The Attica, Indiana Comprehensive Plan

Prepared by the Community Based Projects program, an outreach and service program of the College of Architecture and Planning at Ball State University. This comprehensive plan is a continuance of a Community Charrette Workshop conducted in the Spring of 2000 by the CBP program.

This document was prepared by Brad M. Beaubien, candidate for the Bachelor of Urban Planning and Development degree, in fulfillment of the Honors Creative Project requirement of the Honors College at Ball State University.

Project Advisor and Director
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Professor of Urban Planning

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Abstract

This Comprehensive Plan is designed to provide the City of Attica, Indiana with a policy framework for
development in the community of just over 3,000 residents. A previous community charrette workshop con­
ducted by Ball State’s Community Based Projects program provided substantial community input, ideas and
concerns, while a background statistical profile revealed underlying trends. These concerns and trends were
translated into a series seven “campaigns” and 27 goals with a main purpose of protecting and enhancing
Attica’s history and heritage, as well as preserving and revitalizing its Downtown. The plan is supplemented
with a section offering more detailed explanations of certain aspects of the plan, as well as with a section on
design guidelines for new development and renovation in the Downtown area. The plan document is exten­
sively supplemented with maps, charts, and graphics to further explain the goals and objectives contained
within.

Acknowledgements

Thank you to Dr. Jim Segedy, my thesis advisor, for his initial suggestion for this project as well as his subse­
quently guidance and editing of this comprehensive plan. Special thanks also go out to the people of Attica, for
whom this plan is written, and from whom many of the ideas and concerns in this plan originate.
<table>
<thead>
<tr>
<th>Campaign</th>
<th>Goals</th>
<th>Action Steps</th>
</tr>
</thead>
</table>
| **Land Use:**<br>Provide for the future development of Attica in a manner that is compatible with and enhances the historic charisma of the community. | • Update the zoning ordinance.  
• Implement landscape and sign ordinances.  
• Discourage commercial strip development.  
• Encourage development in areas contiguous to existing development.  
• Use a future land use map to guide growth.  
• Provide continuing education opportunities for decisionmakers. | • Hire a professional consultant.  
• Review the zoning ordinance for effectiveness every 5 years.  
• Integrate landscaping and signage provisions with a new zoning ordinance.  
• Use zoning to prevent strip development.  
• Encourage development Downtown.  
• Establish the two-mile jurisdictional fringe pursuant to Indiana Code IC 36-7-4-205  
• Use zoning and the two-mile jurisdictional fringe to direct development to targeted areas.  
• Direct development to areas where public facilities can handle it, and plan for new infrastructure in targeted growth areas.  
• Encourage infill development.  
• Use future land use map on page 2-9 to guide new development.  
• Maintain the map electronically, possibly by a consultant on a retainer basis.  
• Provide land use journal subscriptions and encourage participation in land use conferences for decisionmakers. |
### Campaign

#### History & Heritage:
Celebrating, protecting, and enhancing the heritage of Attica and its historic character.

<table>
<thead>
<tr>
<th>Goals</th>
<th>Action Steps</th>
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</thead>
<tbody>
<tr>
<td>• Develop a unique identity for each historic district through the use of streetscape elements, signs, and design guidelines.</td>
<td>• Use citizen committees for each historic district to develop an identity action plan and decide upon design guidelines for renovation.</td>
</tr>
<tr>
<td>• Develop an Historic Attica Tour to guide residents and visitors to significant points of interest.</td>
<td>• Use fundraising or appropriations to implement each plan, and consult each plan when doing construction work.</td>
</tr>
<tr>
<td>• Celebrate the importance of the Wabash Canal in the growth and development of Attica.</td>
<td>• Develop incentive programs such as a low-interest loan pool to fund renovations in accordance with design guidelines.</td>
</tr>
<tr>
<td>• Increase and encourage the interaction of youth and elderly in order to gain an appreciation for Attica’s heritage.</td>
<td>• Develop a route connecting historic areas and publish a map.</td>
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<tr>
<td></td>
<td>• Integrate the tour with an annual event, such as a Christmas Walk.</td>
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<td></td>
<td>• Develop the historic site of the Wabash &amp; Erie Canal into a linear park system.</td>
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<td></td>
<td>• Develop a water feature on the Canal site near Quibache Park.</td>
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<td></td>
<td>• Work with the school system to encourage elderly participation in classroom activities.</td>
</tr>
<tr>
<td></td>
<td>• Organize a weekly evening at the library that explore elements of Attica heritage, and encourage youth/elderly interaction.</td>
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<tr>
<td>Campaign</td>
<td>Goals</td>
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<tr>
<td><strong>Downtown Development:</strong>&lt;br&gt;Capitalize on the historic character of Downtown Attica by targeting new development to the area, improving the visual character, and offering incentives.</td>
<td>- Partner with Main Street Attica to promote new investment in and the attractiveness of Downtown.&lt;br&gt;- Offer incentives for Downtown building renovations, new business start-ups, and for businesses to relocate Downtown.&lt;br&gt;- Enhance the appearance of Perry Street by continuing the investment in streetscape elements while changing parking patterns.&lt;br&gt;- Strive to increase the viability of internet commerce activities Downtown.</td>
</tr>
<tr>
<td>Campaign</td>
<td>Goals</td>
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<tr>
<td>Economic Development:</td>
<td>• Focus new commercial development into the Downtown area and the underdeveloped area west of Downtown.</td>
</tr>
<tr>
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<td></td>
<td>• Adopt a design guidelines program in order to protect and enhance the historic character of Attica.</td>
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<td></td>
<td>• Develop the amenities Attica has to offer to their full potential.</td>
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<tr>
<td></td>
<td>• Develop high-speed internet infrastructure in order to diversify the local economy and attract new technological jobs.</td>
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<tr>
<td></td>
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</tr>
<tr>
<td></td>
<td>• Diversify the local economy and provide opportunities for entrepreneurial development.</td>
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</tbody>
</table>
### Campaign

**Housing & Neighborhoods:**
Provide new living options while preserving the existing character of neighborhoods and improving the existing homes.

### Goals

- Encourage housing options in Downtown on upper floors of buildings.
- Encourage planned residential development and not low density suburban sprawl patterns.
- Encourage infill residential development.
- Improve the existing quality of homes and neighborhoods through the development of a Housing Resource Center.

### Action Steps

- Implement zoning that encourages retail space on the ground floor of Downtown buildings and residential uses on upper floors.
- Ensure the zoning ordinance does not zone large amounts of vacant land for multifamily uses.
- Update the zoning and subdivision control ordinances to encourage connecting streets, higher density development, and pedestrian-friendly neighborhoods.
- Use zoning to prevent large-lot suburban sprawl development at the edges of the community.
- Designate vacant land on the fringes of the community as open space, agriculture, or some other type of development. Do not zone large amounts of vacant land for residential use, as this can discourage infill development.
- Work with business, service, and civic groups to fund and operate a resource center.
- Develop a library of tools as well as a collection of home improvement guides, publications, and guidelines for home repairs.
- Coordinate volunteer programs to help those in need with common home repairs and cleaning.
**Campaign**

**Parks & Open Space:**
Develop a trail system, the Wabash River, and cultural resources to enhance the quality of life for residents, to celebrate Attica’s heritage, and promote tourism.

### Goals
- Continue to develop the environmental and cultural resources of the Wabash River and Canal.
- Develop a walking and biking trail system.

### Action Steps
- Continue investment in Quibache Park, and connect to riverfront and canal to the overall trail system.
- Develop a heritage area on the site of the Wabash Canal.
- Pursue fundraising and grant programs while developing a trail route that connects many aspects of Attica.
- Clearly define the trail with unique signage and publish a map.
- Encourage new development to connect to the trail system.
- Inventory places in the community that visitors travel to frequently, and develop a uniform and attract signage system that will effectively guide visitors to those destinations.
- Develop a new thoroughfare to the east of Avenue Six to become the backbone for future residential areas.

**Transportation:**
Make the community convenient for visitors to find points of interest and open up additional land for development.

- Develop a wayfinding system that directs residents and visitors to community centers and points of interest.
- Improve access from State Road 28 to the north side of town.
Introduction

This community profile provides a comprehensive look at various social, economic, and physical aspects of the Attica community. Although it cannot measure the intangible qualities of Attica, such as the friendships and family which make the community a great place to live, it does provide a statistical foundation on which more subjective qualities can be built and used as guide for the comprehensive plan.

Profile Contents

- Community History
- Population & Demographics
- Economy
- Agriculture
- Housing
- Education
- Transportation & Land Use
- Attica Historic Districts
- Commuting Patterns
- Regional Location
- Transportation System
- Current Land Use
The story of Attica began nearly two centuries ago when George Hollingsworth platted the community, erected an inn and a few log cabins, and built a ferry to cross the Wabash in 1825. That same year, Fountain County was established by the State legislature. Industry arrived a decade later, with a steam saw mill and gristmill located on the river. During this time a town water system was also developed, using hollow logs to pipe water from the hillside ravine down into the community. The first schoolhouse was constructed in 1832. By 1849 the community had grown large enough to incorporate as a town, though the first mayor was not elected until 1866.

While the river and its waterpower drove the first wave of industrial development in Attica, the arrival of the Wabash & Erie Canal in 1847 drove the second. Numerous industries developed to take advantage of the markets opened by this canal, including many focused on the agricultural nature of the area. Several grain elevators and milling facilities grew up around the canal. It was during this era that the log buildings downtown were replaced by two- and three-story brick structures, many of which remain today.

Only a decade after its opening in Attica, however, the canal was made obsolete by the arrival of the Wabash & Western Railroad. It was then that the National...
Car Coupler Company moved into the area. Today, known was the Harrison Steel Casting Company, it is the largest employer.

In 1861, a covered bridge was constructed over the Wabash, replacing the ferry system. That structure was destroyed in a tornado, but replaced with an iron bridge, which in turn was replaced in 1983 with the present bridge.

During the early 1900s, the community built a new school, which by 1926 had grown to an enrollment of nearly 1000 students. By 1940 the population had stabilized to around 3,700 people, but in 1962 schools in Attica and surrounding townships consolidated to form the present system. An elementary school was built in 1968, and a new high school was built in 1978 following the destruction of the old building by fire.

Today Attica has a population of about 3,200 people. It still retains much of its historic downtown and Harrison Steel remains the largest employer and significant community partner. Much of the community is covered by four historic districts of the National Register of Historic Places. The Attica Downtown Historic District covers all buildings downtown along Perry Street, from Jackson St. to Ferry St. The Brady Street district contains many historic homes, churches, and Attica’s Carnegie Library. The Main Street Historic District picks up east of the Downtown district, while the Old East Side district is located east of the Brady Street district. Numerous other properties throughout the community are also listed on the National Register.
Figure 1.4
Attica Historic Districts and other historically-significant properties.
Source: Indiana Historic Sites & Structures Inventory
The estimated 1998 population of Attica is 3,182, an 8 percent loss since the census of 1990. In postwar times, both Attica and Fountain County have seen relatively stable populations.

The estimated 1998 population for 1998 broken down into age categories shows little difference between the county and the state. One exception to this similarity occurs in the early-twenties group, where Fountain County has fewer males and females as a percentage than Indiana. Another exception is in the over sixty-five group, where the county has more females than the state. One possibility for the fewer number of residents in their early twenties is that these residents are away attending college or have graduated from college but chosen not to return to Fountain County. If the latter is true, it presents a problem for the future economic growth of the area: the future highly-educated professionals are leaving.
Race & Ethnicity

In terms of race, neither Fountain County nor Indiana are considered very diverse. Less than half of one percent of the County's population was minority in 1999, compared with less than ten percent of the State's. The same is true of residents with an Hispanic origin; again, less than half of one percent of the County's population is of Hispanic origin, while less than three percent of the State's is. Nationwide, however, the Hispanic population is growing rapidly, and neither Indiana nor Fountain County are insulated from this trend. Fountain County actually saw the number of Hispanic residents grow from 87 in 1990 to 141 in 1999, a 62.1% increase. Moreover, of all the growth that occurred between 1990 and 1999, ten percent is attributed to the growth of the Hispanic population. Statewide the Hispanic population increased by 55.0% and accounted for nearly 14% of the total growth.

Income & Poverty

Household income in Attica has consistently trailed that of Fountain County and Indiana. Although figures for 1993 are not available at the city level, this trend would be expected to continue. As can be expected, the overall distribution of income among households in Attica shows that nearly one-third earned less than

Figure 1.7
Minority population in 1999.
Source: Stats Indiana

Figure 1.8
Growth of the Hispanic population from 1990 to 1999.
Source: Stats Indiana

Figure 1.9
Median household income comparisons.
Source: Stats Indiana
$15,000. Possibly due to a lower cost of living, the actual poverty rate overall in Attica and Fountain County are lower than the State average. This is also true for children, but for senior citizens the rates are comparable. The poverty rate of single-mothers, although somewhat lower than in Indiana as a whole, still remains at over 35%. This is a phenomenon that reflects a national trend, where single-mothers typically have lower educational levels, are in lower-paying service-sector jobs, and suffer from workplace earning discrepancies. The percentage of single-mother families in Attica was comparable to the State at just over 12%.
Most economic measures in the national income accounting system are done only at the county and state levels. Although no economy is isolated and controls its own destiny, peculiarities can exist at the local level. Therefore one must interpret county-wide numbers with knowledge of local economic conditions. One factor that can have a significant impact on economic analysis is the relatively large number of manufacturing jobs in Attica with the presence of Harrison Steel. In addition, due to privacy concerns, data for the agricultural services, mining, and construction industries at the county level have been withheld, indicating either too few employees or too few employers.

Location Quotient Analysis
A number often used to determine the relative strength of an economy is the location quotient. In a location quotient analysis, the share of each industry in the total local employment is compared with that industry's share of total employment in the State. If the resulting location quotient is greater than "1," that industry employs a greater share of the local workforce than it does Statewide. These industries are said to be "basic," industries and are particularly important to the local economy. A quotient of between 0.85 and 1.15 is close enough to 1 that it is not considered particularly significant. Due to privacy concerns, data for sub-sectors of basic industries are incomplete.

Analysis of the Fountain County economy shows that only one industry in 1998 was basic: manufacturing. During the 1990s the manufacturing industry grew by 85%. It should be noted that in 1980 the Agricultural Services industry was highly basic with a quotient of 3.3, but by 1998 had fallen to such low levels that data cannot even be reported to do privacy concerns.

In terms of employment growth or decline, the only industry to decline at the State level is mining. The growth leader was agricultural services, while manufacturing

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Figure 1.11
Location quotients for Fountain County from 1980 to 1998. Note that in 1998, data for agricultural services, mining, and construction has been withheld to avoid disclosure of personal information.
Source: Stats Indiana
saw only modest growth. This contrasts with Fountain County’s tremendous growth in manufacturing and apparent loss in ag. services. Again, notice data is not reported for the first three industries at the county level. Although the growth in the manufacturing industry in the County has brought more high-paying jobs, it raises economic development concerns. An economy too dependent on a single sector can suffer drastic consequences should that industry leave the area. As manufacturing declines nationally, it is important to maintain a diversified economic base.

**Figure 1.12**
*Employment by Industry in 1998. County numbers for Agricultural Services, Mining, and Construction have been withheld to avoid disclosure of personal information.*
*Source: Stats Indiana*

**Figure 1.13**
*Employment changes from 1990 to 1998. County numbers for Agricultural Services, Mining, and Construction have been withheld to avoid disclosure of personal information.*
*Source: Stats Indiana*
Industry Competitiveness

Another important tool in analyzing a local economy is the shift-share analysis. This is used to describe the competitiveness of a local industry as compared to the state or nation. Figure 1.14 summarizes the implications of each stage of the shift-share analysis. The first stage is to apply the overall growth rate of the state economy to each sector. Between 1990 and 1998 this rate was 16.4%. This gives you the expected employment increase if each industry grew at the overall rate. The next measure factors in the growth rate for each industry, which ranged from a 21.2% loss to a 41.1% growth between 1990 and 1998. The resulting number is the number of jobs in addition (or subtraction) to the expected growth due to the overall economy. The final measure attempts to factor in local industry performance. If the industry is not following statewide patterns locally, it is due to local competitiveness. For example, if an industry is growing statewide but declining locally, it is due to poor local competitiveness. In Fountain County, most of the positive employment growth in the manufacturing sector is due to positive competitiveness. In contrast, most of the negative employment growth in the transportation and public utilities industry is due to negative competitiveness.

Earnings

Employment numbers are not only important, but also how much those jobs pay. Whereas the manufacturing sector in Fountain County accounts for around 37% of the employment as discussed above, it accounts for half of all income earned. This indicates higher-paying jobs. On the other hand, whereas retail trade and services accounted for about 40% of the employment, they only account for 20% of the earnings, indicating low-paying jobs. A study by the Indiana Business Research Center found that, on average in 1996, a manufacturing job in Fountain County paid $36,663, a service job paid $13,618, and a retail job paid $10,927.

<table>
<thead>
<tr>
<th>Shift-Share 1990-98</th>
<th>Total Actual Employment Change</th>
<th>Overall Statewide Economic Growth Rate</th>
<th>Expected Employment Change Attributed to Overall Statewide Economy</th>
<th>Statewide Industry Growth Rate</th>
<th>Expected Additional Local Employment Change Attributed to Statewide Industry Changes</th>
<th>Expected Additional Employment Change Attributed to Local Competitiveness</th>
<th>Source of Employment Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture, Forestry, Fishing</td>
<td>-</td>
<td>15.1%</td>
<td>20</td>
<td>1.1%</td>
<td>20</td>
<td>-18</td>
<td>Both, Mostly Local Competitiveness</td>
</tr>
<tr>
<td>Mining</td>
<td>-</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Construction</td>
<td>1255</td>
<td>16.4%</td>
<td>49</td>
<td>25.3%</td>
<td>49</td>
<td>-77</td>
<td></td>
</tr>
<tr>
<td>Manufacturing</td>
<td>-</td>
<td>-</td>
<td>241</td>
<td>7.7%</td>
<td>-28</td>
<td>287</td>
<td>Both, Mostly Local Competitiveness</td>
</tr>
<tr>
<td>Transportation and Public Utilities</td>
<td>-7</td>
<td>16.4%</td>
<td>23</td>
<td>10.2%</td>
<td>23</td>
<td>-13</td>
<td>Both, Mostly Local Competitiveness</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>3</td>
<td>12.5%</td>
<td>32</td>
<td>12.5%</td>
<td>-8</td>
<td>-21</td>
<td>Both, Mostly Local Competitiveness</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>173</td>
<td>12.5%</td>
<td>673</td>
<td>12.5%</td>
<td>24</td>
<td>-21</td>
<td>Both, Mostly Local Competitiveness</td>
</tr>
<tr>
<td>Finance, Insurance, and Real Estate</td>
<td>1</td>
<td>18.4%</td>
<td>52</td>
<td>18.4%</td>
<td>6</td>
<td>-57</td>
<td>Both, Mostly Local Competitiveness</td>
</tr>
<tr>
<td>Services</td>
<td>157</td>
<td>28.9%</td>
<td>195</td>
<td>28.9%</td>
<td>143</td>
<td>-181</td>
<td>Both, Mostly Local Competitiveness</td>
</tr>
<tr>
<td>Government</td>
<td>-12</td>
<td>-4.7%</td>
<td>150</td>
<td>-4.7%</td>
<td>-114</td>
<td>-57</td>
<td>Both, Mostly Local Competitiveness</td>
</tr>
<tr>
<td>Total</td>
<td>1576</td>
<td>16.4%</td>
<td>997</td>
<td>-31</td>
<td>186</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Source: Stats Indiana
Unemployment

Unemployment in the County averaged 4% in 1999, compared with 3% for the State. Over the past decade unemployment has rarely dipped below that of the state. Statewide rises in unemployment levels are exaggerated at the County level, usually by two to three percent. The highest levels usually occur in the winter months.
Commuting Patterns

Nearly 70% of the residents of Fountain County who work have jobs inside of Fountain County: the remaining commute outside of the County. Nearly nine percent commute to jobs in Tippecanoe County, while nearly the same amount commute into Montgomery County. Of the almost 11,000 jobs inside Fountain County, nearly 19% are filled by residents of another county. About eight percent are filled by residents of Warren County while just over four percent are filled by Illinois residents, as shown in Figure 1.18. Overall in 1998, with a labor supply (workers) of 12,458 and a labor demand (jobs) of 10,623, the county had a deficit of 1,835 jobs.

Figure 1.17
Unemployment levels from 1989 through July 2000.
Source: Stats Indiana

Figure 1.18
Commuting patterns in 1998. Overall, nearly 80% of all jobs in Fountain County are filled by workers who also live in the County.
Source: Indiana Department of Revenue
The farm economy has a significant impact on the overall Attica, Fountain County, and Indiana economies at large. In 1997 there were a total of 550 farms in the County covering just over 200,000 acres, 80% of the total county. Just a decade earlier in 1997, farmland covered nearly 93% of the state, implying that about 3,000 acres are taken out of production each year. This amounts to about a 13% loss in Fountain County, compared with a 7% loss statewide. However, the American Farmland Trust rates the entire county as "high quality & low development," in terms of its farmland. Agricultural land prices increased between 1987 and 1997 in both the State and County. In 1997 the average value of an acre of farmland in Fountain County was $1,882. Increasing land prices make it more expensive to convert farmland into urban use, but at the same time increase the production costs for farmers.

The average net farm return in 1997 was just under $25,000 in Fountain County and just over $20,000 in Indiana. Between 1987 and 1997 the County consistently had higher net cash returns than the State. However, in 1997 nearly 43% of all farms suffered a net loss in the County, very near the state average of 46%. Because the average profit is higher than average but almost half of all farms suffer a loss, this suggests a strong dichotomy in farm earnings.
In 1990 Attica had 1,503 housing units, 76% of which were single-family homes. Occupancy and tenure characteristics did not differ significantly between Attica, the County, and the State, although Fountain County does have about 10 percent more owner-occupied housing units and a corresponding 10 percent fewer renter-occupied houses than either the City or State. This is typical of rural areas. The homes in Attica and the County are significantly older than the State average.

The median year a home was built in Attica was 1949, while it was 1961 in Indiana. The age distribution also reflects the number of older homes in Attica as compared to Indiana.
As can be expected with the number of older homes coupled with the lower cost of living, housing values in Attica are much lower than those of the State. In 1990, the median value was $35,900 in Attica and $53,900 in Indiana. Most homes in Attica cost less than $50,000 in 1990. This lower housing cost is translated into a low monthly cost as a percentage of income, especially for owners. Attica, Fountain County, and Indiana did not differ significantly in this regard, with between 70% and 80% of all owners paying less than 20% of their income for housing. Differences were seen with renters, however. Attica renters pay less of their income for housing than the State as a whole. In 1990, just over half of all renters paid less than 20% of their income in rent, compared with 37% at the State level. Overall, housing in 1990 was more affordable in Attica than in Indiana.

Figure 1.24
Housing values in 1990. Attica homes are more affordable than on average throughout the State.
Source: US Census

Building permit levels over the past five years have been relatively constant, ranging from a low of 46 in 1996 to a high of 73 in 1998. Many of these permits were for the renovation or expansion of existing homes.
Attica is served by the Attica Consolidated School Corporation, which was formed in 1962 by the consolidation of public schools in Logan, Davis, and Shawnee Townships. For the 1999-2000 academic year, the system had 964 students enrolled. The State projects enrollment will grow to about 1,023 students for the 2003-2004 year. Attica Elementary serves students in grades kindergarten through sixth, while Attica High School serves students from seventh through twelfth grades.

District performance is difficult to measure but numerous statistics do exist to provide a rough picture of their effectiveness. Figure 1.25 below compares general statistics about the corporation by ranking the district out of the 293 Indiana school systems.

In terms of standardized testing scores, Attica schools have ranked about average in terms of ISTEP scores. For the 1999-2000 school year, students in grade 3 performed as well as the State average, while sixth grade students performed significantly better than average. High school students in grades 8 and 10, however, had about 10% fewer students passing both math and English standards than the State average. Over the past 3 academic years, the percentage of students passing both standards has fallen in every grade except grade six.
A low 41% of the graduating seniors in 1999 went on to attend a college or university. Most of these students, and a few additional ones (46% of the senior class), took the SAT college entrance exam. Their average score was a 950, compared to a Statewide average of 994 and US average of 1016. Scores improved substantially in the most recent year, with a score of 1008 compared to 999 in Indiana and 1019 nationally. Trends show rising scores in Attica over the past six years.

In 1990, nearly a third of all adults in Attica did not have a high school diploma, compared with a quarter statewide. As is typical in many rural communities, the number of college graduates was about half that in the State as a whole.

Attica is connected to the regional and national transportation system through US 41, State Road 55, and State Road 28. Interstate 65 is roughly a 30 mile drive to the east, while Interstate 74 is about a 12 mile drive directly south on SR 41.

**Figure 1.27**
Changes in number of students in Attica meeting both State English and math standards over time.
Source: Indiana Dept. of Education

**Figure 1.28**
Educational attainment of the adult population in 1990.
Source: US Census
Indianapolis is 80 miles away, while Chicago is 96 miles. Lafayette, Indiana and Danville, Illinois are each about 30 miles away and provide regional shopping, services, and entertainment to the area.
Traffic volumes are heaviest on SR 28 to the east of Downtown. In 1997 an average of nearly 9,000 vehicles travelled on this stretch of road each day.

### Estimated Driving Times

<table>
<thead>
<tr>
<th>Location</th>
<th>Time</th>
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<tbody>
<tr>
<td><strong>In Fountain County</strong></td>
<td></td>
</tr>
<tr>
<td>Covington</td>
<td>34 minutes</td>
</tr>
<tr>
<td>Veedersburg</td>
<td>25 minutes</td>
</tr>
<tr>
<td><strong>In Indiana</strong></td>
<td></td>
</tr>
<tr>
<td>Lafayette</td>
<td>45 minutes</td>
</tr>
<tr>
<td>Indianapolis</td>
<td>1 hour 47 minutes</td>
</tr>
<tr>
<td>Terre Haute</td>
<td>2 hours 6 minutes</td>
</tr>
<tr>
<td>South Bend</td>
<td>3 hours 57 minutes</td>
</tr>
<tr>
<td><strong>In Illinois</strong></td>
<td></td>
</tr>
<tr>
<td>Chicago</td>
<td>3 hours 6 minutes</td>
</tr>
<tr>
<td>Danville</td>
<td>53 minutes</td>
</tr>
<tr>
<td>Champaign/Urbana</td>
<td>1 hour 25 minutes</td>
</tr>
</tbody>
</table>

**Figure 1.29**

*Attica location.*

**Figure 1.30**

*Estimated driving times from Attica.*

*Source: MapQuest*
Land Use

The city is governed by its own zoning ordinance which has remained in much the same form since 1960. The current zoning map is in need of updating. Very little vacant land exists in the community for large development, but many opportunities do exist for reuse of existing structures or infill development. Large amounts of land zoned for industrial use also stands vacant to the north of town. A new suburban-style retail development is also under development at the eastern edge of town on State Road 28. Conceptually, the community has seven “wedges” that converge on Downtown, alternating between greenspace and development, as shown in Figure 1.33.
Figure 1.32
Land use in October of 2000, based on visual observations.

Figure 1.33
Diagram of the greenspace "wedges" in Attica, centering on Downtown.
The largest recreational facility in Attica is the Harrison Hills Country Club, located just outside the city limits. The course was originally built in 1923 by the founder of Harrison Steel Castings Company as a nine-hole course. In 1995 the course was expanded to a full 18 holes, and today is one of the top public golf courses in Indiana.

Another large recreational facility near Attica is The Badlands Off Road Vehicle Park, located in the old quarry just South of Attica. This 700-acre facility attracts off-road sportsmen from across the nation and has been featured in numerous national publications. The Badlands is open throughout the year.

Located east of Downtown in a heavily forested area, Ravine Park is the largest City park. The park features walking trails, a playground, a public swimming pool, and picnic facilities.

McDonald Park is located just off of State Road 28 near the Elementary School. The park has two lighted tennis courts, a basketball court, playground, and picnic tables. A bandstand also serves as the focal point of many community activities.

Quibache Park is on the Wabash riverfront and contains a public access boat ramp into the river and large open areas for recreation, picnics, and festivals. Attica’s major summer festival, the Potawatomi Festival, is also held in this park.
**Tax Rates**

Attica ranks near the middle of all taxing districts in the State in terms of its property tax rate. In 2000, the Net tax rate for the city was 6.9548 per $100 of assessed valuation.

Figure 1.37

*Net property tax rates, 1998-2000.*

*Source: State Board of Tax Commissioners* 

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**Taxes & Public Services**

Figure 1.38

*Attica service providers.*

---

**Service Providers**

- **Water & Sewer**
  - Municipal

- **Electric**
  - Cinergy

- **Natural Gas**
  - Indiana Gas

- **Phone**
  - Ameritech, Inc.

- **Internet**
  - Local Line ($19.95/month unlimited)
  - TCTC, Inc. ($20/month unlimited)

- **Cable Television**
  - Insight Communications

- **Solid Waste**
  - Wabash Valley Sanitation

- **Police**
  - 6 full-time police officers with additional reserve officers

- **Fire**
  - 17 Volunteer firefighters
Introduction
This comprehensive plan outlines a broad vision of the future. It is meant to guide decision-making in order to coordinate decisions that move the community toward that vision. The plan is broken into separate policy areas, many of which are interrelated and difficult to separate. In general, the areas of Land Use, Downtown Development, Economic Development, History & Heritage, and Parks & Recreation are very closely interrelated. Where possible, cross-references are indicated.

Policy Areas

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<td>History &amp; Heritage</td>
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<td>Downtown Development</td>
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<tr>
<td>Economic Development</td>
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<td>Parks &amp; Open Space</td>
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<td>Transportation</td>
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Maps

<table>
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<tbody>
<tr>
<td>Future Land Use Map</td>
<td>2.9</td>
</tr>
<tr>
<td>Trail System Map</td>
<td>2.31</td>
</tr>
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Using this Document
Each policy area has a "campaign," or overall policy goal and is located on the first page of the policy area. Each campaign has numerous goals, each explained with a series of objectives to be achieved by the goal and a series of action steps outlining how to achieve the goal. Where appropriate, photos, maps, and illustrations supplement the text.

Land Use

<table>
<thead>
<tr>
<th>Campaign</th>
<th>Goal</th>
<th>Update the zoning and subdivision</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provide for the future development of Attica in a manner that is</td>
<td>Complete a thorough review and</td>
<td>Hire a professional consultant to</td>
</tr>
<tr>
<td>compatible with and enhances the historic charisma of the community.</td>
<td>to match the comprehensive plan</td>
<td>with plan commission and city</td>
</tr>
<tr>
<td></td>
<td></td>
<td>updated zoning and subdivision</td>
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</tbody>
</table>
## Goal

**Update the zoning and subdivision control ordinances.**

### Objectives

- Complete a thorough review and update the zoning ordinance and map to match the comprehensive plan, ensure its ability to adequately manage modern development and to be in compliance with recent legal standards.

- Establish the two-mile jurisdictional fringe opportunity to more effectively manage development occurring immediately outside of the city's jurisdiction and control, and facilitate efforts to develop Attica in an appropriate way to maintain its historic character.

- Ensure the ordinance prevents isolated and strip commercial development and encourages infill development in the Downtown area.

- Encourage parking to the side or rear of buildings instead of in the front to enhance visual character and to facilitate efficient traffic flows.

### Action Steps

- Hire a professional consultant to review the current ordinances, work with plan commission and city council members, and develop an updated zoning and subdivision control ordinance that achieves the goals of this plan and is compliance with current legal practice and state code.

- Ensure that the proper process is followed in the adoption of a new zoning ordinance. Indiana Code section 36-7-4-600 governs the adoption or amendment of a zoning ordinance.

- Regularly assess the effectiveness of the new ordinances, and review the ordinances every 5 years to ensure they maintain viability and currency.

## Land Use

### Campaign

Provide for the future development of Attica in a manner that is compatible with and enhances the historic charisma of the community.
Land Use

Goal
Develop and implement appropriate landscape and signage guidelines and ordinances.

Objectives

- Require new development to follow landscape guidelines to help it blend in and enhance the historic and environmental nature of Attica.
- Strongly discourage the use of large, tall, and lighted signs that detract from the aesthetics of the community and undermine its historic character.
- Encourage the use of monument-style signs made of wood, stone, or brick that enhance the visual quality of Attica.

Action Steps

☐ Integrate discussions on landscaping and signage into the overall discussion on revising the zoning ordinance. Ensure that the final ordinance achieves what is desired...namely development that enhances Attica's historic appeal.

☐ Follow the ordinance strictly, and insist that developers follow the standards. There are very few instances when a variance should be granted concerning landscaping and signage.

Figure 2.1
Examples of commercial development with an effective landscaping and sign ordinance.

Figure 2.2
Examples of monument-style signs. This type of sign should be preferred over traditional, lighted pole signs.
Goal  Discourage commercial strip development that undermines the historic character of Attica.

Objectives

• Discourage commercial strip development that detracts from Attica’s historic character, results in traffic congestion, and has the potential to undermine efforts to revitalize Downtown.

• Encourage infill development in Downtown, and in a manner elsewhere in the community that is compatible with Attica’s character.

• Work to ensure the vitality of Downtown, thereby making it a more attractive location than highway locations.

Action Steps

☐ Use the zoning ordinance and zoning map to prevent strip zones of commercial use along roads, especially SR 28 and US41.

☐ Use zoning to ensure that Downtown is an attractive place for new development to occur, and work with Main Street Attica and local business groups to market Downtown.

☐ Implement the Downtown Development portion of this plan to ensure a healthy and attractive Downtown that attracts development away from highway locations.

Figure 2.3
Comparison of the character of modern, strip-type commercial development with a more appropriate Downtown-type development at the same intersection. Images from St Croix Valley Development Design Study Calthorpe Associates
Land Use

Goal

Encourage new development in areas contiguous to existing development, thereby maintaining a clear and distinct “edge” between the city and rural areas.

Objectives

- Discourage large lot residential development (sprawl) at the fringes of the community. Large lots scattered along roads in the countryside raise the cost of providing services, such as roads, water, and sewer.

- Encourage all new development to occur contiguous to existing development, thereby preventing “leapfrog” development, which breaks farmland into pieces that are too small to farm and which raises the cost of providing services.

- Maintain the economic viability of farmland by discouraging residential encroachment into fringe farmland.

- Permit new development only in areas with adequate public services, facilities, and infrastructure including roads, water, sewer, drainage, and public safety capacity, and make improvements to these in targeted development areas.

Action Steps

☐ Establish a two-mile jurisdictional fringe as permitted by Indiana Code IC 36-7-4-205 and utilize its provisions along with zoning to direct residential and commercial development to infill areas within the city or to targeted development areas as outlined in this plan.

☐ Use zoning as a tool to discourage strip commercial development along highways leading into and out of Attica and to discourage large-lot unplanned residential sprawl in the countryside.

☐ Use zoning to encourage infill development and new development contiguous to current development.

☐ Permit development in areas where public facilities can handle growth, and plan capital improvements based on the future land use map outlined in this plan.

☐ Place entry markers (signs, landscaping, etc.) at the edge of the community to delineate between urban and rural, and also to welcome visitors to Attica.
Figure 2.4
Existing entrance into Attica from the Wabash River (above) and the impact of adding entry markers and other streetscape elements (right). These elements help to define the edge where the community begins.

Figure 2.5
Possible pattern for new residential development to the northwest of town. Ravine Park is expanded, and a chain of parks forms the backbone of a new traditionally-designed neighborhood. With this pattern of development, it is clear where Attica ends...and farmland begins.
Land Use

Goal

Use the land use map to guide growth and development in a planned manner.

Objectives

- Develop and use the land use map as a guide for zoning revisions.
- Develop Attica in a manner that protects its character and prevents suburban sprawl and inappropriate commercial strip development.
- Mandate that all new development must comply with the land use map.
- Develop and maintain the map electronically, possibly by a consultant on a retainer basis.

Map Highlights

1. Quibache Park is expanded to incorporate the historic Wabash Canal. A linear park is developed all along the Wabash Riverfront, and the flood plain is put off-limits to development.

2. New commercial development should go in the Downtown area, which is expanded toward the river.

3. A new industrial area is zoned to the South of the High School along U.S. 41, which leads directly to Interstate 74.

4. Residential use is restored along U.S. 41 (Council St.) and the trend towards a commercial strip on this road is eliminated. As a major gateway to the community, it is important this street exhibit Attica's character and not be overtaken with strip development.

5. Ravine Park is expanded to incorporate the forested area to the East.

6. A new boulevard thoroughfare is constructed east of Avenue Six, currently the most eastward north/south street. This street opens additional land for new development. It is important, however, that this street does not serve as a commercial corridor.

7. New residential areas are planned for the northwest part of town. The pattern of this development should follow the traditional grid pattern of the current city, and development should occur contiguous to current development as much as feasible. These new neighborhoods should compare in density to the existing Attica neighborhoods, and excessively large lots should be avoided.

8. It is important to note that Agriculture is a land use as valuable as any urban use, and should not be construed as "undeveloped" land. Urban development must be kept out of areas deemed suitable for agriculture in order to prevent suburban sprawl. This is especially important along the major entrances of State Road 28 and U.S. 41, where strip or sprawl development can seriously undermine efforts to build and enhance Attica's historic character.
Figure 2.6
Proposed future land use map. Key features include the concentration of development Downtown, the prevention of strip development, a new thoroughfare, and a distinct edge between urban and agricultural lands.
Land Use

Goal

Provide continuing education opportunities for decisionmakers.

Objectives

- Regularly provide educational and development opportunities to members of the City plan commission, Council, School Board, and other decision-making bodies on land use and zoning issues so they may make educated decisions concerning land use.

Action Steps

☐ Provide shared or individual subscriptions to publications such as Planning from the American Planning Association, the Journal of the American Planning Association, the Planning Commissioner’s Journal, Preservation, from the National Trust for Historic Preservation, and Main Street News from the National Main Street Center.

☐ Encourage or subsidize participation in conferences and workshops, either regional or national, that relate to land use and development, including workshops conducted by Purdue extension educators, the Indiana Association of Cities and Towns (IACT), the Indiana Planning Association (IPA), and the Indiana Land Use Consortium.

☐ Develop a library of case studies, books, and other publications for decisionmakers and citizens to learn about land use issues.
Goal: Develop a unique identity for each historic district through the use of streetscape elements, signs, and design guidelines.

Objectives:

- Provide identity for historic areas/districts through unique banners, streetlights, benches, sidewalks, street signs, or other items.
- Each district should have its own identity, celebrating its unique contribution to Attica’s past. Design and rehabilitation guidelines for homes should also be developed that reflect the style of each district.
- Providing identity helps to instill pride in the area for its residents and also helps to identify an area as a destination or separate place for visitors.

Action Steps:

- Define the boundaries of each district. These boundaries could be the boundaries already established by the National Register of Historic Places, or boundaries decided upon locally. Additional districts not recognized by the National Register may also be considered.
- Assemble committees of district residents, business owners, and professionals to develop an identity action plan and design guidelines for each district.
- Publish and promote the design guidelines, while offering incentive programs such as those recommended for the historic Downtown, including a low-interest loan pool program.
- Through fundraising, donations, or city appropriations, gradually implement the identity action plans and the rehabilitation programs.
- When performing maintenance or construction work in a district, consult the action plan to ensure that the resulting work is in accord with the district identity action plan.

History & Heritage

Campaign

Celebrate, protect, and enhance the heritage of Attica and its historic character.

Figure 2.7

A simple example of how unique street signs can define a neighborhood or district.
Goal

Develop an Historic Attica Tour to guide residents and visitors to significant points of interest.

Objectives

- Designate a path that connects the several historic districts, significant buildings, Downtown, the Wabash River, and the Wabash Canal.

- Establish this route so that it may be accessible to both the automobile and the pedestrian, but provide or designate small parking areas to encourage a walking tour.

- Ensure that sites important to non-European cultures, such as the Native American culture, are included in the tour.

Action Steps

- Inventory areas and sites that are significant in understanding the heritage and history of Attica.

- Develop a route that is accessible to both the automobile and the pedestrian, and place well-designed signs or other directional elements to designate the path.

- Publish a map, possibly paid for through advertising, that highlights the route and explains each point of interest.

- Develop the tour into an annual event, such as a Christmas Walk or a part of the Potawatomi Festival.
Goal: Celebrate the importance of the Wabash Canal in the growth and development of Attica.

Objectives:

- Develop the historic site of the Wabash & Erie Canal into a public space that educates residents and visitors of the importance of canals throughout the United States during the mid-1800s as well as the specific impact of the Wabash Canal locally.
- Reintroduce a water feature to the site, such as a fountain, pond, canal-walk, or landscape feature.

Action Steps:

- Identify remaining areas of the canal that are undeveloped or underdeveloped and assemble them into a linear park system if possible.
- Integrate the canal into the Attica Historic Tour and trail system and provide historical information and exhibits to illustrate the history of the canal.
- Highlight the existing location of the historic sign near Quibache Park by developing a water feature that reflects the former water system. Possibly use a design competition for students of landscape architecture at Purdue or Ball State to gather high-quality ideas at a minimal cost.

History & Heritage

Cross-Reference
- Parks & Recreation
- Economic Development

Figure 2.8

The historic Wabash Canal is an important piece of Attica’s heritage.
Goal  
Increase and encourage the interaction of youth and elderly in order to gain an appreciation for Attica's heritage.

Objectives

- Keep Attica’s heritage strong to foster community spirit and support projects which protect and enhance the historic character.
- Promote Attica’s history and heritage to young residents and provide the opportunity for elderly residents to become involved by coordinating programs that bring the two groups together.
- Introduce community-sponsored education to local schools, bringing in elderly residents to discuss Attica’s history or through informal programs, such as a student volunteer program to help elderly residents with yardwork or home maintenance.

Action Steps

☐ Work with the Attica Consolidated School Corporation to find opportunities for community interaction in the curriculum (such as local history) and investigate interest in the senior citizen community.

☐ Work with the elementary school to develop a “Grandma in the Classroom” program, where a senior assists a teacher in special class events, such as holiday parties, class projects, presentations, or simple daily tasks.

☐ Organize a Grandparent/Grandchild or Family evening at the library, where elderly residents or family members read books to children. Theme nights exploring such things as the Wabash River, the Wabash Canal, Native American culture, and the Railroad can provide educational opportunity and family time as well as foster community awareness and spirit.

☐ Organize a youth volunteer program that provides young people the opportunity to help elderly residents with yardwork, home cleaning, or minor home maintenance.
Goal
Partner with Main Street Attica to promote new investment in and the attractiveness of Downtown.

Objectives
• Advance Main Street Attica as a primary partner in working to revitalize the Downtown area.
• Promote Downtown Attica in order to attract new investment and new customers.
• Develop design standards and guidelines for Downtown redevelopment and renovation to be used as guides for new development, infill development, or renovation of existing buildings.

Action Steps
☐ Develop a strong working partnership between the City of Attica and the Main Street Attica organization.
☐ Coordinate efforts to guide new development into Downtown as well as promotional efforts for Downtown shopping. Work to promote the viability of infill development.
☐ Develop a set of Downtown design guidelines in to be used when selecting future projects for support, for new or infill development, and for existing property-owners wishing to make renovations that will add value to the Downtown area. Design guidelines are included in Section 4 of this document.

Downtown Development

Campaign
Capitalize on the historic character of Downtown Attica by targeting new development to the area, improving the visual character, and offering incentives.
Goal  Offer incentives for Downtown building renovations, new business start-ups, and for businesses to relocate Downtown.

Objectives
- Enhance the economic viability of doing business Downtown through loan or grant programs that encourage new businesses to develop in the area or for existing businesses to relocate to Downtown.
- Help preserve the historic integrity of Downtown buildings while making the area a more attractive place to shop and do business by encouraging the renovation of buildings and their facades.

Action Steps
- Work with Main Street Attica, the Chamber of Commerce, other business or civic groups, and local financial institutions to assess the availability of funds for a grant or low-interest loan program for the Downtown area.
- Develop a program with specific design standards and application requirements such as those included in Section 4 of this document in order to objectively award grants or loans to business or property owners participating in the program. Ensure that all grants or loans support projects that maintain, restore, and enhance the historic nature of Downtown.
- Reinvest all proceeds from a loan program into the program, providing a revolving loan-pool fund.
- Periodically recognize program successes and assess the effectiveness of the program overall to make any necessary changes.
Goal
Enhance the appearance of Perry Street by continuing the investment in streetscape elements while changing parking patterns.

Objectives

- Continue investing in the beautification of public facilities in Downtown, including streetscape elements such as streetlights, street furniture, landscaping, and historic paving.
- Introduce pedestrian “bump-outs” at intersections to minimize the distance of a street a pedestrian must cross.
- Replace parallel parking with diagonal parking where possible, increasing the number of parking spaces, and encourage the development of parking behind buildings.

Action Steps

☐ Continue the public investment in Perry Street, introducing additional street furniture, bicycle racks, landscaping, brick or paver sidewalks or crosswalks, and unique signage.

☐ Use pedestrian bump-outs at intersections to define a new diagonal parking pattern.

☐ Encourage the development of parking behind buildings, and ensure the zoning ordinance permits it.
Downtown
Development

Cross-Reference
• Economic Development

Goal
Strive to increase the viability of internet commerce activities Downtown.

Objectives

• Take advantage of the desire for participants in the new internet commerce economy to live in historic areas with a higher quality of life, as well as the ability of technology to make even the most remote community accessible to the global marketplace.

• Diversify the local economy away from the manufacturing base by embracing the "new economy."

• Target e-commerce activity and infrastructure Downtown, where many buildings and upper-level floors are especially suited for such activities.

Action Steps

☐ Work with local Internet Service Providers, Ameritech, and Insight Communications to develop broadband internet capabilities in Downtown Attica.

☐ Market Attica as an historic community that embraces future technologies.
Goal

Focus new commercial development into the Downtown area and the underdeveloped area west of Downtown.

Objectives

- Make Downtown attractive, through such tools as beautification enhancements, financial incentives, and zoning, for business development.
- Work to develop new commercial establishments west of Downtown, helping to reconnect Downtown with the Wabash River.
- Maintain the historic character that is a primary attraction of Attica by maintaining its Downtown core.
- Discourage incompatible modern commercial strip development at the edges of town that can kill a Downtown.
- Encourage infill development, especially that which maintains character and complies with the design guidelines (section 4).

Action Steps

- Work with Main Street Attica to ensure that a Downtown location is presented as the optimal location for a new or expanding business.
- Build support in the community by educating residents and visitors to the importance Downtown Attica has played in history as well as the dangers of losing the very historic character that defines Attica due to strip commercial development.
- Revise the zoning ordinance to minimize the amount of vacant commercially-zoned land elsewhere in the area and to offer zoning incentives, such as no on-site parking requirements.

Economic Development

Campaign

Take advantage of local amenities to develop new business while preserving those amenities and diversifying the local economy.

Cross-Reference

- Land Use

Figure 2.11

Many vacant and underdeveloped properties exist in Downtown and the area west of Downtown toward the Wabash River. New commercial development should be targeted to this area.
Economic Development

Goal
Adopt a design guidelines program in order to protect and enhance the historic character of Attica.

Objectives

- Protect and enhance existing historic areas of Attica and ensure newer commercial areas develop in a compatible manner.
- Strive to prevent commercial sprawl development, which undermines the unique character of Attica.
- Avoid corporate architecture and insist that all new chain-store/franchise development occurs in a way that is compatible with the existing community.
- Actively encourage and promote the value of maintaining and enhancing the historic character of Attica to the quality of life for residents and the appeal of Attica to visitors.

Action Steps

- Work with the Chamber of Commerce and other local business groups in discussing ways to promote structure and site design that is compatible with Attica.
- Develop a set of guidelines that address such items as signs, building color, building material, on-site parking, landscaping, rooflines, window openings, and pedestrian access.
- Publish and promote the guidelines as a series of recommendations, and insist that new development adhere to the guidelines. Guidelines can either be approached in a voluntary way, with awards recognizing compliance, or be adopted into the zoning ordinance.

Figure 2.12
The contrast between newer commercial development near Downtown and historic development. Efforts should be made to enhance Attica's historic character by replicating historic design in future new construction.
Goal: Develop the amenities Attica has to offer to their full potential.

Objectives:

- Realize the importance of Attica’s strongest assets, including its historic character, small-town atmosphere, and environmental assets as the primary incentive for economic development in the community.
- Develop historic, environmental, and cultural features into a source of both pride and tourism.
- Market the availability of such amenities in attracting new businesses and industry.

Action Steps:

- Continue public and private investments in Downtown Attica, such as streetscape improvements and building renovation as outlined in the Downtown Development section of this plan.
- Continue investment in the Riverfront area, adding a trail system and celebrating the historic role of the Wabash Canal as outlined in the History & Heritage and Parks & Recreation sections of this plan.
- Develop the Attica historical tours as outlined in the History & Heritage sections of this plan.
- Market Attica’s amenities in trade, tourist, and promotional publications.

Economic Development

Cross-Reference
- Parks & Recreation
- History & Heritage

Figure 2.13
Many historic, environmental, and cultural amenities exist in Attica, such as the Devon Theater, the Wabash River, and the historic Downtown.
Economic Development

Cross-Reference
• Downtown Development

Goal
Develop high-speed internet infrastructure in order to diversify the local economy and attract new technological jobs.

Objectives

• Introduce high-speed internet capabilities to Attica to provide additional jobs and to diversify the local economy.

• Provide an avenue by which young Attica residents can pursue careers in information technology while remaining in the community.

• Take advantage of the desire for technology employees and firms to locate in areas that have a higher quality of life, including Attica’s historic character and environmental features.

• Use technology as a marketing tool.

Action Steps

☐ Encourage local communication providers, including Ameritech and Insight Communications, to become a partner in upgrading communication infrastructure in Attica.

☐ Market the community as an e-business center for the region, and possibly partner with Purdue University in developing a local internet economy.

☐ Target e-business activity Downtown, particularly on upper floors.
Goal: Diversify the local economy and provide opportunities for entrepreneurial development.

Objectives:

- Encourage non-manufacturing employment development in Attica, in order to cushion the impact of any downtown in the manufacturing sector locally.
- Attract new retail and service businesses into Downtown Attica, providing a center that serves not only residents but attracts visitors as well.
- Develop the entrepreneurial talents of local residents.
- Encourage cottage industries, where a home business supplies other area businesses or industries with home-produced goods and services.
- Increase the attractiveness of the local workforce by offering training programs.

Action Steps:

☐ Work with the local Chamber of Commerce, other local business groups, and Main Street Attica on programs that may attract new retail businesses into Downtown.

☐ Develop entrepreneurship programs, such as Junior Achievement or apprenticeships, in the local school system in order to foster the entrepreneurial talents of young residents.

☐ Work with the Attica Consolidated School Corporation, Purdue University or other institutions of higher education, and local businesses and industry to develop workforce training and development programs. Such programs could include computer training or business management skills.

☐ Coordinate entrepreneurial talents and any loan or grant programs implemented in the Downtown area.

☐ In the future, possibly offer business incubator programs in partnership with the Chamber of Commerce or other regional organizations to culture start-up businesses.

☐ Develop the home occupation portion of the zoning ordinance in a way that encourages cottage industry yet protects residential areas.
<table>
<thead>
<tr>
<th>Goal</th>
<th>Encourage housing options in Downtown on upper-floors of buildings.</th>
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</thead>
<tbody>
<tr>
<td>Objectives</td>
<td></td>
</tr>
<tr>
<td>• Encourage the use of upper-floors of Downtown buildings to be renovated and used as apartment housing.</td>
<td></td>
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<tr>
<td>• Develop parking “courts” on the land behind buildings as parking for upstairs tenants.</td>
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<tr>
<td>• Maintain activity in Downtown for as many hours as possible, helping to provide a vibrant atmosphere for the area and increasing the Downtown business market.</td>
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</tr>
<tr>
<td>• Allow property-owners to maximize their investment in the buildings, possibly providing more funds for building and facade improvements.</td>
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<tr>
<td>• Offer additional living options for residents of the community.</td>
<td></td>
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<tr>
<td>Action Steps</td>
<td></td>
</tr>
<tr>
<td>☑ Ensure that zoning encourages retail space on the first floor of Downtown buildings and residential uses on upper floors. Also ensure that large amounts of vacant land zoned multifamily does not compete with Downtown for apartment living and that parking behind the building is permitted.</td>
<td></td>
</tr>
<tr>
<td>☑ Work with Main Street Attica in promoting Downtown living and strive to convince property owners of the benefits of restoring living spaces above retail shops.</td>
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Housing & Neighborhoods

Campaign
Provide new living options while preserving the existing character of neighborhoods and improving the existing homes.

Figure 2.14
Downtown buildings should be renovated to provide retail space on the street level and apartments on upper floors. The example here illustrates infill development that is not in character with the existing structure.
Housing & Neighborhoods

Cross-Reference
• Land Use

Goal
Encourage planned residential development and not low density suburban sprawl patterns.

Objectives

• Develop new housing in Attica that respects, and is compatible with, existing neighborhoods.

• Minimize the burden on public services and the existing tax base by encouraging higher-density development. Studies in Indiana have shown that low-density suburban development does not pay for itself in tax revenue.

Action Steps

☐ Update the zoning and subdivision control ordinances to encourage the continuance of the grid street pattern, higher-density neighborhoods, and pedestrian-friendly nature of Attica.

☐ Use zoning as a tool to prevent large-lot suburban sprawl at the edges of the community.

☐ Encourage growth contiguous to existing neighborhoods, where public facilities already exist.

Figure 2.15
Comparison of typical sprawl pattern of development with that of planned village-style development. The arrows indicate traffic flow out of the neighborhood. Sprawl patterns, with cul-de-sacs and winding roads, force traffic onto main roads, causing congestion. Planned development uses a grid pattern to disperse traffic.
Source: The Next American Metropolis, by Peter Calthorpe
Goal: Encourage infill residential development.

Objectives

- Encourage the development of vacant lots in residential areas, where services already exist and a neighborhood is already established.
- Reduce the need for home sites at the edge of the community, which unnecessarily takes farmland out of production and increases the cost to provide services.
- Increase the tax base by developing homes inside the jurisdictional boundary.
- Maintain the vitality of existing neighborhoods.

Action Steps

- Designate vacant land on the fringes of the community as open space, agriculture, or some other type of development. Do not zone large amounts of vacant land for residential use, as this can discourage infill development.
- Work with property-owners, Realtors, and builders in marketing vacant sites in established areas.

Figure 2.16
Examples of infill development in Attica.

Figure 2.17
Examples of infill development in a semi-rural setting. The new development blends with the old.
Images from St Croix Valley Development Design Study Calthorpe Associates
Goal

Improve the existing quality of homes and neighborhoods through the development of a Housing Resource Center.

Objectives

- Offer a central place where homeowners can pool resources and get information on home maintenance and improvement.
- Develop a tool library, where common household tools, such as ladders and painting supplies, can be borrowed by residents to make repairs more affordable and easy.
- Coordinate volunteer programs to help the elderly or disabled with home maintenance.

Action Steps

☐ Research the viability of developing a Housing Resource Center, as well as possible funding sources and locations. Business, service, or civic groups could play a significant role in funding and managing the center. A partnership with the school industrial technology curriculum should also be investigated.

☐ Collect donations of money or tools to help form a community tool library.

☐ Develop a collection of home improvement guides, publications, and design guidelines, and offer workshops on common home repairs.

☐ Develop a volunteer program with local residents and schools to help area elderly, disabled, or low-income residents with common home repairs and cleaning.
Goal
Continue to develop the environmental and cultural resources of the Wabash River and Canal.

Objectives
• Enhance the atmosphere and experience of Attica’s riverfront and historic canal bed to provide additional amenities, celebrate history, and attract visitors.
• Provide additional and different recreational opportunities for Attica residents.

Action Steps
☐ Continue investment in Quibache Park, as well as other areas of the Wabash Riverfront.
☐ Connect the riverfront and canal with the overall trail system.
☐ Work to develop a connection between Downtown and the riverfront North of SR28/US41.
☐ Develop a park with historic exhibits and a water feature on the former bed of the Wabash Canal, as well as a possible canal-walk.

Parks & Open Space

Campaign
Develop a trail system, the Wabash River, and cultural resources to enhance the quality of life for residents, to celebrate Attica’s heritage, and promote tourism.

Cross-Reference
• History & Heritage
• Economic Development

Figure 2.18
Schematic diagram of possible riverfront and canal activities. A new public boat or canoe launch is added as well as a new playground and restroom facilities. A water fountain, water sculpture, and plaza celebrate the contribution of the Wabash and Erie Canal to Attica’s heritage, while overlooks, outdoor sculptures, and informational plaques line the trails. A new amphitheater/pavilion provides a place for outdoor celebrations and events, while new infill commercial development expands the historic Downtown area.
Parks & Open Space

Cross-Reference
• History & Heritage
• Economic Development

Goal
Develop a walking and biking trail system.

Objectives

• Provide a recreational opportunity for residents and visitors that also celebrates Attica’s heritage.
• Develop an alternative transportation system that connects schools, neighborhoods, civic spaces, and commercial areas.
• Develop the trail system as an added amenity to increase the quality of life for residents but also attracts new business and visitors.

Action Steps

☐ Develop a fundraising campaign that seeks donations from local business, industry, and residents while pursuing state or federal grant programs.

☐ Inventory places in the community that should be connected to the trail system and develop a route, such as that shown in Figure 2.20

☐ Clearly define the trail with unique signage, and publish a map that highlights the trail route and explains points of interest along the path.

☐ Encourage new developments to become part of the trail system.

Figure 2.19
Possible design for trail markers along Attica's trail system and views along the riverfront.
Proposed route for a trail system. It is important the trail connect recreational, civic, commercial, and cultural areas.
**Goal**  Develop a wayfinding system that directs residents and visitors to community centers and points of interest.

**Objectives**

- Develop signage that guides visitors and residents to areas of interest, including Downtown, City Hall/Post Office, the Badlands, industrial areas, schools, and natural/cultural areas.
- Attract through-traffic into town by advertising natural and cultural resources through wayfinding signs.

**Action Steps**

1. Inventory places in the community that visitors travel to frequently, such as the Badlands, the High School, and Downtown, as well as areas that are attractive to visitors, such as the riverfront, Ravine Park, and historic areas.
2. Develop a uniform and attractive signage system that effectively guides visitors to their destination.
3. Work with INDOT in adding or replacing any existing directional signs to support the wayfinding and heritage goals.

**Transportation**

**Campaign**

Make the community convenient for visitors to find points of interest and open up additional land for development.

**Figure 2.21**

Examples of wayfinding signage from other communities. Wayfinding helps guide visitors to points of interest, such as Downtown, Quibache Park, the schools, and many other areas.
Transportation

Cross-Reference
• Land Use

Goal
Improve access from State Road 28 to the north side of town.

Objectives

• Improve access to existing residential and industrial areas in the northeast portion of Attica.
• Open additional land for development.

Action Steps

☐ Designate the street path as a thoroughfare, and construct a new street using the design guidelines provided in Section 3 of this document east of Avenue Six, currently the easternmost throughstreet.

☐ Ensure that zoning does not allow strip commercial develop along the new road, and that it rather becomes the backbone of future residential areas that surround an expanded Ravine Park.

Figure 2.22
Proposed future land use map, showing a new thoroughfare constructed to the east of Avenue Six, currently the easternmost north/south street.