



Mayor Jeff M. Gahan

THE CITY OF NEW ALBANY & UNINCORPORATED TWO-MILE FRINGE AREA

Comprehensive Plan: Year 2045

Adopted by City of New Albany Common Council
Resolution R-25-20
December 23, 2025

DRINK
Coca-Cola
5¢

BEER FOOD SPIRITS



TABLE OF CONTENTS

Chapter 1: Vision and Executive Summary	6
Chapter 2: Plan Introduction	12
Chapter 3: Implementation Plan	18
Chapter 4: Community Character	22
Chapter 5: Housing and Neighborhoods.....	32
Chapter 6: Economic Development and Quality of Place	42
Chapter 7: Land Use	54
Chapter 8: Natural Resources	68
Chapter 9: Transportation	80
Chapter 10: Utilities and Infrastructure	90
Chapter 11: Resiliency and Adaptation	98
Chapter 12: Downtown West Focus Area	110
Chapter 13: Charlestown Road Corridor Focus Area	122

ACKNOWLEDGMENTS

Prepared for

The City of New Albany, Indiana
142 E. Main St
New Albany, IN 47150

Mayor

Jeff M. Gahan

City-Clerk

Vicki Glotzbach

City Attorney

Shane Gibson

City Council Members

Adam Dickey, President, 2nd District
Elaine Murphy, Vice President, At-Large
Jennie Collier, 1st District
Greg Phipps, 3rd District
Chris FitzGerald, 4th District
Louise Gohman, 5th District
Scott Blair, 6th District
Stefanie Griffith, At-Large
Don Unruh, At-Large

Photographer

Andrea Hutchinson

Advisory Plan Commission

Robert J. Norwood, President
Haley James, Vice President
David Aebersold
Matt Bizzell
Sam Charbonneau
Jeff Cummins
Greg Henderzahs
Erik Merten
Feroz Omar
Greg Phipps
Larry Summers

Plan Commission Department

Etta Miller
Sara Smith
Krisjans Streips
Scott Wood

Cooper Sykes

*Indiana University Environmental Resilience Institute, Intern
2023/2024*

Redevelopment and Economic Development Department

Claire Johnson

*City of New Albany Redevelopment and Economic
Development Director*

Consulting Team

HWC Engineering
135 N. Pennsylvania St, Suite 2800
Indianapolis, IN 46204
(317) 347-3663
www.hwcengineering.com

Prepared by



ACKNOWLEDGMENTS

Steering Committee Members

Phil Aldridge

New Albany Stormwater Director

Chief Todd Bailey

New Albany Police Department

Terry Becker

New Albany Redevelopment Authority

Matt Bizzell

New Albany Plan Commission

Adam Dickey

New Albany City Council President

Jim Epperson

SoIN Tourism

Brad Fair

New Albany Flood Control Director

Tyler Ferree

New Albany Housing Coordinator

Tonya Fischer

*Urban Enterprise Association & New Albany Business Relations
Manager*

Chris FitzGerald

New Albany City Council

Max Gosman

New Albany Board of Zoning Appeals

Daniel Guess Jr.

*New Albany Redevelopment Commission & Economic
Development Commission*

Haley James

New Albany Plan Commission

Claire Johnson

*New Albany Redevelopment and Economic Development
Director*

Chief Matt Juliot

New Albany Fire Department

David Kalbaugh

New Albany Building Commissioner

Paul Kiger

Local Realtor

Courtney Lewis

New Albany Main Street

Luanne Mattson

SoIN Tourism

Alicia Meredith

New Albany Parks Director

Bob Norwood

*New Albany Redevelopment Authority & Urban Enterprise
Association*

Ryan Norwood

New Albany Parks Board

Greg Phipps

New Albany City Council

David Rake

New Albany Street Commissioner

Laura Renwick

New Albany Historic Preservation Commission

Jacob Resch

Local Developer & New Albany Main Street

Anna Rosales-Crone

SoIN Tourism

Amanda Stonecipher

Indiana University Southeast

Ann Streckfus

Urban Enterprise Association

Krisjans Streips

New Albany Plan Commission Chief Planner

Larry Summers

New Albany Engineer

Lauren VanCleave

New Albany Main Street Local Business Owner

Mike Wallace

New Albany Utility Director

Scott Wood

New Albany Plan Commission Director



CHAPTER 1

Vision and Executive Summary



CHAPTER 1

New Albany stands at a pivotal moment in its evolution. The downtown transformation has been remarkable, establishing the City as a premier dining and entertainment destination in the greater Louisville region. Major public investments in recreational infrastructure—including the Monon South Freedom Trail and River Recreation Site — position New Albany as a regional hub for outdoor enthusiasts and active families.

Building on this momentum, New Albany’s next chapter focuses on strategic growth that enhances quality of life while preserving the distinctive character that makes the community special. The City’s proximity to Louisville, expanding trail network, and vibrant downtown create unique advantages for attracting residents and businesses seeking walkable, connected communities.

This comprehensive plan balances growth opportunities with preservation of neighborhood character, environmental stewardship, and fiscal sustainability. Key priorities include expanding homeownership opportunities, diversifying housing options, strengthening economic development, enhancing connectivity, and building climate resilience—all while maintaining New Albany’s identity as a welcoming river city where families can thrive.

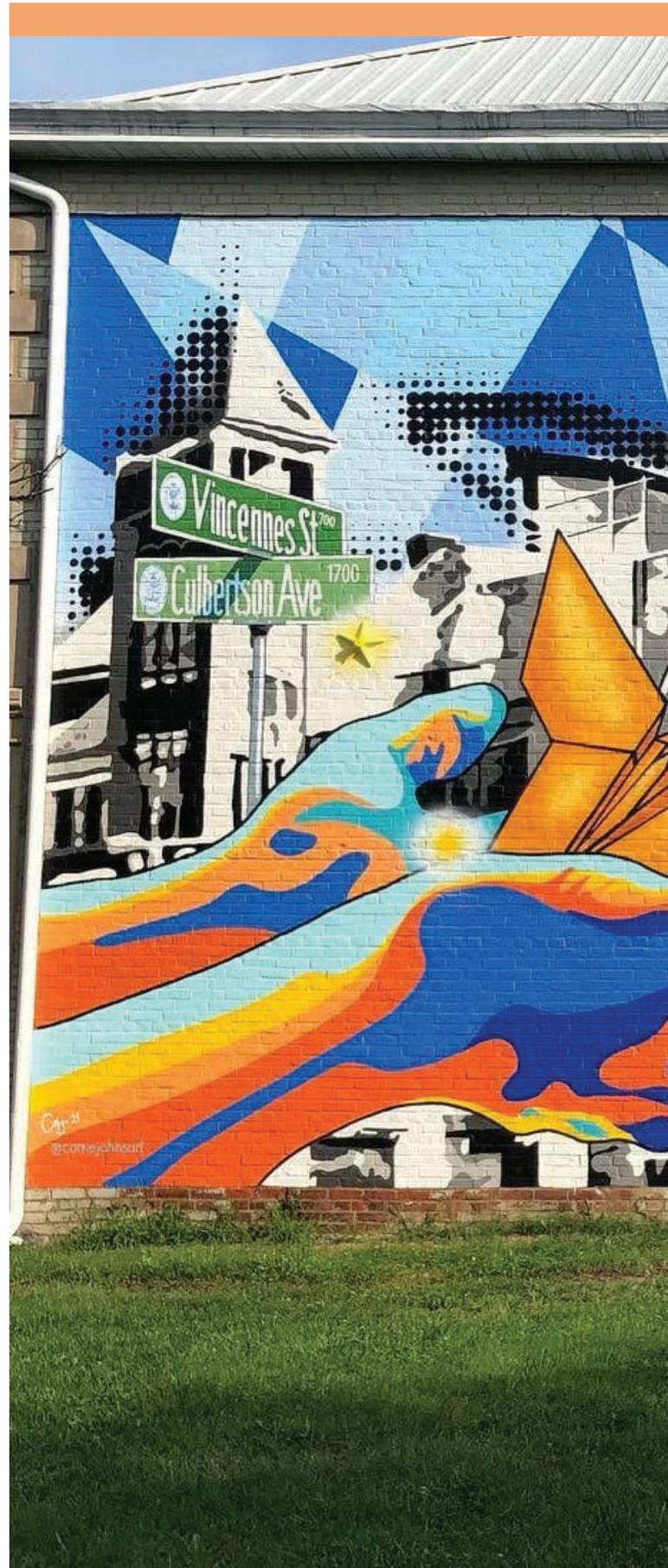
The strategies outlined reflect extensive community input and position New Albany to become the premier residential choice in the greater Louisville area, known for exceptional quality of place, innovative public amenities, and authentic community character.

2025 Update

This comprehensive plan update reflects the commitment of Mayor Jeff M. Gahan, the Common Council, and the Plan Commission to addressing New Albany's evolving opportunities and priorities. While building on the 2017 plan, this update incorporates lessons learned from downtown revitalization, major public infrastructure investments, and changing demographic and economic trends.

Key changes in this update include:

- **Balanced growth approach:** Strategies that accommodate growth while strengthening and expanding neighborhood character and environmental assets
- **Recreation and trails emphasis:** Recognition of New Albany's emerging role as a regional recreation destination
- **Climate resilience integration:** New strategies addressing flooding, extreme heat, and infrastructure adaptation
- **Implementation focus:** Clear goals with accountability measures that specify primary parties under the leadership of the chief executive
- **Quality of place priority:** Recognition that exceptional amenities and character, in addition to residential architecture, drive both residential attraction and economic development
- **Housing Focus:** Emphasis on the development of attainable, context-sensitive housing and the promotion of homebuyer assistance programs to help residents achieve ownership





OUR VISION

New Albany will continue to be a vibrant, welcoming, inclusive community where residents can enjoy exceptional quality of life through outstanding recreational amenities, distinctive neighborhood character, and strong connections to nature and each other. Building on successful revitalization and expanding recreational investments, the City will offer diverse housing options, walkable neighborhoods, and comprehensive trail networks that connect residents to jobs, schools, and services. Thoughtful growth will enhance opportunity while respecting the river city identity and historic charm that define New Albany.

Key Themes

Six key themes have been identified for this plan. The goals presented in the implementation section and throughout this plan are ultimately based around these key themes.

THEME 1



ENHANCE QUALITY OF LIFE AND PLACE

New Albany will continue investing in parks, public spaces, and community programming to strengthen its identity as the premier place to live in the greater Louisville area. Projects like the Monon South Freedom Trail, River Recreation Site, which includes a mountain bike park and RV park, new animal shelter, Silver Street Park turf fields, Padgett site redevelopment, and new public works facility demonstrate a commitment to family-friendly amenities, inclusive recreation, and neighborhood vibrancy. These investments will enhance livability, attract new residents, and reinforce community pride.

THEME 2



REVITALIZE NEIGHBORHOODS THROUGH STRATEGIC INVESTMENT

Strategic public investment will leverage private development and adaptive reuse to transform vacant lots into single-family homes, townhomes, and condominiums that build neighborhood wealth and expand homeownership opportunities. Updated zoning will enable thoughtful development that respects neighborhood scale while creating pathways to homeownership for working families. Priority areas include Downtown West, the Charlestown Road Corridor, and traditional neighborhoods where infrastructure can support additional residents.

THEME 3



BUILD COMPLETE, CONNECTED COMMUNITIES

Every neighborhood in New Albany will be walkable and bikeable, reducing transportation costs for residents while promoting health and community interaction. The expanding trail network—anchored by the Monon South Freedom Trail and River Recreation Site—will connect housing to jobs, schools, and services through safe, dedicated bike infrastructure. Complete streets design will ensure safe access for all ages and abilities, providing connections and multiple transportation choices to residents for daily needs.

THEME 4



SUPPORT ECONOMIC DEVELOPMENT THROUGH QUALITY OF PLACE

New Albany’s exceptional amenities—including trails, parks, downtown dining, and quality neighborhoods— attract businesses and residents who value authentic communities. By continuing to invest in homeownership, recreational infrastructure, and historic preservation, the City reinforces the type of place where entrepreneurs want to locate and families want to build their lives, driving sustained economic growth.

THEME 5



ADVANCE SUSTAINABILITY AND CLIMATE RESILIENCE

The City will prioritize climate readiness through flood resilience, sustainable energy adoption, and heat mitigation. These and other efforts aim to reduce environmental risks while preparing the community for long-term resilience. Infrastructure investments will protect residents and businesses from flooding, extreme weather events, and energy cost burdens through renewable energy systems and energy-efficient building practices.

THEME 6



CREATE HOUSING OPPORTUNITIES FOR ALL

New Albany will expand housing choices to serve residents across all income levels. The City will prioritize homeownership through “missing middle” housing, accessory dwelling units, and strategic new housing developments that create pathways to property ownership. New Albany’s neighborhoods will welcome diverse housing types—including single-family homes, townhomes, and condominiums—that enable working families to build wealth through homeownership while preserving neighborhood character and scale.



CHAPTER 2

Plan Introduction



CHAPTER 2

The 2025 City of New Albany Comprehensive Plan is a playbook for those involved in making decisions and policies for the community, such as the Mayor, City Council, Board of Public Works and Safety, Plan Commission, Board of Zoning Appeals, City staff, and engaged citizens.

A comprehensive plan is different from zoning and does not give detailed rules for specific properties or amenities. That level of detail is best left to regulatory efforts and ordinances adopted during the zoning and subdivision control process. The comprehensive plan serves as a general guide for a larger community vision and should help to inform those planning efforts and ordinances.

In Indiana, comprehensive planning is permitted by the 500 series of Title 36-7-4 of the Indiana Code. This law allows and authorizes towns, cities and counties in Indiana to adopt plans. At a minimum, any plan that is adopted must contain the following:

- A statement of objectives for the future development of the jurisdiction
- A statement of policy for the land use development of the jurisdiction
- A statement of policy for the development of public ways, public places, public land, public structures, and public utilities.

While these are the minimum requirements of a comprehensive plan, additional elements may be included, such as economic development, quality of life, parks and recreation, natural resource protection, transportation, and utilities and infrastructure.



The time frame of a comprehensive plan is intentionally long-term (up to 20 years); however, the plan is not static. New Albany has changed significantly over the last twenty years and can be expected to change just as much over the next twenty years. Technology is likely to advance in ways not yet understood, and this plan is intended to allow flexibility in dealing with future realities. By using this plan, the City can proactively adapt to future change, as opposed to reactively adapting to change that has already occurred.

Formation of the 2025 Plan Update was developed and overseen by a Steering Committee comprised of local officials, residents, local business owners, developers, real estate professionals, and not-for-profit representatives.

Steering Committee

The Steering Committee consisted of 31 individuals who volunteered their time to update the vision, goals, and sub-goals presented in this plan. The Steering Committee met five times over the course of the planning process and served as the sounding board for the ideas received through public input and presented in the comprehensive plan.

PUBLIC ENGAGEMENT PROCESS

A public engagement process for the 2025 Plan Update was designed to gather community input and insights to help update goals and strategies. The project team gathered feedback from community leaders, residents, business owners, and other interested parties through online and in-person engagement opportunities. In total, over 246 voices were heard, and this input helped to inform the shared vision, goals, and sub-goals for the plan. The following is a summary of key takeaways from each engagement opportunity.

Focus Group Meetings

In November 2024, community stakeholders were invited to participate in focus group discussions centered around the future of New Albany. Groups were formed based on key topics identified by the Steering Committee. In these discussions, 28 participants used their local expertise to identify strengths, weaknesses, opportunities, and threats related to their assigned topic area. Key findings from the focus group meetings are provided below.

Quality of Life and Community Character

Participants highlighted New Albany's strong cultural identity, emphasizing its affordability, walkability, active community engagement, and the need for more family-friendly amenities and programming. To build on these strengths, participants suggested enhancing infrastructure (such as pedestrian lighting), expanding the local arts scene, and promoting greater neighborhood involvement.

Efforts to preserve historic assets, expand public art, and further develop recreational and green spaces would enrich the City's character. Additionally, improving accessibility and offering more family-friendly events would help foster stronger community cohesion.

Housing and Neighborhoods

Participants identified a range of challenges in meeting New Albany's housing needs, including limited land availability, funding hurdles, and neighborhood resistance to change. Priorities include revitalizing aging or deteriorating properties; advancing solutions for attainable housing; increasing density; and, the integration of accessory dwelling units. Participants also emphasized the need for stronger code enforcement, more efficient regulatory processes, and expanded use of incentives, including residential tax increment finance (TIF) programs and façade improvement initiatives. While New Albany has made notable progress, more proactive, coordinated efforts

will be needed to keep pace with evolving housing demands.

Economic Development

Participants agreed that New Albany is at a pivotal point in its development. They emphasized the importance of a coordinated strategy that focuses on enhancing quality of life, guiding strategic land use, improving infrastructure, and attracting high-value businesses and startups to support long-term, sustainable growth.

Land Use and Redevelopment

Despite land constraints, participants saw opportunity through development—building new single-family homes on vacant lots within existing neighborhoods—along with downtown revitalization and trail-oriented development. Participants emphasized the shifting focus from heavy industry to tech, office, and entrepreneurship. Improving walkability, zoning flexibility, and sustainability tools, alongside targeted investment in underutilized corridors, will support long-term economic and community vitality.

Parks, Recreation, and Trails

Participants praised New Albany's parks for their growing popularity and role as vibrant community hubs that attract families, host events and tournaments, and contribute to local tourism. With major projects underway, such as the River Recreation Site and expanded trail network, participants emphasized the need for sustainable funding to grow and maintain these assets. Looking forward, community priorities include expanding access to the riverfront, creating more inclusive and accessible recreational spaces, and strengthening marketing to encourage greater community use.

Public Survey

Between July 22 and November 25, 2024, an online public survey gathered feedback from 218 participants. The survey was promoted through social media and made available at the Harvest Homecoming Festival. Most respondents were New Albany residents aged 35 to 44, with about 46% living in the denser neighborhoods near downtown. Covering topics from housing to economic development, the survey offered valuable insight into the community's strengths and areas for improvement. Key findings from the public survey are provided below.

- **Community identity and historic character are highly valued.** Respondents appreciate New Albany's sense of place, historic charm, and proximity to urban amenities. There is strong support for preserving neighborhood character and ensuring new development aligns with the City's historic and cultural identity.
- **Downtown revitalization is a major success and priority.** Residents are pleased with recent improvements in the downtown area and want revitalization efforts to continue, with interest in more restaurants, shops, entertainment, and public art.
- **Balanced and context-sensitive development is critical.** Residents support growth but emphasize the need for thoughtful development that maintains neighborhood character, respects building scale, and incorporates good design. There is clear opposition to certain land uses such as high-density apartment complexes and self-storage facilities.
- **Housing affordability and neighborhood quality are ongoing concerns.** Attainable housing is a top priority, along with addressing property maintenance issues. Respondents support more diverse housing options that prioritize owner-occupancy through programs that assist first-time homebuyers and integrating amenities like open space and trails into new residential areas.
- **Infrastructure and services are generally positive, with opportunities for enhancement.** Utilities and infrastructure are viewed as reliable and affordable. Residents identified traffic management, public transportation, and streamlining government processes as priorities for continued improvement.
- **Parks and the riverfront are key community assets.** Residents value the City's parks and recreational opportunities and desire improved riverfront access, inclusive public spaces, and continued investment in outdoor amenities.

PLAN SUMMARY

The following section provides a brief summary of the topic chapters in the plan which serve as a guide to transform the community's vision into tangible results. The chapters in this comprehensive plan identify a series of goals. The implementation section following this overview of the plan provides a summary table of the goals and strategies, along with a table of primary parties that will be responsible for actions noted throughout this document.

Community Character

The Community Character section highlights the unique qualities of New Albany. Community resources, cultural resources, and a demographic snapshot of the community are discussed.

Housing and Neighborhoods

The Housing and Neighborhoods section provides an overview of the current housing picture in New Albany, including homeownership and attainability, the number of renters, and future housing demand. The section also highlights strategies to improve the residential neighborhoods in New Albany.

Economic Development and Quality of Place

The Economic Development and Quality of Place section discusses economic development opportunities within New Albany and identifies realistic actions that can be taken to create an improved economic climate. Additionally, this section reviews quality of place indicators in New Albany including recreational systems and pedestrian connectivity.

Land Use

The Land Use section discusses current land use patterns for the City and addresses how future decisions can assist in shaping the fabric and aesthetic of the community while improving the residential experience by making New Albany cleaner, safer, and more vibrant.

Natural Resources

This section explores the available natural resources and assets in and around New Albany, including local ecology, water features, drainage/flooding, and nearby natural areas, preserves, and parks. The plan emphasizes protecting these natural resources through public acquisition to ensure they remain public assets that benefit all residents while supporting environmental stewardship and community recreation.

Transportation

The Transportation section highlights the existing transportation resources in and around New Albany. Future transportation improvements and key opportunities, such as enhancing pedestrian and cyclist infrastructure, and gateways are also discussed.

Utilities and Infrastructure

The Utilities and Infrastructure section focuses on the existing conditions of New Albany's networks and highlights plans to improve these systems. Infrastructure updates will need to be evaluated as redevelopment efforts are undertaken.

Resiliency and Adaptation

This section outlines strategies to help New Albany prepare for climate and environmental challenges. It highlights flood mitigation, heat resilience, green infrastructure, and emergency preparedness. The goal is to ensure New Albany remains safe, adaptable, and resilient in the face of future risks.

Focus Area Plans

These sections highlight two strategic areas for development: Downtown West and the Charlestown Road Corridor. Downtown West builds on its riverfront location and proximity to downtown, while the Charlestown Road Corridor leverages its role as a major connector with redevelopment potential. Together, they offer opportunities to guide growth and strengthen community connections.

A Final Note

Residents and local leaders invested significant time crafting the vision and goals of this plan. These strategies reflect the community's best ideas for achieving a shared vision for New Albany's future. The comprehensive plan provides a framework for public discourse and a guide for decisions that align with community priorities and benchmark progress. As conditions change and New Albany continues to grow, this plan should be updated to reflect evolving needs and community direction.



CHAPTER 3
Implementation



CHAPTER 3

Completing the planning process marks the beginning of an implementation phase for New Albany. The comprehensive plan establishes a community vision and provides a clear roadmap to achieve shared goals. The strategies outlined build on New Albany’s recent successes while positioning the City for continued growth and prosperity.

Sub-Goals and Strategies

The subsequent document outlines goals, sub-goals, and action steps in each chapter, creating a comprehensive implementation toolkit. These strategies are organized by topic area to facilitate coordination across City departments and community partners.

- Goals and sub-goals establish priorities and can be found at the beginning of each chapter.
- Strategies provide concrete, achievable steps to make progress toward each sub-goal, developed through extensive community input and technical analysis.
- Primary parties are identified for each strategy to ensure accountability and coordination. These assignments represent primary leadership roles, with opportunities for broader collaboration across departments, community organizations, neighborhood groups, non-profits, and engaged residents.

See the table on page 20 for abbreviations used for primary parties.

Administration and Implementation

The success of this comprehensive plan relies on strong, visible, and sustained leadership. As the chief executive of the City, the Mayor plays a central role in ensuring that the goals, policies, and strategies outlined in this plan are translated into meaningful action.

Partnerships

New Albany has built strong partnerships with community organizations that have been instrumental in advancing a shared vision. Examples include collaborative projects such as the YMCA and Aquatic Center, major trail developments, and public-private partnerships that have transformed the downtown and riverfront areas. Strong partnerships with organizations like the Caesars Foundation of Floyd County and Our Southern Indiana RDA demonstrate the community’s commitment to collaborative investment. These successful collaborations provide a strong foundation for implementing the strategies outlined in this plan, and the City will continue to expand these relationships to achieve community goals.

Zoning Ordinance Update

The City is currently amending the zoning ordinance to align with the policies and recommendations in this comprehensive plan. Updated land use policies will encourage desired development types and quality while streamlining the development process and maintaining community character.

Primary Party Abbreviations	
BC	Building Commission
BOW	Board of Works
CC	City Council
CD	Communications Department
CE	City Engineer
EDC	Economic Development Commission
FC	Flood Control
HPC	Historic Preservation Commission
IDEM	Indiana Department of Environmental Management
IDNR	Indiana Department of Natural Resources
NAFCS	New Albany Floyd County Consolidated School Corporation
NAFD	New Albany Fire Department
NAHA	New Albany Housing Authority
NAMS	New Albany Main Street
NAPD	New Albany Police Department
NARA	New Albany Redevelopment Authority
NARC	New Albany Redevelopment Commission
NATB	New Albany Tree Board
PB	Parks Board
PC	Plan Commission (Including Board of Zoning Appeals)
POTW	Publicly Owned Treatment Works
PU	Private Utilities
ROWC	Right-of-Way Coordinator
SD	Street Department
SEW	Sewer Board
SWB	Storm Water Board
TARC	Transit Authority of River City
UEA	Urban Enterprise Association

Overarching Goals

HOUSING AND NEIGHBORHOODS

Expand housing choices across all income levels through diverse housing types and attainable pathways to homeownership, while preserving and enhancing the character of New Albany's traditional neighborhoods.

ECONOMIC DEVELOPMENT AND QUALITY OF PLACE

Build on New Albany's downtown transformation by investing in infrastructure, amenities, housing and healthy community design that reinforces New Albany's position as the premier location to live, learn, work, visit, and thrive in the greater Louisville region.

LAND USE

Promote strategic infill and redevelopment that creates vibrant, walkable neighborhoods while respecting community character and supporting New Albany's growing population.

NATURAL RESOURCES

Leverage New Albany's unique environmental assets, including the riverfront, floodplains, and topography, as community amenities while ensuring responsible development and protection.

TRANSPORTATION

Expand New Albany's trail network and multi-modal transportation options to improve mobility and connectivity throughout the City and region, building on investments such as the Monon South Freedom Trail and the River Recreation Site.

UTILITIES AND INFRASTRUCTURE

Provide modern, reliable infrastructure and facilities that support quality development of houses, condominiums, retail, businesses, industry, as well as redevelopment, and community investments, while maintaining fiscal sustainability.

RESILIENCY AND ADAPTATION

Strengthen New Albany's resilience through proactive climate adaptation measures that protect residents and businesses from flooding, extreme weather, and energy costs while supporting long-term community prosperity.



CHAPTER 4

Community Character



CHAPTER 4

New Albany has evolved from its river city entrepreneurial roots into a growing residential community, honoring its history while embracing future opportunities. A downtown renaissance has transformed the City into a nationally recognized dining and entertainment destination, where unique local businesses contribute to a thriving restaurant scene and eclectic atmosphere that define living in modern New Albany.

This transformation extends beyond the downtown core through significant investments such as the Ohio River Greenway, enhanced park facilities like Silver Street Park and Binford Park, the River Run Family Aquatic Center, and projects currently under construction such as the Monon South Freedom Trail and the new River Recreation Site. Historic preservation efforts have revitalized neighborhoods, while educational partnerships with Purdue Polytechnic Institute and Indiana University Southeast continue to strengthen workforce development.

Today, New Albany seeks to become the leading residential community in the Louisville Metro Area—a safe, welcoming city where families choose to build their futures. The City’s success in balancing growth with character preservation, recreation with economic development, and innovation with heritage provides a strong foundation for its next chapter. As New Albany plans for the future, its rich past continues to shape decisions that honor the City’s riverfront identity while embracing new opportunities.

HISTORY

New Albany's strategic location at the bend of the Ohio River has shaped over two centuries of innovation and growth. Founded in 1813 by the enterprising Scribner brothers from New York, who recognized the potential of this river location, New Albany was incorporated as a town in 1817 and became a city in 1839.

The river location sparked industries in boatbuilding and glass manufacturing, while the mid-1800s connection to Lake Michigan via the Monon Railroad - whose legacy continues today through the Monon South Freedom Trail - confirmed New Albany as a transportation hub. As economic drivers evolved from boatbuilding and glass to plywood and veneer production, New Albany demonstrated an adaptability that continues today.

New Albany's commitment to education emerged early, with New Albany High School becoming Indiana's first public high school in 1853. The consolidated school corporation remains a state model.

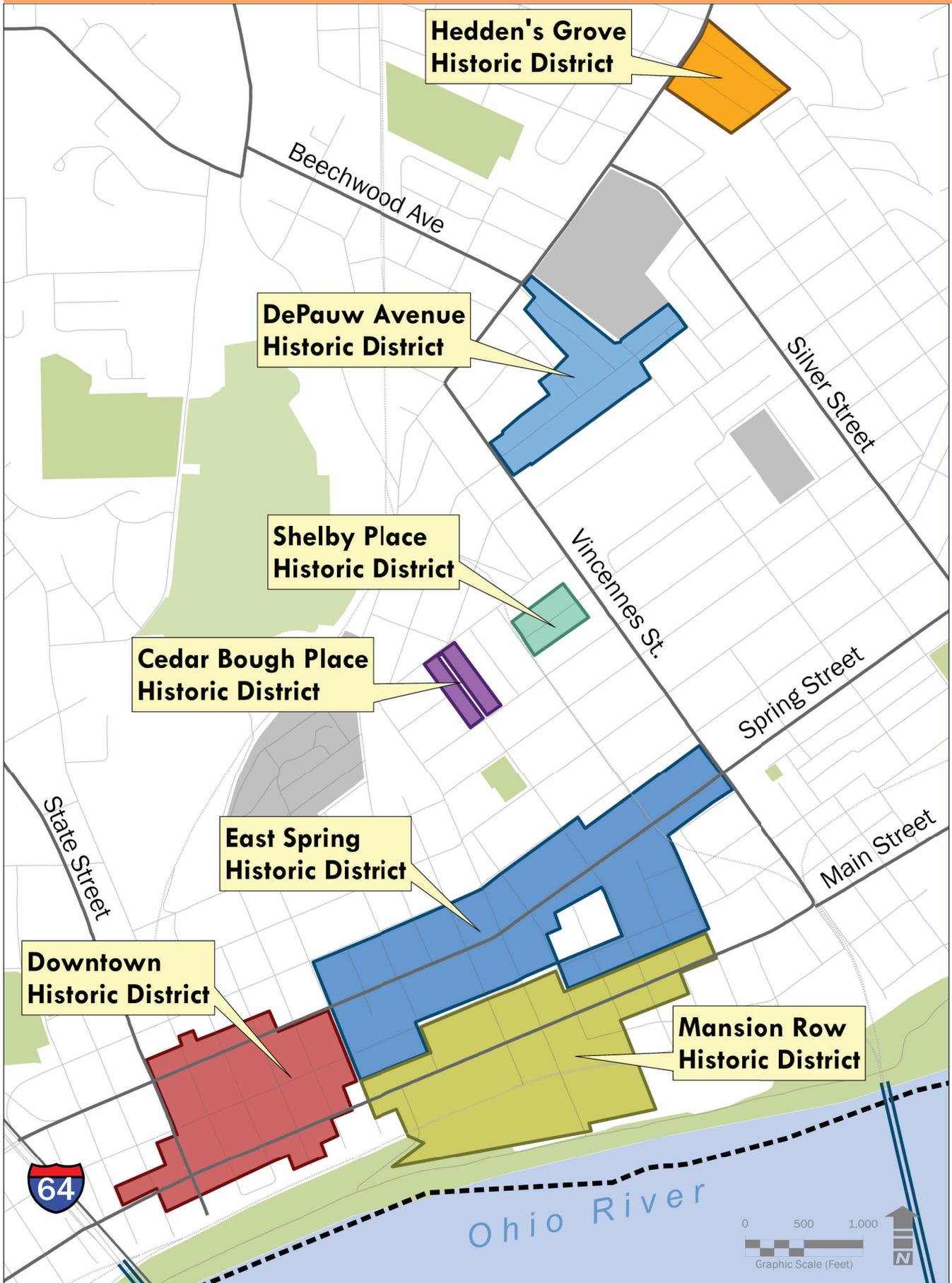
The current population stands at approximately 37,600 (American Community Survey 2023 5-Year Estimates), which represents nearly half of Floyd County's total population of 80,800 (ACS 5-Year 2019-2023), with growth patterns reflecting the City's renewed appeal as a regional destination.

New Albany's historic architecture and districts provide both cultural richness and economic development opportunities. New Albany's well-preserved historic resources attract visitors while offering residents authentic neighborhood character.

These historic assets provide the foundation for New Albany's evolution, demonstrating how preservation and progress work together to create desirable communities. National Register sites include:

- Cedar Bough Place Historic District
- DePauw Avenue Historic District
- East Spring Street Historic District
- Mansion Row Historic District
- New Albany Downtown Historic District
- Hedden's Grove Historic District
- Shelby Place Historic District
- Culbertson Mansion (914 E Main St)
- Division Street School (1803 Conservative St)
- William Young House (509 W Market St)
- New Albany National Cemetery (1943 Ekin Ave)
- Old Pike Inn (941 State St)
- Scribner House (106 E Main St)
- Woodbine (1800 Old Vincennes Rd)

Historic District Map



New Albany’s wealth of historic architecture, particularly residential architecture, reflects its prosperity as one of Indiana’s largest cities throughout the 1800s and early 1900s. Today, the City’s diverse architectural styles and building scales contribute to distinctive neighborhoods that attract new residents and help sustain property values. Preservation organizations such as the New Albany Historic Preservation Commission, New Albany Main Street (formerly Develop New Albany), and Indiana Landmarks play an active role in ensuring these historic assets remain vital community landmarks while adapting to modern needs.

Approximately two-thirds of the buildings in New Albany are residential, ranging from authentic 19th century log cabins to modern homes with all the latest amenities. Historic home styles include Federal style, all manner of Victorian era styles (Greek Revival, Italianate, Second Empire), and 20th century styles including Bungalows, Craftsmen, Period Revivals, and American Foursquares. Owing to its river heritage, New Albany boasts an impressive array of Shotgun type homes, especially in the Midtown and Silver Grove neighborhoods. Mid-century homes are rare, but post-war styles are abundant. Stylish new homes are being built in current subdivisions, and on previously vacant lots in many neighborhoods.

New Albany’s strategic transportation advantages continue to support economic development. The Indiana Historic Pathways, originally a buffalo trace and later a stagecoach route to Vincennes, traverse the City along Spring Street to the west and State Street to the north. Modern connectivity includes Interstate 64 and Interstate 265 along the City’s western and northern edges, with Interstate 65 located just two miles to the east. New Albany’s location places it closer to downtown Louisville than many of Louisville’s own neighborhoods, just 4.5 miles away, with Louisville Muhammad Ali International Airport only 12 miles away via Interstate 64.

COMMUNITY RESOURCES

The community resources listed below illustrate New Albany’s exceptional amenities and infrastructure, each of which contributes to high quality of life:

Recreation & Healthy Lifestyle

- » Ohio River Greenway
- » Ohio River Shoreline
- » Silver Creek
- » City of New Albany Parks System
- » River Recreation Site
- » New Albany Loop Island Wetlands™
- » Silver Creek Kayak Launch
- » Ohio River Boat Ramp
- » YMCA
- » Monon South Freedom Trail (under construction)
- » Ohio River Way National Water Trail
- » Farmers Market

Education & Workforce Development

- » New Albany Floyd County Consolidated Schools
- » Indiana University Southeast
- » Purdue Polytechnic Institute
- » Prosser Career Education Center - New Albany
- » Southern Indiana Works: Workforce Development

Community Services

- » New Albany City Hall
- » New Albany Police Department Headquarters
- » New Albany Fire Department Stations
- » New Albany Branch - Floyd County Public Library
- » Floyd County Cultural Arts Center
- » Main Street New Albany

These resources demonstrate New Albany’s comprehensive approach to community building, providing residents access to education, healthcare, recreation, and cultural opportunities that make the City a premier place to live in the region.

Cultural Resources and Attractions

New Albany has established itself as a regional cultural destination, offering a range of attractions that draw visitors from across the Louisville Metro Area and beyond. A thriving arts scene, historic landmarks, and well-loved community amenities contribute to a unique identity that residents treasure and visitors discover.

- Downtown New Albany
 - » More than 30 restaurants, 60 local businesses, and multiple art galleries, studios, venues, and event centers
- Midtown New Albany
 - » Local businesses, an art gallery, and churches
- Uptown New Albany
 - » More than 30 local businesses and restaurants
- YMCA and Aquatic Center
- Designated Outdoor Refreshment Area (DORA)
- Museums and Galleries
 - » Floyd County Historical Society Padgett Museum
 - » Scribner House and Gardens
 - » Cardinal Ritter House and Museum
 - » Culbertson Mansion State Historic Site
 - » Second Baptist Church/Town Clock Church
 - » Division Street School
 - » Floyd County Cultural Arts Center
- New Albany Parks and Recreation
- New Albany Amphitheater/Ohio River Greenway
 - » New boat ramp
- New Albany Branch - Floyd County Public Library
- River Recreation Site
 - » Forthcoming RV Park and Mountain Bike Park

- New Albany Floyd County Consolidated School Corporation
 - » First public high school in Indiana – New Albany High School
 - » Oversees two high schools, three middle schools, and nine elementary schools, of which one high school, two middle schools, and six elementary schools fall within the corporate limits of New Albany
 - » 15th largest school district in Indiana in student population
- Higher Education Institutions



Events and Festivals

There are many different cultural activities for New Albany residents to enjoy in the City. Below is a list of some of the many cultural activities available throughout the year.

- Downtown Farmers Market
- Holiday Farmers Market
- Dr. Martin Luther King Jr. Celebration
- Indoor Easter Egg Hunt
- Touch-A-Truck
- Neighborhood Beautification Day
- River Run Water Park Opening
- Juneteenth Celebration
- City of New Albany Shoreline Independence Day Celebration
- Water Wars
- City of New Albany All Hallows Eve Celebration
- Dia de Los Muertos: Day of the Dead
- Culbertson Mansion – Haunted House Tour
- Harvest Homecoming Festival (two week long event in fall)
- Taco Walk
- Small Business Saturday
- Jingle Walk
- Scribner House Victorian Tea and Open House
- Padgett Museum Christmas Open House
- New Albany Historic Homes Tour
- The Sip
- Light Up New Albany
- Bicentennial Park Concert Series
- Riverfront Amphitheater Concerts



Demographic Snapshot

The following table provides an overview of the demographics of the people that call New Albany home. The population has grown by 3.2% since 2010, from 36,434 to 37,589 residents, while the number of households increased more slowly at 1.8%. This has resulted in a slight increase in average household size from 2.26 to 2.33 persons per household.

The City's racial and ethnic composition has shifted over the past decade. The white population decreased by 5.5 percentage points to 81.6% while residents identifying as two or more races increased by 4.0 percentage points to 7.1%. The Hispanic population grew by 1.2 percentage points to 5.4% of residents.

The age distribution shows changes in several cohorts. The population under age 10 declined by 3.4 percentage points, while residents aged 60-69 increased by 4.7 percentage points. The median age rose from 37.4 to 38 years. These shifts indicate an aging population with fewer young families.

Educational attainment levels have increased across higher education categories. Residents with an associate's degree grew from 5.7% to 9.1%, those with a bachelor's degree from 11.8% to 13.9%, and those with a graduate degree from 5.8% to 8.9%. Conversely, the percentage of residents without a high school diploma decreased from 17.5% to 10.4%.

Economic indicators show improvement since 2010. The unemployment rate fell from 8.3% to 4.4%, and the current labor force participation rate is 63.8%. Median household income increased 40.2% to \$54,152, while median home values rose over 51.9% to \$169,600.

Population and Households			
	2010	2023	Percent Change
Population	36,434	37,589	3.2%
Total Households	15,857	16,156	1.8%
Average Household Size	2.26	2.33	3.1%
Race and Ethnicity			Percentage Point Change
White Alone	87.3%	81.6%	-5.5
Black/African American Alone	7.9%	8.3%	0.4
American Indian/Alaska Native Alone	0.1%	0.3%	0.2
Asian Alone	0.9%	1.2%	0.3
Native Hawaiian and Other Pacific Islander Alone	0.2%	0.1%	-0.1
Some Other Race Alone	0.8%	1.4%	0.6
Two or More Races	3.1%	7.1%	4.0
Hispanic	4.2%	5.4%	1.2

Sex and Age			
	2010	2023	Percentage Point Change
Male	47.3%	48.3%	1.0
Female	52.7%	51.7%	-1.0
Under 5 Years	6.8%	6.0%	-0.8
5 to 9 Years	7.6%	5.0%	-2.6
10 to 14 Years	5.4%	5.6%	0.2
15 to 19 Years	6.0%	6.5%	0.5
20 to 24 Years	7.3%	7.0%	-0.3
25 to 29 Years	7.6%	8.4%	0.8
30 to 34 Years	6.3%	7.8%	1.5
35 to 39 Years	6.2%	6.4%	0.2
55 to 59 Years	7.0%	5.6%	-1.4
60 to 64 Years	4.8%	6.5%	1.7
65 to 69 Years	3.3%	6.3%	3.0
70 to 74 Years	3.7%	4.6%	0.9
75 to 79 Years	2.6%	2.0%	-0.6
80 to 84 Years	2.4%	2.1%	-0.3
85 Years & Older	1.6%	2.9%	1.3
Median Age	37.4	38	1.6

Educational Attainment and Unemployment			
	2010	2023	Percentage Point Change
Less than 9th grade	5.3%	2.9%	-2.4
Some High School	12.2%	7.5%	-4.7
High School Graduate (includes equivalency)	37.3%	37.2%	-0.1
Some College	21.9%	20.5%	-1.4
Associate's Degree	5.7%	9.1%	3.4
Bachelor's Degree	11.8%	13.9%	2.1
Graduate or Professional Degree	5.8%	8.9%	3.1
Unemployment Rate	8.3%	4.4%	-3.9
Labor Force Participation Rate	N/A	63.8%	N/A
Income and Home Value			Percent Change
Median Household Income	\$38,638	\$54,152	40.2%
Average Household Income	\$47,436	\$67,101	41.5%
Median Home Value	\$111,600	\$169,600	51.9%

Source:

Esri, *Community Profile, ArcGIS Business Analyst, 2025.*

U.S. Census Bureau, *American Community Survey 5-Year Estimates, 2006–2010.*

U.S. Census Bureau, *American Community Survey 5-Year Estimates, 2019–2023.*



CHAPTER 5

Housing and Neighborhoods



CHAPTER 5

Building on revitalization efforts that enhance quality of life and strengthen New Albany’s unique sense of place, the City will take a resident-first approach to housing development. This includes supporting programs that create pathways to homeownership and encouraging the construction of high-quality, attainable single-family homes. As the City approaches its practical limit for outward expansion, the future residential development will rely largely on the redevelopment of existing sites.

New Albany’s demographics reflect a stable, maturing community with a population of 37,589 in 2023 and a median age of 38, according to ACS 5-Year Estimates 2019-2023. Homeownership remains relatively low at 54.5% (Urban Studies Institute at University of Louisville, 2023), guiding the City’s initiative to broaden access to ownership opportunities. With limited available housing units on the market, careful planning and innovative strategies are essential to ensure a diverse, accessible, and sustainable housing supply for current and future residents. As housing affordability becomes an increasing concern nationwide, New Albany must prioritize a mix of housing types and price points to maintain long-term inclusivity and resilience in its residential market.

GOAL

Expand housing choices across all income levels through diverse housing types and attainable pathways to homeownership, while preserving and enhancing the character of New Albany's traditional neighborhoods.

Sub-Goals

- » Develop and/or redevelop residential neighborhoods to elevate quality of life for all residents.
- » Encourage reinvestment and revitalization in traditional neighborhoods.
- » Recognize and build upon the individual neighborhoods that make up New Albany.
- » Support long-term housing stability and wealth-building through property ownership.
- » Encourage diversity and attainability in the housing stock.

THE HOUSING PICTURE IN NEW ALBANY

In 2023, the City of New Albany commissioned a housing study to assess current conditions. The following summarizes the key findings about housing in New Albany (Urban Studies Institute at University of Louisville, 2023).

Vacancy and Housing Stock

- Homeowner vacancy rate is low at 1.8%, suggesting limited available owner-occupied housing.
- Many vacant units have since been redeveloped or demolished, but further review is still warranted.

Homeownership and Affordability

- Homeownership rate is 54.5%, low compared to local peer cities.
- 70.3% of homes are single-family, suggesting many are being rented rather than owned.
- Median monthly mortgage cost: \$1,097; Median rent: \$852.
- 20% of owner households pay less than the median rent, indicating some affordable ownership options exist, but are limited.
- High median home values and low vacancies suggest barriers to ownership, such as supply constraints or high entry costs.

Public and Subsidized Housing

- Public housing stock is average (68.8 units per 1,000) although New Albany hosts approximately two-thirds of public housing in the Indiana portion of the Louisville Metro Area.
- Voucher use is high (98.0 per 1,000) due to a recent shift from public housing units to vouchers.

Short-term Rentals (STRs)

- STR presence is high: 5.8 per 1,000 housing units, mostly entire-home rentals (93%).
- Most STRs are rented over 90 days/year, potentially reducing the owner-occupied housing supply.

Future Housing Demand

- Population is expected to grow 3.6% by 2050; households to grow 6.8% .
- Owner-occupied households projected to grow twice as fast as renter households.
- Growth in owner-occupied units will depend on market conditions and availability of affordable homes.

Strategies for Housing and Neighborhoods

Several of the key themes described in the beginning of this plan and listed below have direct bearing on strategies for improving the residential neighborhoods in New Albany.

- Increase investment in New Albany’s traditional neighborhoods.
- Update development policies to shift to higher urban design standards.
- Invest in quality of life to make New Albany the premier place to live in the greater Louisville market.
- Balance housing market forces to support long-term residents and neighborhood stability.

The goal and sub-goals listed at the beginning of this chapter help further the key themes listed above and serve as a guide for individual steps which should be considered in order to improve local housing and neighborhoods. The following section provides an overview of each sub-goal and supporting strategies.

HOUSING AND NEIGHBORHOODS GOAL:

Expand housing choices across all income levels through diverse housing types and attainable pathways to homeownership, while preserving and enhancing the character of New Albany’s traditional neighborhoods.

HOUSING AND NEIGHBORHOODS SUB-GOAL #1:

Develop and/or redevelop residential neighborhoods to elevate quality of life for all residents.

Developing and redeveloping residential neighborhoods is critical to elevating the overall quality of life for all New Albany residents by creating safe, connected, inclusive, and resilient communities. Some neighborhoods face challenges such as aging infrastructure, deteriorating housing, fragmented development patterns, or limited access to essential services. With intentional reinvestment and thoughtful design, these conditions can be transformed and foster increased opportunities for long-term stability and prosperity.

Strategic infill and redevelopment help integrate new housing into the fabric of existing neighborhoods, preventing the creation of isolated pockets that lack connection to surrounding areas. This supports a cohesive urban form that fosters walkability, social interaction, and access to services. Ensuring that every neighborhood is equipped with adequate public facilities—such as sidewalks, parks, and transit—and access to walkable commercial services is essential to supporting aging in place, promoting active lifestyles, and meeting daily needs without car dependency.

Maintaining consistent neighborhood quality also depends on establishing clear property maintenance standards and streamlined enforcement processes. Proactive measures like codifying property upkeep, addressing blight, and continuing a systematic rental inspection program help preserve housing value, ensure safety, and improve neighborhood aesthetics. Additionally, by managing the placement of certain housing types—such as mobile homes—within well-planned communities, the City can ensure compatibility, livability, and long-term viability.

Promoting accessible design in new construction and major rehabilitations encourages inclusivity and helps residents stay in their homes longer, reducing the need for institutional care as they age. Assistance for first-time homebuyers—such as credit counseling, down payment and inspection support—helps reduce barriers to ownership, allowing more residents to build equity and stake a long-term claim in the community.

Lastly, fostering public safety and trust through community-based policing, especially when the need is warranted, strengthens the social fabric and ensures that redevelopment benefits everyone equitably. Together, these strategies help create neighborhoods that are vibrant, inclusive, and reflective of New Albany’s long-term vision for livability and sustainability.

Supporting Strategies (Primary Parties)

- » Use the average density of nearby homes to guide new redevelopment, ensuring it fits with existing neighborhoods. Avoid creating isolated pockets of development. (NARC, PC)
- » Encourage aging in place by providing all neighborhoods with adequate public facilities and walkable services. (BOW, CC, PC)
- » Encourage housing in walkable areas that serve as neighborhood-level commercial services. Ensure that new development complements existing building types with similar scale and character. (PC)
- » Prohibit the indiscriminate placement of free-standing mobile homes and ensure this type of structure is permitted only in planned mobile home parks. (PC)
- » Ensure residential dwellings and properties are well-maintained by codifying property maintenance ordinances—addressing issues such as junk vehicles—and implementing a streamlined enforcement process. (BC)
- » Codify a streamlined property maintenance code. Encourage the maintenance and upkeep of housing to maintain habitability. (BC, CC)
- » Investigate the feasibility of requiring new home construction and substantial home rehabilitations to provide for a base level of accessible design features to encourage aging in place. (BC)
- » Implement and enforce vacant and abandoned structure abatement measures through escalating civil penalties to prevent neighborhood deterioration and encourage property rehabilitation or redevelopment. (BC, CC)
- » Continue and enhance a systematic rental inspection program with a streamlined enforcement process. (BC, NAFD, NARC)
- » Support first-time homebuyers with tools like down payment and home inspection assistance, homebuyer education, and credit counseling. (NARC)
- » Provide for community-based policing in neighborhoods as needed. (NAPD)
- » Encourage tenants to create a union to educate renters about their rights and responsibilities. (CC)

HOUSING AND NEIGHBORHOODS SUB-GOAL #2:

Encourage reinvestment and revitalization in traditional neighborhoods.

Encouraging reinvestment and revitalization in New Albany’s traditional neighborhoods is essential to preserving the City’s historic character, supporting long-term housing stability, and promoting equitable development. These established neighborhoods form the heart of the community, reflecting its history, culture, and architectural heritage. The existing urban form in these areas is sound and should guide any new construction or redevelopment. Without strategic reinvestment, they risk falling into disrepair or being overlooked in favor of new development.

By focusing on the retention and rehabilitation of historic housing, New Albany can protect the unique charm of these areas while providing diverse and attainable housing options. Historic neighborhoods often offer walkable environments, proximity to Downtown and Uptown, and established community networks. Supporting renovation helps retain these benefits and avoids displacing existing residents.

Flexible housing options such as owner-occupied condominiums and accessory dwelling units (ADUs) allow for gentle density that respects neighborhood character. These strategies help address housing shortages, support aging in place, and create income opportunities for homeowners.

Reinvestment is further supported by programs like façade improvement or development grants, which offset renovation costs and stimulate private investment. Pre-approved housing plans reduce construction costs and speed up redevelopment of vacant lots, bringing vitality back to aging blocks.

Branding and signage in key neighborhood areas reinforce their significance and foster local pride. Revitalizing these neighborhoods enhances physical conditions, strengthens community connections, and preserves a sense of shared history, making them attractive and livable for generations to come.

Supporting Strategies (Primary Parties)

- » Encourage the retention and rehabilitation of historic housing and neighborhoods. (BC, PC)
- » Renovate and/or conserve the established residential neighborhoods of New Albany, defining key areas with clear signage to promote and preserve their character. (BC, HPC, PC)
- » Promote owner-occupied multi-family housing, including “missing middle” housing, condominiums, and stacked multi-owner developments, where appropriate. (BC, PC)
- » Allow accessory dwelling units (ADUs) where compatible with community character to support attainable homeownership, passive income opportunities, and aging in place. (PC)
- » Implement a residential façade improvement or residential development grant program. (PC, UEA)
- » Capitalize on pre-approved housing plans for new residential development. (CC, NARC)

HOUSING AND NEIGHBORHOODS SUB-GOAL #3:

Recognize and build upon the individual neighborhoods that make up New Albany.

Recognizing and building upon the individual neighborhoods that make up New Albany is essential to fostering a sense of place, identity, and community pride across the City. Each neighborhood holds unique history, character, and needs that contribute to the overall fabric of New Albany. A neighborhood identity program—through signage, events, and branding—further reinforces the value of each area and creates a sense of belonging among residents, old and new.

Events such as clean-up days and block gatherings strengthen social ties and instill a shared sense of responsibility. Establishing neighborhood boundaries and providing structured support to neighborhood organizations helps streamline communication between residents and City departments, allowing for more responsive and efficient governance.

The rebranding of areas like Downtown West is also crucial to shifting outdated or negative perceptions, promoting equitable reinvestment, and affirming the area’s value as an integral part of New Albany’s future. This goal helps ensure that all neighborhoods—regardless of location or demographics—are recognized, supported, and empowered to thrive as essential components of a unified yet diverse City.

Supporting Strategies (Primary Parties)

- » Develop City-led neighborhood improvement priorities based on infrastructure needs, housing conditions, and economic development opportunities. (CC, PC)
- » Create neighborhood profiles and asset inventories to guide targeted public investment and development strategies. (CC, PC)
- » Develop a neighborhood identity program that involves neighborhood signage and events for established and new neighborhoods. (BOW, CC, PC)
- » Encourage neighborhood participation through events such as clean-up days. (CC, CD)
- » Seek community input to rebrand “Downtown West.” (CC, CD, NARC, PC)

HOUSING AND NEIGHBORHOODS SUB-GOAL #4:

Support long-term housing stability and wealth-building through property ownership.

Supporting long-term housing stability and wealth-building through property ownership is a critical goal for fostering economic mobility, strengthening communities, and ensuring equitable access to opportunity. Homeownership is one of the most effective pathways to building generational wealth. Yet for many residents, it remains out of reach due to systemic barriers, limited resources, and uneven housing development.

This sub-goal is especially important in New Albany, where addressing disparities in housing access and promoting equitable investment across neighborhoods can lead to more balanced and resilient community growth. Encouraging a more even distribution of supportive housing and federally subsidized housing helps prevent concentrated poverty and promotes social and economic integration. Diversifying housing types through attainable and “missing middle” housing, such as duplexes, triplexes, and small-scale multi-family units, offers more options for moderate-income households and fills the gap between luxury units and low-income housing.

Education and support services are also essential to equip potential homeowners with the knowledge and confidence needed to navigate the homebuying process. Partnerships with organizations like the New Albany Housing Authority (NAHA), including certified housing counseling, can empower residents with tools to budget, manage credit, and maintain their homes long-term. By aligning public investment incentives with homeownership outcomes, the City can ensure that new residential development contributes not only to housing supply but also to long-term community well-being. Ultimately, this goal supports a more inclusive, financially secure, and future-ready New Albany where all residents have a fair chance to build lasting roots and prosperity. The City must continue to support those who rent by enforcing rental housing inspections and exploring efforts such as a tenants union to educate renters and advocate on their behalf.

Supporting Strategies (Primary Parties)

- » Implement the recommendations developed between the City of New Albany and the New Albany Housing Authority (NAHA) to deconcentrate and slowly reduce low-income subsidized housing. (CC, NAHA, PC)
- » Promote attainable and “missing middle” housing development. (NARC, PC)
- » Support organizations that teach potential homeowners about the homebuying process, budgeting, managing debt, and maintaining a home. Partner with New Albany Housing Authority (NAHA) as a certified housing counselor. (NAHA, NARC, PC)
- » Focus on neighborhoods that need to be revitalized by investing in public infrastructure and amenities. (BOW)
- » Incentivize residential developments to receive public investment by applying homeownership metrics and providing assistance with infrastructure costs. (CC, NARC, PC)
- » Mandate that group homes and transitional housing be distributed evenly throughout the planning area with minimum separation requirements. (CC, PC)

HOUSING AND NEIGHBORHOODS SUB-GOAL #5:

Encourage diversity and attainability in the housing stock.

The goal of encouraging diversity and attainability in the housing stock is rooted in the desire to create a more inclusive, resilient, and distinctive community where individuals and families of all backgrounds, income levels, and life stages can find suitable and affordable places to live. A diverse housing stock ensures that residents have access to a wide range of housing types—such as single-family homes, townhomes, apartments, condominiums, and accessory dwelling units—that meet varying needs and preferences. This is critical to accommodating generational shifts, changing household sizes, and evolving lifestyle preferences.

Attainability refers not only to affordability but also to ensuring that housing is accessible in terms of location, design, and functionality. It recognizes that individuals—whether first-time homebuyers, young professionals, growing families, or aging adults—should be able to find housing that suits their needs without being priced out of the community. Promoting attainability helps prevent displacement, supports local workforce retention, and fosters long-term community stability.

Encouraging both diversity and attainability also contributes to economic vitality by supporting local businesses, schools, and services through a stable and varied population base. It allows communities like New Albany to remain competitive and adaptable in the face of demographic and market changes. By focusing on this goal, the City aims to foster a high quality of life for all its residents, ensure equitable access to housing opportunities, and create neighborhoods that are welcoming, functional, and sustainable over time.

Supporting Strategies (Primary Parties)

- » Encourage a variety of housing types and densities that are contextually appropriate, providing diverse housing options for all residents to promote homeownership. Investigate new housing development systems, such as modular and 3D printed. (PC)
- » Recognize and strengthen the distinctive design characteristics of New Albany’s neighborhoods. (CC, PC)
- » Encourage product development that is attractive to all generations. (NARC, PC)
- » Encourage product development of 55+ communities that are accessible, single-level homes. (NARC, PC)
- » Promote homeownership by allowing the development of housing options, such as accessory dwelling units (ADUs), attainable small-lot residential development, utilization of pre-approved housing plans, and condominiums. (CC, PC)
- » Continue to implement a short-term rental registration and monitoring system to track STR growth and ensure compliance with City regulations. (NARC, PC)
- » Establish STR concentration limits in residential neighborhoods to prevent over-saturation and maintain neighborhood character. (NARC, PC)
- » Continue to require STR operators to demonstrate compliance with housing safety standards and provide contact information for local property management to address neighborhood concerns. (NARC, PC)



Winter scene in front of Nunemacher-Hangary House on E Main St.

Source: *Indiana Room, New Albany Branch - Floyd County Library*



CHAPTER 6

Economic Development and Quality of Place



CHAPTER 6

New Albany envisions becoming the premier residential choice in the greater Louisville area, building on the City's proven success in delivering exceptional quality of life. New Albany's thriving downtown, strategic recreational investments, and authentic community character demonstrate progress toward this goal. In today's economy, the City recognizes that attracting residents, especially young professionals and families, lays the foundation for long-term business growth and innovation.

This resident-first philosophy is reflected in the City's evolving economy. While established businesses continue to thrive, New Albany increasingly attracts design firms, tech startups, and creative enterprises drawn to authentic communities with strong amenities. The success of the City's downtown revitalization shows how quality of place attracts both residents and entrepreneurs seeking vibrant, walkable environments.

With this momentum, the City is well-positioned to expand its appeal through strategic investments. Projects like the Monon South Freedom Trail, the River Recreation Site, and ongoing downtown enhancements will continue attracting residents and businesses prioritizing lifestyle and authenticity. These efforts, combined with an expanding trail network, improved connectivity, and targeted neighborhood investments, reinforce New Albany's evolution as a dynamic community where people choose to live first, with economic opportunity naturally following.

The City's comprehensive approach, integrating recreation, education, downtown vitality, and neighborhood character, expands on its strengths and positions New Albany as the region's most authentic and well-connected community where residents build their lives and entrepreneurs build their businesses.

GOAL

Build on New Albany's downtown transformation by investing in infrastructure, amenities, housing and healthy community design that reinforces New Albany's position as the premier location to live, learn, work, visit, and thrive in the greater Louisville region.

Sub-Goals

- » Work to attract, retain, and expand quality businesses in New Albany.
- » Build on the downtown's success as a regional dining and shopping destination by expanding entertainment options and extending activity throughout the day and evening.
- » Transform underutilized commercial corridors within Interstate 265 into attractive mixed-use developments that serve surrounding neighborhoods.
- » Capitalize on the presence of New Albany's current industry leaders.
- » Expand the City's recreation system for residents and visitors.
- » Develop New Albany's riverfront as a multi-faceted community recreational area and regional destination.
- » Improve overall community health by making New Albany into a more walkable and bikeable city.
- » Simplify and accelerate the process of identifying, addressing, and resolving property maintenance violations to improve neighborhood aesthetics, safety, and long-term property value.

Key Opportunities Identified

Through the online survey, focus group meetings, and community workshops, the following key economic development and quality of life issues were identified.

- **Residential Growth Leadership:** New Albany is in the business of residency, focusing on creating new owner-occupied housing options and strong housing choices that attract families while supporting homeownership and wealth-building as the foundation for economic development.
- **Downtown Enhancement Momentum:** Residents celebrate recent downtown improvements and want revitalization efforts to continue, with enthusiasm for additional restaurants, shops, entertainment venues, and public art.
- **Thoughtful Growth Management:** Residents support growth but emphasize the need for thoughtful development that maintains neighborhood character, respects building scale, and incorporates good design. There is clear opposition to low vitality uses, such as high-density apartment complexes and self-storage facilities.
- **Business Diversification Opportunities:** New Albany is positioned to attract a diverse range of businesses - particularly design firms, tech startups, and creative enterprises - that value the City's authentic downtown and quality of life amenities.
- **Infrastructure Investment Priorities:** While utilities and infrastructure are reliable and affordable, residents identified traffic flow improvements, expanded transportation options, and streamlined government processes as priorities for continued enhancement.
- **Recreation and Riverfront Potential:** The City's expanding recreation system and riverfront access represent tremendous opportunities to serve as major community assets and regional attractions, with projects like the River Recreation Site and trail network already advancing this vision.
- **Active Transportation Network Expansion:** Building on investments like the Monon South Freedom Trail, New Albany will develop pedestrian and cyclist infrastructure that enhances health, accessibility, and environmental sustainability.
- **Neighborhood Enhancement Standards:** Strengthening property maintenance support and enforcement will preserve neighborhood aesthetics, safety, and long-term property values while supporting community character goals.

Strategies for Economic Development and Quality of Place

The goal and sub-goals at the beginning of this chapter guide New Albany's continued evolution as a premier place to live, work, and invest. Building on recent successes, the following strategies leverage New Albany's unique assets while positioning the City for sustained growth and prosperity.

ECONOMIC DEVELOPMENT AND QUALITY OF PLACE GOAL:

Build on New Albany's downtown transformation by investing in infrastructure, amenities, housing and healthy community design that reinforces New Albany's position as the premier location to live, learn, work, visit, and thrive in the greater Louisville region.

ECONOMIC DEVELOPMENT AND QUALITY OF PLACE SUB-GOAL #1

Work to attract, retain, and expand quality businesses in New Albany.

New Albany's thriving business environment reflects a strategic focus on quality over quantity. By attracting businesses that value authentic places with strong amenities, such as design firms, tech startups, creative enterprises, and professional services, the City is cultivating an economy that enhances its quality of life goals. This approach builds on the City's proven success in downtown revitalization, where unique restaurants, boutiques, and creative businesses have helped establish New Albany as a regional destination.

Today's entrepreneurs and knowledge workers often choose locations based on lifestyle, authenticity, and community character—assets New Albany already possesses and continues to strengthen. Supporting a diverse business community not only broadens the City's tax base but also creates meaningful career opportunities that help retain local talent and attract new professionals. By prioritizing business growth that complements its character, New Albany is laying the groundwork for sustained economic resilience, ensuring a strong local economy, well-paying jobs aligned with workforce skills, and continued investment in the trails, downtown, and neighborhoods that make the community unique.

Supporting Strategies (Primary Parties)

- » Partner with Purdue Polytechnic Institute and Indiana University Southeast (IUS) to expand educational infrastructure throughout the community, especially in Downtown and Downtown West. (EDC, NARA, NARC)
- » Establish regular outreach with existing businesses to understand their needs and support their growth within the community. (NARC, UEA)
- » Conduct annual business engagement surveys to identify opportunities for supporting local business success. (NARC, UEA)
- » Facilitate business networking through sector-specific roundtables and cross-industry collaboration events. (NARC, UEA)
- » Leverage relationships with current industry leaders as ambassadors for New Albany's business advantages. (NARA, NARC, UEA)
- » Participate in regional economic development while maintaining focus on businesses that enhance community character and goals. (NARA, NARC, UEA)
- » Align business incentives with community benefits, prioritizing businesses that support quality of place objectives and provide good jobs for residents. (CC, EDC, NARA, NARC)
- » Identify key corridors in the City and establish design guidelines and building standards for those corridors, including site furnishings and amenities, decorative lighting, landscaping, and street sign placement. (BOW, CE, PC)
- » Encourage businesses to seek the support available with the Indiana Small Business Development Center. (NARC, UEA)

ECONOMIC DEVELOPMENT AND QUALITY OF PLACE SUB-GOAL #2

Build on the downtown’s success as a regional dining and shopping destination by expanding entertainment options and extending activity throughout the day and evening.

A dynamic and well-rounded downtown is essential for creating a strong sense of place and attracting residents, workers, and visitors. New Albany’s downtown has become a premier dining and shopping destination in the Louisville Metro Area, providing a foundation to expand entertainment options that complement its successful restaurants and boutiques. By promoting a balanced mix of uses, including retail, dining, entertainment, cultural venues, and evening activities, the City aims to establish an all-day destination that encourages longer visits and repeat trips.

This diverse mix keeps streets and public spaces active and welcoming from morning through night, supporting economic vitality and reducing vacancies. A thriving downtown also fosters civic pride, boosts tourism, and serves as a regional hub for cultural events and experiences. By strategically adding entertainment options that reflect its authentic character, New Albany’s downtown will continue to evolve as a vibrant, resilient destination.

Supporting Strategies (Primary Parties)

- » Encourage downtown residential land use on upper floors and identify areas where ground-floor housing is appropriate. (BC, CC, NARC, PC)
- » Encourage institutions like Indiana University Southeast to expand their presence near downtown through partnerships that support arts, hospitality, and academic programs. (NARC)
- » Promote downtown amenities through events, student discounts, and targeted outreach to attract higher education students. (CD)
- » Continue working with Floyd County to maintain downtown New Albany as the government and institutional center of the City and County. (CC, PC)
- » Attract creative businesses such as design firms, tech startups, and entertainment companies to downtown office spaces that benefit from the established dining scene and growing entertainment offerings. (CC, EDC, NARA, NARC, UEA)
- » Encourage and promote local restaurants and retailers in the downtown district. (NARC, PC)
- » Align retailer hours of operation with the needs of the commuting workforce. (NAMS, NARC)
- » Promote family-friendly practices among restaurants. (NAMS, NARC, PC, UEA)
- » Encourage the development of recreational and cultural attractions in the downtown district. (EDC, NARC, PC)
- » Promote art in public rights-of-way. (CC, PC, UEA)
- » Support the development of family-friendly activities like a STEM Park or ‘Edu-tainment’ Center. (CC, EDC, NARA, NARC, PC)
- » Reconnect Downtown West to the fabric of the Central Business District. (EDC, NARC, PC)

ECONOMIC DEVELOPMENT AND QUALITY OF PLACE SUB-GOAL #3

Transform underutilized commercial corridors within Interstate 265 into attractive, mixed-use developments that serve surrounding neighborhoods.

New Albany’s aging commercial corridors present exceptional opportunities to create the walkable, mixed-use neighborhoods that today’s residents and businesses increasingly seek. With vacancies along key corridors, the City can reimagine these areas as master-planned developments that integrate residential, retail, office, and recreational spaces while delivering essential amenities currently missing in many parts of the community. Many older developments no longer meet the needs of modern industries or residents and contribute little to New Albany’s economic or aesthetic vitality. By focusing on flexible commercial spaces that adapt to changing business needs, mixed-use buildings with housing and ground-floor retail, and designs that prioritize connectivity and gathering spaces, New Albany can transform underperforming areas into robust neighborhood centers. This approach addresses both the challenge of vacant commercial space and the demand for neighborhood-serving destinations such as grocery stores, cafes, services, and parks, creating places that support workforce housing, enhance quality of life, and strengthen the City’s overall urban fabric.

Supporting Strategies (Primary Parties)

- » Establish redevelopment criteria that outline the vision and key expectations for each area targeted for redevelopment. (HPC, NARA, NARC, PC)
- » Seek private sector partners and investors in redevelopment efforts. (EDC, NARA, NARC)
- » Encourage flexibility in redevelopment areas, such as the reduction in parking minimums for outlot development and incentives, to promote creativity and unique redevelopment opportunities. (CC, NARA, NARC, PC)
- » Develop marketing materials and information packets that outline the opportunities, constraints, and pre-approved housing plans for each property to streamline development and attract investment. (CD, NARC)
- » Promote the development of live-work, condominium, and townhome “missing middle” housing as a transitional land use between commercial corridors and traditional residential. (NARC, PC)

ECONOMIC DEVELOPMENT AND QUALITY OF LIFE SUB-GOAL #4

Capitalize on the presence of New Albany's current industry leaders.

New Albany is home to several established industry leaders that provide a strong foundation for economic growth and workforce development. By building on this existing industrial base, the City can attract complementary businesses, support job creation, and strengthen its position in the regional economy. Supporting the continued success of these businesses while encouraging innovation and adaptability ensures long-term stability and resilience. Strategic investments in infrastructure, workforce training, and land use planning will help create an environment where industry can thrive while maintaining compatibility with surrounding neighborhoods.

Supporting Strategies (Primary Parties)

- » Encourage new industrial uses and flex spaces. (EDC, NARC, PC)
- » Locate industrial and commercial land uses in areas which are zone appropriately and accessible by arterial streets supported by adequate infrastructure. (CE, EDC, NARC, PC)
- » Impose enforceable restrictions upon industrial uses to minimize conflicts with nearby land uses. (PC)
- » Create and promote incentives, including infrastructure improvements and training grants, for the development and growth of the workforce. (CC, EDC, NAFCS, NARA, NARC)

ECONOMIC DEVELOPMENT AND QUALITY OF LIFE SUB-GOAL #5

Expand the City's recreation system for residents and visitors.

New Albany's strategic investments in publicly owned recreation infrastructure position the City as a premier destination for outdoor enthusiasts and active families. Through major City-led projects like the Monon South Freedom Trail and River Recreation Site, New Albany is creating a comprehensive recreation network that promotes health and well-being while establishing itself as the region's recreational hub. Maintaining public ownership ensures these investments serve both daily quality of life for residents and tourism economic development, while keeping amenities accessible and community controlled.

The expanding City-owned recreation system leverages New Albany's natural assets such as the Ohio River, Falling Run Creek, Silver Creek, and varied topography to create diverse opportunities for water sports, trail activities, and field sports. By connecting these natural features with purpose-built public facilities and comprehensive trail networks, the City is building a recreation system that serves multiple user groups and showcases its commitment to accessible, high quality amenities for all residents. This comprehensive public approach strengthens New Albany's identity as an innovative, forward-thinking community that invests in amenities important to today's families and professionals. These City-owned recreation investments directly support economic development goals by creating a quality of place that attracts residents and businesses while generating tourism revenue benefiting the entire community.

Supporting Strategies (Primary Parties)

- » Locate passive recreational facilities in environmentally sensitive areas. (PB, PC)
- » Maintain a 5-year Parks and Recreation Master Plan and implement the recommendations of the plan. (PB, PC)
- » Ensure park amenities reflect neighborhood characteristics and preferences. (PB)
- » Capitalize on being the start of the Monon South Freedom Trail and a trailhead location along the Ohio River Greenway (with connection to the Louisville Loop), and Ohio River Way, a National Water Trail. (FC, NARC, PB)

ECONOMIC DEVELOPMENT AND QUALITY OF LIFE SUB-GOAL #6

Develop New Albany's riverfront as a multi-faceted community recreational area and regional destination.

The Ohio River represents New Albany's signature natural asset and the cornerstone of its recreational destination strategy. Building on investments outlined in Sub-Goal #5, the riverfront development focuses on creating seamless connections between the expanding trail system, downtown district, and comprehensive water recreation opportunities. The River Recreation Site anchors this transformation, providing the infrastructure and programming that establishes New Albany as the premier riverfront destination in the Louisville Metro Area.

New Albany's riverfront development strategy integrates with the Monon South Freedom Trail, River Recreation Site, and City recreation system to create a unified destination experience. By connecting these amenities through enhanced riverfront access and programming, the City can transform individual recreation investments into a comprehensive attraction that serves residents daily while drawing regional visitors for extended stays.

This integrated approach leverages the riverfront as both a recreational asset and economic development engine, supporting downtown businesses, tourism, and the quality of place that attracts residents and businesses to New Albany. The riverfront serves as the visual and functional centerpiece that ties together New Albany's community's recreation, cultural, and economic assets.

Supporting Strategies (Primary Parties)

- » Designate a lead department in the planning, development, funding, and maintenance of riverfront recreation. (CC, FC, NARC, PB, PC)
- » Prohibit future riverfront development which would detract from or conflict with recreational uses, such as the New Albany Loop Island Wetlands™. (PC)
- » Investigate new methods to provide enhanced visibility and bicycle/pedestrian access to the Ohio River frontage. (PC)
- » Encourage complete connections to the river through recreation such as a natural playscape park, piers/docks, programming, fishing, boating, kayaking access and rentals, and water safety education. (FC, NARC, PB, PC)
- » Restore visual link from downtown to the Ohio River. (CE, NARC, PC)

ECONOMIC DEVELOPMENT AND QUALITY OF LIFE SUB-GOAL #7

Improve overall community health by making New Albany into a more walkable and bikeable city.

New Albany's strategic investments in active transportation infrastructure position it as a regional leader in walkable, bikeable community design. The City's expanding trail network - anchored by the Monon South Freedom Trail and Ohio River Greenway - creates the backbone for a comprehensive active transportation system that promotes health, reduces traffic congestion, and enhances environmental sustainability. By connecting neighborhoods, schools, parks, and commercial areas through safe, attractive walking and biking infrastructure, New Albany is building the kind of connected community that today's residents and businesses actively seek.

Active transportation options strengthen the City's economic development strategy by supporting local businesses through increased foot traffic, enhancing property values in walkable neighborhoods, and creating the authentic, people-centered streetscapes that attract innovative businesses and young professionals. New Albany's commitment to walkability and bikeability directly supports tourism goals by creating experiences that encourage visitors to explore New Albany's downtown, neighborhoods, and recreational amenities on foot or by bike.

This comprehensive approach to active transportation creates healthier, more connected neighborhoods while supporting broader community goals of authentic character, environmental sustainability, and economic vitality.

Supporting Strategies (Primary Parties)

- » Investigate the creation of a multi-use path that follows the existing high voltage electric easement within Interstate 265. (CE, EDC, PC, NARC)
- » Develop the remaining segments of New Albany portion of the Ohio River Greenway, Monon South Freedom Trail, the Ohio River Way, and the River Recreation Site. (CE, FC, NARC, PC)
- » Encourage connectivity between all neighborhoods through dedicated, protected bike lanes, bike amenities, and promoting user education. (CD, CC, CE, NARC, PC)
- » Continue to improve pedestrian connectivity and walkability using the completed sidewalk assessment. (CE, CC, NARC, PC)
- » Research the feasibility and desirability of a bicycle/pedestrian pathway over the Ohio River connecting to the Louisville trail system. (CE, CC, NARA, NARC, PC)
- » Emphasize downtown a central hub for all greenway and multi-use trail connectivity, with trailheads added to Indiana University Southeast (IUS) and the River Recreation Site. (CE, CC, NARA, NARC, PC)
- » Re-establish commercial nodes in neighborhoods to promote walking and biking access to groceries, services, and other amenities. (BOW, CE, NARC)

ECONOMIC DEVELOPMENT AND QUALITY OF LIFE SUB-GOAL #8

Simplify and accelerate the process of identifying, addressing, and resolving property maintenance violations to improve neighborhood aesthetics, safety, and long-term property value.

Maintaining high property standards directly supports New Albany's transformation into a premier residential destination by preserving the neighborhood character and visual appeal that attract new residents and businesses. Effective property maintenance enforcement and rental oversight protect the investments residents and the community have made in New Albany neighborhoods while ensuring that New Albany's authentic character and quality of place continue to appreciate over time. By improving enforcement processes, implementing comprehensive rental registration and inspection programs, and providing support resources, the City can proactively prevent blight, ensure rental property quality, and foster the pride of ownership that strengthens community bonds.

Well-maintained neighborhoods and properly managed rental properties directly support economic development goals by creating the attractive, stable residential areas that businesses and their employees seek when choosing locations. Strong property maintenance standards and rental oversight also protect the historic district integrity and neighborhood character that make New Albany a regional destination, ensuring that New Albany's community assets continue to generate tourism and economic benefits.

Through balanced enforcement, comprehensive rental management, and assistance programs, New Albany can maintain the authentic, well-cared-for appearance that defines the community while supporting all property owners in meeting standards that benefit everyone.

Supporting Strategies (Primary Parties)

- » Codify a rental registration and inspection program to streamline identifying and resolving property maintenance issues, enhancing neighborhood safety and value. (BC, CC, PC)
- » Strengthen and streamline legal framework and policies by giving more authority for enforcement. (BC)
- » Create an internal database or map that tracks the status of ongoing property maintenance violations in neighborhoods, giving staff and local officials visibility into violation trends and resolution rates (BC).
- » Redevelop for condominium conversion as apartment communities reach the end of their service life. (NARC, BC)
- » Explore dedicating resources to assist with property maintenance. (BC)
- » Continue to partner with New Directions Housing Corporation and others for minor repair projects such as the Emergency Repair Program for owner-occupied housing for low-income, elderly, and/or disabled residents. (NARC)
- » Publish clear guidelines and timelines for property maintenance enforcement, ensuring property owners understand what is required of them and the timeline for compliance. (BC)



Merchants National Bank, prior to remodeling, on the northeast corner of Pearl and E Main St.

Source: Indiana Room, New Albany Branch - Floyd County Library



CHAPTER 7
Land Use



CHAPTER 7

New Albany’s land use strategy reflects a balanced approach that combines strategic growth, targeted reuse of vacant lots, and redevelopment to strengthen community character. Bounded by the Ohio River to the south and adjacent municipalities to the east, the City faces physical limits to outward expansion. Despite these constraints, New Albany continues to pursue selective annexation of suitable areas that support high quality housing development and contribute to a stronger tax base. Recent annexations for residential projects underscore the City’s commitment to managed growth that aligns with long-term community goals.

The City’s primary focus remains on maximizing the potential of existing developed areas through infill, adaptive reuse, and comprehensive redevelopment. This approach leverages past infrastructure investments while advancing the creation of walkable, connected neighborhoods that appeal to today’s residents and businesses. By emphasizing thoughtful development within established boundaries and carefully chosen annexation areas, New Albany aims to accommodate future growth without compromising its authentic character and quality of place.

This land use strategy positions New Albany to build on its competitive advantages, including proximity to Louisville, a vibrant downtown, expanding recreational amenities, and strong educational partnerships. Through deliberate and strategic planning, the City ensures that new development reinforces its vision of becoming the premier residential choice in the greater Louisville area. With wise land use decisions, New Albany creates lasting value from existing assets while advancing a more connected, sustainable community.

GOAL

Promote strategic infill and redevelopment that creates vibrant, walkable neighborhoods while respecting community character and supporting New Albany's growing population.

Sub-Goals

- » Enact land use regulations that support appropriate redevelopment.
- » Encourage mixed-use development with suitable scale and character within the City, prioritizing owner-occupied housing types such as condominiums and townhomes, where appropriate.
- » Consider appropriate and compatible increased density in developments to accommodate population growth.
- » Promote the expansion and/or upgrading of community facilities throughout the planning area.
- » Maintain high quality business areas by encouraging reinvestment and redevelopment throughout commercial districts.
- » Develop a policy to promote the appropriate balance of industrial properties throughout the City.
- » Continue to conserve and/or protect historic sites and structures within the planning area.

Key Opportunities Identified

Through the online survey, focus group meetings, and community workshops, the following key land use issues were identified.

- **Housing Diversity and Homeownership:** Rising housing demand creates opportunities to build diverse options that support homeownership, attract young professionals and families, and preserve affordability and character.
- **Strategic Growth Management:** Natural boundaries and selective annexation allow New Albany to prioritize quality over quantity, fostering development that supports community character and growth.
- **Modernized Development Standards:** Updating land use policies enables flexible, innovative development that supports mixed-use environments, creative businesses, and walkable neighborhoods.
- **Business District Diversification:** New Albany can attract and grow diverse businesses that value authentic places with strong amenities and character.
- **Mixed-Use Neighborhood Creation:** Converting separated land uses into integrated, walkable environments creates thriving neighborhoods where residents can live, work, and access daily needs.
- **Community Infrastructure Enhancement:** Community infrastructure, such as parks, schools, and public works facilities, need upgrades or expansion to meet community needs.
- **Commercial District Revitalization:** Corridor redevelopment supports vibrant, master-planned mixed-use developments that offer neighborhood amenities, generate tax revenue, and advance community goals.
- **Employment District Development:** Balancing industrial and flex space development supports modern businesses that provide good jobs while aligning with community character and recreation investments.
- **Historic Asset Leveraging:** Historic properties offer authentic character and reuse potential that supports preservation, tourism, housing, and business.

Strategies for Land Use

The goal and sub-goals listed at the beginning of this chapter serve as a guide for individual steps which promote smart and strategic growth. The following section provides an overview of each sub-goal and supporting strategies.

LAND USE GOAL:

Promote strategic infill and redevelopment that creates vibrant, walkable neighborhoods while respecting community character and supporting New Albany's growing population.

LAND USE SUB-GOAL #1

Enact land use regulations that support appropriate redevelopment.

With New Albany's outward expansion constrained by natural and jurisdictional boundaries, the City's future growth will rely increasingly on infill and redevelopment. Infill is development that takes place on vacant or underutilized parcels within an area that is already characterized by urban development and has urban services. To ensure these efforts are effective and beneficial, land use regulations must provide clear guidance and flexibility that supports high quality, context-sensitive development. Updated zoning and land use policies can help remove barriers to development, encourage a balanced mix of uses, and promote revitalization in key areas.

Infill and redevelopment opportunities should be leveraged to add diverse housing options — from small-lot, single-family homes to missing-middle housing and multi-family developments — in locations that can support transit, walkability, and existing community services. Priority should be given to converting underutilized or vacant parcels into residential units that contribute to neighborhood vitality and affordability.

Supporting Strategies (Primary Parties)

- » Adopt design guidelines to provide flexibility with architectural and site development standards. (CC, PC)
- » Encourage redevelopment of previously developed and/or blighted areas, focusing on areas in the Downtown West, Silver St, Galt St, and Uptown (Vincennes St area). Within these areas, promote mixed-income housing and adaptive reuse of buildings for residential purposes. (NARC, PC)
- » Develop an access management and control ordinance that can help minimize curb cuts along major thoroughfare routes. (BOW, CE, PC)
- » Provide for safe and efficient internal movement within and between developments for pedestrians, cyclists, and motor vehicles. (PC)
- » Create sub-area plans for districts where additional planning emphasis is required, including the Rear Market District, Grantline Rd/Beechwood Ave/Daisy Ln Area, and Silver St around Bicknell Park. (CC, PC)
- » Adopt and designate aesthetic characteristics applicable to residential and commercial districts for new construction (CC, HPC, PC)
- » Annex portions of the planning area into the City of New Albany when such an annexation is a logical extension of the urban area, or where the territory benefits from City services or facilities. (CC, PC)
- » Define neighborhood architectural styles among residential, commercial, institutional, and industrial uses. (CC, HPC, PC)
- » Require development to meet applicable federal and state pollution standards. (BOW, IDEM, PC)
- » Organize land uses in a way to minimize vehicular travel through the reduction of the number of vehicle trips, as well as reducing the average distance of each trip. (CC, PC)
- » Connect new development to existing development. (PC)

LAND USE SUB-GOAL #2

Encourage mixed-use development of suitable scale and character within the City, prioritizing owner-occupied housing types, such as condominiums and townhomes, where appropriate.

As New Albany continues to evolve, fostering vibrant, walkable neighborhoods and commercial areas is essential to sustaining its economic and social vitality. Mixed-use development—combining residential, commercial, and other complementary uses—offers a proven way to create dynamic, livable spaces that support a range of community needs. When designed with suitable scale and character, these developments can seamlessly integrate into existing neighborhoods, enhancing both functionality and aesthetic appeal.

Encouraging mixed-use development in appropriate locations helps reduce reliance on automobiles, supports local businesses, and creates more opportunities for housing and employment within the same area. Within these developments, the City will partner with developers to provide innovative housing options, such as townhomes and condominiums, that appeal to young professionals, aging residents seeking to downsize, and families seeking homeownership.

By promoting thoughtfully scaled and context-sensitive mixed-use projects, New Albany can strengthen its sense of place, make more efficient use of land and infrastructure, and ensure that growth contributes positively to the City's long-term resilience and quality of life.

Supporting Strategies (Primary Parties)

- » Locate compatible land uses together. Buffer incompatible residential development from highway-oriented commercial and industrial land uses. (PC)
- » Encourage both commercial and residential land uses within mixed-use districts. Buffering within these districts is discouraged. Housing types in these mixed-use areas should range from apartments and condominiums to townhouses and loft-style units, ensuring a variety of price points. (PC)
- » Encourage neighborhood serving retail along State St south of the hospital, on Charlestown Rd, and on the Grantline Road Corridor. (PC)
- » Promote technology-oriented uses and facilities in the Downtown and Downtown West. (NARA, NARC, UEA)

LAND USE SUB-GOAL #3

Consider appropriate and compatible increased single-family density in developments to accommodate population growth.

As New Albany plans for the future, accommodating population growth within its limited available land requires careful consideration of locations for additional owner-occupied housing. Increasing residential and mixed-use density—where appropriate and compatible with surrounding areas—can provide more housing choices, improve affordability, and make more efficient use of existing infrastructure and services. By integrating neighborhood appropriate development, New Albany can meet the demands of a growing population while maintaining character and quality of place. Encouraging compatible density supports walkability, facilitates aging in place, strengthens local businesses, and reduces pressure to expand into undeveloped areas, reinforcing the City’s commitment to sustainable and balanced growth.

Supporting Strategies (Primary Parties)

- » Follow the best principles of urban design and “build to” standards in accordance with neighboring developments. “Build to” lines on infill sites should be consistent with adjacent development. (PC)
- » Allow for compatible infill, such as new single-family housing on vacant lots within existing neighborhoods, as well as accessory dwelling units, that is consistent with surrounding neighborhood character. (CC, NARC, PC)
- » Encourage adaptive reuse of existing buildings. Where feasible, older commercial or industrial buildings and sites should be re-purposed into creative housing options, cottage courts, artist live-work spaces, or other forms of attainable housing. (CC, NARC, PC)
- » Encourage increased compatible and appropriate density in mixed-use districts focusing on transportation corridors, such as Grantline Rd, State St, and Charlestown Rd. (CC, NARC, PC)

LAND USE SUB-GOAL #4

Promote the expansion and/or upgrading of community facilities throughout the planning area.

Expanding and upgrading community facilities is essential to maintaining a high quality of life as New Albany grows and evolves. Facilities such as schools, fire stations, public works buildings, and even cemeteries play a critical role in supporting residents' daily needs and ensuring public health, safety, and well-being. Coordinating with key partners and planning proactively allows the City to stay ahead of demand, avoid conflicts, and ensure that infrastructure and services keep pace with development. By investing in improvements such as a new animal shelter or expanded public facilities, the City reinforces its commitment to being a responsive, well-equipped, and livable community for all.

Supporting Strategies (Primary Parties)

- » Coordinate with key partners, such as the NAFCS administration, to ensure that infrastructure and services keep pace with development and redevelopment. (NAFCS, NARA, PC)
- » Review opportunities and develop a plan for increasing available space for cemeteries and consider such space as possible for quiet contemplation. (PC)
- » Support community quality of life improvements such as a new animal shelter and a new public works facility. (CC, NARC, PC)

LAND USE SUB-GOAL #5

Maintain high quality business areas by encouraging reinvestment and redevelopment throughout commercial districts.

Vibrant, well-maintained commercial districts are essential to New Albany’s economic health and community identity. As market conditions and consumer needs evolve, ongoing reinvestment and redevelopment are critical to keeping business areas attractive, competitive, and functional. Proactive efforts to modernize and revitalize commercial properties help prevent decline, encourage business retention and growth, and enhance the overall appeal of New Albany’s economic centers.

By promoting reinvestment and redevelopment throughout its commercial districts, New Albany can sustain high quality business environments that support local entrepreneurs, attract visitors and new businesses, and serve surrounding neighborhoods. This commitment ensures that commercial areas remain vital assets that serve both the community’s current needs and its long-term growth.

Supporting Strategies (Primary Parties)

- » Encourage the redevelopment of underperforming commercial districts into walkable mixed-use commercial districts that focus on serving surrounding neighborhoods. (CC, EDC, NARC, PC)
- » Locate retail sales and services in commercial or mixed-use districts that permit owner-occupied residential above ground-floor commercial. (PC)
- » Design commercial sites to be walkable, to reduce curb cuts, to minimize distracting signage, remove pole signs, and to encourage access between adjacent developments. (BOW, CE, PC)
- » Discourage new strip commercial development. Identify underutilized buildings and oversized parking lots as potential redevelopment sites with shared parking. Prioritize these sites for mixed-use projects that include residential units. (CC, NARC, PC)
- » Require the design of commercial facilities to be compatible with the existing urban form where it is well-established. (NARC, PC)
- » Develop and implement capital improvement planning for each department and explore funding sources such as impact fees. (CC, NARC, PB, PC)
- » Contain institutional expansions with coordinated land use policies. (PC)
- » Promote multilevel or rear parking to support reinvestment in commercial districts. (PC)

LAND USE SUB-GOAL #6

Develop a policy to promote the appropriate balance of industrial properties throughout the City.

A balanced supply of industrial properties is vital to supporting New Albany's economic base and providing diverse employment opportunities. As the community evolves, maintaining an appropriate mix of industrial land ensures space for modern manufacturing, logistics, and other essential industries, while also minimizing conflicts with residential and commercial areas. Strategic planning is needed to guide the location, design, and use of industrial properties in ways that align with contemporary needs and broader community goals.

By developing policies that promote the right balance of industrial properties and updating development standards to reflect modern industrial operations, New Albany can support sustainable economic growth, protect existing businesses, and ensure new industrial development is well-sited and integrated into the urban fabric. This approach strengthens the local economy while preserving quality of life for all residents.

Supporting Strategies (Primary Parties)

- » Relocate remnant industrial uses and repurpose those lots for single-family housing wherever applicable. (CC, NARC, PC)
- » Encourage existing industry located inside of I-265 to relocate to lots zoned for industrial uses. (PC)
- » Redevelop the area inside of I-265 with flex development wherever practical. (PC)
- » Reclaim brownfield areas through assessment and mitigation. Explore the conversion of remediated brownfields to mixed-use housing developments where compatible with surrounding areas. (NARC)
- » Update industrial development standards to accommodate more dense development. (CC, PC)

LAND USE SUB-GOAL #7

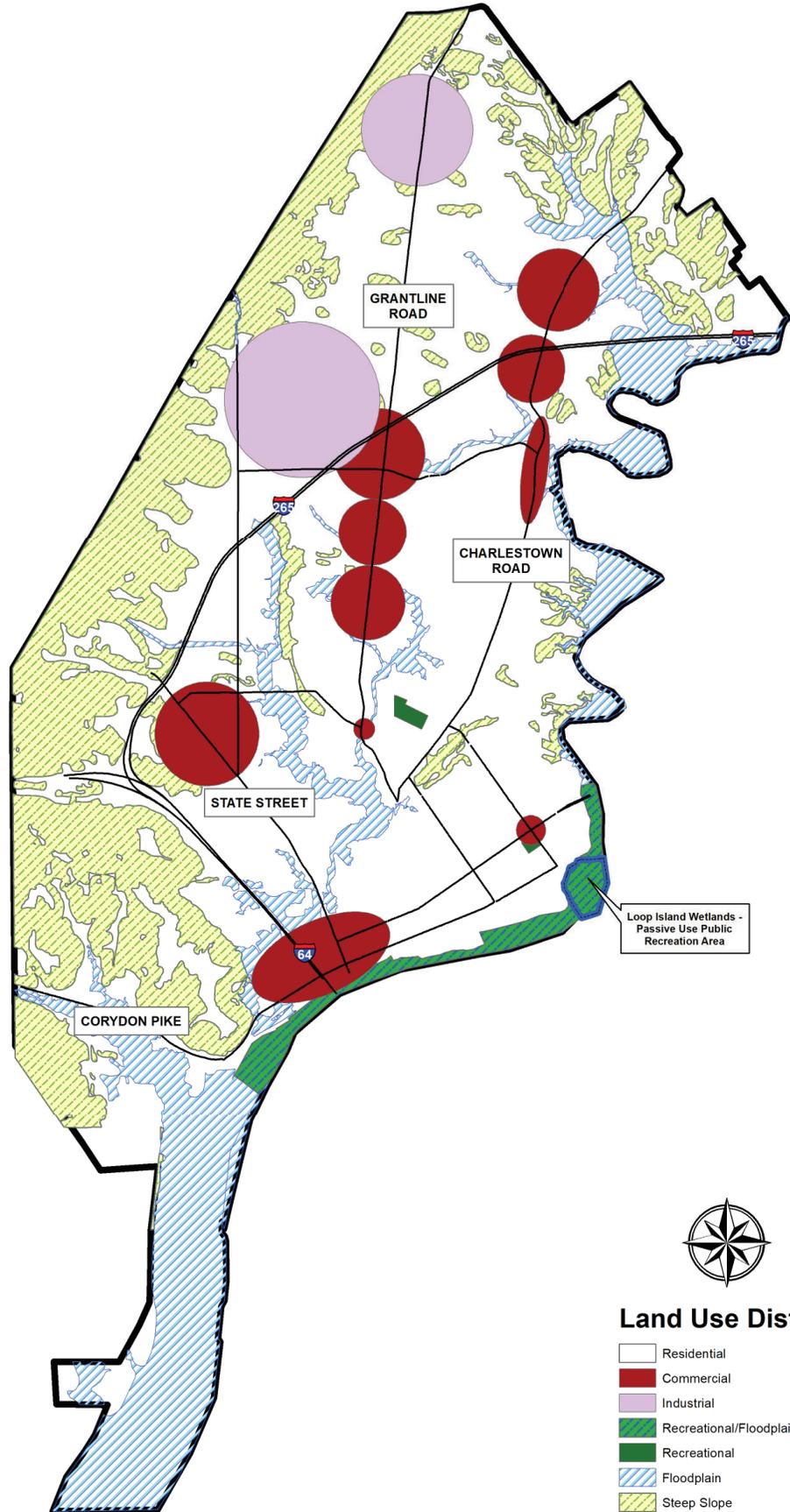
Continue to conserve and/or protect historic sites and structures within the planning area.

New Albany's historic sites and structures are key to its distinctive identity, cultural heritage, and sense of place. Preserving these assets not only honors the City's past but also contributes to community pride, tourism, and economic vitality. The rehabilitation of historic homes provides a unique housing option for residents. Transforming houses that may be in disrepair into historic structures with modern amenities adds distinctive and desirable residences to New Albany's housing stock while strengthening sense of place. As development pressures increase, proactive measures are needed to ensure that historic properties are conserved and protected from neglect or inappropriate alterations.

By prioritizing the conservation of historic sites and structures, New Albany can maintain its architectural character, promote adaptive reuse, and strengthen connections between the past and present. Protecting these irreplaceable resources supports sustainable development helps ensure that future generations can continue to appreciate and benefit from the City's rich history.

Supporting Strategies (Primary Parties)

- » Encourage the preservation of historic structures according to locally developed historic preservation standards. (CC, HPC, PC)
- » Protect historic areas from the intrusion of incompatible land uses or negative impacts of development. (HPC, PC)
- » Permit land uses in historic areas which promote the preservation of historic structures, emphasizing owner-occupancy. (HPC, PC)
- » Plan Commission staff will review demolition permits for structures to avoid demolition of significant structures. (BC, PC)
- » Nominate new sites and districts for inclusion to the National Register to protect properties from inappropriate federally-supported undertakings. (HPC)
- » Encourage the creation of additional local historic preservation districts that prioritize owner-occupied housing to ensure long-term neighborhood stability and historic character preservation. (CC, HPC)



Land Use Districts

- Residential
- Commercial
- Industrial
- Recreational/Floodplain
- Recreational
- Floodplain
- Steep Slope

Land Use Categories and Descriptions

A Future Land Use Map is a visual representation of the community's vision for how land should be used in the future. It should be used in a very general sense to provide a framework for how development should occur, guiding decisions about future growth, infrastructure, public services, and the overall character of the community. The following section outlines broad categories that will be used to guide an update to the City's zoning districts.

RESIDENTIAL DISTRICTS

Low-Density Residential

A low-density residential zone includes land that is developed with single-family residential units. Single-family dwellings are detached and are often, but not always, part of a subdivision development. Net densities will range up to eight units per acre.

Low-density residential areas are often located near areas with steep slopes. In these areas, conservation-minded development practices should be followed to prevent adverse impacts to environmentally sensitive areas.

Medium-Density Residential

A medium-density residential district includes development generally located north of downtown and south of Interstate 265. It consists primarily of post–World War II residential neighborhoods with a variety of housing types, including both traditional neighborhood design and low-density residential on somewhat larger lots. New development in this district may include residential uses found in either the low-density or traditional neighborhood districts, as appropriate to ensure compatibility with surrounding properties. Accessory dwelling units may be considered suitable.

Urban Residential

An urban residential district is a neighborhood that is primarily residential in character but includes interspersed existing commercial uses focused on serving the neighborhood. Neighborhoods are typical of 19th and early 20th century patterns of small lots, compact development, and a mix of housing types, dominated by single-family uses. Neo-traditional neighborhoods that fit the architectural quality and development patterns of existing urban neighborhoods can also fall into this category. Net densities can range up to 15 units per acre. "Missing middle" housing types are also included within the urban neighborhood and may contain duplex, triplex, multi-family dwelling units, small stand-alone apartment buildings (no more than six units), and townhouses/condominiums.

COMMERCIAL DISTRICTS

Commercial - Highway-oriented

Highway-oriented commercial uses are those that, due to their size and scale, attract shoppers and visitors from a larger portion of a city and outside of a city. Typical uses include “big box” retail, chain restaurants, drive-through establishments, and supporting retail. This district is intended to be focused at Interstate 265 interchanges and along the northern State Street Corridor. Highway-oriented commercial uses should be prohibited in other parts of the City.

Neighborhood-level Commercial - Mixed-use Corridors

Future redevelopment along the primary north-south corridors in New Albany should accommodate a mix of commercial and residential land uses in a high quality pedestrian-oriented environment within walking distance from local neighborhoods. A large percentage of existing residential areas in the City are within walking distance of one of the three main north/south corridors, including State St between the hospital and downtown, Grantline Rd, and Charlestown Rd/Vincennes St.

State St between downtown and the hospital presents a large opportunity for mixed-use redevelopment. Similarly, the areas of Grantline and Charlestown Rds, between the downtown and Interstate 265 have seen a migration of commercial uses towards the interstate and present opportunities for additional mixed-use redevelopment.

Land uses appropriate for the commercial mixed-use corridors include neighborhood-oriented facilities, such as street-front stores, groceries, bakeries, drugstores, variety stores, barber shops, restaurants, laundries, dry cleaners, hardware stores, and other similar uses. Portions of the corridors closest to the downtown will have a more urbanized character.

Residential uses are expected to focus on owner-occupancy and whenever possible, relatively low-density developments with both residential and commercial uses will be encouraged. Since this district adjoins various densities of existing residential development, new development will need to be compatible with adjacent uses.

Central Business District

Future redevelopment within the Central Business District, which extends from E 5th to W 5th St, is expected to reflect the existing mix of land uses while introducing new opportunities for living and working. This area is well-suited for higher-density residential development, particularly as part of mixed-use projects. However, ground-floor residential should be avoided unless carefully designed to contribute to street-level vitality. The overall emphasis is on encouraging compatible mixed-use development, revitalizing the downtown core with high-quality buildings, and creating a vibrant, pedestrian-oriented environment. Auto-centric uses will be discouraged. Mixed-use development may include multiple permitted activities within a single building, across buildings on the same site, or on nearby sites.

Commercial facilities, office space, residential uses, and select light assembly or industrial arts uses are appropriate within the Central Business District. The area should also include urban parks, public gathering spaces, cultural attractions, recreational amenities, and access to the river. Local shops, restaurants, and hubs for entrepreneurs and artisans will further enhance downtown’s character. Re-establishing a visual and physical connection to the Ohio River is a key priority, helping to strengthen downtown’s identity and draw more activity toward the waterfront.

INSTITUTIONAL DISTRICTS

Institutional land uses are those which are not expressly permitted within other proposed districts and are intended for essential public services including hospitals, public/private schools, colleges, and universities. The purpose of this designation is to ensure that these essential public services grow in a compatible way with surrounding land uses. Expansion of these uses beyond their designated boundaries should be approved through a public hearing process and allow for consideration of multiple variables, including impacts to property values, proposed uses, compatibility with adjacent uses, potential alternate locations, social impact of proposed uses, and the existing or immediate past use of the proposed areas.

INDUSTRIAL DISTRICTS

This category is for a multitude of small- to medium-scale, clean industrial uses. Such uses may include wholesaling, warehousing, flex space, construction, distribution, or other uses that are minimally or moderately intrusive. Light industrial uses within this district could also include research and development facilities, business parks, small-scale product assembly, distribution centers, technology and advanced manufacturing, cottage industries, business incubators, and laboratories. Some supportive land uses, such as daycares and delicatessens, may be appropriate. Emission of fumes, noise, smoke, or other pollutants is strictly controlled. Outside storage and use is very limited.

OPEN SPACE DISTRICTS

This land use category is primarily intended to preserve environmentally sensitive areas, including floodplain and steep slopes. These areas may also serve as passive or active recreational spaces where appropriate, such as riparian corridors or natural preserves. While the City has not previously zoned land specifically for park space, some of these areas may support low-impact recreational uses, such as trails, community gardens, or nature-based activities, provided they are compatible with environmental constraints, such as the New Albany Loop Island Wetlands™.



CHAPTER 8

Natural Resources



CHAPTER 8

Preserving and protecting New Albany's unique environmental areas, while thoughtfully transforming floodplains and steep slopes into passive recreational spaces, requires a strong commitment to conservation-focused development in these sensitive zones. New Albany's distinctive natural features, including steep hillsides, floodplains, and an extensive network of creeks and runs, are vital environmental assets but also pose significant planning challenges. These areas provide critical ecological functions, scenic beauty, and recreational opportunities, yet demand careful management to prevent erosion, flooding, and habitat loss.

Looking ahead, the City must also account for the growing impacts of climate change, which may increase flood risks and further threaten wetlands and floodplains. To safeguard these resources and minimize the potential for loss of life, injury, and property damage, New Albany must not only maintain but strengthen existing protections for steep slopes, floodplains, and floodways along the Ohio River and local waterways. Updated development standards will be essential to limit disturbances and ensure all permitted activities are sustainable, resilient, and environmentally responsible.

GOAL

Leverage New Albany's unique environmental assets, including the riverfront, floodplains, and topography, as community amenities while ensuring responsible development and protection.

Sub-Goals

- » Encourage responsible public development with a primary focus on conservation of the steep slopes and floodplains in the planning area.
- » Reduce the impacts of development upon the water resources of the planning area.
- » Improve the condition of the public and private urban forest.
- » Preserve private urban forest resources.
- » Reduce the impacts of development on the urban forest resource.
- » Utilize green infrastructure wherever feasible to reduce the load on the stormwater system.

Existing Conditions

Natural Features

New Albany is located near a series of natural features not found in many other communities. The area in and around New Albany is characterized by flat lowlands along the Ohio River to large knobs overlooking the river valley. Most of the developed portion of the City lies within the relatively flat lowlands. The natural features of the City helped define its physical development and provide opportunities for a variety of outdoor activities beyond traditional city parks. Below is a listing of some of the unique features found in the City:

- The New Albany Loop Island Wetlands™ are historic urban wetlands amid a former industrial area on the southeast side of the City. This area was first mapped in 1785 and has served many uses; from agricultural to industrial. Today, the site is a place for passive recreation amid a diverse array of wildlife, both permanent and migratory.
- The Ohio River bounds the southern edge of New Albany.
- Silver Creek forms the New Albany's eastern edge and serves as a boundary between the City and neighboring Clarksville, as well as Floyd County and Clark County.
- The knobs, which are large limestone escarpments created by the last ice age, rise over 200 feet and form a boundary to the west and north. Extensive wooded areas still remain along the west and north of the knobs.
- Falling Run and Fall Run creeks traverse north/south through the middle of the City.

Urban Forest

The combination of trees on private property and in the public rights-of-way comprise the urban forest or urban tree canopy. A healthy urban forest not only provides health benefits to residents, but also provides a habitat for wildlife and beautifies the community. New Albany's urban forest consists of heavy tree cover concentrations on hilly terrain and along floodplains, as these areas generally have not been developed. Residential neighborhoods north of Spring St also have decent tree cover.

A healthy urban forest also improves local air quality, which is a concern for most communities in the Ohio River Valley region, including New Albany. New Albany is classified as a non-attainment area for air quality according to Indiana Department of Environmental Management (IDEM). A healthy urban forest also slows stormwater runoff and increases local water quality.

The New Albany Tree Board was formed in the 1990s and reconvened in 2010. Through the efforts of the Board, the City of New Albany has received designation as a Tree City World and Tree City USA. The Board's goal is to help manage trees within the public right-of-way, and to encourage saving, replacing, and planting new trees in the City. In order to achieve this goal, consideration should be given to increasing the budget for the New Albany Tree Board to allow for a more active role in matters relating to the urban forest.

The New Albany Tree Board can also play an active role in helping to reduce and discourage harmful actions to the public and private urban forest, including indiscriminate tree removal, inappropriate tree planting and selection, and inappropriate trimming and pruning. The Board can encourage positive actions such as selecting native species, enforcing mitigation measures for loss of healthy trees, and promoting tree plantings.

Private investment also plays a critical role in expanding the urban forest. Public rights-of-way and publicly owned property only comprise a fraction of the total land area in New Albany. Development regulations should require new tree plantings and account for maintenance and replacement of those trees as they age. Additional investment by private entities should be encouraged through community tree planting days or similar efforts in partnership with the City.

Terrain and Development

Historically, development occurred mainly in the flat lowlands described previously. As New Albany's population grows, pressure will likely increase to develop on the surrounding knobs and previously undeveloped steep slopes. Long-term, durable zoning standards should be adopted to preserve the truly unique hillsides of the knobs as scenic woodland areas. Most of the soils in the undeveloped areas with steep slopes are very limiting for small building construction. The City needs to implement a long-term strategy to eliminate inappropriate development on steep slopes and protect these areas through deed restrictions. Development that strips the hillsides of the tree canopy or disturbs the natural topography could have detrimental effects on water drainage and water quality, and destroy a natural asset and backdrop unique to New Albany. Maintaining, enforcing, and updating the City's current steep slope protection ordinance are appropriate first steps.

Hydrology

New Albany has approximately 3.6 miles of shoreline along the Ohio River within corporate limits. The watersheds and the creeks that feed them have had and continue to have a large impact on growth and development. The watersheds identified in the City's Stormwater Master Plan include the Falling Run watershed, Silver Creek-Slate Run watershed, Middle Creek watershed, and Ohio River watershed.

As with the surrounding steep slopes, development has historically stayed clear of the area in and around these creeks due to flood hazards. This is most visible where growth and development extended north from the downtown core. While this pattern of development has challenged connectivity across the City by providing few direct east-west travel routes, it has introduced large swaths of open space that likely would not exist otherwise. As pressure mounts to develop these undeveloped parts of the City, care should be taken to ensure the floodplains remain protected to keep the natural open space available and to help manage stormwater and water quality in the City. As with steep slopes, inappropriate development should not occur in floodplains and a long-term strategy should be implemented to protect these areas. Part of that strategy may include providing appropriate active and passive recreation opportunities within these areas.

Steps can also be taken in areas of the City not within the floodplain. Expanding the urban tree canopy has positive impacts on water quality and quantity. Minimizing unnecessary site clearing, grading, cutting, and filling on development or redevelopment sites, especially on slopes, also has a positive impact on decreasing stormwater runoff and increasing water quality. The City of New Albany Stormwater Utility has prepared a Sanitary Sewer and Stormwater Design Manual for developers to implement best practices to improve stormwater management in the incorporated City and surrounding County.

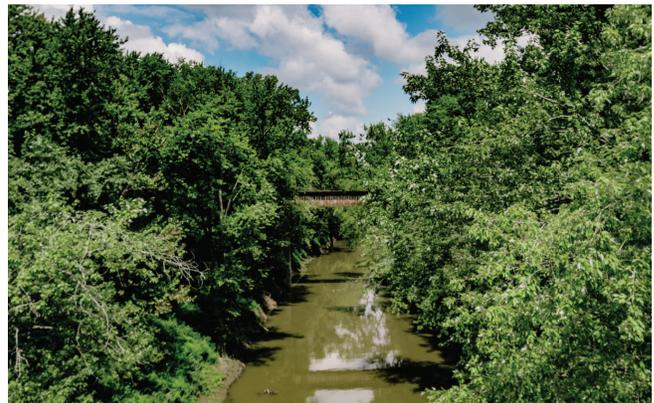
Floods, some devastating, are common in New Albany's history. One of the most visible and dramatic impacts of the local hydrological system is the Ohio River levee. The levee was completed in the 1960s as a response to the great flood of 1937, which inundated the City. While this levee has protected New Albany from devastation on the level of the 1937 flood, it has had a lasting impact on the City's relationship to the river by creating a permanent separation between the two. Flood Control is a City department dedicated to maintaining this levee system. As discussed in previous chapters, finding unique ways to connect New Albany to the riverfront remains a priority.

As mentioned previously in the plan, New Albany will need to shift its focus to housing infill and redevelopment in the future. Due to its long history and industrial heritage, there are numerous brownfields and environmental cleanup sites throughout the City. Most of these sites are found along the old Monon (now CSX) rail line, in the downtown, and along the Ohio River. These sites present unique challenges to redevelopment and great care needs to be taken to ensure that redevelopment does not negatively impact the local water quality and drinking water supply.

Key Opportunities Identified

Through the online survey, focus group meetings, and community workshops, the following key natural resource opportunities were identified.

- **Conservation of Sensitive Environments:** New Albany has the opportunity to prevent erosion, flooding, and habitat loss through conservation-focused planning in ecologically sensitive areas containing floodplains and steep slopes.
- **Water Resource Protection:** Through improved stormwater management, pollution controls, and wetland preservation, New Albany can sustain clean, high-quality water resources during periods of urban growth. These efforts will also protect vulnerable ecosystems in New Albany's rivers, creeks, and wetlands.
- **Urban Forest Preservation:** New Albany will strengthen its tree preservation policies, maintenance programs, and public outreach to protect public and private forests. Trees enhance local ecosystems as well as residents' quality of life, and their preservation is a key pillar of New Albany's natural resource strategy.
- **Green Infrastructure Development:** To prevent strain on stormwater systems, New Albany will promote the use of green infrastructure such as rain gardens, permeable pavements, and bioswales to manage runoff and enhance resilience.
- **Improved Coordination and Enforcement:** New Albany's environmental policies require efficient and coordinated enforcement to protect the City's natural resources and ensure sustainability. To this end, New Albany will enhance its systems of enforcement to prevent gaps and strengthen municipal authority.
- **Infrastructure Management:** New Albany will balance development with conservation goals through thoughtful infrastructure expansion. The extending of utilities and public services into environmentally sensitive zones will be vetted to prevent inappropriate development.



Strategies for Natural Resources

The goal and sub-goals listed at the beginning of this chapter serve as a guide for how the City and its partners can work together to preserve and protect New Albany's unique environmental areas. The following section provides an overview of each sub-goal and strategies the City can use to accomplish the sub-goals.

NATURAL RESOURCES GOAL:

Leverage New Albany's unique environmental assets, including the riverfront, floodplains, and topography, as community amenities while ensuring responsible development and protection.

NATURAL RESOURCES SUB-GOAL #1

Encourage responsible public development with a primary focus on conservation of the steep slopes and floodplains in the planning area.

New Albany is committed to guiding growth in a way that prioritizes environmental conservation. By focusing on the protection of steep slopes and floodplains, the City seeks to minimize environmental impacts, reduce risks associated with erosion and flooding, and preserve the natural character of these sensitive areas. Responsible development in these zones is essential to maintaining ecological health, safeguarding public safety, and enhancing the community's long-term resilience.

Supporting Strategies (Primary Parties)

- » Encourage the use of conservation subdivisions (clustered development that preserves sensitive environmental areas as permanent open space) when steep slopes and/or floodplains are present. (PC)
- » When significant development occurs on steep slopes, require a geotechnical study for slope stability to be completed and submitted. (PC)
- » Require all construction in flood hazard areas to be effectively protected against inundation. (PC)
- » Discourage residential development in the designated floodway fringe. (PC)
- » Require adequate alternate access routes for development near flood-prone areas. (BOW, CE, PC)
- » Reserve lands not suited to urban development as passive recreation and open space. (BOW, PB, PC)
- » Limit the expansion of public utilities and infrastructure, such as sanitary sewers, into areas with steep slopes and floodplains so as to minimize future development therein. (BOW, PC, SEW)
- » Require public infrastructure improvements to support new developments. (BOW, PC, SEW, SWB)

NATURAL RESOURCES SUB-GOAL #2

Reduce the impacts of development upon the water resources of the planning area.

Protecting water resources is vital to the health, safety, and long-term sustainability of New Albany. Development pressures can significantly impact the community's rivers, creeks, wetlands, and groundwater systems, leading to erosion, pollution, and habitat degradation. By prioritizing the reduction of these impacts through best practices in stormwater management, erosion control, and pollution prevention, the City seeks to safeguard water quality, support resilient aquatic ecosystems, and ensure clean, reliable water resources for both current residents and future generations.

Supporting Strategies (Primary Parties)

- » Regularly review and update the New Albany Stormwater Master Plan. (BOW, PC, SWB)
- » Continue to require new development to be served by the New Albany sanitary sewer system. (BOW, CC, PC, SEW)
- » Continue to require development to implement best practices for managing the quality of stormwater runoff. (PC, SWB)
- » Continue to implement the Stormwater Fee to help fund future stormwater infrastructure projects. (CC, SWB)
- » Preserve existing wetlands in the planning area or mitigate impacts per governing regulations. In particular, protect the unique urban Loop Island Wetlands™ from intrusive land uses that could disturb use of the site by migratory wildlife, especially birds, as well as passive use of the space by the public. (IDEM, IDNR, PC)
- » Modify landscape requirements for development plans to encourage parking lot plantings and green infrastructure for first flush stormwater mitigation. (PC)

NATURAL RESOURCES SUB-GOAL #3

Improve the condition of the public and private urban forest.

New Albany recognizes the critical role that a healthy urban forest plays in enhancing environmental quality, aesthetics, and overall livability. A focus on improving the condition of both public and private trees and wooded areas throughout the planning area provides essential benefits, including improved air and water quality, reduced urban heat island effects, erosion control, and enhanced habitat for wildlife. These areas also contribute to community well-being by offering shade, beauty, and recreational opportunities. By strengthening tree preservation efforts, encouraging proper maintenance, and promoting new tree plantings, New Albany aims to expand and sustain its urban canopy—enhancing resilience, environmental health, and quality of life for residents.

Supporting Strategies (Primary Parties)

- » Recognize the inherent value of the public urban forest as a component of the City’s infrastructure. (CC, NATB, PC)
- » Recognize the resultant fiscal burden and liability risks associated with the neglect of the public urban forest. (BOW, CC, NATB)
- » Promote the planting of appropriate, desirable tree species in public rights-of-way and in City parks. (BOW, NATB, PB)
- » Encourage the planting of appropriate, desirable tree species on private property whenever feasible where public right-of-way is limited or not suitable for planting. (NATB, PC)
- » Regulate the expansion, improvement, and maintenance of utilities and municipal infrastructure in a manner that preserves and protects the urban forest. (SEB, SWB)
- » Recommend tree inventories of sites to identify specimen trees that should be saved from indiscriminate removal during development or redevelopment. (NATB, PC)
- » Follow the Indiana Department of Natural Resources forestry management recommendations to ensure the health of private and public forests. (IDNR, PC)

NATURAL RESOURCES SUB-GOAL #4

Preserve private urban forest resources.

Preserving private urban forest resources is essential to maintaining the environmental health and character of New Albany. While public parks and green spaces are vital, a significant portion of the City's tree canopy exists on private property, where it provides critical benefits such as air and water purification, temperature regulation, erosion control, and wildlife habitat. Private trees also enhance neighborhood beauty and contribute to property values. By promoting conservation practices, offering guidance and incentives for tree preservation, and raising public awareness about the value of private urban forests, New Albany aims to protect and sustain this crucial component of its green infrastructure.

Supporting Strategies (Primary Parties)

- » Require the preservation or enhancement of the natural forest cover on environmentally sensitive areas, namely floodplains and steep slopes. (NATB, PC)
- » Limit the expansion of utilities into or through environmentally sensitive areas. (BOW, SEW, SWB)
- » Discourage indiscriminate tree removal and require replacement and mitigation planting. (NATB, PC)

NATURAL RESOURCES SUB-GOAL #5

Reduce the impacts of development on the urban forest resource.

Urban forests are a pivotal element of New Albany’s environmental infrastructure, contributing to air quality, stormwater management, climate regulation, and community well-being. However, development can pose significant threats to these resources through tree loss, soil compaction, and habitat fragmentation. To reduce the negative impacts of development on the urban forest, the City will strengthen tree protection measures, promote sustainable site design, and ensure that new growth is balanced with the long-term health and preservation of the City’s tree canopy.

Supporting Strategies (Primary Parties)

- » Require the preservation of existing trees, where feasible, in the development or redevelopment of an area. (NATB, PC)
- » Require native tree and landscape species plantings in new development landscaping, where feasible. (NATB, PC)
- » Require mitigation of lost urban forest resources due to the development or redevelopment of an area. (NATB, PC)
- » Maintain specimen trees during site development. (NATB, PC)

NATURAL RESOURCES SUB-GOAL #6

Utilize green infrastructure wherever feasible to reduce the load on the stormwater system.

Green infrastructure offers a sustainable approach to managing stormwater by mimicking natural processes that absorb, filter, and slow runoff. This goal focuses on incorporating green infrastructure—such as rain gardens, permeable pavements, bioswales, and urban tree canopies—wherever feasible. Ultimately, implementing green infrastructure will reduce the burden on New Albany’s traditional stormwater system. By integrating these nature-based solutions into public and private development, the City can improve water quality, mitigate flooding, enhance urban green space, and build greater resilience to the impacts of climate change.

Supporting Strategies (Primary Parties)

- » Codify green infrastructure requirements and establish maintenance standards and responsibilities. (CC, PC, SWB)
- » Continue to require development to implement best practices for managing the quality of stormwater runoff. (BOW, SWB)
- » Investigate tools to promote private investment in green infrastructure. (CC, NARC, PC)
- » Lead the implementation of green infrastructure by employing it in City projects. (BOW, CC, PC)



CHAPTER 9

Transportation



CHAPTER 9

As part of New Albany’s goal to be a premier residential option in the Louisville Metro Area, the City will continue building a well-connected, multi-modal network that enhances mobility and accessibility for all users. Mixed-use development strategies that integrate high quality single-family housing with convenient, neighborhood-serving commercial uses will foster walkable, human-scale communities.

By continuing to improve infrastructure for walking, biking, driving, and transit, the City aims to create a seamless system that meets the diverse needs of residents, workers, and visitors. Strengthening these networks will not only improve daily commutes and reduce congestion, but also support neighborhood connections, public health, economic development, and environmental sustainability.

GOAL

Expand New Albany's trail network and multi-modal transportation options to improve mobility and connectivity throughout the City and region, building on investments such as the Monon South Freedom Trail and the River Recreation Site.

Sub-Goals

- » Enhance the bicycling network throughout the planning jurisdiction to increase resident and visitor use.
- » Develop a thoroughfare system which will provide safe, efficient, and economical movement of people, goods, and services through the planning area and encourage engagement in local commerce/activities.
- » Implement complete street design practices and extend already completed streetscape projects.
- » Improve public transit options.
- » Create and maintain attractive streetscapes and gateways into the City.

Overview of the Road Network

The Indiana Department of Transportation (INDOT) assigns functional classifications to roadways based on two key characteristics: roadway mobility function (traffic volume) and roadway accessibility function (opportunities for entry and exit to the roadway). Additional considerations, such as travel efficiency, speed limit, usage, travel miles, number of travel lanes, and regional significance are also considered when assigning a functional classification. Generally, roadways are classified as arterial, collector, and local.

Arterial roadways are characterized by high mobility and limited accessibility. These roadways can be further defined as principal arterials and minor arterials. Interstates and freeways/expressways fall into the principal arterial category since they are limited access roads designed for long-distance travel and high mobility. The City of New Albany is served by several interstates: Interstate 265 passes through the northern portions of the City, Interstate 64 cuts south through the west side of downtown and crosses the Ohio River into Louisville via the Sherman Minton Bridge, and Interstate 65 is a major north/south interstate located just east of the City. Brown's Station Way, which connects Interstate 65 to E Spring St, is considered an expressway and serves as a principal arterial on the east side of the City. In general, connectivity between New Albany and Clarksville south of Interstate 265 is extremely limited and focused on E Spring St and Brown's Station Way.

In cities such as New Albany, there can also be other roadways designated as principal arterials. These roads serve major activity centers, carry a high proportion of total urban travel, and interconnect rural corridors to an urban area. Based on this criteria, INDOT has assigned the principal arterial functional classification to the following roads:

- Grantline Rd
- Charlestown Rd
- Beechwood Ave
- Vincennes St
- Main St
- Spring St
- Market St
- W 5th St
- E 8th St

Functional Classification Map



Minor arterial roadways are similar to their principal counterparts but typically offer slightly less mobility and slightly more accessibility. These roadways often augment or interconnect the principal arterial network, serve moderately long trips (not as long as principal arterials), and provide some land access without penetrating neighborhoods. Examples include:

- Corydon Pike
- Shoreline Way
- State St
- Green Valley Rd
- Daisy Ln
- Mt. Tabor Rd
- Klerner Ln
- Slate Run Rd
- Silver St

Collector roads are the second main type of functional classification. Collectors typically possess an even blend of mobility and accessibility and often serve to gather traffic from local roads and direct traffic to the arterial road systems. Collector roads can be further defined as major or minor collectors, but these differences are very subtle in metropolitan areas. The distinction is often determined by traffic volume, speed limit, and length of the road. Major collectors typically include higher speeds, more signalized intersections, are often over 0.75 miles in length, and may include bus routes. InDOT does not further define major/minor collectors within New Albany, but have assigned the collector classification to several roadways highlighted in green on the Functional Classification Map.

Local roads are the third type of functional classification, and they are designed for minimal mobility with maximum accessibility. Local roads provide direct access to adjacent land and do not carry through traffic. Generally, any road not classified otherwise as an arterial or collector is considered a local road.

Key Opportunities Identified

Through the online survey, focus group meetings, and community workshops, the following key transportation opportunities were identified.

- **Multi-Modal Network Expansion Potential:** New Albany's existing sidewalk and street infrastructure provides a strong foundation for creating connections between neighborhoods, downtown, and regional destinations through strategic enhancements and targeted investments.
- **Trail System Development Opportunities:** The Monon South Freedom Trail and Ohio River Greenway create momentum for developing a comprehensive trails master plan that positions New Albany as a regional cycling and recreation destination.
- **Complete Streets Implementation Ready:** Many corridors are well-positioned for complete street transformations that will enhance walkability, improve safety, and create attractive gateways that showcase New Albany's commitment to livable neighborhoods.
- **Public Transit Enhancement Potential:** Existing TARC services provide a foundation for expanding coverage, frequency, and hours to better serve residents and support the City's economic development goals, particularly connecting residential areas to employment centers.
- **Rail Corridor Reuse:** Planned development for the Monon South Freedom Trail to enhance connectivity and expand recreational opportunities.
- **Gateway and Corridor Enhancement Ready:** Key entry points and corridors offer excellent opportunities for aesthetic improvements, wayfinding systems, and beautification projects that will strengthen New Albany's identity and create pride of place.
- **Universal Access Implementation Opportunities:** Ongoing infrastructure improvements provide opportunities to enhance ADA compliance and create universally accessible facilities that serve all residents and visitors.
- **Neighborhood Connectivity Expansion:** Existing street networks can be enhanced through strategic connections and circulation improvements that reduce traffic pressure on major corridors while improving local mobility options.
- **Traffic Safety Enhancement Zones:** Identified areas with safety concerns present focused opportunities for traffic calming improvements, enhanced crossings, and safety features that will create safer, more walkable neighborhoods.

Strategies for Transportation

The goal and sub-goals listed at the beginning of this chapter serve as a guide for how the City and its partners can collaborate to enhance mobility, improve safety, and expand transportation options in New Albany. The following section provides an overview of each sub-goal and supporting strategies.

TRANSPORTATION GOAL:

Expand New Albany's trail network and multi-modal transportation options to improve mobility and connectivity throughout the City and region, building on investments such as the Monon South Freedom Trail and the River Recreation Site.

TRANSPORTATION SUB-GOAL #1

Enhance the bicycling network throughout the planning jurisdiction to increase resident and visitor use.

Expanding and improving the bicycling network is essential for fostering a more active, healthy, and sustainable community. A well-connected and accessible bicycle system provides safe, efficient alternatives to car travel, reducing traffic congestion, lowering emissions, and promoting economic vitality. Additionally, strengthening bicycling infrastructure attracts visitors, boosts tourism, and enhances the overall quality of life by making outdoor recreation more accessible to all ages and abilities.

Supporting Strategies (Primary Parties)

- » Create and adopt a Trails Master Plan with recommendations on location and typology of trails. (BOW, CC, PB, PC)
- » Add protected bike lanes complete with striping, signage, and signalization as rights-of-ways are upgraded or reconstructed. (BOW, CE)
- » Install bike infrastructure at appropriate nodes such as Downtown, Uptown, parks, and trail connections. (BOW, CE, NARC, PB)
- » Create connectors to the Ohio River Greenway, Monon South Freedom Trail, Ohio River Way, and others, if applicable. (BOW, NARC)

TRANSPORTATION SUB-GOAL #2

Develop a thoroughfare system which will provide safe, efficient, and economical movement of people, goods, and services through the planning area and encourage engagement in local commerce/activities.

A safe, efficient, and well-connected thoroughfare system is essential for supporting community growth, economic prosperity, and overall quality of life. By facilitating the smooth movement of people and goods, the transportation network not only reduces congestion and improves safety but also creates opportunities for engagement with local businesses and amenities. To achieve these outcomes, a range of strategic initiatives will guide the development and enhancement of thoroughfares—all while aligning transportation improvements with broader community goals.

Supporting Strategies (Primary Parties)

- » Develop a Thoroughfare Plan to help identify a local road functional classification system, appropriate right-of-way dedication minimums, and future roadway needs. (BOW, CE, PC)
- » Require all new developments to dedicate and/or improve adequate right-of-way for existing or future streets. (BOW, PC, ROWC)
- » Recognize the current high volume of through traffic on E Spring St to avoid adverse impacts, such as noise, air pollution, and safety, on the residential neighborhoods along the thoroughfare. (BOW, PC)
- » Support thoroughfare improvements which both enhance traffic flow and follow complete streets principles. (BOW, PC, CE)
- » Update the Subdivision Control Ordinance to require neighborhood street design to interconnect streets in adjacent neighborhoods. (BOW, CC, PC)
- » Require all new developments to accommodate pedestrians and bicyclists by including sidewalks and planned trail segments within the property or adjacent rights-of-way. (BOW, PC)
- » Ensure that transportation facilities are compatible with adjacent developments. (BOW, PC)
- » Perform an ADA evaluation within the public rights-of-way and develop a plan to address areas with ADA accessibility issues or non-conformance. (BOW, CE, ROWC)
- » Continue improvements and enhance accessibility in the public rights-of-way, prioritizing areas identified in the aforementioned ADA evaluation. (BOW, CE, SD, ROWC, PC)
- » Extend Reas Ln to connect to Barack Obama Way. (BOW, CC, EDC, NARA, NARC)
- » Continue traffic calming efforts and street improvements that safely accommodate pedestrians, cyclists, and vehicles. (BOW, CE)
- » Continue developing the Monon South Freedom Trail to the downtown area by implementing the E 4th St/Grantline Rd Connector. (BOW, NARC, CE)

TRANSPORTATION SUB-GOAL #3

Implement complete street design practices and extend already completed streetscape projects.

Implementing complete street design practices ensures that roadways are safe, accessible, and welcoming for all users, including pedestrians, bicyclists, transit riders, and motorists of all ages and abilities. By extending existing streetscape projects, the community can build on past successes to create more attractive, functional, and connected public spaces. Together, these efforts will enhance mobility, encourage active transportation, and contribute to the overall livability and economic strength of the area.

Supporting Strategies (Primary Parties)

- » Adopt a complete streets policy in which all streets are planned, designed, operated, and maintained to enable safe, convenient, and comfortable travel and access for users of all ages and abilities, regardless of their mode of transportation. (BOW, CC, NARA, NARC)
- » Prioritize complete street design along corridors where pedestrian traffic is not safe or where vehicles are the only viable mode of transportation. (BOW, CE)
- » Implement complete streets on roads slated for major infrastructure reinvestments including stormwater and sanitary sewer. (BOW, CE, POTW, SWB)

TRANSPORTATION SUB-GOAL #4

Improve public transit options.

Enhancing public transit options is key to building a more inclusive, efficient, and sustainable transportation system. By expanding and improving transit services, the community can offer reliable alternatives to car travel, reduce traffic congestion, and lower environmental impacts. Better transit connectivity also increases access to jobs, education, healthcare, and other essential services, strengthening equity and supporting the overall well-being of residents and visitors alike.

Supporting Strategies (Primary Parties)

- » Improve bus lead times and service hours and consider adding routes. (CE, TARC)
- » Support and expand pilot programs like TARC 2 in New Albany that enhance private vehicle-for-hire services. (BOW, TARC)
- » Explore the viability of light rail in the City and region. (BOW, CE)

TRANSPORTATION SUB-GOAL #5

Create and maintain attractive streetscapes and gateways into the City.

Creating and maintaining attractive streetscapes and gateways is essential for shaping a strong and welcoming identity for the City. Well-designed entry points and visually appealing corridors enhance the community's image, make positive first impressions on visitors, and instill pride among residents. By investing in landscaping, signage, lighting, and other aesthetic improvements, the City can create inviting public spaces that support local businesses, promote walkability, and contribute to an overall sense of place.

Supporting Strategies (Primary Parties)

- » Create a Gateways Action Plan to prioritize major gateways and improvements. (BOW)
- » Develop a plan to address signage, including gateway signage and unnecessary regulatory and roadway signage. (BOW, CE)
- » Utilize oversized rights-of-way for rain gardens. (BOW)



CHAPTER 10

Utilities and Infrastructure



CHAPTER 10

The City of New Albany is committed to providing reliable, efficient, and affordable utility services for its residents. To support this goal, the City has established a comprehensive network of utility providers across both public and private sectors. The availability of adequate infrastructure, facilities, and services across the planning area is essential to housing development, economic growth, and high quality of life. As the community continues to evolve, it is imperative that infrastructure adapt to meet demand while also positioning the City for future investment and long-term resilience.

Core systems include storm drainage, wastewater management, water supply, broadband access, and coordinated utility services. Through the establishment of clear goals and targeted strategies, the City can address existing deficiencies, prevent future challenges, and create a more connected, efficient, and sustainable network for residents. Utilities, once considered an afterthought, are now recognized as critical components of New Albany's overall livability and competitiveness.

GOAL

Provide modern, reliable infrastructure and facilities that support quality development of houses, condominiums, retail, businesses, industry, as well as redevelopment, and community investments, while maintaining fiscal sustainability.

Sub-Goals

- » Alleviate the storm drainage problems of the planning area.
- » Improve the New Albany wastewater system network.
- » Provide high-speed internet to underserved areas in the City and remove abandoned lines.
- » Improve the coordination and regulation of utility infrastructure within the City.

Utility and Infrastructure Overview

Water Supply and Treatment

Water is provided throughout much of the City of New Albany by Indiana American Water - Southern Indiana Operations which also provides water for nearby Jeffersonville and Clarksville. Raw water is drawn from 19 wells located in different aquifers along the Ohio River. Water treatment is provided at the Jeffersonville plant which produces an average of 15 million gallons per day of treated water. Indiana American Water – Southern Indiana Operations has been actively investing in their water distribution system throughout the City. The Ramsey Water Company and the Town of Georgetown, Indiana are both located west of New Albany and both utilities have water pipelines passing through the New Albany City limits.

Municipal Wastewater System

The City of New Albany owns an existing sanitary sewer collection system that serves most of the residents and businesses within the City limits. The collection system consists of a network of lift stations and gravity sewer lines, most of which range in size from 8 inches to 48 inches in diameter. Much of the City has capacity in its collection on system to take on additional sewer users. New Albany continues to make improvements to ensure even more credits in the future.

Sewer flows are conveyed to the City of New Albany Wastewater Treatment Plant located at 38 W 10th St. The plant utilizes a Class IV activated sludge treatment process and has a design capacity of 12.0 million gallons per day (MGD) with a peak capacity of 66.0 MGD. The plant typically utilizes ultraviolet light disinfection for flows up to 44.0 MGD and supplements the disinfection process with chlorination/dechlorination for higher flows. The treatment plant is permitted to discharge treated flows into Falling Run Creek. Additionally, the City has adopted an ordinance that controls development of new wastewater treatment plants within seven miles of the corporate limits. As part of the redevelopment of Downtown West, the City should explore the possibility of moving the treatment works down river from its present location.

Private Septic Systems

Some properties beyond the City limits typically treat wastewater via individual septic systems which are governed by the Floyd County Board of Health. The effectiveness of septic systems is often impacted by soil type and groundwater elevations, among other considerations. The City of New Albany has addressed problematic septic systems in the City or nearby areas, and most customers are already connected to the municipal collection system. Further improvements could be made by identifying any remaining septic systems for potential elimination. Development on septic should be prohibited whenever municipal sanitary sewer is accessible.

Stormwater Utility

The City of New Albany is a MS4 community and has a stormwater utility to finance, maintain, and operate. The City's current Stormwater Master Plan, dated 2010, evaluated drainage issues and identified multiple tiers of stormwater improvements planned for the near term. The Master Plan divides the City into four main watersheds: Falling Run, Silver Creek, Middle Creek, and Ohio River. Many of the "Tier 1" projects are located within the Falling Run watershed.

Electrical

Duke Energy provides a majority of the electrical service to the City of New Albany. The Louisville Gas & Electric Company also owns electrical lines which pass through New Albany.

Natural Gas

Natural gas is provided throughout much of New Albany by CenterPoint. CenterPoint has invested significant resources and has been proactive in improving their infrastructure throughout the City. Residential propane tanks are also utilized outside the City.

Telecommunication

Spectrum and AT&T are both available wired residential cable service providers throughout most areas of New Albany. Wireless providers also include AT&T, T-Mobile, Verizon, and Xfinity. Other providers available in the area are HughesNet and Viasat for satellite internet, and fixed wireless options like BluegrassNet and XNET WiFi are also available. For fastest speeds, a fiber optic communications network is also available in select areas of the City through companies such as AT&T, EarthLink, and T-Mobile Fiber. Free public Wi-Fi is currently available in some areas such as Bicentennial Park and the Farmers Market.

Strategies for Utilities and Infrastructure

The goal and sub-goals listed at the beginning of this chapter serve as a guide for individual steps to ensure that adequate infrastructure, facilities, and amenities are provided throughout the City of New Albany. The following section provides an overview of each sub-goal and supporting strategies.

UTILITY AND INFRASTRUCTURE GOAL:

Provide modern, reliable infrastructure and facilities that support quality development of houses, condominiums, retail, businesses, industry, as well as redevelopment, and community investments, while maintaining fiscal sustainability.

UTILITIES AND INFRASTRUCTURE SUB-GOAL #1

Alleviate the storm drainage problems of the planning area.

Modern urban development requires the construction of impervious surfaces such as roads, rooftops, and parking lots. While essential, these surfaces prevent the natural infiltration of rainwater, leading to increased surface runoff, flooding, erosion, and water pollution. These conditions demonstrate the significant risks and challenges posed by inadequate stormwater management, including threats to public safety, property, and natural ecosystems. By addressing these challenges effectively, New Albany can strengthen its resilience and position itself for future sustainable growth and investment. The following strategies create a resilient and environmentally-responsible framework for stormwater management that protects both the community and the local ecology.

Supporting Strategies (Primary Parties)

- » Require all new development to adhere to the Stormwater Master Plan. (SWB, PC)
- » Implement drainage projects in accordance with the Stormwater Master Plan. (SWB)
- » Prohibit indiscriminate filling of low areas and flood ponding areas. (PC, SWB)
- » Minimize unnecessary site clearing, grading, cutting, and filling. (NATB, PC)
- » Minimize changes to natural stream channels. (FC, IDNR, SWB)
- » Acquire residences constructed in the floodway and/or floodway fringe and restore to pre-construction configuration, where appropriate. Prioritize the acquisition of homes in the floodway. (CC, FC, SWB)

UTILITIES AND INFRASTRUCTURE SUB-GOAL #2

Improve the New Albany wastewater system network.

New Albany’s wastewater system network is essential for protecting public health, ensuring environmental compliance, and supporting future community growth. An effective and reliable wastewater system prevents sewer overflows, safeguards waterways from contamination, and preserves the community’s quality of life. To achieve this, several key strategies are proposed. Together, these strategies will strengthen New Albany’s wastewater network, making it more resilient, efficient, and capable of supporting the City’s future needs.

Supporting Strategies (Primary Parties)

- » Prohibit storm drainage connections to sanitary sewer lines. (POTW, SWB)
- » Disconnect all existing storm drainage connections to sanitary sewer lines. (POTW, SWB)
- » Rebrand the Waste Water Treatment Plant as a “Water Reclamation Facility.” (POTW)
- » Follow the conditions of the current Wastewater Treatment Master Plan. (POTW)
- » Explore the possibility of relocating the current treatment works in order to facilitate redevelopment of Downtown West. (POTW)

UTILITIES AND INFRASTRUCTURE SUB-GOAL #3

Provide high-speed internet to underserved areas in the City and remove abandoned lines.

Providing high-speed internet to underserved areas in the City and removing abandoned lines is essential for promoting digital equity, economic growth, and quality of life. Reliable high-speed internet is critical for education, healthcare access, business operations, and community engagement. In areas with poor connectivity, residents and businesses face significant disadvantages, limiting opportunities and slowing overall development. As a crucial first step, New Albany will conduct an audit to identify underserved areas. The findings will guide targeted investments and bridge the digital divide to foster city-wide connectivity.

Additionally, the City will require the removal of outdated equipment and abandoned lines whenever facilities are upgraded to prevent cluttered utility corridors, reduce maintenance costs, and improve the overall safety and aesthetics of the infrastructure. Together, these strategies expand residents' access to essential internet services, modernize the City's communications network, and position the community for long-term technological advancement.

Supporting Strategies (Primary Parties)

- » Initiate an audit to determine underserved areas in the planning area. (BOW)
- » Use the audit to improve internet service in the identified areas. (BOW, PC, CE)
- » Require the removal of inactive internet lines and equipment to enhance the safety and aesthetics of the urban environment. (BOW, PC, CE)

UTILITIES AND INFRASTRUCTURE SUB-GOAL #4

Improve the coordination of utility projects in the City.

The City of New Albany will continue to improve the coordination of utility projects throughout the planning area to reduce conflicts, minimize disruptions, and ensure the efficient use of public spaces. A well-organized system for managing utility projects enhances the City's livability by reducing impacts on residents and businesses. Improved coordination also helps eliminate unnecessary costs, shorten project timelines, and increase safety.

The strategies below outline key steps for cross-departmental coordination. Central to this goal is the requirement that all utility improvements be reviewed by the City's Right-of-Way Coordinator to align project schedules and reduce overlaps. Additionally, creating local policies and regulations to manage access to and work within the City's rights-of-way will establish clear expectations and standards, improving accountability and protecting City infrastructure. Thoughtful design and placement of utility easements—focused on convenient access, common use, and minimal visual impact—enhance both functionality and aesthetics while making maintenance easier. Cleaning up utility easements by removing outdated lines and poles reduces clutter, improves safety, and restores order to utility corridors. Finally, requiring utilities to share poles wherever possible promotes efficient use of space, limits visual blight, and reduces infrastructure redundancy. Together, these strategies create a more organized, efficient, and visually cohesive utility system that serves the community's needs while minimizing impacts.

Supporting Strategies (Primary Parties)

- » Enforce existing requirements for all utility improvements to be reviewed by the City's Right-of-Way Coordinator. (BOW, CC, ROWC)
- » Create local policies and regulations to better manage access to and work within the City's rights-of-way. (BOW, PC, ROWC)
- » Design and locate utility easements for convenient access, common use, and minimal visual impact. (BOW, CE, PC, PU, ROWC)
- » Require the removal of old equipment and lines as part of the cleanup of utility easements. (BOW, CE, ROWC, PU)
- » Require sharing utility structures whenever possible. (BOW, CE, ROWC, PU)



CHAPTER 11

Resiliency and Adaptation



CHAPTER 11

The City of New Albany will continue to protect residents' health, safety, and well-being through proactive climate resiliency efforts. The City faces growing challenges from the increasing frequency and severity of climate-related events, such as prolonged heatwaves, sustained droughts, and flash flooding.

To secure the community's long-term livability, New Albany will invest in strategies that mitigate the impacts of climate change and enhance adaptability. The City has already initiated long-term planning, sustainable infrastructure investments, and community-wide adaptation measures to ensure that it can withstand and recover from natural disasters. By prioritizing resilience now, New Albany will be positioned to protect its residents, economy, and natural resources for the future.

GOAL

Strengthen New Albany's resilience through proactive climate adaptation measures that protect residents and businesses from flooding, extreme weather, and energy costs while supporting long-term community prosperity.

Sub-Goals

- » Utilize materials suitable for extended periods of extreme heat.
- » Prepare and adapt to prolonged periods of drought.
- » Ensure critical facilities are not located in flood-prone areas.
- » Acquire structures located in flood-prone areas and return sites to natural habitat.
- » Prohibit new residential development in flood-prone areas.
- » Discourage land uses in flood-prone areas that can be located elsewhere.
- » Convert New Albany from non-renewable energy dependence and increase use of renewable and clean energy sources.

Key Opportunities

Climate Resiliency Focus

In the face of rising climate-related events, New Albany will protect public health, infrastructure, natural resources, and economic sustainability through forward-thinking strategies. These strategies may include, but are not limited to, utilizing durable, drought-resistant building materials and landscaping, conservation planning in flood-prone areas, and the promotion of green infrastructure and renewable energy.

Preservation of Public Health and Safety

The City will proactively plan to safeguard its population from natural disasters, such as heatwaves and flooding, to ensure that all residents, including seniors, low-income households, and those without access to reliable housing, transportation, and healthcare, are safe during emergent situations.

Infrastructure and Land Use Planning

The changing climate necessitates adaptation and strategic planning in infrastructure, land use, and development to prevent recurring damage, recovery costs, and service disruptions. Adaptation measures are essential to protect critical facilities and guide future growth toward more sustainable, safer areas.

Long-Term Economic Resilience

Investing in climate-resilient infrastructure, renewable energy, and sustainable materials not only reduces environmental impact but also boosts economic opportunity. Supporting climate adaptation in building materials, energy sources, and development patterns positions New Albany to excel in a shifting economy while reducing emissions and operating costs.

Leadership and Regional Competitiveness

By embedding sustainability and climate adaptation into local policy, New Albany can lead by example in Southern Indiana. Environmental responsibility and innovation will attract residents, businesses, and partners who value forward-thinking communities that are prepared for the future.

Strategies for Resiliency and Adaption

The goal and sub-goals listed at the beginning of this chapter serve as a guide for individual steps which should be considered to plan for withstanding and recovering from unexpected events such as natural disasters. The following section provides an overview of each sub-goal and supporting strategies.

RESILIENCY AND ADAPTATION GOAL:

Strengthen New Albany’s resilience through proactive climate adaptation measures that protect residents and businesses from flooding, extreme weather, and energy costs while supporting long-term community prosperity.

RESILIENCY AND ADAPTATION SUB-GOAL #1

Utilize materials suitable for extended periods of extreme heat.

With extreme heat and drought conditions becoming more common, it is crucial that New Albany prioritizes the use of materials and landscape elements that can withstand prolonged high temperatures while also supporting sustainability goals. This objective focuses on integrating heat-resilient, low-impact materials and vegetation into public and private development to ensure long-term functionality, reduce maintenance costs, and minimize environmental harm.

Key strategies include selecting landscape species specifically chosen for their ability to thrive in hot, dry conditions, reducing the need for excessive watering and increasing plant survival rates. In addition, materials used in construction, infrastructure, and landscaping should be evaluated not only for their durability under extreme heat, but also for their environmental impact—favoring those with low carbon footprints. When climate-friendly options are available, durability and longevity should be prioritized to maximize value and reduce waste over time. Together, these approaches will enhance the City’s ability to maintain safe, attractive, and sustainable public spaces and infrastructure in a warming climate.

Supporting Strategies (Primary Parties)

- » Recognize landscape species ability to withstand heat and drought conditions. (BOW, CE, NATB, Others)
- » Prioritize plants and materials with low carbon footprints. (BOW, CE, NATB)
- » Prioritize durability of materials when they are climate-friendly. (BOW, CE, Others)

RESILIENCY AND ADAPTATION SUB-GOAL #2

Prepare and adapt to prolonged periods of drought.

As prolonged periods of drought become increasingly likely due to climate change, New Albany must adapt its public spaces, landscaping practices, and water use policies to conserve resources and maintain livability. This sub-goal focuses on preparing the City's built and natural environments to endure dry conditions while minimizing water waste and protecting public health and comfort.

One key strategy is the intentional selection of drought-tolerant plant species that require minimal watering, ensuring landscaping remains resilient and attractive with limited irrigation. Water use for plant maintenance will also be optimized by restricting watering times and volumes, reducing unnecessary waste and promoting conservation. Additionally, enhancing public comfort during dry, hot conditions involves providing shade shelters in parks, trails, and other open spaces. These shaded spaces will offer relief from heat, prevent direct sun exposure, and encourage continued use of public areas even during drought-induced heatwaves. Through these efforts, New Albany can better manage water resources, support ecosystem health, and maintain high quality public spaces amid shifting climate realities.

Supporting Strategies (Primary Parties)

- » Select plant species suitable for dry conditions and low water requirements. (BOW, CE, NATB, Others)
- » Limit plant watering amounts and times to eliminate waste. (BOW, Others)
- » Provide shade shelters in public spaces, trails, and parks. (PB, CC, Others)

RESILIENCY AND ADAPTATION SUB-GOAL #3

Ensure critical facilities are not located in flood-prone areas.

Increased rainfall intensity and flash flooding pose serious risks to critical infrastructure in New Albany, including emergency services, utilities, and public health facilities. Ensuring these vital operations remain functional during extreme weather is essential for community safety and resilience. This sub-goal aims to prevent disruption by identifying and mitigating flood risks to critical facilities.

The first step is to conduct a thorough inventory of all critical facilities to assess their exposure to flood hazards. Ultimately, the goal is to design and construct future critical facilities in safer, non-flood-prone locations to ensure uninterrupted operation during flood events. By proactively addressing these risks, New Albany will strengthen its emergency preparedness and protect essential services from the growing impacts of climate change.

Supporting Strategies (Primary Parties)

- » Inventory critical facilities for exposure to flooding. (BOW, FC, PC)
- » Flood-proof critical facilities in flood-prone areas until they can be relocated. (BOW, FC)
- » Design and develop critical facilities outside flood-prone areas. (BOW, CC, FC)

RESILIENCY AND ADAPTATION SUB-GOAL #4

Acquire structures located in flood-prone areas and return sites to natural habitat.

As flooding becomes more frequent and severe, structures located in flood-prone areas face increasing risk of damage, displacement, and long-term habitability issues. To protect residents and reduce recurring public and private losses, New Albany aims to acquire vulnerable buildings located in high-risk flood zones. This sub-goal not only enhances public safety but also contributes to long-term community resilience and environmental restoration.

Priority will be given to properties that have experienced repeated flood damage and have multiple flood insurance claims, as well as those housing vulnerable populations who may lack the resources to recover from flood events. Once acquired and vacated, these structures will be removed, and the land will be restored to support natural floodplain functions, such as native vegetation or stormwater absorption. To ensure long-term risk reduction, deed restrictions or similar legal tools will be used to prohibit future development on these sites. This approach reduces future disaster recovery costs, improves ecological health, and supports safer, more sustainable land use planning.

Supporting Strategies (Primary Parties)

- » Prioritize the acquisition of residences with multiple flood insurance claims. (CC, FC)
- » Upon vacancy, remove structures and restore appropriate site ecology. (BOW, FC)
- » Apply deed restrictions or other devices to prohibit future private development on acquired lots while allowing appropriate public uses such as parks, trails, or flood management infrastructure. (FC, PC)

RESILIENCY AND ADAPTATION SUB-GOAL #5

Prohibit new residential development in flood-prone areas.

To reduce long-term flood risk and protect public safety, New Albany is committed to prohibiting new residential development in flood-prone areas. As climate change increases the frequency and severity of flooding, allowing new homes in these high-risk zones would place future residents in harm's way and burden the community with costly emergency response and recovery efforts. This sub-goal focuses on preventing future vulnerability through responsible land use planning.

A key strategy is to use current Flood Insurance Rate Maps (FIRMs) to identify and inventory parcels located within designated flood hazard areas. By maintaining an up-to-date understanding of at-risk land, the City can enforce policies that prohibit residential development where flooding is likely to occur. However, these parcels may still support alternative uses that do not increase flood risk—such as open space, recreation, or ecological restoration. This approach balances safety, environmental stewardship, and community needs while ensuring new development does not contribute to future disaster vulnerability.

Supporting Strategies (Primary Parties)

- » Use current Flood Insurance Rate Maps and National Oceanographic and Atmospheric Administration Atlas to inventory vulnerable parcels. (PC)
- » Permit uses that do not adversely impact flood risk. (PC)

RESILIENCY AND ADAPTATION SUB-GOAL #6

Discourage land uses in flood-prone areas that can be located elsewhere.

To build long-term resilience and reduce the risks associated with flooding, New Albany seeks to discourage land uses in flood-prone areas—particularly those that could be safely and practically relocated elsewhere. This sub-goal is focused on minimizing the exposure of people, property, and critical functions to flood hazards by guiding future land use decisions and gradually phasing out vulnerable uses.

The first step is to inventory existing land uses currently located in floodplains, identifying those that are at-risk and not inherently tied to their location—such as commercial, industrial, or institutional uses that do not depend on water access. Once identified, the City will engage with property owners and operators to discuss options for relocation and develop timelines to responsibly sunset these uses over time. This proactive approach helps reduce future damages, improves public safety, and supports a shift toward land uses in flood-prone areas that are compatible with natural floodplain functions, such as open space, recreation, or conservation.

Supporting Strategies (Primary Parties)

- » Inventory at-risk land uses in floodplains. (FC, PC)
- » Discuss relocation needs with owners/operators to sunset land uses in flood-prone areas. (Legal, PC)

RESILIENCY AND ADAPTATION SUB-GOAL #7

Convert New Albany from non-renewable energy dependence and increase use of renewable and clean energy sources.

To build a more sustainable, resilient future, New Albany is committed to transitioning away from dependence on non-renewable energy sources and significantly increasing the use of renewable and clean energy across all sectors of the community. This sub-goal addresses the urgent need to reduce greenhouse gas (GHG) emissions and adapt energy systems to support climate goals, economic development, and public health. The City's approach involves strategic investment, community education, regulatory support, and the establishment of resources to guide and fund the transition.

A central initiative is the creation of a Green Bank, which will act as a dedicated financial institution to support emission-reduction projects across residential, industrial/commercial, transportation, and solid waste/wastewater sectors. To complement this, an energy advisory service will offer technical expertise in energy efficiency, renewable technologies, and navigating complex regulatory and financial landscapes—ensuring residents, businesses, and local agencies have access to informed guidance.

In the residential sector, the City will prioritize financial assistance for energy upgrades in existing homes—such as insulation, high-efficiency HVAC systems, and weatherization—while incentivizing developers to exceed baseline building codes in new construction. Community education around LEED standards will also promote sustainable practices in homebuilding and renovation.

For the industrial and commercial sector, the City will partner with Indiana University Southeast and the University of Louisville to produce a “heat map” identifying facilities in greatest need of energy upgrades. Targeted financial support will then be directed to these high-impact areas. Additionally, New Albany will pursue community-scale solar energy solutions, including development on the Duke Energy property at the former Gallagher Station, and at other viable sites.

In the transportation sector, the focus will be on reducing emissions through investment in reliable and accessible public transit, enhancing pedestrian connectivity (particularly in areas not covered by the Sidewalk Master Plan), and expanding protected bicycle infrastructure. The City will also seek opportunities to right-size overly wide roadways and convert surplus pavement into sustainable landscape features like rain gardens.

Within the solid waste and wastewater treatment sector, methane reduction is a key target. Strategies include improving landfill and wastewater facility management through better monitoring, enhancing methane capture and reuse systems, and refining operational practices. To further mitigate emissions and promote food security, the City will work with food retailers to divert quality food away from landfills to underserved communities, supported by a broad education campaign to reduce food waste and promote healthier food systems.

By integrating these sector-specific strategies under a unified vision, New Albany will reduce its carbon footprint, create clean energy jobs, improve environmental quality, and enhance the overall resilience of the community.

Supporting Strategies (Primary Parties)

- » Establish a “Green Bank” to serve as a lender for GHG emission reduction goals across all four sectors: residential, industrial/commercial, transportation, and solid waste and wastewater treatment. (CC)
- » Establish an energy advisory service of technical experts to provide expertise on energy efficiency, renewable energy technologies, and navigating financial and regulatory environments. (CC)

Residential Sector

- » Provide financial assistance for residential energy upgrades, including insulation, efficient HVAC systems, and weatherization, with priority given to existing housing. (BC, CC)
- » Encourage builders to exceed current building code energy efficiency standards for new homes. (BC)
- » Educate the community about LEED standards and encourage adoption of the same. (BC, CD)

Industrial/Commercial Sector

- » Partner with Indiana University Southeast (IUS) /University of Louisville to create a “heat map” of industrial/commercial facilities to determine areas of greatest need for energy retrofits. (BC, PC)
- » Provide financial assistance from industrial/commercial energy upgrades, prioritizing the “heat map” locations of greatest need. (BC, CC)
- » Develop community-level solar energy in New Albany, locating a solar farm on the Duke Energy property at the former Gallagher Station power plant location, and elsewhere. (CC, Duke Energy)

Transportation Sector

- » Invest in public transportation to reduce headways, increase quality and reliability, and improve ridership, especially on high demand routes in New Albany and regionally. (TARC)
- » Continue to improve pedestrian connectivity throughout New Albany, emphasizing neighborhoods where sidewalks do not currently exist. (BOW, CE, NARC)
- » Implement bicycle infrastructure, beginning on principal routes and expanding from there, to include dedicated/protected bike lanes. (BOW, CC, CE)
- » Right-size roadways with excessive lane-width, especially where painted traffic control is used. Consider converting excess lane-width to rain gardens/landscape areas. (BOW, CE)

Solid Waste and Wastewater Treatment Sector

- » Reduce methane emissions from solid waste facilities by improving landfill and wastewater facility management to include methane emission monitoring, use of soils and other coverings to reduce leaks, and enhanced methane capture and reuse. (BOW, POTW)
- » Reduce methane emissions from wastewater treatment facilities through enhanced collection, treatment, and operations, and throughout the water reclamation processes. (BOW, POTW)
- » Reduce food waste by working with grocers and other food outlets to divert high quality food away from landfills to local food deserts, and pair with a community-wide education program to reduce food waste and increase access to healthy food. (CC, CD)



Aerial view of Downtown and Midtown circa 1965.

Source: Indiana Room, New Albany Branch - Floyd County Library



CHAPTER 12

Downtown West Focus Area



CHAPTER 12

The Steering Committee and community stakeholders identified Downtown West as a strategic area with exceptional potential for transformative development that aligns with New Albany’s comprehensive planning goals. Downtown West was prioritized due to its prime riverfront location, immediate proximity to the successful downtown core, and significant redevelopment potential.

The area features substantial land, established infrastructure, and strategic positioning along major transportation corridors. Recent investments in the River Recreation Site and Ohio River Greenway create momentum for mixed-use development that can extend downtown’s success westward. While the district currently has significant underutilized properties, these represent exceptional opportunities for innovative redevelopment that leverages the area’s riverfront access and downtown connectivity.

DOWNTOWN WEST

The Downtown West District encompasses 150-acres along the Ohio River in the City of New Albany. This focus area is bounded by Interstate 64 to the east, 10th St to the west, Falling Run Creek to the north, and the Ohio River to the south.

The area was identified as a focus area for the 2025 Comprehensive Plan Update because of its unique challenges ranging from conflicting development patterns along the river to lack of connectivity between the westside of the community and Downtown New Albany. While this area is adjacent to the downtown, it has not experienced the same level of reinvestment. City staff and officials believe this area is a logical location for downtown expansion. This Focus Area Plan identifies current opportunities and challenges, establishes a vision for the Downtown West District, and provides recommendations for redevelopment and reinvestment.

Existing Conditions & Character

Existing Land Use

Land use refers to the type of activity that is occurring on the property or within the structure. Evaluating current land use patterns can identify where land use conflicts are occurring and where future growth and redevelopment could be focused. Because land use plays a major role in how tax revenue is generated, this analysis can reveal opportunities and challenges related to the community's tax base.

The current development pattern within the Downtown West District includes a mix of commercial, industrial, and residential uses. A majority of the commercial uses are located along W Main St and W 5th St. These uses range from restaurants, gas stations, and hotels to car repair shops and dealerships. The south side of W Main St is the location of light industrial uses and an active railroad. Much of the riverfront is taken up by a single large metal fabricator and the City's wastewater treatment plant. The remaining land in the Downtown West District is predominantly residential. The residential area is characterized by smaller, older single-family homes with access to parking on either the street or from a rear alley. A few institutional uses are interspersed with residential development including local churches and the Floyd County Historical Society Padgett Museum. There are also recreational facilities within the district, including Joe Kraft Park and the City's new boat ramp and trailhead, which are key components to the New Albany Shoreline project.

Key Observations

- » Increasing the density of development could help activate the area.
- » There are many opportunities for the development and redevelopment of new single-family homes.
- » This plan should consider the best and highest use of the Main Street Corridor.
- » The new park, New Albany Shoreline, will attract more people to the area and enhance quality of life.
- » Currently, there is not an anchor institution or destination to serve as a catalyst for growth.

Existing Land Use Map



Existing Transportation

Roadways

The Downtown West District has several roadways that facilitate higher levels of traffic and mobility. Interstate 64 has an annual average daily traffic (AADT) ranging from 60,000-70,000 traveling both ways.

Interstate 64 becomes elevated on the north side of the district near Spring St creating an underpass along W Spring St, W Market St, W Main St, and Shoreline Way. Ramps to get on and off Interstate 64 East are located along W Spring St. The interstate ramps have an AADT of 9,956 getting onto the interstate and 5,059 getting off the interstate. The Sherman Minton bridge carries an AADT in excess of 75,000.

Functional classification is the process by which streets and highways are grouped into classes, or systems, according to the character of service they are intended to provide. Principal arterials are major roads designed to handle high volumes of traffic and facilitate longer-distance travel. W 5th St and portions of W Main St and W Spring St are classified as principal arterials. While W 5th St has an AADT of 5,827, W Main St has a volume of over 14,000 at that intersection.

W Main St transitions to a major arterial at W 5th St going westward. W 10th St and Shoreline Way are also major arterials. West of 5th St, W Spring St turns into a major collector with an AADT of only 1,453. Roads within this classification are designed to carry traffic from local roads to arterials. W 7th St is also classified as a major collector. All other roadways in the Downtown West District are local roadways.

It is important to note there are several streets that are one-way. W Spring St allows for only westbound traffic between W State St and W 5th St. After the intersection at W 5th St, W Spring St transitions into a two-way street. Lafayette St, W 4th St, W 5th St, and W 6th St are also one-way streets. The direction of traffic flow is noted below:

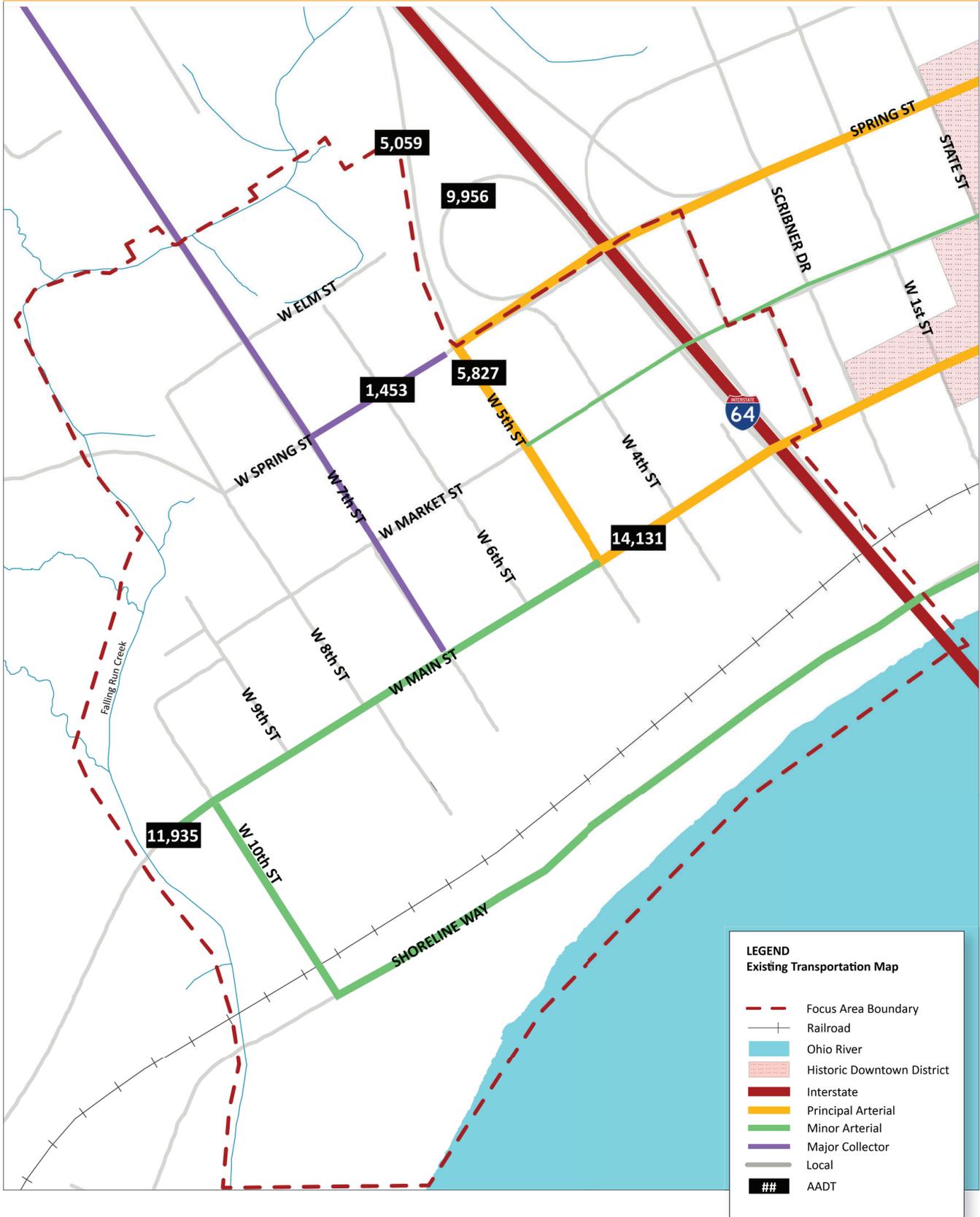
- Lafayette St – south bound
- W 4th St – north bound
- W 5th St – south bound
- W 6th St – north bound

Roadway ownership always plays a role in planning for future improvements along key corridors. The Indiana Department of Transportation (InDOT) controls portions of W Spring St, W 5th St, and W Main St meaning the City would have to work with InDOT to finalize any planned improvements along those corridors.

Rail

The Norfolk Southern Railway is a freight railroad operating in the eastern portion of the United States and in Indiana. There are several sets of tracks along the Ohio River that are still active today. This rail line travels east/west across the State of Indiana providing connectivity between Louisville, Kentucky and the Illinois State Line. The route is connected to smaller rail lines providing north/south connectivity near Huntingburg to Evansville. Today, there are roughly 15-20 trains that pass through the Downtown West District per day on the tracks along the levee. On the north side of the levee, a rail siding formerly served industrial development along W Main St. The City expects this portion of the rail siding to be relinquished.

Existing Transportation Map



Pedestrian Infrastructure

The Downtown West District is well-equipped with sidewalks on nearly every street. The conditions and design of the sidewalk infrastructure varies based on location. In general, a 5-foot concrete sidewalk is located next to the travel lanes. There are only three intersections within the district with traffic lights. These intersections have marked crosswalks with a walk sign to communicate when it is safe for pedestrians to cross the intersection. A majority of the other intersections are controlled by a stop sign. In these instances, there are standard parallel stripes to identify the pedestrian crossing. While basic infrastructure is in place, there are very few enhancements or pedestrian amenities to encourage walking or biking. The overpasses also create challenges for pedestrian connectivity and safety and could be enhanced through strategic placemaking.

Key Observations

- » The roadway classifications imply that this area is designed to facilitate a lot of traffic, but AADT data and public perceptions suggest this is not a high-traffic area.
- » While sidewalks are present, there could be more emphasis on pedestrian connectivity and safety.
- » Interstate 64 acts as a physical barrier separating Downtown West from the Downtown.
- » The visual appearance of the gateway, or entrance, into the district could be improved.
- » InDOT is a key partner in implementing the ideas of this focus area plan.

Existing Character

While this area is only four to five blocks from the eastern edge of the downtown core, the character of the Downtown West District is very different. In terms of the development pattern, the density is low. Commercial uses are situated on larger lots with designated, off-street parking lots. Residential units are mainly single-family with a few duplexes. The design of the built environment is auto-oriented. The downtown grid does extend to this area but portions of the urban fabric have been neglected due to the interstate acting as a physical barrier.

This area has riverfront access, but the flood levee, which is earth mound, acts as a visual barrier. The significant elevation changes create separation between W Main St and the recreational opportunities that exist along the river. The only access point through the flood levee within this focus area is at W 10th St. Although this access point lacks sidewalk connectivity, it still allows motorists and pedestrians to access Shoreline Way, the Ohio River Greenway, and the New Albany Shoreline, a new recreational park.

Falling Run Creek forms the western edge of this focus area. This natural asset has not been a focus for activation yet, but could provide recreational opportunities in the future.

Key Observations

- » The district lacks public gathering opportunities and facilities.
- » The design of the built environment is auto-oriented with few reasons to walk or bike.
- » This area needs to have a unique identity that complements the downtown.
- » The flood levee acts as a visual and physical barrier to the riverfront.
- » There is limited wayfinding to direct people to nearby destinations, including the downtown and riverfront amenities.
- » The presence of the wastewater treatment plant adversely affects the perception of the neighborhood.

Vision for Redevelopment

As an extension of Downtown New Albany, the Downtown West District will reinforce its historic urban fabric and create a seamless transition for residents and visitors. By improving the pedestrian experience, strengthening community pride, and leveraging investment in recreational amenities along the Ohio River and Falling Run Creek, the Downtown West District will become a destination for mixed-use development and diverse housing opportunities.

Focus Area Recommendations

The following section provides recommendations for the Downtown West District. The recommendations are organized into four components:

- Land Use and Development – Recommendations explore the desired use, character, and intensity of future development. The strategies can be implemented over time in collaboration with property owners and interested development partners.
- Character and Urban Design – Recommendations propose a range of physical improvements to enhance the character and identity of the built environment. While most of the strategies focus on the public realm, there are a few strategies that require collaboration with private developers.
- Access and Mobility – Recommendations outline infrastructure improvements that balance pedestrian connectivity and safety with vehicular mobility. These improvements would occur within the public right-of-way.
- Housing and Neighborhoods – Recommendations investigate housing opportunities that would contribute to neighborhood character and sense of place.

Land Use and Development

Goal 1: Reinvest in underutilized areas to ensure economic competitiveness and diversify housing opportunities.

- » Create and maintain an inventory of redevelopment sites.
- » Prioritize mixed-use development along W 5th St and W Main St.
- » Offer incentives for infill projects such as development agreements through the Redevelopment Commission.
- » Promote local resources, such as the UEA Façade Grant, to assist property owners and developers in enhancing the condition and character of existing development.
- » Establish an ongoing dialogue with private property owners about potential infill and development opportunities.
- » Explore repurposing underutilized parking lots into active uses.

Goal 2: Consider the best and highest use of properties adjacent to the riverfront in areas south of W Main St.

- » As a short-term strategy, explore ways to enhance the aesthetic of the wastewater treatment plant.
- » As a long-term strategy, consider relocating the wastewater treatment plant to create more opportunities for mixed-use development.
- » Phase out industrial uses located south of W Main St.
- » Create a vision for a catalyst project in strategic locations such as W Main St between W 5th St and W 7th St.

Goal 3: Review the development code to ensure the standards are not hindering housing development and redevelopment.

- » Consider increasing the density allowance in specific areas to promote residential development.
- » Continue to evaluate height limits, setbacks, material lists, and parking requirements to achieve a desirable built product.
- » Consider implementing a mixed-use zoning district that allows for a combination of residential, commercial, and institutional uses.

Goal 4: Protect historically significant buildings and architectural elements as part of redevelopment projects in the Downtown West District.

- » Encourage property owners and developers to consider the historical context of the building and its surroundings as redevelopment occurs.
- » Evaluate current historic preservation incentives and processes to ensure the appropriate tools are in place.

Goal 5: Continue to expand access to the Ohio River, Falling Run Creek, and complementary recreational amenities.

- » Leverage the new River Recreation Site to spur redevelopment along the riverfront south of W Main St.
- » Explore ways to clean up and activate the natural areas surrounding Falling Run Creek.
- » Consider a master planning process for Joe Kraft Park that explores passive recreation and preservation opportunities.

Proposed Land Use and Improvements



Character and Urban Design

Goal 1: Enhance the character and identity of the Downtown West District.

- » Engage existing residents in a branding exercise to establish an appropriate identity for the Downtown West District.
- » Work with InDOT to strengthen the sense of place along W 5th St and W Main St through streetscape improvements.
- » Utilize attractive gateway features, public art, and landscaping to create a strong first impression upon arrival from Interstate 64.
- » Install a gateway feature near the intersection of W Main St and W 10th St to promote the Downtown West District and Ohio River Greenway.
- » Incorporate wayfinding signage to direct motorists and pedestrians to nearby destinations.
- » Encourage enhanced landscaping screening around the perimeter of parking lots.

Goal 2: Improve the pedestrian experience between the Downtown West District and Downtown New Albany.

- » Improve underpasses by integrating enhanced lighting, ensuring clear sightlines, and incorporating public art.
- » Continue the use of decorative, pedestrian-scale lighting through the Downtown West District.
- » Maintain and expand the sidewalk network to increase pedestrian connectivity and safety.
- » Identify areas of opportunity for public art throughout the district.
- » Provide opportunities for social interaction that help anchor civic life.
- » Incorporate both formal and informal public spaces.
- » Encourage restaurant establishments to provide outdoor dining areas.
- » Provide streetscape enhancements such as wayfinding signage, seating areas, and shade trees to encourage people to linger and interact.
- » Work with local organizations to enhance the programming of existing and future public spaces.
- » Extend existing placemaking efforts, such as Christmas decorations, to the district.

Access and Mobility

Goal 1: Provide a complete pedestrian network throughout the Downtown West District.

- » Maintain an updated sidewalk inventory to identify and fill gaps in connectivity.
- » Continue to improve connectivity and promote access to the Ohio River Greenway.
- » Limit curb cuts to reduce potential traffic conflicts and disruptions in sidewalk connectivity.
- » Ensure primary intersections have safe, ADA-compliant crossings with improved pedestrian signalization.
- » Ensure development regulations require future curb cuts to meet ADA standards.
- » Incorporate decorative crosswalks at key locations like the existing crosswalks downtown.
- » Treat the Ohio River Greenway and future trail extensions as linear parks.

Goal 2: Discourage off-street parking lots dedicated to individual properties or businesses.

- » Create a shared parking approach to foster a “park-once” environment in mixed-use areas.

Goal 3: Improve local roadways as redevelopment occurs.

- » Upgrade the function and character of W 10th St between W Main St and Shoreline Way.
- » Work with InDOT to identify ways to slow traffic along W Main St.

Housing and Neighborhoods

Goal 1: Improve the housing stock and neighborhood quality in the Downtown West District.

- » Promote the development of “missing middle” housing, such as townhomes and small apartment complexes, as transitional uses between commercial corridors and traditional residential.
- » Consider the use of a land bank or community land trust to secure properties for future redevelopment.
- » Encourage context-sensitive development by ensuring that new housing respects the surrounding development pattern.
- » Maintain an inventory of owner-occupied homes and connect qualifying homeowners to home repair resources.
- » Prioritize the construction of new single-family homes on vacant lots.
- » Investigate the creation of community housing.



CHAPTER 13

Charlestown Road Corridor Focus Area



CHAPTER 13

The Steering Committee and community stakeholders identified the Charlestown Road Corridor as a strategic area with exceptional potential for transformative development that aligns with New Albany's comprehensive planning goals. The corridor was selected because it serves as a major arterial connecting residential neighborhoods and anchoring significant institutional assets, including New Albany High School.

It presents substantial redevelopment opportunities through underutilized commercial properties and strategic redevelopment sites. Its role as a primary north-south connector, combined with existing infrastructure and proximity to a significant portion of New Albany's population in established neighborhoods, positions this corridor for transformation into a district that serves surrounding residential areas.

CHARLESTOWN ROAD CORRIDOR

The Charlestown Road Corridor includes 2.2 miles of roadway stretching from Klerner Ln down Vincennes St past New Albany High School. This focus area encompasses a significant amount of commercial development that serves the residential areas in east central New Albany. The boundaries for this focus area become quite jagged but include at least one parcel on either side of the corridor. In some areas along Charlestown Rd, the boundary has been extended to include commercial nodes that are clustered around key intersections. The south end of the focus area continues along Vincennes St to include the residential area bounded by Ekin Ave and Silver St.

The area was identified as a focus area for the 2025 Comprehensive Plan Update because of its unique challenges ranging from commercial vacancies, a need for improved urban design, and a lack of pedestrian connectivity. This focus area is anchored by New Albany High School to the south, which continues to expand its institutional footprint and generates a significant amount of daily traffic. City staff and officials believe this area could benefit from reinvestment and redesign. This Focus Area Plan identifies current opportunities and challenges, establishes a vision for the Charlestown Road Corridor, and provides recommendations for redevelopment and reinvestment.

Existing Conditions And Character

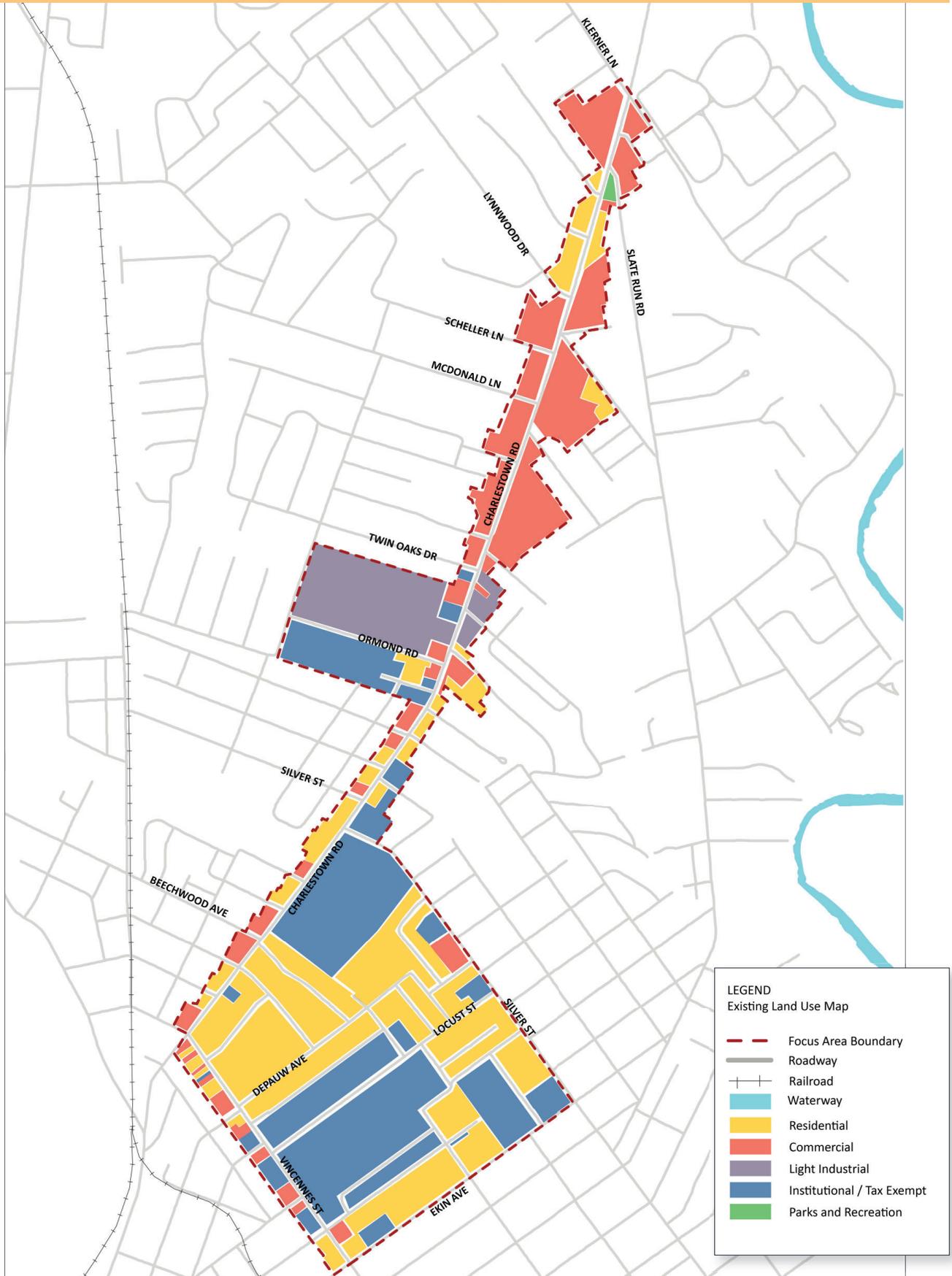
Existing Land Use

Land use refers to the type of activity that is occurring on a given property or within a structure. Evaluating current land use patterns helps identify potential land use conflicts, and determine where future growth and redevelopment should be concentrated. Since land use plays a major role in how tax revenue is generated, this analysis can reveal opportunities and challenges related to the community's tax base.

The current development pattern along the Charlestown Road Corridor consists of mostly commercial uses with a mix of residential and institutional uses along Vincennes St. The commercial uses range in size and intensity. In general, this corridor is auto-centric with predominantly narrow public right-of-way. Most uses, such as gas stations, restaurants, and service providers, occupy a small footprint along the corridor. In some instances, larger commercial uses, such as storage facilities, packaging facilities, and strip centers, have a larger footprint. There is a small cluster of light industrial uses along Charlestown Rd between Twin Oaks Dr and Ormond Dr.

This focus area includes a variety of institutions, including a fire station, two cemeteries, several churches, and three public schools. It is important to note that these uses are tax exempt uses, meaning the City of New Albany does not receive any property tax from those properties. Fairmont Elementary School occupies about 20 acres of land located off Ormond Dr. New Albany High School and Hazelwood Middle School share resources within a 30+ acre campus with a football field and track, several tennis courts, and ample parking facilities. The school campus is surrounded by residential uses. Housing within the focus area primarily consists of smaller, older single-family homes with parking access on the street or from rear alleys. Notably, there are some multi-family developments, including St. James Place on the former Steinert's Tavern site and the older Hedden's Grove Apartments at McDonald Ln.

Existing Land Use Map



Key Observations

- Commercial occupancy is high in some places, like the intersection of Klerner Ln and Charlestown Rd, but declines progressively farther south along Charlestown Rd.
- There are many opportunities for infill and redevelopment between Lynnwood Dr and Ormond Dr on Charlestown Rd.
- The existing industrial uses do not align with the character of the corridor.
- Going south from Ormond Dr, the focus area becomes more residential.
- There are several underutilized properties across from the high school on Vincennes St and several large surface parking lots for the school.
- From a development standpoint, the New Albany High School and Hazelwood Middle School are both landlocked.
- There is an existing tax increment finance (TIF) district that covers portions of this corridor.

Existing Transportation

Roadways

Functional classification is the process by which streets and highways are grouped into classes, or systems, according to the character of service they are intended to provide. The Charlestown Road Corridor features several roadways that facilitate higher levels of traffic and mobility.

Principal arterials are major roads designed to handle high volumes of traffic and facilitate longer-distance travel. Charlestown Rd, Vincennes St, Beechwood Ave are classified as principal arterials. While Charlestown Rd has an annual average daily traffic (AADT) of 11,891 near Beechwood Ave, Vincennes St is experiencing an AADT of over 7,400.

Both Klerner Ln and Silver St are classified as minor arterials. This roadway classification is designed to facilitate slower speeds and more curb cuts compared to principal arterials. Minor arterials facilitate traffic from one area to another and allow for greater access to adjacent development. Silver St has an AADT of 8,475 near the intersection of Charlestown Rd.

The area has one major collector, McDonald Ln. Roads within this classification are designed to carry traffic from local roads to arterials. The volume of traffic is much lower on McDonald Ln with an AADT of 4,252.

In terms of roadway design, Charlestown Rd is mostly one lane in each direction with a shared middle turning lane. Vincennes St is one lane in each direction with some on-street parallel parking.

Rail

While there are not any rail lines that run directly through the Charlestown Road Focus Area, the CSX line runs relatively parallel to the corridor to the west. There is limited rail activity for Sazerac on the CSX line. This rail corridor is envisioned to be a key piece to a larger rail to trail project known locally as the Monon South Freedom Trail. This regional trail will span over 60 miles from Bedford through New Albany.

Pedestrian Infrastructure

The Charlestown Road Corridor is designed with sidewalks on both sides of the roadway, but there are several sections where no sidewalk is present. The conditions and design of the sidewalk infrastructure varies based on location. In general, a 5-foot concrete sidewalk is located next to the street but the number of curb cuts along Charlestown Rd makes it difficult to create a seamless path for pedestrians. Key intersections along Charlestown Rd, including Klerner Ln, Slate Run Rd, McDonald Ln, Beechwood Ave, and Vincennes St, have signalized crosswalks marked with the standard parallel stripes.

There are several non-signalized crosswalks at each residential street that intersect the corridor. Many of these crosswalks are faded, contributing to pedestrian safety concerns.

Bike lanes appear on both sides of Charlestown Rd near Fairmont Elementary School and are present until Vincennes St. In some areas, the markings for the bike lanes disappear or are hard to navigate near intersections.

Along Vincennes St, the first chance for pedestrians to cross is near the intersection of Locust St. After this point, there are five highly visible crosswalks along the street in front of the high school. Surrounding the school campus, most residential areas are well-equipped with sidewalks to promote walkability.

Key Observations

- The number of curb cuts along Charlestown Rd makes it difficult to create a seamless path for pedestrians.
- The northern half of Charlestown Rd has one lane in each direction with a shared middle turning lane.
- There are very few opportunities for pedestrians to cross Charlestown Rd between Klerner Ln and Vincennes St.
- There is a lack of connectivity for cyclists. The bike lanes along Charlestown Rd are not linked to any other trails or bicycle facilities.
- Nearly all the crosswalks could benefit from a fresh coat of paint.
- This plan could explore ways to enhance pedestrian connectivity between the Charlestown Road Corridor and the proposed Monon South Freedom Trail.

Character and Urban Design

Owing to the linear nature of this focus area, community character shifts considerably near Vincennes St and the school campus. Charlestown Rd is a commercial corridor with an auto-oriented development pattern. Commercial uses are situated on larger lots with designated, off-street parking lots. There is a mix of strip center development and standalone outlot development. In terms of design, there is not a consistent use of materials, colors, or forms within the built environment. The streetscape prioritizes vehicular mobility with very little enhancements for pedestrian connectivity or beautification.

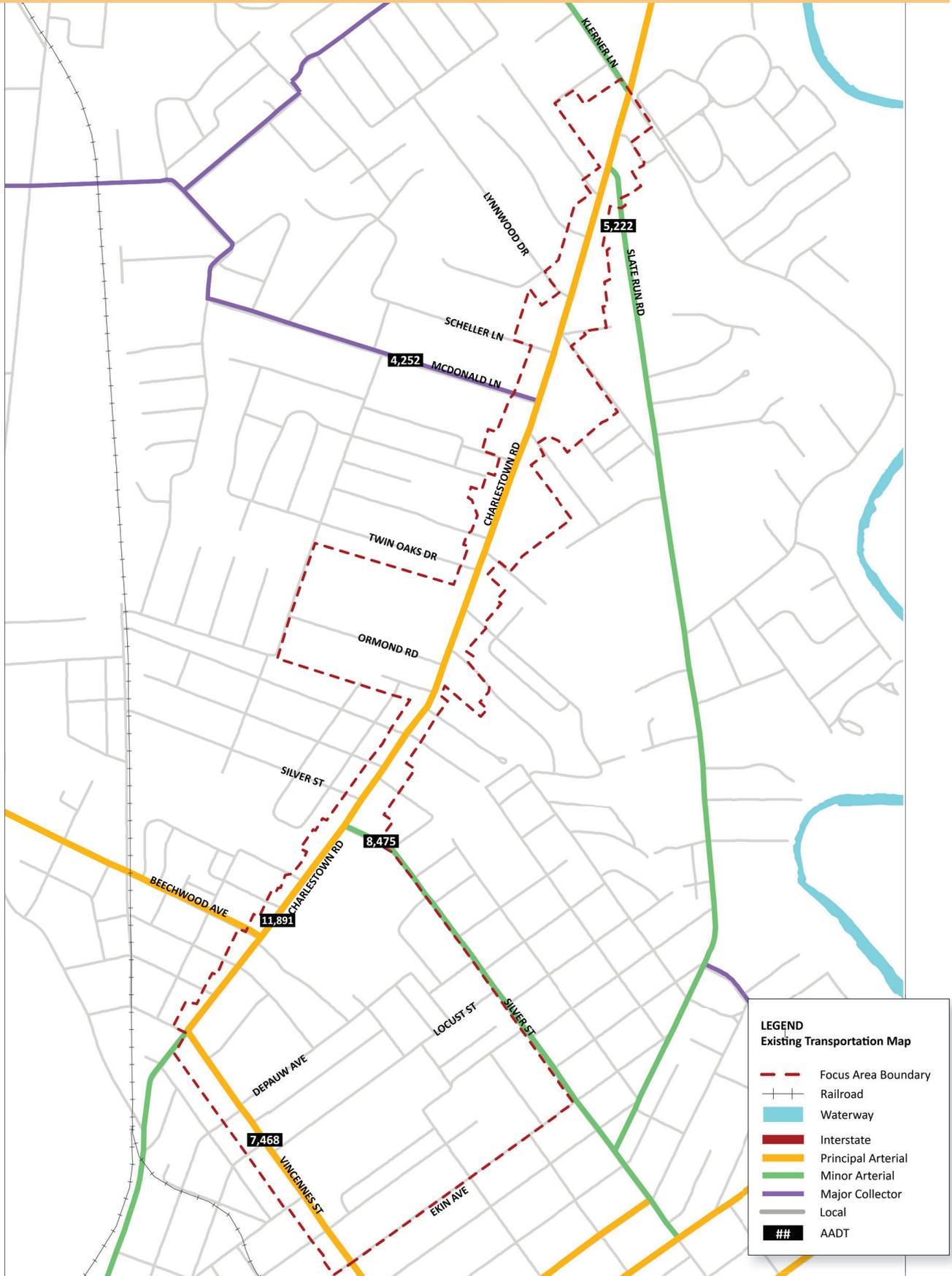
South of Fairmont Elementary School, the focus area becomes significantly more residential. Residential units are mainly single-family with some duplexes. In general, the condition of the housing is good. In some instances, units need improvement because of their age or deferred maintenance.

While the design of the built environment is still auto-oriented, the volume of traffic is not as high. Sidewalks are present on most residential streets creating a walkable neighborhood environment. Pedestrian safety is a top priority with the presence of New Albany High School and Hazelwood Middle School at the southern end of the focus area.

Key Observations

- There is not a consistent use of materials, colors, or forms within the built environment along Charlestown Rd.
- Streetscape enhancements such as street trees, enhanced landscaping, and signage could improve the overall aesthetic of the corridor and create a more pedestrian-friendly environment.
- Utility poles and lines create a visual distraction along the corridor.
- There are underutilized residential and commercial properties that create redevelopment opportunities.
- Vincennes St is the primary entrance to New Albany High School. Streetscape enhancement could help create a stronger sense of place and identity for the area.
- There are four large institutional uses (Fairmont Elementary, Hazelwood Middle School, New Albany High School, and St Mary's Cemetery) that contribute to the character of the focus area.

Existing Transportation Map



Vision for Redevelopment

The Charlestown Road Corridor is a safe, convenient, and economically viable asset to the City of New Albany. The multi-modal corridor is home to a mix of land uses and balances safety and mobility of both pedestrians and motorists. Through coordinated public and private revitalization efforts, Charlestown Rd will transition from an auto-oriented environment to a people-centric corridor focused on creating a strong sense of place.

Focus Area Recommendations

The following section provides recommendations for the Charlestown Road Focus Area. The recommendations are organized into four components:

- Land Use and Development – Recommendations explore the desired use, character, and intensity of future development. The strategies can be implemented over time in collaboration with property owners and interested development partners.
- Character and Urban Design – Recommendations propose a range of physical improvements to enhance the character and identity of the built environment. While most of the strategies focus on the public realm, there are a few strategies that require collaboration with private developers.
- Access and Mobility – Recommendations outline infrastructure improvements that balance pedestrian connectivity and safety with vehicular mobility. These improvements would occur within the public right-of-way.
- Housing and Neighborhoods – Recommendations investigate housing opportunities that would contribute to neighborhood character and sense of place.

Land Use and Development

Goal 1: Reinvest in underutilized areas to strengthen economic competitiveness and sense of place.

- » Utilize the Future Land Use Map to make informed decisions related to growth and development with the focus area.
- » Incorporate moderate to high-density residential opportunities in key areas along Vincennes St.
- » Prioritize mixed-use development to encourage walkability.
- » Create and maintain an inventory of vacant lots and redevelopment sites.
- » Establish an ongoing dialogue with private property owners about potential infill and redevelopment opportunities.
- » Consider repurposing parking lots into more active uses.

Goal 2: Review the development code to ensure the standards are promoting development.

- » Continue to evaluate height limits, setbacks, material lists, and parking requirements to achieve a desirable built product.

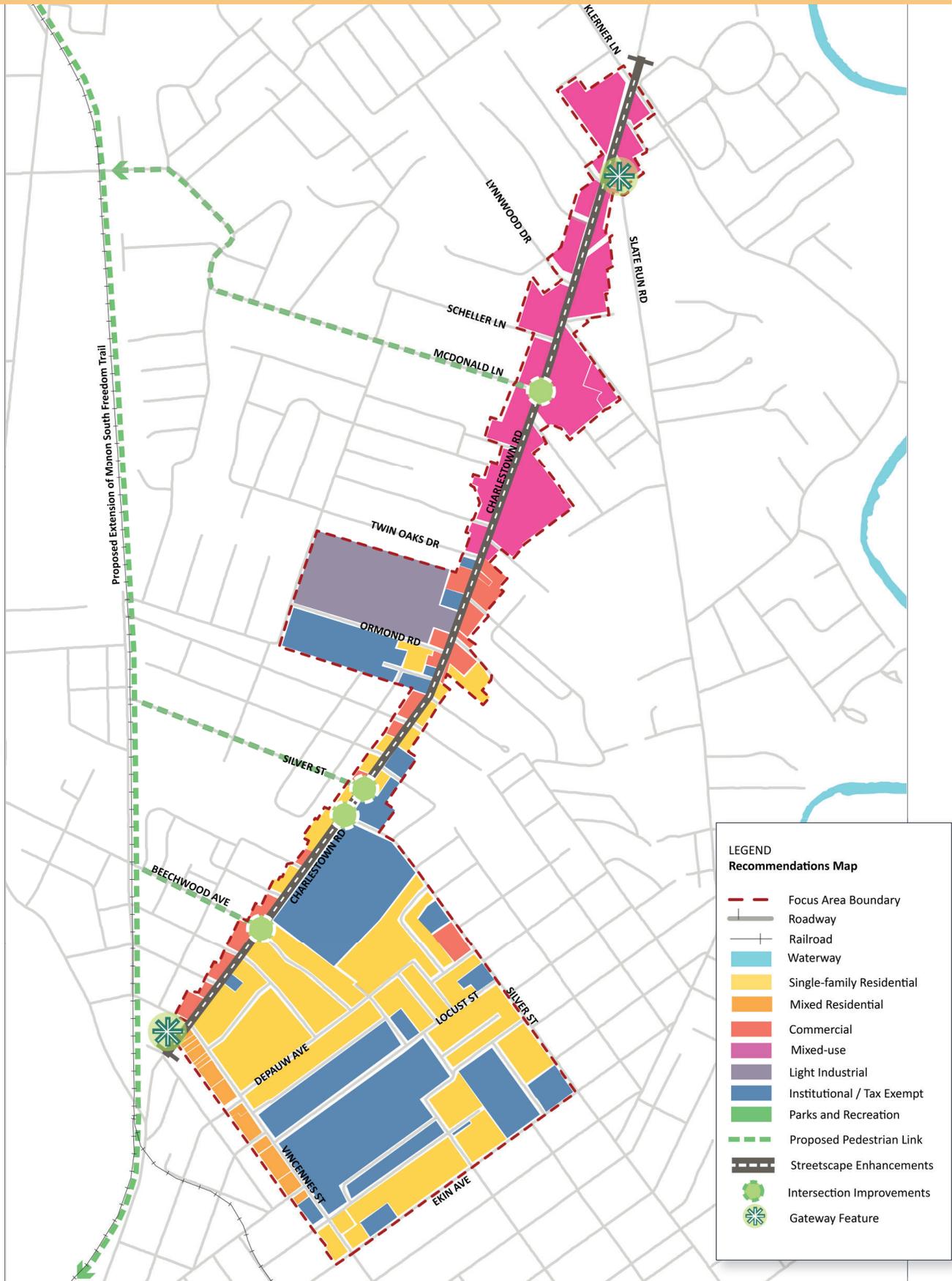
Goal 3: Integrate a mix of businesses to attract a broader customer base to the area.

- » Complete a market analysis to understand the supply and demand for future retail establishments in this area.
- » Identify catalyst sites to spur development and serve as a model for future redevelopment along the corridor.

Goal 4: Explore a variety of economic development tools and programs to encourage redevelopment.

- » Leverage the existing TIF to offset the cost of development.
- » Explore the use of a Façade Improvement Program to assist property owners in enhancing the condition and character of existing development.

Proposed Land Use and Improvements



Character and Urban Design

Goal 1: Consider streetscape enhancements that prioritize beautification and pedestrian safety.

- » Establish a strong first impression along Vincennes St as the gateway to the school campus.
- » Work with utility providers to relocate or bury overhead utilities as redevelopment occurs along Charlestown Rd and Vincennes St.
- » Incorporate wayfinding signage to direct motorists and pedestrians to nearby destinations.

Goal 2: Promote pedestrian-scale design in the public realm.

- » Incorporate street trees along key corridors to provide shade and enhance the aesthetic of the built environment.
- » Review signage requirements to promote pedestrian-scale signage.
- » Evaluate building height, setbacks, and parking requirements to ensure a desirable built product is feasible.
- » Encourage commercial property owners to incorporate outdoor seating, parklets, and planters.
- » Establish a parking management strategy that evaluates the best and highest use of land.

Access and Mobility

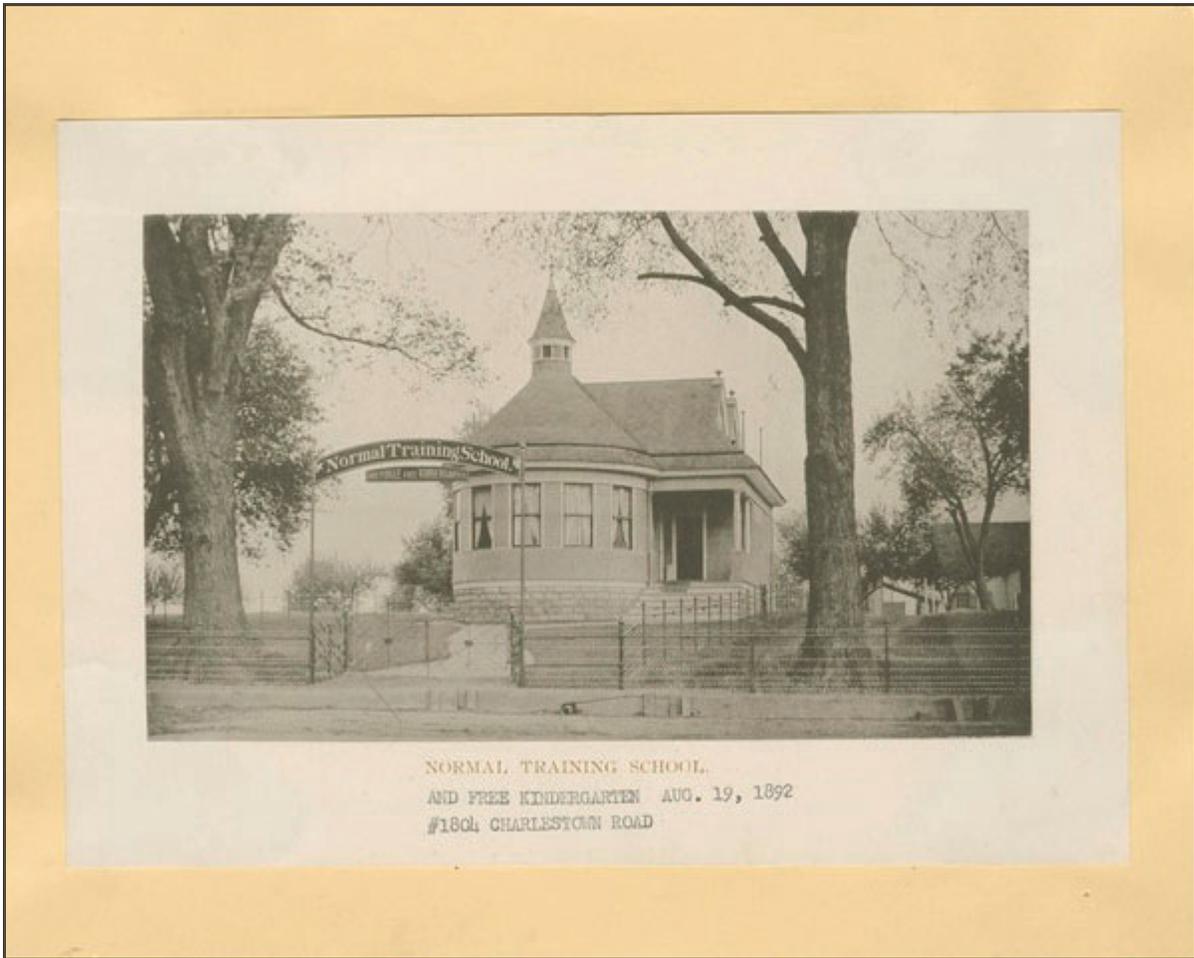
Goal 1: Create a safe and connected multimodal transportation network that supports efficient travel for all users.

- » Explore traffic calming design approaches to promote pedestrian safety along Charlestown Rd and Vincennes St.
- » Explore how Charlestown Rd can be reconfigured to accommodate pedestrian facilities and amenities.
- » Provide sidewalks to connect adjacent neighborhoods to the corridor. Sidewalks should be unobstructed, wide enough to accommodate a variety of users, and buffered from the street.
- » Ensure infrastructure meets ADA requirements.
- » Establish an access management strategy to limit the number of curb cuts along Charlestown Rd.
- » Plan for east/west connectivity to the proposed Monon South Freedom Trail.

Housing and Neighborhoods

Goal 1: Promote the development of owner-occupied housing along and around the corridor.

- » Identify vacant parcels and underperforming sites that would be an ideal fit for new housing development.
- » Promote the creation of mixed-use developments with ground-floor commercial and housing on the upper floors.
- » Encourage the use of compact, single-family building types, where appropriate.



Breyfogle Kindergarten, 1804 Charlestown Rd.

Source: Indiana Room, New Albany Branch - Floyd County Library

