



NEWALLEN ALLIANCE

ALLEN COUNTY, INDIANA

Strategic Investment Plan

NEW HAVEN INDIANA

2016

STRATEGIC INVESTMENT PLAN for NEW HAVEN, INDIANA

2016

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Allen County Capital Improvement Board
Allen County Commissioners
Allen County Council
Allen County Department of Planning Services (DPS)
City of New Haven
Greater Fort Wayne, Inc. (GFW)
NewAllen Alliance
New Haven Chamber of Commerce
Northeastern Indiana Regional Coordinating Council (NIRCC)

Prepared By

Sturtz Public Management Group

PLAN OVERVIEW

The purpose of the *NewAllen Alliance Strategic Investment Plan* (SIP) is to develop a collaborative strategy toward retaining and attracting high-quality jobs to the participating NewAllen Alliance communities of East Allen County, Indiana, including Harlan, Hoagland, Grabill, Leo-Cedarville, Monroeville, New Haven, and Woodburn. This has been accomplished through the following efforts:

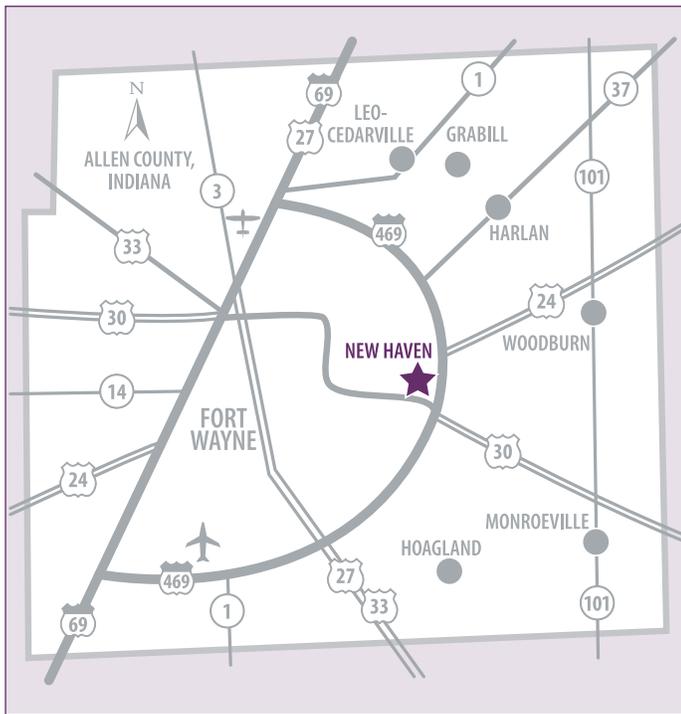
1. Providing a roadmap for the communities to use toward creating an environment for future economic development to occur;
2. Guiding the alignment of the investment of time, talent, and treasure toward common goals for the communities; and
3. Building the capacity for engagement between the communities and organizations that provide community and economic development services within Allen County.

As a product of this initiative, each community will receive a sub-plan such as this tailored to their specific needs and desires. In addition, the overarching investment plan will provide recommendations and resources to aid in the overall collaborative strategy. With the assistance of Sturtz Public Management Group (SturtzPMG), the *New Haven Strategic Investment Plan* (Plan) was spearheaded by the New Haven Planning Oversight Committee (CPOC), comprised of members of the New Haven community, with support from the NewAllen Planning Oversight Committee (NewAllen POC), consisting of regional stakeholder representatives and the CPOC.

In late November 2015, a “kick-off” event was held for presenting an overview of the project and the expected outcomes. Between December 2015 and August 2016, SturtzPMG met and regularly communicated with the CPOC, performed stakeholder interviews, distributed service provider questionnaires, developed and distributed a survey to Chamber members, and held a neighborhood input meeting. Area demographic, housing, and economic data was also collected to provide additional context to the strategic planning document.

Subsequent meetings were held with the NewAllen POC and CPOC to provide feedback on the information collected, and to discuss the goals and strategies that were later developed into a recommended plan of action. The Plan was then finalized and approved for the NewAllen Alliance and the participating communities to use as a tool for the implementation of strategies toward continued economic development and an improved quality of life.





NEW HAVEN, INDIANA is located in the northeastern corner of the state, a region with a population of nearly 700,000, and within a two-to-three hour drive from major Midwest cities such as Chicago, Detroit, and Indianapolis. Situated along SR 930, it borders the east side of the City of Fort Wayne, Indiana's second-largest city.

neighboring Fort Wayne. From the mid-1980s to the mid 1990s, Interstate 469, an auxiliary route to Interstate 69, was constructed east of New Haven, thus creating an enticement for more development to the east. During the 1990s, New Haven grew through annexations; improved its roads, sewers, and fire station; and embarked on efforts to revitalize its downtown.¹ Recently, the "Fort-to-Port" project, which expanded US 24 to a four-lane, limited access highway connecting New Haven to Toledo, Ohio, was completed, and Maplecrest Road was extended from Lake Avenue to State Road 930 (SR 930) to connect with Adams Center Road effectively linking two parts of Allen County that had been separated by the Maumee River. Both of these transportation projects are expected to bring additional economic stimulus to the New Haven area.

COMMUNITY BACKGROUND

History of Community

New Haven, Indiana, located in Adams, Jefferson, and St. Joseph Townships in central Allen County, was platted in 1839 by Henry Eben to take advantage of the economic stimulus expected from the nearby Wabash and Erie Canal. Although a hotel was built and a general store opened, New Haven grew slowly until the building of the Toledo, Wabash & Western Railroad in 1856 as connecting the towns of Fort Wayne, Indiana, with Toledo, Ohio, through New Haven made New Haven a regional shipping point for grain and timber. New Haven expanded and new businesses arrived including a cooper shop, two flour mills, and two stave manufacturers. In 1866, New Haven was incorporated. Plank and gravel sidewalks, installed in the late 1860s, aided daily commercial transactions, and businesses run by a growing German population opened up such as dry goods and grocery stores, a bakery, blacksmith, cabinet maker, and insurance agent.

Canal traffic ended in New Haven in the early 1880s, but the railroad kept the economy going. The Home Telephone Company opened in 1901, and in 1904, the Fort Wayne, Van Wert, and Lima Electric Company began interurban car service to New Haven. In 1912, construction began on a new town hall along Broadway Street. Several long-standing businesses emerged during this period such as New Haven Lumber and Supply and the Hazelet Brothers Grocery and Meat Market. The local library branch opened in 1921, and the following year, land was deeded for Schnelker Park.

The Lincoln Highway, the first paved highway linking America's east and west coasts, was constructed through New Haven in 1928, increasing commercial development along the route and leading to construction of a new residential neighborhood. More subdivisions were built in the 1950s and 1960s near US 30, US 24, and Moeller Road as the town expanded westward to the eastern boundary of

¹John D. Beatty and Rita Wissman, "Adams Township & New Haven," in *History of Fort Wayne & Allen County: 1700 to 2005*, ed. John D. Beatty (Evansville, IN: M.T. Publishing Company, Inc., 2006), 456-457, 459-462.



New Haven/Wabash Railroad Depot
Credit: New Haven Area Heritage Association



New Haven City Hall

Community Leadership

New Haven is an incorporated, third-class city that is led by an elected Mayor, Clerk-Treasurer, and a seven-member City Council. City operations are conducted through various departments including Police, EMS, Fire, Economic Development, Engineering, Parks and Recreation, Planning, and Utilities. Additionally, several boards and commissions help provide additional oversight and include the Plan Commission, Board of Zoning Appeals, Board of Public Works and Safety, Redevelopment Commission, Merit Board, and the Fire and EMS Governing Body.

Community efforts are supported by the New Haven Chamber of Commerce, a business league whose purpose is to promote economic development for the benefit of the New Haven community while also providing services and strategic partnerships to its members. In addition, the New Haven Community Foundation, a 501(c)(3) non-profit organization founded in 2014, acts as an agent to receive financial contributions for local projects. There are also several other non-profit agencies that provide service to the New Haven community.

Planning Efforts

Existing plans were referenced that support the development of this Plan including the *New Haven Comprehensive Land Use and Strategic Economic Plan* (2002), the *New Haven – Adams Township 2013-2017 Parks and Recreation Master Plan* (2013,) the *NewAllen Alliance Organizational Action Plan* (2014), and the *2035 Transportation Plan* (2013) by the Northeastern Indiana Regional Coordinating Council.

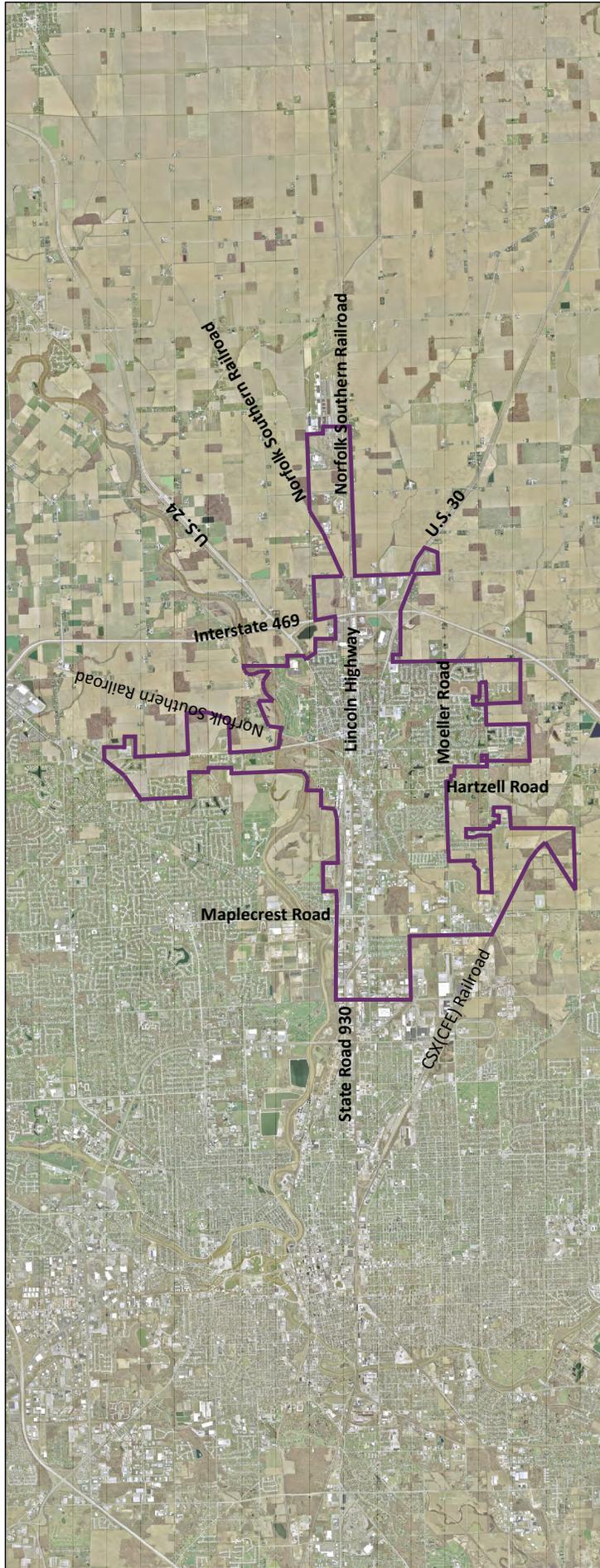
Study Area

The study area for this Plan was developed in reference to the New Haven City boundaries. A map is provided on page 4

The City of New Haven Plan Commission uses the New Haven Zoning Ordinance as a tool to guide land development within the city. The following districts are detailed in the City's Zoning Ordinance and the map on page 5 shows the location of Residential, Commercial, Industrial and Agricultural zoning districts.



New Haven Location Map



— Study Area Boundary

NEW HAVEN, IN



Population
15,612

POPULATION BY AGE

	Number	Percentage
Under 5 years	1,193	7.6
Ages 5 to 14 years	2,143	13.7
Ages 15 to 24 years	1,895	12.2
Ages 25 to 44 years	4,195	26.8
Ages 45 to 64 years	3,187	25.4
Ages 65 years +	2,231	14.3



**Advanced Education:
2-year degree or higher**
29.2%

HIGHER EDUCATION

	Allen	County	Indiana
At least a 2-Year degree	36.3%		21.7%



Employment

TOP 3 INDUSTRIES by Employee

- Manufacturing
- Wholesale & Retail
- Education & Health



Households
6,193



6,437
Housing Units:
96.2% occupied; 3.8% vacant

New Haven (CDP) Allen County Indiana

INCOME

Median Household Income	\$46,952.	\$49,124.	\$48,737.
Per Capita Income	\$22,937.	\$25,485.	\$24,593.
Per Capita Income as % of National Average	80.3%	89.2%	86.1%

POVERTY STATUS

All Families	13.9%	15.5%	15.5%
Of Specific Populations:			
Under 18 years	20.6%	22.5%	22.1%
Related children under 18 yrs	20.3%	22.2%	21.7%
18 to 64 years	13.2%	14.2%	14.7%
65 years +	5.1%	6.7%	7.2%

HOUSING

Monthly owner costs 30% or more of household income	23.6%	20.9%	24.7%
Median Year Built	1970	1972	1972
Median Home Value	\$90,300.	\$112,600.	\$122,700.
Owner-occupied	75.0%	69.4%	69.5%
Renter-occupied	25.0%	30.6%	30.5%

DATA SOURCES

U.S. Census Bureau American Community Survey 2010-2014
Community Research Institute - IPFW, ESRI Community Analyst Data (2013)

COMMUNITY ASSETS

An identification of existing physical community assets and conditions was conducted. Maps of several of the assets described below are provided on pages 10-11.

Residential

The oldest residential sections in New Haven may be found chiefly in the area bounded by approximately Rose Avenue, State Street, the east-west segment of the Norfolk Southern Railroad tracks, and Green Street as this is nearest to downtown. Dating from about the mid-nineteenth century to the early twentieth century, houses here are in generally good condition and represent a variety of architectural styles. When the Lincoln Highway was constructed through New Haven in 1928, more residential development occurred in the vicinity. In the 1930s and 1940s, a few small housing additions were platted in different sections of New Haven. These included Keller's Suburban Addition and one section of Fairview in the area south of Lincoln Highway East between Mourey Street and Seneca Street, and New Haven Gardens and New Haven Gardens Extended in the area of Hartzell Road and Rose Avenue.

In the 1950s and 1960s, subdivision building began in earnest expanding primarily south of Lincoln Highway and west toward the eastern boundary of Fort Wayne to include places like Meadowbrook, Woodview, Heatherwood Place, and Highland Terrace where current assessed housing values range from about \$42,000 to \$85,000. Homes in Country Estates, the initial section of which was the first housing addition to be built south of Moeller Road, are valued between about \$117,000 and \$130,000. Located in northeast New Haven, in the area south of Rose Avenue and north of Summit Street, Tanglewood is comprised of homes ranging in value from about \$64,000 to \$84,000.

Continuing to the present, however, most new home building in New Haven has occurred on the south side so that approximately 75% of the area bounded by Minnich Road, Lincoln Highway, Adams Center Road, and Seiler Road is now developed with subdivisions such as Woodridge Estates, Arrow Haven, Valley Creek, Lakes of Scarborough, and Ashford Lakes to list just a few. Both Ashford Lakes and Lakes of Scarborough offer villa options. Home values range from around \$90,000 in Valley Creek to \$224,000 in Ashford Lakes.

Castlerock, Timber Creek, and Pinestone were platted in the early 2000s south of Seiler Road in the most southern segments of New Haven between Adams Center Road and Minnich Road. Comprised of homes valued from about \$104,000 to \$167,000, the subdivisions still contain several undeveloped lots.

Subdivisions built in northern New Haven have included Shordon Estates, platted in the 1970s with homes valued between about \$93,000 and \$146,000; Landin Meadows, platted in 2006 with homes valued between about \$204,000 and \$260,000; Landin Parke, platted in 2004 with homes valued between about \$138,000 and \$233,000; and Harrington, platted in two phases in 2002 and 2015 with homes valued between about \$113,000 and \$141,000. Both Landin Meadows and Harrington have several unimproved lots. Canal Ridge,



Home along Lincoln Highway

located in northeast New Haven, was developed in the 1990s. Home values here are between about \$102,000 and \$143,000.

Apartment housing exists in all areas of New Haven and in complexes of various sizes. Examples include Carmichael Place Apartments, built in 1965 on Hartzell Road north of Moeller Road; Ranch House Apartments, built in 1968 south of SR 930 and west of Brookwood Drive; Port-O-Call Apartments, built in 1972 south of SR 930 and west of Werling Road; and Canal Place Apartments, built in 1996 north of Rose Avenue and east of Landin Road. Cameron Court Apartments, the only option in New Haven with rents based on median income and accepting of the Housing Choice Voucher Program, were built between 2002 and 2005 on the northwest corner of Seiler and Minnich Roads.

Within the New Haven boundaries are six mobile home parks. Located in an area between Old Maumee Road and SR 930 is the Ankenbruck Mobile Home Park, and further east are the Lincoln Heights and East 24 Estates developments north of Lincoln Highway East and west of Hartzell Road. Quail Creek, Cedarwood Trails, and Glenridge Manor may be found near New Haven's southwest side.

There are several housing options in New Haven that cater specifically to retirement living. Located in far north New Haven is Golden Years Villas, a development built in 1979 that is associated with Golden Years Homestead, a continuing care retirement community. Yellow Retirement operates the Eastbrook Retirement Community/New Haven East Retirement Community, established in 1999 near Minnich Road and SR 930, as well as Yellow Retirement of New Haven/New Haven West Retirement Community, built in 2000 south of SR 930 near Lincoln Plaza. In 2003, Lockport Villas Retirement Community was developed in northeast New Haven near Rose Avenue and I 469.



Downtown New Haven

Commercial and Industrial

Concentrated areas of commercial uses in New Haven are found along SR 930, from about Maplecrest Road/Adams Center Road to I 469, and along Lincoln Highway East from SR 930 to Hartzell Road. Businesses found here include fast food and sit-down restaurants, two motels and a hotel, a skate rink, a self-service carwash, a grocery store, dollar stores, a closeout store, several gas stations, two car dealerships, two liquor stores, and two drugstores. The downtown area along Broadway Street from Park Avenue to about Bell Avenue also contains several businesses that include three sit-down restaurants, a carry-out barbecue restaurant, meat market, bakery, an ice cream shop, realtor, jeweler, two barber shops, bicycle shop, clothing store, and a furniture and flooring store. Other areas of commercial activity are found at the intersection of Lincoln Highway East and Green Street, and in the Flying J Travel Plaza located east of I 469 and south of US 30.

Industrial uses in New Haven are largely concentrated north of SR 930 from Meyer Road, on the city's western boundary, and continuing along Lincoln Highway/Dawkins Road to Doyle Road on the city's east side. From Doyle Road, the area expands further north to Edgerton Road and east to the New Haven boundary. Within this area is the New Haven Depot, built in 1943 and formerly known as the Casad Depot, a facility owned by the federal government and historically used for the storage of metallurgical ores and materials necessary for manufacturing defense and/or strategic materials. All licensed radioactive material has since been removed from the site. Encompassing 268 acres, the Depot represents a potential redevelopment opportunity as it is strategically located along Dawkins Road and the Norfolk Southern Railroad including a series of east-west trending rail spurs converging at the site's southwestern and southeastern corners. Near the Casad Depot site is SDI La Farga, LLC, a joint venture between Fort Wayne-based Steel Dynamics, Inc. and La Farga Group based in Barcelona, Spain, which reclaims and refines processed copper into new, high-quality copper products for a variety of industries. Other

areas of industrial use are found south of SR 930 along Wayne Haven Street and near the southwest corner of the city boundaries.

Do-it-Best Corp., with its headquarters and 435 employees in New Haven, is a member-owned cooperative of 3,800 hardware stores, home centers, and lumberyards in the United States and in 53 countries around the world.

Educational and Institutional

East Allen County Schools Corporation (EACS), with administration offices in New Haven, operates four schools in the city. New Haven Primary School, located on Berwick Lane south of Jury Pool, is a pre-kindergarten through second grade facility with a population of over 500 students. In 2014 and 2015, it received an "A" grade from the Indiana Department of Education. New Haven Intermediate School, located on Woodmere Drive west of Hartzell Road, accommodates students in grades three through five, and has been an A-graded school since 2014. Students in grades six through eight attend New Haven Middle School, located on Prospect Avenue, while those in grades nine through twelve attend New Haven High School on Green Road, just south of the EACS offices.

Central Lutheran School, located on Elm Street near Green Road and SR 930, educates students from pre-school through eighth grade. St. John the Baptist Catholic School, on Rufus Street, provides teaching instruction to just over 300 students from pre-school through eighth grade while New Haven United Methodist Church operates a pre-school from its facility on Lincoln Highway East.

Representing various denominations, nine churches are within the New Haven study area including Emanuel Lutheran Church, First Baptist Church, Joy Fellowship Church, Martini Lutheran Church, New Haven United Methodist Church, New Horizons Fellowship, St. James Lutheran Church, St. John the Baptist Catholic Church, and Victory Life Church.

Recreational

New Haven offers numerous opportunities for recreational activity. Overseen by the New Haven-Adams Township Parks and Recreation Department, the City recently acquired the 16,500-square foot former Marine Corps League facility, located on more than 12 acres of land at 7500 SR 930 East, for renovating into a community center. The first phase of site redevelopment is underway to provide a cardio exercise room, child watch area, dance room, food area with kitchen, gymnasium, meeting rooms, reception area, senior activity area, a walking and jogging track, and weight room.

New Haven-Adams Township also oversees 11 parks, one undeveloped land parcel, two nature areas, and a portion of the Rivergreenway trail system within the area being discussed for this Plan. The parks vary from minimally-developed areas designed for low-intensity activity, to those with playgrounds, ball fields, and other amenities intended for a more intense level of activity.

Heatherwood Park, situated on the west side of Hartzell Road south of SR 930 and near the Heatherwood subdivision, encompasses just over 14 acres of undeveloped woodlands used primarily for nature studies and hiking. Koehlinger-Yoder Park, at the southwest corner of Minnich and Moeller Roads, is 23 acres of designed wetlands with a sidewalk connecting to the Highland Downs subdivision. On the west side of Werling Road beside the Lakewood Estates subdivision is Werling Park, a 7.5-acre grassy field with a half-mile walking loop.

Encompassing 30 acres on New Haven's north side off Rose Avenue is Havenhurst Park. Amenities include fields for football, soccer, and softball; tennis courts; concession areas; open picnic shelter; restroom facilities; play structure; outdoor grills and site furniture; archery range; and basketball court. Schnelker Park, located on 2.5 acres near the center of New Haven, includes an open shelter with picnic tables, play equipment, restroom facilities, volleyball and shuffleboard courts, site furniture, and a gazebo. Just west of downtown is Moser Park, a 20-acre parcel incorporating floodway areas along the Trier Ditch. In the spring and summer, this park is very active with baseball and t-ball games, but other amenities include a fishing pond, 11.5-acre nature area with walking trails, and a 9-hole disc golf course.

The recently renovated Jury Park is an 11-acre facility, located on Glencoe Boulevard south of SR 930, that includes a 25-meter swimming pool with water slide and pool chairs, an open picnic shelter, large play structure and smaller playground equipment with swings, lighted tennis courts, tennis center building, and building used for supervised playground programs.

The designated nature areas in New Haven include the 72-acre Deetz Nature Preserve, north of Parrot Road at Hartzell Road, and the 38-acre North River Road Nature Area sandwiched between North River Road and the Maumee River east of Landin Road.

Other places available for recreation include Bell's Skating Rick on SR 930, and the Whispering Creek Golf Club, featuring a privately owned, public accessible 18-hole course along the Maumee River just north of Havenhurst Park.



Havenhurst Park

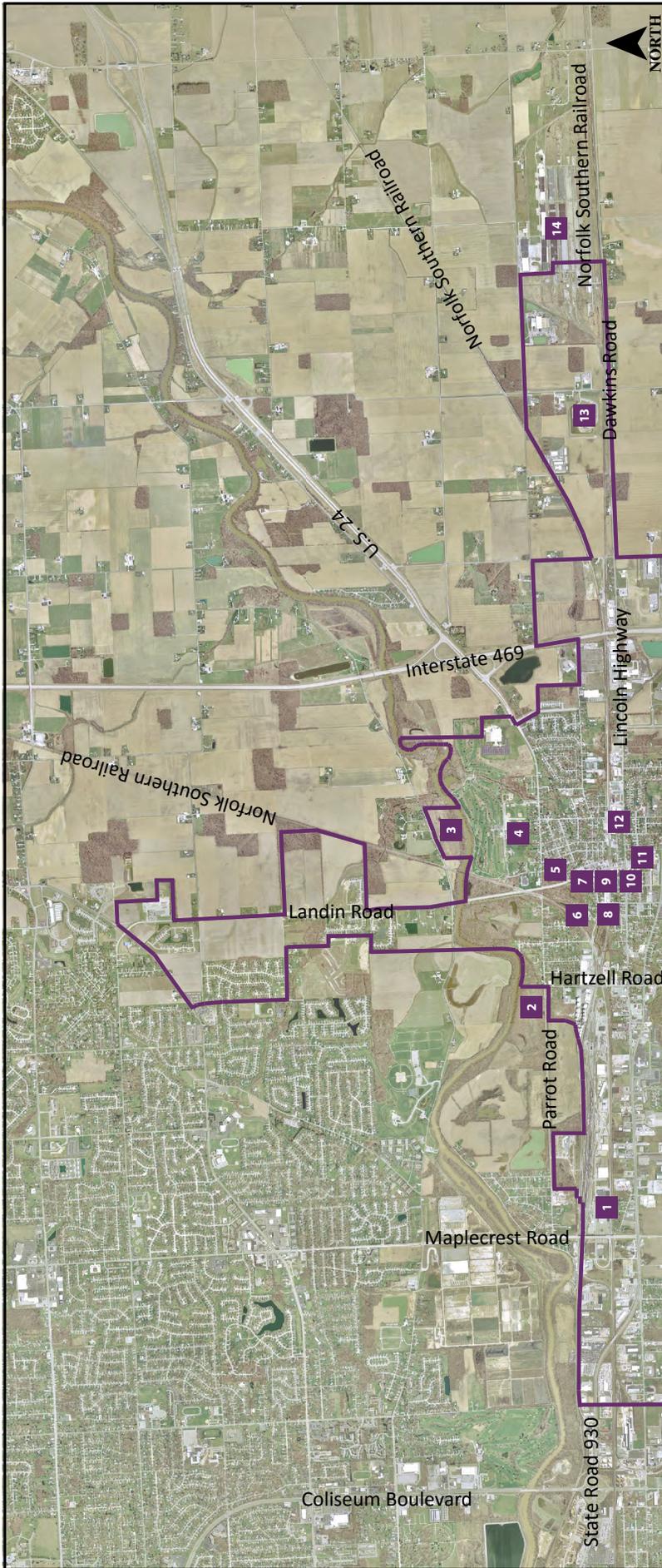
Municipal, Government, and Other Community Services

New Haven City Hall, located on Lincoln Highway East just west of Broadway Street, houses numerous City offices and departments including Mayor, Clerk-Treasurer, City Court, Police, Code Enforcement, Economic Development, Engineering, Planning, and Utilities.

Municipal buildings include the New Haven Public Works building, on Summit Street west of Bensman Street; the New Haven Parks and Recreation Department offices on Hartzell Street just west of the Allen County Public Library; and a water tower near South Ryan and Dawkins Roads. Although not within the New Haven city limits and not within the boundaries of this study, the City of New Haven Utility Department is located at 2201 Summit Street.

The New Haven Adams Township Fire Department operates out of two locations within the study area at Hartzell Road and SR 930, which also includes EMS services, and in downtown New Haven on Broadway Street.

Medical services within the New Haven study area include those provided by Lutheran Medical Group, which operates an urgent care, family practice, and pediatrics facility in the Lutheran Health Plaza at Minnich Road and SR 930. Other medical-related entities in New Haven include two dentists, Indiana Physical Therapy, Intergrity Physical Therapy, and Spinal Health Care and Physical. Additionally, the Allen County Department of Health operates the Medical Annex, located on New Haven Avenue just east of Meyer Road, which provides immunizations, sexually transmitted diseases testing, tuberculosis testing, and refugee health screenings. Although located just outside the New Haven boundaries, Parkview Health manages a facility on Minnich Road that provides walk-in clinic, family medicine, and laboratory services.



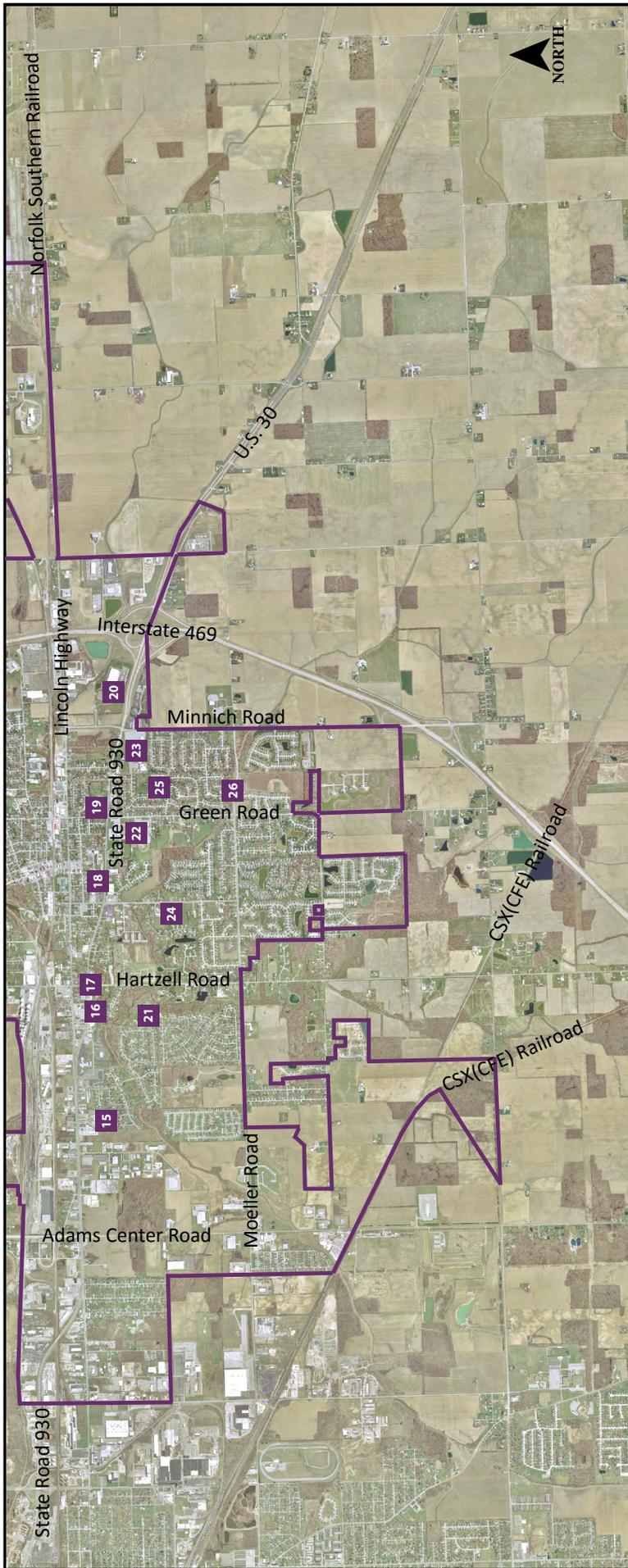
Identified Properties

- 1. Do it Best Corp.
- 2. Deetz Nature Preserve
- 3. North Riverwood Nature Area
- 4. Havenhurst Park
- 5. St. John the Baptist Catholic School
- 6. Moser Park
- 7. New Haven Adams Township Fire Department
- 8. Wabash Railroad Depot
- 9. Former New Haven City Hall
- 10. New Haven City Hall
- 11. Schmelker Park
- 12. Allen County Public Library
- 13. SDI LaFarga
- 14. Casad Depot

Study Area Boundary



New Haven Identification Map - South



Identified Properties

- 15. New Haven Community Center
- 16. Heatherwood Park
- 17. New Haven - Adam Township Fire Department & EMS
- 18. New Haven Middle School
- 19. Central Lutheran School
- 20. FedEx Ground
- 21. New Haven Intermediate School
- 22. New Haven High School
- 23. Jury Park and Pool
- 24. Werling Park
- 25. New Haven Primary School
- 26. Koehlinger-Yoder Park

Study Area Boundary



Historic Sites and Structures

According to the Indiana State Historic Architectural and Archaeological Research Database (SHAARD), the Wabash Railroad Depot at 530 State Street is the only property within the area being discussed for this Plan that is listed in the National Register of Historic Places (NRHP), a national program that identifies and protects America's historic and archaeological resources.

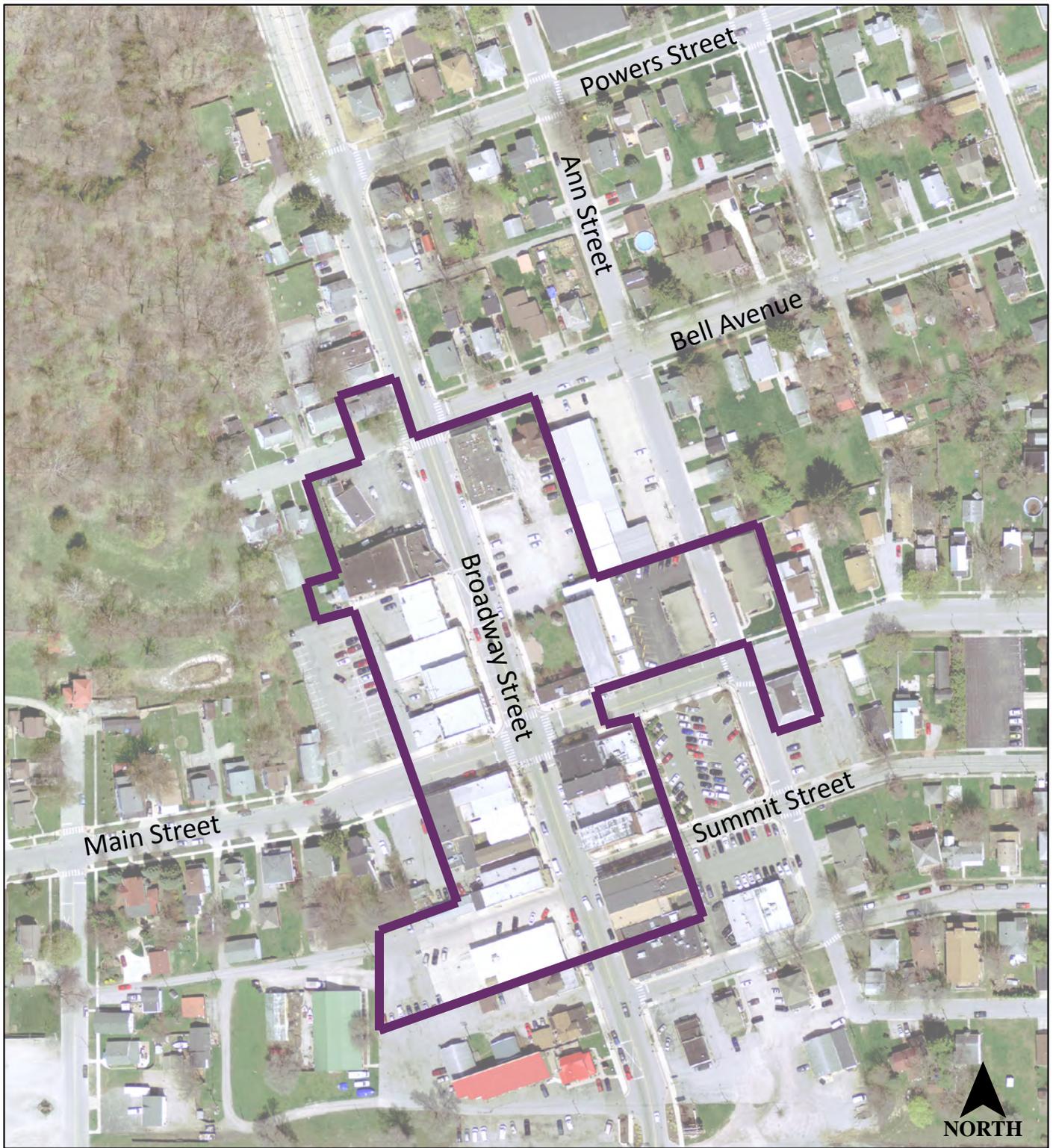
Additionally, of the 476 historic sites and structures surveyed in New Haven, ten were rated as being "outstanding" in terms of the site or structure's level of integrity, remaining historic fabric, alterations, additions, structure relocation, environment and associated history, and include:

New Haven City Hall (428 Broadway)	House (1024 Powers St.)
House (1016 Middle St.)	J.H. Becker House (1452 Green Rd.)
Ernst and Flora Rebber Farm (7629 Moeller Rd.)	Jaquay-Thimlar Farm (549 Rose Ave.)
Holter's Roost (6623 Old Maumee Ave.)	Wabash Railroad Bridge (over the Maumee River)
House (315 Green St.)	Wabash Railroad Depot (530 State St.)

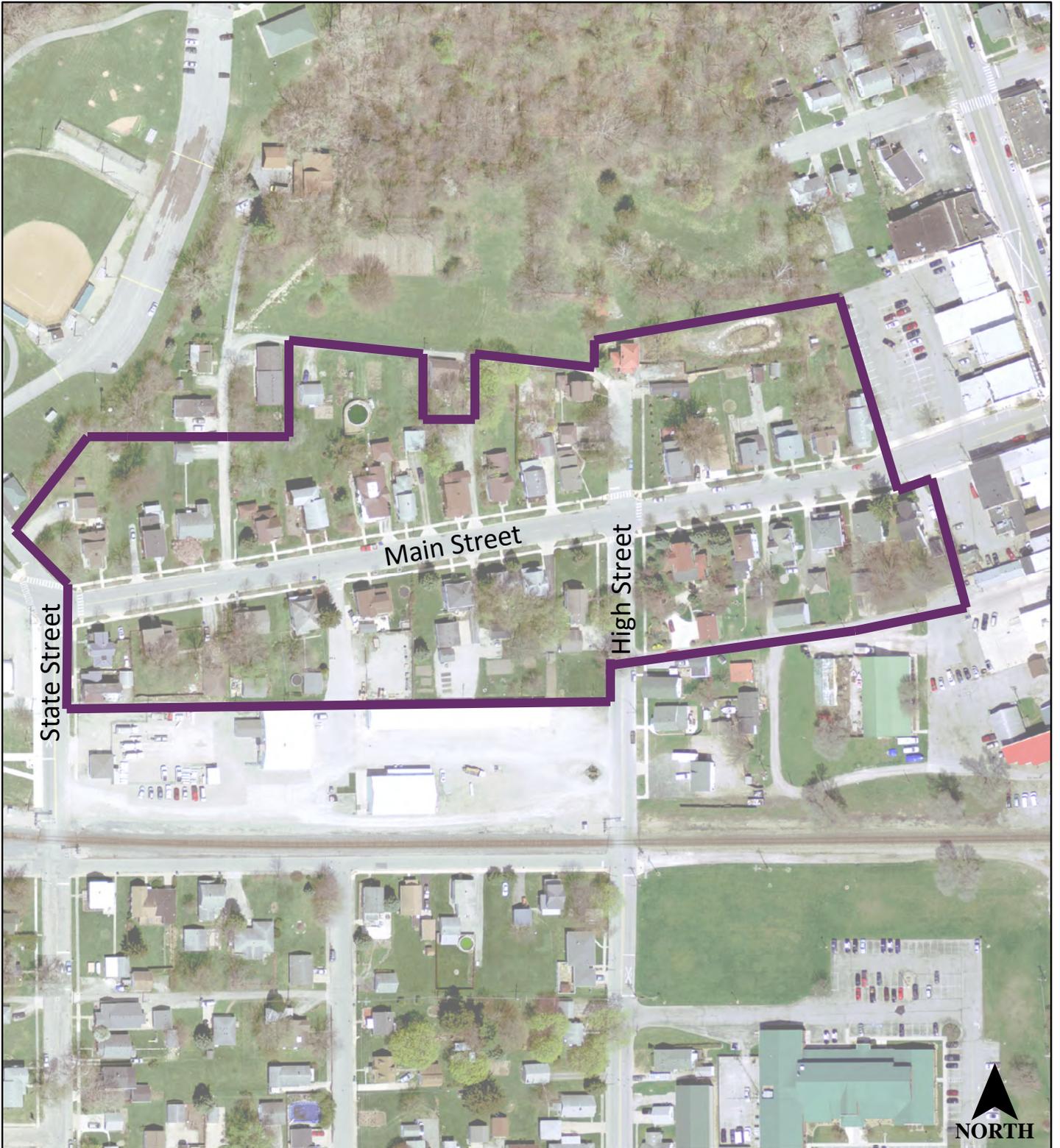
Forty-three historic sites and structures were rated as "notable":

Jacob J. Vonderau Farm (10456 Parent Rd.)	Methodist Episcopal Church (1006 Middle St.)
Valentine Herman House (1743 Landin Rd.)	Art Iron Company (4926 New Haven Ave.)
House (627 Main St.)	House (210 E. Lincoln Hwy.)
Dahling Building (501 Ann St.)	Bell's Skating Rink (7009 W. SR 930)
House (531 State St.)	Bridge (Lincoln Hwy. over Trier Ditch)
House (610 Main St.)	House (1759 Estella Ave.)
House (750 Main St.)	House (1603 Summit St.)
House (719 Main St.)	Hazlett's O'Day Filling Station (150 N. Rufus St.)
House (810 Main St.)	Hill House (6436 Old Maumee Ave.)
Knights of Pythias Hall (511 Broadway)	Emanuel Lutheran Church (800 Green St.)
United States Post Office (520 Broadway)	House (142 E. Lincoln Hwy.)
Farm House (1010 Bell Ave.)	House (1043 Bell Ave.)
House (921 Bell Ave.)	IOOF Cemetery (1109 Hartzell Rd.)
House (931 Middle St.)	House (943 Bell Ave.)
House (1001 Summit St.)	House (808 Oak St.)
House (1040 E. Lincoln Hwy.)	House (704 E. Lincoln Hwy.)
House (1121 Bell Ave.)	House (950 Bell Ave.)
House (1009 Hartzell Rd.)	House (834 E. Lincoln Hwy.)
House (1201 Elm St.)	Martini Lutheran Church (333 Moeller Rd.)
House (1206 Powers St.)	Office (630 Broadway)
House (1021 Hartzell St.)	House (938 Powers St.)
House (356 E. Lincoln Hwy.)	

Also identified in the survey were three potential historic districts. Encompassing an area around Broadway Street from about Middle Street to Bell Street, the New Haven Commercial Historic District contains 25 structures, most dating from after 1881, which contribute to the overall context of Broadway Street as the commercial center of the city. Located nearby is the Old Main Street Historic District, incorporating 31 houses along Main Street from State Street to about midway between High and Broadway Streets. Dating from circa 1860 to 1960, most of the houses represent a variety of architectural styles and forms from the late 19th-century in an area where New Haven expanded as it experienced economic growth from the nearby Toledo, Wabash & Western Railroad.



— Historic District Boundary



 Historic District Boundary

PUBLIC FACILITIES & SERVICES

Broadband

According to the Indiana Broadband Map last updated in 2014, internet availability within the New Haven area consists of several wireless providers including AT&T Mobility, LLC; Verizon Wireless; Sprint; and T-Mobile. Wireless speeds range from 768 kbps – 25 mbps for downloads to 200 kbps – 25 mbps for uploads. Comcast provides cable modem technology with speeds at 100 mbps – 1 gbps for downloads and 10-25 mbps for uploads. Community Fiber Solutions and Frontier North both provide Optical Carrier/Fiber to the End User technology with 100 mbps – 1 gbps speeds for downloads and 10 mbps – 1 gbps upload speeds. OnlyInternet.net provides asymmetric xDSL technology ranging from 3 – 6 mbps for downloads and 200 kbps – 768 kbps for uploads.

Electric Utility

Indiana Michigan Power (I&M) and the Paulding Putnam Electric Cooperative (PPEC) both have electric distribution service territory in or near the New Haven area. As part of the American Electric Power Company (AEP) with operations across 11 states, I&M has the capacity to provide both transmission and distribution upgrades as needed for future development. AEP also transmits power to PPEC territory so capacity is strong throughout the area. Adequate lead time is requested in the event that a large energy investment is needed for a development. Coordination with the companies at the onset of potential development is good practice.

Natural Gas

Northern Indiana Public Service Company (NIPSCO), the natural gas service provider to New Haven, has sufficient capacity to extend services. Adequate lead time is requested in the event that a large energy investment is needed for development. Coordination with the company at the onset of potential development is good practice.

Transportation

Roads in New Haven that are maintained by the State of Indiana include SR 930 (part of the historic Lincoln Highway) that extends through the middle of the city from west to east, I 469 that extends along the eastern border, and US 24 and US 30 that radiate east toward Ohio. All other public roads are under the jurisdiction of the City of New Haven.

Portions of New Haven Avenue and Rose Avenue, as well as Lincoln Highway, Landin, Maplecrest, Meyer, Minnich, and Moeller Roads, are all classified as Urban Minor Arterials by the Indiana Department of Transportation Functional Class Map for Allen County. Also classified on the map are several Urban Collector roadways including Adams Center, Green, Hartzell, Linden, Paulding, and Seiler Roads, as well as portions of Rose Avenue and Minnich Road. Each of these roads is eligible for federal funding.

The City of New Haven Street Department maintains the roadways by providing sweeping, patching, snow removal, leaf pick-up, and sign and marking installation and maintenance. It also cares for berms and alleys. Capital improvements are overseen by the Engineering Department. Several bridges located in New Haven are maintained by either the State of Indiana or the Allen County Highway Department.

Several railroad lines converge in New Haven. Norfolk Southern has three lines connecting from Detroit, MI and the East Coast and CSX has two lines under an operating agreement with Chicago, Fort Wayne and Eastern Railroad with lines coming from Decatur, IN and the East Coast. These lines extend through Fort Wayne toward Chicago and St. Louis. Grabill, Woodburn, Monroeville, and Hoagland all connect into New Haven through rail. There are over thirty-five railroad crossings in New Haven.

Sidewalk improvements have been a focus of the City of New Haven for the past 15 years after it prioritized routes for replacement and new construction to provide key linkages throughout the community to places such as schools, parks, and downtown. From 2006 to 2011, the City implemented the Sidewalk S.O.S. Program. In addition, several ADA sidewalk upgrades have been made from 2013 to the present.

The New Haven-Adams Township Parks and Recreation Department also cares for a three-mile segment of the 25-mile long Rivergreenway trail, beginning at Moser Park, which travels west along the north bank of the Maumee River to a trailhead and boat launch on North River Road. At this point, the trail continues west into Fort Wayne where it connects to a network of over 90 miles of trails. A future trail, 7.3 miles long and to be called Six Mile Creek, has been proposed to connect Moser Park to Southtown Centre in southeastern Fort Wayne as part of a 26-mile uninterrupted trail loop.

It is also the desire of the NewAllen collaborative to have trails that connect each of the communities to one another. The *Northeastern Indiana Regional Coordinating Council 2035 Transportation Plan* has identified several roads, connecting each East Allen community to New Haven, for shoulder lane improvements. A trail has also been proposed to connect New Haven to Woodburn along the Maumee River and old US 24.



Norfolk Southern Railroad

Sewer/Stormwater

The City of New Haven has a contractual agreement with Fort Wayne City Utilities to convey and treat up to 2.5 million gallons of wastewater per day (MGD). Currently, New Haven's average conveyance is between 1 and 1.2 MGD. While new sections of the city-owned collection system have been constructed, some portions are up to ninety years old. The majority of the City has separate sanitary sewers and storm sewers as areas constructed after the 1960s were originally built in that manner. From 2004 to 2008, several combined areas were separated by converting existing lines to handle only stormwater and constructing new sanitary lines. However, several users still operate combined service connections, an issue the City plans to address by ordering the property owners to remove all sources of clear and runoff water from their plumbing laterals. Over the last five years, approximately \$2.5 million has been spent on sewer and stormwater system rehabilitation, replacement, extension and flow enhancement projects. Additionally, several city street improvement projects included storm sewer improvements within the scope of work. Existing sewer rates are based on usage and include a minimum fee based on the meter size.

The City of New Haven's current Long-Term Control Plan (LTCP), filed with the Indiana Department of Environmental Management (IDEM), lists a goal of limiting the number of combined sewer overflows to four events per year. In particular, water quality is a concern along the Martin Drain downstream of Combined Sewer Overflow (CSO) #1. The LTCP identifies several projects to be completed over the next ten years. Phase I, estimated to cost approximately \$7.4 million, consists of conveyance system improvements. Phase II projects, slated to take place in 10 or more years, include improvements to the Rose Avenue pump station as well as the installation of a surge tank and secondary equivalence high rate treatment facility at an estimated cost of approximately \$16 million for a total overall investment of \$23 million. An additional collection system project, at a cost that is yet to be determined, has also been identified for installation in the Meadowbrook subdivision.

Water

New Haven receives its water supply from Fort Wayne City Utilities. Constructed from the 1950s to the present, the water main infrastructure consists of 91 miles of pipe ranging in diameter from four inches to 20 inches. Average water use is 1.25 MGD with a high of 2.2 MGD, well within the contract with Fort Wayne to supply up to 3.0 MGD. Current water fees, last increased by 37% in August 2011, are \$11.97 per 2,000 gallons (minimum charge).

Police

The New Haven Police Department (NHPD) is comprised of 20 full-time staff including the Chief of Police, Deputy Chief, two detectives and one School Resource Officer. In addition, the department is supported by six full-time dispatchers, nine part-time dispatchers, a Chief's Assistant, a Record's Keeper, and 15 reserve officers. The NHPD also maintains a strong working relationship with New Haven Fire and EMS Departments as well as the Fort Wayne Police Department and the Allen County Sheriff's Department.



Water tower

The NHPD provides 24-hour patrol service by two to four officers per shift. From 2011 to 2015, the total number of service calls per year, as reported through Uniform Crime Reporting, was between 346 and 523. During that time, no homicides were reported. Other services provided by the NHPD include media relations, child safety programs, bike patrols, and the Citizen's Academy. NHPD officers also participate in neighborhood association meetings. On-going capital needs include the annual replacement of three patrol vehicles as well as updating firearms, patrol laptops, office computers, and other equipment and software as needed.

Fire

The New Haven Adams Township Fire Department, staffed by 13 full-time and 55 volunteer firefighters, serves a 55-square mile area with a population of 25,000 residents. It operates out of three well-equipped locations, two of which are located within New Haven city boundaries with the third being located in Adams Township. In addition to providing fire suppression services, the Department administers fire prevention and public education programs to over 2,000 students each year. Personnel are also cross-trained as emergency medical technicians and paramedics. From 2011 to 2015, the annual number of calls for service ranged from 1,290 to 1,470 with an average response time of 4.8 minutes. The Department has a Class 3 ISO Rating, and has an annual apparatus plan to help manage equipment needs.

EMS

The City of New Haven's EMS service is a paid paramedic provider utilizing three full-time paramedics per shift, two of whom are employed through EMS while the third is affiliated with the New Haven Adams Township Fire Department. The average EMS response time is three minutes, and run volume steadily increased from 1,535 in 2011 to 1,768 in 2015. Although the collaboration with the Fire Department has been adequate to cover EMS needs, this can leave the Fire Department short-handed. As population and call numbers

increase, an additional EMS crew will be needed. Current equipment includes three ambulances and a vehicle that is Advanced Life Saving (ALS)-equipped. In 2016, a new ambulance will be purchased. If a secondary response in New Haven is needed, it is provided by the Three Rivers Ambulance Authority (TRAA) or by Woodburn EMS. Woodburn's response time is typically six to eight minutes and TRAA's response depends on the location of its closest vehicle.

Parks and Recreation

Eleven parks, one undeveloped land parcel, two nature areas, and a portion of the Rivergreenway trail system, located within the area being discussed for this Plan, are overseen by the New Haven-Adams Township Parks and Recreation Department. Its mission is to develop and maintain quality parks, including natural wooded areas; to provide facilities and programs for people of all ages; and to plan for the future facility requirements and activities that will serve the year-round recreational needs and interests of the community.

The City has identified several park system areas for investment over the next five years, including:

- Adding ball diamonds to Havenhurst Park (\$35,000)
- Adding a playground and pavilion at Werling Park (\$250,000)
- Building of Flowrider & Lazy River at Jury Pool (\$3 - \$4 million)
- Meadowbrook Community Building: Pool Bath House (\$50,000 - \$70,000)
- Master plan development and pond/shelter improvements for Haskamp Park (\$200,000 - \$250,000)
- Second phase build out of the Community Center (\$4 million)

Planning and Economic Development

The City of New Haven Planning Department guides the area's growth and development through the implementation of adopted policies and enforcement of land use regulations. Additionally, the Department provides professional support to the New Haven Plan Commission and Board of Zoning Appeals. Last updated in 2002, the City's Comprehensive Plan is due to be revised and may include an analysis of infrastructure capacities needed to support build-out projections and exploring extra-territorial jurisdiction agreements. Currently underway, an update to the existing zoning ordinance will better align certain aspects with Allen County zoning regulations, but will continue to include policies that are unique to the desires of the New Haven community.

The City of New Haven Economic Development Department works to attract and retain business and industry within the city, as well as to develop initiatives that improve the quality of life of city residents.



Schnelker Park



Community Center

CONTEXTUAL RESEARCH

As part of the overall *NewAllen Alliance Strategic Investment Plan* (SIP) initiative, contextual research was conducted of each community which included site visits with a drive-by tour and meetings with individual Community Planning Oversight Committees (CPOC). Each CPOC was asked to describe what they were hoping to achieve from the planning process. The following is a compilation of common responses given by the communities:

- To establish our community as a great place to live in Allen County
- To improve community identity and pride
- For the rest of Allen County to learn more about our community
- To facilitate new, smart growth that leads to more jobs being created (Hoagland and Leo-Cedarville do not desire industrial growth)
- To retain the authentic heritage of our community
- To improve the volunteer structure and community involvement
- To be better positioned to seek funding for projects

In addition, the six strategic focus areas of the SIP were discussed with each CPOC. Common issues and possible strategies identified include:



New Growth & Development

To explore alternatives to enhance opportunities to fund and sustain community improvement (i.e. incorporation, economic improvement districts, tax increment financing, etc.)
To improve developmental regulations to influence the quality of new development as it occurs



Economic Development

To develop a better local understanding of economic development processes
To develop marketable sites for future industry
To increase a community-wide focus on the agriculture industry
To increase space for small business activities
To contribute to the larger economic goal of attracting people to the region by providing an alternative place to live



Redevelopment

To revitalize downtowns
To preserve and repurpose existing vacant structures



Housing

To differentiate by promoting unique elements not common in urban areas
To promote housing for young families and seniors
To promote the rehabilitation of existing, aging housing stock



Infrastructure

To develop a county-wide focus to support broadband development
To understand limitations and opportunities of sewer and water infrastructure to help form approaches to future development decisions



Quality of Life

To create and/or enhance community parks and gathering spaces
To develop sidewalks and trails to improve walkability throughout each community
To connect each community and to larger trail infrastructure through trails and bike lanes
To provide places to enhance community wellness



Do it Best Corporation - World Headquarters

Additional contextual research was conducted through interviews with over 30 community leaders throughout Allen County and Northeast Indiana to get a “big picture” perspective of the strengths and weaknesses of East Allen County in addition to gaining a broader understanding of the regional environment and identifying potential opportunities for funding and leveraging other resources. Below is a summary of some of the key findings of this research:

- Due to the proximity of Interstate 469, the recent upgrade of US 24 to an expressway, and the Maplecrest Road extension, momentum and interest in East Allen County appears to be growing.
- Planning will give communities a course of action and align county resources in support of these endeavors.
- East Allen County is a very diverse region consisting of urban, suburban, and rural areas.
- There are significant transportation assets in East Allen County (Interstate 469, US 24, US 30, Adams Center Road and the planned intermodal facility) prompting a need to better understand how to capitalize on them.
- East Allen County should focus on agricultural businesses and industry in addition to the clustering of supportive business and industry to large employers such as Steel Dynamics, Inc. and BF Goodrich.
- Perceptions of the East Allen County Schools Corporation vary. Due to recent consolidation efforts, the loss of a public school in some places has equated to a loss of identity, while others view having five high schools in the system as spreading limited resources over too many facilities.
- Workforce development is important. Programs such as the East Allen County Schools’ Associated Builders and Contractors Program, Future Farmers of America Programs, and other professional development training opportunities through the local libraries and schools should be promoted and enhanced.
- The entity with control of the sewer and water systems has significant influence into how, when, and to what level development occurs. There are some who advocate for a county-wide sewer district managed by an appointed board, and others who prefer retaining more direct involvement and oversight by elected officials.
- More housing is needed, particularly for seniors and young families. Communities are encouraged to seek out companies willing to design developments that are unique to their area and that enhance and serve the housing needs, thereby differentiating themselves from other nearby communities and creating an opportunity to attract new residents.
- There is a lack of park and recreational opportunities throughout eastern Allen County.
- There are libraries in four of the seven communities. As these facilities are significant assets, they could potentially be a strategic partner for other community initiatives such as workforce training, co-working space, and the integration of storytelling into community park and trail offerings.
- Restaurants, frequently suggested as a need in most of the communities, can also sometimes serve to attract people to visit.

PUBLIC INPUT

Chamber of Commerce Survey

In May 2016, membership of the New Haven Chamber of Commerce was surveyed to gather input to the Plan. Twenty-seven completed surveys were received, and the results were then tabulated by SurveyMonkey. The intent of the survey was to get a general sense of community attitudes.

When asked to describe New Haven's current identity, the most frequent characteristic given by respondents was "friendly". Similar sentiments that included that there isn't a cohesive identity for the community. When asked to describe what they would hope New Haven's identity to be in 10 years, words such as "booming", "vibrant", and "great" accounted for the most responses followed closely by "progressive," "forward-thinking," and "building for the future."

Regarding the assets that best apply to New Haven, 28% percent of the respondents chose its close proximity to Fort Wayne followed by 24% of whom chose its friendly, small town atmosphere. The option of its close proximity to I-469 and US 24 received the third-most number of votes at 16%.

The next question asked for respondents to select what type of business development would be preferred in New Haven. The option of "Other" was selected by nearly 46% of respondents followed by retail at 29.2% and industrial at 16.7%. Taking the write-in comments as a whole, there were multiple suggestions to get another grocery store in the area as well as more restaurants. Other comments included wanting antique, specialty, and boutique shops; retail places for artists and craftspeople; and small businesses in general. *Note: Write-in comments for specific retail types were counted as a vote for "Other" causing the overall vote tallies to be distorted and the comments for each option to be mingled.*

Respondents were next asked to rank eight listed items based on what was most needed in New Haven. The top four items were (in order): investment into downtown buildings, additional restaurants, quality housing to buy/rent, and community center development. For those who thought additional restaurants were needed, they were then asked to list what type was preferred. "Steakhouse" was listed most frequently followed by "family." "Mexican" was mentioned multiple times as were "coffee shop" and "moderately-priced."

As the first phase of the development of the New Haven Community Center is underway, the next question asked respondents to pick why they would most use the facility. Just over 27% said they would use it as a fitness center, followed by nearly 23% for the multi-turf fields, and 18% for educational programs. Respondents were also asked to choose what transportation improvements were most important for New Haven to pursue. The options of area walking/biking paths and sidewalk repairs/installation each received identical number of votes followed by street repairs/reconstruction.

Another question asked respondents to note and explain about any public services needing improvement. Of the 17 write-in responses received, five related to needing better planning and zoning



New Haven Housing

regulations and management. There were also five responses directed at improving parks and recreation programs for youth and park maintenance. Two respondents wanted lower water bills.

When questioned as to what type of housing is needed in New Haven, the most often chosen option by respondents was that of single-family housing ranging in price from \$91,000 to \$150,000. Following this, four options received the same number of votes: affordable apartments and rental units, senior apartments/senior living facilities, single-family housing from \$70,000 to \$90,000, and single-family housing from \$151,000 to \$250,000.

To complete the survey, respondents were asked to provide other comments or suggestions. Of the nine responses received, multiple comments pertained to improving the school system, capitalizing on the community center, and improving city and organizational leadership.

Neighborhood Meeting

On August 30, 2016, a meeting was held for New Haven neighborhoods to present an overview of the SIP initiative and to discuss emerging issues and opportunities in the community. In attendance were nine neighborhood representatives and four City of New Haven representatives. Below is a list of feedback received during the discussion.

Various needs were identified:

- Downtown-area stormwater system improvements
- Senior housing
- Housing priced at \$90,000 to \$450,000
- Better regulation to establish how neighborhood business uses can co-exist with residential uses
- Blight remediation and housing rehabilitation
- Broadband access in the Casad Depot area if New Haven plans to focus future industrial efforts there
- Improvements to the intersection of US 24 and I 469
- There is support for the preservation of the former City Hall building.
- Vocational training is important and opportunities to promote it should be pursued.

ACTION PLAN

Through the synthesis of research and community discussion detailed throughout this document, a plan of action was developed. Overarching strategies are those established by the NewAllen Alliance. Plan elements are presented in a manner that is both individual to the community, but also complements activities conducted throughout East Allen County. The action plan also acts as an implementation tool by listing the strategic action, responsible parties, potential resources, and a targeted time period for implementation.

1. MANAGE GROWTH AND DEVELOPMENT

	Strategy	Responsible Parties	Potential Resources	Time Period
1.1	Update the comprehensive plan and zoning ordinance to reflect more appropriate development guidelines for the community. Include an analysis of water and wastewater capacity needed to accommodate for level and type of planned growth.	New Haven City Council, New Haven Plan Commission, New Haven Planning Department, New Haven Engineering Department	Not Applicable	0-2 years
1.2	Pursue the development of shovel-ready sites near I-469, US 24, US 30 and Adams Center Road.	New Haven Economic Development Department	Allen County Capital Improvement Board, Allen County Redevelopment Commission, GFW, Northeast Indiana Regional Partnership (NEIRP), Office of Community and Rural Affairs (OCRA) Shovel Ready Program	0-2 years
1.3	Explore and pursue opportunities to redevelop the CASAD Depot site for Industrial use.	New Haven Economic Development Department	Allen County Capital Improvement Board, Allen County Redevelopment Commission, GFW, NEIRP, Norfolk Southern Railroad, Paulding Putnam Electric Cooperative, US Department of Transportation TIGER Funds	0-2 years

2. CREATE A RURAL AND SUBURBAN ECONOMIC DEVELOPMENT APPROACH

	Strategy	Responsible Parties	Potential Resources	Time Period
2.1	Promote awareness of small business development training and capital resources.	GFW, NewAllen Alliance, New Haven Chamber of Commerce	Brightpoint, Indiana Small Business Development Center, Northeast Indiana Innovation Center, United States Department of Agriculture (USDA)	On-going
2.2	Support the development of economic development initiatives focused on the agricultural industry.	GFW, NewAllen Alliance, New Haven Chamber of Commerce	Purdue Extension, Indiana Farm Bureau, Indiana Department of Agriculture, USDA	On-going
2.3	Support and collaborate on workforce development efforts.	East Allen County Schools (EACS), GFW, NewAllen Alliance, New Haven Chamber of Commerce	Area Institutes of Higher Education, Indiana OCRA, Indiana Workforce Development, WorkOne Northeast	On-going

2. CREATE A RURAL AND SUBURBAN ECONOMIC DEVELOPMENT APPROACH

	Strategy	Responsible Parties	Potential Resources	Time Period
2.4	Pursue collaborative opportunities with the Allen County Public Library to provide support to local business including: informational materials, training, technology and space.	NewAllen Alliance, New Haven Chamber of Commerce	Allen County Public Library, Brightpoint, Indiana Small Business Development Center, Local Foundations, Northeast Indiana Innovation Center, USDA	0-2 years
2.5	Explore the feasibility to develop a co-working space.	New Haven Economic Development Department, New Haven Chamber of Commerce	Shared space at the former City Hall, City of New Haven CEDIT, Indiana Small Business Development Center, Northeast Indiana Innovation Center, Memberships	1-3 years

3. PRESERVE AND CAPITALIZE UPON OUR AUTHENTIC HERITAGE

	Strategy	Responsible Parties	Potential Resources	Time Period
3.1	Participate in a branding and marketing effort in collaboration with NewAllen Alliance.	NewAllen Alliance, New Haven Chamber of Commerce	EACS, Local Fundraising, NewAllen Alliance	0-2 years
3.2	Establish a Main Street organization to support promotion, design and economic vitality of the downtown.	City of New Haven, New Haven Chamber of Commerce	Indiana OCRA	0-1 years
3.3	Improve downtown facades through a façade improvement program, development of an OCRA downtown plan and through the pursuit of matching grant opportunities with property owners.	City of New Haven, New Main Street (once organized)	Indiana OCRA, NewAllen Façade Program	1-3 years
3.4	Tie together the adjacent Downtown and Main Street Historic Districts through historically appropriate branding, signage and placemaking enhancements.	City of New Haven, New Main Street (once organized)	Allen County Capital Improvement Board, Indiana OCRA, Local Fundraising	1-3 years
3.5	Retain and restore historically significant structures including the former City Hall and the former Library.	City of New Haven, New Haven Community Foundation, New Haven Chamber, Private Businesses	Indiana OCRA Historic Preservation Grants, Local Fundraising, Private Investment	On-going

4. CELEBRATE COMMUNITY IDENTITY AND QUALITY OF LIFE THROUGH INVESTMENT IN CENTERS OF ACTIVITY

	Strategy	Responsible Parties	Potential Resources	Time Period
4.1	Participate in an initiative to physically improve local community parks and downtowns based on collective branding and landscape design. Involvement includes development of a "Quality of Life" design plan that unifies the look of the community at major entrances, in the downtown area, and within the parks with investments into street lighting, sidewalks, furnishings, signage, landscaping, and park improvements.	City of New Haven, New Haven Chamber of Commerce, New Haven Community Foundation, New Haven Main Street (once organized), New Haven-Adams Township Parks and Recreation, NewAllen Alliance	Local Fundraising, NewAllen Alliance	0-2 years

4. CELEBRATE COMMUNITY IDENTITY AND QUALITY OF LIFE THROUGH INVESTMENT IN CENTERS OF ACTIVITY

	Strategy	Responsible Parties	Potential Resources	Time Period
4.2	Pursue funding to implement "Quality of Life" design plan.	City of New Haven, New Haven Chamber of Commerce, New Haven Community Foundation, New Haven Main Street (once organized), New Haven- Adams Township Parks and Recreation, NewAllen Alliance	Allen County Capital Improvement Board, Local Fundraising, Indiana OCRA Place-Based Investment Grant, Regional Cities	0-2 years
4.3	Support infill commercial development within downtown New Haven.	City of New Haven, New Haven Chamber of Commerce, New Haven Main Street (once organized), NewAllen Alliance	Private investment, NewAllen grants and loans, Indiana OCRA Historic Renovation grants, USDA loans	On-going
4.5	Explore the establishment of a co-op to support reinvestment efforts.	City of New Haven, NewAllen Alliance	Private Investors	0-2 years
4.6	Explore a collective contract for maintenance of quality of life investments.	NewAllen Alliance	Allen County Parks Department	0-2 years
4.7	Support the connection of communities through trails and bike lanes throughout East Allen County.	Allen County Highway Department, City of New Haven, NIRCC	Allen County Highway Department, INDOT	On-going

5. PROVIDE A RANGE OF QUALITY HOUSING OPPORTUNITIES

	Strategy	Responsible Parties	Potential Resources	Time Period
5.1	Support the rehabilitation of existing homes.	Area housing non-profit organizations	Indiana Housing and Community Development Authority Owner Occupied Rehabilitation Program	0-5 years
5.2	Explore ways to engage housing developers to design developments in a manner that differentiates the community by promoting unique elements not common in urban areas (village developments, accessory structures such as workshops/mother-in-law suites, green space, sidewalks/trails)	City of New Haven	Private Developers	On-going
5.3	Support a range of additional new housing, from \$90,000 - \$450,000.	Private developers	Private Investment	0-5 years
5.4	Support the addition of affordable senior housing.	Private developers	Indiana Housing and Community Development Authority Tax Credits	0-5 years
5.5	Address blighted structures throughout the community by identifying locations for acquisition, rehabilitation and/or demolition.	City of New Haven	Allen County Building Department, Blight Elimination Funds, Brightpoint	0-5 years

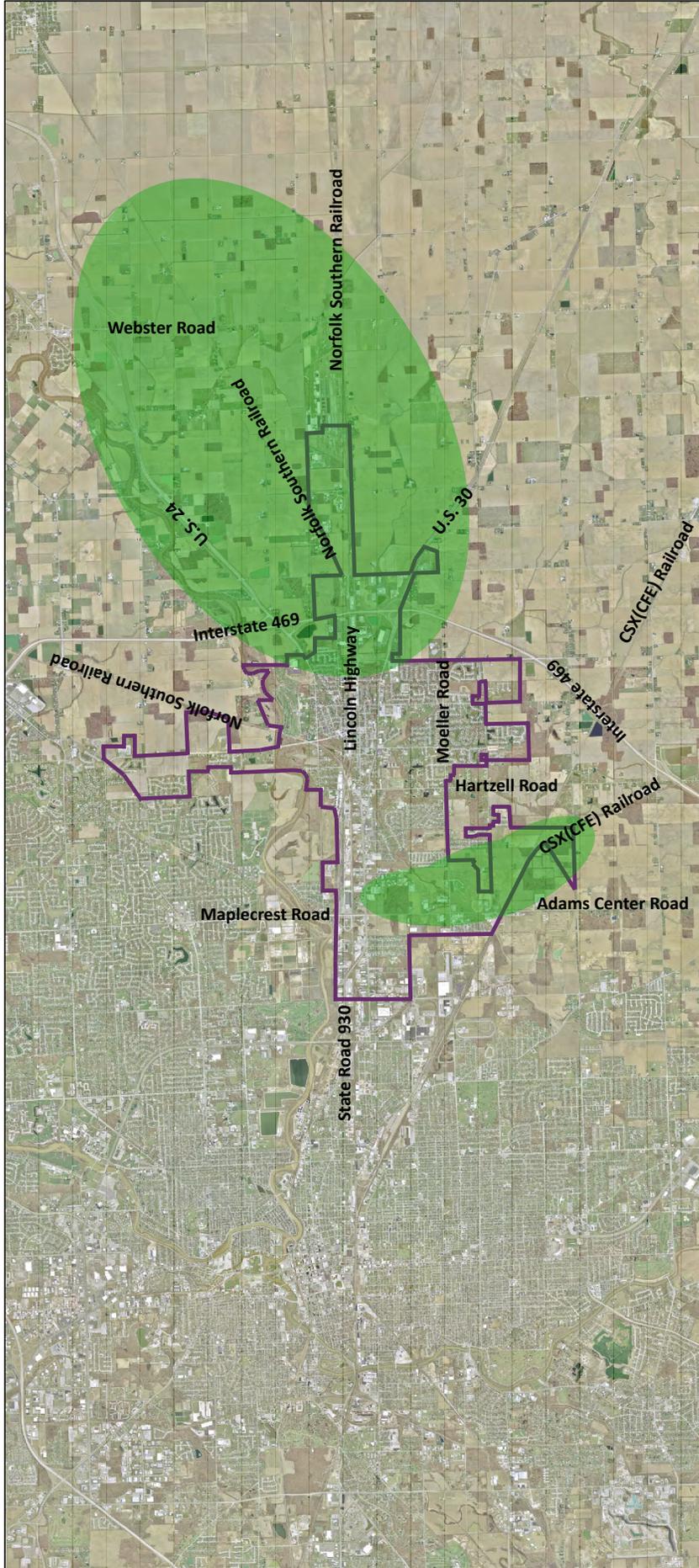
6. PROVIDE ADEQUATE INFRASTRUCTURE

	Strategy	Responsible Parties	Potential Resources	Time Period
6.1	Continue to implement an annual sidewalk installation program in addition to annual ADA ramp improvements to address sidewalk needs throughout the community.	City of New Haven	City of New Haven, INDOT, Property Owners	On-going
6.2	Explore and pursue the opportunity to enhance broadband speed and reliability throughout the community (both business and residential areas), but in particular on the western portion of New Haven where future industrial development is anticipated.	GFW, NewAllen Alliance	Community Resources, Private Investment, USDA	0-5 years
6.3	Continue to implement Long Term Control Plan wastewater system improvements	City of New Haven	Indiana Finance Authority State Revolving Loan Fund, Indiana OCRA Stormwater Grant, USDA	On-going

7. ENGAGE AND CONNECT TO SUPPORT INVESTMENTS

	Strategy	Responsible Parties	Potential Resources	Time Period
7.1	Participate in an on-going NewAllen Strategic Advancement Committee to oversee Strategic Investment Plan implementation.	Allen County DPS, City of New Haven, NewAllen Alliance, New Haven Chamber of Commerce	Not Applicable	On-going
7.2	Work with a newly hired Community Development Liaison to advance initiatives.	Allen County DPS, City of New Haven, NewAllen Alliance, New Haven Chamber of Commerce	Allen County, NewAllen Alliance	On-going
7.3	Foster and participate in community leadership development activities.	Allen County DPS, GFW, NewAllen Alliance, New Haven Chamber of Commerce	Local Business Sponsors, Local Foundations	On-going

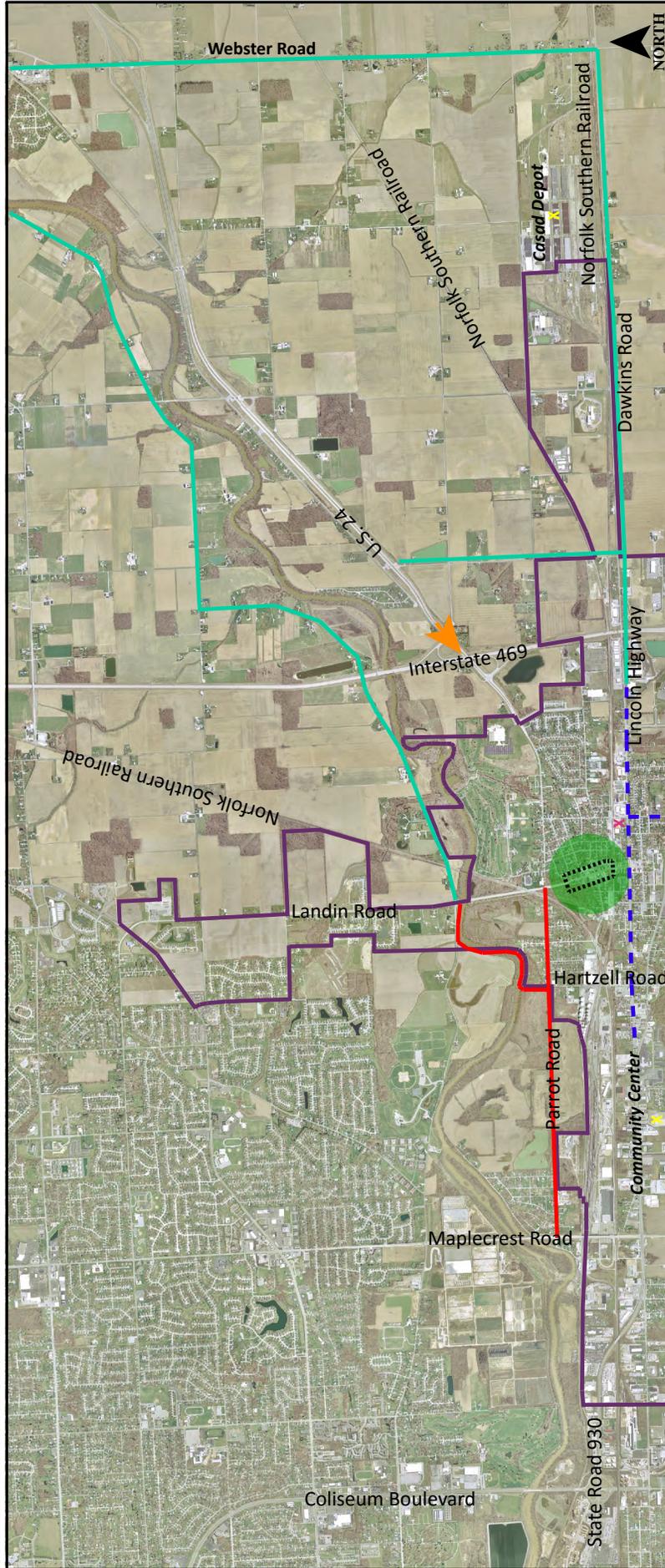
New Haven Action Plan Map #1



City Boundary

Industrial Development Target Areas

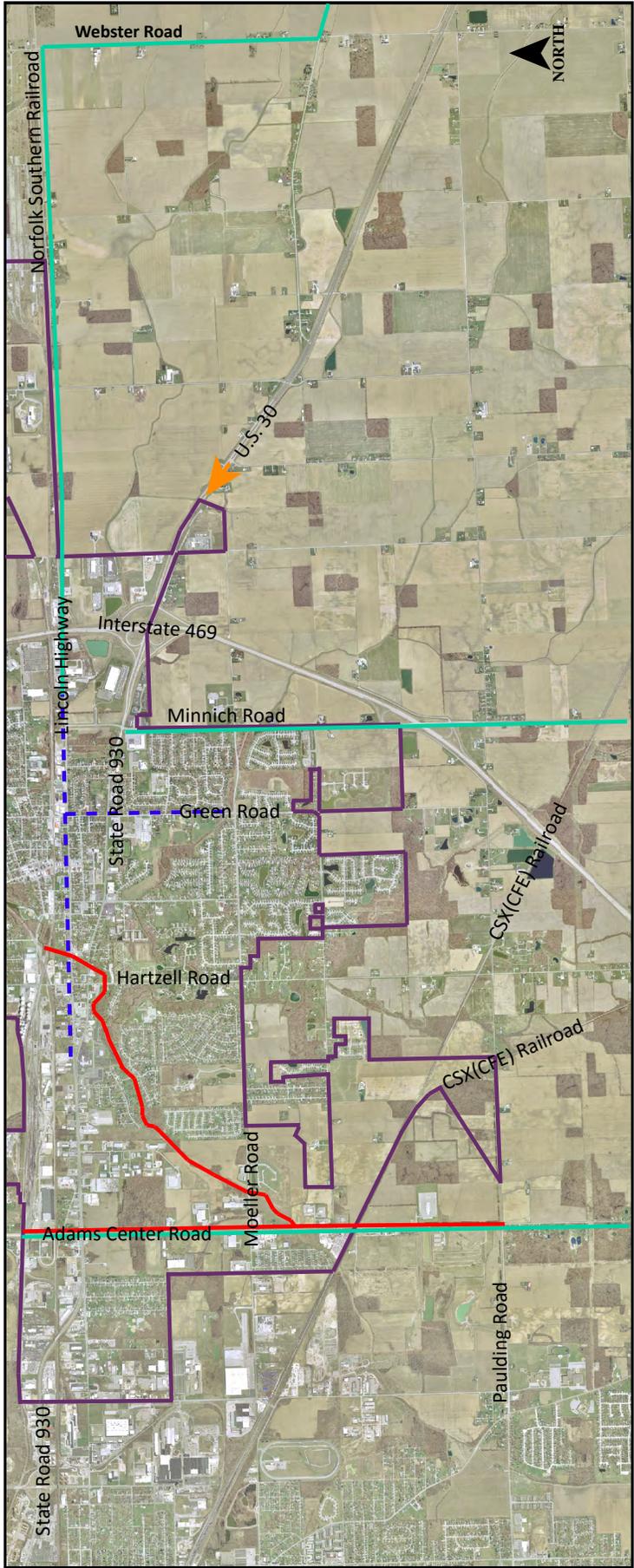
New Haven Action Plan Map #2



- City Boundary
- Downtown Area Boundary
- Proposed Trail Priorities
- Proposed Shoulder Lanes
- Proposed Bike Lane Priorities
- Quality of Life Improvement Area
- Development Opportunities
- Allen County Library
- Gateways



New Haven Action Plan Map #3



- City Boundary
- Proposed Trail Priorities
- Proposed Shoulder Lanes
- Proposed Bike Lane Priorities
- Gateways



NEWALLEN ALLIANCE

ALLEN COUNTY, INDIANA

NEW HAVEN, INDIANA

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