatest growth of 60 percent between 1990 and 2000. Wholesale trade and retail trade both lost a significant number of positions between 1990 and 2000.

Focused subsections feature topic Issues and Findings.

Findings are often presented in easy to comprehend charts and tables.

COMPREHENSIVE PLAN ECONOMIC DEVELOPMENT

City of Richwood Occupation by Industry 1990 - 2000

Industry Description	1990	2000	% Change
Agriculture, forestry, fishing and hunting, mining	185	77	-60.7
Construction, extraction, and maintenance	520	667	42
Manufacturing	4,307	4,489	2.3
Wholesale trade	751	593	-20.4
Retail trade	3,171	2,447	-22.9
Transportation and warehousing and utilities	406	596	27.4
Information	493	488	-1.7
Finance, insurance, real estate, and social and housing	705	745	5.4
Professional, scientific, management, administrative, and waste management services	823	743	-10.4
Educational, health and social services	1,635	3,605	45
Arts, entertainment, recreation, accommodation, and food services	88	1,274	65.1
Other services (except public administration)	84	802	756
Public Administration	326	444	38.1

Source: U.S. Economic Census 2000

City of Richwood Number of Establishments by Industry 1996 - 2002

	1996	2000	2003	2005	2002
Mining	1	1	1	1	1
Construction	1	1	1	4	4
Construction	18	12	180	183	183
Manufacturing	38	60	91	46	95
Wholesale trade	71	68	61	56	57
Retail trade	711	714	748	743	748
Transportation & warehousing	3	33	38	39	47
Information	38	68	11	11	11
Finance, insurance	87	88	94	89	82
Real estate, financial, leasing	37	31	48	37	31
Professional, scientific, technical services	81	60	64	80	81
Management of companies & enterprises	11	11	8	8	8
Arts, entertainment, recreation, accommodation, food services	54	31	30	35	41
Educational services	8	8	8	10	10
Health care and social assistance	146	148	150	147	155
Arts, entertainment & recreation	2	2	2	2	2
Accommodation & food services	17	34	110	110	118
Other services (except public administration)	106	262	253	238	254
Arts & recreation	3	3	8	5	8
Unlabeled establishments	4	5	5	5	5
Total	185	396	127	128	129

Source: U.S. Economic Census 2002

COMPREHENSIVE PLAN ECONOMIC DEVELOPMENT

The Urban Enterprise Association, Inc.
(To be finalized)

Richmond/Wayne County Indiana Convention and Tourism Bureau, Inc.
(To be finalized)

Strategies and Recommendations

III. Conduct a Market Study and Business Sector Composition Study - Wayne County Economic Development Corporation (City of Richmond)

The City of Richmond should conduct or commission a market study and business sector composition study with the Wayne County Economic Development Corporation. These are two separate studies, but they should be conducted in concert so that a programmatic plan can be developed for both. The market study will evaluate the level of demand for Richmond's goods and services. This study should define the Richmond trade area (which will probably extend well beyond the City) and identify the purchasing power and social and service needs of the trade area's residents and businesses. The business sector composition study will examine the types of businesses currently operating in the Richmond trade area and evaluate the opportunities that the existing businesses present. These may include:

- clustering opportunities (strategies for attracting businesses that are suppliers of existing establishments or buy goods and services from existing establishments);
- niche opportunities (strategies for attracting businesses that complement existing establishments); and
- expansion opportunities (strategies for attracting businesses that have similar needs to successful local businesses and are likely to benefit from the Richmond environment).

III.2. Develop an Economic Development Plan - Wayne County Economic Development Corporation (City of Richmond)

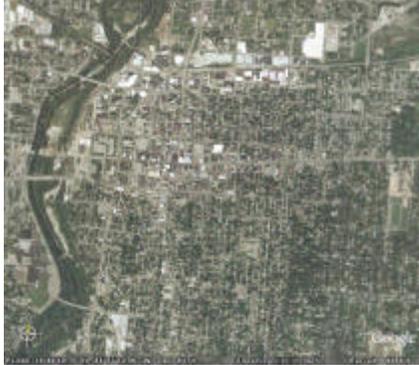
- On the basis of the data gathered in the market study and the business sector composition study, the Wayne County Economic Development Corporation will be prepared to develop a strategic economic development plan with the City of Richmond. This plan should be designed to capitalize on the information gathered to date and designed to work with the EDC's service delivery capacities. The Economic Development Corporation will use its knowledge of local economic opportunities and resources to evaluate a variety of possible strategies.

These findings of the studies and the Economic Development Corporation's strategic plan should be shared with key community partners and the public to help build broad support for the Council's strategies and for any public expenditures that may be necessary.

Strategies and Recommendations are prioritized and correlated by key.

C. Regional Context Study Area

Issues and Findings



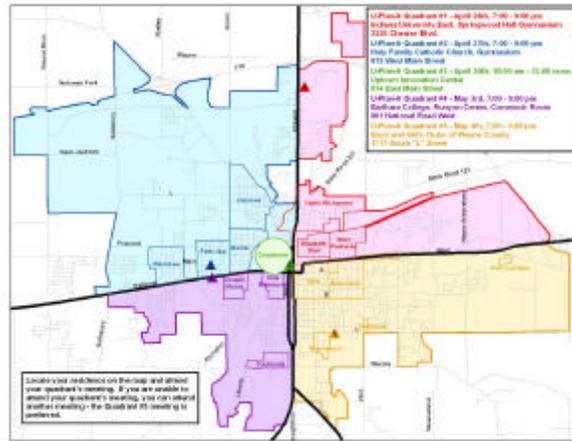
Source: Google Earth

Today, Richmond is a city of approximately 40,000 and is often referred to as the Eastern Gateway to Indiana. Its location on the border of Indiana and Ohio makes it easily accessible to Dayton, Ohio (45 minutes) and Indianapolis, Indiana (60 minutes), Cincinnati (1.5 hours) in addition to its close proximity to Columbus, Detroit, and Chicago - all within a 5 hour drive or less.

Richmond's heritage lies in its varied industrial background, and its location near Interstate 70, between Interstate 75 and Interstate 65 offers advantages to the City of Richmond for business, cultural, tourism, and economic development opportunities.

To better study the area, the City was geographically divided into four sub-areas or quadrants, with US 40 as the east - west divider and State US 27 as the north - south divider. These major roadways provided a natural dividing boundary between the four quadrants of the city. Downtown Richmond, which is centrally located, represents the fifth sub-area. The quadrants include the Northwest, Northeast, Southwest, and Southeast portions of the City.

The comprehensive planning process included data analysis and public forums with consensus building for the project. Data was collected and community input exercises were performed with the results organized by geographic quadrants. This approach allowed the unique characteristics of each geographic area to be examined individually. As a result, the final recommendations reflect an understanding of the distinct physical, social, and economic conditions of each district.



Source: LSL

Quadrants

Northwest – This quadrant is located west of US-27 and north of National Road. The zoning is primarily M2 General Industrial towards the northwestern part of the quadrants. Residential units for single- to multi-family are scattered close to the downtown area and located south along National Road. The west fork of the Whitewater River goes through this quadrant emptying into the main run of the Whitewater River known as the Gorge.

Northeast – East of US-27 and north of East Main Street/National Road East. The northeast quadrant can be analyzed in two parts. The north part is zoned primarily residential (R-2) One Family Residence District and (R-1) One Family Residence District with C-2 Commercial along US 27. The southern portion of the quadrant along Main Road is zoned O-1 Greenbelt with pockets of residential areas within the quadrant. R-3 zoning is clustered around the central city core where the traditional grid-street pattern occurs. Between Elks Country Club Road and 30th Street there is Residential zoning – R3 a, R-2 situated in-between the O-1 Greenbelt district where the Glenn Miller Park and the Hayes Arboretum are located. On the far east end of Main Road, there is a stretch of C-3 Central Business District Zoning and M-2 General Industrial District zoning located along Main Road and Interstate-70. A patch of Multiple Family Residence District Zoning occurs along Woodside Drive between Gravel Pit Road and Hayes Arboretum Drive. Part of the east fork of the Whitewater River runs through this quadrant.

Southwest – The southwest quadrant is mainly residential with the Whitewater Gorge flowing through it creating O1 Greenbelt along both its banks. There is some M1 Light Industrial in the southeast corner with commercial along the major thoroughfares.

Southeast – The southeast quadrant is split up into large areas of different zoning types. The largest area is R2 One Family Residential with R3 One to Eight Family Residential close to the downtown quadrant. To the east of the R2 zoning, there is R1 One Family Residential, R4 Multi-Family Residential, Industrial, and then a small corner of A1 Agricultural. Along Main Road, there is C3 and C4 Commercial Districts.

Downtown – Located in the center of the city, just east of the Whitewater Gorge and north of Main road, the downtown quadrant is zoned C3 General Business District and O1 Greenbelt along the Whitewater Gorge. There is some M1 Light Industrial with a small area devoted to R3 One to Eight Family Residential.

Current zoning within the 2-mile fringe of the City of Richmond is not very diverse. The majority is A1 Agricultural District with some large areas of O1 Greenbelt District, including along the Whitewater Gorge and R2 One Family Residence Districts throughout. Very little land within the city limits is currently zoned for C1 Limited Commercial District while most M2 General Industrial District encompasses the majority of the northwest quadrant. The zoning for Richmond follows the standards that were set forth by the State of Indiana.

Farming/Agriculture

Though the agriculture industry has dropped more than 60 percent in Richmond since 1990 and 2000, the number of acres devoted to farmland is still high in Wayne County. The State of Indiana has almost 30 percent of the duck industry and just over 23 percent of the popcorn industry. Ranked high in number of farms, Indiana also ranked in the top 20 for land area in acres. Wayne County is 66 percent occupied by farmland. There were 850 farms in Wayne County and 198 in the Richmond area. Richmond’s farms have a low value of sales with 81 percent making less than \$50,000 a year. Land that is considered good for farming in the Richmond area is shown on map at the end of this chapter. Almost all of the land west of the Clear Creek is good for farming. There is another large portion in the southeast quadrant in the southeast corner of the city boundary.

Value of Sales per Number of Farms - Richmond

Less than \$50,000	\$50,000-249,999	Greater than \$250,000
161	29	8

Source: 2002 Census of Agriculture

Rankings for Indiana 2002

Number of Farms	13 th
Land Area in Acres	20 th
Ducks	1 st
Popcorn	2 nd
Tomatoes for Processing	2 nd
Egg-Type Chicks Hatched	2 nd
Ice Cream Production	2 nd

Source: 2002 Census of Agriculture

D. Population and Socio-Economics

Issues and Findings

Population and demographic trends are primary factors affecting the land use patterns of communities, counties, and regions. The number of people, their age, the living arrangements in which they place themselves, the types of dwellings they choose to live in, and the places available to find employment, all play an important role in how much land is needed to accommodate their choices.

Socio-economics is the study of the social and economic demographics of a population. This section gives an overview of the ethnicity, poverty levels, employment levels, and household incomes of Richmond. The goal of socio-economic study is generally to understand the characteristics, traits, and preferences in order to encourage socio-economic development. This is often determined by reviewing the growth of an economy, the number of newly created jobs, or the different levels of home ownership. In studying the socio-economic composition and history of Richmond’s population, the needs of the community can be more specifically and directly addressed.

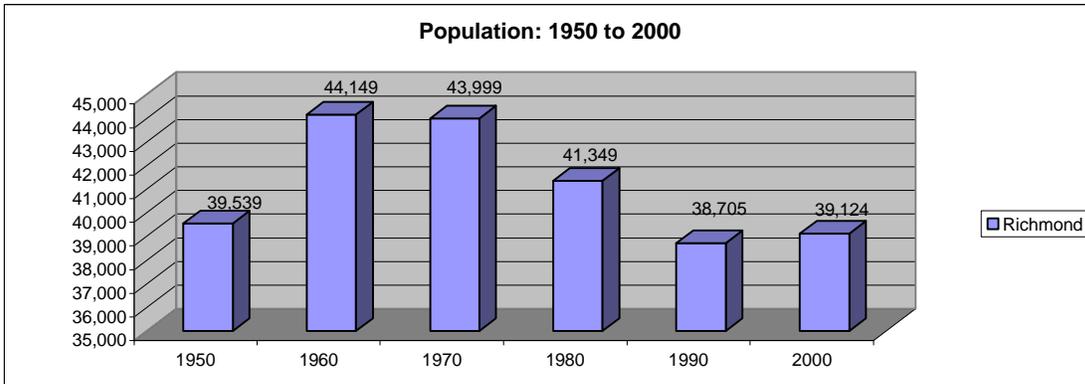
The city’s population, including its related characteristics, is an essential element of the comprehensive planning process. This section reviews the statistical trends in population and housing growth, plus the projected population change. These statistics enable projections to be made about the population. Projections can provide the city with a foundation to consider the future structural and public needs of the community. The data evaluated is taken from the U.S. Census Bureau from both the 1990 and the 2000 census including a historical review of population changes since 1950.

The following section will look at population data from the 1990 and 2000 census. This evaluation will be focused on the city, but will have also comparisons with Wayne County and State of Indiana when appropriate.

Information contained in this analysis includes:

- 2000 Census data (population, race, gender, age, education, income, housing)
- 1990 Census data (population, race gender, age)
- Comparison to Wayne County and the State of Indiana (population, race, gender, age)
- Population projections
- Employment rates

According to the 2000, Census the population for the City of Richmond was 39,124 people. This showcases a 5.6 percent decline from the 1980 Census, which continues the trend with the county at 6.9 percent decline. The population drop started after 1960 where Richmond had its population peak at 44,149 people.

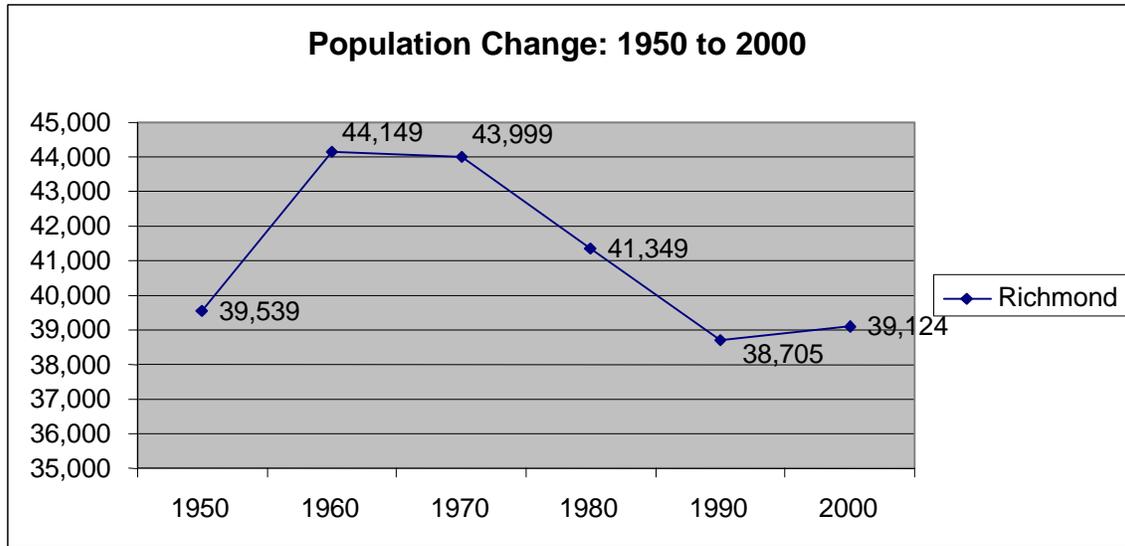


Source: U.S. Census Bureau 2000

Historical Population Trends

As the automobile became a more widespread mode of transportation in the 20th century, highways were improved which allowed people to begin to move outward from the concentrated centers of communities. Since the 1950s, this outward trend has accelerated growth in communities similar to the City of Richmond that are located along a major Interstate and had vast amounts of land to be developed surrounding the urban core. The dispersion caused development to encroach into accessible unincorporated areas, such as the two-mile fringe area of the City of Richmond that was once exclusively rural and used for farming. From 1950 to 1960, Richmond’s population increased by 10.4%. From 1960 to 1990, the population steadily decreased from the peak population of 44,149 in 1960. As the population of the city declined, the population density of the city has declined as well, resulting from the expansion of the city limits and the migration of residents away from the central area to the fringe areas.

The land area of Richmond has increased from 11.6 square miles in 1960 to 18.4 square miles in 1990; a change of 58.6%. In 2000, the land area of Richmond was 23 square miles, an increase of 23% in ten years. However, as the population slightly increased from 1990 to the year 2000, the land area grew as well. The 2000 population density is 1701 persons per square mile, a decrease in density from 1990 of 2,103.5 persons per square mile. The decrease in density of population in persons per square mile reflects a trend towards lower density development growth and of population migration.



Source: U.S. Census Bureau 2000

Population by Age

Another trend that is emerging is the general aging of the American population. The above graph displays the population distribution from 1950, 2000, and projected for 2025. (Significant changes in immigration or another “baby boom” could alter these projections.)

These distribution lines clearly show several notable items:

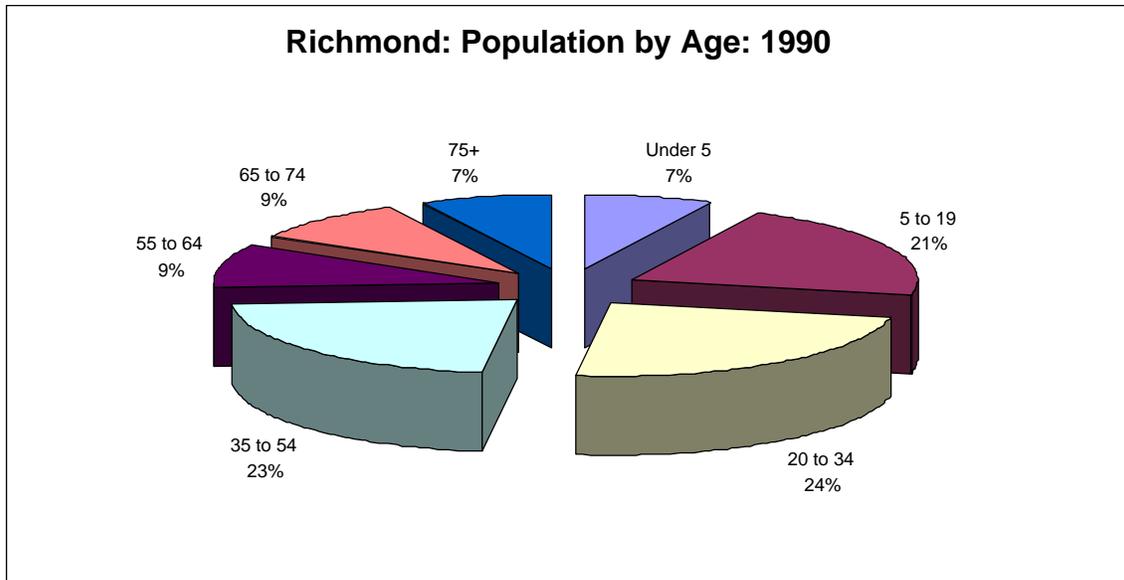
- The peak from the Baby Boom is very pronounced as it ages; over the next 20 years, the Boomers should be retiring rapidly.
- There is generally a downward slope toward the older age categories.
- Life expectancy continues to increase.

These trends affect several aspects of real estate. For example, currently the Boomers are largely of working age, and therefore there is significant demand for commercial property due to their economic activity. As the Boomers retire, there should be an increase in housing options for older populations. The similarity of Wayne County’s population to national trends is important, in that Wayne County estimate demands will closely follow national norms.

Age

In Richmond 60% of the population is in the 18-65 age group. The senior population over 65 accounts for 12% and the remaining 28% of the population is minors. The percentage of minors residing in the city is higher than in Wayne County.

The age makeup of the population is a relatively young population shown in the pie chart below, with the largest population age group in the 20 to 34 year old range at 24%. 23% of the total population is between the ages of 35 to 54. Combined the 20 - 54 age group represents 48% of the total population and comprises the majority of the work force. 21% of the total population is within the school age range of 5-19 years of age. 16.4% of the population is elderly or of retirement age, 65 and over. The male population is 12.7 percent higher than the female population, which is the complete opposite of the number of males and females in 1990. The female population was 14.7 percent higher in 1990.

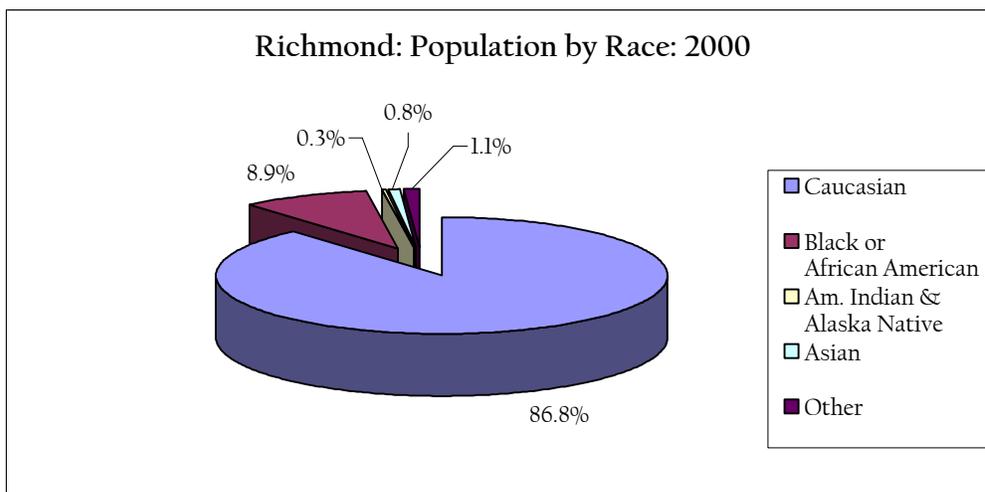


Source: U.S. Census Bureau 2000

Over the past decade, the City of Richmond has experienced the most growth in the 35 – 54 year old age group. The 35-54 year old category grew by 20% over the ten-year period, representing the baby-boomer generation. The population in the 75+ -age category increased by 11% between 1990 and 2000. The remaining age groups, under 5, 5-19, 20-34, 55-64, 65-74 decreased in population from 1990 to 2000. These decreases may be the result of family migration out of the community to other areas for professional careers and it indicates a movement of first-time homebuyers moving out of the area.

Ethnicity

The population of Richmond is mostly people of Caucasian background at 86.8 percent in 2000. This is just under Wayne County at 92 percent and just above the State of Indiana average at 87.5 percent with Caucasian background. The next largest ethnic background is Black or African American at 8.9 percent. The lack of ethnic diversity is not uncommon for the State of Indiana.



Source: U.S. Census Bureau 2000

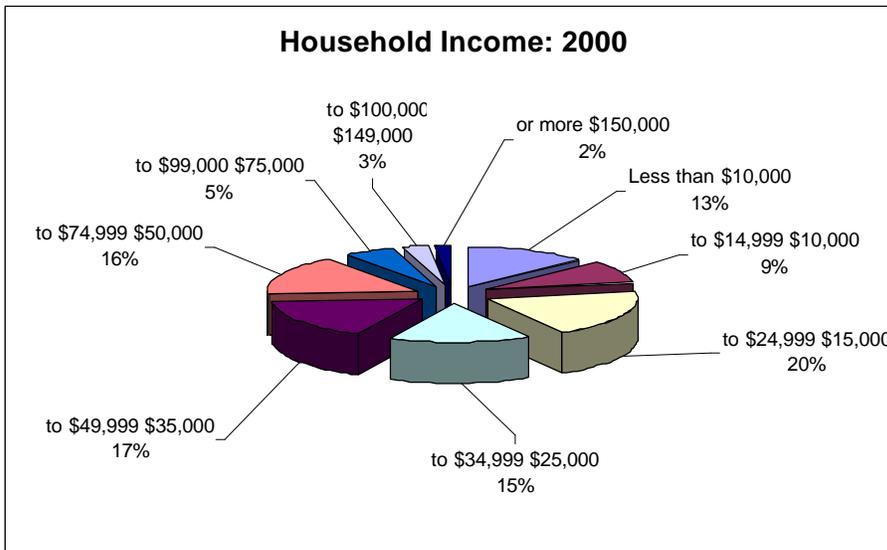
Annexation and Population

Annexation is the absorption of territory by a municipal corporation from an unincorporated area of another jurisdiction. It is a method of adjusting local governmental boundaries as areas urbanize. In 1950, the City of Richmond was an incorporated unit of local governments and occupied 23 square miles of area. Today, the remaining unincorporated area exists between the city boundaries and the two-mile fringe. This unincorporated area is primarily zoned as agriculture and some single family residential. The population trend is for migration to continue out of the Richmond central core to become residents of municipal corporations through annexation of unincorporated areas.

Income and Employment

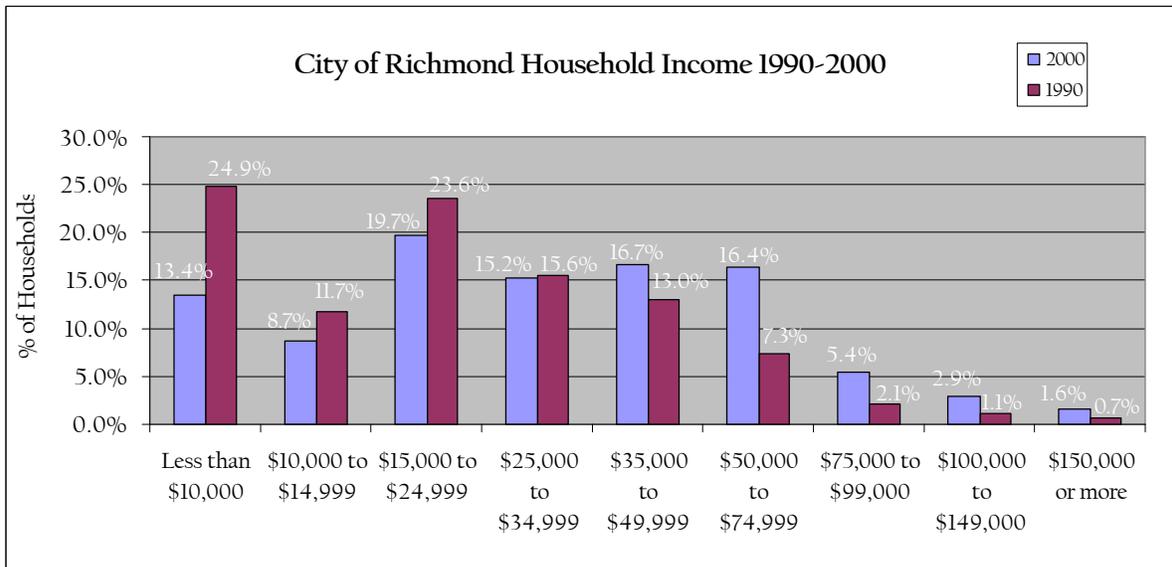
The employment levels and household incomes of a community reflect its general economic health. These figures also provide information on how Richmond compares to Wayne County and to the State of Indiana.

The median household income for Richmond in 2000 was \$38,346 that was lower than Indiana’s median family income of \$50,261. In 1990 (1989), Richmond’s median family income was \$32,126. This represents a 19% change in median family income over the ten-year period, which is higher than Wayne County median family income of 18.2% and the State of Indiana at 13.6%. Most households had a total income in between \$25,000 to \$74,999 annually.



Source: U.S. Census Bureau 2000

The largest percentage of household incomes falls in the \$15,000 to \$24,999 range, and in the \$35,000 to \$74,999 range. Income levels have a significant effect on local housing demand. An individual’s or family’s income has the greatest impact on the housing choices that individual will make. The median household and median family incomes for the City of Richmond for the 1990 and 2000 census periods show that Richmond median incomes experienced a greater relative increase between 1990 and 2000. 57% of the total household incomes in 2000 were less than \$35,000 annually, not affording many choices in housing. 32% of the households earned between \$35,000 and \$75,000 annually and the remaining 10% earned over \$75,000 annually. The household income tables below show that large percentages of the total population is in the lower income categories.



Source: U.S. Census Bureau 2000

Household Income Ranges

	2000 # of Households	% of All Households	1990 # of Households	% of All Households
Households	16,329	100.0%	15,586	100.0%
Less than \$10,000	2,184	13.4%	3,887	24.9%
\$10,000 to \$14,999	1,428	8.7%	1,817	11.7%
\$15,000 to \$24,999	3,216	19.7%	3,679	23.6%
\$25,000 to \$34,999	2,479	15.2%	2,426	15.6%
\$35,000 to \$49,999	2,723	16.7%	2,023	13.0%
\$50,000 to \$74,999	2,677	16.4%	1,143	7.3%
\$75,000 to \$99,000	886	5.4%	335	2.1%
\$100,000 to \$149,000	477	2.9%	172	1.1%
\$150,000 or more	259	1.6%	104	0.7%
Median household income (dollars)	30,210	(x)	20,585	(x)

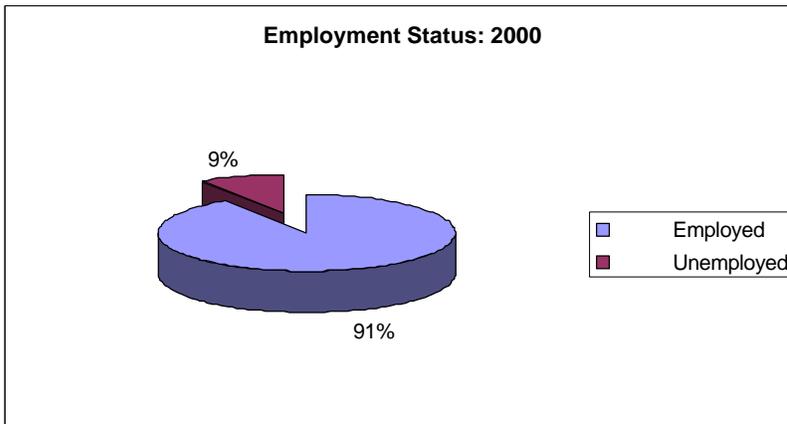
Note: Census 2000 income data from 1999, Census 1990 income data from 1989.

Family Income				
	2000	%	1990	%
Households	9,926	100.0%	10,268	100.0%
Less than \$10,000	800	8.1%	1,665	16.2%
\$10,000 to \$14,999	578	5.8%	1,091	10.6%
\$15,000 to \$24,999	1,719	17.3%	2,447	23.8%
\$25,000 to \$34,999	1,433	14.4%	1,773	17.3%
\$35,000 to \$49,999	1,885	19.0%	1,684	16.4%
\$50,000 to \$74,999	2,104	21.2%	1,029	10.0%
\$75,000 to \$99,000	755	7.6%	311	3.0%
\$100,000 to \$149,000	428	4.3%	164	1.6%
\$150,000 or more	224	2.3%	104	1.0%
Median family income (dollars)	38,346	(x)	24,753	(x)

Source: U.S. Census

Employment Status: 2004					
	Date	Labor force	Employed	Unemployed	Unemp. Rate
WIA Planning Region 9	Annual-04	153,680	145,220	8,460	5.50%
Wayne Co.	Annual-04	34,810	32,490	2,320	6.70%
Indiana	Annual-04	3,170,400	3,005,240	165,160	5.20%

Source: U.S. Census Bureau



Source: U.S. Census Bureau 2000

Wayne County’s unemployment rate in 2004 was 6.7%, which is above the State of Indiana’s at 5.2%. The lowest unemployment rate was recorded in 1996 at 4.1% and highest recorded during the recession in the 1980’s and 1990’s, which had rates of 14.7% and 12.5 %.

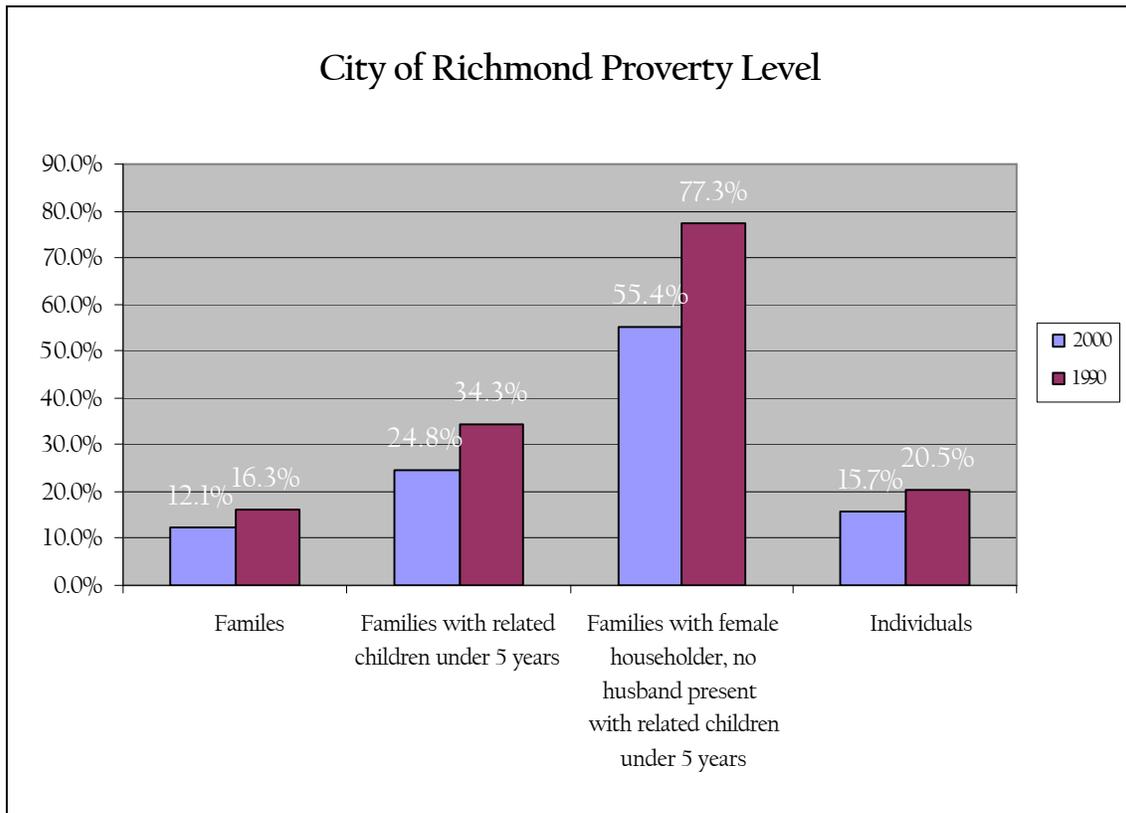
Poverty

77% of female households with no husband/father present and children under five represent the largest segment at the poverty level in Richmond. There are 9,918 female households with no husband/father. This is an important statistic when examining poverty levels (with dependent children) 2,259 are headed by a female householder with no husband present. Family type is a major determining factor of poverty. In many cases, single female headed households are statistically more likely to be below the poverty level than those run by male counterparts or married-couple families.

City of Richmond Number of Households by Type

	2000	1990	% Change
Family households with own children under 18	9,918	10,195	-2.8%
Married-couple family	7,020	7,514	-7.0%
Male householder (no wife present)	639	450	29.6%
Female householder (no husband present)	2,259	2,231	1.2%
Non family household	6,369	5,384	15.5%

Source: U.S. Census Bureau 2000



Source: U.S. Census Bureau 2000

E. Historical Context

The following information is provided primarily as a general background and historical context for the Comprehensive Plan.

Quaker Influence Settled by Quakers from North Carolina in the early 1800s, the Richmond area continues to be influenced by Quaker beliefs and principles, and to this day Quaker influence in Richmond remains strong. Indiana's oldest Quaker meetinghouse is in Richmond as are Earlham College and Earlham School of Religion, both Quaker institutions. Jeremiah Cox, one of the first settlers, welcomed fellow Quakers to this land for religious freedom. The Quakers were originally attracted to the availability of cheap, fertile land and the fact that slavery was prohibited in Indiana. By 1809, nearly three hundred Friends, almost all from North and South Carolina had settled in Richmond. They formed the Whitewater Monthly Meeting of Friends (now Richmond's First Friends Meeting), the oldest Quaker congregation in the state of Indiana. Quakers founded not only Richmond but also other nearby communities, such as Economy, Dublin, Milton and Fountain City. Quaker meeting houses became part of the landscape all over the county.

The Friends Indiana Yearly Meetinghouse was built with brick in 1823 and remained the largest brick building in Richmond until the mid-19th century. In 1828, the Society of Friends divided into two groups causing the establishment of more denominations and subsequent dedicated buildings. The Quakers founded Earlham College that is still today based on Quakers' beliefs and values. This was also the founding place of the Friends Committee on National Legislation, the first registered religious lobbying organization in Washington, DC in 1943. Many of the historical buildings that were built by the Quakers are still being used for their original purpose.



INDIANA YEARLY MEETING HOUSE (ORTHODOX). EARLHAM 1828

Indiana Yearly Meeting House. Erected 1828

Source: Morrison-Reeves Library

Historic National Road

Impetus to the settlement of Richmond, and Wayne County, was provided in the 1830's by the completion of the National Road extension from the Appalachians through Richmond. The historic National Road cuts right through Richmond as America's first interstate highway. The portion through Indiana was built in 1829 connecting the east with the heart of the United States. The road was nicknamed as the "Main Street of America". When the road was constructed, hundreds of wagons traveled along this road. Many citizens in towns along the road benefited from the traffic and welcomed it.

In 1996, the road was designated as a state scenic route, and in 2002, the road was named an All-American Road. Designated as a National Scenic Byway, this is one of the nation's most prestigious highway designations. This road helped shape the lives of so many travelers long ago and tells a story of pioneering of the west and the settlement of 6 states.



Madonna of the Trail
Source: Waynet.org

The historic nature of the National Road was marked in 1928-29 by the erection of 12 statues along the highway from Maryland to California. Of the twelve statues, the one located in Richmond, Indiana was named “Madonna of the Trail.” The Daughters of the American Revolution dedicated it in 1928. Harry S. Truman, then a Missouri judge was the featured speaker at the dedication. Each statue was 10 feet high, weighed 5 tons, and was constructed with a huge base making the statue 18 feet tall. The statue in Richmond was placed in the Glen Miller Park at the intersection of 22nd Street and National Road.

The Underground Railroad

In the period up to 1850, the population of Richmond and Wayne County increased partly due to the protection afforded to slaves escaping from the Southern States by the northern settlers. Richmond became an integral part of the Underground Railroad with residents helping southern slaves stopover before heading north to freedom.

The most notable stopover in the southern Indiana area was the Levi Coffin home in nearby Fountain City. The Quaker kindness attracted many former slaves to stay in Richmond making Wayne County the home to the largest black population in Indiana in 1850.



Levi Coffin House Built 1839
Source: WayNet.org

Industrial Revolution and Growth

By 1853, Richmond was linked by railroads connecting the city to the larger cities of Indianapolis and Cincinnati. The provision of such access to national and international markets spurred the growth of engineering and commercial business and the demand for skilled labor. The “mix” between farm activity and factory production led Richmond into a leadership role in East Central Indiana.



Main Street looking west from 7th Street North Side of Street (1906)
Source: Morrison-Reeves Library

At the turn of the century Richmond was home to several thriving industries: Starr Piano, McGuire Lawnmowers, Hills Roses plus several casket manufacturing companies. Public services improved with the industrial prosperity and Richmond continued to grow with the pace of technology and its ever-growing population. Richmond was home to one of the first public libraries, housed multiple banks, and had many hotels for travelers. In 1905, Reid Memorial Hospital opened its doors.

Automobile Manufacturing

At the beginning of the 20th century, Richmond was the second largest automobile manufacturer in the state. Three companies located in Richmond - Westcott, Pilot, and Davis together produced more than 3,000 automobiles in 1912 alone. The Westcott Motor Car Company eventually relocated to Ohio and Richmond's remaining manufacturers following the industry trends began to make only the automobile parts.

Rose Industry

E.G. Hill, of the Hills Floral Group, started the rose business in Richmond in 1881. The "Dean of American Rose Growers" and the Hills Floral Group grew roses commercially for florists to sell across the country. E.G. Hill was highly respected all over the world for his vast knowledge of roses. After Hill's death in 1933, the business moved to the edge of what is now Glen Miller Park. There the city remembered Hill by planting a beautiful garden with roses and evergreens in 1938. They had about 34 acres in greenhouses and still today are considered a leader in the floral industry. Before changing their business in 1995, Hills was growing over 30 million roses a year. They had to re-evaluate their position in the business when growers in California and South America were able to grow roses less expensively.



*E.G. Hill Memorial Rose Garden
Source: Richmond A Pictorial History*

In the 1980s, a public rose garden was conceived with the first roses planted in 1987. The garden has a German design with an elegant revolving sculpture all emphasizing the friendship. The Richmond Rose Garden received the designation of being an All American Rose Display Garden by the All America Rose Selection Board. The garden now receives a selection of new rose varieties approved by the board. The garden is taken care of by volunteers

and is strictly funded by donations. The Richmond Rose Festival was once a popular attraction for Richmond in honor of the famous rose industry.

Cultural Heritage

The Starr Piano Company was established in Richmond during the 1870s. By 1906, the company was one of Richmond's most important, employing more than 600 craftsmen to produce the pianos. This was before the phonograph became widely available, and pianos provided most of the music produced in the home. The Starr Piano Company was one of the more prominent of these, and during the early 1900s produced 15,000 pianos a year.

The invention of the phonograph and the advent of the recording industry caused Richmond to have a significant role in America's cultural heritage. Starr Piano already had a nationwide distribution network through music stores. They also employed craftsmen skilled in producing wood cabinets, so it was an easy transition to move into the phonograph business. The phonographs they produced required records to play and so it was another logical step to set up a recording studio to supply the stores with records, which were sold under the label, Gennett Records.

Gennett was a small label, compared with the giants in this emerging industry, and the company scrambled to record anything that might have an audience. Collectors and music historians hold Gennett, in high regard today. They couldn't compete for the big names of the time so they carved a niche for themselves in what might be called grassroots American music, including folk music, blues, and especially jazz. Many of the most influential jazz pioneers cut their debut records or early recordings for Gennett. These include Louis Armstrong, Jelly Roll Morton, Bix Biederbecke, and Hoagy Carmichical who made the first recording of *Stardust* here. Competition from radios forced the closure of the company in 1952 when it reportedly had produced 35,000 spring driven phonographs and over 3 million records.



Source: Waynet.org



Morrisson-Reeves Library 1800's
Source: Morrisson-Reeves Library

Morrisson-Reeves Library

As one of the oldest public libraries in Indiana, the Morrisson-Reeves Library was founded by one of Richmond's early prominent citizens in 1864. Robert Morrisson bought the land for the library and donated enough money to construct the library and buy books. In 1892, another major benefactor, Caroline Middleton Reeves, donated \$30,000 in memory of her husband and son. With this money, major renovations and additions were added to the building. The library became widely known as the Morrisson-Reeves Library. The new building accommodated the library until the late 1960s when plans for a new building were

constructed. The librarian then took great pride in learning and working with architects to design a library to fit the current and future needs of the library. Today the library is still in the building that was built in 1975. Computer technology has evolved the library into a multi-use, multi-educational facility.

Economic effects of World War II

During World War II, many of Richmond's private industries shifted to war production. The war brought an end to the economic depression of the 1930's and a return of prosperity. The war forced businesses and companies to change to other products from those previously manufactured. Examples included the Starr factory that began manufacturing armor-piercing bullets and the Crosby factory that made other war materials. The production of war goods not only helped to meet the military demand but also caused migration to the area due to the availability of new jobs. In the post war period, the city of Richmond consolidated its position as a regional economic center and reflected in its position with the new airport located just south of the City.

Downtown

Decline

In 1968, a devastating explosion and fire ripped through the downtown causing an estimated \$15 million in damage to the Main Street area. Fourteen square blocks of the downtown were severely damaged including one block that was destroyed. In the aftermath of the explosion, downtown Richmond's image suffered a devastating blow as disenchanted retailers, began to relocate to newly developed malls on the city's east side. Concerned citizens soon realized that contingency plans had to be implemented to restore and revitalize this devastated area. Community leaders and the City Redevelopment Commission explored the concept of putting a pedestrian shopping mall downtown, which would result in closing a section of Main Street to through traffic. The resultant project, known as The Promenade was built and dedicated in 1972 to jumpstart redevelopment. The five-block malls, included fountains, lavish landscaping, brick side walks an amphitheatre and signature metal mushroom-shaped canopies. The innovative Promenade received a 1974 national landscaper's award. Initially enjoying a brief success the Promenade, after five years quickly fell into disrepair due to city budget constraints and urban flight.

During the 1970s, several significant new structures were built in Richmond. Higher education continued to expand with the opening of Ivy Tech State College in 1976. Indiana University East also found a new home located near U.S. 27 North and Interstate 70. The current facility housing the Morrisson-Reeves Library was built in 1975 with the help of the librarian, Harriet Bard, who took much pride in being involved in the process. The Reid Hospital expanded with the addition of Leed Tower also in 1975.

Renaissance

In spite of efforts by the City Redevelopment Commission the downtown continued to decline both economically and physically until a broad-based group of concerned citizens formed Main Street Richmond Wayne County in 1987. Even though the National City League declared Richmond an "All-American" city in 1987, the unmet needs of downtowns businesses and residents were demanding evaluation. Main Street Richmond Wayne-County implemented a revitalization plan based on the National Main Street Four Point Program. Several economic revitalization issues regarding the downtown continued to plague reinvestment culminating in the decision to commission a downtown redevelopment strategic plan in 1995. As a direct result of this; in 1997, Main Street was reopened through the downtown area for easier access to the businesses. The re-evaluation also defined the need for promotion of the city's economic, cultural, historical and environmental resources which were partially met by the WayNet website was up and running on the Internet in 1997 providing information about Wayne County.

Conservation and Historic Preservation

The start of the 21st Century began a renewed appreciation of Richmond's natural resources. Preservation of the Whitewater Gorge, the Cardinal Greenway, and Richmond's remaining greenways became a priority. New trails were constructed and a new National Road bridge was built over the Whitewater Gorge.

Historic districts and buildings are a reminder of the hard work and success of the past. Richmond has preserved its extraordinary collection of early 19th to early 20th century architecture. Richmond has one of the finest early Victorian neighborhoods in the nation. The area also contains numerous late Federal period and Greek Revival townhouses and cottages, early 19th century farm homes and sturdy barns, ornate churches, mansions, and the majestic county courthouse.

F. Planning Process

Planning is the process through which a community defines its future character and quality of life. All future decisions regarding land use, transportation, and community facilities are based on the policies outlined in the Comprehensive Plan. Without coordination, land development can expand beyond a locality's ability to meet the demand for growth or services. The planning process was the guide in defining the City of Richmond's mission vision statement, goals, objectives, and plans for its future.

The process of developing a Comprehensive Plan for the City of Richmond consisted of a series of steps including: developing a scope of work, conducting research and analysis, holding regular steering committee meetings, focus group meetings, stakeholder interviews, U-Plan public meetings, conducting an urban design charrette, conducting a community survey with the general public, developing a mission statement, goals and objectives, and development of area issues and solutions leading to the creation of a comprehensive plan.

The core forum for community guidance and feedback was the establishment of a steering committee by the Mayor of Richmond and city staff. The steering committee met on a regular basis to discuss and comment on the research, planning and visioning elements of the plan. The committee represented a broad cross-section of the community, with representation from residents, businesses, regional agencies and social and civic institutions. The committee's involvement consisted of participation in group meetings and analysis and discussion of land use issues, development controls, economic development, transportation, infrastructure, park and open space, community facilities, housing and other community needs and resources.

The City of Richmond's mayor and city staff appointed fourteen members to the steering committee. The pre-kick-off meeting was held on January 18, 2005. This was the initial meeting of the steering committee and staff to outline the process, the goals and objectives and inventory to conduct for the project. This meeting was followed up with regular steering committee meetings held on January 18, 2005, March 14, 2005, May 9, 2005, June 13, July 19, and August 22, 2005.

The planning process was developed to create a Comprehensive Plan for the city. It began by collecting all relevant information about the city from the data analysis of existing conditions and community input.

The inventory and analysis of current conditions, trends, and projected development consisted of:

- Existing Land Use, Zoning, and Current Planning Documents
- Natural Features
- Economics, Market Context and Trends
- Cultural Resources, Schools and Community Facilities
- Infrastructure
- Demographics and Housing Data
- Transportation Data
- Parks and Recreation and Greenways
- Priority Areas and Areas of Change

Focus group meetings were held on April 26, 27 and 30 and May 3 and 4, 2005 at various community facilities. Stakeholder interviews were conducted throughout the duration of the project in conjunction with the Uptown Innovation Center. Stakeholders included individuals from a variety of business agencies and institutions from throughout Richmond.



Source: KKG

An urban design charrette that focused on the downtown area was held on September 15th and 16th, 2005.

The community input portion turned toward a more creative and engaging process with public consensus sessions, focus group workshops, stakeholder interviews, and urban design charrettes. In this community input phase, emphasis was directed toward creative thinking about the most pressing community issues, goals, and required actions to meet expected challenges. The outcome of the community input was the development of Goals, Objectives, a Mission Statement, priorities and a series of recommendations through Areas of Change identification throughout the community.

This information is one of the major components that led to the development of the goals and objectives of the Comprehensive Plan. The goals and objectives created the foundation for the entire Comprehensive Plan.

List of Meetings:

- | | |
|-------------------------|---|
| January 28, 2005 | Steering Committees Meeting - Kick-off |
| March 9, 2005 | Steering Committee Meeting #1 |
| May 9, 2005 | Steering Committee Meeting #2 |
| June 13, 2005 | Steering Committee Meeting #3 |
| July 19, 2005 | Steering Committee Meeting #4 |
| August 22, 2005 | Steering Committee Meeting #5 |
| September 14 & 15, 2005 | Steering Committee Meeting #6 |
| October 18, 2005 | Steering Committee Meeting #7 |
| November 8, 2005 | Steering Committee Meeting #8 (Education) |
| December 13, 2005 | Steering Committee Meeting #9 |
| December 27, 2005 | Steering Committee Meeting #10 (Land Use) |
| January 10, 2006 | Steering Committee Meeting #11 |

G. General Land Use Planning Objectives

Land use plans are recommendations for the use of land, and to guide the type of development that should occur on a piece of land. The ways in which people use land define the economic, social, and physical aspects of the community. Land use patterns and interrelationships must fit within an overall vision of the community in order to prevent a conflict between the goals and aspirations. The pursuit of general land use planning objectives is to determine and direct land use patterns in the most positive manner, consistent with the community's best long-term interest. The land use planning process has principally been a four-step progression:

1. Inventory assembly
2. Public input and inventory analysis
3. Synthesizing the information into plan alternatives
4. Assembly of the individual land use plan recommendations into an overall comprehensive land use plan.

Defining appropriate uses of land within the City of Richmond and the contiguous two-mile fringe will facilitate long-term decisions by individuals, businesses, and the City. Richmond's general land use planning objectives were developed with the aim of achieving the following goals:

1. Enhance existing City's, Neighborhoods and Business Districts
2. Create new Business and Residential Growth with a sense of place and history
 - Neighborhood Center components to consider:
 - Schools
 - Community center/recreation facilities
 - Pre-school facilities/play-lots
 - Religious institutions
 - Neighborhood services/shopping
 - Library
 - Interconnect greenways with pedestrian pathways
 - Locate industry on the periphery
 - Town Center at the crossroads
3. Create residential developments and identifiable neighborhoods with a good relationship to all other activities.

• ¼ mile	home to recreation
• ¼-¾ mile	home to local shops
• ¼-1 mile	home to grade school
• 1-2½ miles	home to high school
• 1-3½ miles	home to church
• ¾-1 hour	home to regional retail
4. Residential and other areas should be clustered to preserve natural features and to create a harmonious living environment.

5. Create development that is in harmony with the natural and man-made resources of the area.
6. Land use should be appropriate for the location, topography, and access.
7. Avoid a mixture of land uses that are not compatible e.g. heavy industry and residential.
8. Create an organized pattern of roads, open space, paths, land use, and activities.
9. Create a hierarchy of roads each with a clearly defined function
 - Limited access highway: no development
 - Arterial: no development
 - Service roads/minor streets
 - Collector
 - Local
 - Alleys
 - Avoid through traffic in residential areas.

H. Coordination with Other Plans and Reports

One of the key objectives of this Comprehensive Plan is to coordinate and consolidate the findings and recommendations of a variety of studies and reports prepared by other public and private agencies and organizations. The findings and conclusions of these reports have been integrated into this Comprehensive Plan. Where needed, the data and findings have been updated to reflect current conditions.

The local plans that were examined are listed below. These plans, some being more recent than others, were incorporated if found to be relevant in the current context.

1. Ivy Tech State College Region 9 Plan, July 27, 2005
2. 1990 Comprehensive Plan - City of Richmond, Indiana Prepared by the Richmond Advisory Plan Commission and Futures-Invention Associates, Denver, Colorado, Adopted May 21, 1990
3. Neighborhood Preservation Planning Prepared by the Historic Preservation Design Studio Ball State University, December 9, 2002
4. 2002 Real Property Assessment Manual State Board of Tax Commissioners
5. Richmond Enterprise Zone Handbook - the Richmond Urban Enterprise Association
6. Wayne County Vision Progress Report 2004
7. Richmond Strategic Linkage Plan February 1999 Michael Schuster Associates, Claire Bennett Associates, Ball State University
8. City of Richmond Code Historic Preservation Ordinance Amended Ordinance No 26-2000
9. The Comprehensive Plan Update - City of Richmond May 21, 1999, Prepared by the Richmond Advisory Plan Commission, Ball State University
10. The Comprehensive Master Plan Map Public Development Plan -Richmond Indiana, Adopted June 1967
11. Wayne County Indiana Subdivision Ordinance Adopted April 21, 1993 Amended July 24, 2001

12. Wayne County Indiana Zoning Ordinance Adopted March 10, 1993 Amended January 21, 2004
13. Comprehensive Plan for Wayne County, Indiana Advisory Plan Commission Adopted May 1992 Prepared by MSE Corporation
14. City of Richmond Chapter 154 Zoning Code 15. City of Richmond Chapter 153, Subdivision Control
15. Richmond Parks and Recreation Master Plan Update 2004-2008 -Strategic Overview, Facility Inventory and Needs Report -Prepared by Lehman and Lehman, Inc.
16. Wayne County Visitor and Tourism Bureau's 2005 Draft Marketing Action Plan
17. Wayne County Vision Plan Results from the Natural Resources Summit February 15, 2005
18. Wayne County Preservation Summit Results 2005
19. Draft Richmond Municipal Airport, Richmond Indiana, AIRPORT LAYOUT PLAN REPORT 2004 20. City of Richmond Sewer System Plan, Richmond Sanitary District, January 2002 Prepared by CMID, Ind.
20. Richmond Sanitary District 2002 Combined Sewer Overflow Long term Control Plan Prepared by Triad Engineering Project, April 30, 2002
21. Ordinance No 72-2004 Storm water Illicit Discharge and Connection
22. City of Richmond Chapter 56 Storm water Illicit Discharge and Connection
23. Draft Indiana University East Institutional Action Plan October 2004
24. City of Richmond Erosion and Sediment Control Ordinance
25. City of Richmond Aquifer Protection District Ordinance
26. City of Richmond Housing Needs Assessment July 2002, Prepared by the Bonar Group
27. Downtown Richmond - The New Frontier, Downtown Richmond Redevelopment Strategic Plan Prepared by Michael Schuster Associates, October 1995
28. I2 Corridor Priority 1999 Action Plan City of Richmond Indiana, Prepared by Michael Schuster Associates, Claire Bennett Associates, August 1999
29. State of Indiana Code 36-7-4.

I. Context Area Maps

1. Base Map
2. Population Density
3. Building Footprints