



# *Distinctly Dayton*

## **2035 Comprehensive Plan**

Adopted September 28, 2023



# ACKNOWLEDGMENTS

A special acknowledgment goes to everyone in Dayton who contributed their time and ideas to the development of this plan. Every piece of public input, from survey responses to steering committee guidance, was essential to this process. Thank you.

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## FUNDED BY

Office of Community and Rural Affairs (OCRA)



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*Distinctly Dayton: 2035 Comprehensive Plan* was made possible by the Indiana Office of Community and Rural Affairs Planning Grant.

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**01**

**EXECUTIVE  
SUMMARY**

## IN THIS SECTION

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- Scope of the Plan | 3
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## OVERVIEW

This section offers a summary of the Distinctly Dayton Comprehensive Plan 2035 and introduces the community's overarching vision that has guided the development of the plan's 13 goals and 60 strategies. The following pages include a review of the plan's overall purpose, the scope of what is addressed in the plan, the approach and timeline of the planning process, and a summary of the key highlights from the plan.



# PURPOSE OF THE PLAN

The *Distinctly Dayton 2035 Comprehensive Plan* establishes a 10-year vision for Dayton's future and offers strategies that will help achieve this vision by addressing major issues that shape everyday life.

Adopted by the Dayton Town Council in the fall of 2023, this comprehensive plan is a legislative document that serves several purposes. First, the community engagement processes undertaken during the planning process have resulted in a vision statement, guiding themes, goals, and strategies that were shaped by the ideas and values of the Dayton community. In bringing these voices together, local leaders have a framework to follow as they work towards achieving the community's vision. Second, the plan identifies many of the existing resources and opportunities in Dayton that can be leveraged

to fulfill this vision. Third, tools like the future land use and transportation maps, along with other strategies, offer a guide for future zoning and infrastructural improvements. These tools supply the public, future developers, and leaders with a guide to how Dayton might change in the coming years.

At a bare minimum, Indiana state code requires local governments to adopt a comprehensive plan, which must address housing, transportation, and land use. Because the development of *Distinctly Dayton* was funded by the Indiana Office of Community and Rural Affairs (OCRA), this plan goes far beyond those requirements by addressing other issues that are vital to a community's ability to thrive, such as parks and recreation and economic development.

## DAYTON TOWN HALL AS AN ACTIVE TOWN CENTER





# SCOPE OF THE PLAN

*Distinctly Dayton* is a 10-year, comprehensive plan that includes strategies relating to thirteen different subject areas that will holistically guide the Town's approach to achieving its vision and goals. These subject areas include:

1. Land Use
2. Government and Fiscal Capacity
3. Public Facilities and Services
4. Placemaking
5. Economic Development
6. Housing
7. Transportation
8. Agriculture
9. Natural Resources
10. Parks and Recreation
11. Broadband Access
12. Historic and Archaeological Resources
13. Hazard Mitigation

Geographically, the goals and strategies laid out in *Distinctly Dayton* pertain to the land and community located within the Town's boundaries. Future planning efforts will be led by the Town of Dayton, with opportunities for some strategies to be supported by local stakeholders and partnering organizations and agencies.

## DAYTON AS A VIBRANT AND COMFORTABLE PLACE FOR ALL



# PLAN PROCESS

Beginning in the summer of 2022, the planning process was separated into three general phases. In Phase One, the planning team focused on understanding the current conditions of life in Dayton by examining the demographic, physical, and municipal, and socioeconomic character of the community. This level of analysis allows local leaders and residents to understand the existing strengths and challenges that the community is facing and begin identifying future opportunities. During this phase, a steering committee that was comprised of town leadership and stakeholders was assembled and met to review the initial findings.

Phase Two focused on the initial plan development by seeking community input through a public workshop and online survey, developing a draft vision, goals, and strategies from this input, and then receiving revisions to the draft plan from the Steering Committee in their second meeting.

The development of implementation strategies, referred to as “action steps” in this plan, was the focus of Phase Three. After the public and steering committee provided general input on the overarching vision and goals of the plan in Phase Two, the public was again able to offer their guidance through a second public workshop and online survey. In this phase, community members were asked to offer their feedback on the specific strategies included in the plan by sharing whether they supported each strategy and by ranking the priority levels of each strategy. After this process, the action steps for each finalized strategy were developed and the draft plan was reviewed by the steering committee in a third and final meeting.

## PROJECT TIMELINE



# PLAN SUMMARY

Aside from this executive summary, Distinctly Dayton is composed of four sections. These include the General Background, Comprehensive Planning Committee, Analysis by Subject Matter, and the Appendix.

## SECTION 02

### GENERAL BACKGROUND

General Background includes the existing conditions analysis that was performed in Phase One of the planning process. Dayton's key population features, housing characteristics, economic characteristics, industries and occupations, and key anchor institutions are all reviewed in this section. Highlights from this analysis include:

- Dayton is a changing community. Between 2010 and 2020, Dayton saw a decline in younger populations, experienced a slight population decline, became more diverse, and became home to more single-person households.

- With rising homeownership rates and home values, Dayton's predominately single-family housing stock is trending upward.
- Dayton's predominately high-school educated community is financially strong, with a low poverty rate and a growing median household income.
- With a low unemployment rate, nearby job opportunities, and short commute times, Dayton's workforce is thriving.
- Dayton's workforce has access to a diverse range of industries and occupations, with recent growth in sectors like construction and manufacturing.
- Dayton's community currently relies on institutions that are nearby but are not located in town, creating opportunities to connect with surrounding areas but also limiting immediate access to valuable services.

## DEMOGRAPHIC SNAPSHOT



## SECTION 03 COMPREHENSIVE PLANNING COMMITTEE

To ensure the comprehensive plan meets the needs and vision of the local community, a Steering Committee was assembled. This committee was composed of 16 people, representing different stakeholder groups, including the Dayton Town Council, Town of Dayton Staff, the Area Plan Commission, the agriculture community, local business owners, church leaders, and residents.

Committee members attended three meetings throughout the planning process and were asked to contribute to the plan by serving as liaisons between their organization or community and the Committee, inviting community members to get involved with the planning process through public meetings and surveys, and supporting the implementation of the plan recommendations.

## SECTION 04 ANALYSIS BY SUBJECT MATTER

The Analysis by Subject Matter section focuses on outline the goals and strategies for each subject area identified in the plan. Within each subject area is a review of the existing conditions, a summary of public input that helped shape the plan recommendations, the goal statement, and the strategies for that subject area. For each strategy, the plan includes a detailed description of and action steps that can be followed for implementation. Additionally, each subject area has its own implementation table, which includes the priority levels, potential partnerships, and the tools and resources for carrying out each strategy in that section. In total, there are 13 goal statements and 60 strategies included in the plan, each one working towards the common vision and themes identified on pages 8 and 9.

## CONNECTING WITH THE PUBLIC



While the public input relating to each subject area are included as part of those chapters, there is an additional public input chapter included at the end of the Analysis by Subject Matter section that reviews the full community engagement approach used throughout the planning process and the highlights from each engagement effort.

## SECTION 05 APPENDIX

There are three appendices included as part of the plan. The first is a list of resources provided by OCRA includes resources and guidance to support the implementation of comprehensive plans in Indiana. The second two appendices are the full, unedited survey results from both public surveys.

### VISIONING SURVEY SNAPSHOT

#### OUR VISION FOR DAYTON

##### DAYTON'S GREATEST ASSETS



*Small town feel*



*Proximity to I-65 & Lafayette*



*Local schools*



*Safety*

##### DAYTON'S GREATEST OPPORTUNITIES



*Prioritize Dayton's unique needs and identity*



*Spark new retail and restaurants*



*Emphasize historic character*



*Invest in parks and trails*

#### OUR FUTURE LAND USE

The top 3 **LAND USES** that Dayton needs more of...



Parks & Recreation



Neighborhood Services  
(Retail & Dining)



General Business & Commercial Uses



## VISION AND THEMES

### DAYTON'S VISION

The below vision statement serves as a succinct narrative of the future that the Dayton community is working towards by developing and, ultimately, implementing this plan. This statement is composed of the ideas and values shared by residents and local leaders through public meetings, stakeholder discussions, a public survey, interviews, and steering committee sessions. In addition to the statement, the goals and strategies in Distinctly Dayton are organized around three guiding themes that emerged

from the planning process; these themes include *Enhancing Life Outdoors*, *Promoting Quality by Design*, and *Supporting Economic Development*. Each subject area addressed by the plan is connected to one of these themes. Throughout the rest of this document, the themes serve as a guide and reminder of how the strategies in each subject area are helping to fulfill the community's vision for Dayton's future.

## VISION STATEMENT

*Ensure that essential needs of the community are met while retaining the **unique small town atmosphere with well-planned development, quality spaces and public services that enhance the existing scale and character that make us Distinctly Dayton.***



## PLAN THEMES



### ENHANCING LIFE OUTDOORS

*Enhancing Life Outdoors* recognizes the distinct appreciation Dayton and its residents have for protecting the environment, including natural areas and farmlands to maintain the rural community character. It also identifies opportunities to deepen Dayton’s commitment to environmental stewardship, create compatibility between the natural and built environments, and provide a safe and equitable transportation system for all users that is responsive to changing local and regional transportation trends.

*Enhancing Life Outdoors* Topic Areas:

- Transportation
- Parks and Recreation
- Natural Resources
- Hazard Mitigation



### PROMOTING QUALITY BY DESIGN

*Promoting Quality by Design* establishes the rich character of Dayton’s built and natural assets. Recommendations aim to preserve character in future developments and adopt design standards that are context sensitive for different areas and development opportunities. Historic resource preservation is emphasized as an important contributor to community character and tradition. The theme focuses on diversifying housing options throughout the town, increasing housing affordability, creating amenity-rich areas and encouraging a balanced approach to residential development for all income levels and age ranges.

*Promoting Quality by Design* Topic Areas:

- Land Use
- Placemaking
- Historic and Archeological Resources
- Housing



### SUPPORTING ECONOMIC PROSPERITY

*Supporting Economic Prosperity* highlights values and initiatives that strengthen Dayton’s position as a thriving community. Key approaches include ensuring a healthy jobs-to-housing balance, supporting industry growth, creating opportunities for mixed-use activity area, supporting modern agriculture, enhancing access to employment training and education, promoting job diversity and supporting businesses so that they can be strong and prosperous in the future.

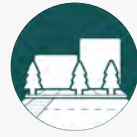
*Supporting Economic Prosperity* Topic Areas:

- Agriculture
- Government and Fiscal Capacity
- Economic Development
- Broadband Access
- Public Facilities and Services

# KEY GOALS AND STRATEGIES SUMMARY

## GOALS AND STRATEGIES BY SUBJECT AREA

The next several pages feature the 13 different subject areas and their respective strategies that are intended to guide Dayton over the next 10-years in pursuit of achieving the community's vision. Throughout the planning process, the community and steering committee were asked to identify the strategies that they considered to be a high-priority for Dayton. These strategies are shown using the symbol below. This section provides a high-level review of these strategies. Section Four provides a more comprehensive review of each strategy and implementation plan.



### 1. LAND USE

*Ensure sound development through everyday planning decisions and redevelopment.*

-  1. Attract businesses and shoppers with a marketing strategy and financial incentives to improve commerce opportunities along State Road 38 in order to compete with the chain retailers and restaurants emerging along the corridor.
2. Expand the range and intensities of land use categories in the Land Use Plan to provide more detailed and focused land use recommendations for the Area Plan Commission of Tippecanoe County.
-  3. Work with the Tippecanoe County Area Plan Commission through cooperative agreements or other inter-local measures to participate in and encourage sustainable growth and development in areas outside of town municipal boundaries, where appropriate, that reflect and reinforce the land use recommendations of the Comprehensive Plan.

 = *High Priority Strategy*





## 2. GOVERNMENT AND FISCAL CAPACITY

*Grow the community through fiscally responsible decisions and ability of the Town to support the growth.*

1. Prepare and adopt a Capital Improvement Plan every 3-5 years in order to budget for future capital expenditures accommodate future growth.
2. Consider the fiscal impact on municipal finances and the taxpayers of proposed projects as part of the development review process.
3. Strengthen regional partnerships and be involved in all local and regional planning and development issues to ensure that the Town's citizens are well represented.
4. Continue to track and apply for grant funds and other technical resources at state and federal levels.

 = High Priority Strategy



## 3. PUBLIC FACILITIES AND SERVICES

*Continue to provide high-efficiency community utilities, facilities, and services.*




1. Create and market a comprehensive events calendar.
2. Explore a public-private partnership for a recycling program.
3. Explore the potential to install solar panels
4. Initiate a process for systematically upgrading the utility systems within the town.
5. Annually evaluate the impact of new development on services to determine the need for additional equipment or personnel if warranted.
6. Encourage green infrastructure solutions such as the use of stormwater solutions and power generation for new developments.

 = High Priority Strategy



## 4. PLACEMAKING

*Celebrate Dayton's character and culture while also showcasing the community's unique identity.*

-  1. Provide improved and attractive streetscape amenities, such as street lighting, planters, benches, trash cans, bicycle racks, public art and other beautification efforts along the main corridor of State Road 38.
-  2. Complete and launch a "re-branding" exercise for Dayton that identifies a new direction and focus for the community.
- 3. Develop and strengthen community gateways through redevelopment and other beautification efforts.
-  4. Build off of the seasonal Harvest Festival and winter programs to organize community events throughout the year.
- 5. Establish a uniform signage program.
- 6. Reinforce the historic district with continued unique signage and creation of a walking tour.

 = High Priority Strategy



## 5. ECONOMIC DEVELOPMENT

*Support an environment for both commercial and retail development and business growth in efforts to expand and locate in Dayton.*


- 1. Convene employers, educators, and other organizations to identify needs and gaps (land, transportation, incentives, education, talent, etc.).
-  2. Create a Downtown Revitalization Plan to provide more employment opportunities for residents within the Town limits.
- 3. Create a business incubator and co-working spaces to make Dayton an innovation and entrepreneurial hub.
- 4. Increase opportunities for commercial and retail development, including dining and entertainment, along major corridors within Dayton.

 = High Priority Strategy



## 6. HOUSING

*Establish a balanced housing stock for residents of all ages, incomes and stages of life.*

1. Attract and incentivize new diverse housing development including single-family, multi-family, and age-in-place, and mixed-income housing.
2. Develop a neighborhood plan tool-kit that local residents can utilize for revitalization efforts.
3. Expand the downtown with a mixed-use building (apartments over business).
4. Retain the small-town atmosphere by encouraging well-planned and designed developments that complement and enhance the overall scale and density pattern of the town.
-  5. Create a rental registration program to facilitate the prevention and correction of violations of all laws and ordinances pertaining to rental properties.

 = High Priority Strategy



## 7. TRANSPORTATION

*Improve mobility infrastructure and expand connectivity.*

1. Initiate a comprehensive, detailed transportation plan to prioritize construction projects, connectors, costs, and public safety benefits.
2. Work with Greater Lafayette Public Transportation to expand bus routes to service Dayton.
3. Develop a sidewalk replacement plan based off of the findings of the 2022 Sidewalk Condition Survey & ADA Mobility Assessment.
4. Implement a Safe Routes to School program to improve safety and levels of physical activity for students.


 = High Priority Strategy



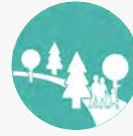
## 8. AGRICULTURE

*Preserve and promote the character and viability of the local agricultural industry.*

1. Support diversification of the Town's agricultural economy through the development of agri-tourism and establishment of an outdoor marketplace.

-  2. Assure that any proposed change in land use from agricultural must have adequate public facilities to serve the proposed use.

 = *High Priority Strategy*




## 9. NATURAL RESOURCES

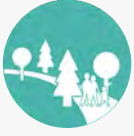
*Preserve the natural environment as an important asset and unique attribute of Dayton.*

1. Identify and designate environmentally sensitive and significant natural areas, such as South Fork Wildcat Creek, in order to limit negative impacts from development and to maintain environmental quality.

2. Identify flooding prone areas that can be mitigated through stormwater infrastructure measures.

-  3. Conduct a tree inventory of town trees requiring routine maintenance.

 = *High Priority Strategy*



## 10. PARKS AND RECREATION

*Expand high-quality recreational amenities.*

-  1. Establish a Parks Board to conduct a 5-year Parks and Recreation Master Plan.
-  2. Market existing recreational amenities, like Dayton Town Hall Park, to increase use and awareness.
- 3. Actively identify and secure land to provide additional gathering spaces and public green spaces.
- 4. Continue aggressive pursuit of funding sources to supplement the regular budget to provide more resources for park maintenance.

 = High Priority Strategy



## 11. BROADBAND ACCESS

*Increase access to affordable high-speed internet.*

- 1. Work with local internet providers to expand high-speed and high-capacity internet to areas beyond the corporate boundaries of Dayton.
- 2. Identify specific areas that could benefit from public access to Wi-Fi.
- 3. Complete and implement a Broadband Readiness Plan and Next Level Connections Applications.

 = High Priority Strategy

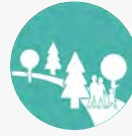


## 12. HISTORICAL AND ARCHAEOLOGICAL RESOURCES

*Establish and enhance the Dayton downtown as an historic, unique and vibrant focal point of the community, both for the residents and visitors.*

-  1. Maintain rural charm through the development of design guidelines for the Historic District.
- 2. Create a Façade Improvement Program to aid property owners in improving commercial buildings.
- 3. Preserve and market the town square and green space.

 = High Priority Strategy



## 13. HAZARD MITIGATION

*Ensure the safety of residents by continually updating hazard mitigation planning processes.*

- 1. Continue to work with the Tippecanoe County Emergency Management Agency (TEMA) to utilize the 2022 Hazard Mitigation Plan.
- 2. Continue to promote and refine the notification system to respond to any emergencies that should be communicated to residents.

 = High Priority Strategy





**02**

**GENERAL  
BACKGROUND**



## IN THIS SECTION

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Key Anchor Institutions | 28

## OVERVIEW

This section offers a review of the existing social and physical makeup of Dayton. First in this section is an analysis of Dayton's key population features, including important demographic factors, such as population ages and household composition. These factors offer insight into who calls Dayton "home" today. A review of vital economic indicators, such as poverty rates and job sectors, help to identify some of the town's greatest economic assets and challenges. This section also addresses the key institutions that support the community and can potentially help to further Dayton's vision.



# KEY POPULATION FEATURES

## PEOPLE

*Dayton is a changing community. Between 2010 and 2020, Dayton saw a decline in younger populations, experienced a slight population decline, became more diverse, and became home to more single-person households.*

### POPULATION

Dayton's is currently home to 1,330 people. Between 2000 and 2010, Dayton's population grew by 300 hundred people to a peak of 1,420 residents in 2010. Since then, Dayton's population declined by 90 people before 2020. Many of Dayton's peer communities in Indiana have also experienced slight population declines since 2010. By 2040, Tippecanoe County is expected to grow by 21.1%, with an overall population of 225,741.

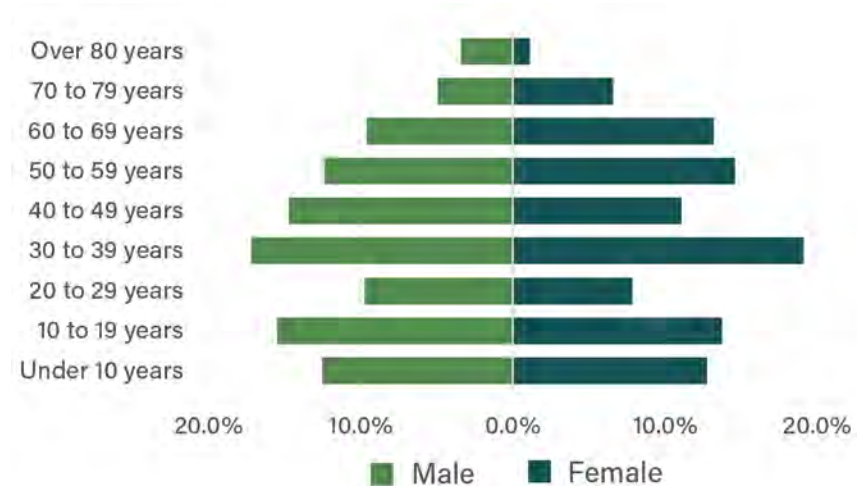
Figure 2.1: Population Change Between 2010-2020



### AGE DISTRIBUTION

Between 2010 and 2020, Dayton's median age changed by 13%, going from 33.2 years old to 37.5 years old. Dayton's median age is younger than many of its peer communities and the state (37.8 years) overall, but older than Tippecanoe County (28.4 years). This rise in Dayton's median age can be attributed to lower proportions of adults aged 20-29 years and children under 10 years old.

Figure 2.2: 2020 Population Pyramid



## FAMILIES AND HOUSEHOLDS

The average household size in Dayton is 2.38 people. Between 2010 and 2020, Dayton experienced a slight decrease (-2.0%) in the average number of people living in an owner-occupied household and experienced a greater decrease (-14.9%) in the average number of people living in a renter-occupied household. This trend is consistent for households in Indiana and in some of Dayton's peer communities, such as Bristol and Daleville. This decrease in Dayton's average household sizes is likely due to in the rise single-person households in the town. The number of single-person households in Dayton went from 71 in 2010 to 129 in 2020. Dayton's number of family households also increased during this time, going from 305 family households in 2010 to 397 family households in 2020.

## RACIAL AND ETHNIC DIVERSITY

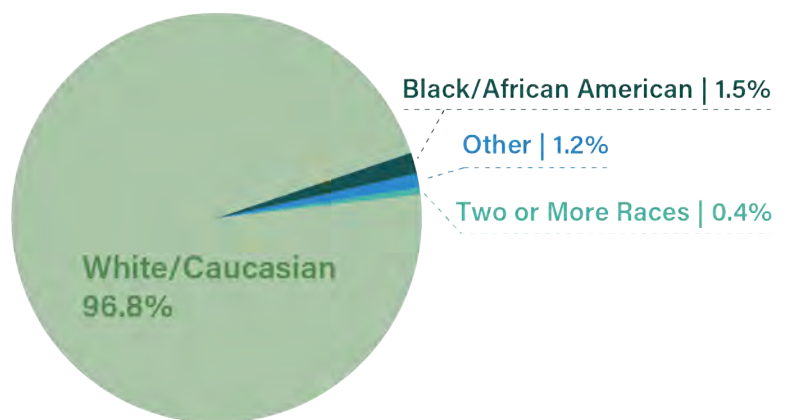
Dayton's racial and ethnic composition is similar to those of surrounding communities, but is less diverse than the state overall. In 2010, 100% of Dayton's population identified as white. After seeing a decade of population growth, Dayton is now 96.8% white, with an increase in the number of Black or African American residents (1.5%), American Indian and Alaskan Native residents (.2%), residents who identify with two or more races (0.4%), and residents who identify with some other race (0.4%). During the same 10-year period, Dayton's Hispanic population remained consistent, representing 2.8% of the population in 2020.

Figure 2.3: 2020 Average Household Size

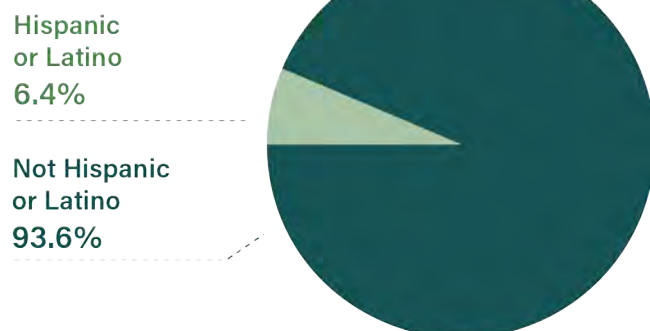


Figure 2.4: 2020 Race and Ethnic Composition

### RACE



### ETHNICITY



# HOUSING

*With rising homeownership rates and home values, Dayton's predominately single-family housing stock is trending upward.*

## HOME VALUE AND RENT

Dayton's median home value has increased by 37%, going from \$96,300 in 2010 to \$131,800 in 2020. While Dayton's home values are lower than state or national rates, Dayton saw a greater increase in home values in the past decade than many of its peer communities. Reports from Zillow mark a similar trend in median home sale prices for Dayton, with a nearly 50% increase in Dayton's home sale price from 2010 (\$93,736) to 2020 (\$140,096). While home values are increasing in Dayton, rental values have decreased in the past decade, going from a median contract rent of \$850 in 2010 to \$787 in 2020.

## HOME OWNERSHIP

Dayton's homeownership rate for 2020 is at 74.4%, which is higher than national (56.9%) and statewide (62.3%) trends. Homeownership in Dayton increased by 64.7% from 2010 to 2020. This change is notable at a time when many of Dayton's peer communities were experiencing a decline in homeownership and national (3.6%) and statewide (2.5%) rates were only increased by small percentages. During this same decade, the number of renter-occupied units remained relatively steady and the number of vacant homes decreased by six.

Figure 2.5: Change in Median Home Value (2010-2020)

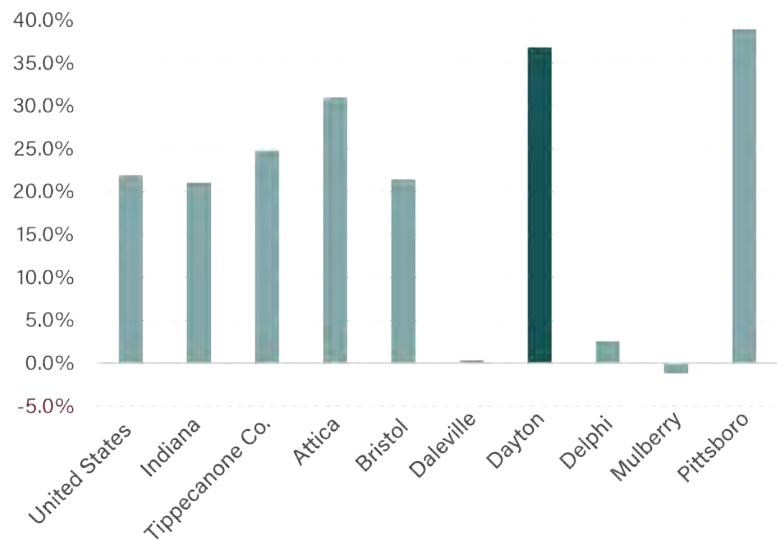
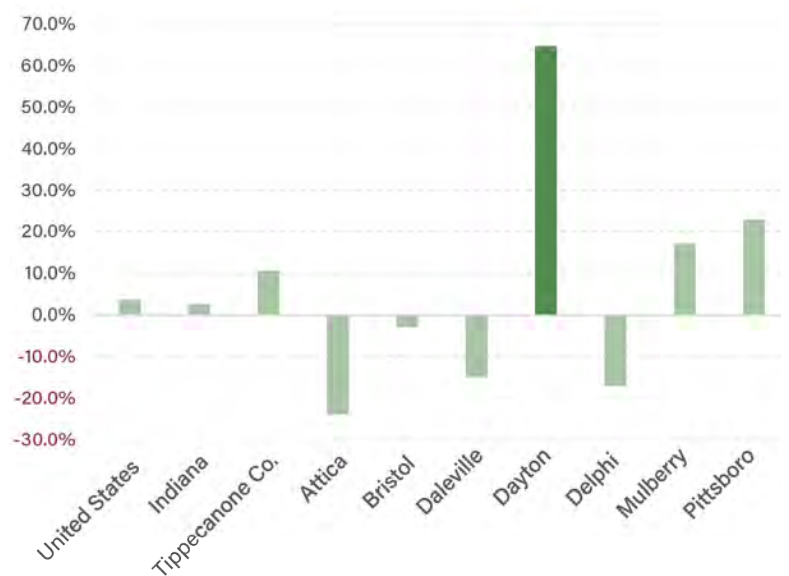


Figure 2.6: Change in Owner-Occupied Housing (2010-2020)



## HOUSING STOCK

Dayton's housing stock is largely composed of single-family homes, with 84.6% of homes being single-unit, detached houses. This dominance of single-family housing is consistent across Dayton's peer communities. The largest multi-family developments in Dayton hold up to 9 units, but the town's greatest supply of multi-family housing is in two-unit homes (8.1%). Currently, Dayton does not have any mobile homes.

## HOUSING AGE

Dayton's housing supply is currently composed of a mix of housing ages. Nearly 23% of the town's homes were built prior to 1940, with most of these older homes being located within the original town's street grid. Another 39.3% of the town's housing was built between 1990 and 2009. Many of the homes that were built during this 20-year period are within subdivisions that are located near the community's perimeter. Dayton's housing age is markedly different from most of its peer communities. Where Mulberry, Delphi, and Attica having retained between 46.9% and 59.2% of their pre-1950s housing supply, Dayton's pre-1950s housing supply (24.9%) is more similar to communities like Daleville and Bristol, which also offer their residents a mix of older and modern homes.

Figure 2.7: Housing Structures by Number of Dwelling Units (2020)

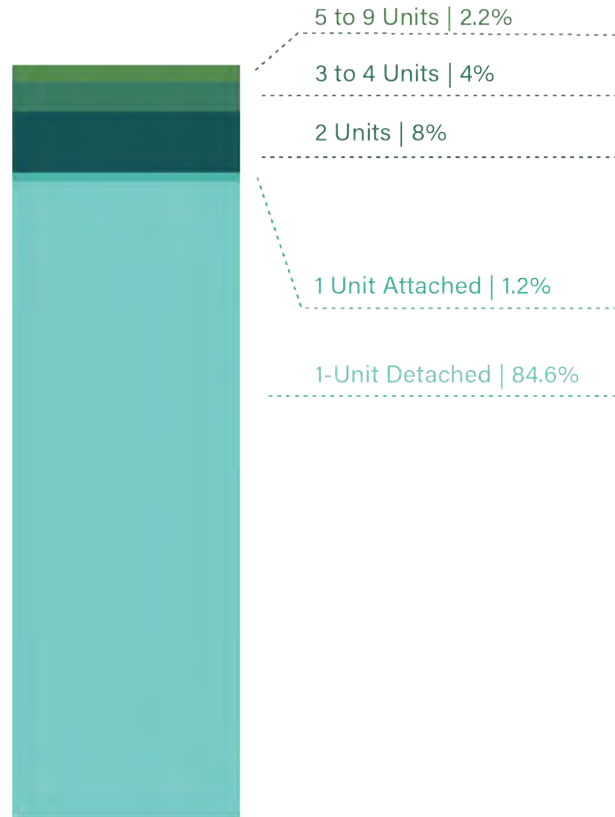
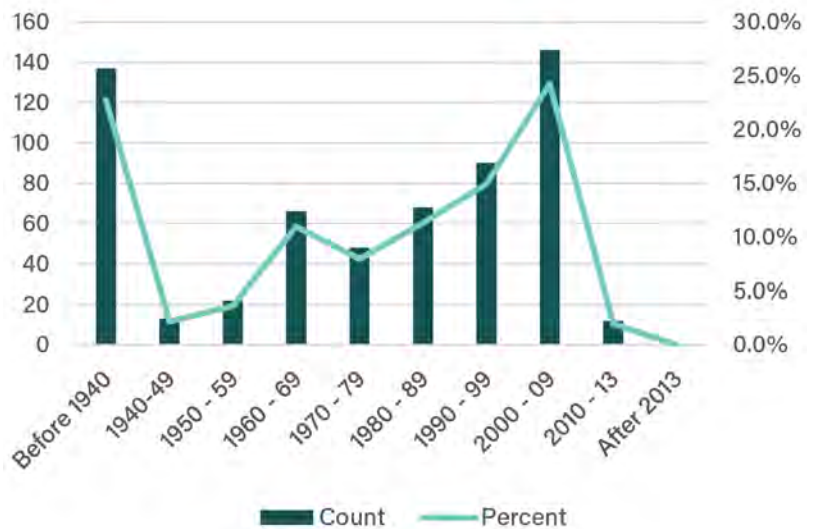


Figure 2.8: Age of Housing Stock (2020)



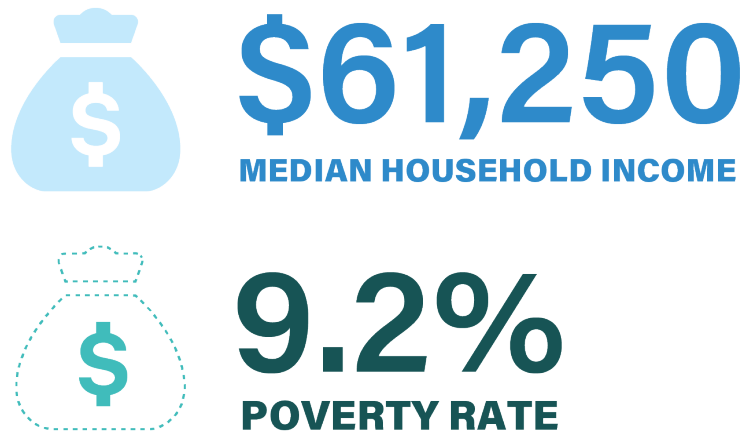
## INCOME AND EDUCATIONAL ATTAINMENT

*Dayton's predominately high-school educated community is financially strong, with a low poverty rate and a growing median household income.*

### INCOME AND POVERTY

Dayton has a median household income of \$61,250, which has increased by 33.7% since 2010. Dayton's median household income trends have remained consistent with national and statewide trends. When looking at poverty, Dayton's poverty rate (9.2%) is lower than both national (12.8%) and statewide (12.9%) poverty rates. It is also notable that Dayton residents are more financially secure than the county overall, with Tippecanoe County having a poverty rate of 18.9% ) and a median household income of \$51,926.

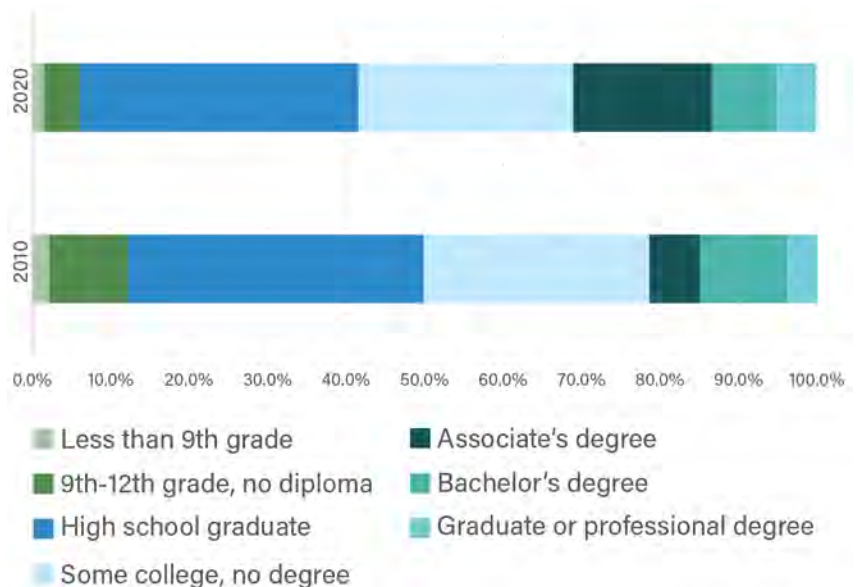
Figure 2.9: Income and Poverty (2020)



### EDUCATIONAL ATTAINMENT

Dayton's high school educational attainment rate (93.8%), is higher than in most peer communities, the state, or country. Since 2010, these rates have increased by almost 6%. When looking at educational attainment at the bachelors or graduate level, Dayton is performing similarly to peer communities but is below state and national averages.

Figure 2.10: Highest Educational Attainment Level (2010-2020)



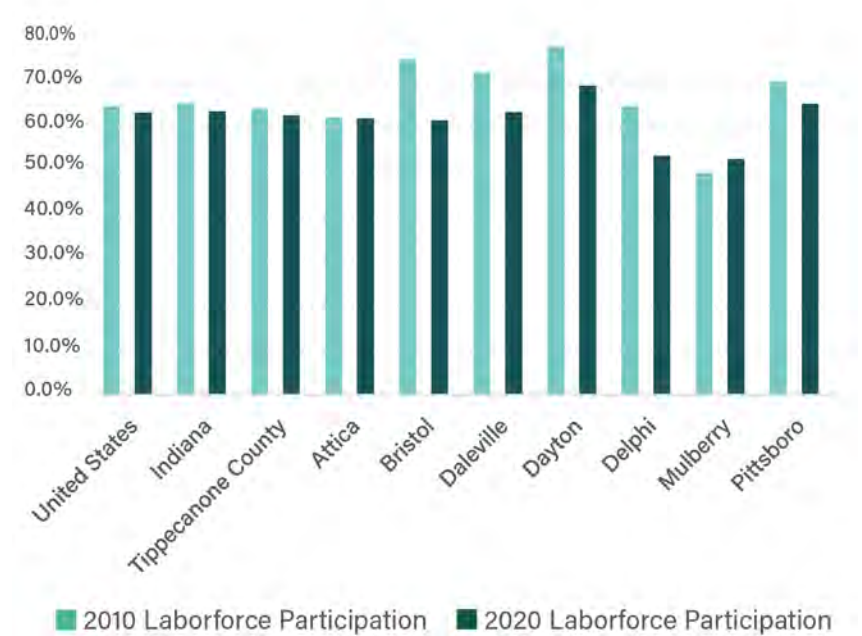
# WORKFORCE AND UNEMPLOYMENT

*With a low unemployment rate, nearby job opportunities, and short commute times, Dayton's workforce is thriving.*

## WORKFORCE

In Dayton, 69.5% of the town's population that is over the age of 16 is in the work force. While Dayton's working-age population has increased since 2010, the town's employment rates have decreased (-8.8%). Between 2010 and 2020, employment rates decreased by nationally and statewide, while Dayton and several of its peer communities saw more dramatic declines in their workforce.

Figure 2.11: Laborforce Participation (2010-2020)



## UNEMPLOYMENT

Unemployment in Dayton is low, with only 2.7% of the working population over the age of 16 being unemployed. Comparatively, poverty rates in Tippecanoe County (4%), Indiana (4.7%), and the country (5.4%) are all higher. Amongst its peer communities, Dayton's unemployment rate is also low. While Pittsboro and Bristol are experiencing slightly lower unemployment rates than Dayton, other peer communities have rates that range from 4.5-7.9% unemployed.

Figure 2.12: 2020 Unemployment



**2.7%**  
**UNEMPLOYMENT RATE**

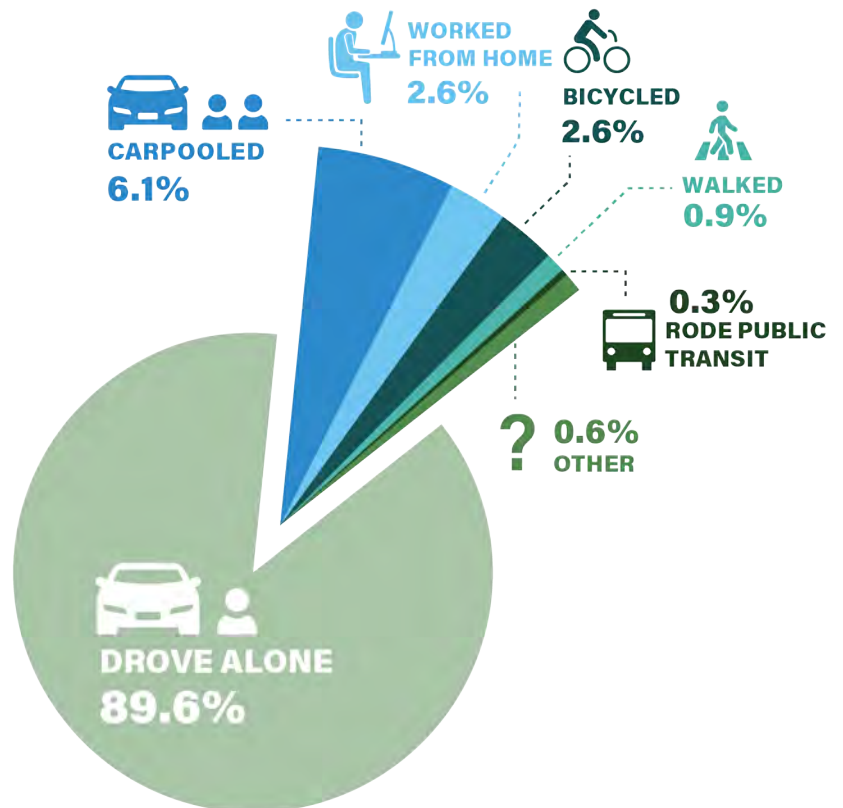
## COMMUTES

On average, it takes 18.3 minutes for a Dayton resident to travel to work. This mean commute time is shorter than in any of Dayton's peer communities and is lower than statewide (23.9 minutes) or national (26.9 minutes) averages. While Dayton's commute times are relatively short, only 8.4% of Dayton's working residents are employed in Dayton. Instead, the majority of Dayton's commuters are working in Tippecanoe County (92.6%) but are not working in Dayton. Most of Dayton's work force are commuting to work by driving alone (89.6%), with only 6.1% carpooling to work and less than 5% walking, biking, riding public transit, or using some other means to get to work. Additionally, 2.6% of Dayton's work force are working from home.

Figure 2.13: 2020 Average Commute Time to Work



Figure 2.14: 2020 Means of Transportation to Work





# INDUSTRIES AND OCCUPATIONS

*Dayton's workforce has access to a diverse range of industries and occupations, with recent growth in sectors like construction and manufacturing.*

## INDUSTRIES

Dayton's top industries include manufacturing (26%); educational services, healthcare, and social services (20.2%); and retail trade (13.5%). Some of the industries with the lowest employment rates in Dayton include agriculture, forestry, fishing, hunting, and mining (0%); information (0.7%); and wholesale trade (1.1%). From 2010 to 2020, employment in most of Dayton's industries remained relatively steady, however, there was noticeable growth in construction jobs (+265%), manufacturing jobs (+52.9%), and jobs within the arts, entertainment, recreation, and accommodation and food services industries (+165.4%). Dayton's high rates of employment in manufacturing can likely be attributed to the Subaru of Indiana Automotive plant that is partially located within the town's boundary.

## OCCUPATIONS

Dayton is home to a diverse work force. It's top three largest occupations include management, business, science, and arts occupations (27.1%); production, transportation, and material moving occupations (26.5%); and sales and office occupations (23.9%). About 12% of the workforce are employed in service occupations and 10.5% are employed in occupations related to natural resources, construction, and maintenance.

Table 2.1: Dayton Industries (2010-2020)

Dayton Industries	2010		2020		2010-2020
	Count	Total	Count	Total	Percent Change
Agriculture, forestry, fishing and hunting, and mining	4	0.8%	0	0.0%	-100%
Construction	20	3.8%	73	10.3%	265.0%
Manufacturing	121	22.9%	185	26.0%	52.9%
Wholesale trade	29	5.5%	8	1.1%	-72%
Retail trade	112	21.2%	96	13.5%	-14%
Transportation and warehousing, and utilities	30	5.7%	12	1.7%	-60%
Information	3	0.6%	5	0.7%	66.7%
Finance and insurance, and real estate and rental and leasing	24	4.5%	40	5.6%	66.7%
Professional, scientific, and management, and administrative and waste management services	27	5.1%	44	6.2%	63.0%
Educational services, and health care and social assistance	101	19.1%	144	20.2%	42.6%
Arts, entertainment, and recreation, and accommodation and food services	26	4.9%	69	9.7%	165.4%
Other services, except public administration	18	3.4%	27	3.8%	50.0%
Public administration	13	2.5%	9	1.3%	-31%
<b>Total</b>	<b>528</b>	<b>100.0%</b>	<b>712</b>	<b>100.0%</b>	

Table 2.2: Dayton Occupations (2010-2020)

Dayton Industries	2010		2020		2010-2020
	Count	Total	Count	Total	Percent Change
Management, business, science, and arts occupations	99	18.8%	193	27.1%	8%
Service occupations	70	13.3%	85	11.9%	-1%
Sales and office occupations	190	36.0%	170	23.9%	-12%
Natural resources, construction, and maintenance occupations	26	4.9%	75	10.5%	6%
Production, transportation, and material moving occupations	143	27.1%	189	26.5%	-1%
<b>Total</b>	<b>528</b>	<b>100.0%</b>	<b>712</b>	<b>100.0%</b>	

# KEY ANCHOR INSTITUTIONS

*Dayton's community currently relies on institutions that are nearby but are not located in town, creating opportunities to connect with surrounding areas but also limiting immediate access to valuable services.*

Dayton's supply of community institutions, which can provide essential public services like healthcare or educational enrichment, are limited. Currently, Dayton Elementary School is the only educational institution in the town. The nearest public middle, Wainwright Middle School, is a 4.9-mile drive from Dayton and attend McCutcheon or Harrison High School. Tippecanoe County has its own library system and its Wyandotte Branch is its closest to Dayton at 3.8 miles. While there are not any healthcare offices or institutions within Dayton, there is both a hospital and urgent care center within a 4-mile drive from the town.

Within the greater Lafayette area, Dayton residents can access higher education programs through an Ivy Tech campus in East Lafayette and Purdue University in West Lafayette. Lafayette is also home to the Purdue University Airport, which houses privately-owned planes.



**Dayton Elementary School**

Image Source: Tippecanoe County Schools



**Wainwright Middle School**

Image Source: Tippecanoe County Schools



**Wyandotte Library**

Image Source: Google Images





**03**

**COMPREHENSIVE  
PLANNING  
COMMITTEE**

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## OVERVIEW

In order to ensure the needs of Dayton were met through the development of this plan, a steering committee of local leaders and stakeholders was assembled to guide the planning process. This section includes a review of the steering committee members who participated in this process, the summaries from their three meetings, and a description of their role in developing *Distinctly Dayton*.



# COMMITTEE MEMBERS

## STEERING COMMITTEE MEMBERS

**Al Beavers** | Community Resident

**Vicky Beavers** | Community Resident

**Marc Buhrmester** | Dayton Redevelopment

**Dave Crandall** | Real Estate and Dayton United Methodist Church

**Kathy Cox** | Agriculture Community and Business Owner

**Mike Grimes** | Presbyterian Church Representative

**Dale Hayes** | Business Owner

**David Hittle** | Area Plan Commission

**Ron Koehler** | Utility President and Police Representative

**Cindy Marsh** | Business Owner

**Jen Manago** | Town Council President

**Steve Schuhle** | Community Resident

**Dave Stoike** | Community Resident

**Robert Taylor** | Dayton Police

# MEETING SUMMARIES

## MEETING #1: SEPTEMBER 6, 2022

On September 6, 2022, Distinctly Dayton's Steering Committee met for the first time. Ten committee members participated in the session, during which the group reviewed the project timeline, how they would support comprehensive planning efforts as committee members, and the existing demographic and physical conditions of the Dayton community. Additionally, the committee spent the second part of the meeting participating in a visioning exercise where they were asked to identify some of Dayton's major challenges and opportunities for different planning topics, such as land use, economic development, and placemaking. A brief summary of their responses for each topic is included below:

**Land Use** – Much of the land within Dayton's town boundary is currently built out, so there is limited space for new development. Where development can occur, committee members would like to see more housing to support new populations and more retail businesses, such as a barber shop, hardware store, and pharmacy.

**Facilities and Services** – As the potential for new development increases, so will the need for more Town staff, such as police officers and street maintenance workers. Committee members would also like to consider developing a community center. They also expressed an interest in having more independence from the County government as moving forward.

**Economic Development** – Committee members offered a mix of different ideas for future economic development strategies. There is an interest to focus economic development on attracting small businesses, as well as interest in encourage fast-food options and maximizing the potential of underdeveloped areas along the interstate.

**Housing** – Committee members discussed Dayton's role as a "bedroom community" for Lafayette/West Lafayette and that housing will be an important component of Distinctly Dayton planning effort. There was discussion about the need to increase housing diversity through unique housing types, such as senior and assisted living options, and incentives or grant programs to encourage homeowners and landlords to update their exteriors.



**Transportation** – Much of the initial feedback related to transportation revolved around the railroad crossing along Dayton Road and how it poses a challenge for travel and development in the southern part of Dayton. To resolve this, committee members discussed the potential to develop a detour or bridge that would lessen the train line’s impacts on mobility. Additionally, there was discussion about determining the feasibility of installing a four-way stop at the intersection of Dayton Road and State Road 38.

**History and Architecture** – Committee members discussed the potential of adding signage and markers to identify historic sites and structures. Dayton’s bicentennial is also coming up in 2027, so there is opportunity leading up to that event to focus on commemorating and celebrating the town’s history.

**Parks and Recreation** – Committee members recognized the need for more park space within downtown the more populated areas of town, but there are several challenges to accomplishing this, including land availability, a limited budget, and few staff to maintain a park. There is interest in walking trails, sports fields, splashpads, and golf courses.

**Placemaking** – Committee members are interested in seeing a variety of placemaking strategies to not only reinforce a brand or identify for Dayton but also encourage additional economic development impact. Dayton already hosts a few community events throughout the year and would like to expand upon those to celebrate Dayton’s local flavor and boost community involvement in planning and implementing local projects. There was also interest in strategies that will help cultivate a distinct, lively, and vibrant town center, which can include branding efforts, streetlights, signage and landscaping that will articulate Dayton’s unique identity.





## MEETING #2: DECEMBER 20, 2022

The Steering Committee's second meeting was attended by four committee members who reviewed and revised the draft vision statement and plan elements that were developed based on the public survey, public open house, and ideas generated in the first committee meeting. During this discussion, committee members shared ideas for additional strategies, such as installing solar panels on Town Hall, using signage and walking tours to reinforce the historic district, and developing a rental registration program for multi-family housing. Additionally, committee members wanted to see more prescriptive language throughout the plan to provide precise and unambiguous direction to future efforts. The presentation materials were shared with the entire Steering Committee after the meeting with any input received being incorporated into the final public open house materials.

## MEETING #3: MARCH 17, 2023

The Steering Committee's last meeting was attended by seven committee members who reviewed and revised the complete draft plan and implementation action steps. During this discussion, committee members shared ideas for narrative, graphic, and other content edits.



# ROLE OF THE COMMITTEE

*Distinctly Dayton Comprehensive Plan* Steering Committee was composed of residents, leaders, and other community members who could provide a mix of perspectives on the town's current and future needs. Ultimately, steering committee members had five responsibilities to help support the planning process:

1. To serve as champions for the Comprehensive Plan and to be a liaison between their organization/department and the Steering Committee.
2. To attend a minimum of three Steering Committee meetings and two public outreach sessions between September 2022 and March 2023.
3. To provide input throughout the process and review work products.
4. To help engage the community by publicizing public meeting dates to friends, neighbors, co-workers, etc.
5. To be champions of the plan that aids in the implementation of the plan recommendations.







# 04

# ANALYSIS BY SUBJECT MATTER

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## OVERVIEW

This section includes thirteen different planning elements that are addressed as part of the comprehensive plan. For each subject area, a review of the topic's existing conditions, key goals and strategies, implementation plan, and the public input that is relevant to the topic is provided. Additionally, the final section provides a more in-depth review of the overall public engagement process and input received throughout the planning process.





# 1. LAND USE

## EXISTING CONDITIONS

The term “land use” describes how a property is used. In contrast, the term “zoning” refers to the type of current or future land use that is permitted on a property by law. Because land use and zoning are sometimes inconsistent, it is necessary to analyze a community’s existing land use and zoning separately.

By understanding how land is currently being used within a community, planners and local officials can better serve the community’s needs and provide recommendations for the future that support the overall vision of a community. Identifying and analyzing land uses in Dayton can help answer questions like “how much land is currently being used by industrial uses” or “where in town do we have incompatible land uses near each other?” By answering these questions and others, the community is better prepared to decide how land should be used in the future.

Below is a brief description of each existing land use and how it relates to adjacent land uses:

**Agricultural/Vacant** – While Dayton is currently surrounded by agricultural land, active agricultural land is not widespread in Dayton. Large portions of Dayton’s agricultural land are not accessible by roads within Town boundaries. In recent years, some historically agricultural land has gone towards the development of new residential homes. Some of these lots are still vacant whereas others have already been developed.

**Commercial** – At the town center, commercial land use is used more intensely than in the commercial lands near I-65. Commercial uses in Dayton range from automobile-supportive services to local restaurants and other small businesses. Commercial land uses within the town center are surrounded by residential and institutional uses, whereas commercial uses near I-65 are surrounded by mostly industrial uses and vacant land.

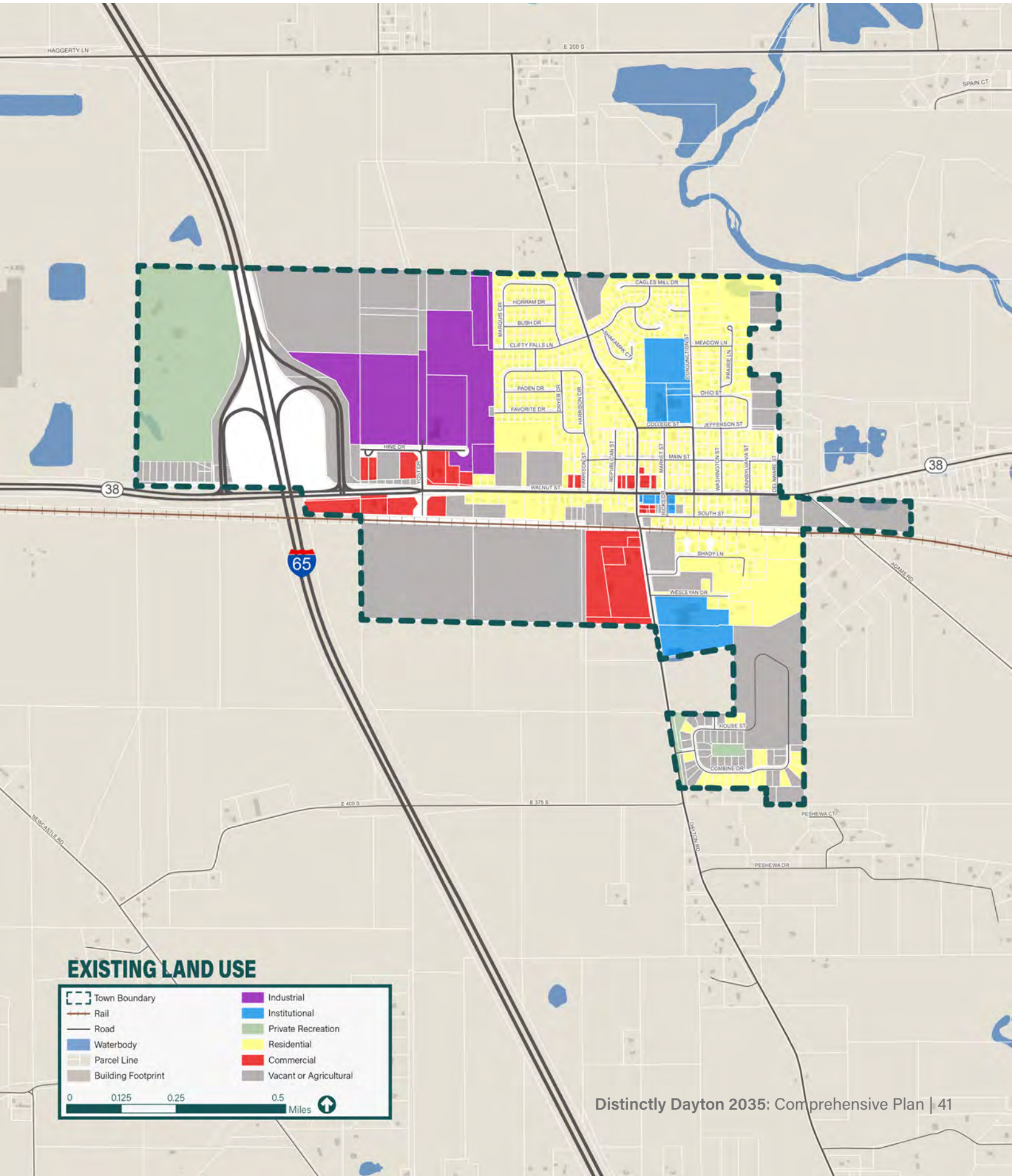
**Industrial** – The majority of Dayton’s industrial land lays on the west side of town, located to the east of I-65. Some of this land directly abuts residential areas but is buffered by hilled greenspace and young trees.

**Institutional** – Institutional uses in Dayton are comprised of an elementary school, churches, and government facilities.

**Private Recreation** – All of Dayton’s existing park and open space are not accessible to the general public. This includes the SIA Recreation Center and a small green space included in new residential development in the south end of town available only to development residents.

**Residential** – Residential is the dominant land use in Dayton. The category includes traditional residential uses, such as single-family homes and multi-family housing options.

# EXISTING LAND USE MAP



## EXISTING LAND USE

Town Boundary	Industrial
Rail	Institutional
Road	Private Recreation
Waterbody	Residential
Parcel Line	Commercial
Building Footprint	Vacant or Agricultural

0 0.125 0.25 0.5 Miles



## PURPOSE

The purpose of the future land use plan and map is to outline land uses appropriate for the future if they were to change. This identifies the type of development and where that development growth should occur based on the current land use patterns, zoning map, existing and future planned utilities, trends, and vision identified by community members during the planning process. If adopted by the Area Plan Commission of Tippecanoe County, this future land use plan and map will supersede the two existing adopted Dayton-specific land use plans: the 1981 Dayton and Vicinity: An Amendment to the Adopted Land Use Plan and the 1996 Second Amendment to the Adopted Land Use Plan For Dayton and Vicinity. This plan's recommendations for areas outside the Dayton corporate limits (identified as the "Planning Influence Area" on the Future Land Use Map) do not supersede the recommendations of any existing or future adopted comprehensive plans of presiding jurisdictions in these areas. This growth is anticipated around the Interstate 65 corridor and the surrounding area. Commercial and residential growth is identified in this area to avoid negative impacts on residential areas and maximize the potential of interstate access. New residential growth is focused near existing residential neighborhoods and undeveloped property appropriate for new development on the south portion of the town. Downtown uses should encourage mixed-use development with residential or office space oriented on the second floor or rear of properties, and retail in first floors.

## LOCATION CRITERIA FOR FUTURE LAND USE DECISIONS

Combined with the future land use designations, the location criteria should be referenced by decision makers in land use decisions. As surrounding developments progress outside of Dayton, the following location criteria is meant to provide a broad set of guidelines that should be met before land use decisions and policies are approved.

### All New Development:

- Must comply with the existing ordinances
- Should be compatible in design, density and use to surrounding development
- Should include proper transitions and buffers
- Should include proper access to transportation and utility infrastructure

### Residential Uses:

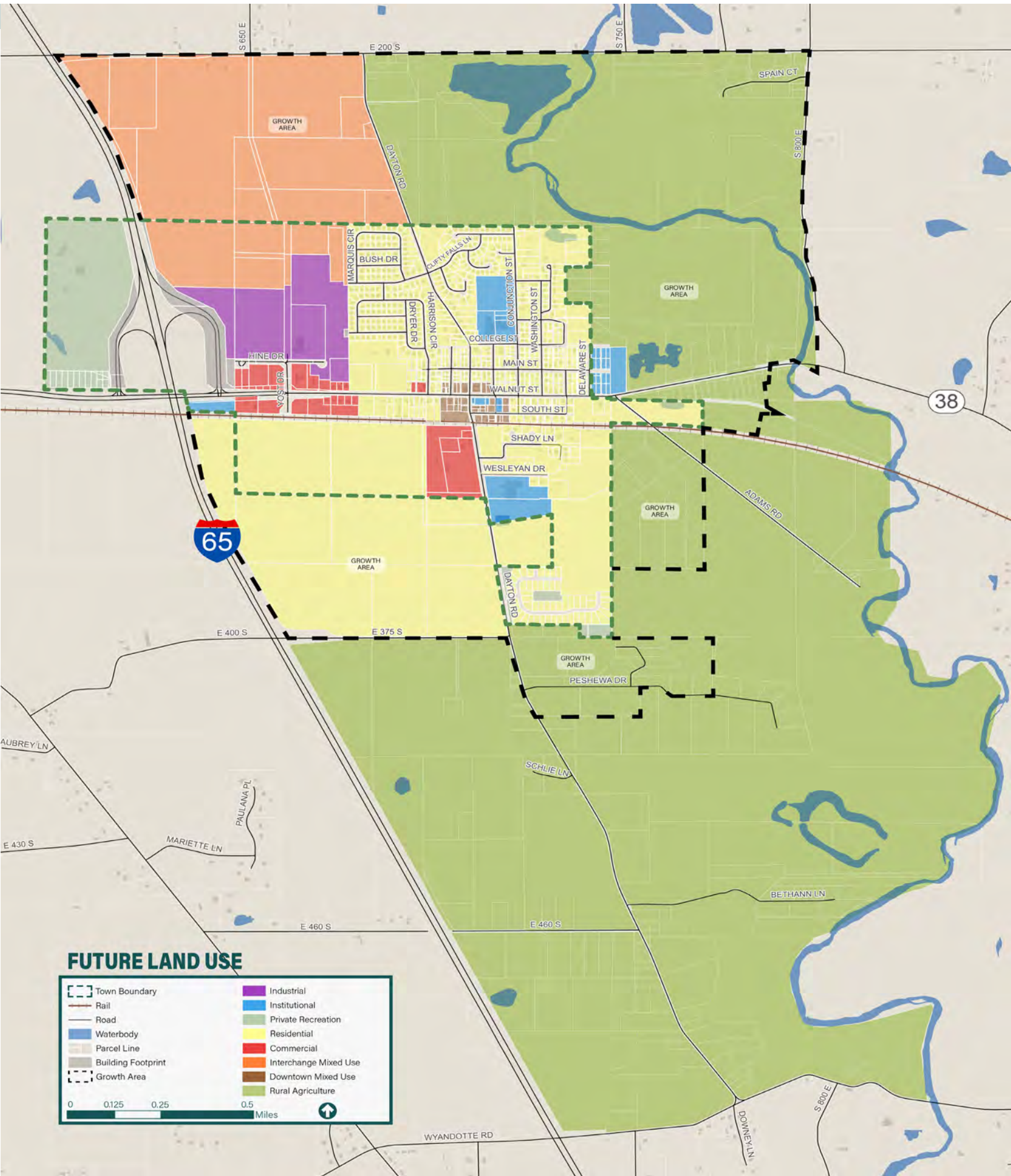
- A variety of residential densities and types should be encouraged
- Should be protected by adverse impacts by encroaching development
- Subdivision should allow for expansion and/or connection to adjacent development and connectivity between subdivisions should be encouraged
- Subdivisions should encourage pedestrian connections

### Multi-Family Residential Uses:

- Should be in areas where a transition is needed between single-family residential and nonresidential uses
- Should be located where there is a major access to nearby arterial roadways or nodes of activity



# FUTURE LAND USE MAP (With Planning Influence Area)



## FUTURE LAND USE



### **Downtown Mixed-Use**

- Should have a focus on mixed uses (retail, restaurants, office, residential, government, public spaces)
- Should be focused on the pedestrian
- Should be compatible with historic district
- Should be a provider of a wide range of economic activity
- Should reserve residential uses for the upper floors and rear of buildings
- Development should be oriented towards street with parking in rear

### **Commercial Uses**

- Should minimize curb-cuts on the roadways
- Should include buffering or screening between commercial area and residential area
- Should allow access between existing and future surrounding development
- Should focus on shared parking

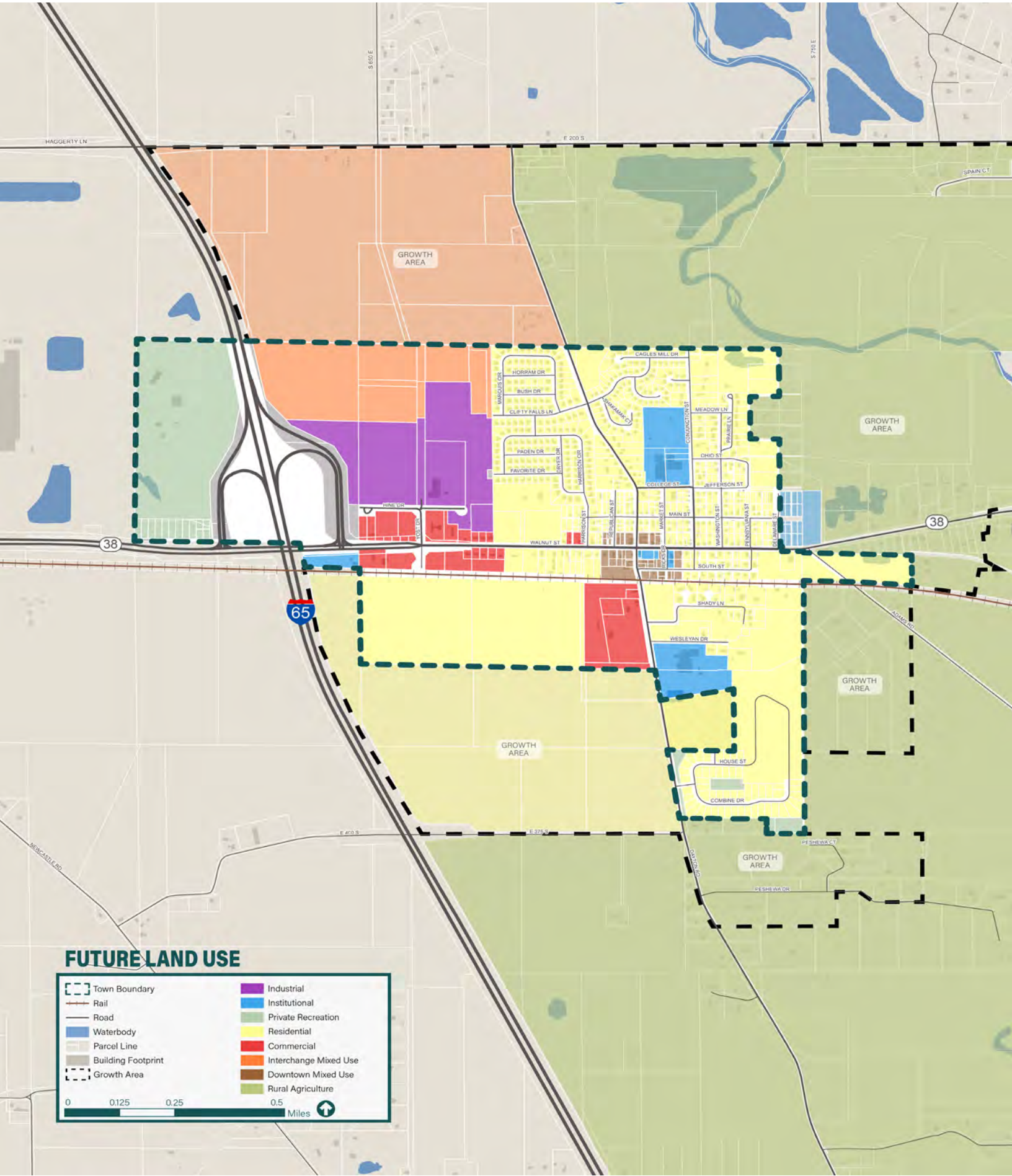
### **Industrial Uses**

- Should be located near adjacent industrial areas
- Should have nearby access to rail if applicable
- Should comply with all state environmental requirements
- Should gain access to arterial roadways and share driveways/access points

### **Interchange Mixed-Use**

- Should serve local residents and commuters and visitors along Interstate 65 and SR 38
- Should consist of a mix retail, dining, and/or entertainment with moderately dense residential
- Should transition between commercial uses and adjacent residential areas with buffers addressed through design elements, fencing and/or landscaping
- Should be focused on the pedestrian and include pedestrian connections between uses as well as external pedestrian connections to other areas within the community
- Should be compatible with surrounding uses
- Should be a catalyst of a wide range of economic activity
- Should encourage residential uses for the upper floors and in mid-density buildings
- Traffic and parking issues should be addressed on-site or through shared parking within walking distance when possible
- Access to SR 38 should be consolidated with shared driveways to reduce congestion and increase safety
- Should include aesthetically pleasing signage and site lighting to increase safety and visibility
- Design guidelines should be established that reflect the town branding and character to enhance this area as a gateway to the community

# DETAILED FUTURE LAND USE MAP



## FUTURE LAND USE

Town Boundary	Industrial
Rail	Institutional
Road	Private Recreation
Waterbody	Residential
Parcel Line	Commercial
Building Footprint	Interchange Mixed Use
Growth Area	Downtown Mixed Use
	Rural Agriculture

0 0.125 0.25 0.5 Miles



## GOAL #1

*“ Ensure sound development through everyday planning decisions and redevelopment. ”*

## STRATEGIES

1.1

Attract businesses and shoppers with a marketing strategy and financial incentives to improve commerce opportunities along State Road 38 in order to compete with the chain retailers and restaurants emerging along the corridor.

1.2

Expand the range and intensities of land use categories in the Land Use Plan to provide more detailed and focused land use recommendations for the Area Plan Commission of Tippecanoe County.

1.3

Work with the Tippecanoe County Area Plan Commission through cooperative agreements or other inter-local measures to participate in and encourage sustainable growth and development in areas outside of town municipal boundaries, where appropriate, that reflect and reinforce the land use recommendations of the Comprehensive Plan.

# LAND USE

## PUBLIC INPUT HIGHLIGHTS

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### STEERING COMMITTEE

Over the course of three Steering Committee meetings, a variety of different issues and topics were discussed. Highlights that relate to land use include:

- Dayton is situated at the fringe of both urban development and agricultural land, so moderating the two is both a challenge and an opportunity.
- There is a limited supply of undeveloped land, which could limit future development within town boundaries.
- Any new development should focus more on shops, restaurants, and parks since those are uses that will benefit residents.



### PUBLIC SURVEY

- **Survey #1: Visioning**
  - 68% of survey respondents listed limited retail and dining options as a challenge Dayton is facing and 74% would like to see more retail and dining options in Dayton.
  - 38% of survey respondents consider more retail and dining options to be very important for enhancing quality of life in Dayton and 35% consider it to be important.
  - 53% of respondents would like to see more general business and commercial uses in Dayton.
  - 74% of survey respondents would like to see Dayton embrace growth.
  - 91% of survey respondents think Dayton should be proactive in managing the type and location of future development.
- **Survey #2: Draft Plan Recommendations**
  - 80% of survey respondents agreed with the draft land use goal and three respondents considered the strategies to foster/protect character in subdivisions and to coordinate with the Area Plan Commission to encourage sustainable growth outside of town boundaries as high-priority strategies.



### PUBLIC MEETINGS

- **Public Workshop: Plan Visioning**
  - When meeting attendees were asked what they would like to see in Dayton in the next 10 years, they said they'd like to have more restaurants, a deli or café, and small/local businesses.
- **Public Open House: Draft Plan Recommendations**
  - Meeting attendees generally supported the proposed land use strategies. The strategy that received the highest priority ranking recommends collaborating with the Tippecanoe County Area Plan Commission to facilitate sustainable growth and development outside of Town boundaries.



STRATEGY

1.1

Attract businesses and shoppers with a marketing strategy and financial incentives to improve commerce opportunities along State Road 38 in order to compete with the chain retailers and restaurants emerging along the corridor.

## DESCRIPTION

Even though Dayton is located at the junction of two major roadways (Interstate 65 and SR 38), current development mainly focuses on fast food and hospitality. Agricultural land offers potential development opportunities in the area to expand the development in Dayton identified on the future land use map as potential growth areas to the north and south of current town limits. Dayton can offer local tax incentives, such as tax abatement, to spur development in these areas. For example, property taxes can

be abated or reduced to attract a new business. Abatement can range from abating all taxes or to a certain percentage and up to 10 years. The potential of the development on the northside of Dayton can improve the main gateway into Dayton from Interstate 65 and create a mix of uses including commercial and residential in a walkable dense area. Areas of development like this will ultimately provide an increased tax base for the town.

## ACTION STEPS

- A. Consider benefits of establishing a TIF District in this area.
- B. Work with partners to actively attract targeted businesses to Dayton and provide the needed facilities once development occurs.
- C. Reference the Future Land Use Plan for land use decisions or deviations from the established zoning ordinance.

## STRATEGY

1.2

Expand the range and intensities of land use categories in the Land Use Plan to provide more detailed and focused land use recommendations for the Area Plan Commission of Tippecanoe County.

### DESCRIPTION

A diversity of housing types, styles, and sizes meeting the needs of residents of all ages, financial situations, and lifestyles may require flexibility in zoning regulations. Dayton should consider reviewing and participate with the Area Plan Commission updating the existing zoning ordinances and subdivision controls to

allow for various housing types and mixed-use developments. The Area Planning Commission and Town Council should initiate a zoning ordinance amendment process that carefully develops a new zoning district that allows for appropriate mixed uses.

### ACTION STEPS

- A. Review the existing zoning ordinance and subdivision control for deficiencies.
- B. Submit updates to the Area Plan Commission for zoning and subdivision control ordinances.
- C. Encourage creativity in the design of subdivisions to foster/protect community character open space and other natural features.

## STRATEGY

1.3

Work with the Tippecanoe County Area Plan Commission through cooperative agreements or other inter-local measures to participate in and encourage sustainable growth and development in areas outside of town municipal boundaries, where appropriate, that reflect and reinforce the land use recommendations of the Comprehensive Plan.

## DESCRIPTION

The comprehensive plan is intended to be used as a guide for future development decisions such as rezoning, variances, or other formal decisions regarding development. The town should continue to participate in revising the zoning ordinance and applicable land use policies as new trends in development occur. Trends may include changes in parking

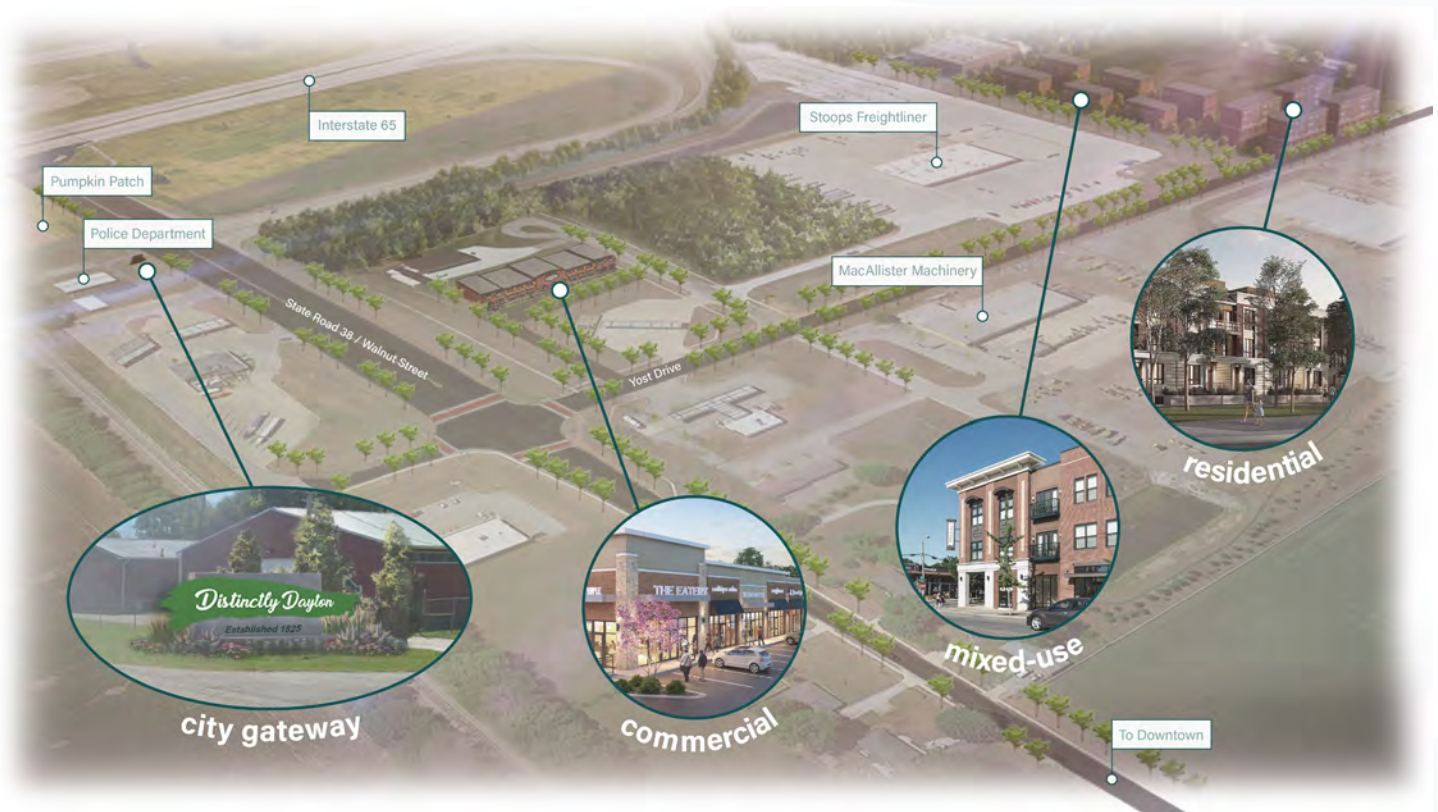
standards, signage, emphasis on mixed-use development or other technology advancement that influence the built environment. This will eliminate conflict with the direction of Dayton set forth in this plan. Decision makers should reference the future land use map recommendations as revision of current policies and ordinances are needed.

## ACTION STEPS

- A. Identify areas for annexation that would be financially viable.
- B. Reach out to impacted property owners to determine if the annexation would be supported.
- C. Evaluate existing land use controls.
- D. Adopt an annexation policy that requires annexation and/or evaluate the extension of utilities or Town services.
- E. As zoning changes, variances, and special exceptions come before the Area Plan Commission and Town Council, reference the Future Land Use Map and Comprehensive Plan.



## FUTURE LAND USES AT THE I-65 INTERCHANGE



The above graphic demonstrates how recommended future land uses near the State Road 38 and Interstate 65 interchange can be realized with the integration of commercial, mixed-use, and moderately dense residential development. The combination of these uses near the interstate, roadway improvements on State Road 38, and signage at the town gateway will help signal to visitors, residents, and passerbys the boundaries and character of Dayton.



## GOAL #1

*Ensure sound development through everyday planning decisions and redevelopment.*

Strategy	Priority Level					Partners	Tools and Resources
	LOW PRIORITY	MEDIUM PRIORITY	HIGH PRIORITY	ONGOING			
<p><b>1.1</b></p> <p>Attract businesses and shoppers with a marketing strategy and financial incentives to improve commerce opportunities along State Road 38 in order to compete with the chain retailers and restaurants emerging along the corridor.</p>			●			<p>Town Council, Town Staff, Area Plan Commission</p>	<p>American Planning Association (Indiana Chapter), Indiana Code (36-7-4), Developers</p>
ACTION STEPS	<p>A. Consider benefits of establishing a TIF District in this area.</p>						
	<p>B. Work with partners to actively attract targeted businesses to Dayton a provide the needed facilities once development occurs.</p>						
	<p>C. Reference the Future Land Use Plan for land use decisions or deviations from the established zoning ordinance.</p>						
<p><b>1.2</b></p> <p>Expand the range and intensities of land use categories in the Land Use Plan to provide more detailed and focused land use recommendations for the Area Plan Commission of Tippecanoe County.</p>		●				<p>Town Council, Town Staff, Area Plan Commission, Consultant/Attorney, Developers</p>	<p>American Planning Association (Indiana Chapter), Indiana Code (36-7-4)</p>
ACTION STEPS	<p>A. Review the existing zoning ordinance and subdivision control for deficiencies.</p>						
	<p>B. Submit updates to the Area Plan Commission for zoning and subdivision control ordinances.</p>						
	<p>C. Encourage creativity in the design of subdivisions to foster/protect community character open space and other natural features.</p>						
<p><b>1.3</b></p> <p>Work with the Tippecanoe County Area Plan Commission through cooperative agreements or other inter-local measures to participate in and encourage sustainable growth and development in areas outside of town municipal boundaries, where appropriate, that reflect and reinforce the land use recommendations of the Comprehensive Plan.</p>			●			<p>Town Staff, Area Plan Commission, Consultant/Attorney</p>	<p>Redevelopment Commission, American Planning Association (Indiana Chapter), Indiana Code (36-7-4)</p>
ACTION STEPS	<p>A. Identify areas for annexation that would be financially viable.</p>						
	<p>B. Reach out to impacted property owners to determine if the annexation would be supported.</p>						
	<p>C. Evaluate existing land use controls.</p>						
	<p>D. Adopt an annexation policy that requires annexation and/or evaluate the extension of utilities or Town services.</p>						
	<p>E. As zoning changes, variances, and special exceptions come before the Area Plan Commission and Town Council, reference the Future Land Use Map and Comprehensive Plan.</p>						





## 2. GOVERNMENT AND FISCAL CAPACITY

### EXISTING CONDITIONS

The Town of Dayton was incorporated on June 24, 1970 and became a member jurisdiction of the Tippecanoe County Unified Zoning Ordinance the same year. By town ordinance, zoning responsibilities fall on the county Area Plan Commission, although final legislative decisions fall to the Town Council.

The Town Council is comprised of five members who will all serve At-Large beginning in 2024. The Town Council is the Executive, Legislative, and Oversight body and the Council President is the Executive Officer. The Town Council is responsible for all functions of the Town, including budgets,

spending, employees, utilities, buildings, maintenance, resolutions, and ordinances. The Clerk-Treasurer manages the town finances with Council oversight and approval.

The Town revenues come primarily from property taxes but they also benefit from miscellaneous revenues from the state such as a share of riverboat and other funds, and shares of the local income, public safety, and excise taxes from the county. The Town also benefits from various grants and participates annually in the state's Community Crossing Matching Grant Program.

## PUBLIC INPUT

### PUBLIC SURVEYS

- **Public Survey #2: Draft Plan Recommendations**
  - 90% of survey respondents agreed with government and fiscal capacity goal.

### PUBLIC MEETINGS

- **Public Open House: Draft Plan Recommendations**
  - Meeting attendees strongly supported the four proposed strategies for government and fiscal capacity. Of these strategies, pursuing grant funding and other resources was ranked as the highest priority.
  - Additional ideas from meeting attendees included pursuing grant funding on all major public investment projects.



## GOAL #2

*“ Grow the community through fiscally responsible decisions and ability of the Town to support the growth. ”*

## STRATEGIES

2.1

Prepare and adopt a Capital Improvement Plan every 3-5 years in order to budget for future capital expenditures to accommodate future growth.

2.2

Consider the fiscal impact on municipal finances and the taxpayers of proposed projects as part of the development review process.

2.3

Strengthen regional partnerships and be involved in all local and regional planning and development issues to ensure that the Town's citizens are well represented.

2.4

Continue to track and apply for grant funds and other technical resources at state and federal levels.



STRATEGY

2.1

Prepare and adopt a Capital Improvement Plan every 3-5 years in order to budget for future capital expenditures to accommodate future growth.

## DESCRIPTION

A Capital Improvement Plan (CIP) assess current infrastructure, existing improvements needed, and future development plans to determine if the Town is prepared for the next 3-5 years of growth through recommendations. The overall goal of the Capital Improvements Plan is to allocate specific amounts of funding for capital projects that carry out the vision of comprehensive planning efforts in Dayton. This includes projects that improve, replace, or install new municipal infrastructure. Through capital projects, Dayton can seek to mitigate public health threats, improve the resiliency of current infrastructure systems, improve services and quality of life for residents, enhance parks and sidewalks, replace infrastructure that

has aged past its serviceable life, and make improvements related to other municipal goals. The CIP should consider the identified potential annexation areas that can be incorporated into Dayton to increase the town's revenue through new development and property taxes. By planning for these projects, Dayton can reduce the likelihood of emergency spending and responsibly plan for infrastructure investments. Once created, the CIP should include all capital construction and purchases over 3 to 5-year period. The plan should be updated every 3-5 years for the purpose of aligning expenses with revenue and to allow planning for major projects.

## ACTION STEPS

- A. Create a CIP through coordination with Town Staff.
- B. Update the CIP regularly if unexpected changes occur that would influence.

## STRATEGY

2.2

Consider the fiscal impact on municipal finances and the taxpayers of proposed projects as part of the development review process.

### DESCRIPTION

Local governments provide a wide variety of facilities and services. As budgets shift, Town leaders often struggle with how to reduce the costs of needed facilities and services and/or increase revenues without overburdening residents. While many cities and towns struggle with rising costs for services, they also face stagnant or even declining revenues due to struggling local economies and/or shrinking state and federal funds. The link between financial planning and budget preparation gives the Town structure when planning and implementing new development. An adopted

budget represents the financial plan used by the Town to achieve its goals and objectives. When considering proposed projects, towns should analyze availability of funding, needed infrastructure, and land/property opportunities. As new development occurs in new areas that are annexed into the municipal limits, additional vehicular and utility infrastructure may be required as well. As Dayton reviews proposed projects, decision makers should reference the CIP (if created) and other infrastructure plans to identify current and needed capacities.

### ACTION STEPS

- A. Continue to track new development that occurs in Dayton.
- B. Annually review the impact on new development (residents added, personnel added, infrastructure extended, etc.) to the town's capacities.

## STRATEGY

2.3

Strengthen regional partnerships and be involved in all local and regional planning and development issues to ensure that the Town's citizens are well represented.

### DESCRIPTION

Located along SR 38 and Interstate 65, Dayton is located just outside of the Lafayette, Indiana. Along with cultural, entertainment, and hospitality destinations within the region, Dayton is also positioned along a travel corridor that connects Chicago and Indianapolis and is heavily travelled. Partnerships with these local regional communities will provide Dayton with a voice in future development.

Developing additional local partnerships with nonprofits, private organizations, and public entities should be a priority to secure the success and implementation of this plan. At the regional level, Dayton should continue to actively participate in the planning process of various Tippecanoe County initiatives to remain up to date with regional planning efforts and development plans.

### ACTION STEPS

- A. Identify regional partnerships that Dayton would benefit from regular coordination efforts.
- B. Meet regularly with regional partners for planning, economic, and regional related issues.



## STRATEGY

2.4

Continue to track and apply for grant funds and other technical resources at state and federal levels.

### DESCRIPTION

Funding is the cornerstone to keep the growth and development of Dayton moving forward. Along with growth and development, Dayton should also prioritize and support improvement projects that add to the overall quality of life of the community. Dayton needs to keep up to date with changing funding opportunities at all levels of the government as well as private opportunities. The Town should create

and continually update a list of potential funding opportunities Town staff can utilize as appropriate. Appendix (A), on page A1, lists potential tools, resources, and funding opportunities that Dayton can utilize for the implementation of the recommendations. Other partnerships and resources for each objective are included in the action step tables for each plan element chapter within this plan.

### ACTION STEPS

- A. Create a funding and technical resource database or table to keep track of funding opportunities.
- B. Annually update the resource database table.



# IMPLEMENTATION TABLE

## GOAL #2

*Grow the community through fiscally responsible decisions and ability of the Town to support the growth.*

	Strategy	Priority Level					Partners	Tools and Resources
		LOW PRIORITY	MEDIUM PRIORITY	HIGH PRIORITY	ONGOING			
<b>2.1</b>	Prepare and adopt a Capital Improvement Plan every 3-5 years in order to budget for future capital expenditures to accommodate future growth.				●		Town Council, Town Staff	Financial Advisor
ACTION STEPS	A. Create a CIP through coordination with Town Staff. B. Update the CIP regularly if unexpected changes occur that would influence.							
<b>2.2</b>	Consider the fiscal impact on municipal finances and the taxpayers of proposed projects as part of the development review process.				●		Town Council, Town Staff, Property Owners,	
ACTION STEPS	A. Continue to track new development that occurs in Dayton. B. Annually review the impact on new development (residents added, personnel added, infrastructure extended, etc.) to the town's capacities.							
<b>2.3</b>	Strengthen regional partnerships and be involved in all local and regional planning and development issues to ensure that the Town's citizens are well represented.				●		Town Council, Town Staff, Chamber of Commerce, Economic Development Corporation	
ACTION STEPS	A. Identify regional partnerships that Dayton would benefit from regular coordination efforts. B. Meet regularly with regional partners for planning, economic, and regional related issues.							
<b>2.4</b>	Continue to track and apply for grant funds and other technical resources at state and federal levels.				●		Clerk Treasurer, Town Staff	Local, State, Federal Agencies, Private Funders, Chamber of Commerce, Economic Development Corporation
ACTION STEPS	A. Create a funding and technical resource database or table to keep track of funding opportunities. B. Annually update the resource database of table.							





## 3. PUBLIC FACILITIES AND SERVICES

### EXISTING CONDITIONS

This section provides a summary of Dayton’s existing public facilities and services. As a small community, some of these government services are managed at the county or township entities, which reduces the need for local management. By understanding what public services and facilities are currently available to the community and how they are managed, local officials and community members can better identify Dayton’s future needs and how to collaborate with other government agencies to meet these needs.

### UTILITIES

Through an agreement with the City of Lafayette, Dayton is able to provide water and wastewater management locally. This combined utility service has been in effect since the late 1970s and allows Dayton to keep just one full-time staff person to maintain the town’s pumping stations and water meters. Electric service in Dayton is provided by Duke Energy and gas service is provided by Center Point.

### GOVERNMENT FACILITIES

The Town of Dayton currently manages two government facilities. The Dayton Town Hall is located at the town’s core and is accessible

to the community from State Road 38 and Dayton Road. Town Hall hosts the Dayton Town Council sessions and the offices of Town staff. The Dayton Police Department is located on State Road 38 near the I-69 interchange. Dayton also hosts a Sheffield Township Volunteer Fire Department on Market Street and a branch of the U.S. Post Office on State Road 38.

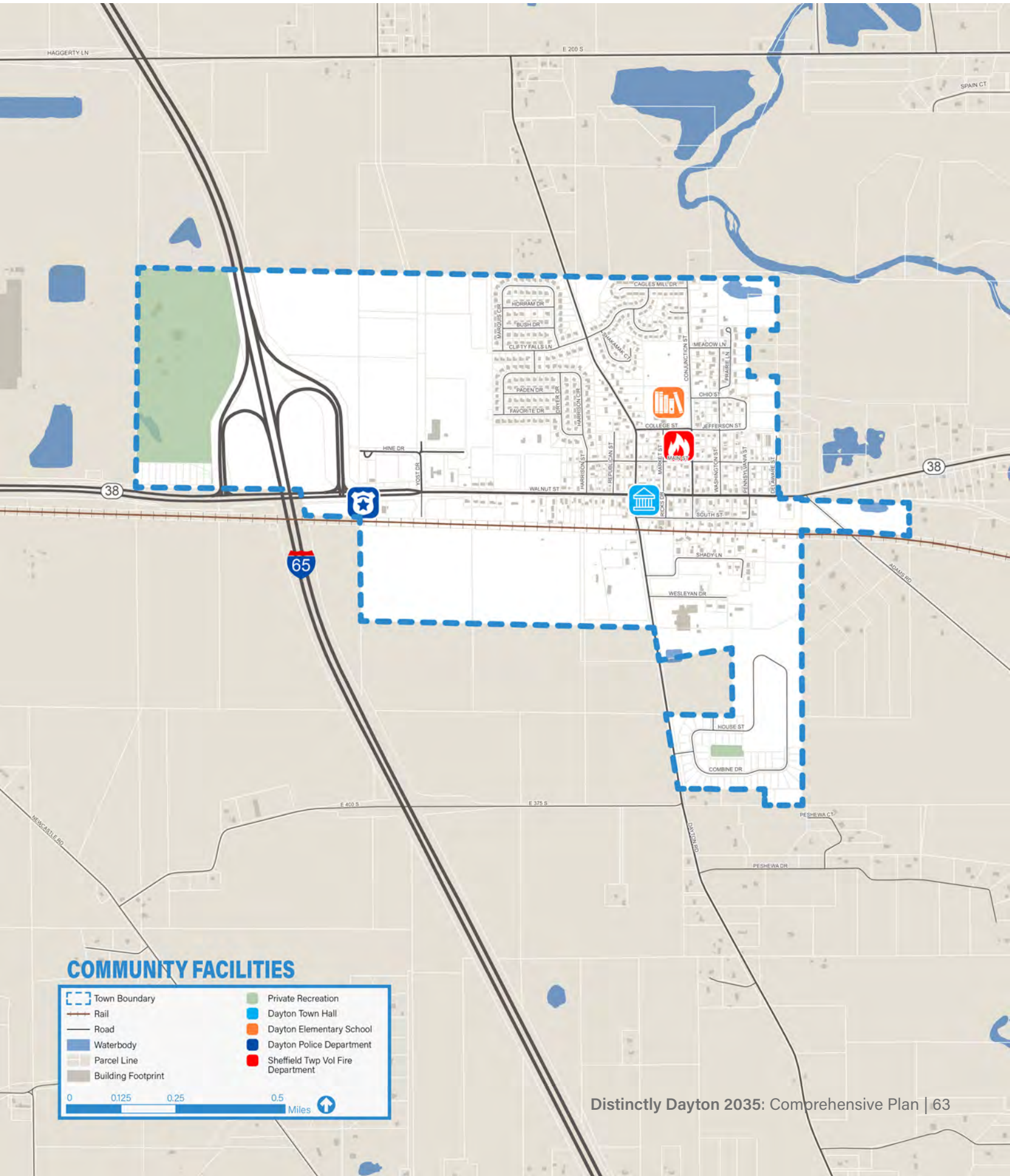
### EDUCATIONAL FACILITIES

Dayton currently houses one elementary school as its only educational facility. Dayton Elementary School serves about 400 students from kindergarten to 5th grade and is one of 11 elementary schools in the Tippecanoe School Corporation. Outside of Dayton, the public school district also includes multiple middle schools and high schools.

### RECREATIONAL FACILITIES

While the Town does not currently own or manage any official parks or recreational spaces, the community can access a greenspace that is adjacent to Town Hall, which includes a gazebo, a lawn, and walking paths. Additionally, students at Dayton Elementary School have access to a playground and baseball and softball fields.

# EXISTING COMMUNITY FACILITIES



## COMMUNITY FACILITIES

Town Boundary	Private Recreation
Rail	Dayton Town Hall
Road	Dayton Elementary School
Waterbody	Dayton Police Department
Parcel Line	Sheffield Twp Vol Fire Department
Building Footprint	

0 0.125 0.25 0.5 Miles



## GOAL #3

*“ Continue to provide high-efficiency community utilities, facilities, and services. ”*

## STRATEGIES

- 3.1** Create and market a comprehensive events calendar.
- 3.2** Explore a public-private partnership for a recycling program.
- 3.3** Explore the potential to install solar panels onto Town Hall.
- 3.4** Initiate a process for systematically upgrading the utility systems within the town.
- 3.5** Annually evaluate the impact of new development on services to determine the need for additional equipment or personnel if warranted.
- 3.6** Encourage green infrastructure solutions such as the use of stormwater solutions and power generation for new developments.

# PUBLIC FACILITIES AND SERVICES

## PUBLIC INPUT HIGHLIGHTS



### STEERING COMMITTEE

Over the course of three Steering Committee meetings, a variety of different issues and topics were discussed. Highlights that relate to land use include:

- The Town needs a larger public meeting space. The current space in Town Hall is too small to encourage the public to attend so the enhancement of the area as more of a “town square” is desired.
- There was also interest in developing a community center or development that could include both local retail and community facilities near the “town square” focus area.
- With an increasing population, there is a potential need to expand number of police officers to adequately serve the community.
- There is potential to add solar panels on public facilities, including the Town Hall and Police Station.

### PUBLIC SURVEY

- **Public Survey #1: Visioning**
  - 49% of survey respondents consider adequate public safety to be very important for enhancing quality of life in Dayton and 40% consider it to be important.
  - 57% of survey respondents consider a strong school system to be very important for enhancing quality of life in Dayton and 29% consider it to be important.
  - When asked what Dayton’s challenges are in relation to education, 27% of respondents said access to trade skill programs, 20% said lack of pre-school and daycare options, and 20% said the affordability of pre-school and daycare options.
  - When asked what types of utility improvements are needed, survey respondents expressed two major issues that should be addressed:
    - Less expensive water and wastewater bills.
    - Lowering the fees on the pass-through costs of utilities that are provided by Lafayette.
- **Public Survey #2: Draft Plan Recommendations**
  - 100% of respondents agreed with the public facilities and services goal, with the strategy to create an events calendar receiving a high-priority ranking from 3 people.

### PUBLIC MEETINGS

- **Public Workshop: Plan Visioning**
  - When meeting attendees were asked what they would like to see in Dayton in the next 10 years, they said they’d like to have trash cans for dog walkers, a community center or library, and to make some improvements to the post office, such as adding a small parking lot or relocating it across the street.
- **Public Open House: Draft Plan Recommendations**
  - Meeting attendees supported the draft strategy statements, with some moderate support for the exploration of public-private partnerships to develop a local recycling program.
  - Meeting attendees identified the strategy to explore the potential to install solar panels on town owned properties as the highest-priority strategy.





STRATEGY

3.1

Create and market a comprehensive events calendar.

## DESCRIPTION

As technology becomes more integrated into everyday life, it becomes that much more important to reach residents and visitors to Dayton through online and social media platforms. These platforms can be a tool for information and to attract both residents and businesses to the area. The town should continue to regularly manage the existing website and social media platforms to inform

and promote the community and region regarding events and other updates. This engagement should also include educating residents about available community facilities and events in the area through the town website. Whenever feasible, this information should be formatted so it can be easily printed by residents.

## ACTION STEPS

- A. Consider expanding the existing calendar on the town's website to be more user-friendly and inclusive of events held by other organizations.
- B. Market the existing calendar on the town's website.
- C. If feasible, consider creating a smart phone application to host information about community events and programs, and parks and recreation opportunities.



## STRATEGY

### 3.2

Explore a public-private partnership for a recycling program.

#### DESCRIPTION

Currently the town provides recycling to all residents. Recycling pick-ups are collected during the regular trash pick ups but separated in different bins. Incentivizing the use of recycling should be done by making the process simpler for residents. This could include a regular schedule for all recyclable materials, and removing the requirement for these materials to be separated. To ensure this

expansion of recycling does not come at an exponential cost, the town should identify and solicit proposals for recycling companies to offer these services to residents that would require a flat fee for recycling pick-up and sorting.

#### ACTION STEPS

- A. Identify and solicit proposals from third-party recycling companies to reasonably expand recycling services in.
- B. Update and simplify the existing trash and recycling program by removing separation requirements and designated weeks for certain materials.

## STRATEGY

### 3.3

Explore the potential to install solar panels onto Town Hall.

#### DESCRIPTION

Renewable energy plays an important role in reducing greenhouse gases, but can also contribute to long-term cost savings in electricity. While the use of renewable energy is the choice of consumers, the town can take measures to promote the use of solar power or other types of renewable energy. Dayton should lead by example and consider the costs and benefits to converting town-owned buildings and facilities to the use of renewable energy. Adding solar panels to the grid could also

promote the use of renewable energy in Dayton, supporting both energy needs and clean air. Additionally, the town can also promote Indiana and federal laws that help consumers go solar such as net metering (credit on electric bill), solar easements and rights law (ensuring your installation is not covered by shade), exempting solar panels from property taxes and sales tax, and federal investment tax which deducts 30 percent of the cost from federal income taxes.

#### ACTION STEPS

- A. Consider renewable energy for municipal buildings and facilities to reduce energy consumption costs.
- B. Identify potential locations to harvest solar and wind energy in Dayton.
- C. Share information regarding Indiana's solar rebates and incentives to promote residential use of solar energy.

## STRATEGY

### 3.4

Initiate a process for systematically upgrading the utility systems within the town.

#### DESCRIPTION

It is recommended (Objective 7.1) to create an asset management plan that will include utility improvements. Asset management is a dynamic and ever-changing approach to comprehensively manage infrastructure costs for utilities, while also guaranteeing quality standards and the service expectations of ratepayers. An asset management plan would allow the utility to ensure that planned maintenance can be conducted, and capital assets can be replaced, repaired, or upgraded on time and with enough money to pay for them. Additional to this management plan, the town should develop a process of mapping the

town utility assets. The collection of utility asset data and the development of a management plan will strengthen the town's ability to manage the utility. To begin implementation of the asset management plan the following will occur as part of the project: software selection and implementation; field data collection/asset inventory; GIS layer creation; record drawing management; and conversion of past project as-builts. This implementation will allow the town to further develop the asset management plan to maintenance schedules, capital project planning, etc.

#### ACTION STEPS

- A. Develop and maintain a GIS integrated utilities asset management plan.
- B. Conduct a planning and feasibility study for the management of wastewater service in Dayton
- C. Identify and prioritize the most critical projects that meet community needs and long-range goals with expected available funds that serves as a guide for the investment of financial resources in public utilities, facilities, and services.

## STRATEGY

3.5

Annually evaluate the impact of new development on services to determine the need for additional equipment or personnel if warranted.

### DESCRIPTION

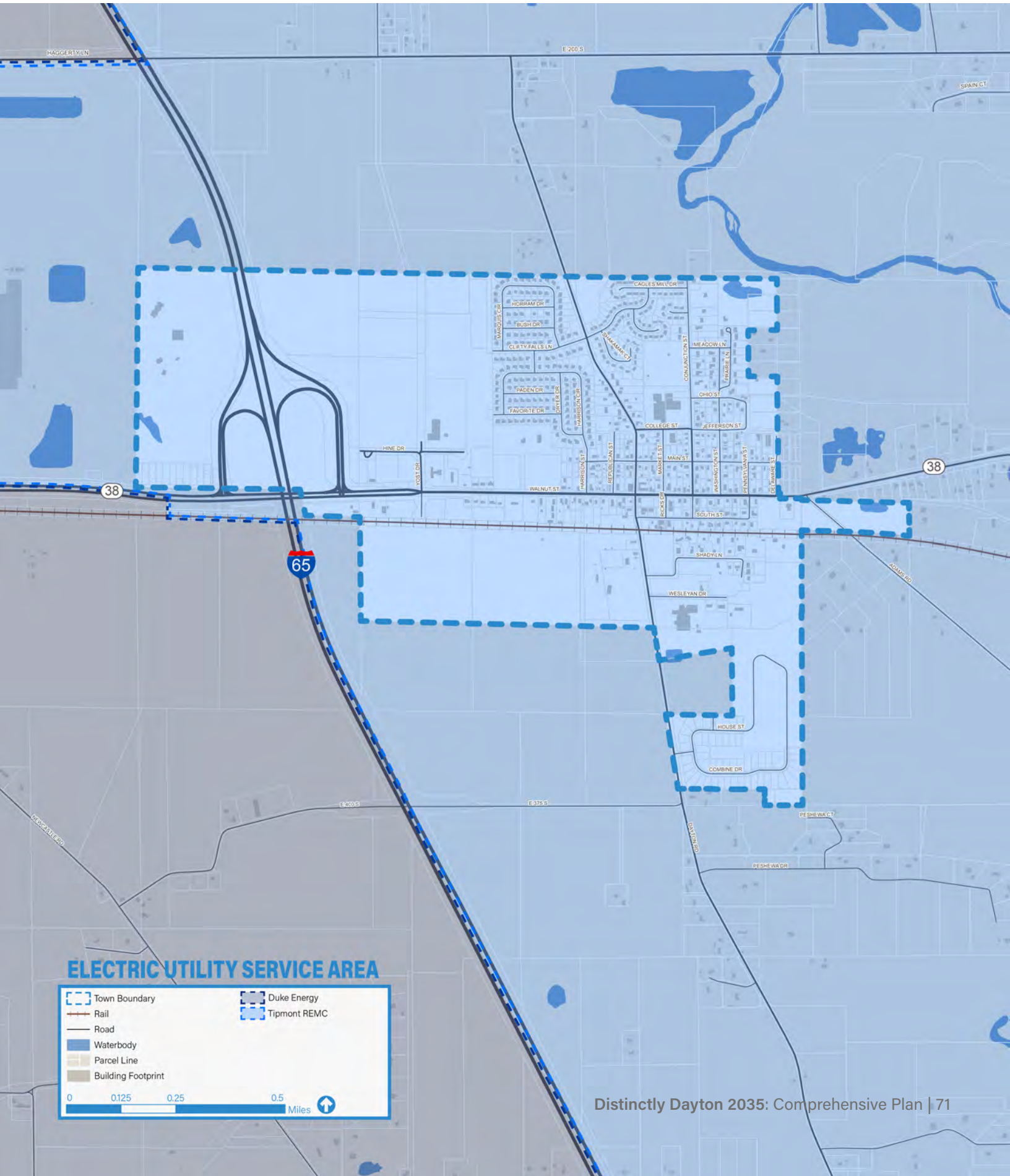
Local utilities should be consulted and included in the planning process for future growth and development. This coordination will help the community manage growth by coordinating the density, rate, location, timing, and type of development with the utility during the development review process. An evaluation of the existing facilities and services should be conducted to ensure that future growth can facilitate the new development. For example,

if a new residential neighborhood is created, an additional police officer or additional fire safety facilities may need to be incorporated into the system. Also, Dayton should consider the effects of visitor population versus the permanent population on the emergency services. If coordination is done correctly, it will help promote affordable growth and ensure that the community is not left playing “catch-up” to provide necessary infrastructure.

### ACTION STEPS

- A. Perform regular reviews of the operations and effectiveness of the emergency services to find and fill gaps in the service area.
- B. Coordinate growth with necessary departments (town, county, state) and districts (fire, police, EMS, schools, water/sewer, utilities, etc).
- C. As new development occurs that would impact emergency services, the Town should consider obtaining additional personal or equipment.
- D. Continue to invest and upgrade safety and public service vehicles.

# EXISTING UTILITY SERVICE AREA



## ELECTRIC UTILITY SERVICE AREA



## STRATEGY

3.6

Encourage green infrastructure solutions such as the use of stormwater solutions and power generation for new developments.

### DESCRIPTION

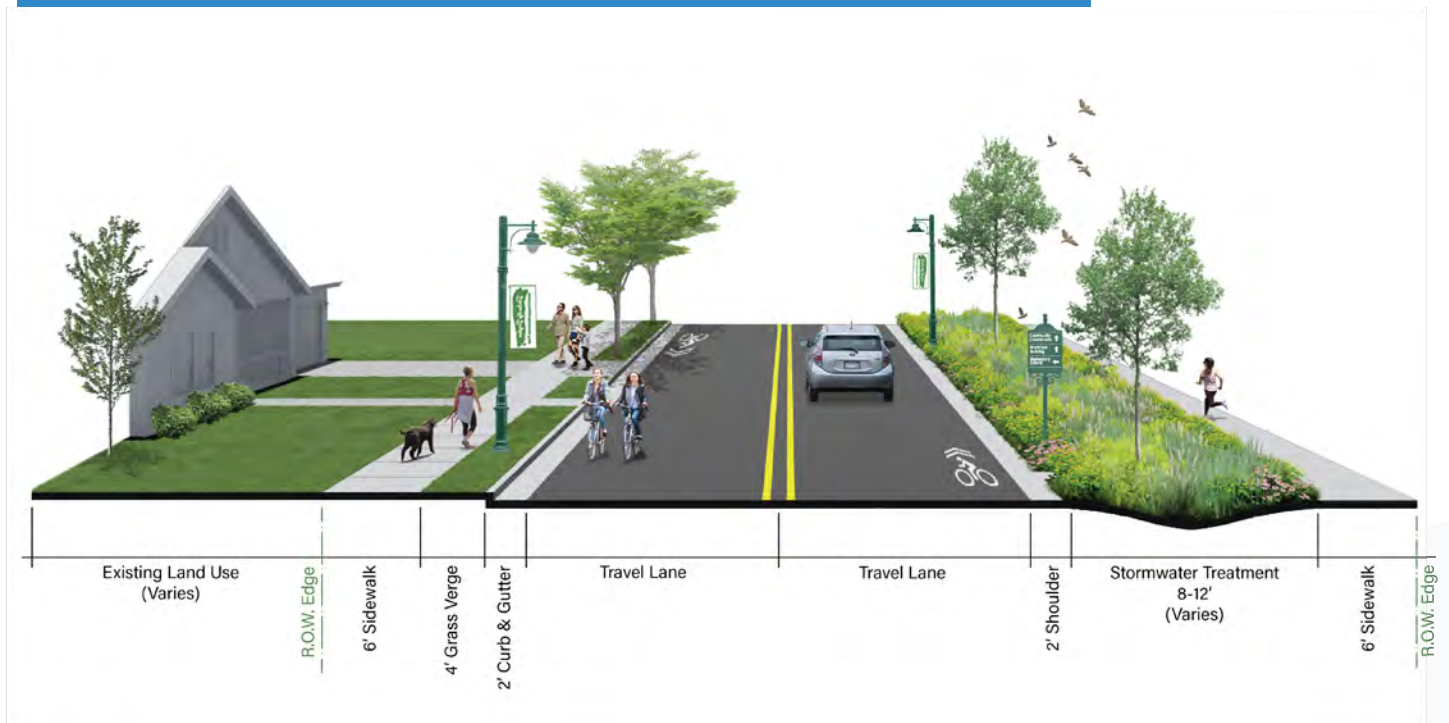
Communities of all sizes and in all climates are using green infrastructure to help manage stormwater. Techniques such as permeable pavement, bioswales, rain gardens, and green roofs use the natural processes associated with soils and vegetation to capture, slow down, and filter runoff, often allowing it to recharge ground water. Green infrastructure manages stormwater to control flooding from small

storms and improves water quality. It also offers a wide range of other environmental, economic, public health, and social benefits. As developers and local governments recognize the multiple benefits of site-scaled green infrastructure, they are increasingly incorporating it into redevelopment projects in downtowns and infill locations.

### ACTION STEPS

- A. Prioritize projects that can be leveraged with stormwater drainage, street, or other similar infrastructure improvements.
- B. Consider stormwater utility assessment options to provide funding strictly for operations and maintenance of green infrastructure.
- C. Establish development regulation to provide development control policies that include incentives for incorporating green infrastructure.
- D. Set aside transportation funding to incorporate green infrastructure techniques into future projects.
- E. Encourage residents and property owners to install personal stormwater measures.

## STORMWATER MANAGEMENT WITH GREEN INFRASTRUCTURE



Stormwater runoff can be controlled and stored through the installation of green infrastructure along roadways as shown above.



## GOAL #3

*Grow the community through fiscally responsible decisions and ability of the Town to support the growth.*

Strategy		Priority Level				Partners	Tools and Resources
		LOW PRIORITY	MEDIUM PRIORITY	HIGH PRIORITY	ONGOING		
<b>3.1</b>	<b>Create and market a comprehensive events calendar.</b>	●				Town Staff, Local Interest Groups	Tippecanoe County Chamber of Commerce, Tippecanoe County Convention & Visitors Bureau
ACTION STEPS	A. Consider expanding the existing calendar on the town's website to be more user-friendly and inclusive of events held by other organizations.						
	B. Market the existing calendar on the town's website.						
	C. If feasible, consider creating a smart phone application to host information about community events and programs, and parks and recreation opportunities.						
<b>3.2</b>	<b>Explore a public-private partnership for a recycling program.</b>	●				Town Council, Third-party Recycling Company	
ACTION STEPS	A. Identify and solicit proposals from third-party recycling companies to reasonably expand recycling services in.						
	B. Update and simplify the existing trash and recycling program by removing separation requirements and designated weeks for certain materials.						
<b>3.3</b>	<b>Explore the potential to install solar panels on town owned properties.</b>		●			Utility Service providers, Town Council	
ACTION STEPS	A. Consider renewable energy for municipal buildings and facilities to reduce energy consumption costs.						
	B. Identify potential locations to harvest solar and wind energy in Dayton.						
	C. Share information regarding Indiana's solar rebates and incentives to promote residential use of solar energy.						



Strategy		Priority Level				Partners	Tools and Resources
		LOW PRIORITY	MEDIUM PRIORITY	HIGH PRIORITY	ONGOING		
<b>3.4</b>	<b>Initiate a process for systematically upgrading the utility systems within the town.</b>		●			Dayton Utility Service Providers, Town Staff, Town Engineer	Consulting Engineers, Alliance of Indiana Rural Water, American Water Works Association (AWWA), Indiana Municipal Power Association (IMPA), Utility Operating Funds
ACTION STEPS	A. Develop and maintain a GIS integrated utilities asset management plan.						
	B. Conduct a planning and feasibility study for the management of wastewater service in Dayton.						
	C. Identify and prioritize the most critical projects that meet community needs and long-range goals with expected available funds that serves as a guide for the investment of financial resources in public utilities, facilities, and services.						
<b>3.5</b>	<b>Annually evaluate the impact of new development on services to determine the need for additional equipment or personnel if warranted.</b>	●				Town Staff, Emergence Service Providers, Area Plan Commission, Utility Providers, Private Developers	Indiana Economic Development Association, Public-Private Partnerships
ACTION STEPS	A. Perform regular reviews of the operations and effectiveness of the emergency services to find and fill gaps in the service area.						
	B. Coordinate growth with necessary departments (town, county, state) and districts (fire, police, EMS, schools, water/sewer, utilities, etc).						
	C. As new development occurs that would impact emergency services, the Town should consider obtaining additional personal or equipment.						
	D. Continue to invest and upgrade safety and public service vehicles.						
<b>3.6</b>	<b>Encourage green infrastructure solutions such as the use of stormwater solutions and power generation for new developments.</b>	●				Town Council, County Engineer, Tippecanoe County Surveyor, Private Developers, Tippecanoe County Drainage Board	Purdue University Local Technical Assistance Program (LTAP), Consulting Engineers, INDOT LPA Programs, OCRA
ACTION STEPS	A. Prioritize projects that can be leveraged with stormwater drainage, street, or other similar infrastructure improvements.						
	B. Consider stormwater utility assessment options to provide funding strictly for operations and maintenance of green infrastructure.						
	C. Establish development regulation to provide development control policies that include incentives for incorporating green infrastructure.						
	D. Set aside transportation funding to incorporate green infrastructure techniques into future projects.						
	E. Encourage residents and property owners to install personal stormwater measures.						



## 4. PLACEMAKING

### EXISTING CONDITIONS

Placemaking refers to efforts that help establish an identity and a “sense of place” for a location, whether the place is as small as an intersection or as large as an entire city. While design elements, such as public art or landscaping, are important components to many placemaking efforts, more short-term and cost-effective efforts like events or seasonal decorations can contribute to developing a location’s unique character, branding and identity.

### LOCAL ASSETS AND OPPORTUNITIES

Future placemaking efforts in Dayton will build on momentum that is ongoing within the community. In the past 20 years, the town has established the Dayton Historic District and has continued to hold and expand local events. Additionally, the significance of State Road 38 as a main thoroughfare, business corridor, and community space offers an opportunity to highlight the street’s role as the central spine in Dayton.

There is opportunity to place more emphasis on all of these assets to contribute to placemaking efforts. Currently, State Road 38 serves as the entry point into Dayton from the east and west, but there is little signage to welcome visitors into the community and the corridor itself, while functional, provides limited aesthetic enhancement to the community. Additionally, there is opportunity to better define the boundaries, history, and character of the Dayton Historic District so that current and future generations can enjoy the community’s legacy.

# EXAMPLE PLACEMAKING STRATEGIES



Uniform Signage Plan from Monroe, Wisconsin



Holiday Lights at Johnson Park as part of Boonville, Indiana's Christmas Festival



Streetscape Design on State Road 40 in Centerville, Indiana



## GOAL #4

*Celebrate Dayton’s character and culture while also showcasing the community’s unique identity.*

## STRATEGIES

4.1

Provide improved and attractive streetscape amenities, such as street lighting, planters, benches, trash cans, bicycle racks, public art and other beautification efforts along the main corridor of State Road 38.

4.2

Complete and launch a “re-branding” exercise for Dayton that identifies a new direction and focus for the community.

4.3

Develop and strengthen community gateways through redevelopment and other beautification efforts.

4.4

Build off of the seasonal Harvest Festival and winter programs to organize community events throughout the year.

4.5

Establish a uniform signage program.

4.6

Reinforce the historic district with continued unique signage and creation of a walking tour.

# PLACEMAKING PUBLIC INPUT HIGHLIGHTS



## STEERING COMMITTEE

Over the course of three Steering Committee meetings, a variety of different issues and topics were discussed. Highlights that relate to land use include:

- The Town should host more festivals and family friendly events that bring out local personality . It's also important to get the public more involved with planning and running events.
- Current signage is outdated and the public perception of the town needs to be updated.
- A cohesive brand and identity should be developed for Dayton.
- Reinforce the Dayton Historic District with continued unique signage, a walking tour, etc.



## PUBLIC SURVEY

- **Public Survey #1: Visioning**
  - 32% of survey respondents listed the community appearance and character as a challenge Dayton is facing.
  - 45% of survey respondents consider beautification and improving the visual appearance of the community to be very important for enhancing quality of life in Dayton.
  - 40% of survey respondents consider programming and activities to be very important for enhancing quality of life in Dayton and 23% consider it to be important.
  - 85% of survey respondents believe that improving the appearance of the built environment (roads and development) is a high priority for the community.
- **Public Survey #1: Visioning**
  - 60% of respondents agreed with the placemaking goal, with the strategy to develop more regional events being ranked as a high-priority by three people.



## PUBLIC MEETINGS

- **Public Workshop: Plan Visioning**
  - When meeting attendees were asked what they would like to see in Dayton in the next 10 years, they said they'd like signage at town entrances, such as archways, and to maintain Dayton's separate identity from Lafayette.
- **Public Open House: Draft Plan Recommendations**
  - Meeting attendees supported the proposed strategies and reinforced that the desire to organize community events throughout the year as the highest ranked strategy.
  - Additional ideas provided by open house attendees included the concepts of hosting a seasonal farmers' market, supporting a "Flag Fund" to provide for more banners and signage around Dayton.



STRATEGY

4.1

Provide improved and attractive streetscape amenities, such as street lighting, planters, benches, trash cans, bicycle racks, public art and other beautification efforts along the main corridor of State Road 38.

## DESCRIPTION

Along with the transportation improvements recommended in this plan, streetscape improvements can be incorporated into the design of priority transportation corridors that are frequented by pedestrians and bicyclists. Uniquely-designed street furniture and pedestrian elements will provide pedestrian-friendly functionality while creating a unifying visual identity throughout Dayton that builds upon the small-town culture. Appropriately

integrated artistic elements would also contribute to the identity of the community. Street landscaping will also soften the hard edge and feel of a street corridor and create a more pedestrian friendly place. An example of street landscaping is planters or raised planter beds. Detailed street design standards should also be created to establish the identity of Dayton.

## ACTION STEPS

- A. Identify appropriate roadways that would benefit from streetscape amenities.
- B. Continue to upgrade sidewalks, lighting, and banners along SR 38/Walnut Street.

## STRATEGY

4.2

Complete and launch a “re-branding” exercise for Dayton that identifies a new direction and focus for the community.

### DESCRIPTION

During the planning process, several citizens highlighted that Dayton had a small-town feel, taking note of the various amenities offered compared to the scale of the community. As a provider of cultural, historic, and artistic assets, the town should complete a “re-branding” exercise identifying a new direction or focus to continue to attract people and investment to the area. The purpose of this exercise is to create a set of tools that can be easily deployed to better communicate Dayton’s vision and

community goals. While many refer to branding as part of developing a logo – community branding goes beyond the creation of imagery, highlighting the differentiation between Dayton and other communities, capitalizing on not only the imagery, but the “feeling” of Dayton and its promise. When creating the community brand, Dayton should avoid marketing to only one audience such as tourism and avoid unoriginal and cliché brands that do not clearly express the creativity and local character.

### ACTION STEPS

- A. Develop an identifiable and brand to market Dayton as a great place to live, work and play.
- B. Utilizing Dayton’s character, determine what features the town website should include to attract new residents, businesses, and visitors to Dayton.
- C. Develop a re-branding committee and research re-branding efforts successfully implemented across the United States.
- D. Hire a consultant to facilitate the branding exercise and develop final deliverables.

## STRATEGY

4.3

Develop and strengthen community gateways through redevelopment and other beautification efforts.

### DESCRIPTION

Similar to other small American towns, development along the Interstate 65 and SR 38 interchange includes fast-food chains, gas stations, and other traveler-focused commercial businesses. To create a larger “sense of arrival” into Dayton, a physical gateway should be constructed to set Dayton apart from other places and announce to visitors that they have arrived at a special town with many other places to stop and visit. Illustrated in the graphic

on page 85, the Dayton gateway can include expanded planting beds, accent lighting, street trees, and stone signage detailing. The planting design should complement the surrounding natural areas and highlight the gateway. The established brand (Objective 4.2) should be incorporated into this gateway as well as the established signage (Objective 4.5) throughout the town. This creates a consistent image from the entrance to Dayton.

### ACTION STEPS

- A. Install a gateway sign and features at the Interstate 65 and SR 38 interchange.
- B. Design gateway improvements in accordance with the decided upon brand of Dayton.
- C. Develop spring and fall clean-up days to remove trash and debris from entryways.



## STRATEGY

4.4

Build off of the seasonal Harvest Festival and winter programs to organize community events throughout the year.

### DESCRIPTION

Regional events can be festivals or single events that draw visitors from the region. In addition to events like Harvest Festival, the town and other partners should consider adding events that celebrate other topics and heritages. For example, the month of April is "Celebrate Diversity Month," which could be celebrated in Dayton by focusing on several different cultures that month through educational programs, parades, festivals, or other types of

events. Other options include celebrating LGBT Pride month or specific cultural holidays such as Cinco De Mayo or Day of the Dead. The continuation of regional events throughout the year will develop a steady stream of customers to local businesses, thus improving activity and vibrancy of community. New events should be focused during months where there is not a lot of activity that occurs.

### ACTION STEPS

- A. Send out a seasonal list of activities, programs and events to local residents in the utility bill to increase awareness of existing activities.
- B. Continue to share and promote events and activities on the town's Facebook page and website.
- C. Identify an appropriate group or committee that should be responsible for planning additional events.
- D. Plan and orchestrate more regional events between the fall to spring months.

## STRATEGY

4.5

Establish a uniform signage program.

### DESCRIPTION

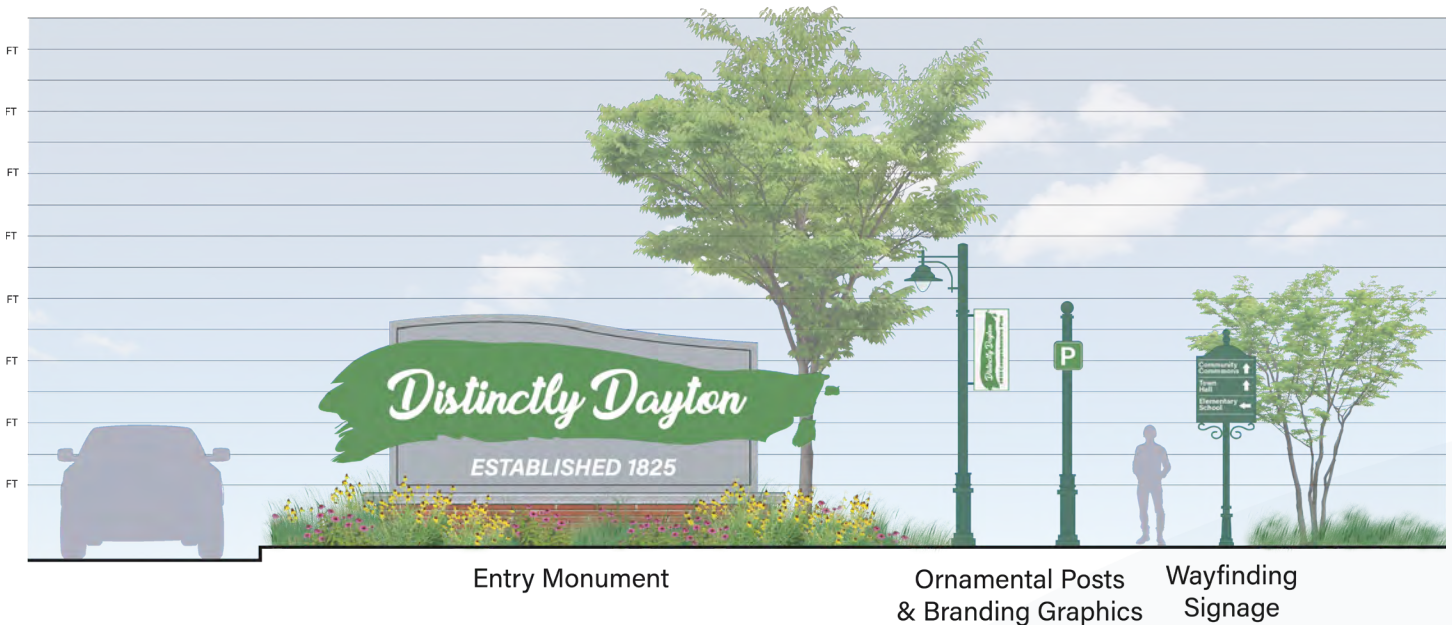
The identity of any community is promoted not only through marketing materials, but also the built environment. Signage can be the first impression of Dayton as you enter the community. It is important to place gateway signage at nodes of activity and areas and are aesthetically pleasing, even if it is not the technical boundary line (Objective 4.3). Suggested improvements can include

landscaping, signage, pavers, and crossing enhancements. The rendering to the right provides an example of how the gateway and signage throughout the community could be improved. Uniform signage throughout the town will begin to develop a distinctive identify for the community.

### ACTION STEPS

- A. Develop a journey map to determine a visitor's experience and identify appropriate signage locations.
- B. Design a range of signage including but not limited to gateway, wayfinding, directory map, and parking signage.
- C. Install wayfinding and banner signage throughout Town utilizing the current branding.

## GATEWAY & UNIFORM SIGNAGE



Entry Monument

Ornamental Posts  
& Branding Graphics

Wayfinding  
Signage

Example of the components and design concepts that could be used in a uniform signage program for Dayton. This branding concept was developed as a component of the Distinctly Dayton plan. Future design work and community involvement can help shape design standards for signage, lighting, and other amenities in Dayton.

## STRATEGY

4.6

Reinforce the historic district with continued unique signage and creation of a walking tour.

### DESCRIPTION

Working with the Tippecanoe County Historical Society, Dayton can identify cultural and historic resources in the town to celebrate in the public realm. The heritage of Dayton can be celebrated through public art including murals, sculptures, interpretive signage, and other artistic installations. Art, and the celebration of cultural heritage engages both residents and visitors of Dayton by creating a sense of space and identity of the community. The town should work with groups such as the historical

society, local artist groups, the Redevelopment Commission, and Parks Board (if created) to identify potential art installations throughout the downtown and historic district. This can be done through the Downtown Revitalization Planning (see Objective 5.2) process or other local initiatives as funding becomes available. Other beautification efforts can be organized around local parks, residential areas, and other public places.

### ACTION STEPS

- A. Create a walking tour of Dayton to include art and historic features and destinations throughout the historic district.
- B. Consider developing the walking tour as a smart phone application, sponsored by local businesses.



## GOAL #4

*Celebrate Dayton's character and culture while also showcasing the community's unique identity.*

	Strategy	Priority Level				Partners	Tools and Resources
		LOW PRIORITY	MEDIUM PRIORITY	HIGH PRIORITY	ONGOING		
<b>4.1</b>	Provide improved and attractive streetscape amenities, such as street lighting, planters, benches, trash cans, bicycle racks, public art, and other beautification efforts along the main corridor of SR 38.			●		Main Street (if established), Town Council, Local Artists	INDOT, OCRA, Indiana Main Street Program (IMS)/OCRA, Main Street America, Town Staff
ACTION STEPS	A. Identify appropriate roadways that would benefit from streetscape amenities. B. Continue to upgrade sidewalks, lighting, and banners along SR 38/Walnut Street.						
<b>4.2</b>	Complete and launch a "re-branding" exercise for Dayton that identifies a new direction and focus for the community.			●		Town Council, Tippecanoe County Chamber of Commerce, Marketing Firm/Consultant	IOTD, Tippecanoe County Convention & Visitors Bureau
ACTION STEPS	A. Develop an identifiable and brand to market Dayton as a great place to live, work and play. B. Utilizing Dayton's character, determine what features the town website should include to attract new residents, businesses, and visitors to Dayton. C. Develop a re-branding committee and research re-branding efforts successfully implemented across the United States. D. Hire a consultant to facilitate the branding exercise and develop final deliverables.						
<b>4.3</b>	Develop and strengthen community gateways through redevelopment and other beautification efforts.		●			Town Staff	IOTD, OCRA, INDOT, Consultant
ACTION STEPS	A. Install a gateway sign and features at the Interstate 65 and SR 38 interchange. B. Design gateway improvements in accordance with the decided upon brand of Dayton. C. Develop spring and fall clean-up days to remove trash and debris from entryways.						

Strategy		Priority Level				Partners	Tools and Resources
		LOW PRIORITY	MEDIUM PRIORITY	HIGH PRIORITY	ONGOING		
<b>4.4</b>	<b>Build off of the seasonal Harvest Festival and winter programs to organize community events throughout the year that can also be advertised to the greater region.</b>			●		Town Staff, Tippecanoe County Convention & Visitors Bureau, Tippecanoe County Chamber of Commerce	Marketing Consultant, Local volunteers
ACTION STEPS	A. Send out a seasonal list of activities, programs and events to local residents in the utility bill to increase awareness of existing activities.						
	B. Continue to share and promote events and activities on the town's Facebook page and website.						
	C. Identify an appropriate group or committee that should be responsible for planning additional events.						
	D. Plan and orchestrate more regional events between the fall to spring months.						
<b>4.5</b>	<b>Establish a uniform signage program.</b>	●				Town Council, Consultant	Town Staff, INDOT
ACTION STEPS	A. Develop a journey map to determine a visitor's experience and identify appropriate signage locations.						
	B. Design a range of signage including but not limited to gateway, wayfinding, directory map, and parking signage.						
	C. Install wayfinding and banner signage throughout Town utilizing the current branding.						
<b>4.6</b>	<b>Reinforce the historic district with continued unique signage, art, and creation of a walking tour.</b>		●			Town Staff, Tippecanoe County Historical Society, Local artists, Redevelopment Commission, Parks and Recreation Board (if created)	IOTD, Tippecanoe County Convention & Visitors Bureau, Indiana Main Street Program (IMS)/OCRA, Main Street America
ACTION STEPS	A. Create a walking tour of Dayton to include art and historic features and destinations throughout the historic district.						
	B. Consider developing the walking tour as a smart phone application, sponsored by local businesses.						



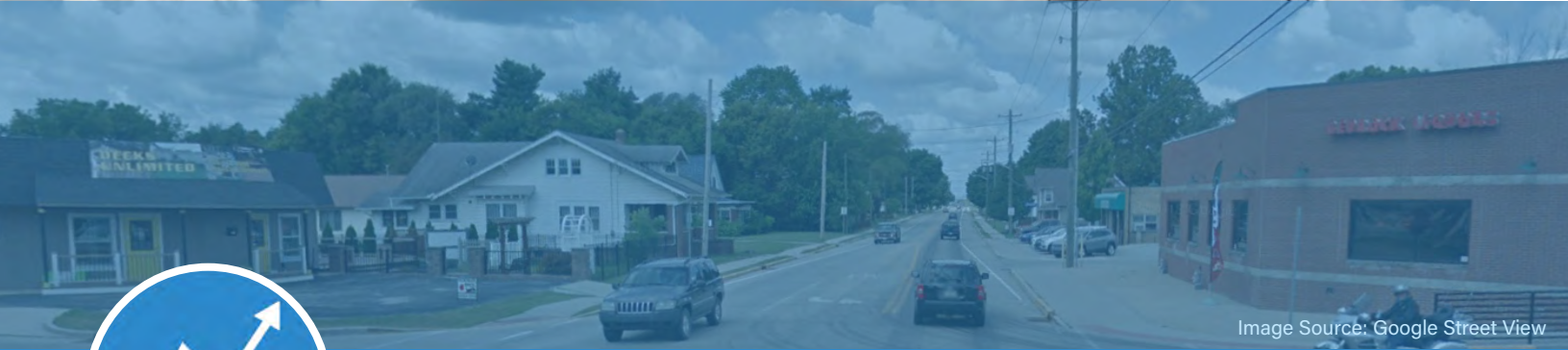


Image Source: Google Street View



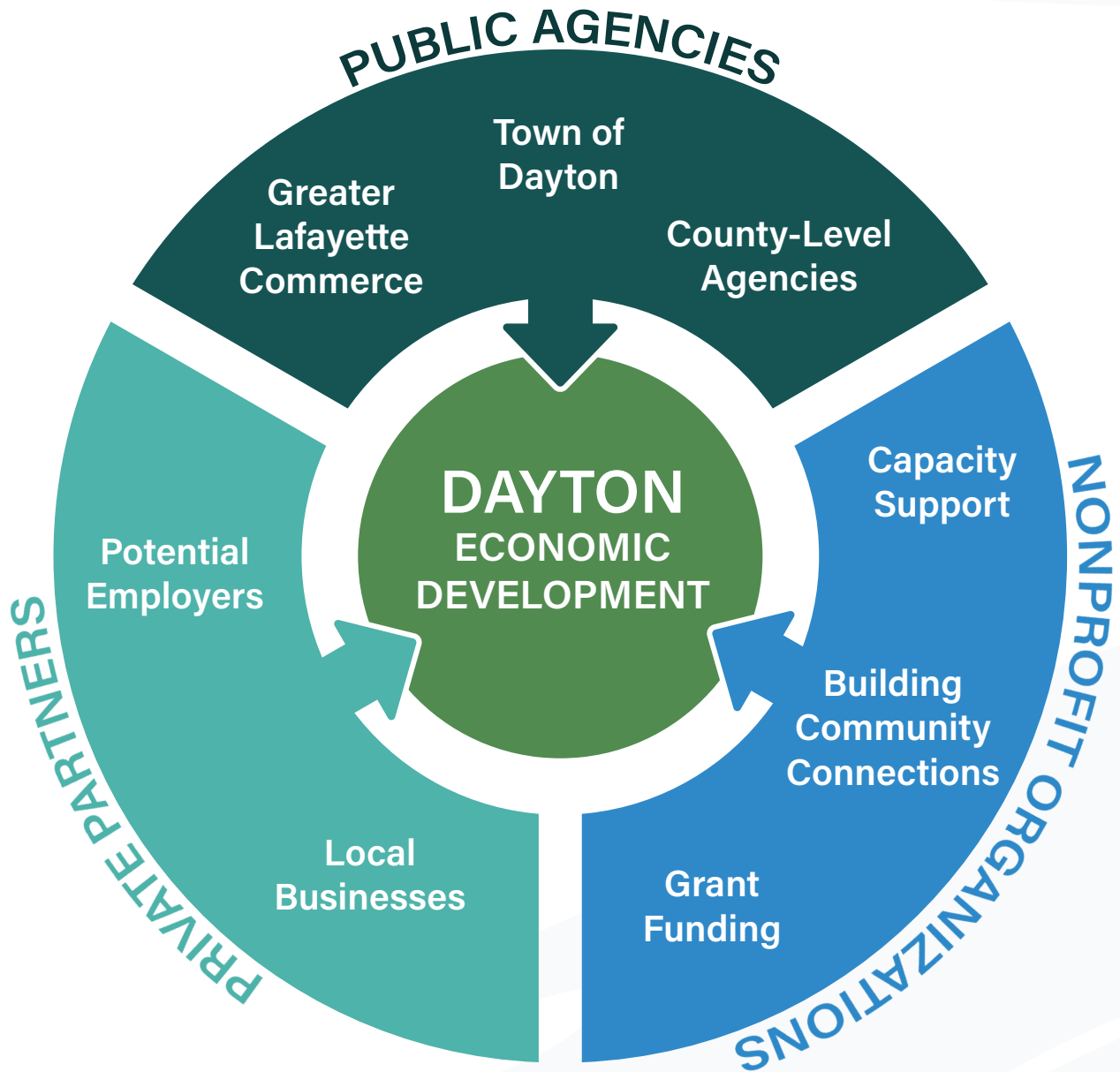
## 5. ECONOMIC DEVELOPMENT

### EXISTING CONDITIONS

Economic development can include a variety of activities that drive business growth and job opportunities in a community, such as workforce training programs or grants to aid in new business growth and development. Depending on the desired objectives, some efforts can also be focused on cultivating a strong supply of local shops and restaurants while others can be aimed at developing business or industrial parks. With Dayton's small-town character and proximity to I-65, the town has the opportunity to expand economic development in a variety of ways.

Development along I-65 in Dayton began with the Subaru plant in the late 1980s. Since that time, there has been some additional industrial and commercial development in the area. A diesel engine repair service was developed as recently as 2021. Most commercial development, including some shops and restaurants, is located in downtown Dayton, concentrated along State Road 38 and South Street.







## GOAL #5

“ *Support an environment for both commercial and retail development and business growth in efforts to expand and locate in Dayton.* ”

## STRATEGIES

**5.1**

Convene employers, educators, and other organizations to identify needs and gaps (land, transportation, incentives, education, talent, etc.).

**5.2**

Create a Downtown Revitalization Plan to provide more employment opportunities for residents within the Town limits.

**5.3**

Create a business incubator and co-working spaces to make Dayton an innovation and entrepreneurial hub.

**5.4**

Increase opportunities for commercial and retail development, including dining and entertainment, along major corridors within Dayton.

# ECONOMIC DEVELOPMENT PUBLIC INPUT HIGHLIGHTS



## STEERING COMMITTEE

Over the course of three Steering Committee meetings, a variety of different issues and topics were discussed. Highlights that relate to land use include:

- The Town should have more restaurants, automobile services, fast food, small businesses.
- Focus development on the west end, especially near the I-65 interchange with the desire that the overall character of the Dayton community is not compromised by new development.
- Developable land is limited within the existing town boundaries of Dayton.
- There is not consensus in the community about whether Dayton should prioritize small businesses or larger developments, but there is acknowledgment that there could be a place for most uses.
- New housing development is needed.
- Focus on supporting retail commercial.



## PUBLIC SURVEY

- **Public Survey #1: Visioning**
  - 68% of survey respondents listed limited retail and dining options as a challenge Dayton is facing and 74% would like to see more retail and dining options in Dayton.
  - 24% of survey respondents listed limited employment opportunities as a challenge Dayton is facing.
  - 69% of survey respondents would like to see Dayton encourage and support new development.
- **Public Survey #2: Draft Plan Recommendations**
  - 100% of survey respondents agreed with the economic development goal.



## PUBLIC MEETINGS

- **Public Open House: Draft Plan Recommendations**
  - Meeting attendees supported the concept to increase opportunities for commercial and retail development, including dining and entertainment, along major corridors within Dayton as a key development strategy.
  - Additional partnership exploration needs to occur with the Greater Lafayette Commerce (GLC) as they seek to expand and market development opportunities in Dayton.
  - Additional concepts were also identified that could expand economic development initiatives of getting more individuals into the town, such as having some mixed-use development or a community center in Dayton.



STRATEGY

5.1

Convene employers, educators, and other organizations to identify needs and gaps (land, transportation, incentives, education, talent, etc.).

## DESCRIPTION

The town should seek interested parties in the local area and greater region and invite them to participate in a discussion to identify actions the town can take to attract and welcome new development to Dayton. A forum can take the shape of an online survey, one-on-one meeting, or focus group facilitated by the town. The discussion should highlight any barriers that are currently existing either in the town or region

that can be potentially mitigated following this discussion. Challenges could range from cost of land, availability of land, availability of infrastructure, zoning, the development review process to many others. Learning about specific challenges the town has control over or can feasibly adjust, can increase the likelihood of new development in the town.

## ACTION STEPS

- A. Create a formal assessment of interested partners using questionnaires or surveys to identify employment barriers in Dayton.
- B. Collect and update data points including demographics and industry trends for the local region.
- C. Evaluate current assets and resources to analyze opportunities and needs for expanding employment options in Dayton.

## STRATEGY

5.2

Create a Downtown Revitalization Plan to provide more employment opportunities for residents within the Town limits.

### DESCRIPTION

Whereas a comprehensive plan looks at the community from a broad and overarching perspective, a downtown plan has a narrower focus and examines issues at a more detailed level specific to the area of downtown. The primary goal of the downtown plan is to facilitate the creation of a downtown that is

more active, vibrant, accessible, and livable. The plan leverages assets of the downtown to promote it as a cultural and civic center of Dayton. As a center town, the downtown is the heart of Dayton and should develop a plan to promote its success and therefore overall success of the town.

### ACTION STEPS

- A. Create a downtown merchant and/or beautification committee.
- B. Consider becoming an Indiana Main Street Community.
- C. Provide aesthetic enhancements downtown, such as enhanced pedestrian crossings, art murals and installations, planters, and benches.

## STRATEGY

5.3

Create a business incubator and co-working spaces to make Dayton an innovation and entrepreneurial hub.

### DESCRIPTION

Having a strong and diverse knowledge base, well developed businesses, and social networks, and can identify opportunities contribute to successful entrepreneurial professionals. Creating a coworking or business incubator space would provide needed space and facilities for startup businesses. A coworking or business incubator space is a flexible, shared working environment where professionals from the community can rent desk work space.

This encourages collaboration, creativity, idea sharing, mentoring, networking, socializing, and generating new business opportunities (as well as keeping costs to a minimum level) for small firms, start-up companies and freelancers who typically lack the resources of large organizations. Dayton can explore the opportunity to offer such a space in a town owned facility and offer this opportunity for local and regional entrepreneurs.

### ACTION STEPS

- A. Identify a potential location and partners to develop a co-working and/or business incubator in Dayton.
- B. Pursue potential funding to establish a co-working and/or business incubator.

## STRATEGY

### 5.4

Increase opportunities for commercial and retail development, including dining and entertainment, along major corridors within Dayton.

#### DESCRIPTION

Incentives are a necessary part of any local economic development strategy. Traditional economic development tools, such as tax increment financing and tax abatement, are common for both attraction and retention efforts. Tax increment financing districts are a tool to capture increased tax revenue and reinvest in the TIF District. TIF funds are used for infrastructure improvements such as sidewalks, utilities, roadways, lighting, signage, amenities, and other aesthetic improvements. On the other hand, tax abatements are used by communities to reduce the capital costs

of running a business making the community more attractive. Abatements are limited to a 10-year period and are suitable when the property currently does not provide tax revenue to the town. Any abatement would be subject to approval by the Town Council. Finally, a revolving loan program is a fund the City or other entities can establish where a certain amount of money is used to fund local business start-ups or expansion with a low interest rate. As the money is repaid through the initial loan, the fund can be used once again for other business loans in the community.

#### ACTION STEPS

- A. Partner with the Greater Lafayette Commerce (GLC) to expand development opportunities in Dayton.
- B. Complete a market study for the SR 38/Walnut Street corridor.
- C. Develop a concise marketing and messaging scheme for attracting reinvestment and businesses.
- D. Encourage small business development through low-interest loans, technical assistance, and business incubation.
- E. Continue to utilize tax abatement to incentivize investment.
- F. Determine if a revolving loan fund would be feasible.



## GOAL #5

*Support an environment for both commercial and retail development and business growth in efforts to expand and locate in Dayton.*

Strategy	Priority Level					Partners	Tools and Resources
	LOW PRIORITY	MEDIUM PRIORITY	HIGH PRIORITY	ONGOING			
<b>5.1</b> Convene employers, educators, and other organizations to identify needs and gaps (land, transportation, incentives, education, talent, etc.).	●					Town Staff, Local Employers, Higher Education, Greater Lafayette Commerce (GLC)	Redevelopment Commission, IEDC, Tippecanoe County Economic Development
<b>ACTION STEPS</b>							
A. Create a formal assessment of interested partners using questionnaires or surveys to identify employment barriers in Dayton.							
B. Collect and update data points including demographics and industry trends for the local region. C. Evaluate current assets and resources to analyze opportunities and needs for expanding employment options in Dayton.							
<b>5.2</b> Create a Downtown Revitalization Plan to provide more employment opportunities for residents within the Town limits.			●			Downtown Merchants, Main Street (if established), Town Council, Local Artists	INDOT, OCRA, Indiana Main Street Program (IMS)/OCRA, Main Street America, Indiana Arts Commission (IAC)
<b>ACTION STEPS</b>							
A. Create a downtown merchant and/or beautification committee.							
B. Consider becoming an Indiana Main Street Community. C. Provide aesthetic enhancements downtown, such as enhanced pedestrian crossings, art murals and installations, planters, and benches.							
<b>5.3</b> Create a business incubator and co-working spaces to make Dayton an innovation and entrepreneurial hub.		●				Town Staff, Investors, Local Start-Ups/Entrepreneurs, Chamber of Commerce, Property Owners	Indiana Small Business Development Center
<b>ACTION STEPS</b>							
A. Identify a potential location and partners to develop a co-working and/or business incubator in Dayton. B. Pursue potential funding to establish a co-working and/or business incubator.							
<b>5.4</b> Increase opportunities for commercial and retail development, including dining and entertainment, along major corridors within Dayton.		●				Town Council, Greater Lafayette Commerce (GLC), Redevelopment Commission	Redevelopment Association of Indiana (RAI), Indiana Finance Authority (IFA), Financial Consultant, Indiana Economic Development Corporation (IEDC), TIF, Revolving Loan Fund, Tax Abatement
<b>ACTION STEPS</b>							
A. Partner with the Greater Lafayette Commerce (GLC) to expand development opportunities in Dayton.							
B. Complete a market study for the SR 38/Walnut Street corridor.							
C. Develop a concise marketing and messaging scheme for attracting reinvestment and businesses.							
D. Encourage small business development through low-interest loans, technical assistance, and business incubation.							
E. Continue to utilize tax abatement to incentivize investment. F. Determine if a revolving loan fund would be feasible.							







Image Source: Google Street View



## 6. HOUSING

### EXISTING CONDITIONS

Housing is a key component of any community. Current housing option and home values contribute greatly to any town or city's quality of life. Unlike other topics covered in this plan, much of the background of Dayton's housing was discussed in the General Background section. Because of this, a brief overview of that analysis is provided below.

Between 2010 and 2020, home values and home ownership rates both increased in Dayton. At \$131,800 in 2020, Dayton's median home value saw a 37% increase over the decade. At 74.4% in 2020, Dayton's homeownership rate saw a 64.7% during the same period. Dayton has a higher homeownership rate than state or national averages, but its median home value is lower than state or national averages and is more consistent with trends experienced in its small-town peer communities.

With a high homeownership rate, Dayton is experiencing less growth in its home rental market. Between 2010 and 2020, Dayton experienced a slight increase in the number of renter-occupied units and its rental values decreased, going from a median contract rent of \$850 in 2010 to \$787 in 2020.

Dayton's housing stock is largely composed of single-family homes, with 84.6% of homes being single-unit, detached houses. The town's supply of rental multi-family housing is largely composed of two-unit homes and its largest multi-family developments hold up to nine housing units. Nearly 23% of the town's housing stock was built prior to 1940, with most of these older homes being located within the original town's street grid. Another 39.3% of the town's housing was built between 1990 and 2009. Many of the homes that were built during this 20-year period are within subdivisions that are located near the community's perimeter.

# EXISTING HOUSING CHARACTER





## GOAL #6

*“ Establish a balanced housing stock for residents of all ages, incomes and stages of life. ”*

## STRATEGIES

**6.1**

Attract and incentivize new diverse housing development including single-family, multi-family, and age-in-place, and mixed-income housing.

**6.2**

Develop a neighborhood plan tool-kit that local residents can utilize for revitalization efforts.

**6.3**

Expand the downtown with a mixed-use building (apartments over business).

**6.4**

Retain the small-town atmosphere by encouraging well-planned and designed developments that complement and enhance the overall scale and density pattern of the town.

**6.5**

Create a rental registration program to facilitate the prevention and correction of violations of all laws and ordinances pertaining to rental properties.

# HOUSING

## PUBLIC INPUT HIGHLIGHTS

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### STEERING COMMITTEE

Over the course of three Steering Committee meetings, a variety of different issues and topics were discussed. Highlights that relate to land use include:

- The Town should offer grant funding to encourage rentals to be updated.
- Dayton is a bedroom community of Lafayette and people enjoy having access to the small town atmosphere.
- The Committee wants to support regional housing demand while also maintaining small town character.
- Dayton can support new housing but the Town should be careful to preserve green space and not overbuild.
- There is a need for senior housing and assisted living.
- Focus on encouraging more homeownership rather than new rentals.



### PUBLIC SURVEY

- **Public Survey #1: Visioning**
  - 27% of survey respondents listed housing conditions as a challenge Dayton is facing.
  - 32% of survey respondents would like to see more single-family residential development in Dayton, whereas only 6% would like to see more multi-family residential.
  - 24% of respondents would like to see more senior housing in Dayton.
- **Public Survey #2: Draft Plan Recommendations**
  - 90% of survey respondents agreed with the housing goal.



### PUBLIC MEETINGS

- **Public Open House: Draft Plan Recommendations**
  - A key housing strategy that was supported by meeting attendees was the concept to reinforce the small-town atmosphere by encouraging well-planned and designed development that complements and enhances the overall scale and density pattern of the town.
  - There was limited support from meeting attendees for incentivizing mixed-income housing to offer additional workforce and affordable housing.
  - There was moderate support for expanding the downtown with a mixed-use building
  - Meeting attendees considered creating a rental registration program to be a high priority.
  - Additional ideas from meeting attendees included holding property owners accountable for maintaining the properties, inspecting and certifying rental properties, and working quickly to mitigate the impacts of abandoned properties on the community.



STRATEGY

6.1

Attract and incentivize new diverse housing development including single-family, multi-family, and age-in-place, and mixed-income housing.

## DESCRIPTION

The development of new housing should respond appropriately to the needs of current and future residents in terms of size, structure, and cost. Dayton currently has older, denser housing in the downtown areas of the town with larger, newer, and more expensive housing on the northern and southern edges of the town.

Future development of housing within the town should focus on creating more diversity in order to support a more diverse population. Focusing on middle-priced single-family housing, multi-family, and rental units, as well as age-in-place housing for seniors will ensure the community is supporting a broader population.

## ACTION STEPS

- A. Identify and develop Standards of Expectations for potential developers specializing in both single-family and multi-family housing to encourage missing and high-demand housing types.
- B. Develop and update a list of priority sites for housing development to advertise to developers.
- C. Determine how Dayton can attract housing developers by leveraging regional housing needs.
- D. Maintain updated statistics on demographic trends and housing for the town and the region to better evaluate the actual housing needs of the community on an ongoing basis.
- E. Work with housing developers and those renovating homes to provide amenities that allow residents to age in place.

## STRATEGY

6.2

Develop a neighborhood plan tool-kit that local residents can utilize for revitalization efforts.

### DESCRIPTION

Healthy neighborhoods are the foundation for creating a healthy town. Therefore, revitalization and beautification efforts within neighborhoods that are seeing transition or a lack of investment should be supported by the town through neighborhood planning. Neighborhood plans often exist as an extension of the local comprehensive plan, and they refine a community-wide vision into a subarea or neighborhood of the town. Because comprehensive plans offer broad solutions that should be applied community-wide and do not offer detailed solutions for specific

properties, neighborhood planning is often more appropriate to tackle smaller-scaled challenges. As part of this strategy, the town should first delineate and map each neighborhood in the town. These neighborhoods can also include nearby commercial, industrial, and/or institutional property in addition to residential homes. Although neighborhood planning can be conducted for any neighborhood in Dayton, priority should be given to neighborhoods with the most need for revitalization and improvement.

### ACTION STEPS

- A. Create a Neighborhood Map for Dayton.
- B. Conduct small neighborhood plans for local subareas that would benefit from revitalization efforts.
- C. Work with neighborhoods to implement the recommendations of the neighborhood plans.

## STRATEGY

### 6.3

#### Expand the downtown with a mixed-use building (apartments over business).

##### DESCRIPTION

Upper floor use of downtown buildings can include residential or office uses and not only provide income for building owners, but also increase foot traffic in the downtown area. Although additional income would be considered, renovation of historic buildings can be challenging and costly. Challenges may include lack of guidelines for renovation projects, compliance with local building and fire codes, parking availability, and federal requirement such as lead, asbestos, and mold management. Guidelines for historic integrity of such buildings that will enhance the attractiveness of upper floors can be referenced

on the U.S. Department of Interior's website. Funding for renovations can be supplemented by the Historic Renovation Grant. This grant is administered through the Office of Community and Rural Affairs and offers competitive grant funding for exterior renovations of historic buildings. The property owner may also utilize Federal Rehabilitation Investment Tax Credit if the property is eligible on the National Register of Historic Places and renovation work meets the U.S. Department of Interior's Standards. Other local, state, or federal grants or tax credits may come available after adoption of this plan that could leverage use of upper floors.

##### ACTION STEPS

- A. Consider amending the development review process for developments that include mixed-use housing developments.
- B. Analyze the potential to amend the zoning ordinance to allow density bonuses in exchange for the provision of affordable housing units.
- C. Approach local building owners about the opportunity to utilize upper floors in the downtown.
- D. Keep track of local, state, and federal resources related to the upper floor use of historic buildings.



## STRATEGY

### 6.4

Retain the small-town atmosphere by encouraging well-planned and designed developments that complement and enhance the overall scale and density pattern of the town.

## DESCRIPTION

As people and talent are attracted to the economic opportunities, accessibility to work and entertainment, and other lifestyle factors offered by the local region, smaller town like Dayton can benefit by incorporating some of these same factors into the community and economic development strategies. Creating a higher population density in a small town can help create a stronger and more competitive community. Unfortunately, in many cases, small towns do not have the professional staff or expertise to effectively manage growth. Often, they are forced to react to development as opposed to acting on it to manage it. Small town officials may be unaware of, or only remotely

familiar with, growth management strategies that can help maintain order so growth does not occur uncontrollably. The foundation of growth management rests on four concepts: a vision, a development plan, regulations, and processes. Small towns also need to limit growth because it can place stress on public infrastructure. One of the biggest costs to a town is serving new developments. To mitigate this, development approvals are based on the provision of public infrastructure including water and sewer service, roads, and schools. Utilizing the vision of the comprehensive plan, Dayton can formulate regulations and processes allowing the management of growth.

## ACTION STEPS

- A. Consider implementing a rate-of-growth system that limits the number of building permits in any given year.
- B. Base development approvals on the provision of public infrastructure including water and sewer service, emergency services, as well as roadways.
- C. Reference established design standards that utilize the new Dayton brand for the overall community and historic district.

## STRATEGY

6.5

Create a rental registration program to facilitate the prevention and correction of violations of all laws and ordinances pertaining to rental properties.

### DESCRIPTION

A Landlord Registration or Rental Registration program typically requires all rental property to be registered with the town for multiple purposes. The primary purpose is to ensure that all rental property within Dayton meet building code, fire code, and do not pose a threat to the health safety and welfare of the residents. Another purpose of the registration is to have record of property owners for rental property, specifically for those who may be out of town and hard to reach in case of an emergency. Registration of property is typically accompanied with a registration fee, which has been capped by the Indiana Supreme Court at \$5 per unit. An ordinance will also outline procedures for inspection and complaints, and should protect both the property owner

and “rentee” from retaliation. Procedures for inspections could be complaint based, and/or a standard for each registration depending on town capacity. When violations are discovered during an inspection, the program should also identify a reasonable timeframe for the property owner to address the issue and determine what length of time would require a fine. Other details outlined in the program would include renewable procedures for registration, the registration application, how fines or fees will be collected, etc. While drafting the rental registration program, the town should reference other examples in Indiana, as well as local landlords and renters for feedback on the program.

### ACTION STEPS

- A. Develop a technical committee comprised of town staff and officials, local land lords, and local rentees to develop a fair program.
- B. Establish a rental registration program for consideration using best practices from similar Indiana Communities.



## GOAL #6

*Establish a balanced housing stock for residents of all ages, incomes and stages of life.*

	Strategy	Priority Level				Partners	Tools and Resources
		LOW PRIORITY	MEDIUM PRIORITY	HIGH PRIORITY	ONGOING		
<b>6.1</b>	Attract and incentivize new diverse housing development including single-family, multi-family, and age-in-place, and mixed-income housing.				●	Town Council, Town Staff, Area Plan Commission, Developers	Tax Incentives, Utility Infrastructure, Connections, IHCDA, HUD
ACTION STEPS	A. Identify and develop Standards of Expectations for potential developers specializing in both single-family and multi-family housing to encourage missing and high-demand housing types.						
	B. Develop and update a list of priority sites for housing development to advertise to developers.						
	C. Determine how Dayton can attract housing developers by leveraging regional housing needs.						
	D. Maintain updated statistics on demographic trends and housing for the town and the region to better evaluate the actual housing needs of the community on an ongoing basis.						
	E. Work with housing developers and those renovating homes to provide amenities that allow residents to age in place.						
<b>6.2</b>	Develop a neighborhood plan tool-kit that residents can utilize for revitalization efforts.	●				Town Council, Tippecanoe County Community Development, Town residents and volunteers	American Planning Association
ACTION STEPS	A. Create a Neighborhood Map for Dayton.						
	B. Conduct small neighborhood plans for local subareas that would benefit from revitalization efforts.						
	C. Work with neighborhoods to implement the recommendations of the neighborhood plans.						

Strategy		Priority Level				Partners	Tools and Resources
		LOW PRIORITY	MEDIUM PRIORITY	HIGH PRIORITY	ONGOING		
<b>6.3</b>	<b>Expand the downtown with a mixed-use building (apartments over business).</b>	●				Town Staff, Property Owners	Tippecanoe County Community Development, Historic Renovation Grant - OCRA, Historic Rehabilitation Tax Credit, U.S. Department of Interior Standards
ACTION STEPS	A. Consider amending the development review process for developments that include mixed-use housing developments.						
	B. Analyze the potent to amend the zoning ordinance to allow density bonuses in exchange for the provision of affordable housing units.						
	C. Approach local building owners about the opportunity to utilize upper floors in the downtown.						
	D. Keep track of local, state, and federal resources related to the upper floor use of historic buildings.						
<b>6.4</b>	<b>Retain the small-town atmosphere by encouraging well-planned and designed developments that complement and enhance the overall scale and density pattern of the town.</b>		●			Town Council, Developers	Area Plan Commission, Indiana Chapter - American Planning Association, Tippecanoe County Community Development
ACTION STEPS	A. Consider implementing a rate-of-growth system that limits the number of building permits in any given year.						
	B. Base development approvals on the provision of public infrastructure including water and sewer service, emergency services, as well as roadways.						
	C. Reference established design standards that utilize the new Dayton brand for the overall community and historic district.						
<b>6.5</b>	<b>Create a rental registration program to facilitate the prevention and correction of violations of all laws and ordinances pertaining to rental properties.</b>			●		Technical Committee (if created), Town Attorney, Town Council	Indiana Chapter - American Planning Association, Fire Department, Code Enforcement
ACTION STEPS	A. Develop a technical committee comprised of town staff and officials, local land lords, and local rentees to develop a fair program.						
	B. Establish a rental registration program for consideration using best practices from similar Indiana Communities.						





## 7. TRANSPORTATION

### EXISTING CONDITIONS

Transportation systems are a foundational component of any town or city. In performing their most essential functions, transportation systems connect people to their daily destinations, provide vital routes for emergency services, and support the economy by providing infrastructure to transport goods and workers. Communities can also harness their transportation networks to support other need, such as accommodating active transportation through bike and pedestrian infrastructure or designing streets to enhance local character.

### FUNCTIONAL CLASSIFICATION

Roadways in the US are classified by the federal, state, and local governments to determine how different roads serve their communities. More prominent roads that carry higher flows of traffic and faster travel speeds serve different purposes in a community than roads that have slower travel speeds and provide direct access to homes, businesses, and other locations. The Indiana Department of Transportation offers the following definitions for the classes of roadways that are located in Dayton:

**Principal Arterial** - In a rural or urban area, the principal arterial provides the highest traffic volume and the greatest trip lengths. These are highways in rural and urban areas which provide access between an arterial and

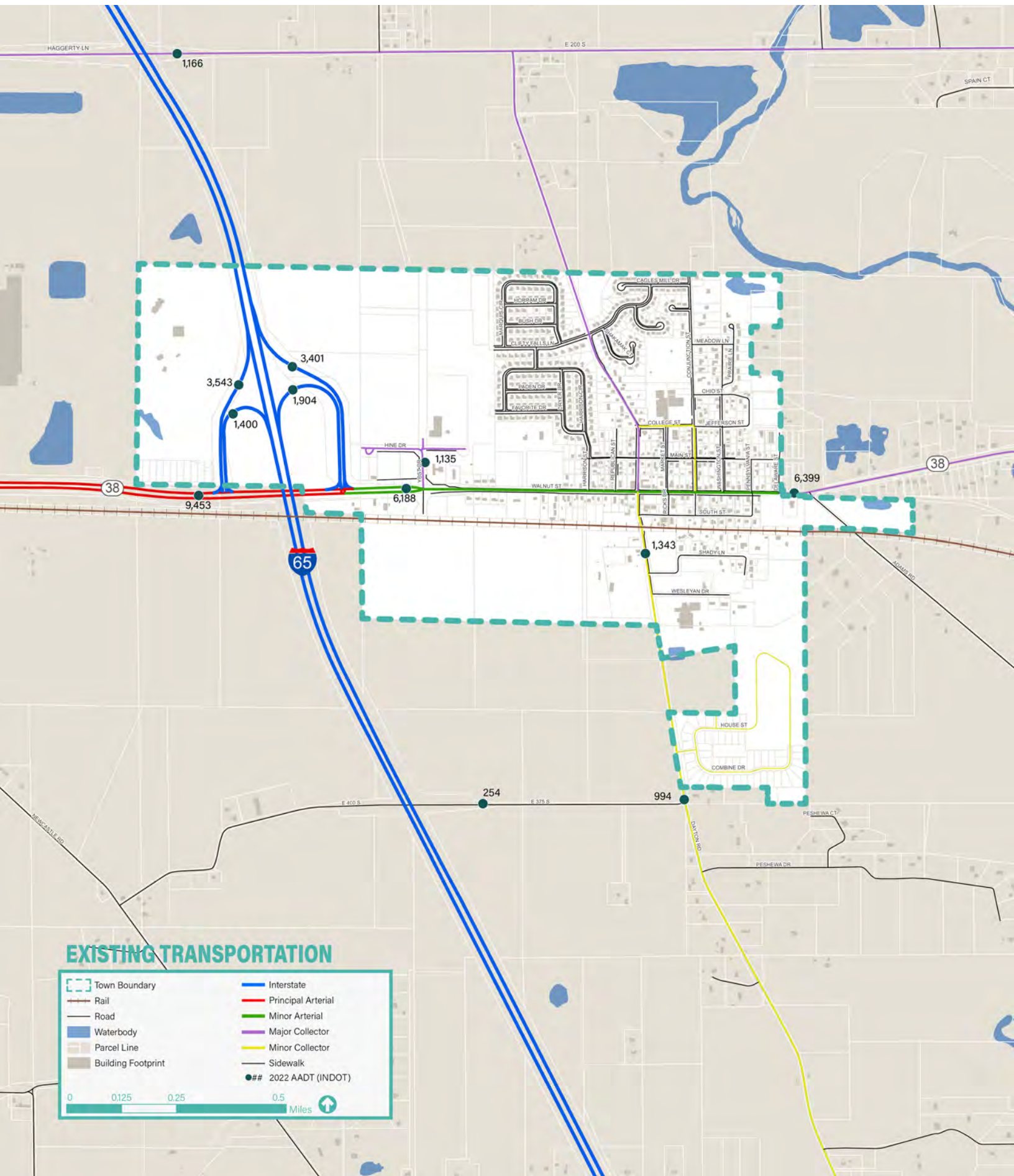
a major port, airport, public transportation facility, or other intermodal transportation facility. Within Dayton's town boundary, a small segment of State Road 38 that is close to Interstate 65 is classified as a principal arterial.

**Minor Arterial** - In a rural area, a minor arterial will provide a mix of interstate and interregional travel service. If compared to the principal arterial, the minor arterial provides lower travel speed, accommodates shorter trip lengths and lower traffic volume, but it provides more access to property. State Road 38, also known as Walnut Street, is Dayton's only minor arterial.

**Collector** - A collector route is characterized by a roughly even distribution of its access and mobility functions. Traffic volume and speed will be somewhat lower than that for an arterial. In a rural area, a collector serves intra-regional needs and provides connections to the arterial system. A major collector provides both access to properties and supports traffic circulation. In some situations, a minor collector can provide connections between major collectors and local roads. In Dayton, the only major collector is the segment of Dayton Road that is north of State Road 38. The southern segment of Dayton Road is classified as a minor collector, as are some residential streets.

48,979

# EXISTING TRANSPORTATION SYSTEM



## EXISTING TRANSPORTATION

Town Boundary	Interstate
Rail	Principal Arterial
Road	Minor Arterial
Waterbody	Major Collector
Parcel Line	Minor Collector
Building Footprint	Sidewalk
	●## 2022 AADT (INDOT)

0 0.125 0.25 0.5 Miles

**Local** - Each public road or street not classified as an arterial or collector is classified as a local road or street. A local road or street is characterized by its many points of direct access to adjacent properties and its relatively minor value in accommodating mobility. Speed and traffic volume are low and trip distances are short. Through traffic is often deliberately discouraged on local roads.

## **ROADWAY NETWORK AND DEVELOPMENT**

Dayton's road network is currently composed largely of local streets that support low volume traffic at slower speeds. Some of these streets are as old as the mid-19th century when the original street grid was formed, while others were developed in more recent years to support new residential subdivisions. The most traveled street in Dayton is State Road 38 (Walnut Street), which has an annual average traffic count of 10,041 automobiles

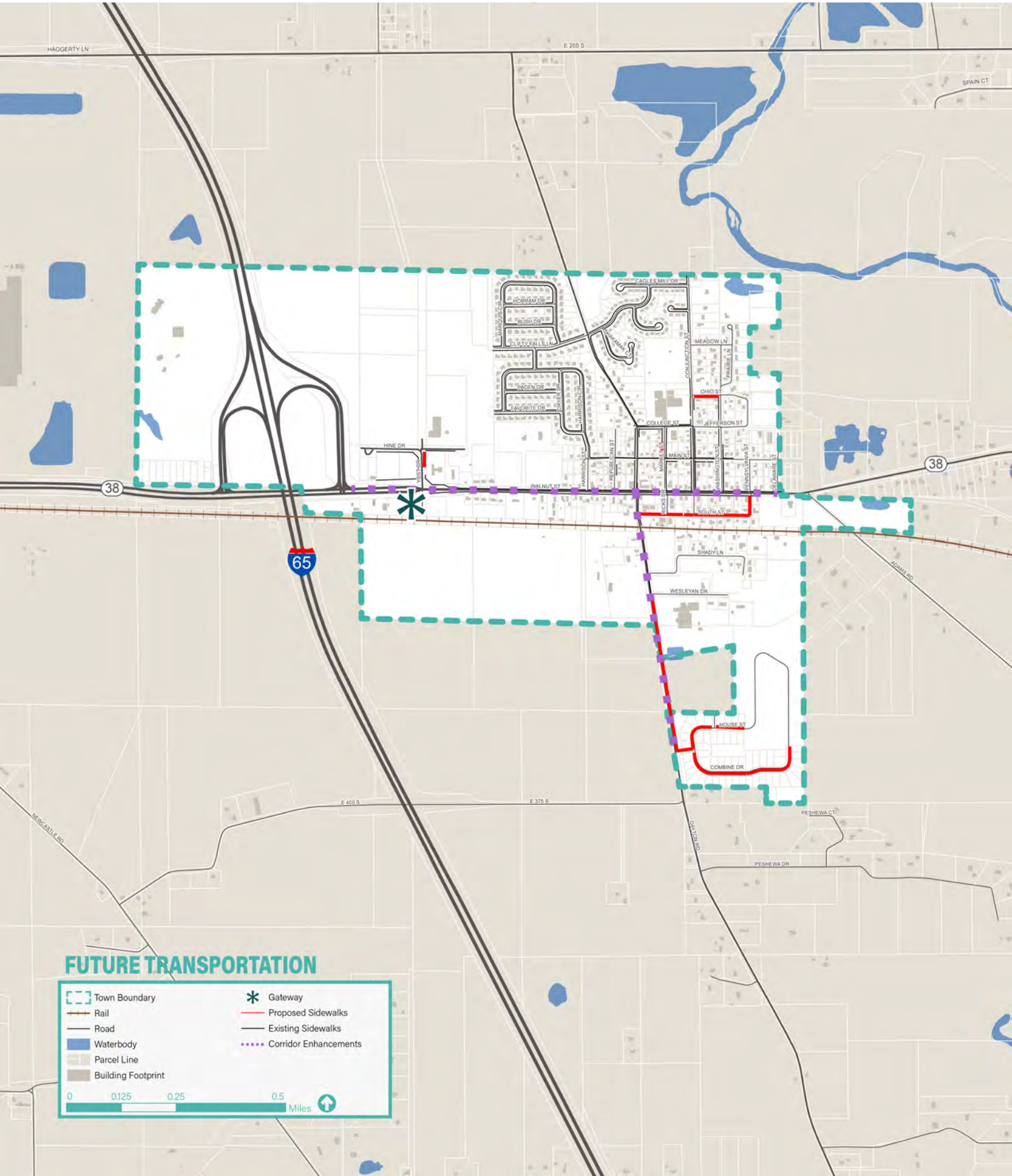
per day. In the early to mid-20th century, State Road 38 established Dayton as a destination on trips between Lafayette and much of the state; however, the construction of Interstate 65 redirected much of that traffic away from Dayton and slowed growth within the town. Today, I-65 influences not just Dayton's transportation system but has also contributed to the development of industrial land on the western end of town.

## **PEDESTRIAN INFRASTRUCTURE**

The majority of Dayton's sidewalk network is located along or north of State Road 38. Some sidewalks are located along segments of streets in the town's street grid, such as Main Street and Washington Street; however, the bulk of the town's sidewalks are located within the residential subdivisions in the northern section of Dayton.



# FUTURE TRANSPORTATION SYSTEM



## FUTURE TRANSPORTATION

Town Boundary	Gateway
Rail	Proposed Sidewalks
Road	Existing Sidewalks
Waterbody	Corridor Enhancements
Parcel Line	
Building Footprint	

0 0.125 0.25 0.5 Miles



## GOAL #7

“ *Improve mobility infrastructure and expand connectivity.* ”

## STRATEGIES

7.1

Initiate a comprehensive, detailed transportation plan to prioritize construction projects, connectors, costs, and public safety benefits.

7.2

Work with Greater Lafayette Public Transportation to expand bus routes to service Dayton.

7.3

Develop a sidewalk replacement plan based off of the findings of the 2022 Sidewalk Condition Survey & ADA Mobility Assessment.

7.4

Implement a Safe Routes to School program to improve safety and levels of physical activity for students.

# TRANSPORTATION PUBLIC INPUT HIGHLIGHTS



## STEERING COMMITTEE

Over the course of three Steering Committee meetings, a variety of different issues and topics were discussed. Highlights that relate to land use include:

- The railroad crossing at Dayton Road makes the southern part of town inaccessible when a train passes through.



## PUBLIC SURVEY

- **Public Survey #1: Visioning**
  - 23% of survey respondents consider improved roadway conditions and connectivity to be very important for enhancing quality of life in Dayton and 43% consider it to be important.
  - 46% of survey respondents consider access to sidewalks and trails to be very important for enhancing quality of life in Dayton and 29% consider it to be important.
  - 78% of survey respondents listed recreational opportunities as a way Dayton can support health and wellness in the community.
  - Specific transportation improvements that are recommended by survey respondents include improved visibility at intersections; investments in additional pedestrian routes and infrastructure, including trails, safe sidewalks, wider sidewalks, sidewalks along walking routes to the school, and specifically a sidewalk or multiuse trail along Dayton Road; an extension of city bus service into Dayton; a study the potential of installing a traffic light or stop sign at the Dayton Road and State Road 38 intersection if average daily traffic counts warrant this safety enhancement; and construction of multi-use trails that can support golf carts.
- **Public Survey #1: Draft Plan Recommendations**
  - 80% of respondents agreed with the transportation goal.



## PUBLIC MEETINGS

- **Public Workshop: Plan Visioning**
  - Multiple ideas for the extension of Yost Road were noted as part of the long-term transportation investment. It was generally agreed that the investment of public infrastructure should occur only when a project supports the desired land use activities is identified.
  - Ideas shared by attendees responding to amenities or items that are currently missing in the Dayton community include continued investment in more sidewalks, additional walking and bike paths, and specifically a bike path along Dayton Road to connect the south and north ends of town.
- **Public Open House: Draft Plan Recommendations**
  - All transportation strategies were generally endorsed and given high-priority rankings by meeting attendees. However, there was acknowledgement that the expansion of bus or transit routes to service Dayton might be a long-term priority.
  - Additional comments from attendees included extending future bike infrastructure to connect to nearby parks and natural areas, installing a bike path along Dayton Road to connect the south and north ends of town, and redoing disability ramps at Pennsylvania and Main Streets so property owners can more easily maintain them.



STRATEGY

7.1

Initiate a comprehensive, detailed transportation plan to prioritize construction projects, connectors, costs, and public safety benefits.

## DESCRIPTION

The Town should continue to invest in maintaining and improving existing roadways. Road maintenance helps preserve the condition of the road and keeps it from further deterioration. Deterioration increases the cost of rehabilitation as well as creates safety hazards and inconvenience to community members. It is anticipated that the Community Crossings program will continue into the foreseeable future and should be applied to for funding of construction projects. Applications are received on a yearly basis typically in June of each year. Once created, the town's transportation asset management plan should continually be updated and funds set aside to utilize this grant program for maintaining and improving existing roadways. With the Town's proximity to Interstate 65 and SR 38, future residential,

commercial, and industrial growth is likely. As part of a proactive management style, Dayton recognized the importance of having a plan to guide future projects. The town should invest in street design standards that provide numerical criteria for a new construction or reconstruction projects. Design standards should vary depending upon the functional classification of the road but lane widths typically vary from nine to twelve feet depending upon traffic volume, design speed, location, and project scope. Criteria for cross section elements should include travel lane width, cross slope, shoulders, curb type selection, sidewalks, etc. The latest version of the Indiana Design Manual provides guidance on cross section elements and can be used as a starting point in establishing the town's street design standards.

## ACTION STEPS

- A. Study alternate routes through or around Dayton to alleviate potential congestion problems of new industrial and commercial development.
- B. Invest in the creation of street design standards that provide criteria for new construction or reconstruction projects.
- C. Apply annually for Community Crossing Funding.
- D. Create and continually update an Asset Management Plan.
- E. Create a thoroughfare plan where street design will complement urban building, public spaces, and landscape, as well as support the activities associated with adjacent and surrounding land uses.
- F. Make improvements along Walnut Street and Dayton Road that includes aesthetic improvements such as sidewalks, lighting & any additional landscaping as well as any functional improvements.

## STRATEGY

7.2

Work with Greater Lafayette Public Transportation to expand bus routes to service Dayton.

### DESCRIPTION

A public transit system would provide several benefits such as enabling students to get to school or college, help the elderly stay independent, increase the mobility of tourists, and open economic opportunities. A bus stop connecting to the Lafayette CityBus system in Dayton was identified as a desire by the community, however, before implementation the town should conduct a needs assessment and feasibility study prior. A needs assessment would determine if transit

services is appropriate for Dayton. This will include an analysis of potential riders or those that are transit-dependent (mobility-limited, below-poverty, youth, zero-vehicle, visitors etc.), identification of existing services, analysis of transportation gaps, analysis of feasibility, and options (if any) for implementation and related costs. Cost may include operation costs, maintenance costs, and other needed infrastructure such as off-board fare collection and dedicated bus lanes.

### ACTION STEPS

- A. Hire a consultant with experience in transit systems to conduct a bus system needs assessment or other type of feasibility study.
- B. Coordinate with CityBus to implement an expansion of Route 9 or a new route into Dayton.

## STRATEGY

7.3

Develop a sidewalk replacement plan based off of the findings of the 2022 Sidewalk Condition Survey & ADA Mobility Assessment.

### DESCRIPTION

Improvements to existing sidewalk areas should be completed in order to improve the safety, ADA accessibility, and aesthetic appeal of the community. New concrete sidewalks should be constructed 4'-8' in width. Asphalt paths, used primarily as multi-use pathways, should be constructed 8'-12' in width. The Future Transportation Map on page 115 illustrates sidewalk improvements within Dayton. These sidewalks connect residential areas to religious institutions and commercial areas throughout town. The American Association

of State Highway and Transportation Officials (AASHTO) as well as INDOT have detailed guidelines for the development of pedestrian and bicycle facilities such as sidewalks and multi-use trails when using state and federal funding. These documents can be referenced for the planning and design of sidewalks funded by the community. In addition, as new or improved roads are designed and constructed, they should be designed to accommodate pedestrians in ways that are feasible and appropriate for the Dayton.

### ACTION STEPS

- A. Create better pedestrian connectivity in Dayton by creating a pedestrian sidewalk and trail system to connect destinations including the City of Lafayette.
- B. Implement sidewalk and ramp improvement projects adjacent to the Dayton Elementary School.
- C. Establish a procedure require sidewalks and curbing in all new developments and with any new construction.
- D. Improve ADA accessibility to existing sidewalk network.
- E. Incorporate pedestrian and bicyclist facilities into new or improved road construction.
- F. Complete sidewalk connections identified in this plan.
- G. Identify locations for bike racks in key locations throughout Dayton.

## STRATEGY

7.4

Implement a Safe Routes to School program to improve safety and levels of physical activity for students.

### DESCRIPTION

One way to build more physical activity into the lives of students is through Safe Routes to School, a program that is designed to make it safer for more children to walk and bicycle to school. Young people who walk and bicycle to school are more physically active and have lower body mass index scores than students

who are bused or driven to school. In addition to the benefits related to physical activity, Safe Routes to School can also help school systems struggling with safety, rising bus transportation costs and a lack of connection to the community.

### ACTION STEPS

- A. Create a Safe Routes to School team to assess needs, plan for solutions, and evaluate results of the program
- B. Document safety problems around the school and community concerns.
- C. Map “safer walking routes” or create “walking school buses” that identify locations of crossing guards, marked crosswalks, sidewalks and traffic signals.
- D. Hold pedestrian and bicycle safety education workshops.



## GOAL #7

*Improve mobility infrastructure and expand connectivity.*

	Strategy	Priority Level				Partners	Tools and Resources
		LOW PRIORITY	MEDIUM PRIORITY	HIGH PRIORITY	ONGOING		
7.1	Initiate a comprehensive, detailed asset management plan to prioritize construction projects, connectors, costs, and public safety benefits.		●			Town Staff, INDOT	INDOT – Community Crossings Grant
ACTION STEPS	A. Study alternate routes through or around Dayton to alleviate potential congestion problems of new industrial and commercial development.						
	B. Invest in the creation of street design standards that provide criteria for new construction or reconstruction projects.						
	C. Apply annually for Community Crossing Funding.						
	D. Create and continually update a Asset Management Plan.						
	E. Create a thoroughfare plan where street design will complement urban building, public spaces, and landscape, as well as support the activities associated with adjacent and surrounding land uses.						
	F. Make improvements along Walnut Street and Dayton Road that includes aesthetic improvements such as sidewalks, lighting & any additional landscaping as well as any functional improvements.						
7.2	Work with Greater Lafayette Public Transportation Corporation to expand bus routes to service Dayton.		●			Greater Lafayette Public Transportation Corporation – CityBus, Town Council	Consultant
ACTION STEPS	A. Hire a consultant with experience in transit systems to conduct a bus system needs assessment or other type of feasibility study.						
	B. Coordinate with CityBus to implement an expansion of Route 9 or a new route into Dayton.						



Strategy		Priority Level				Partners	Tools and Resources
		LOW PRIORITY	MEDIUM PRIORITY	HIGH PRIORITY	ONGOING		
7.3	Develop a sidewalk replacement plan based from the findings of the 2022 Sidewalk Condition Survey & ADA Mobility Assessment.		●			Town Council, Property Owners, City of Lafayette, Consultant - Engineer	American Association of State Highway and Transportation Officials (AASHTO), INDOT, Main Street America, Main Street Indiana,
ACTION STEPS	A. Create better pedestrian connectivity in Dayton by creating a pedestrian sidewalk and trail system to connect destinations including the City of Lafayette.						
	B. Implement sidewalk and ramp improvement projects adjacent to the Dayton Elementary School.						
	C. Establish a procedure require sidewalks and curbing in all new developments and with any new construction.						
	D. Improve ADA accessibility to existing sidewalk network.						
	E. Incorporate pedestrian and bicyclist facilities into new or improved road construction.						
	F. Complete sidewalk connections identified in this plan.						
	G. Identify locations for bike racks in key locations throughout Dayton.						
7.4	Implement a Safe Routes to School program to improve safety and levels of physical activity for students.	●				Town Council, Property Owners, Local School Corporation	INDOT - Safe Routes to School Indiana Next Level Connections
ACTION STEPS	A. Create a Safe Routes to School team to assess needs, plan for solutions, and evaluation results of the program.						
	B. Document safety problems around the school and community concerns.						
	C. Map "safer walking routes" or create "walking school buses" that identify locations of crossing guards, marked crosswalks, sidewalks and traffic signals.						
	D. Hold pedestrian and bicycle safety education workshops.						



## 8. AGRICULTURE

### EXISTING CONDITIONS

Dayton is nestled in what used to be a primarily agricultural land. As Dayton and nearby development in Lafayette have both continued to grow, some of this farmland has begun to disappear. As an important part of Dayton's heritage and still a vital part of the county's economy and land uses, understanding how local agriculture continues to shape both the Town and the region is important for establishing Dayton's identity and context within Tippecanoe County.

Within Dayton itself, there are only a few sites where agricultural activities are occurring. The first is a town-owned property on State Road 38 that is currently the site of the town's pumpkin patch, which is used for local festivities. There is also a landscaping supply store located along

Dayton Road that has land to grow its own products. In the southern portion of town, there are also some agricultural lands that are within the town's boundary, but their addresses and points-of-access are not located within Dayton.

According to the 2017 Census of Agriculture from the USDA, about two-thirds of land in Tippecanoe County is used for farming. Of the county's 693 farms, 94% are family farms, 28% hire farm labor, and just 5% sell directly to consumers. Of the 1,230 people working on farms in Tippecanoe County, 33% are either new or beginning farmers and 58% are between the ages of 35 and 64. Agricultural products in Tippecanoe County vary greatly, but its greatest earnings are coming from farming corn, soybeans, hay, and wheat.

## PUBLIC INPUT

### PUBLIC SURVEYS

- **Survey #1: Visioning**
  - 80% of survey respondents agreed with the agriculture goal.

### PUBLIC MEETINGS

- **Public Workshop: Plan Visioning**
  - When meeting attendees were asked what they would like to see in Dayton in the next 10 years related to agricultural needs, respondents indicated that farmland surrounding Dayton should be preserved, and any land use growth should occur in areas easily serviced by the existing public utilities.
- **Public Open House: Draft Plan Recommendations**
  - The proposed Agriculture strategies were generally supported by meeting attendees.
  - The concept of discouraging the extension of regional services to serve areas to be reserved for agricultural uses, flood plains, and other areas not designed for urban development received high support from respondents.



## GOAL #8

*“ Preserve and promote the character and viability of the local agricultural industry. ”*

## STRATEGIES

8.1

Support diversification of the Town's agricultural economy through the development of agri-tourism and establishment of an outdoor marketplace.

8.2

Assure that any proposed change in land use from agricultural must have adequate public facilities to serve the proposed use.



STRATEGY

8.1

Support diversification of the Town’s agricultural economy through the development of agri-tourism and establishment of an outdoor marketplace.

## DESCRIPTION

Agriculture, as an industry, is facing challenges for current farmers continuing production and maintenance. These challenges include market competition, rising land costs, continued urban expansion, and environmental changes. To combat these challenges, Indiana farmers can diversity and add value to their revenue sources. Agri-tourism helps to diversify and supplement agricultural incomes. This type of tourism offers a rural experience to urban residents as

well as an economic benefit for farmers. The Indiana Land Resource Council (ILRC) created a planning guide for agritourism providers, community leaders, and other professionals. Examples of activities and programs are you-pick produce, processing demonstrations, rural bed & breakfast, wine tastings, and hay rides. Developing agri-tourism also provides incentives for farmers and producers to remain in agriculture.

## ACTION STEPS

- A. Create an agricultural committee to explore appropriate agri-tourism uses in Dayton.
- B. Explore the best method to promote agriculture (farms days or a farmer’s market).
- C. Promote farm products online through the enhanced website, social media, and in local signage.

## STRATEGY

8.2

Assure that any proposed change in land use from agricultural must have adequate public facilities to serve the proposed use.

### DESCRIPTION

Future development and growth in Dayton depend heavily on sufficient water and wastewater treatment capacity. However, new growth may require additional capacity in addition to maintenance repairs of the current system. Part of staying competitive and attracting future development is to ensure that these systems are not only properly maintained, but that they also keep up with current and projected capacity. Doing so necessitates ongoing studies and planning

for future systems and maintenance. The town should move forward with any identified water improvement projects, phasing priority projects as funding is available. The town should also continue to perform regular maintenance and improvements on the water and sewer infrastructure to reduce expensive emergency repairs in the future, as well as plan improvements to the capacity of existing systems to ensure as new development occurs it can handle the growth.

### ACTION STEPS

- A. Reference the Future Land Use Map as zoning changes come before the Area Plan Commission and Town Council.
- B. Consider the long-term impact that development may have on nearby farming operations and suggest stipulations to reduce any potential conflicts.
- C. Discourage the extension of regional services to serve areas to be reserved for agricultural uses, flood plains, and other areas not designed for urban development.



## GOAL #8

*Preserve and promote the character and viability of the local agricultural industry.*

	Strategy	Priority Level				Partners	Tools and Resources
		LOW PRIORITY	MEDIUM PRIORITY	HIGH PRIORITY	ONGOING		
<b>8.1</b>	Support diversification of the Town's agricultural economy through the development of agri-tourism and establishment of an outdoor marketplace.		●			Town Staff, Local agriculture business/farmers, Potential vendors	Planning Consultant, Indiana Chapter of the American Planning Association, Marketing Consultant
ACTION STEPS	A. Create an agricultural committee to explore appropriate agri-tourism uses in Dayton.						
	B. Explore the best method to promote agriculture (farms days or a farmer's market).						
	C. Promote farm products online through the enhanced website, social media, and in local signage.						
<b>8.2</b>	Assure that any proposed change in land use from agricultural must have adequate public facilities to serve the proposed use.			●		Town Council, Utility Departments and Providers, Area Plan Commission, Property Owners	USDA, Indiana Department of Agriculture, American Planning Association – Indiana Chapter
ACTION STEPS	A. Reference the Future Land Use Map as zoning changes come before the Area Plan Commission and Town Council.						
	B. Consider the long-term impact that development may have on nearby farming operations and suggest stipulations to reduce any potential conflicts.						
	C. Discourage the extension of regional services to serve areas to be reserved for agricultural uses, flood plains, and other areas not designed for urban development.						





## 9. NATURAL RESOURCES

### EXISTING CONDITIONS

Natural resources have served as the building blocks of many communities and there are many ways that people can choose to leverage and engage with them. In some places, industries like mining or fishing have contributed to economic growth and can serve as major sources of employment. In others, natural areas have been preserved to protect local ecosystems and provide spaces to people to engage with nature. Natural resources can pose hazards as well, so mitigating those impacts is key to supporting a healthy and safe community.

While there are not any designated natural areas or waterways within Dayton's town limits, there are some forested areas, especially along the eastern perimeters of the town. Directly outside of the town boundary is agricultural land to the south and north, and more forested land to the northeast, which follows the flow of Wildcat Creek's South

Fork. Outside of Dayton, but still nearby are, Fairfield Lake Park and Wildcat Creek Park offer regional access to natural areas. In the adjacent Clinton County, Dayton residents are a 10.8-mile drive from the Eunice H. Bryn Woods State Nature Preserve.

According to Environmental Resilience Institute at Indiana University's Hoosier Resilience Index, Dayton currently experiences an average of 12 extreme precipitation events per year. Extreme precipitation events are those where the daily rainfall reaches two inches or higher. Dayton's peer communities, such as Mulberry and Pittsboro, have similar rates of extreme precipitation. These numbers are comparatively low to communities in Indiana that are located further south. Additionally, Dayton has only a small portion of land located within the floodplain, consisting of one acre of agricultural land and two acres of developed land.

## PUBLIC INPUT

### PUBLIC MEETINGS

- **Public Survey #2: Draft Plan Recommendations**
  - 70% of survey respondents agreed with the natural resources goal.

### PUBLIC MEETINGS

- **Public Open House: Draft Plan Recommendations**
  - Meeting participants strongly supported all five of the proposed natural resources strategies and identified conducting a tree inventory as a high-priority strategy.
  - It was noted that in general, flooding in Dayton is not a concern.





## GOAL #9

*“ Preserve the natural environment as an important asset and unique attribute of Dayton. ”*

## STRATEGIES

9.1

Identify and designate environmentally sensitive and significant natural areas, such as South Fork Wildcat Creek, in order to limit negative impacts from development and to maintain environmental quality.

9.2

Identify flooding prone areas that can be mitigated through stormwater infrastructure measures.

9.3

Conduct a tree inventory of town trees requiring routine maintenance.

## STRATEGY

9.1

Identify and designate environmentally sensitive and significant natural areas, such as South Fork Wildcat Creek, in order to limit negative impacts from development and to maintain environmental quality.

### DESCRIPTION

Dayton has many agricultural and natural areas surrounding the town, but not within town limits. These areas and features are enjoyed by the community and contribute to the Town's overall character. Environmentally sensitive areas are agricultural areas that have additional landscape, wildlife, or historical value. Environmental benefits of natural areas are improved air and water quality, habitat

protection, and combating climate change. Preservation and natural feature management should be incorporated into the design of new development by using planning, design, and best management practices. If this is not possible, the Town can create site facilities to minimize the impact and minimize restoration of disturbed areas.

### ACTION STEPS

- A. Identify and map all existing environmentally sensitive and significant natural areas that should be protected.
- B. Create an overlay district that preserves and protects the natural topography and environment associated with the flood plains of Fairfield Lakes Park, South Fork Wildcat Creek and similar streams and waterways.

## STRATEGY

9.2

Identify flooding prone areas that can be mitigated through stormwater infrastructure measures.

### DESCRIPTION

Effectively management reduces flooding and localized drainage issues and promotes environmental responsibility and diversity. A tangible benefit to these improvements includes facilitating storm flows away from potential infiltration to sanitary sewer systems. The town has an effective stormwater network in place. Traditional developed areas have also been maintained and improved as part

of the community's initiatives. As annexation has captured more territory that was originally planned with rural county roads and open ditch infrastructure, the need exists to plan for continuous improvement in these areas, implementing appropriate curb, gutter, and sidewalk infrastructure to replace traditional roadside ditches as development continues (and as hydraulically possible).

### ACTION STEPS

- A. Identify open ditches within the town rights-of-way that were constructed prior to current development standards and/or originally constructed as rural county road drainages.
- B. Plan improvements to identify drains incorporate best management practices and green infrastructure.

## 9.3

## Conduct a tree inventory of town trees requiring routine maintenance.

## DESCRIPTION

A tree inventory is a record of location and characteristics of individual trees and, sometimes, characteristics of their environments, within a defined geographic area. For towns, tree inventories typically include street trees and trees in parks or other town-owned properties. Conducting a tree inventory is the first step to developing a comprehensive urban forest management program. The inventory should include the location, tree information, maintenance needs, site information, and any other comments or information. There are three main types of inventories: sample, partial, and complete.

A **sample inventory** is conducted on a random sample of street segments, blocks, road miles, or area to provide an estimate for the urban forest. Typically, the sample is 3-10%. The sample can also be stratified.

A **partial inventory** is conducted on a specific non-random area. It may be a geographic area, such as a downtown. It may be a phased

inventory where different areas are collected at different times, with the goal of each phase eventually comprising a complete inventory. A survey collects a few attributes over a large area, even the entire municipality. Surveys are often conducted by vehicle.

A **complete inventory** includes all street trees, sometimes all park trees and trees on municipal properties, and often includes available planting locations and stumps.

To be most effective, an inventory should be linked to a geographic information system (GIS) and be updated regularly. At a minimum, attributes included in the feature layer should include, tree location, species, size, and condition, but others may be useful as well, including tree risk rating, pests, maintenance needs, or site conditions. Trained volunteers can successfully conduct tree inventories, but for inventories that include tree risk assessment, it is recommended using a qualified arborist.

## ACTION STEPS

- A. Determine which kind of tree inventory is appropriate for Dayton.
- B. Train volunteers, youth crews, or paid employees on the data collection and tree inventory process through a workshop session.
- C. Create and manage a GIS tree feature layer that includes data from the inventory.



## GOAL #9

*Preserve the natural environment as an important asset and unique attribute of Dayton.*

	Strategy	Priority Level				Partners	Tools and Resources
		LOW PRIORITY	MEDIUM PRIORITY	HIGH PRIORITY	ONGOING		
9.1	Identify and designate environmentally sensitive and significant natural areas, such as South Fork Wildcat Creek, in order to limit negative impacts from development and to maintain environmental quality.				●	Area Plan Commission, Town Staff, Town Council	Consultant, LWCF - IDNR
ACTION STEPS	<p>A. Identify and map all existing environmentally sensitive and significant natural areas that should be protected.</p> <p>B. Create an overlay district that preserves and protects the natural topography and environment associated with the flood plains of Fairfield Lakes Park, South Fork Wildcat Creek and similar streams and waterways.</p>						
9.2	Identify flooding prone areas that can be mitigated through stormwater infrastructure measures.	●				Tippecanoe County Drainage Board, Private Developers	Tippecanoe County Stormwater Technical Standards Manual, Purdue University Local Technical Assistance Program (LTAP), Consulting Engineers, INDOT LPA Programs, OCRA
ACTION STEPS	<p>A. Identify open ditches within the town rights-of-way that were constructed prior to current development standards and/or originally constructed as rural county road drainages.</p> <p>B. Plan improvements to identify drains incorporate best management practices and green infrastructure.</p>						
9.3	Conduct a tree inventory of town trees requiring routine maintenance.			●		Town Staff, Volunteers	Consultant, LWCF - IDNR
ACTION STEPS	<p>A. Determine which kind of tree inventory is appropriate for Dayton.</p> <p>B. Train volunteers, youth crews, or paid employees on the data collection and tree inventory process through a workshop session.</p> <p>C. Create and manage a GIS tree feature layer that includes data from the inventory.</p>						



## 10. PARKS AND RECREATION

### EXISTING CONDITIONS

Parks and recreational facilities are key components to thriving communities; they offer physical exercise and space to play, opportunities to connect with nature, highlight local culture, provide gathering spaces, and so much more. In a town like Dayton, the different parks and recreation spaces that residents use are not limited to just what is within the town itself because they have easy access to nearby local and regional offerings as well. In understanding the parks and recreational facilities that Dayton residents can currently access, the community is better situated to identify how they want to maintain or expand upon their existing recreational options.

Within town limits, there is currently one park. It is an unnamed, 0.35-acre greenspace that is located next to Town Hall on State Road 38. This small park in Dayton's downtown offers a lawn open space and a gazebo.

Dayton residents can also access recreational options in adjacent communities. Just four miles away in Lafayette is a YMCA branch that provides access to a swimming pool, gym, and sports leagues for children. To the northeast, Fairfield Lakes Park offers scenic views, trails, picnic areas, and fishing to the region. Dayton residents can also access Wildcat Creek Park, Eunice H. Bryan State Nature Preserve, Prophetstown State Park, and attend shows at the Tippecanoe County Amphitheater Park. Amongst these three natural areas, activities like hiking, biking, and camping in scenic areas are all available.

## EXISTING PARKS AND RECREATIONAL AREAS



GAZEBO AT TOWN HALL

## DAYTON COMMUNITY EVENTS





## GOAL #10

“ *Expand high-quality recreational amenities.* ”

## STRATEGIES

10.1

Establish a Parks Board to conduct a 5-year Parks and Recreation Master Plan.

10.2

Market existing recreational amenities, like Dayton Town Hall Park, to increase use and awareness.

10.4

Actively identify and secure land to provide additional gathering spaces and public green spaces.

10.5

Continue aggressive pursuit of funding sources to supplement the regular budget to provide more resources for park maintenance.



# PARKS AND RECREATION PUBLIC INPUT HIGHLIGHTS

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## STEERING COMMITTEE

Over the course of three Steering Committee meetings, a variety of different issues and topics were discussed. Highlights that relate to land use include:

- Limited land availability will make new walking trails difficult to implement.
- The community needs a park that is owned and operated by the Town. Additionally, a new park should be centrally located. The development or enhancement of the existing park space into a multi-functional community gathering space was identified. It would be desirable if the space was in the town center, accessible to the Town Hall, school and easily accessible to any new community-oriented or public facilities.
- The Town should accommodate travel for golf carts between recreational areas.
- Walking trails, splashpads, and fields/courts are desirable.
- The Town currently does not have a Parks department to support any new parks, which presents a challenge for maintaining and managing future parks.
- If any land were to be annexed for future growth needs, the inclusion or development of a new community park should be considered.

## PUBLIC SURVEY

- **Public Survey #1: Visioning**
  - 40% of survey respondents consider access to parks and recreation to be very important for enhancing quality of life in Dayton and 40% consider it to be important.
  - 46% of survey respondents consider access to sidewalks and trails to be very important for enhancing quality of life in Dayton and 29% consider it to be important.
  - The top parks and recreation facilities and programs that survey respondents would like to see in Dayton include additional active recreation space (65%), a dog park (59%), new multi-use trails (56%), a splash pad (53%), and new benches and picnic areas (41%).
- **Public Survey #1: Draft Plan Recommendations**
  - 90% of respondents agreed with the parks and recreation goal, with the strategy to secure land for public gathering spaces and green spaces being identified as a high-priority strategy by four people.



## PUBLIC MEETINGS

- **Public Workshop: Plan Visioning**
  - When meeting attendees were asked what is currently missing in Dayton, attendees shared their ideas for more parks, bike paths, walking paths, and a splash pad.
- **Public Open House: Draft Plan Recommendations**
  - Meeting attendees agreed with all proposed Parks and Recreation strategies. The two highest-priority strategies were marketing existing recreational amenities and securing land for additional gathering spaces and public green spaces.
  - An additional idea shared by a meeting attendee included adding a playground and splash pad by gazebo.





STRATEGY

10.1

Establish a Parks Board to conduct a 5-year Parks and Recreation Master Plan.

### DESCRIPTION

The town currently does not have a parks board. It is recommended that the town establish a parks board and prepare and adopt a parks and recreation master plan every five years. Having a 5-Year Parks and Recreation Master Plan

allows the community to apply for DNR funding to implement recommendations from this plan. A master plan also serves as a measuring tool for the community to provide the proper level of service to fulfill the needs of the residents.

### ACTION STEPS

- A. Allocate funding to complete a 5-Year Parks and Recreation Master Plan.
- B. Explore equipment and playground needs in the 5-Year Parks and Recreation Master Plan.
- C. Include recommendations from the Parks 5-Year Plan in the Capital Improvements Plan.
- D. Explore potential properties or areas that could become new park spaces in the 5-Year Parks and Recreation Master Plan.

## STRATEGY

10.2

Market existing recreational amenities, like Dayton Town Hall Park, to increase use and awareness.

### DESCRIPTION

Several programs and events exist within Dayton and are orchestrated by more than the town. Additional programming is provided through numerous other and several private and non-profit groups as well. Outdoor recreational areas have the potential to increase physical activity and should be accessible. Inactive youth are at a greater risk of being overweight or obese. The plan view on the next page highlights existing amenities in the Town Hall

green space, and identifies areas for potential facility improvements such as the addition of splash pad and a playground. New playground equipment and the splash pad should be ADA accessible and include equipment for all youth age groups. The splash pad could also be designed so that during the months when the water is turned off, it is still usable play equipment.

### ACTION STEPS

- A. Develop recreation facilities and programs in cooperation with school, church, and private organizations.
- B. Create a contact list or promotional methods to provide information about new programming for seniors and youth.
- C. Survey residents to understand interest for various senior and youth programming. Identify partners to provide additional recreational programming.
- D. Identify partners to provide additional recreational programming.
- E. Explore splash pad or splash park ideas and needs through the 5-Year Parks and Recreation Master Plan.
- F. Apply for LWCF through DNR to implement a splash pad.

## DAYTON COMMUNITY COMMONS



Existing greenspace along Walnut Street can serve as a community park in town square. The existing gazebo is enhanced with a larger town hall plaza, water feature, and bench swings. Additional park amenities include a playground, splashpad, open space, and added parking. Finally, a proposed Community Activity Center on the north side of Walnut Street provides flexible space for activities, gatherings, and small retail.

## STRATEGY

10.3

Actively identify and secure land to provide additional gathering spaces and public green spaces.

### DESCRIPTION

Currently no centralized park space exists in Dayton, that would better serve residents nearby. Incorporating a small park facility provides a space for visitors and residents to relax and enjoy Dayton. A small park space can include amenities like a gathering space (small pavilion), picnic tables, benches, lawn

areas, landscaping and water features, lighting, play or other interactive features, public art, and other amenities. Additional park space and conceptual planning can be done through the five-year parks planning process, see objective 10.1.

### ACTION STEPS

- A. Develop parks to serve subdivisions of newly annexed areas, under-served areas and new developments. Direct this development to small, otherwise unbuildable sites, which are suited for playgrounds and/or open space.
- B. Prioritize future park spaces based on needs, funding availability, and community support.

## STRATEGY

10.4

Continue aggressive pursuit of funding sources to supplement the regular budget to provide more resources for park maintenance.

### DESCRIPTION

Planning for and the cost of recreational facilities is always a concern for communities, no matter how small or large. Addressing any current deficiencies and providing facilities that supports new development can be challenges for Dayton. The town should maintain awareness of the Federal and State funding that is allocated to regional projects as well as

explore local partnerships and programs that provide benefits primarily to the residents of Dayton. Additionally, if the town adopts a Parks and Recreation Master Plan, it should continue to be utilized and updated as well as referenced for new recreational facilities and potential funding sources.

### ACTION STEPS

- A. Coordinate annually to ensure application and contact information for funding sources are up to date.
- B. As funding becomes available, continue to develop parks in or near neighborhoods that do not have a park within walking distance (1/4-1/2 mile).
- C. Consider utilizing town-owned property for parks or recreational purposes.



## GOAL #10

*Expand high-quality recreational amenities.*

	Strategy	Priority Level				Partners	Tools and Resources
		LOW PRIORITY	MEDIUM PRIORITY	HIGH PRIORITY	ONGOING		
10.1	Initiate a comprehensive, detailed asset management plan to prioritize construction projects, connectors, costs, and public safety benefits.			●		Town Council, Area Plan Commission, Department Heads, Recreational Organizations	DNR, Consultant
ACTION STEPS	A. Allocate funding to complete a 5-Year Parks and Recreation Master Plan.						
	B. Explore equipment and playground needs in the 5-Year Parks and Recreation Master Plan.						
	C. Include recommendations from the Parks 5-Year Plan in the Capital Improvements Plan.						
	D. Explore potential properties or areas that could become new park spaces in the 5-Year Parks and Recreation Master Plan.						
10.2	Market existing recreational amenities, like Dayton Town Hall Park, to increase use and awareness.			●		Town Staff, Dayton Memorial Presbyterian, Tippecanoe County Convention & Visitors Bureau, Parks and Recreation Department, School Corporation	Marketing Consultant
ACTION STEPS	A. Develop recreation facilities and programs in cooperation with school, church, and private organizations.						
	B. Create a contact list or promotional methods to provide information about new programming for seniors and youth.						
	C. Survey residents to understand interest for various senior and youth programming. Identify partners to provide additional recreational programming.						
	D. Identify partners to provide additional recreational programming.						
	E. Explore splash pad or splash park ideas and needs through the 5-Year Parks and Recreation Master Plan.						
	F. Apply for LWCF through DNR to implement a splash pad.						

Strategy		Priority Level				Partners	Tools and Resources
		LOW PRIORITY	MEDIUM PRIORITY	HIGH PRIORITY	ONGOING		
10.3	Actively identify and secure land to provide additional gathering spaces and public green spaces.	●				Town Council, Town Staff, Department heads	IDNR-LWCF, Community Foundation of Greater Lafayette
ACTION STEPS	A. Develop parks to serve subdivisions of newly annexed areas, under-served areas and new developments. Direct this development to small, otherwise unbuildable sites, which are suited for playgrounds and/or open space.						
	B. Prioritize future park spaces based on needs, funding availability, and community support.						
10.4	Continue aggressive pursuit of funding sources to supplement the regular budget to provide more resources for recreational facilities.				●	Town Council, Parks and Recreation Department, IDNR, Community Foundation of Greater Lafayette	The National Recreation and Park Association (NRPA), Indiana Division of Outdoor Recreation
ACTION STEPS	A. Coordinate annually to ensure application and contact information for funding sources are up to date.						
	B. As funding becomes available, continue to develop parks in or near neighborhoods that do not have a park within walking distance (1/4-1/2 mile).						
	C. Consider utilizing town-owned property for parks or recreational purposes.						







## 11. BROADBAND ACCESS

### EXISTING CONDITIONS

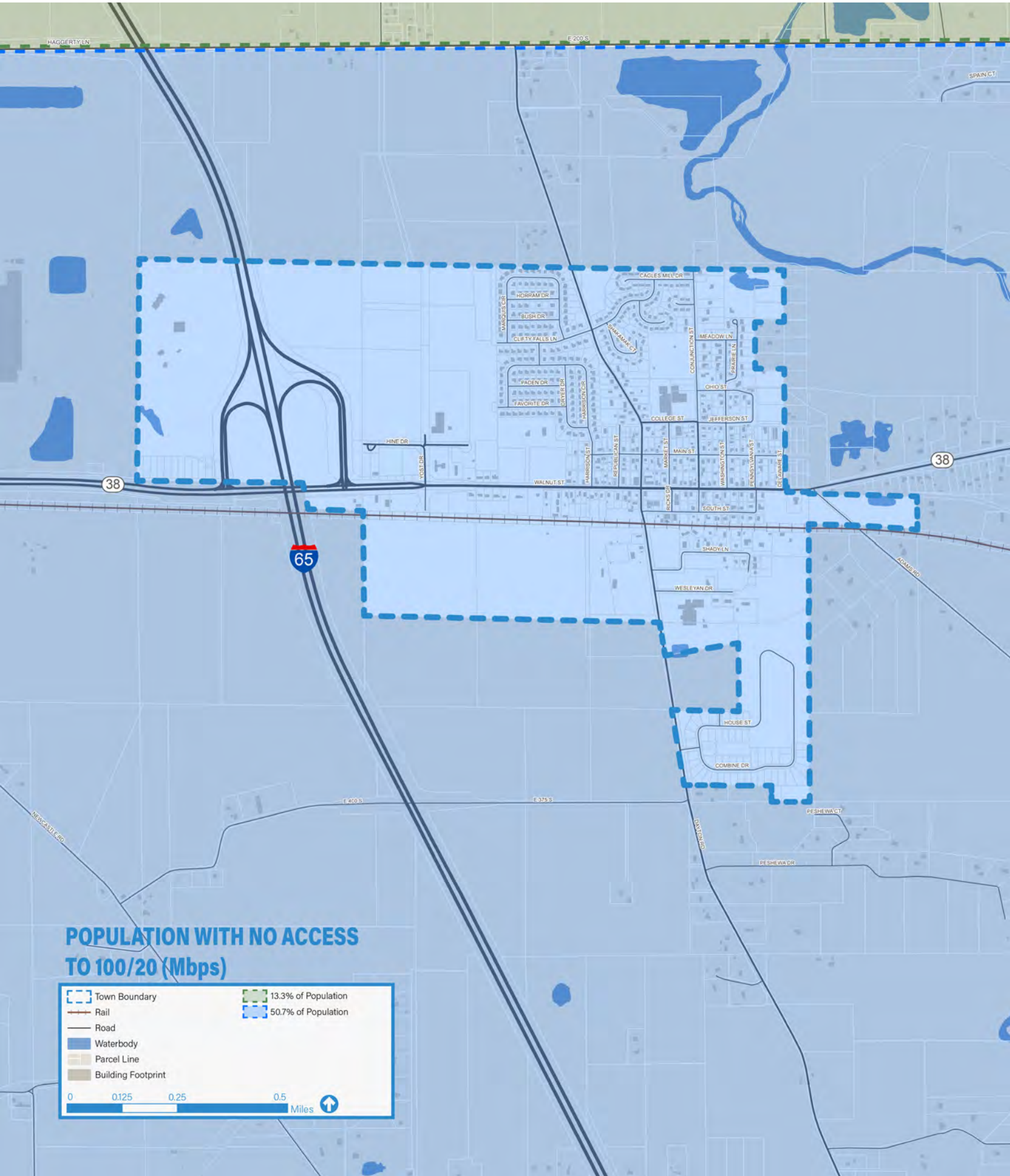
Broadband is an important amenity for households, businesses, and public buildings to access; this has been true for much of the 21st century but recent cultural shifts after the COVID-19 Pandemic have placed an even greater significance on the need for people to use broadband so they can perform everyday tasks such as working, attending school, or managing their finances.

According to Broadbandnow.com, there are nine broadband providers that serve Dayton. For these providers, connection options include cable, DSL, satellite, internet, fiber, and fixed service. All providers offer residential service.

Purdue University's 2019 Digital Divide Index (DDI) scores the Dayton area as a 20.9 in digital access on a scale of 0 to 100, with

100 indicating the highest digital divide. The DDI scores digital access across the country by assessing a location's percentage of residents that do not use the internet, percentage of homes without computing devices, percentage of homes without internet access, local download and upload speeds, and socioeconomic variables that impact someone's ability to access or use technology, such as poverty status or older age. For residents in the Dayton area, upload and download speeds are above federal standards with an average download speed of 103 mbps (milli bites per second) and an average upload speed of 25.6 mbps. Additionally, 3.2% of Dayton-area residents do not have internet access and 2.1% do not have a computer.

# EXISTING BROADBAND ACCESS



## POPULATION WITH NO ACCESS TO 100/20 (Mbps)

Town Boundary	13.3% of Population
Rail	50.7% of Population
Road	
Waterbody	
Parcel Line	
Building Footprint	

0 0.125 0.25 0.5 Miles



## GOAL #11

“ *Increase access to affordable high-speed internet.* ”

## STRATEGIES

11.1

Work with local internet providers to expand high-speed and high-capacity internet to areas beyond the corporate boundaries of Dayton.

11.2

Identify specific areas that could benefit from public access to Wi-Fi.

11.3

Complete and implement a Broadband Readiness Plan and Next Level Connections Applications.

# BROADBAND ACCESS

## PUBLIC INPUT HIGHLIGHTS

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### PUBLIC SURVEY

- **Public Survey #1: Visioning**
  - When asked about needed utility improvements in Dayton, respondents identified the need for broadband improvements that include the installation of Wi-Fi at Town Hall and in public spaces, supporting the diversification of the number of internet service providers in Dayton to encourage competitive prices, and improving overall cell service.
- **Public Survey #2: Draft Plan Recommendations**
  - 80% of respondents agreed with the broadband access goal.



### PUBLIC MEETINGS

- **Public Workshop: Plan Visioning**
  - When meeting attendees were asked what is currently missing in Dayton, attendees stated that some cell service is currently weak in Dayton.
- **Public Open House: Draft Plan Recommendations**
  - Meeting attendees supported the proposed broadband access strategies.
  - Additional ideas from attendees included installing Wi-Fi at Town Hall and its adjacent green space.



### STRATEGY

11.1

Work with local internet providers to expand high-speed and high-capacity internet to areas beyond the corporate boundaries of Dayton.

### DESCRIPTION

Internet access, specifically highspeed broadband internet access, spurs innovation and collaboration, fosters economic activity and growth, and facilitates access to information and services. Increasingly, people need internet access to secure and sustain employment opportunities, pursue and succeed in education, and obtain healthcare. Public and private investments have led to dramatic advances in the infrastructure, availability, and usage of in-home broadband, but some disparities remain, creating a digital divide between those who have access to a highspeed internet connection and those who do not. A host of federal, state, and local initiatives aim to close the remaining gaps and achieve digital inclusion

for all. Broadband access is a central concern of housing and community development because of its physical infrastructure as well as its implications for social and economic activity in communities throughout the region. In addition to promoting competition to improve the affordability and quality of broadband options throughout Indiana, the state government has invested in several programs designed to expand broadband access, often with a special emphasis on underserved populations and areas. At the local level, many municipalities, nonprofits, and foundations as well as private entities can work to expand broadband access, often in cross-sector partnerships and with the state government agencies.

### ACTION STEPS

- A. Continue to work with current providers as they upgrade and enhance local service.
- B. Create a single-point of contact for broadband related matters (potential planner).
- C. Identify and prioritize areas that are underserved by internet and areas that have a high potential for growth.
- D. Work with local utility providers to secure funding for infrastructure improvements through programs like Next Level Connections.

## STRATEGY

11.2

Identify specific areas that could benefit from public access to Wi-Fi.

### DESCRIPTION

Today public wifi serves as an attraction for residents and visitors by providing internet connectivity and gathering space. Digital connectivity is expected to continue to be a driver in built environment and new technology, and will increase the benefits of public wifi in downtown. Over the planning horizon, a public wifi system can allow the integration of smart

technology such as digital signage or kiosks, video surveillance, speaker system, lighting, trash collection, smart parking meters, smart buildings, smart water infrastructure detecting leaks, weather monitoring, and much more. The town should maintain implement public wifi hotspots in local parks and downtown to increase attraction to these areas.

### ACTION STEPS

- A. Survey students and residents to identify residences that do not have access to the internet at home.
- B. Develop and market homework hubs and/or public wifi zones in areas that lack internet.

## STRATEGY

11.3

Complete and implement a Broadband Readiness Plan and Next Level Connections Applications.

### DESCRIPTION

The expansion of high-speed internet in Dayton is essential to attract businesses and residents. If the town decides to be more aggressive in providing high speed internet within the town or newly annexed areas, the community should actively seek funding opportunities or grants that incentivize the development of fiber connectivity. Ultimately, a Broadband Readiness Plan will provide recommendations to increase broadband service in the area. The

internet represents a fundamental shift in how Americans connect with one another, gather information, and conduct their day-to-day lives. The demographics of the service areas are one factor considered by providers when identifying new service areas or expanding services offered. Recommendations in the Broadband Readiness Plan should be implemented to increase the quality of life in Dayton and the surrounding areas.

### ACTION STEPS

- A. Complete the planning process for a Broadband Readiness Plan.
- B. Implement the recommendations set forth in the Plan.





## GOAL #11

*Increase access to affordable high-speed internet.*

	Strategy	Priority Level				Partners	Tools and Resources
		LOW PRIORITY	MEDIUM PRIORITY	HIGH PRIORITY	ONGOING		
<b>11.1</b>	Convene employers, educators, and other organizations to identify needs and gaps (land, transportation, incentives, education, talent, etc.).	●				Town Staff, Internet Providers, Tippecanoe County,	Redevelopment Commission, Indiana Economic Development Corporation (IEDC), Office of Community & Rural Affairs (OCRA), Indiana Broadband Office
ACTION STEPS	A. Continue to work with current providers as they upgrade and enhance local service.						
	B. Create a single-point of contact for broadband related matters (potential planner).						
	C. Identify and prioritize areas that are underserved by internet and areas that have a high potential for growth.						
	D. Work with local utility providers to secure funding for infrastructure improvements through programs like Next Level Connections.						
<b>11.2</b>	Identify specific areas that could benefit from public access to wifi.		●			Town Staff, Internet Providers	Next Level Connections, Indiana Broadband Office, IEDC – Skills Enhancement Fund
ACTION STEPS	A. Survey students and residents to identify residences that do not have access to the internet at home.						
	B. Develop and market homework hubs and/or public wifi zones in areas that lack internet.						
<b>11.3</b>	Complete and implement a Broadband Readiness Plan and Next Level Connections Applications.	●				Town Staff, Internet Providers, Local Broadband Contact	Redevelopment Commission Indiana Economic, Development Corporation (IEDC), Broadband Readiness Program/Next Level Connections
ACTION STEPS	A. Complete the planning process for a Broadband Readiness Plan.						
	B. Implement the recommendations set forth in the Plan.						



## 12. HISTORIC AND ARCHAEOLOGICAL RESOURCES

### EXISTING CONDITIONS

While this comprehensive plan looks towards developing a vision for Dayton's future, understanding Dayton's past is vital to assessing the context in which the modern community is living today and how the legacy they have inherited can continue to be preserved and emphasized to benefit future generations.

Dayton's first European settlers arrived in 1825 and the original town was platted between 1827 and 1830. Much of the land from the original town is now included in the Dayton Historic District, which currently includes a mix of residential, commercial, religious, and community buildings that were built between the 1830s and the 1940s. In total, there are 82 buildings within the historic district that contribute to its historic character, one contributing site, and 14 non-contributing buildings. The district is considered to be historically significant due to its early vernacular architecture and craftsman architecture. In total, the architectural styles of the contributing buildings include Greek revival, Italianate, second empire, Queen Anne, Romanesque revival, and bungalow/craftsman. Unlike other historic districts in Tippecanoe County, the Dayton Historic District's period of significance spans across several decades, whereas other local districts mostly feature

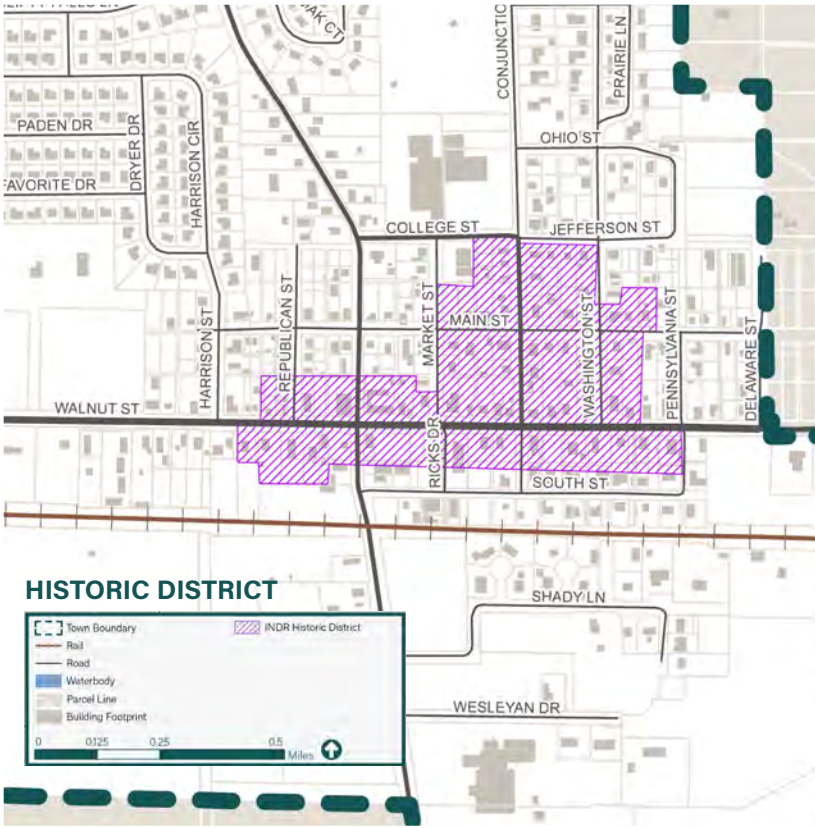
architecture from shorter time spans. Both educational and religious institutions have been important cornerstones of the Dayton community. Early settlers led instruction in their own homes before developing a school house, which was located on the land that is now Dayton Elementary School just outside of the Dayton Historic District. While Dayton had four churches that served the community in its early years, the Dayton Memorial Presbyterian building is the only one that still remains.

While Dayton was established in the years after Native Americans were forced from the region by settlers, surrounding sites and communities still recognize the presence of the land's original residents. A Lafayette neighborhood to the north of Dayton still uses the Wyandotte tribe's name for their local elementary school and 300 acres of Prophetstown State Park are dedicated to the interpretation of Native American farming, history, and culture of the early 20th century.

Dayton is also the hometown of the late musician Shannon Hoon, who was the lead singer of the band Blind Melon during the 1980s and '90s. After his death in 1995, Hoon was buried in Dayton Cemetery.

# DAYTON HISTORIC DISTRICT

# EXAMPLES OF CONTRIBUTING BUILDINGS



740 Main Street



733 Main Street



747 Walnut Street



736 Walnut Street



Dayton Memorial Presbyterian



## GOAL #12

*“ Establish and enhance the Dayton downtown as an historic, unique and vibrant focal point of the community, both for the residents and visitors. ”*

## STRATEGIES

**12.1**

Maintain rural charm through the development of design guidelines for the Historic District.

**12.2**

Create a Façade Improvement Program to aid property owners in improving commercial buildings.

**12.3**

Preserve and market the town square and green space.

# HISTORIC AND ARCHAEOLOGICAL RESOURCES PUBLIC INPUT HIGHLIGHTS

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## STEERING COMMITTEE

Over the course of three Steering Committee meetings, a variety of different issues and topics were discussed. Highlights that relate to transportation include:

- Dayton's upcoming bicentennial in 2027 creates an opportunity to focus on historic preservation efforts.
- The Steering Committee highlighted that the community did have an existing historic district on the National Register.
- Committee members expressed a greater interest in design guidelines rather than regulating historic character through design.
- The Committee identified maintaining the historic town center as a priority.



## PUBLIC SURVEY

- **Public Survey #1: Visioning**
  - Ideas to highlight the historic district include unique signage and design standards.
  - Identification of potential grants or other resources to support the rehabilitation and renovation of historic properties should be identified to provide assistance for property owners.
- **Public Survey #2: Draft Plan Recommendations**
  - 60% of survey respondents agreed with the historic and archaeological resources goal.



## PUBLIC MEETINGS

- **Public Open House**
  - Meeting attendees largely supported the proposed historic and archaeological resources strategies and designated all strategies as high priorities for the Town.
  - The development of design guidelines for the Historic District, and identifying and preserving key historic structures were noted as the highest-priorities.



STRATEGY

12.1

Maintain rural charm through the development of design guidelines for the Historic District.

## DESCRIPTION

Renovation of historic buildings, landscapes, or other cultural resources requires knowledge of a unique process of compliance and review. This process differs from renovation of existing buildings or new construction. The Secretary of the Interior defines the Standards for the Treatment of Historic Properties that includes the preservation process with five basic steps: identify, investigate, develop, execute, and educate. To ensure a balanced, economically viable, and preservation-sensitive project, the

town should develop design guidelines to help property owners maintain the integrity of the project's historic identity. In coherence with the Interior's standards, Dayton should identify a broad standard outline for the preservation, rehabilitation, and restoration of historic buildings and include guidelines for building materials, features and structure systems, treatments, and site improvements.

## ACTION STEPS

- A. Identify and preserve key historic structures.
- B. Develop design guidelines or standards to be applied to exterior building renovations and new construction to encourage appropriate applications in Dayton.
- C. Guide property owners to state and federal programs that would reduce the cost burden of preserving historic properties.
- D. Direct property owners to local assistance such as tax abatement or other grant programs.

## STRATEGY

12.2

Create a Façade Improvement Program to aid property owners in improving commercial buildings.

### DESCRIPTION

Revitalization of residential and commercial areas often begins with an initial concentrated effort. Façade improvement programs are incentive programs created to encourage property owners and businesses to improve the exterior appearance of their buildings and storefronts. Funding sources for these types of programs can come from state grants, local foundation support, or municipal revenue. A typical façade-improvement program usually provides a 1:1 match up to a certain amount,

which incentivizes property owners to improve their facades. A town could also work with a local bank to that contribute equally to the funding pool to share investment risks as another funding resource. Eligibility criteria and participation terms for the program should be developed to include a detailed description of eligible activities/projects, reference to set design guidelines (see Objective 12.1), and the application and selection process.

### ACTION STEPS

- A. Invite professional design assistance to offer recommendations on building façade improvements.
- B. Establish a façade program fund (either revolving loan or grant) for buildings that may also include landscaping.
- C. Reach out to property owners to identify potential interest in the program.
- D. Connect local property owners with information regarding historic tax credits and grants for rehabilitation projects.

## STRATEGY

12.3

Preserve and market the town square and green space.

### DESCRIPTION

Green spaces offer innovative approaches to increase the quality of urban settings, enhance local resilience, and promote sustainable lifestyles, improving both the health and the well-being of town residents. Parks, playgrounds, or vegetation in public and private places are a central component of these

approaches. It is an important part of public open spaces provided by a town and can serve as a health-promoting setting for all members of the community. It is therefore necessary to ensure that the public green space next to Town Hall is easily accessible for all population groups.

### ACTION STEPS

- A. Facilitate activities and public events such as family days, festivals, and markets at the green space next to town hall.
- B. Promote the green space through the town website, onsite signage, and other marketing materials the town may create or participate in.
- C. Collaborate with local organizations to assist with maintaining the green space and utilize for their activities, such as urban gardening allotments.



## DAYTON TOWN HALL



By emphasizing and maintaining the historic character of Dayton's Town Hall while updating surrounding public spaces, Dayton can both preserve the town's legacy while reinstating Dayton's downtown as a community gathering space.



# HISTORIC AND ARCHAEOLOGICAL RESOURCES IMPLEMENTATION TABLE

## GOAL #12

*Establish and enhance the Dayton downtown as an historic, unique and vibrant focal point of the community, both for the residents and visitors.*

Strategy	Priority Level				Partners	Tools and Resources
	LOW PRIORITY	MEDIUM PRIORITY	HIGH PRIORITY	ONGOING		
<b>12.1</b> Maintain rural charm through the development of design guidelines for the Historic District.			●		Area Plan Commission, Town Staff, Property Owners, Town Council	U.S. Secretary of Interior, Consultant, Indiana Landmarks and Historic Preservation, Tax Abatement, Historic Renovation Grant Program - OCRA
<b>ACTION STEPS</b>						
A. Identify and preserve key historic structures.						
B. Develop design guidelines or standards to be applied to exterior building renovations and new construction to encourage appropriate applications in Dayton.						
C. Guide property owners to state and federal programs that would reduce the cost burden of preserving historic properties.						
D. Direct property owners to local assistance such as tax abatement or other grant programs.						
<b>12.2</b> Create a Façade Improvement Program to aid property owners in improving commercial buildings.		●			Area Plan Commission, Town Staff, Town Council	Historic Renovation Grant Program - OCRA, Indiana Landmarks and Historic Preservation, Historic Renovation Grant, Rehabilitation Investment Tax Credit, Residential Historic Rehabilitation Tax Credit, Consultant
<b>ACTION STEPS</b>						
A. Invite professional design assistance to offer recommendations on building façade improvements.						
B. Establish a façade program fund (either revolving loan or grant) for buildings that may also include landscaping.						
C. Reach out to property owners to identify potential interest in the program.						
D. Connect local property owners with information regarding historic tax credits and grants for rehabilitation projects.						
<b>12.3</b> Preserve and market the town square and green space.	●				Town Council, Dayton Memorial Presbyterian, Dayton Main Street (if created), Parks and Recreation Board (if created),	HUD, OCRA, Indiana Landmarks and Historic Preservation, Historic Preservation Fund Grant, Historic Renovation Grant
<b>ACTION STEPS</b>						
A. Facilitate activities and public events such as family days, festivals, and markets at the green space next to town hall.						
B. Promote the green space through the town website, onsite signage, and other marketing materials the town may create or participate in.						
C. Collaborate with local organizations to assist with maintaining the green space and utilize for their activities, such as urban gardening allotments.						





## 13. HAZARD MITIGATION

### EXISTING CONDITIONS

Natural and human-made hazards pose many challenges to communities. From heavy rains, to tornadoes, flooding, and extreme heat, communities across Indiana have and will continue to feel the impacts of a variety of hazards. To be better prepared for these events, governments at all levels develop plans, policies, systems, and structures that are designed to support the safety and welfare of the public. The Tippecanoe County Emergency Management Agency (TEMA) is the emergency management agency that serves Dayton and other communities in the county. TEMA manages an emergency warning system, hazardous materials response, and incident responses.

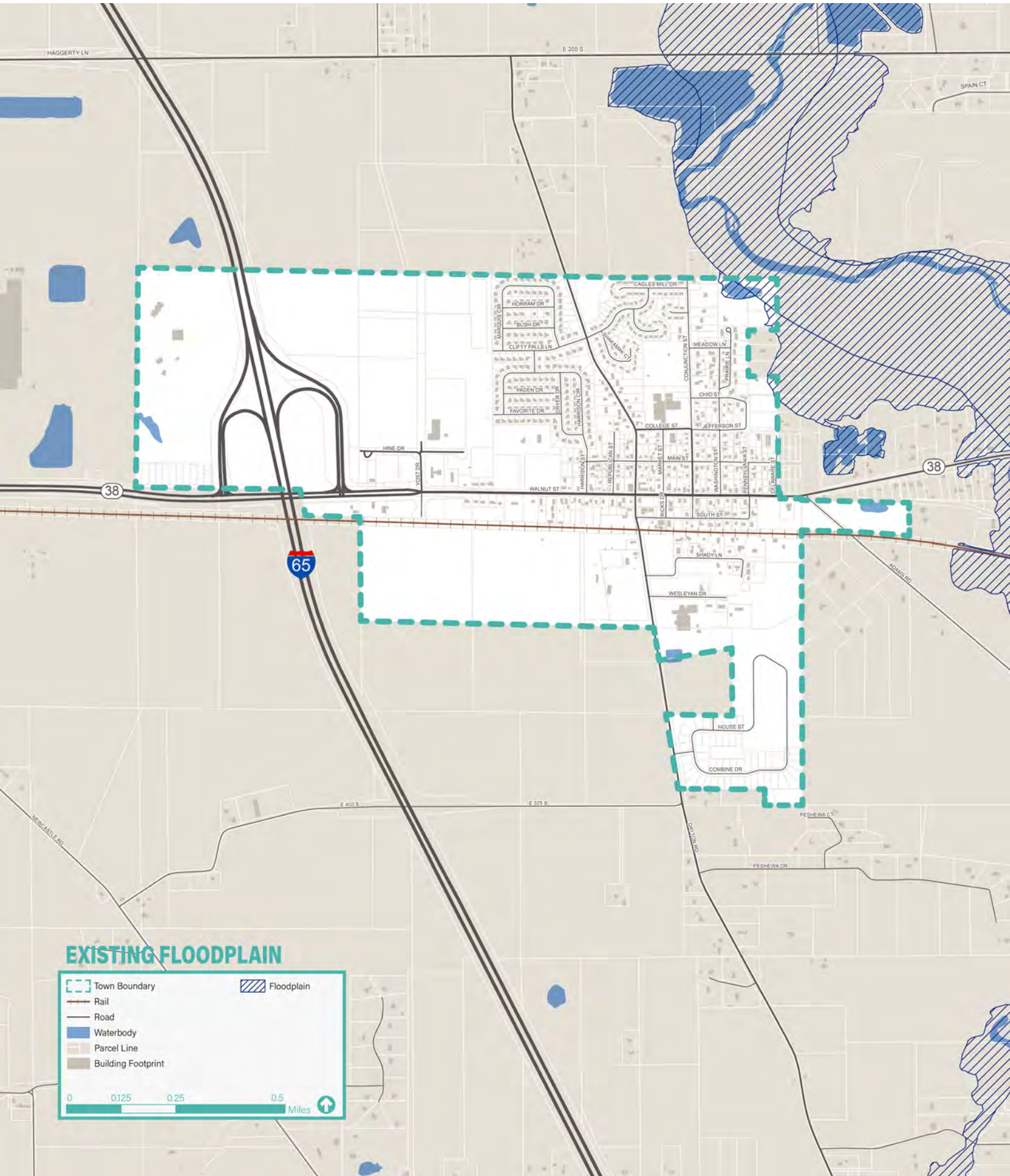
According to the State of Indiana's 2019 State Multi-Hazard Mitigation Plan, Tippecanoe County has the highest tornado risk out of all counties in the state. Between 2013 and 2018, no one in the county was killed or injured by a tornado but there were \$1,085,000 in property damages. During this same time, Tippecanoe County also experienced \$148,000 in property damages from high wind, lightning, hail, and

thunderstorms. In 2022, Tippecanoe County developed a new Hazard Mitigation Plan, which is multi-jurisdictional and includes provisions for Dayton.

Between 2004 and 2005, properties in Dayton experienced \$1 million in damage from tornadoes, ranging in magnitude from F0 to F2. Again in 2017, an EF0 tornado caused about \$8,000 in property damage. None of these tornadoes led to any deaths or injuries in Dayton.

A small portion of residential land in the Town's northeast corner is within the 100-year flood plain, meaning that these lands have a 1% chance of flooding each year. In total, five properties in Dayton are within the floodplain. Dayton has been a member of FEMA's National Flood Insurance Program since 1982. Dayton, along with several other communities in the county, has adopted a stormwater ordinance that addresses stormwater management measures and sediment and erosion control.

# EXISTING FLOODPLAIN MAP



## EXISTING FLOODPLAIN

Town Boundary	Floodplain
Rail	
Road	
Waterbody	
Parcel Line	
Building Footprint	

0 0.125 0.25 0.5 Miles



## GOAL #13

“ *Ensure the safety of residents by continually updating hazard mitigation planning processes.* ”

## STRATEGIES

13.1

Continue to work with the Tippecanoe County Emergency Management Agency (TEMA) to utilize the 2022 Hazard Mitigation Plan.

13.2

Continue to promote and refine the notification system to respond to any emergencies that should be communicated to residents.

# HAZARD MITIGATION PUBLIC INPUT HIGHLIGHTS

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## PUBLIC SURVEY

- **Public Survey #2: Draft Plan Recommendations**
  - 90% of survey respondents agreed with the hazard mitigation goal.



## PUBLIC MEETINGS

- **Public Open House: Draft Plan Recommendations**
  - Meeting attendees unanimously agreed with both of the proposed Hazard Mitigation strategies while acknowledging that these strategies are on-going rather than a high-or low-priority action.



STRATEGY

13.1

Continue to work with the Tippecanoe County Emergency Management Agency (TEMA) to utilize the 2022 Hazard Mitigation Plan.

## DESCRIPTION

In addition to maintaining and updating operation plans for a coordinated emergency response to major events, the Town and County also prepare pre-disaster mitigation plans for physical and regulatory changes to minimize the damage and loss of life in a major disaster. The types of disasters prepared for include natural disasters such as floods and ice storms,

major fires, terrorism, hazardous material spills, and health related events such as a pandemic outbreak of disease. The Town should continue to partner with the Emergency Management Agency to remain up to date with current emergency response planning and mitigation. The current Hazard Mitigation Plan can be found on the Tippecanoe County website.

## ACTION STEPS

- A. Continue to represent Dayton residents by partnering with the Local Emergency Planning Committee to maintain an update emergency plan.
- B. Provide data or needed information to the Tippecanoe County EMA.



## STRATEGY

13.2

Continue to promote and refine the notification system to respond to any emergencies that should be communicated to residents.

### DESCRIPTION

During an incident or emergency communication with the community becomes critical for proper responses and organization. These communications can include alerts and warnings for evacuation notices, or other self-protection actions. The form of the communication can be text messages, in person

events, print and broadcast media, and internet and social median platforms. To ensure that the entire community is reached in an emergency, a diverse set of communication forms is needed as well as continuously updated contact information for all residents.

### ACTION STEPS

- A. Continue to collect contact information to issue emergency notification alerts.
- B. Incorporate system notification responsibilities to Town department (i.e., Police, fire, Town Hall etc.).



## GOAL #13

*Ensure the safety of residents by continually updating hazard mitigation planning processes.*

Strategy		Priority Level				Partners	Tools and Resources
		LOW PRIORITY	MEDIUM PRIORITY	HIGH PRIORITY	ONGOING		
<b>13.1</b>	Continue to work with the Tippecanoe County Emergency Management Agency (TEMA) to utilize the 2022 Hazard Mitigation Plan.				●	Town Council, Tippecanoe County Emergency Management Agency	FEMA
ACTION STEPS	A. Continue to represent Dayton residents by partnering with the Local emergency management agency to maintain an updated mitigation plan.						
	B. Provide data or needed information to the Tippecanoe County EMA.						
<b>13.2</b>	Continue to promote and refine the notification system to respond to any emergencies that should be communicated to residents and property owners.				●	Town Council, Town Departments, Tippecanoe County Emergency Management Agency, Residents/Property Owners	FEMA, Third Party Notification Service
ACTION STEPS	A. Continue to collect contact information to issue emergency notification alerts.						
	B. Incorporate system notification responsibilities to town departments (i.e., Police, fire, Town Hall etc.).						





## 14. PUBLIC INPUT

### OVERVIEW

Community engagement is a vital component of the planning process. Not only do valuable insights from community members help create stronger plans, but engagement also helps energize the public when its time to begin implementing the strategies they developed. As part of the Distinctly Dayton Comprehensive Plan, community engagement efforts include two public open house

sessions, two online public visioning survey's, a series of Steering Committee meetings and interviews with key individuals in town. While key issues that reflected specific feedback related to the various plan elements were highlighted in their individual section, a general summary of the overall public engagement follows.



## PUBLIC INPUT

# OPEN HOUSE: CRAFT A COMMUNITY VISION

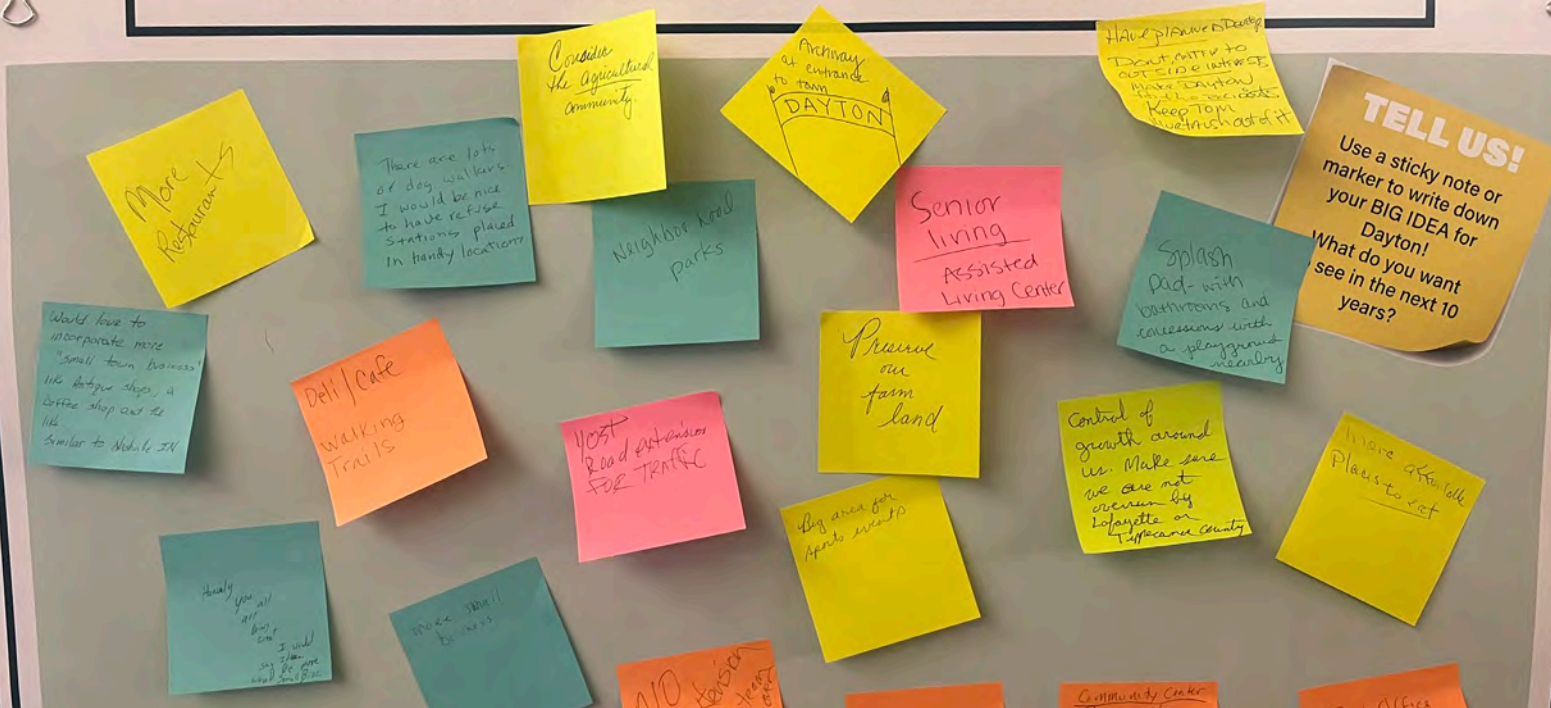
Twenty-four members of the community attended the public open house on October 27, 2022 at Gathering Point Church. At the meeting, attendees were encouraged to visit six activity stations to learn about the planning process, share their ideas, and engage with the planning project team. Attendees then used comment cards and input boards at each station to provide feedback and share their personal insights.

### Open House Highlights:

- Big Ideas for Dayton: more restaurants, parks and recreational opportunities, local shops, and community amenities.
- What's Missing in Dayton: quality cellphone reception, parks and trails, and sidewalks.

- Land Use: future commercial development should be located along I-65, parks and open space should be located in Dayton's core, and residential should be located towards the peripheries of the town.
- Connectivity: increase connectivity in less-developed areas near I-65.
- Quality of Life: issues that are of high importance include community identity, parks and recreation access, beautification, sidewalk and trail access, public services and infrastructure, public safety, more retail and dining options, and programming activities such as farmers markets and festivals.

## STATION 4: WHAT'S YOUR BIG IDEA?



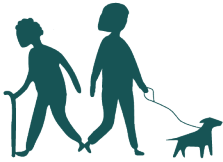
# ONLINE SURVEY #1

## OVERVIEW

On October 28th, 2022, the Town released a public survey to receive input from residents on the local issues and opportunities they would like to see addressed by Distinctly Dayton. This online survey was open for an entire month, during which time a total of 49 residents completed the survey. Below are the highlights from the survey. For full survey results, see Appendix B.

## OUR FUTURE TRANSPORTATION

Top **TRANSPORTATION** improvements.



### Pedestrian Infrastructure

*Including sidewalks, crosswalks, trails, and better accessibility for all users.*

### Public Transportation

*Including bus service that can connect to Lafayette.*



## OUR FUTURE DEVELOPMENT

Dayton should embrace growth.



Improving the appearance of the built environment (roads and development) is a high priority for our community.



Dayton should be proactive in managing the type and location of future development.



## OUR VISION FOR DAYTON

### DAYTON'S GREATEST ASSETS



*Small town feel*



*Proximity to I-65 & Lafayette*



*Local schools*



*Safety*

### DAYTON'S GREATEST OPPORTUNITIES



*Prioritize Dayton's unique needs and identity*



*Spark new retail and restaurants*



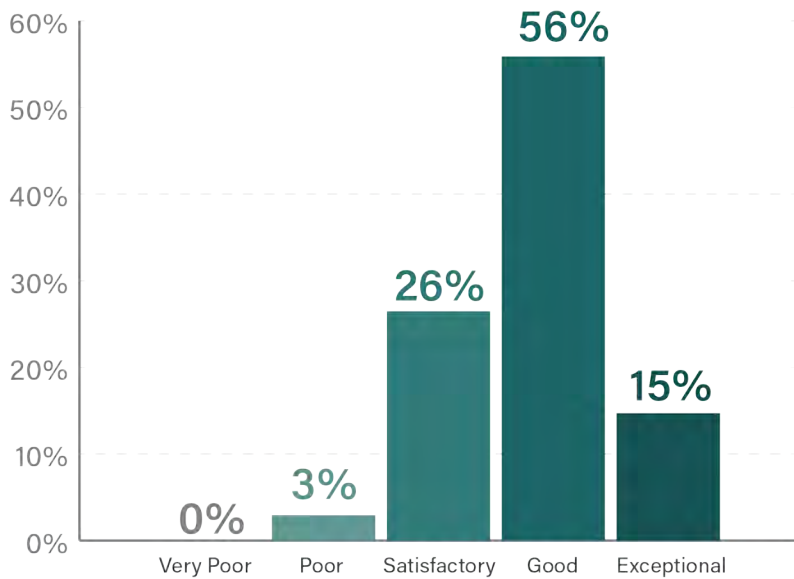
*Emphasize historic character*



*Invest in parks and trails*

## OUR QUALITY OF LIFE

How would you rate the overall quality of life offered within Dayton?



## TOP 5 WAYS TO IMPROVE QUALITY OF LIFE

- #1** Strong school system
- #2** Public safety
- #3** Access to sidewalks and trails
- #4** Reliable public infrastructure
- #5** Beautification and visual appearance of the community

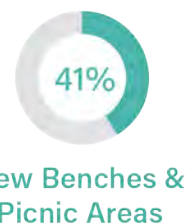
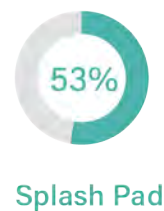
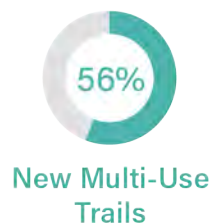
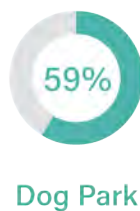
## OUR FUTURE LAND USE

The top 3 **LAND USES** that Dayton needs more of...



## OUR FUTURE PARKS

The top 5 things our future **PARKS AND RECREATION** facilities should have...



# KEY PERSON INTERVIEWS

During January and February of 2023, two Dayton community members were interviewed to gain a better understanding of what stakeholders and residents like or do not like about living in Dayton and how certain issues can be addressed by the comprehensive planning process. Summaries of these two interviews are included on this page.

## Interview #1

### Longtime Dayton Resident

Q: Why are you living in Dayton?

A: She grew up in Dayton, the community is safe, people are friendly, and she prefers the small-town feel.

Q: What things would you like to see built or implemented?

A: Potential improvements and projects that she would like to see:

- Expanding the gazebo.
- More community events throughout the year.
- New development should have a neighborhood feel, featuring single-family homes with larger lots.
- Near the interchange, a new bar or restaurant would be ideal.

## Interview #2

### Longtime Dayton Resident

Q: Why are you living in Dayton?

A: The small-town feel, proximity to I-65, and a great school system.

Q: What things would you like to see built or implemented?

A: Potential improvements and projects that she would like to see:

- New single-family housing with larger lots.
- A new community facility where events can be hosted.
- Reintroduce the Dayton Hometown event and expand existing events, such as adding a car show and community vendor booths to the fire department's fish fry.
- Consider hosting a community founding day or a holiday fair.
- While the town needs to grow, it is important to preserve its existing character.
- There needs to be a park or place for kids to play. A soccer field, baseball field, or basketball court would be nice.
- The Town can try expanding community outreach by advertising events or programs at local shops and restaurants, creating a bulletin board at Town Hall, adding information to the water bill, or having Channel 8 news include more coverage on Dayton.



## PUBLIC INPUT

# OPEN HOUSE: DRAFT PLAN RECOMMENDATIONS

On February 15th, 2023, 23 members of the Dayton community attended a 90-minute public open house at Town Hall. During the session, attendees were encouraged to offer their feedback on the draft vision statement, themes, goals, and strategies that are included in Distinctly Dayton. To do this, attendees visited different stations that were set up throughout the room with different draft elements of the plan and indicated whether they “Agreed” or “Disagreed” with each strategy, which strategies should be high priorities for implementation, and any additional changes or additions to the proposed plan. A detailed review of the input on individual strategies from the open house are included in the “Public Input” panels within each Subject Area’s respective section of this plan. A few key highlights of the community’s feedback at this meeting are included below:

- Vision, Themes, and Goals. The draft vision statement, plan themes, and proposed

goals were generally well-received and supported by meeting attendees, with one community member commenting that the vision statement “hit the nail on the head.”

- High-Priority Strategies. Most strategies within the Placemaking, Government and Fiscal Capacity, Historical and Archaeological Resources, Parks and Recreation, Agriculture, and Transportation sections were given high-priority rankings from meeting attendees.
- Potential Gaps. From comments left by attendees, some additional opportunities were identified, including the development of a bike route along Dayton Road that can connect with natural areas and parks, the creation of a program or process to ensure upkeep on residential properties, and the development of more community amenities and facilities, such as a community center, playgrounds, or a farmers’ market.



## PUBLIC INPUT

# ONLINE SURVEY #2

## OVERVIEW

Throughout February and March of 2023, a second online survey was released to the public to receive input on the same draft strategies that were shared at the public open house. In total, 15 people completed the survey and only one respondent had attended the open house. In the survey, respondents provided their feedback on the vision statement, goals, and strategies. A summary is included on this page and a full record of the responses is included in Appendix C.

## DRAFT VISION STATEMENT

"Ensure that essential needs of the community are met while retaining the unique town atmosphere with well-planned development, quality spaces and public services that enhance the existing scale and character that make us Distinctly Dayton."

71% | Agree with vision statement



29% | Disagree with vision statement

## HIGHEST PRIORITY STRATEGY



### PARKS AND RECREATION

10.4

Actively identify and secure land to provide additional gathering spaces and public green spaces.

## SUPPORT FOR DRAFT GOALS

(Percent of respondents who "Agree" with each goal)

80% 1 | LAND USE

Ensure sound development through everyday planning decisions and redevelopment.

90% 2 | GOVERNMENT & FISCAL CAPACITY

Grow the community through fiscally responsible decisions and ability of the Town to support the growth.

100% 3 | PUBLIC FACILITIES & SERVICES

Continue to provide high efficiency community utilities, facilities and services.

60% 4 | PLACEMAKING

Celebrate Dayton's character and culture while also showcasing the community's unique identity.

100% 5 | ECONOMIC DEVELOPMENT

Support an environment for both commercial and retail development and business growth in their efforts to expand and locate in Dayton.

90% 6 | HOUSING

Establish a balanced housing stock for residents of all ages, incomes and stages of life.

80% 7 | TRANSPORTATION

Improve mobility infrastructure and expand connectivity.

80% 8 | AGRICULTURE

Preserve and promote the character and viability of the local agricultural industry.

70% 9 | NATURAL RESOURCES

Preserve the natural environment as an important asset and unique attribute of Dayton.

90% 10 | PARKS & RECREATION

Expand high quality recreational amenities.

80% 11 | BROADBAND ACCESS

Increase access to affordable high speed internet.

60% 12 | HISTORIC & ARCHAEOLOGICAL RESOURCES

Establish and enhance the Dayton downtown as an historic, unique and vibrant focal point of the community, both for the residents and visitors.

90% 13 | HAZARD MITIGATION

Ensure the safety of residents by continually updating hazard mitigation planning processes.

## PUBLIC INPUT

# ADOPTION PROCESS

## TOWN COUNCIL PUBLIC HEARING

The draft final comprehensive plan was presented to the Town Council by the consulting team on August 7, 2023 that formally opened the public comment period for adoption.

## TIPPECANOE COUNTY AREA PLAN COMMISSION

The consulting team presented the completed comprehensive plan to the County Area Plan Commission (APC) on September 20, 2023. The APC provided a favorable recommendation for Dayton to adopt the plan in the entirety and adoption of the *Dayton Land Use Plan* as part of the *Comprehensive Plan for Tippecanoe County* by resolution 2023-06.

## TOWN COUNCIL ADOPTION HEARING

The comprehensive plan was adopted by the Town Council at a special council meeting on September 28, 2023 by resolution no. 2023-19.

**RESOLUTION NO. 2023-06**

**WHEREAS**, the *Comprehensive Plan* was adopted in 1981 and allows for the inclusion of town and neighborhood plans; and

**WHEREAS**, the Area Plan Commission of Tippecanoe County derives authority to approve amendments to the adopted *Comprehensive Plan* from *Indiana Code Section 36-7-4-511*; and

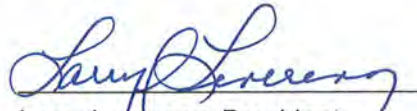
**WHEREAS**, the Area Plan Commission of Tippecanoe County did hold a public hearing following proper publication of meeting notices under *Indiana Code Section 36-7-4-507*, to inform and hear discussion on this amendment to the adopted *Comprehensive Plan*; and

**WHEREAS**, the Area Plan Commission of Tippecanoe County after due consideration, adopted this amendment known as the *Dayton Land Use Plan*, an amendment to the adopted *Comprehensive Plan*, finding it to be in accord with its own goals, thus recommending the amendment to the Town of Dayton;


**NOW THEREFORE, BE IT RESOLVED BY THE AREA PLAN COMMISSION OF TIPPECANOE COUNTY, THAT:**

The *Dayton Land Use Plan*, a part of the *Comprehensive Plan for Tippecanoe County*, is hereby adopted.

This Resolution shall be in full force and effect from and after its passage.

  
Larry Leverenz, President

Attest:

  
\_\_\_\_\_  
David Hittle, Secretary

TOWN COUNCIL  
TOWN OF DAYTON, INDIANA

RESOLUTION NO. 2023-19

LOCAL RESOLUTION APPROVING THE PLAN

WHEREAS, the Town of Dayton had identified adequate reason to analyze a Comprehensive Plan, and

WHEREAS, the Town of Dayton has hired Taylor Siefker Williams to define and describe the issues, advise us of our options, and make recommendations to address this issue in the near future, and

WHEREAS, the Town of Dayton has received federal Community Development Block Grant dollars from the Indiana Office of Community and Rural Affairs to fund this study and has contributed \$5,556 as local match for this project, and

WHEREAS, the Town of Dayton has reviewed the process and completed study thoroughly and is satisfied with the services performed, information contained therein, and methodology applied;

WHEREAS, the Town of Dayton has received copies of this document for our records and will keep them on file in the city offices for future reference, and

BE IT RESOLVED by the Town of Dayton that the final document is hereby approved, contingent upon comments and approval received from the Indiana Office of Community and Rural Affairs. The Town of Dayton will fully consider all comments and feedback received from the Indiana Office of Community and Rural Affairs and will direct its consultant to provide amended copies of this plan reflecting all said comments.

Adopted by the Town of Dayton, Indiana this 28<sup>th</sup> day of September 2023, at 7:00 pm.

SIGNATURE: Jen Manago  
Jen Manago, Town Council President

ATTEST: Bridget Cadwallader  
Bridget Cadwallader, Clerk Treasurer

PK  
1/27/23  
AKS

The background of the page features abstract, painterly brushstrokes in shades of green and blue, creating a sense of movement and depth. The strokes are layered and textured, with some areas appearing more saturated than others.

# 05 | APPENDIX

## IN THIS SECTION

Tools and Resources | A1

Visioning Survey Full Results | B1

Draft Recommendations Survey Full Results | C1



# TOOLS AND RESOURCES

## LOCAL FINANCING TOOLS BONDS

Bonds are backed by the credit and taxing power of the issuing jurisdiction. A bond is a government debt issued in order to raise money for needed capital improvements. Its retirement is paid for by property tax and other predictable forms of local income.

## DEVELOPER FUNDED INFRASTRUCTURE

Similar to impact fees, communities can also fund infrastructure improvements by having the developer cover those costs directly. These can include roadway improvements, stormwater infrastructure, and other related utilities that may need expanded due to development. However, the improvement must be directly related to and proportionate to the new development's impact.

## IMPACT FEES

An impact fee is a charge on new development to pay for the cost of infrastructure and related services that are necessitated by and benefit the new development. The fee is based on the type of development assessed for the increase in the burden on infrastructure. Fees contribute to a non-reverting fund and can be used for infrastructure improvements and amenities including park and recreation and multi-modal projects.

## INFRASTRUCTURE REVOLVING LOAN FUND

This revolving loan fund can be used to provide low interest loans for infrastructure projects that facilitate economic development.

## TAX INCREMENT FINANCING

A Tax Increment Financing (TIF) district used by many communities to fund local infrastructure improvement projects. Tax rates for developments within the district are locked at a set rate, and as property values rise within the district, any additional tax revenue generated is used to fund improvement projects within the district instead of using it for typical purposes. TIF can be very effective at directing new development to an area.

## RESIDENTIAL TAX INCREMENT FINANCING

Effective July 2019, new legislation was signed by Governor Holcomb to allow TIF for residential property (SEA 566). This legislation is targeted at rural communities to fund infrastructure for single-family housing growth. Residential TIF must be executed through a Redevelopment Commission.

## TAX ABATEMENT

Tax abatement is a phase-in of property taxes and is intended to encourage development in areas that would not otherwise develop. Tax abatement is one of the tools widely used by municipal governments to attract new businesses to the community. It encourages investment in new equipment or facilities that will improve the company, while stabilizing the community's economy. Communities may develop procedures for abatement application and policies regarding the amount and length of the abatement that will be approved. Procedures may also be developed to ensure compliance with the terms in the statement of benefits.



## **RESOURCE ORGANIZATIONS**

### **ACCELERATE INDIANA MUNICIPALITIES (AIM)**

AIM works as an official voice for municipal government within Indiana, with more than 460 cities and towns as members. The organization works to foster, promote, and advocate for the success of Indiana municipalities as hubs of innovation and talent, and as the driving forces of the state's economy.

### **INDIANA ASSOCIATION FOR FLOODPLAIN AND STORMWATER MANAGEMENT (INAFSM)**

The Indiana Association for Floodplain and Stormwater Management was founded in 1996 by professionals interested in and responsible for floodplain and stormwater management in the State of Indiana. INAFSM members include federal, state, and local agency staff, engineers, consultants, planners, elected officials, members of academia, students, and floodplain residents.

### **INDIANA CHAPTER OF THE AMERICAN PLANNING ASSOCIATION**

APA-IN promotes vision and leadership that fosters better planning in Indiana by building public and political support and providing its members and communities with the tools to achieve future needs and create vital communities. Citizen planning training is one event that may be appropriate for a newly formed plan commission offered by APA-IN.

## **INDIANA FINANCE AUTHORITY (IFA)**

In order to provide economic efficiencies and management synergies and enable the State of Indiana ("State") to communicate as one voice with the various participants in the financial markets, the Indiana Development Finance Authority, the State Office Building Commission, the Indiana Transportation Finance Authority, the Recreational Development Commission, the State Revolving Fund Programs and the Indiana Brownfields Program were consolidated into a new and separate entity called the Indiana Finance Authority ("IFA") on May 15, 2005. The Indiana Health and Educational Facilities Finance Authority was also merged into the IFA, effective July 1, 2007. As the successor entity to these formerly separate debt-issuing entities, the IFA is authorized to issue revenue bonds payable from lease rentals under lease agreements with various state agencies and to finance or refinance the cost of acquiring, building and equipping structures for state use including state office buildings, garages, highways, bridges, airport facilities, correctional facilities, state hospitals and recreational facilities related to State parks. The IFA also manages the Wastewater and Drinking Water State Revolving Fund Loan Programs and the Indiana Brownfields Program.

## **INDIANA SMALL BUSINESS DEVELOPMENT CENTER**

The Indiana Small Business Development Center offers technical support and entrepreneurial guidance through regional partners to assist small business growth and sustainability within the state. On top of offering workshops throughout the state, they also provide market research, business planning, and valuation services for small businesses.

## **PROSPERITY INDIANA**

The Indiana Association for Community Economic Development (Prosperity Indiana) is a statewide membership organization that seeks to fund members, build and retain relationships, and address local and national issues which may impact Indiana communities. Prosperity Indiana provides tools, research, online resources, and technical assistance for housing rehabilitation and construction, real estate development, industrial and business development, social services, and employment generating activities.

## **REDEVELOPMENT ASSOCIATION OF INDIANA (RAI)**

This is a membership organization for redevelopment board members and staff representing 460 cities, towns, and counties in Indiana. The Redevelopment Association operates under the premise that while there are legally mandated action and commonly adopted practices, there also is abundant room for local innovation and Indiana ingenuity. One of the association's principal missions is to serve as an informational and educational resource for existing redevelopment commissions and units of government considering the establishment of a redevelopment commission. Redevelopment

Association members are available to share their experiences.

## **FUNDING AND GRANTS INDIANA ARTS COMMISSION (IAC)**

This state program works to positively impact the cultural, economic, and educational climate of Indiana by providing opportunities to enhance the artistic resources of Indiana communities. The organization provides multiple supporting programs and grants to support the growth of arts in local settings and provide resources for regional or local organizations trying to influence and culture of arts in their community.

## **ARTS ORGANIZATION SUPPORT (AOS)**

The Arts Organization Support (AOS) provides annual operating support for the ongoing artistic and administrative functions of eligible arts organizations that align with the Indiana Arts Commission's Public Funding Imperatives. It is a two-year grant commitment.

## **ARTS PROJECT SUPPORT (APS)**

The Arts Organization Support (AOS) provides annual operating support for the ongoing artistic and administrative functions of eligible arts organizations that align with the Indiana Arts Commission's Public Funding Imperatives. It is a two-year grant commitment.

## **INDIANA DEPARTMENT OF NATURAL RESOURCES**

The mission of the Indiana Department of Natural Resources is to protect, enhance, preserve, and wisely use natural, cultural, and recreational resources for the benefit of Indiana's citizens through professional leadership, management, and education.

## **INDIANA ECONOMIC DEVELOPMENT CORPORATION (IEDC)**

This statewide organization offers programs and initiatives for companies creating jobs in Indiana. They actively work to improve the state's quality of place, infrastructure, and developable sites to build economic strength by attracting new businesses and talent. The organization offers a number of incentives and programs for new or expanding businesses, which includes technical support and data collection.

## **LAND AND WATER CONSERVATION FUND (LWCF)**

LWCF federal grants can be used to protect important natural areas, acquire land for outdoor recreation and develop or renovate public outdoor recreation facilities such as campgrounds, picnic areas, sports/playfields, swimming facilities, boating facilities, fishing facilities, trails, natural areas and passive parks. It provides grants for 50% of the cost of acquisition and/or development. To be eligible, the group must be a legally established park board and have a current 5-year park and recreation master plan on file in the Division of Outdoor Recreation. The minimum grant request is \$50,000 and the maximum request is \$500,000 with a local match requirement.

## **INDIANA TRAILS PROGRAM (ITP)**

Matching assistance program that provides funding for the acquisition and/or development of multi-use recreational trail projects. Minimum funding available is \$100,000 and maximum funding available is \$400,000 and a 20% match is required. Both motorized and non-motorized projects may qualify for assistance. This program was formally recognized as the "Recreational Trails

Program", but was been changed to reflect the change from federal to state funding in 2021.

## **INDIANA DEPARTMENT OF TRANSPORTATION (INDOT)**

INDOT's mission is to plan, build, maintain, and operate a transportation system that encourages safety, mobility, and economic growth, they provide assistance to smaller communities through Local Public Agency (LPA) Programs, Community Crossings grants for paving projects, and Transportation Alternative funding for roadway, sidewalk, trail, and streetscape projects.

## **COMMUNITY CROSSINGS MATCHING GRANT FUND PROGRAM**

In 2023, INDOT funded 75% of the project of communities under 10,000. Eligible projects included bridge and road preservation type projects along with ADA sidewalk projects that intersect with any road project, roundabouts and road reconstructions. Trails and enhancement type projects are not eligible and only construction costs are eligible. In the upcoming years, this program is expected to change and the community should reference INDOT's website for more information.

## **CONGESTION MITIGATION AND AIR QUALITY IMPROVEMENT PROGRAM (CMAQ)**

In 2023, INDOT funded 75% of the project of communities under 10,000. Eligible projects included bridge and road preservation type projects along with ADA sidewalk projects that intersect with any road project, roundabouts and road reconstructions. Trails and enhancement type projects are not eligible and only construction costs are eligible. In the upcoming years, this program is expected to change and the community should reference INDOT's website for more information.

## **HIGHWAY SAFETY IMPROVEMENT PROGRAM (HSI)**

The Highway Safety Improvement Program's goal is to achieve a significant reduction in traffic fatalities and serious injuries on all public roads through the implementation of infrastructure-related highway safety improvements. There are a number of improvements this program helps fund, such as improving the visibility of curves through signs and markers, installing emergency power battery backups at traffic signals, installing raised medians, upgrading guardrails to meet current standards and more.

## **INDIANA DEPARTMENT OF TRANSPORTATION (INDOT)**

INDOT's mission is to plan, build, maintain, and operate a transportation system that encourages safety, mobility, and economic growth, they provide assistance to smaller communities through Local Public Agency (LPA) Programs, Community Crossings grants for paving projects, and Transportation Alternative funding for roadway, sidewalk, trail, and streetscape projects.

## **LOCAL PUBLIC AGENCY PROGRAM (LPA)**

INDOT shares gas tax revenue from the state Motor Vehicle Highway Fund and Local Road and Street Fund with LPAs towards capital improvement needs. Communities must have a local employee in charge with ERC training, projects must be ADA compliant, provide matching funds and meet project eligibility.

## **TRANSPORTATION ALTERNATIVES FUNDING**

The Transportation Alternatives (TA) program will receive about \$780 million to carry out all TA projects, including SRTS and RTP projects across the country, which represents about a 35% reduction from the current \$1.2 billion spent on these programs. Under the bill, states will sub-allocate 50% of their TA funds to Metropolitan Planning Organizations (MPO) and local communities to run a grant program to distribute funds for projects. States could use the remaining 50% for TA projects or could spend these dollars on other transportation priorities.

## **INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY (IHCDA)**

IHCDA's partners with developers, lenders, investors, and nonprofit organizations that serve low- and moderate-income Indiana families. They provide government and private funds to invest in well-designed projects that will benefit communities and those living within. IHCDA provides funds, incentives, data collection, and educational services.

## **DEVELOPMENT FUND**

This program provides a loan of up to \$750,000 (or a grant in limited special circumstances) for eligible activities for low- and moderate-income housing.

## **EMERGENCY SOLUTIONS GRANT PROGRAM**

This program provides emergency shelters and transitional housing through services and rental assistance for homeless individuals and families.

## **HOME INVESTMENT PARTNERSHIP PROGRAM (HOME)**

This program strives to provide habitable and affordable housing for low- and moderate-income persons by improving the quality of existing housing stock.

## **LOW-INCOME HOUSING TAX CREDITS (LIHTC)**

This program is a dollar-for-dollar federal tax credit that incentivize the investment of private equity in the development of affordable housing. The project owner must agree to comply with Chapter 42 regulations and maintain an agreed open percentage of low-income units, as well as meet requirements for a 15-year compliance period and a subsequent 15-year extended use period. Maximum request is \$1.2 million tax credits.

## **THE HOUSING TRUST FUND (HTF)**

This is a new affordable housing production program that will complement existing federal, state and local efforts to increase and preserve the supply of decent, safe, and sanitary affordable housing for extremely low- and very low-income households (persons at or below 30% of the Area Medium Income), including homeless families.

## **INDIANA HUMANITIES**

Indiana Humanities is a nonprofit organization dedicated to promoting the public humanities through partnerships, grants, and facilitation. This organization supports using literature, history, philosophy, and shared cultural heritage to help Hoosiers and their communities understand themselves and the world around them. They provide small grants to local non-profits that help support their mission within communities. The grants range

from research on socioeconomic conditions within a community, to funding for libraries to expand their collection to better represent the cultures of the residents it serves.

## **INDIANA OFFICE OF COMMUNITY AND RURAL AFFAIRS**

OCRA works with local, state and national partners to provide resources and technical assistance to aid communities in shaping and achieving their vision for community and economic development. They award grants to fund projects including, but not limited to, public gathering places, water/sewer infrastructure, restoration of historic structures, community facilities, broadband infrastructure, and revitalizing commercial districts. They have a focus on infrastructure, quality of place, economic development, and capacity building. Some of the programs include:

- Planning Grants
- Public Facilities Program (PFP)
- Stormwater Improvement Program (SIP)
- Wastewater and Drinking Water Program
- Blight Clearance Program (BCP 2.0)

## **INDIANA DESTINATION DEVELOPMENT CORPORATION (IDCC)**

In 2019, the Indiana Destination Development Corporation replaced the Indiana Office of Tourism Development. The IDCC offers matching grant to cities, towns, counties and nonprofit entities located in Indiana that are involved with tourism promotion and development.

## **PUBLIC ART AND PLACEMAKING ACTIVATION GRANTS**

The IN Indiana Placemaking Activation Grant is a matching grant of up to \$25,000 to fund signage and placemaking efforts. The IN Indiana Public Art Activation Grant is a non-matching grant of up to \$10,000 to fund public art projects. In 2023, the IDDC plans to allocate up to \$500,000 total between both grants based on the quality of applications received. Grantees will receive 75% of funding upon award and 25% upon project completion.

## **NATIONAL ENDOWMENT FOR THE ARTS - OUR TOWN PROGRAM**

Our Town is the NEA's creative placemaking grants program. Through project-based funding, the program supports activities that integrate arts, culture, and design into local efforts that strengthen communities. These projects require a partnership between a local government entity and nonprofit organization. Grants range from \$25,000 to \$150,000, with a minimum cost share/match equal to the grant amount.

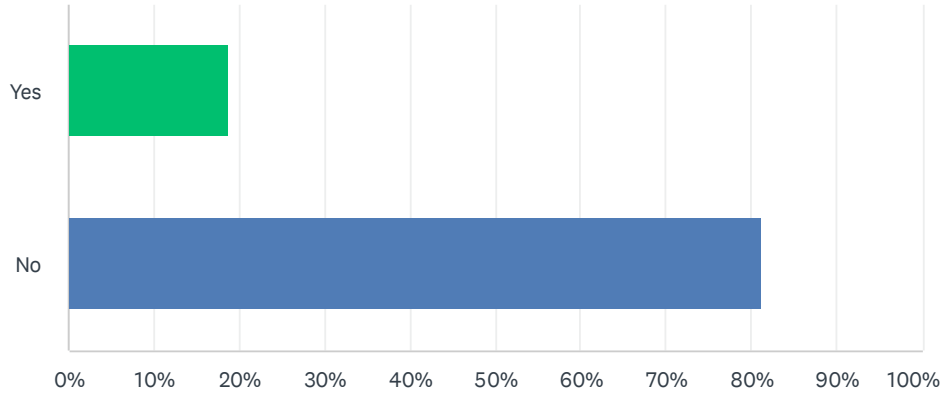
## **STATE AND FEDERAL TAX CREDITS**

Many state and federal tax credit programs are administered by IEDC including: Community Revitalization Enhancement District Tax Credit; Economic Development for a Growing Economy (EDGE) - Payroll Tax Credit; Hoosier Business Investment Tax Credit (HBI); Industrial Development Grant Fund; Industrial Recovery Tax Credit; and Venture Capital Investment Tax Credit (VCI).



# Q1 Did you attend and participate in the public engagement activities at the Gathering Point Church on October 27, 2022?

Answered: 48 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	18.75%	9
No	81.25%	39
TOTAL		48



## Q2 What are some of Dayton's greatest assets?

Answered: 33 Skipped: 16

#	RESPONSES	DATE
1	People Location to Lafayette	12/3/2022 12:12 AM
2	Great small town living close to amenities from Lafayette. Incorporated so can control our own destiny.	12/2/2022 8:18 PM
3	The small town feel with the convenience of a dollar general, restaurants and unique businesses. When our kids were younger, we loved that there was a call diamond in a playground.	12/1/2022 3:38 PM
4	small town feel, proximity to bigger city means abundant jobs and shopping nearby, great people stepping up as town leaders, history of area, many life long and long time residents, safe town, friendly town	11/30/2022 9:19 AM
5	The small community feel and the safety offered in town.	11/29/2022 12:24 PM
6	Location	11/27/2022 10:59 PM
7	Businesses, town council	11/23/2022 7:01 PM
8	Location	11/23/2022 4:41 PM
9	Tricia's red bird, Koehler Brothers, Dayton Station	11/22/2022 6:43 PM
10	It's history and having locations on the national historic registry	11/22/2022 3:39 PM
11	It's small	11/22/2022 12:18 PM
12	Close to interstate	11/22/2022 10:56 AM
13	location next to I65 and Lafayette for ease of travel, also lower cost homes	11/22/2022 10:31 AM
14	Elementary School Small town	11/22/2022 10:29 AM
15	location to 65	11/22/2022 10:16 AM
16	The location being close to a city with all the amenities but far enough way to have our own community.	11/22/2022 9:56 AM
17	School, restaurants	11/19/2022 3:16 PM
18	Small town atmosphere, location close to bigger city with other opportunities without all of the hubbub outside our backdoor; easy access to I65 but plenty of countryside close by ... quiet	11/17/2022 2:56 PM
19	Care about the looks and growth of community	11/16/2022 2:14 AM
20	The fact that we are still a surviving and thriving small town is a huge asset in my opinion. We are close to shopping and restaurants but far enough away that we haven't become a suburb.	11/12/2022 10:31 AM
21	physically is is small and close to I65 transportation, It is in tsc school district	11/8/2022 9:24 AM
22	Our greatest assets are our leaders with integrity and our proximity to Lafayette and the interstate	11/7/2022 1:41 PM
23	1. Small town feel, close to bigger city 2. Police presence , safe town	11/5/2022 7:13 PM
24	The school, fire and emergency services. The presence of historical homes.	11/4/2022 7:15 AM
25	Great schools	11/3/2022 5:21 PM
26	Great school. Great churches. Good people.	11/3/2022 1:08 PM
27	lack of traffic, easy in easy out to got Lafayette or I65	10/31/2022 7:19 AM

28	Small, locally owned businesses	10/29/2022 10:06 PM
29	Feel safe.	10/28/2022 10:17 AM
30	location jut outside Lafayette, ease of access to SR38 and I65	10/28/2022 9:05 AM
31	location to lafayette	10/28/2022 8:03 AM
32	It used to be a friendly town, even if there were disagreements. Cant say the same now. I see my neighbors, but most Daytonites i only see occasionally, and then probably in the nearby city shopping areas.	10/27/2022 10:31 PM
33	Energetic town council. Great school and churches.	10/27/2022 8:39 PM

## Q3 What is the biggest opportunity for Dayton's future?

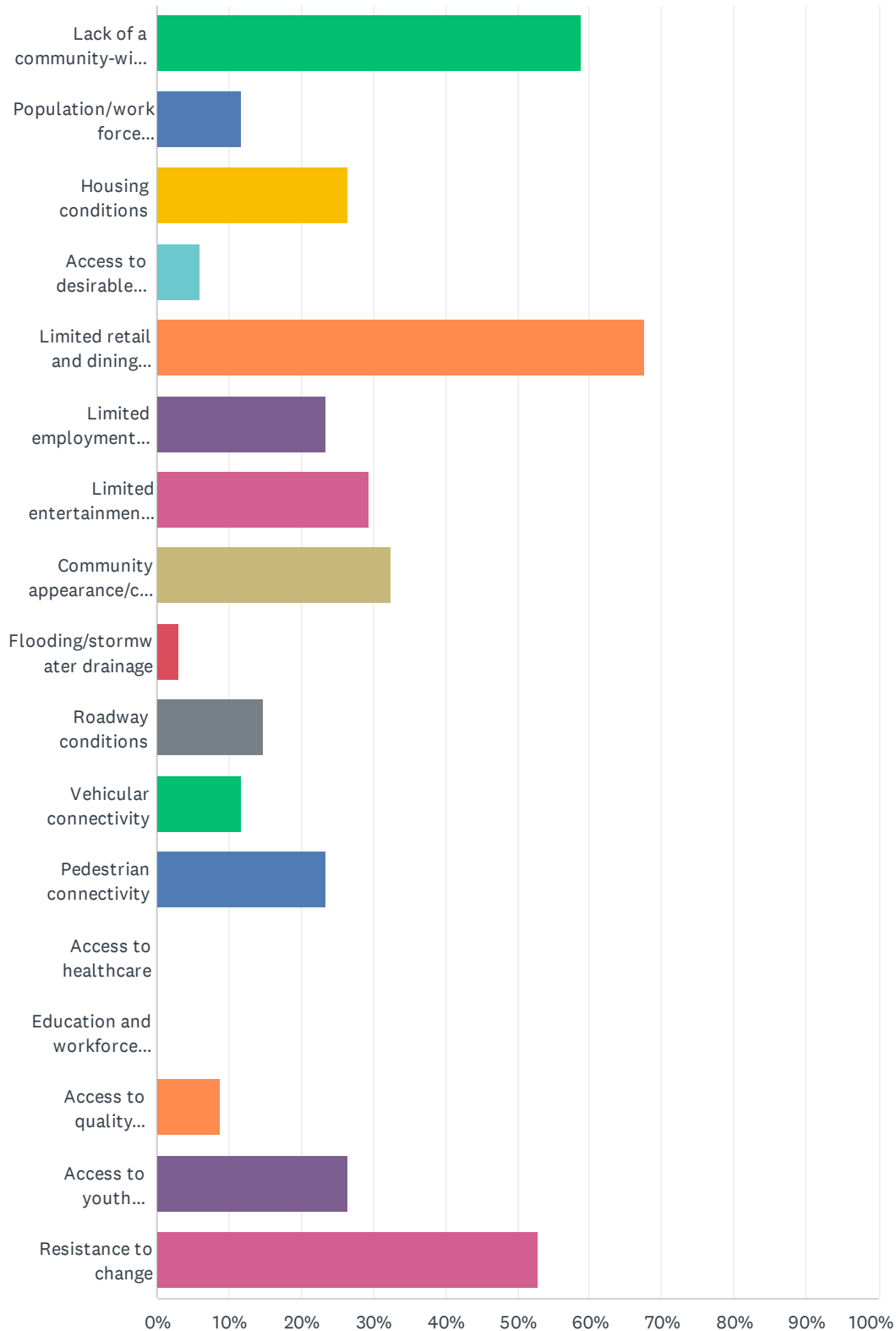
Answered: 33 Skipped: 16

#	RESPONSES	DATE
1	Making places for people who live in Dayton they can use and go to. Land can be used for us to not have to go to Lafayette.	12/3/2022 12:12 AM
2	To be able to control what we become. Can grow how we want to grow. Can control the growth, the look, the small town feeling ourselves. Do not have someone dictating how we want growth. We and only we say what we want to become.	12/2/2022 8:18 PM
3	Continue to make new traditions for the town!	12/1/2022 3:38 PM
4	to control our own destiny. We have the ability to control our growth in a way to enhance the town and make it better if we resist the outside developers who are looking out only for themselves.	11/30/2022 9:19 AM
5	They could tear down that burnt house on Dayton Rd. A blinking stop light at the kids crossing on Walnut St would make it safer for kids to cross and others to cross as well.	11/29/2022 12:24 PM
6	Open for idea for planning	11/27/2022 10:59 PM
7	I don't know.	11/23/2022 7:01 PM
8	Growth	11/23/2022 4:41 PM
9	Too not get too big	11/22/2022 6:43 PM
10	Dayton can become a destination location much like Zionsville has become, with historic buildings converted to shops and restaurants.	11/22/2022 3:39 PM
11	Has the opportunity to stay small	11/22/2022 12:18 PM
12	Commercial growth along yost drive	11/22/2022 10:56 AM
13	a multi use trail in the center of town and parks along that trail in the center of town o where the old/failing plant business is.	11/22/2022 10:31 AM
14	Getting Grant for Park	11/22/2022 10:29 AM
15	growth	11/22/2022 10:16 AM
16	To make sure the land around the town is developed in a way that is appropriate for our community.	11/22/2022 9:56 AM
17	Growing residential and commercial properties	11/19/2022 3:16 PM
18	Planned growth that holds options for town residents.	11/17/2022 2:56 PM
19	Bring more retail and restaurant to community to establish more growth	11/16/2022 2:14 AM
20	Our biggest opportunity is that we can control our own destiny. We can choose for ourselves how we want to grow instead of letting builders and developers force their profit making will on us.	11/12/2022 10:31 AM
21	to develop a pro-growth plan that will also allow for parks and trails in the center of town where people live and close to our school.	11/8/2022 9:24 AM
22	Our biggest opportunity is to have control over our destiny and not allow outsiders to dictate what we will become.	11/7/2022 1:41 PM
23	?	11/5/2022 7:13 PM
24	Growth and accessibility to more conveniences.	11/4/2022 7:15 AM
25	How close we are to many things	11/3/2022 5:21 PM

26	Growth. Fast food shops.	11/3/2022 1:08 PM
27	create a park system for residents in the areas people live	10/31/2022 7:19 AM
28	Acquiring land north of town	10/29/2022 10:06 PM
29	Getting along with each other.	10/28/2022 10:17 AM
30	To encourage development fors business tax revenue to develop amenities for the town without additional taxes to homeowners	10/28/2022 9:05 AM
31	Improve parks better fiscal opportunity with development that grows the tax base	10/28/2022 8:03 AM
32	It is gone. Since the town has abdicated responsibility to the city-county for the ateads on its boundaries, Dayton is at the mercy of the city-county. The city-county wont be kind, and wont consider "small, friendly Dsyton" in its pkans for this side of the county, ehich has always been looked on as a dumping place. The east side of the county is the "white trash" side, so far as the city-county is concerned, to quote a phrasd used in the b ews recently for Lafayette itself.	10/27/2022 10:31 PM
33	Our biggest opportunity is to control development around us to enhance and complement the town, not change it. We have the perfect land for Recreation trails in the former Yost Drive land. We need to prohibit outsiders from controlling the town's land .	10/27/2022 8:39 PM

### Q4 What are the top challenges Dayton faces? Choose up to 5.

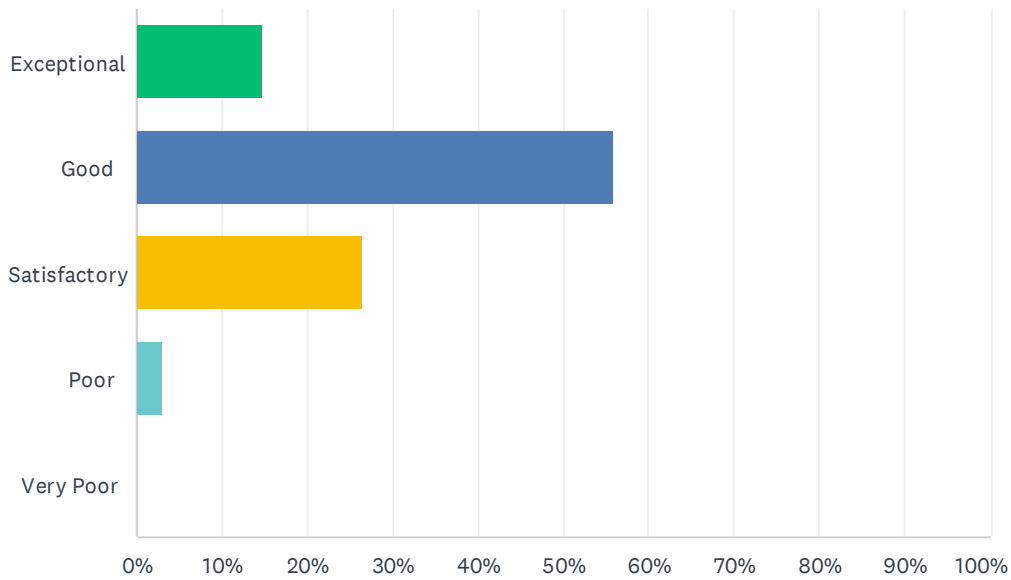
Answered: 34 Skipped: 15



ANSWER CHOICES	RESPONSES	
Lack of a community-wide vision	58.82%	20
Population/workforce attraction	11.76%	4
Housing conditions	26.47%	9
Access to desirable housing types	5.88%	2
Limited retail and dining options	67.65%	23
Limited employment opportunities	23.53%	8
Limited entertainment character	29.41%	10
Community appearance/character	32.35%	11
Flooding/stormwater drainage	2.94%	1
Roadway conditions	14.71%	5
Vehicular connectivity	11.76%	4
Pedestrian connectivity	23.53%	8
Access to healthcare	0.00%	0
Education and workforce training programs	0.00%	0
Access to quality childcare	8.82%	3
Access to youth activities and programs	26.47%	9
Resistance to change	52.94%	18
Total Respondents: 34		

### Q5 How would you rate the overall quality of life offered within Dayton?

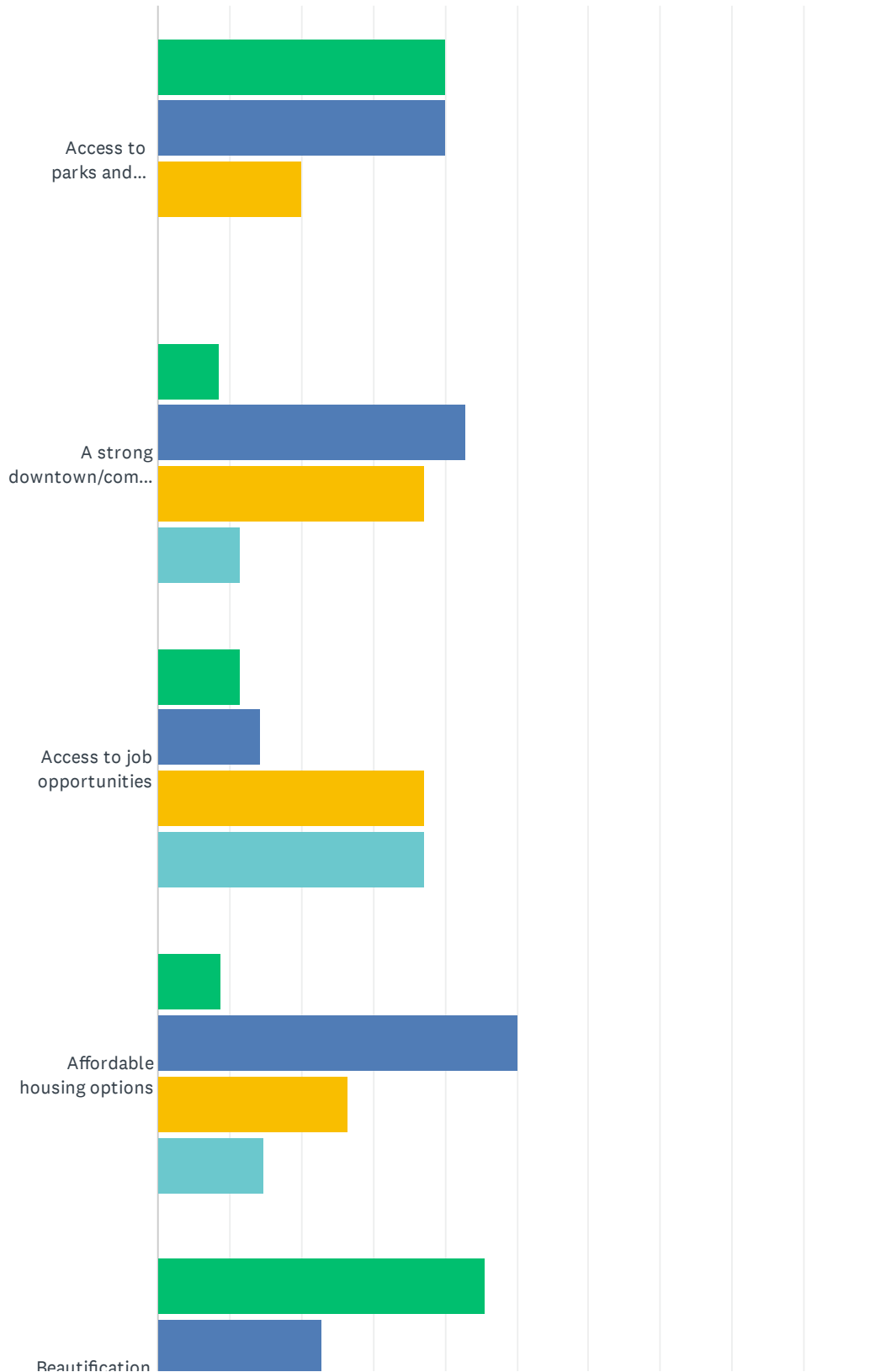
Answered: 34 Skipped: 15



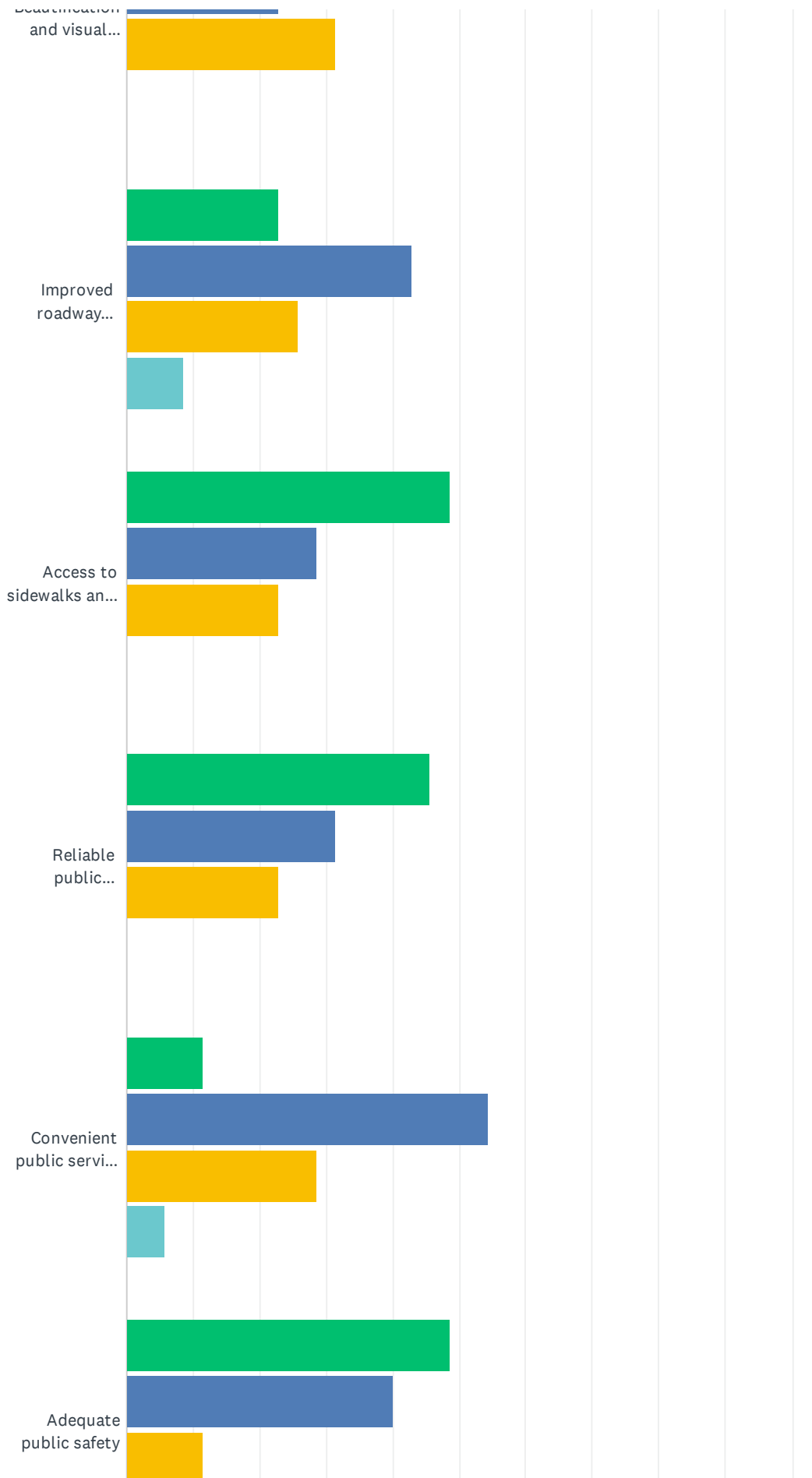
ANSWER CHOICES	RESPONSES	
Exceptional	14.71%	5
Good	55.88%	19
Satisfactory	26.47%	9
Poor	2.94%	1
Very Poor	0.00%	0
<b>TOTAL</b>		<b>34</b>

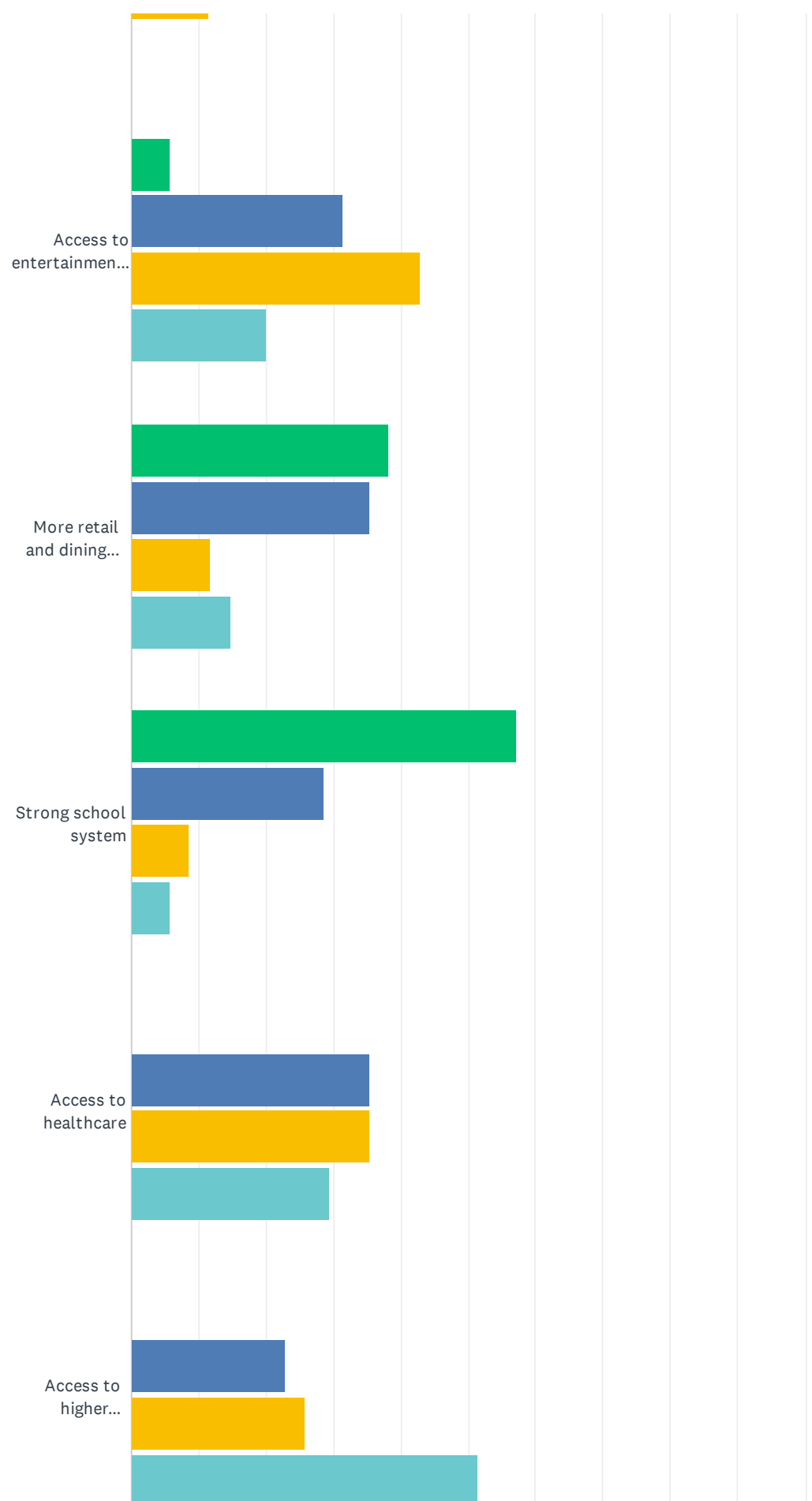
### Q6 For the following list, identify how important or not important the topic is for enhancing quality of life.

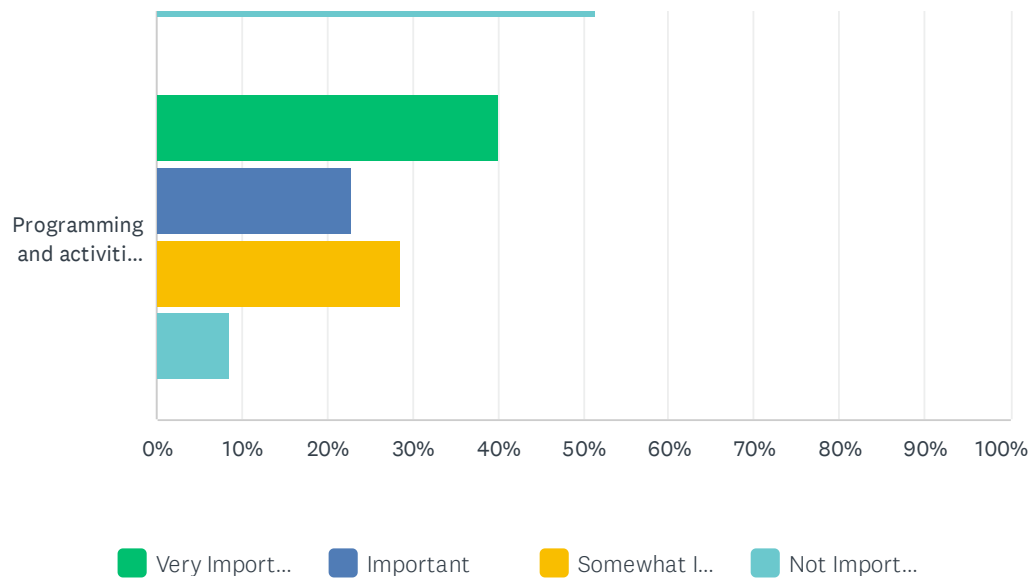
Answered: 35 Skipped: 14







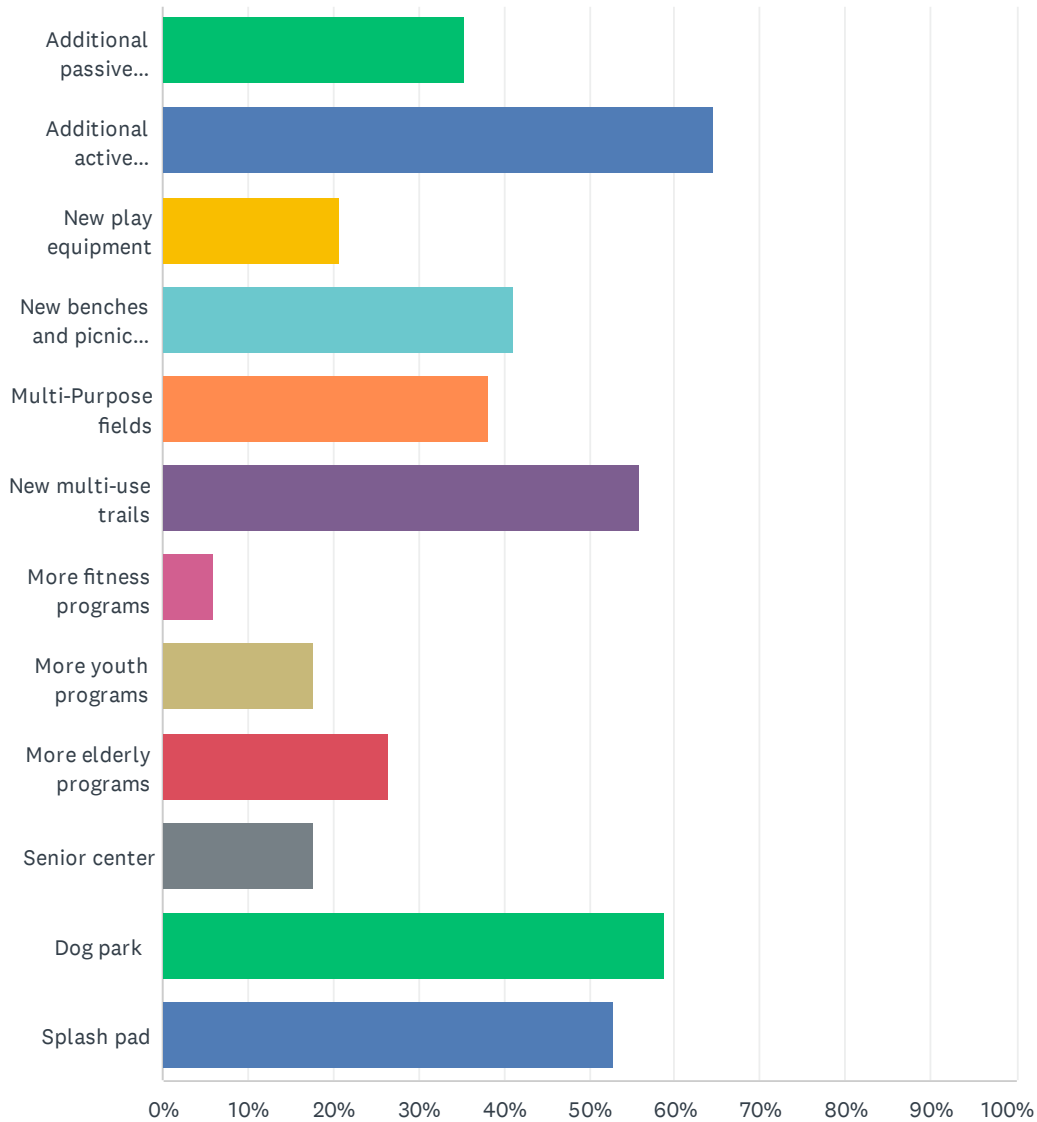




	VERY IMPORTANT	IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	TOTAL
Access to parks and recreation	40.00% 14	40.00% 14	20.00% 7	0.00% 0	35
A strong downtown/community center	8.57% 3	42.86% 15	37.14% 13	11.43% 4	35
Access to job opportunities	11.43% 4	14.29% 5	37.14% 13	37.14% 13	35
Affordable housing options	8.82% 3	50.00% 17	26.47% 9	14.71% 5	34
Beautification and visual appearance of the community	45.71% 16	22.86% 8	31.43% 11	0.00% 0	35
Improved roadway conditions and connectivity	22.86% 8	42.86% 15	25.71% 9	8.57% 3	35
Access to sidewalks and trails	48.57% 17	28.57% 10	22.86% 8	0.00% 0	35
Reliable public infrastructure (streets and utilities)	45.71% 16	31.43% 11	22.86% 8	0.00% 0	35
Convenient public services and community facilities	11.43% 4	54.29% 19	28.57% 10	5.71% 2	35
Adequate public safety	48.57% 17	40.00% 14	11.43% 4	0.00% 0	35
Access to entertainment options	5.71% 2	31.43% 11	42.86% 15	20.00% 7	35
More retail and dining options	38.24% 13	35.29% 12	11.76% 4	14.71% 5	34
Strong school system	57.14% 20	28.57% 10	8.57% 3	5.71% 2	35
Access to healthcare	0.00% 0	35.29% 12	35.29% 12	29.41% 10	34
Access to higher education opportunities	0.00% 0	22.86% 8	25.71% 9	51.43% 18	35
Programming and activities (farmers market, festivals, etc.)	40.00% 14	22.86% 8	28.57% 10	8.57% 3	35

### Q7 What types of parks and recreation facilities and/or programs would you like to see in Dayton in the future? Check all that apply.

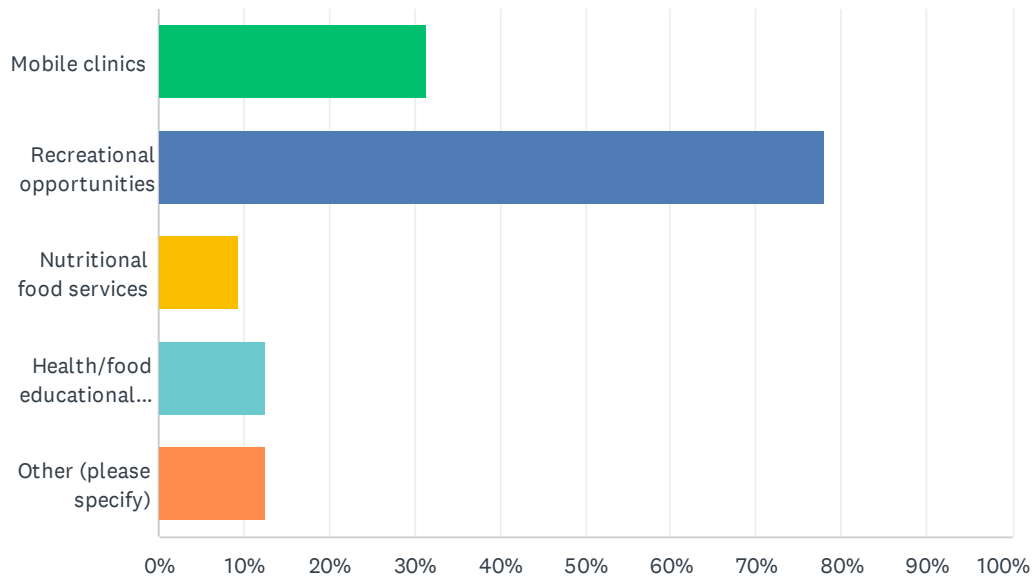
Answered: 34 Skipped: 15



ANSWER CHOICES	RESPONSES	
Additional passive recreation space – undeveloped open space for informal gatherings for relaxing.	35.29%	12
Additional active recreation space – developed park space with amenities for sports, fitness, or playing.	64.71%	22
New play equipment	20.59%	7
New benches and picnic areas	41.18%	14
Multi-Purpose fields	38.24%	13
New multi-use trails	55.88%	19
More fitness programs	5.88%	2
More youth programs	17.65%	6
More elderly programs	26.47%	9
Senior center	17.65%	6
Dog park	58.82%	20
Splash pad	52.94%	18
Total Respondents: 34		

### Q8 How can Dayton support health and wellness? Check all that apply.

Answered: 32 Skipped: 17

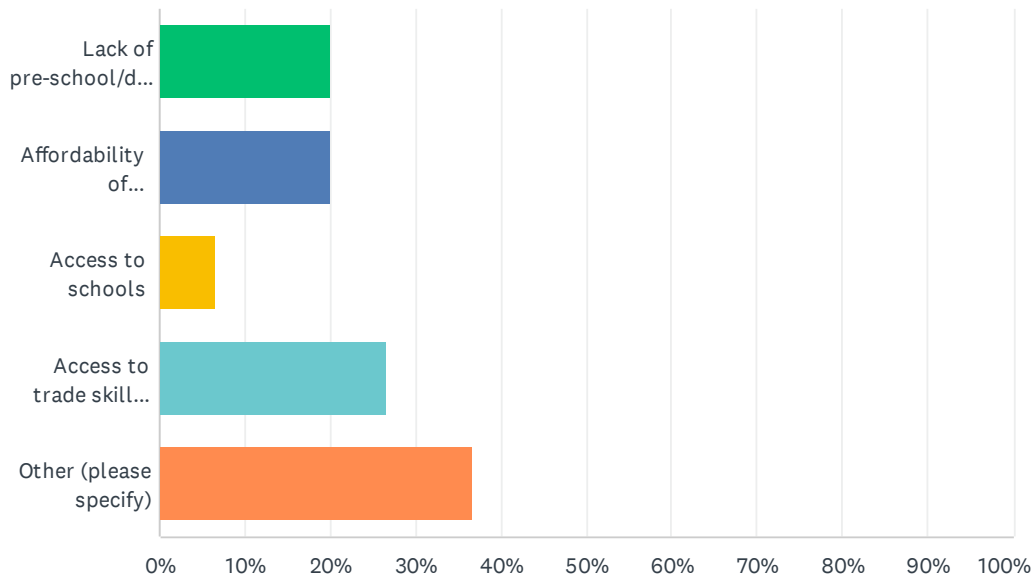


ANSWER CHOICES	RESPONSES
Mobile clinics	31.25% 10
Recreational opportunities	78.13% 25
Nutritional food services	9.38% 3
Health/food educational programs	12.50% 4
Other (please specify)	12.50% 4
Total Respondents: 32	

#	OTHER (PLEASE SPECIFY)	DATE
1	Multi purpose trails and parks	12/2/2022 8:22 PM
2	One evening a month of educational or craft, knitting, crocheting, macramé, glass art, how to cross stitch, needle work, flower arranging, watchmaking etc.	11/23/2022 7:18 PM
3	Opportunities to “get out”. Whether that is a place to go (a walking trail or restaurant) or a thing to do (festivals, classes, presentations)	11/22/2022 9:59 AM
4	Access to these in Lafayette. Why try to compete?	10/27/2022 10:34 PM

### Q9 What are the challenges related to education? Check all that apply.

Answered: 30 Skipped: 19



ANSWER CHOICES	RESPONSES
Lack of pre-school/daycare options	20.00% 6
Affordability of pre-school/daycare options	20.00% 6
Access to schools	6.67% 2
Access to trade skill programs	26.67% 8
Other (please specify)	36.67% 11
Total Respondents: 30	

#	OTHER (PLEASE SPECIFY)	DATE
1	None	12/3/2022 12:14 AM
2	Does not apply	12/2/2022 8:22 PM
3	With our proximity to Ivy Tech, Purdue, and to Lafayette I don't feel educational opportunities is a concern	11/30/2022 9:24 AM
4	IV Tech is just down the highway.	11/23/2022 7:18 PM
5	N/A	11/22/2022 3:47 PM
6	No issues	11/22/2022 10:31 AM
7	None	11/22/2022 9:59 AM
8	Not applicable imo	11/12/2022 10:34 AM
9	TSC	10/28/2022 9:07 AM
10	I think this is the tipp school corp domain not the town itself	10/28/2022 8:05 AM





Q10 What is your vision for Dayton? Please fill in the blanks below! Dayton is a \_\_\_\_\_1\_\_\_\_\_ community that values \_\_\_\_\_2\_\_\_\_\_. Our \_\_\_\_\_3\_\_\_\_\_, \_\_\_\_\_4\_\_\_\_\_, and \_\_\_\_\_5\_\_\_\_\_ is what makes Dayton a desirable place to live. We are committed to providing \_\_\_\_\_6\_\_\_\_\_, supporting \_\_\_\_\_7\_\_\_\_\_, and maintaining \_\_\_\_\_8\_\_\_\_\_ to foster a superior quality of life for our residents.

Answered: 29 Skipped: 20

ANSWER CHOICES	RESPONSES
1	100.00% 29
2	100.00% 29
3	93.10% 27
4	93.10% 27
5	86.21% 25
6	82.76% 24
7	82.76% 24
8	86.21% 25

#	1	DATE
1	Very desired	12/3/2022 12:18 AM
2	bedroom	12/2/2022 8:36 PM
3	Great	12/1/2022 3:53 PM
4	awesome	11/30/2022 9:27 AM
5	Great	11/27/2022 11:04 PM
6	Great	11/23/2022 7:23 PM
7	Nice	11/23/2022 4:46 PM
8	Friendly	11/22/2022 6:48 PM
9	Vibrant	11/22/2022 3:53 PM
10	Small	11/22/2022 11:07 AM
11	divided angry	11/22/2022 10:36 AM
12	Small town	11/22/2022 10:34 AM
13	thriving	11/22/2022 10:03 AM
14	Small	11/17/2022 3:04 PM
15	Great	11/16/2022 2:23 AM
16	small, thriving	11/12/2022 10:49 AM
17	civil	11/8/2022 9:30 AM

18	Wonderful	11/7/2022 1:46 PM
19	Small town	11/5/2022 7:18 PM
20	Vibrant	11/4/2022 7:21 AM
21	Wonderful	11/3/2022 5:34 PM
22	Suitcase	11/3/2022 1:14 PM
23	inexpensive	10/31/2022 7:25 AM
24	Small	10/29/2022 10:11 PM
25	Good	10/28/2022 10:25 AM
26	fractured and divided	10/28/2022 9:09 AM
27	bedroom	10/28/2022 8:09 AM
28	Loosing	10/27/2022 10:35 PM
29	unique	10/27/2022 8:45 PM
<b>#</b>	<b>2</b>	<b>DATE</b>
1	Conservatism	12/3/2022 12:18 AM
2	small town character	12/2/2022 8:36 PM
3	Residents	12/1/2022 3:53 PM
4	maintaining our small town	11/30/2022 9:27 AM
5	People	11/27/2022 11:04 PM
6	People, land, businesses	11/23/2022 7:23 PM
7	Friendships	11/23/2022 4:46 PM
8	Residents	11/22/2022 6:48 PM
9	its History	11/22/2022 3:53 PM
10	Independence	11/22/2022 11:07 AM
11	change for the better with more cooperation with local government for all to benefit.	11/22/2022 10:36 AM
12	School	11/22/2022 10:34 AM
13	not being swallowed up by Lafayette	11/22/2022 10:03 AM
14	Community	11/17/2022 3:04 PM
15	It's residents	11/16/2022 2:23 AM
16	history	11/12/2022 10:49 AM
17	other people's imput other than Ron Koehler's	11/8/2022 9:30 AM
18	Small town life	11/7/2022 1:46 PM
19	It's people	11/5/2022 7:18 PM
20	Growth	11/4/2022 7:21 AM
21	Everyone	11/3/2022 5:34 PM
22	People	11/3/2022 1:14 PM
23	economic growth to fund roads and parks	10/31/2022 7:25 AM
24	Small town feel	10/29/2022 10:11 PM
25	Families	10/28/2022 10:25 AM

26	peaceful, civil and cooperative government	10/28/2022 9:09 AM
27	lower cost housing	10/28/2022 8:09 AM
28	Power	10/27/2022 10:35 PM
29	our small town	10/27/2022 8:45 PM
<b>#</b>	<b>3</b>	<b>DATE</b>
1	Close to Lafayette	12/3/2022 12:18 AM
2	our own values	12/2/2022 8:36 PM
3	Location	12/1/2022 3:53 PM
4	history	11/30/2022 9:27 AM
5	Growth	11/27/2022 11:04 PM
6	People	11/23/2022 7:23 PM
7	Location	11/23/2022 4:46 PM
8	Location	11/22/2022 6:48 PM
9	History	11/22/2022 3:53 PM
10	Interstate	11/22/2022 11:07 AM
11	location	11/22/2022 10:36 AM
12	School	11/22/2022 10:34 AM
13	location	11/22/2022 10:03 AM
14	Values	11/17/2022 3:04 PM
15	Location	11/16/2022 2:23 AM
16	independence	11/12/2022 10:49 AM
17	location next to Lafayette and Purdue and SIA	11/8/2022 9:30 AM
18	Proximity to Lafayette	11/7/2022 1:46 PM
19	Small town feel	11/5/2022 7:18 PM
20	Schools	11/4/2022 7:21 AM
21	Neighbors	11/3/2022 5:34 PM
22	location	10/31/2022 7:25 AM
23	Small community	10/29/2022 10:11 PM
24	School	10/28/2022 10:25 AM
25	location	10/28/2022 9:09 AM
26	location	10/28/2022 8:09 AM
27	school	10/27/2022 8:45 PM
<b>#</b>	<b>4</b>	<b>DATE</b>
1	Low crime	12/3/2022 12:18 AM
2	our independence	12/2/2022 8:36 PM
3	Size	12/1/2022 3:53 PM
4	independence	11/30/2022 9:27 AM
5	Kindness	11/27/2022 11:04 PM

6	Size of town	11/23/2022 7:23 PM
7	Size	11/23/2022 4:46 PM
8	Proximity to city	11/22/2022 6:48 PM
9	Diversity	11/22/2022 3:53 PM
10	Location	11/22/2022 11:07 AM
11	affordable homes	11/22/2022 10:36 AM
12	Neighbors	11/22/2022 10:34 AM
13	small-town feel	11/22/2022 10:03 AM
14	Friendliness	11/17/2022 3:04 PM
15	Commitment to community	11/16/2022 2:23 AM
16	community identity	11/12/2022 10:49 AM
17	location to I65 and SR 38	11/8/2022 9:30 AM
18	Safe environment	11/7/2022 1:46 PM
19	Small businesses	11/5/2022 7:18 PM
20	Community feel	11/4/2022 7:21 AM
21	Schools	11/3/2022 5:34 PM
22	affordable housing	10/31/2022 7:25 AM
23	Quiet	10/29/2022 10:11 PM
24	People	10/28/2022 10:25 AM
25	less expensive housing	10/28/2022 9:09 AM
26	less expensive homes	10/28/2022 8:09 AM
27	churches	10/27/2022 8:45 PM
<b>#</b>	<b>5</b>	<b>DATE</b>
1	Small population	12/3/2022 12:18 AM
2	is self governing	12/2/2022 8:36 PM
3	Amenities	12/1/2022 3:53 PM
4	self government	11/30/2022 9:27 AM
5	Management of town	11/23/2022 7:23 PM
6	Crime rate	11/23/2022 4:46 PM
7	Interstate access	11/22/2022 6:48 PM
8	Vision	11/22/2022 3:53 PM
9	Growth	11/22/2022 11:07 AM
10	access to highways and all that Lafayette has to offer	11/22/2022 10:36 AM
11	Pride	11/22/2022 10:34 AM
12	exceptional recreation opportunities	11/22/2022 10:03 AM
13	Family orientation	11/16/2022 2:23 AM
14	its people	11/12/2022 10:49 AM
15	affordable housing	11/8/2022 9:30 AM

16	Wonderful people	11/7/2022 1:46 PM
17	Location	11/5/2022 7:18 PM
18	Conveniences	11/4/2022 7:21 AM
19	Friendly people	11/3/2022 5:34 PM
20	access to I65	10/31/2022 7:25 AM
21	Community activities	10/29/2022 10:11 PM
22	Friendly	10/28/2022 10:25 AM
23	.	10/28/2022 9:09 AM
24	proximity to I65 for travel and Lafayette	10/28/2022 8:09 AM
25	safety	10/27/2022 8:45 PM
<b>#</b>	<b>6</b>	<b>DATE</b>
1	Activities	12/3/2022 12:18 AM
2	simple quality of life	12/2/2022 8:36 PM
3	Protection	12/1/2022 3:53 PM
4	a high quality of life	11/30/2022 9:27 AM
5	Sheriff	11/23/2022 7:23 PM
6	Local activities	11/22/2022 6:48 PM
7	an Experience	11/22/2022 3:53 PM
8	New business	11/22/2022 11:07 AM
9	business growth	11/22/2022 10:36 AM
10	Education	11/22/2022 10:34 AM
11	a safe town	11/22/2022 10:03 AM
12	A quality community	11/16/2022 2:23 AM
13	government of the people	11/12/2022 10:49 AM
14	A more civil town board	11/8/2022 9:30 AM
15	Recreational trails	11/7/2022 1:46 PM
16	Services	11/5/2022 7:18 PM
17	Opportunity to residents for community engagement	11/4/2022 7:21 AM
18	Safe place to live	11/3/2022 5:34 PM
19	economic development for business	10/31/2022 7:25 AM
20	History	10/29/2022 10:11 PM
21	Safety	10/28/2022 10:25 AM
22	town board	10/28/2022 9:09 AM
23	more multi purpose trails along Dayton road north south within the town	10/28/2022 8:09 AM
24	small town atmosphere	10/27/2022 8:45 PM
<b>#</b>	<b>7</b>	<b>DATE</b>
1	Everyone	12/3/2022 12:18 AM
2	ourselves	12/2/2022 8:36 PM

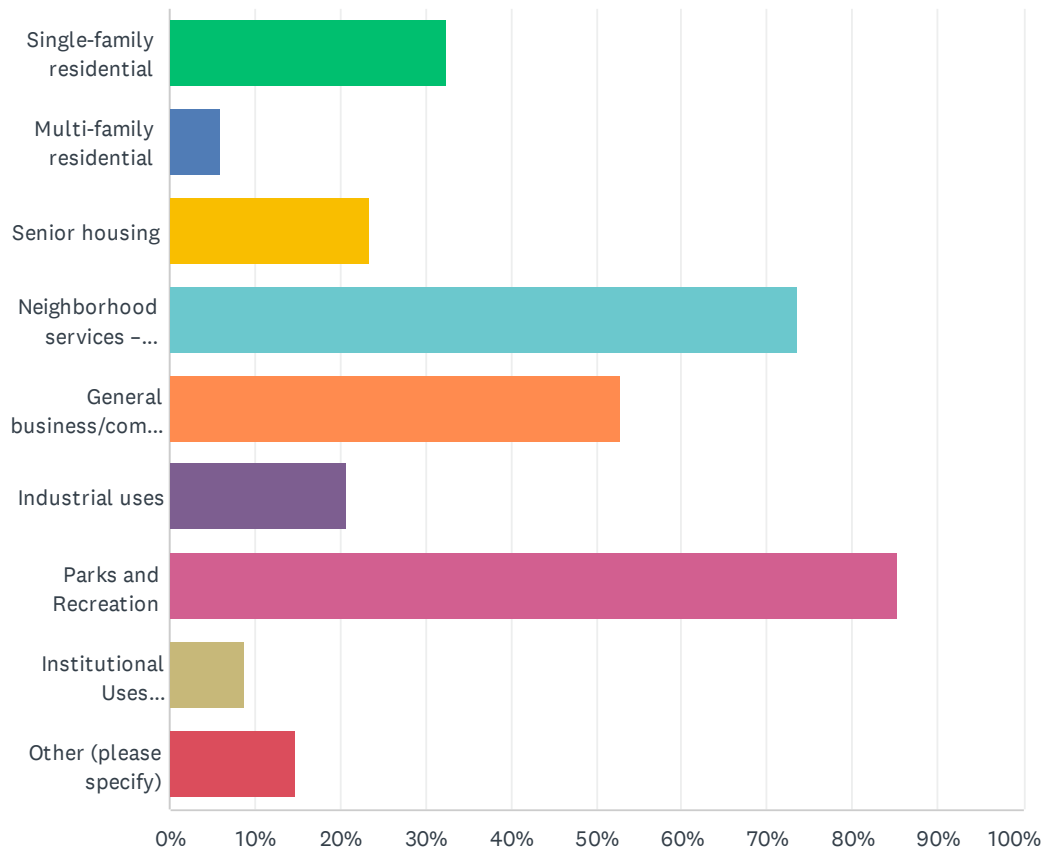
3	Families	12/1/2022 3:53 PM
4	our people	11/30/2022 9:27 AM
5	Kids	11/23/2022 7:23 PM
6	Growth	11/22/2022 6:48 PM
7	Businesses	11/22/2022 3:53 PM
8	Growth	11/22/2022 11:07 AM
9	and recreation within the center of the town	11/22/2022 10:36 AM
10	Our residents	11/22/2022 10:34 AM
11	all ages	11/22/2022 10:03 AM
12	Family values	11/16/2022 2:23 AM
13	our town council and employees	11/12/2022 10:49 AM
14	all citizens , property owners and busniesses	11/8/2022 9:30 AM
15	Integrity in our government	11/7/2022 1:46 PM
16	It's residents	11/5/2022 7:18 PM
17	Growth and development	11/4/2022 7:21 AM
18	Ideas	11/3/2022 5:34 PM
19	all public opinion ( not just Ron Koehler's)	10/31/2022 7:25 AM
20	One another	10/29/2022 10:11 PM
21	Police	10/28/2022 10:25 AM
22	development and town growth	10/28/2022 9:09 AM
23	park development along Dayton road south of the railroad that would include shelters and ball dields	10/28/2022 8:09 AM
24	keeping our town unique from Lafayette	10/27/2022 8:45 PM
<b>#</b>	<b>8</b>	<b>DATE</b>
1	Peace	12/3/2022 12:18 AM
2	independence	12/2/2022 8:36 PM
3	Integrity	12/1/2022 3:53 PM
4	a safe environment	11/30/2022 9:27 AM
5	Open mind	11/27/2022 11:04 PM
6	Roads	11/23/2022 7:23 PM
7	Friendly atmosphere	11/22/2022 6:48 PM
8	Our vibrant History	11/22/2022 3:53 PM
9	Direction	11/22/2022 11:07 AM
10	civil and cooperative town board	11/22/2022 10:36 AM
11	Our Roads	11/22/2022 10:34 AM
12	nice roads and sidewalks	11/22/2022 10:03 AM
13	Growth	11/16/2022 2:23 AM
14	transparency	11/12/2022 10:49 AM
15	a cooperative and collaberative effort	11/8/2022 9:30 AM

16	Small town identity	11/7/2022 1:46 PM
17	Safety	11/5/2022 7:18 PM
18	Community connections	11/4/2022 7:21 AM
19	Good communication	11/3/2022 5:34 PM
20	civil government leaders	10/31/2022 7:25 AM
21	Our town	10/29/2022 10:11 PM
22	People	10/28/2022 10:25 AM
23	health tax base	10/28/2022 9:09 AM
24	a more civil town government process	10/28/2022 8:09 AM
25	our history	10/27/2022 8:45 PM



### Q11 What does Dayton need more of? Check all that apply.

Answered: 34 Skipped: 15



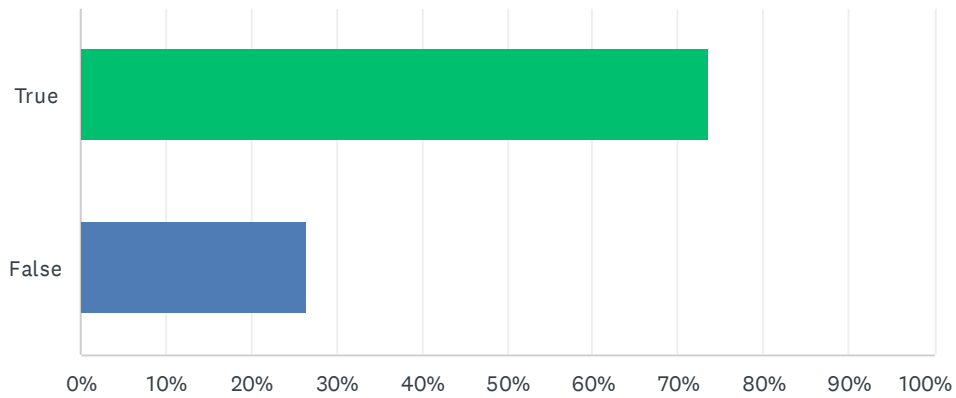
ANSWER CHOICES	RESPONSES	
Single-family residential	32.35%	11
Multi-family residential	5.88%	2
Senior housing	23.53%	8
Neighborhood services – retail and dining	73.53%	25
General business/commercial uses	52.94%	18
Industrial uses	20.59%	7
Parks and Recreation	85.29%	29
Institutional Uses (religious, educational, and civic facilities)	8.82%	3
Other (please specify)	14.71%	5
Total Respondents: 34		

#	OTHER (PLEASE SPECIFY)	DATE
1	No more big factories and businesses that people who live in Dayton can't even use like a	12/3/2022 12:20 AM

	truck stop.	
2	Businesses that cater to the residents of Dayton, not to outsiders	12/2/2022 8:51 PM
3	multi use trails and areas for golf carts	11/30/2022 9:31 AM
4	Reduced incendiary politics, more collaborative and forward thinking town council.	11/22/2022 4:03 PM
5	Less run down rentals	11/5/2022 12:36 PM

### Q12 Dayton should embrace growth?

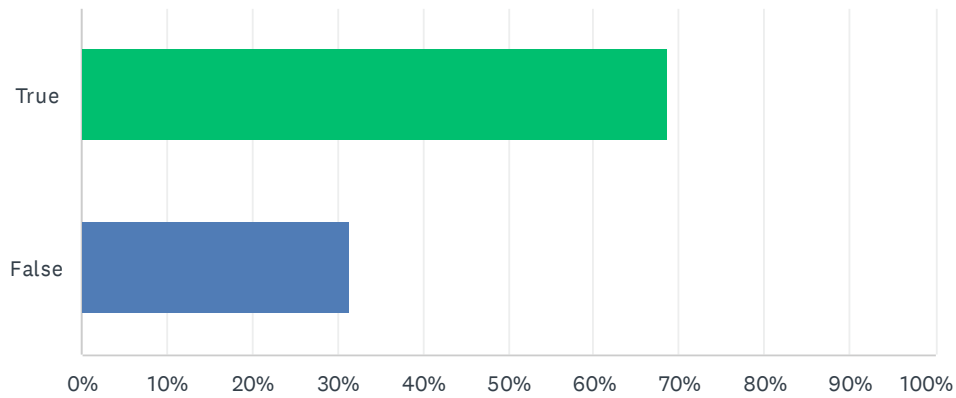
Answered: 34 Skipped: 15



ANSWER CHOICES	RESPONSES	
True	73.53%	25
False	26.47%	9
TOTAL		34

### Q13 Dayton should encourage and support new development?

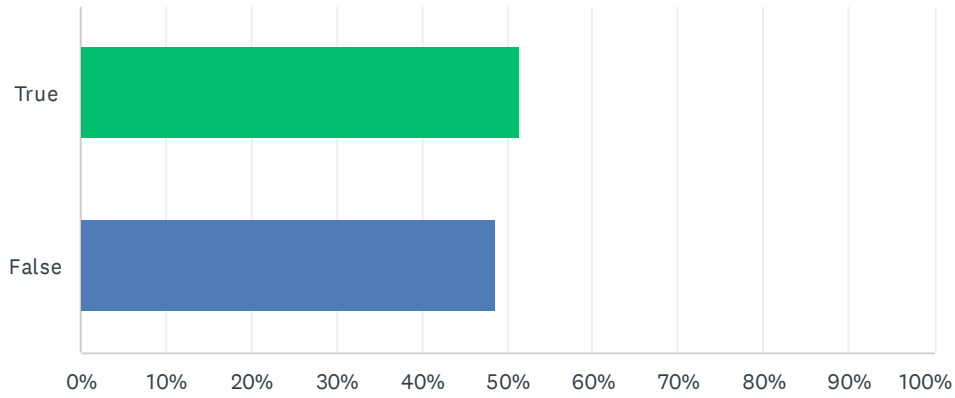
Answered: 35 Skipped: 14



ANSWER CHOICES	RESPONSES	
True	68.57%	24
False	31.43%	11
TOTAL		35

# Q14 Dayton should prioritize redevelopment and infill over new development?

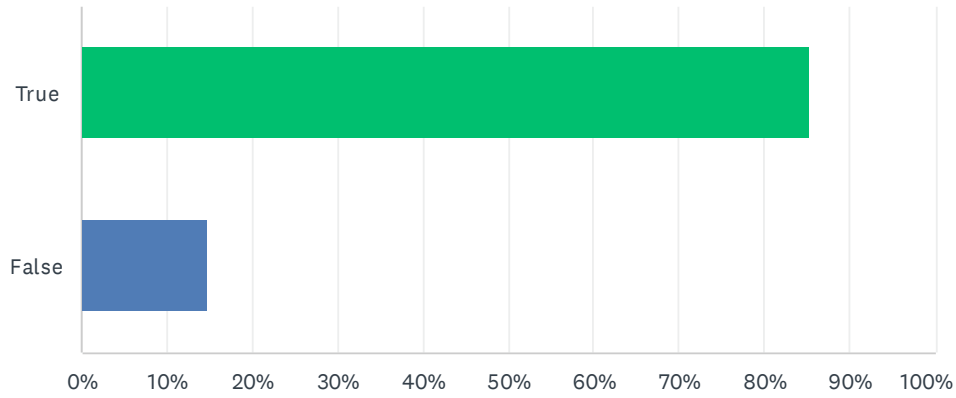
Answered: 35 Skipped: 14



ANSWER CHOICES	RESPONSES	
True	51.43%	18
False	48.57%	17
TOTAL		35

### Q15 Improving the appearance of the built environment (roads and development) is a high priority for our community.

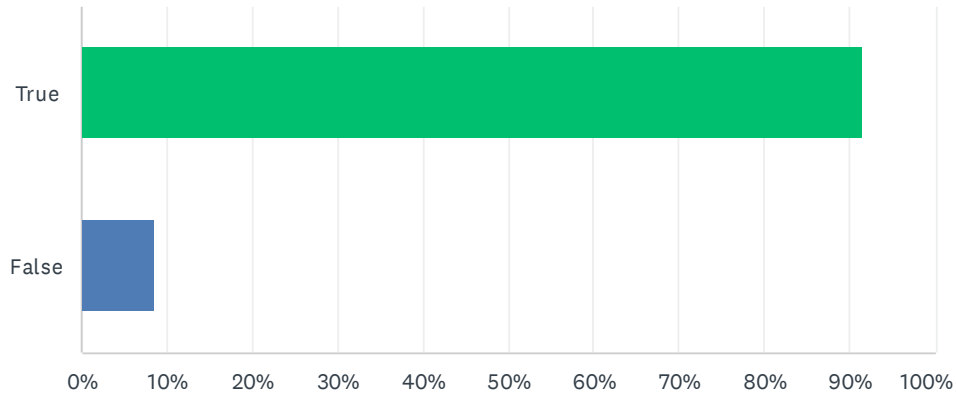
Answered: 34 Skipped: 15



ANSWER CHOICES	RESPONSES	
True	85.29%	29
False	14.71%	5
TOTAL		34

## Q16 Dayton should be proactive in managing the type and location of future development.

Answered: 35 Skipped: 14



ANSWER CHOICES	RESPONSES	
True	91.43%	32
False	8.57%	3
TOTAL		35

## Q17 What types of transportation (pedestrian and/or vehicular) improvements are needed? Please be specific about location.

Answered: 31 Skipped: 18

#	RESPONSES	DATE
1	A stop sign by Dayton road and state road 38. Visibility at all the intersections when turning	12/3/2022 12:20 AM
2	Jogging, biking trails, walking, golf cart trails and dog walking trails. Perfect area would be the de-funded old proposed Yost drive area that the town owns.	12/2/2022 8:51 PM
3	N/A	12/1/2022 3:57 PM
4	running trails, golf carts, bike trails The vacant land northwest of town that was previously planned for a road would work very nicely for this.	11/30/2022 9:31 AM
5	Pedestrian options for safe walking would be beneficial.	11/29/2022 12:27 PM
6	Trails to walk	11/27/2022 11:07 PM
7	City bus??	11/23/2022 7:29 PM
8	Traffic light at 38 and Dayton Rd	11/23/2022 4:48 PM
9	None	11/22/2022 6:49 PM
10	Walnut and main Street historic district should be marked as such and paved with cobblestones. This would also impeded speeding on Walnut. Pedestrian walkways should be improved and complementary of cobblestones. Owners of historic homes should have assistance getting them registered if they are not already and support accessing grant money for historic property renovations. Walnut should be a Bastian of retail and dining designed to pull travelers off I65 to spend their dollars in Dayton.	11/22/2022 4:03 PM
11	revamp some of the sidewalks	11/22/2022 11:26 AM
12	Yost drive to hagerty	11/22/2022 11:09 AM
13	multi use trail to the school along Dayton road north to south and include parks along the trail where ron koehler's business is.	11/22/2022 10:37 AM
14	More sidewalks along Dayton road.	11/22/2022 10:36 AM
15	None of our roads are in terrible shape but some sidewalks still need work. A route for golf carts would be great. Especially up near 65.	11/22/2022 10:11 AM
16	Public transportation that goes into Lafayette on a regular route several times a day	11/16/2022 2:29 AM
17	A multi use trail in town to the school from North to south town limits within the town having pocket parks and multi use fields along the way	11/8/2022 9:31 AM
18	Recreational multi use trails for golf carts, bikes, walkers, runners etc on the former Yost drive land	11/7/2022 1:48 PM
19	Railroad overpass and / or relocate RR tracks to allow development South of SR38	11/6/2022 9:54 AM
20	Resurface roads in Deerfield farms	11/5/2022 7:19 PM
21	Sidewalks on all routes to the school	11/5/2022 12:36 PM
22	Additional sidewalks ( Dayton Rd) and improvements to existing ones. Additional parking for school events.	11/4/2022 7:24 AM
23	Bus system	11/3/2022 5:41 PM
24	All. We have none.	11/3/2022 1:16 PM



25	multi-use trail in the middleof town that connects 1 or more parks to other parks and the school	10/31/2022 7:27 AM
26	We need to evaluate the side walks and make sure they are wide enough for strollers and walking aide by side with ease.	10/29/2022 10:17 PM
27	Some sidewalks have been replaced. Thank you. But we need more sidewalks repaired. And add some. Some streets don't have any.	10/28/2022 10:29 AM
28	walking trails within the town from place to place and the school, perhaps to a future in town park	10/28/2022 9:11 AM
29	multipurpose trail from north to south town limits along Dayton road Yost Road extension in cooperation with County government	10/28/2022 8:11 AM
30	Bus service to Lafayette, since new residents like Lafsytte smenities do much.	10/27/2022 10:36 PM
31	Multi use trails on the former Yost Drive land for joggers, bikers, golf carts, and walkers.	10/27/2022 8:48 PM

## Q18 What types of utility (including water, wastewater/stormwater, electric, broadband) improvements are needed? Please be specific.

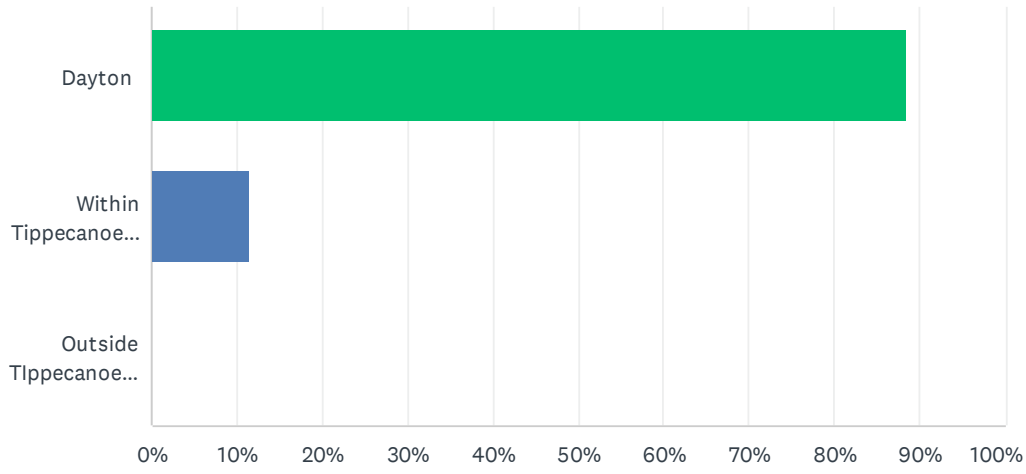
Answered: 29 Skipped: 20

#	RESPONSES	DATE
1	Nothing. We have all of that	12/3/2022 12:20 AM
2	Broadband	12/2/2022 8:51 PM
3	Charge lasts for waste water/stormwater	12/1/2022 3:57 PM
4	town wide wifi in outdoor areas	11/30/2022 9:31 AM
5	Cheaper water	11/27/2022 11:07 PM
6	I don't know.	11/23/2022 7:29 PM
7	Lower water bills	11/23/2022 4:48 PM
8	None	11/22/2022 6:49 PM
9	Unable to say.	11/22/2022 4:03 PM
10	LOWER THE COST!	11/22/2022 11:26 AM
11	Cheaper water rates	11/22/2022 11:09 AM
12	none	11/22/2022 10:37 AM
13	Water and continue with fiber optics	11/22/2022 10:36 AM
14	Lower wastewater bills would be great, but I understand why they are high	11/22/2022 10:11 AM
15	I'm not sure why but my toilet gets a black sludge along with my faucets no matter how much I clean them. I believe there is some filtration issues with the water supply	11/16/2022 2:29 AM
16	We have nice roads in most areas but we need safe places for runners and walkers, bikes, and skateboards. The area northwest of town that had been slated for a road before would be an ideal location.	11/12/2022 10:52 AM
17	Lower the mark up the town puts on utilities provided by Lafayette to the town.	11/8/2022 9:31 AM
18	Wifi at town hall	11/7/2022 1:48 PM
19	Future storm water requirements will be dictated by the State. All of the other utilities are currently in place.	11/6/2022 9:54 AM
20	Postal service.	11/4/2022 7:24 AM
21	?	11/3/2022 5:41 PM
22	Cheaper water service	11/3/2022 1:16 PM
23	lower fees on the sewer and water. The plus up on Lafayette's provides services is too large.	10/31/2022 7:27 AM
24	Need more options in order for companies to be competitive. Having primarily one internet service is not being competitive. Having a set price for water, sewage is not right if you are being g charged thr same price for 2 people thst a household thst has 4 instead on what is actually being used.	10/29/2022 10:17 PM
25	I think we are ok.	10/28/2022 10:29 AM
26	.	10/28/2022 9:11 AM
27	lower fees on the pass though costs of utilitiesfrom Lafayette to the citizens	10/28/2022 8:11 AM

28	Drainage.	10/27/2022 10:36 PM
29	Improved cell service	10/27/2022 8:48 PM

### Q19 Where do you live?

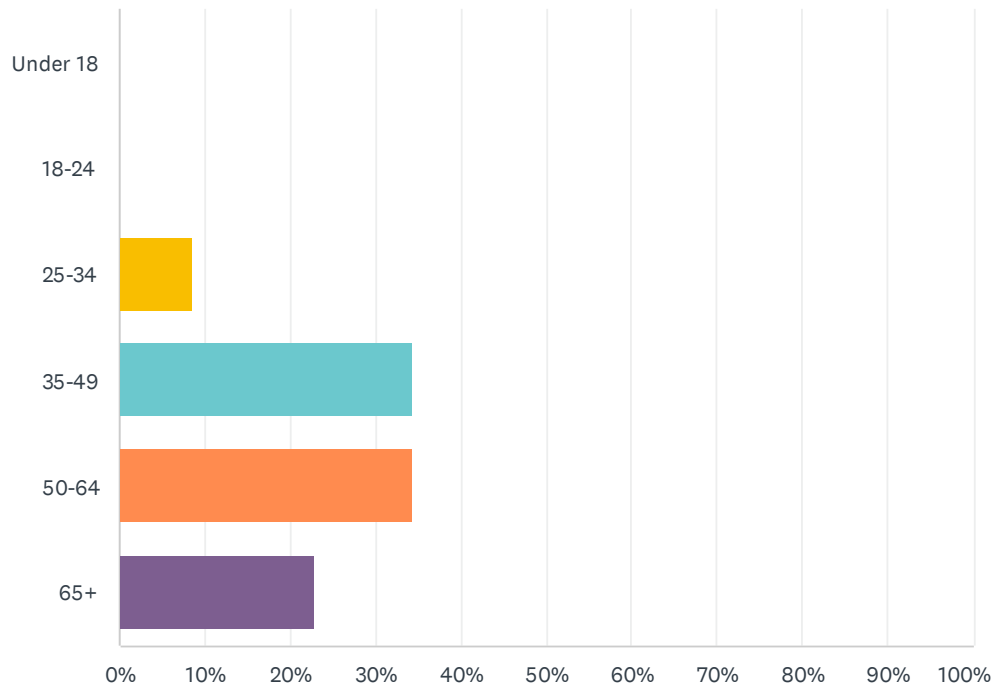
Answered: 35 Skipped: 14



ANSWER CHOICES	RESPONSES	
Dayton	88.57%	31
Within Tippecanoe County	11.43%	4
Outside Tippecanoe County	0.00%	0
<b>TOTAL</b>		<b>35</b>

## Q20 What is your age?

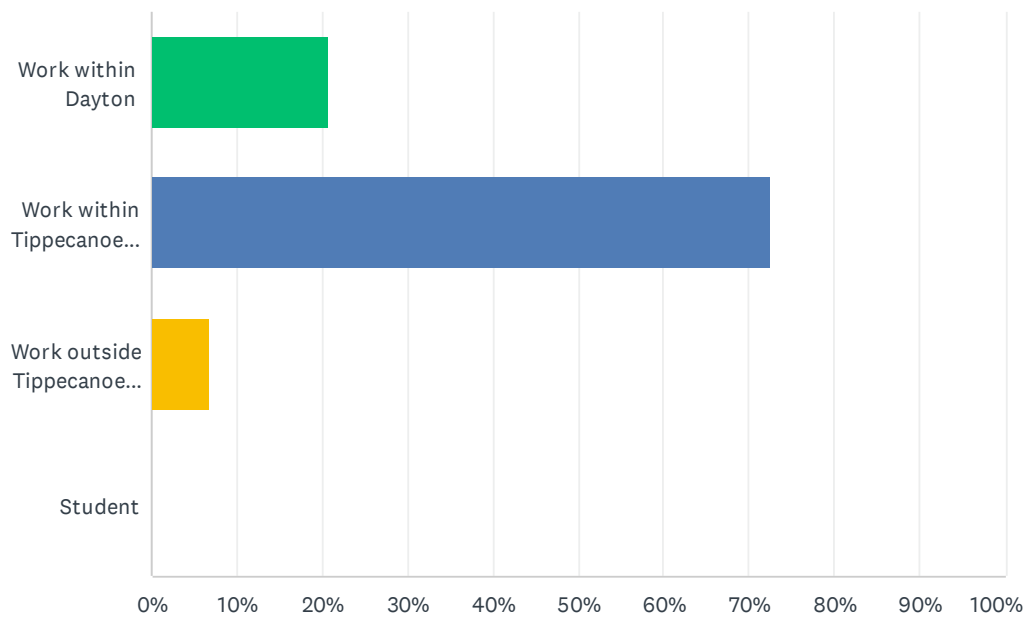
Answered: 35 Skipped: 14



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	0.00%	0
25-34	8.57%	3
35-49	34.29%	12
50-64	34.29%	12
65+	22.86%	8
<b>TOTAL</b>		<b>35</b>

## Q21 What do you do? Tell us about your occupation in the comment box.

Answered: 29 Skipped: 20



ANSWER CHOICES	RESPONSES
Work within Dayton	20.69% 6
Work within Tippecanoe County	72.41% 21
Work outside Tippecanoe County	6.90% 2
Student	0.00% 0
<b>TOTAL</b>	<b>29</b>

#	OCCUPATION	DATE
1	Landscaping nursery and antique shop owner.	12/2/2022 8:53 PM
2	Retired	12/1/2022 3:58 PM
3	self employed	11/30/2022 9:32 AM
4	School	11/29/2022 12:28 PM
5	City employee	11/27/2022 11:07 PM
6	Retired administrative assistant	11/23/2022 7:30 PM
7	Nutrition Education Advisor Purdue Extension	11/22/2022 6:49 PM
8	Business / Management Education and Advisory Services	11/22/2022 4:04 PM
9	Network Administrator	11/22/2022 11:26 AM
10	Retired	11/22/2022 11:10 AM
11	Subaru associate	11/16/2022 2:29 AM

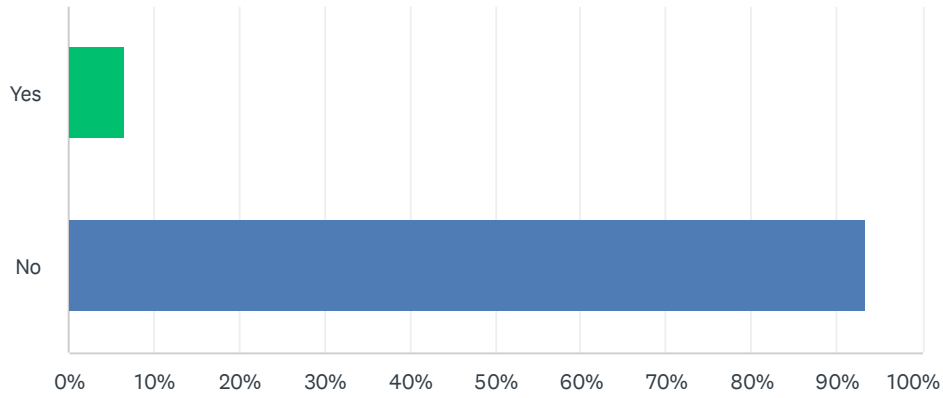
12	SIA	11/8/2022 9:31 AM
13	Retail	11/7/2022 1:49 PM
14	Medical Prototype	11/6/2022 9:55 AM
15	Accountant	11/5/2022 7:19 PM
16	Health Care	11/4/2022 7:25 AM
17	Retired	11/3/2022 1:17 PM
18	Industry worker	10/31/2022 7:27 AM
19	Retired	10/28/2022 10:29 AM
20	Copyeditor, retired but still keeping my hand in	10/27/2022 10:37 PM
21	self employed	10/27/2022 8:48 PM





# Q1 Did you attend and participate in the public engagement activities at the Town Hall on February 15, 2023?

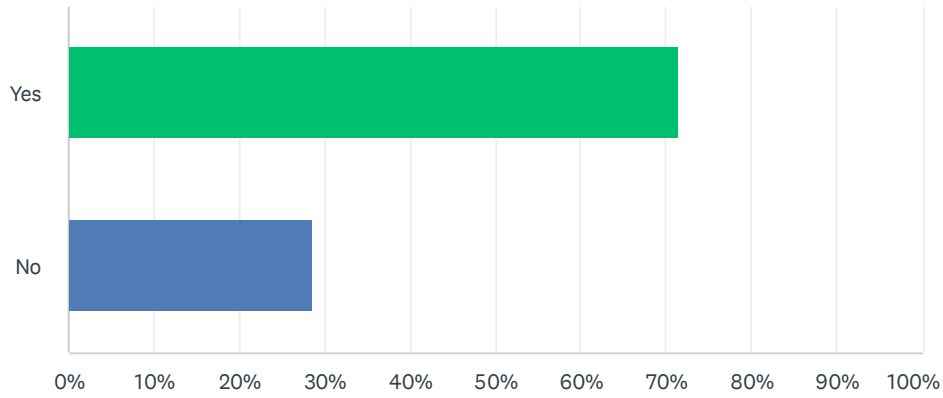
Answered: 15 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	6.67%	1
No	93.33%	14
TOTAL		15

## Q2 Does the above statement reflect what the vision for Dayton should be? Do you have other suggestions?

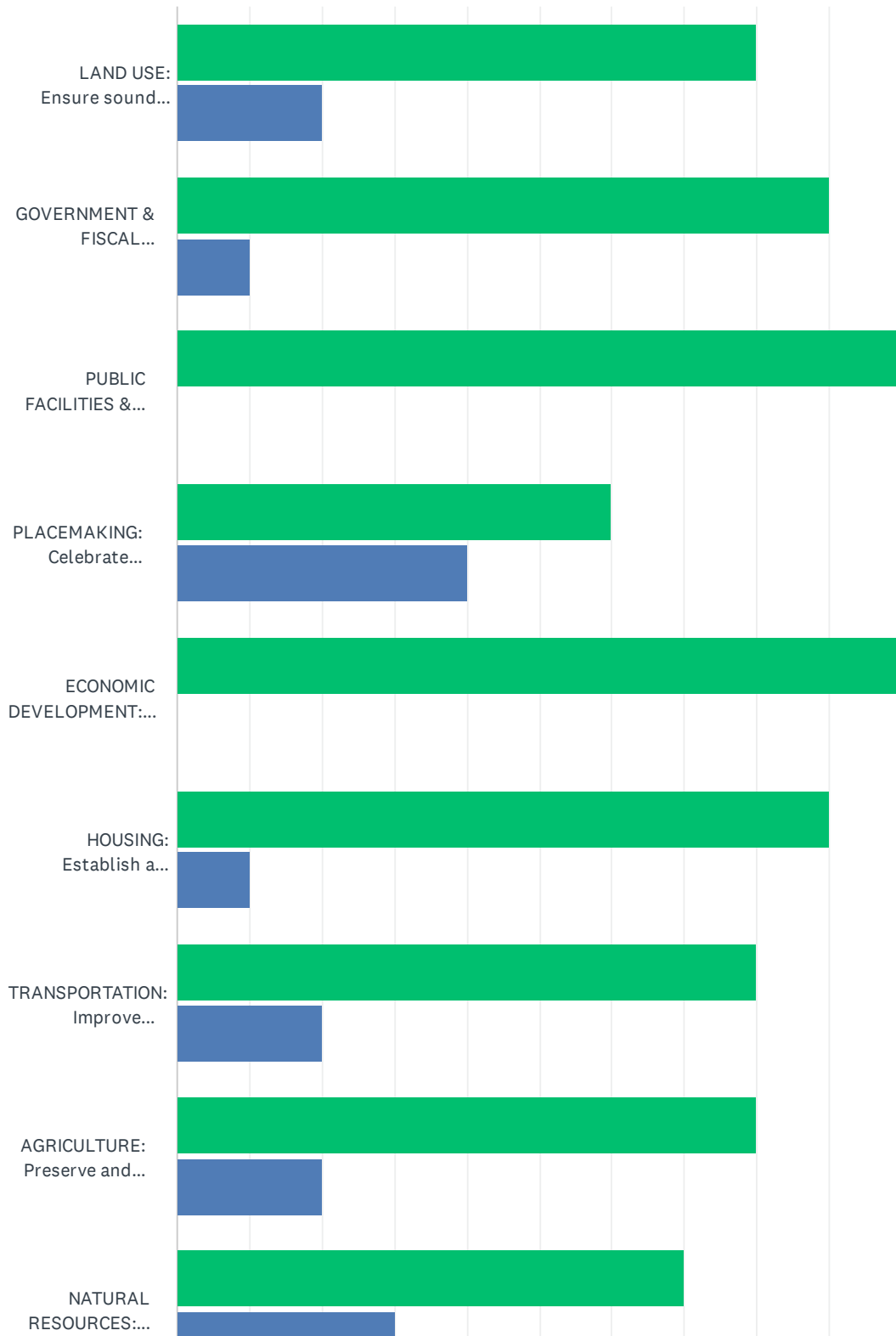
Answered: 14 Skipped: 1

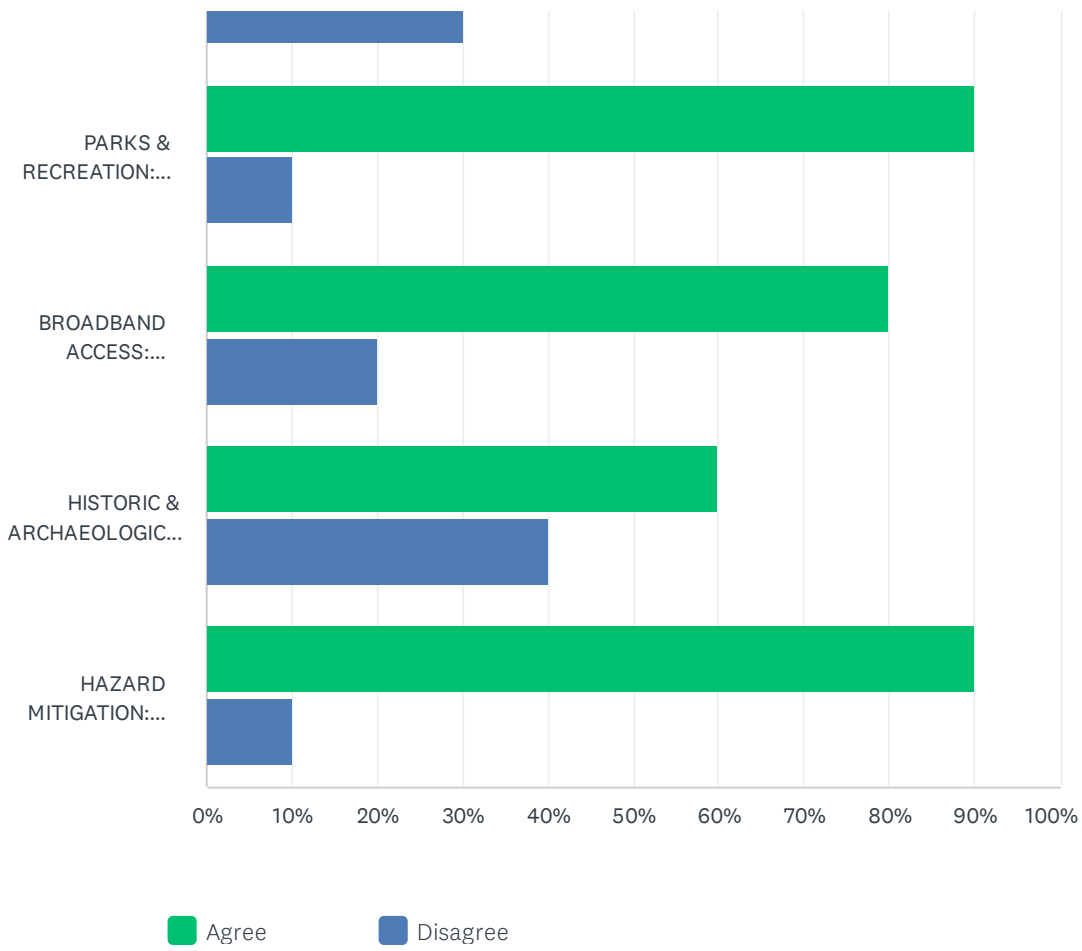


ANSWER CHOICES	RESPONSES	
Yes	71.43%	10
No	28.57%	4
TOTAL		14

### Q3 Review the following proposed goals. Please indicate the goals that you agree are appropriate for Dayton or goals you feel are not appropriate for Dayton.

Answered: 10 Skipped: 5

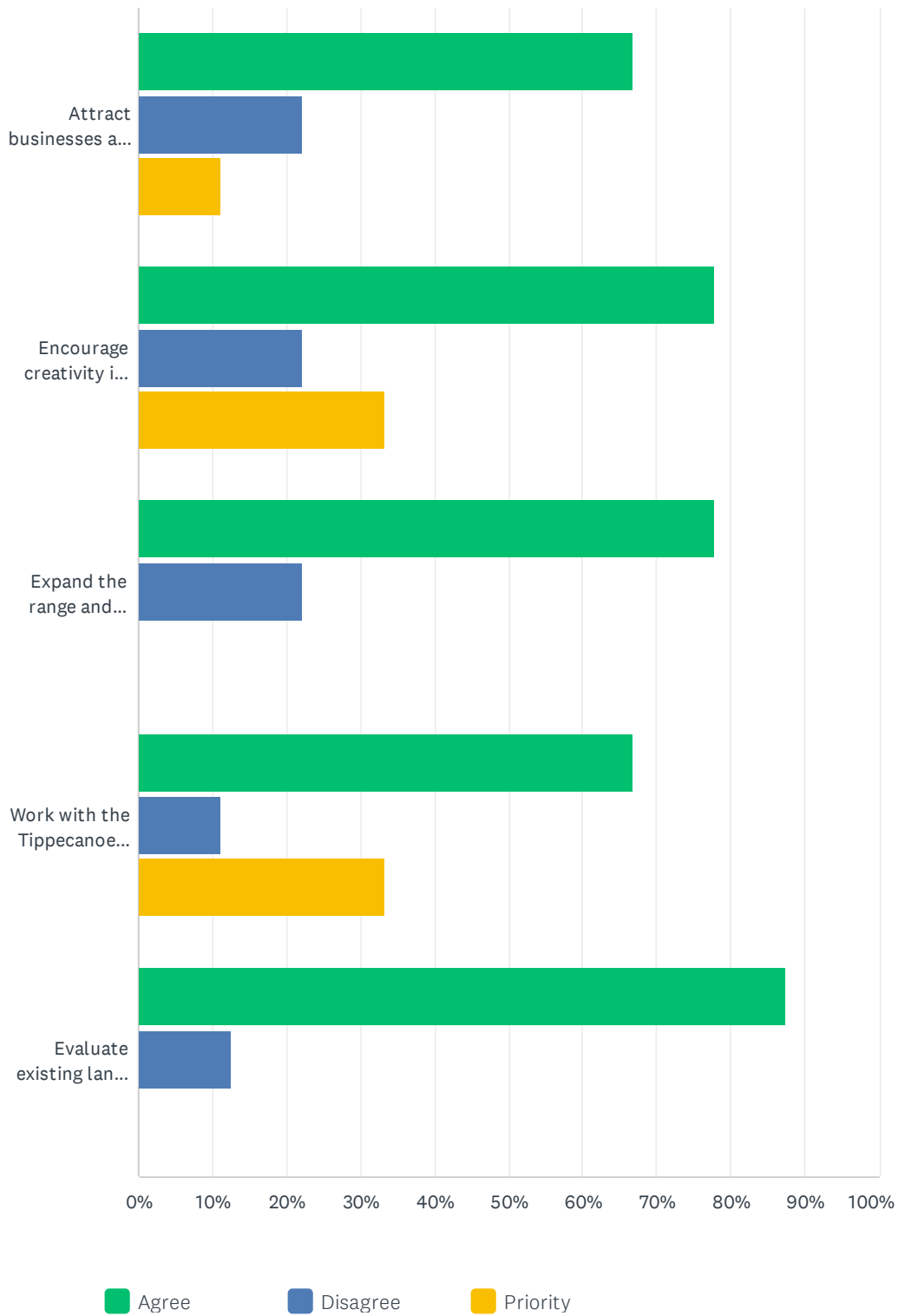




	AGREE	DISAGREE	TOTAL
LAND USE: Ensure sound development through everyday planning decisions and redevelopment.	80.00% 8	20.00% 2	10
GOVERNMENT & FISCAL CAPACITY: Grow the community through fiscally responsible decisions and ability of the Town to support the growth.	90.00% 9	10.00% 1	10
PUBLIC FACILITIES & SERVICES: Continue to provide high efficiency community utilities, facilities and services.	100.00% 9	0.00% 0	9
PLACEMAKING: Celebrate Dayton's character and culture while also showcasing the community's unique identity	60.00% 6	40.00% 4	10
ECONOMIC DEVELOPMENT: Support an environment for both commercial and retail development and business growth in their efforts to expand and locate in Dayton.	100.00% 10	0.00% 0	10
HOUSING: Establish a balanced housing stock for residents of all ages, incomes and stages of life.	90.00% 9	10.00% 1	10
TRANSPORTATION: Improve mobility infrastructure and expand connectivity.	80.00% 8	20.00% 2	10
AGRICULTURE: Preserve and promote the character and viability of the local agricultural industry.	80.00% 8	20.00% 2	10
NATURAL RESOURCES: Preserve the natural environment as an important asset and unique attribute of Dayton.	70.00% 7	30.00% 3	10
PARKS & RECREATION: Expand high quality recreational amenities.	90.00% 9	10.00% 1	10
BROADBAND ACCESS: Increase access to affordable high speed internet.	80.00% 8	20.00% 2	10
HISTORIC & ARCHAEOLOGICAL RESOURCES: Establish and enhance the Dayton downtown as an historic, unique and vibrant focal point of the community, both for the residents and visitors.	60.00% 6	40.00% 4	10
HAZARD MITIGATION: Ensure the safety of residents by continually updating hazard mitigation planning processes.	90.00% 9	10.00% 1	10

**Q4 LAND USER** Review the following proposed strategies. Please indicate the strategies that you think are appropriate for Dayton (AGREE) or goals you feel are not appropriate for Dayton (DISAGREE). Then, indicate the strategies you believe should be a PRIORITY for Dayton.

Answered: 9 Skipped: 6



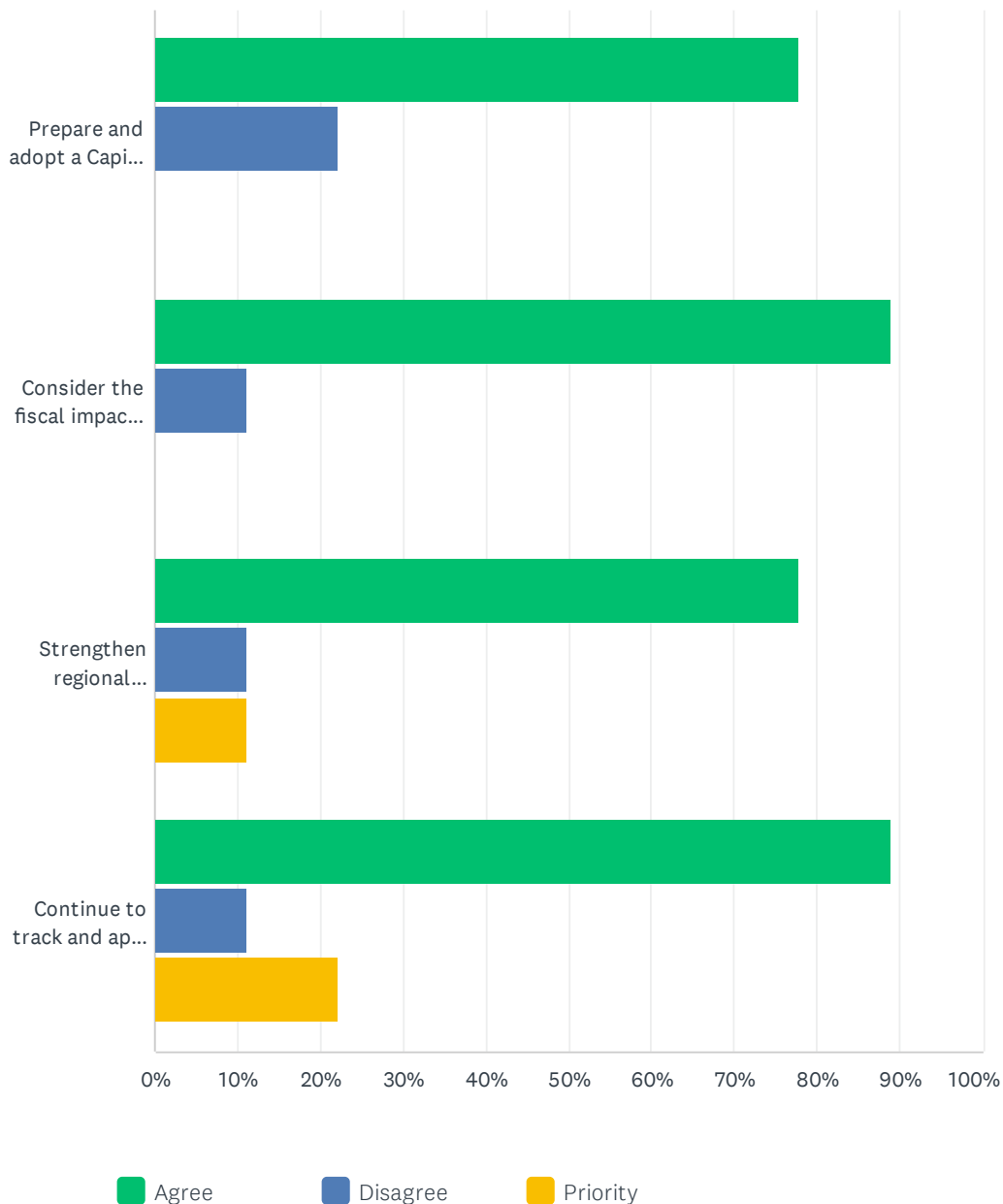
	AGREE	DISAGREE	PRIORITY	TOTAL RESPONDENTS
Attract businesses and shoppers with a marketing strategy and financial incentives to improve commerce opportunities along State Road 38 in order to compete with the chain retailers and restaurants emerging along the corridor	66.67% 6	22.22% 2	11.11% 1	9
Encourage creativity in the design of subdivisions to foster/protect community character open space and other natural features.	77.78% 7	22.22% 2	33.33% 3	9
Expand the range and intensities of land use categories in the Land Use Plan to provide more detailed and focused land use recommendations for the Area Plan Commission of Tippecanoe County.	77.78% 7	22.22% 2	0.00% 0	9
Work with the Tippecanoe County Area Plan Commission through cooperative agreements or other inter-local measures to participate in and encourage sustainable growth and development in areas outside of town municipal boundaries that reflect and reinforce the land use recommendations of the Comprehensive Plan.	66.67% 6	11.11% 1	33.33% 3	9
Evaluate existing land use controls.	87.50% 7	12.50% 1	0.00% 0	8



### Q5 GOVERNMENT & FISCAL CAPACITY

Review the following proposed strategies. Please indicate the strategies that you think are appropriate for Dayton (AGREE) or goals you feel are not appropriate for Dayton (DISAGREE). Then, indicate the strategies you believe should be a PRIORITY for Dayton.

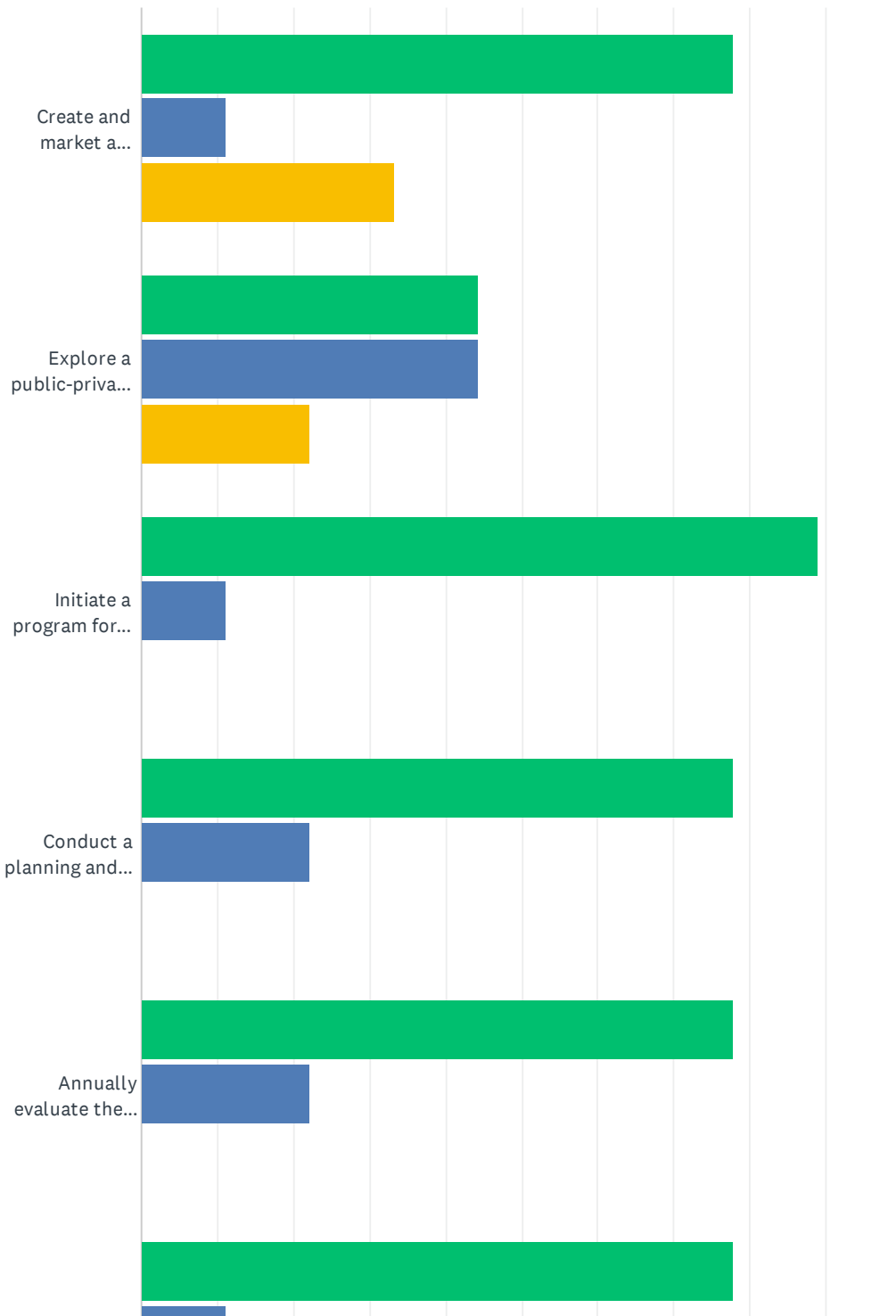
Answered: 9 Skipped: 6

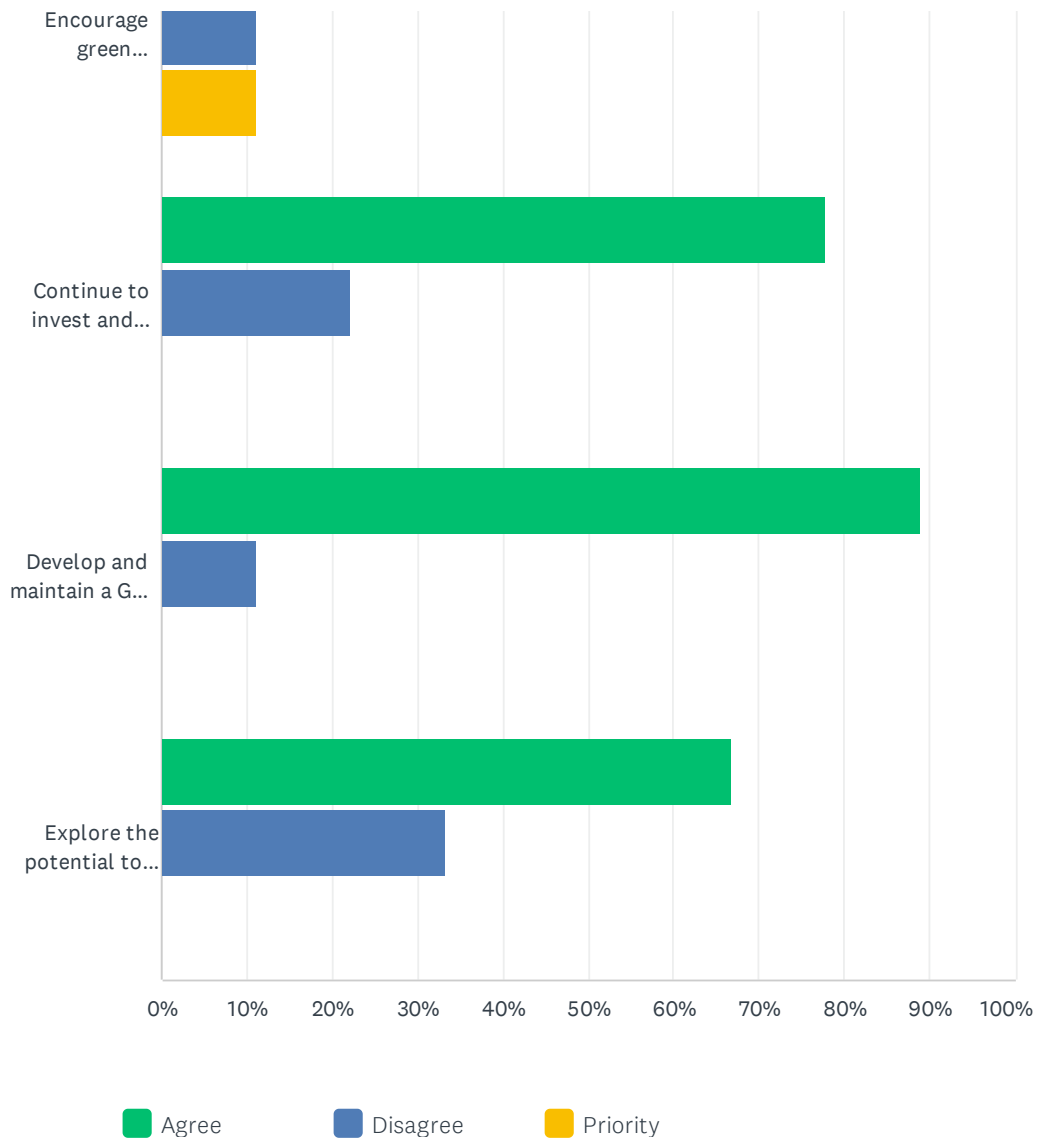


	AGREE	DISAGREE	PRIORITY	TOTAL RESPONDENTS
Prepare and adopt a Capital Improvement Plan every 3-5 years in order to budget for future capital expenditures accommodate future growth.	77.78% 7	22.22% 2	0.00% 0	9
Consider the fiscal impact on municipal finances and the taxpayers of proposed projects as part of the development review process.	88.89% 8	11.11% 1	0.00% 0	9
Strengthen regional partnerships and be involved in all local and regional planning and development issues to ensure that the Town's citizens are well represented.	77.78% 7	11.11% 1	11.11% 1	9
Continue to track and apply for grant funds and other technical resources at state and federal levels.	88.89% 8	11.11% 1	22.22% 2	9

**Q6 PUBLIC FACILITIES & SERVICES** Review the following proposed strategies. Please indicate the strategies that you think are appropriate for Dayton (AGREE) or goals you feel are not appropriate for Dayton (DISAGREE). Then, indicate the strategies you believe should be a PRIORITY for Dayton.

Answered: 9 Skipped: 6

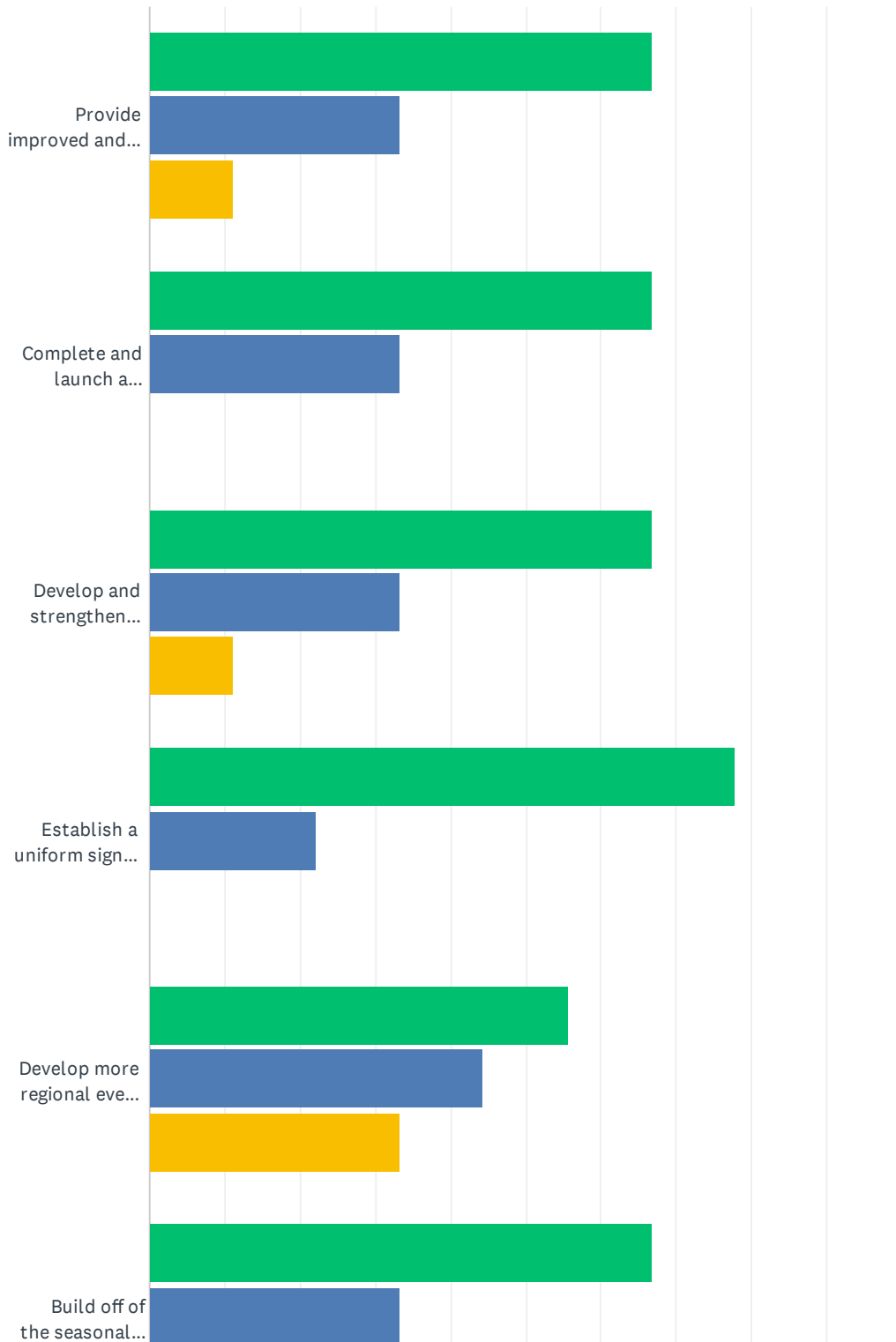


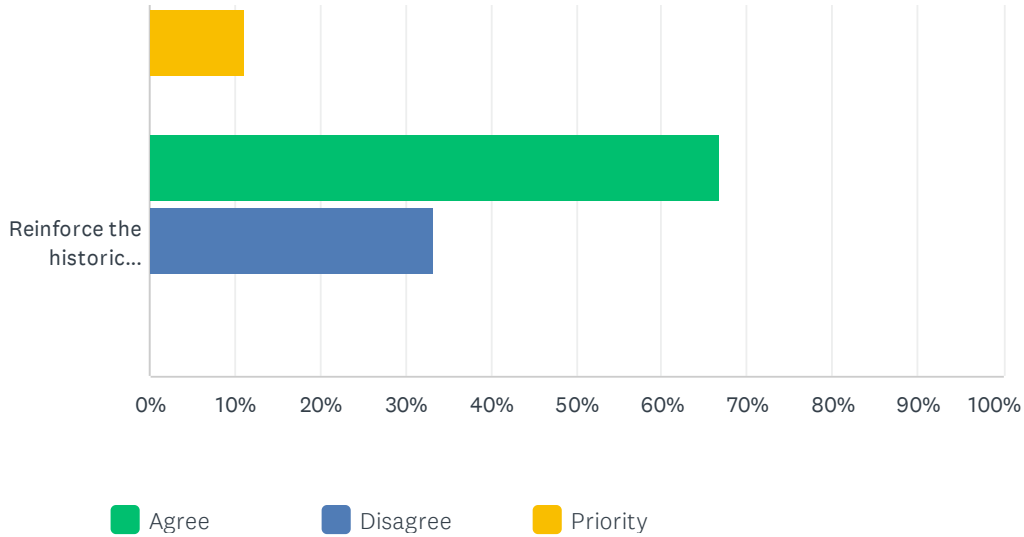


	AGREE	DISAGREE	PRIORITY	TOTAL RESPONDENTS
Create and market a comprehensive events calendar.	77.78% 7	11.11% 1	33.33% 3	9
Explore a public-private partnership for a recycling program.	44.44% 4	44.44% 4	22.22% 2	9
Initiate a program for systematically upgrading the utility systems within the town.	88.89% 8	11.11% 1	0.00% 0	9
Conduct a planning and feasibility study for the management of wastewater service in Dayton.	77.78% 7	22.22% 2	0.00% 0	9
Annually evaluate the impact of new development on services to determine the need for additional equipment or personnel if warranted.	77.78% 7	22.22% 2	0.00% 0	9
Encourage green infrastructure solutions such as the use of stormwater solutions and power generation for new developments.	77.78% 7	11.11% 1	11.11% 1	9
Continue to invest and upgrade safety and public utility service vehicles.	77.78% 7	22.22% 2	0.00% 0	9
Develop and maintain a GIS integrated utilities asset management plan.	88.89% 8	11.11% 1	0.00% 0	9
Explore the potential to install solar panels on town owned properties.	66.67% 6	33.33% 3	0.00% 0	9

**Q7 PLACEMAKING** Review the following proposed strategies. Please indicate the strategies that you think are appropriate for Dayton (AGREE) or goals you feel are not appropriate for Dayton (DISAGREE). Then, indicate the strategies you believe should be a PRIORITY for Dayton.

Answered: 9 Skipped: 6



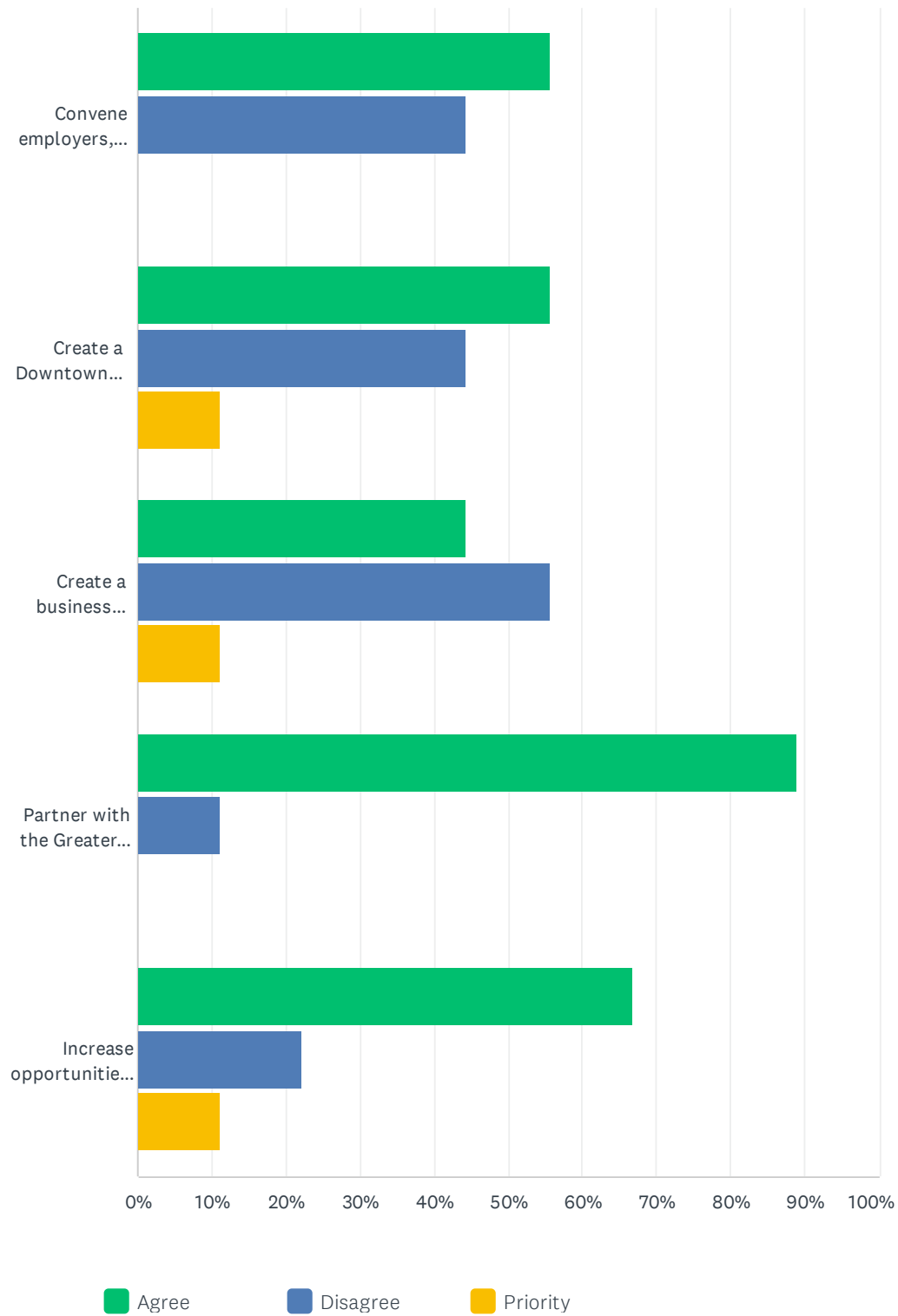


	AGREE	DISAGREE	PRIORITY	TOTAL RESPONDENTS
Provide improved and attractive streetscape amenities, such as street lighting, planters, benches, trash cans, bicycle racks, public art and other beautification efforts along the main corridor of State Road 38.	66.67% 6	33.33% 3	11.11% 1	9
Complete and launch a “re-branding” exercise for Dayton that identifies a new direction and focus for the community.	66.67% 6	33.33% 3	0.00% 0	9
Develop and strengthen community gateways through redevelopment and other beautification efforts.	66.67% 6	33.33% 3	11.11% 1	9
Establish a uniform signage program.	77.78% 7	22.22% 2	0.00% 0	9
Develop more regional events that attract people to Dayton.	55.56% 5	44.44% 4	33.33% 3	9
Build off of the seasonal Harvest Festival and winter programs to organize community events throughout the year.	66.67% 6	33.33% 3	11.11% 1	9
Reinforce the historic district with continued unique signage and creation of a walking tour.	66.67% 6	33.33% 3	0.00% 0	9

**Q8 ECONOMIC DEVELOPMENT** Review the following proposed strategies. Please indicate the strategies that you think are appropriate for Dayton (AGREE) or goals you feel are not appropriate for Dayton (DISAGREE). Then, indicate the strategies you believe should be a **PRIORITY** for Dayton.

Answered: 9 Skipped: 6

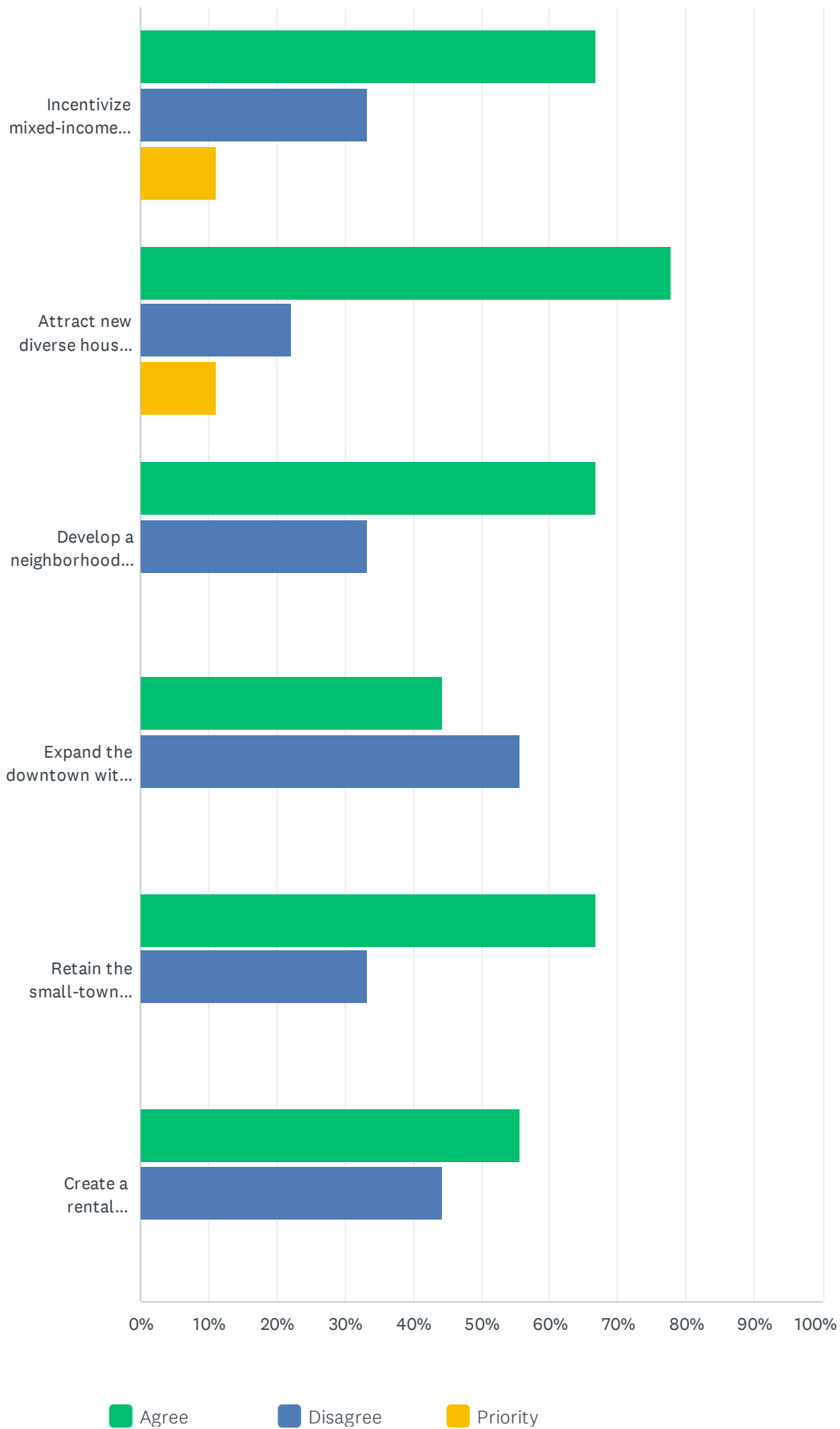




	AGREE	DISAGREE	PRIORITY	TOTAL RESPONDENTS
Convene employers, educators, and other organizations to identify needs and gaps (land, transportation, incentives, education, talent, etc.).	55.56% 5	44.44% 4	0.00% 0	9
Create a Downtown Revitalization Plan to provide more employment opportunities for residents within the Town limits.	55.56% 5	44.44% 4	11.11% 1	9
Create a business incubator and co-working spaces to make Dayton an innovation and entrepreneurial hub.	44.44% 4	55.56% 5	11.11% 1	9
Partner with the Greater Lafayette Commerce (GLC) to expand development opportunities in Dayton..	88.89% 8	11.11% 1	0.00% 0	9
Increase opportunities for commercial and retail development, including dining and entertainment, along major corridors within Dayton.	66.67% 6	22.22% 2	11.11% 1	9

**Q9 HOUSING** Review the following proposed strategies. Please indicate the strategies that you think are appropriate for Dayton (AGREE) or goals you feel are not appropriate for Dayton (DISAGREE). Then, indicate the strategies you believe should be a PRIORITY for Dayton.

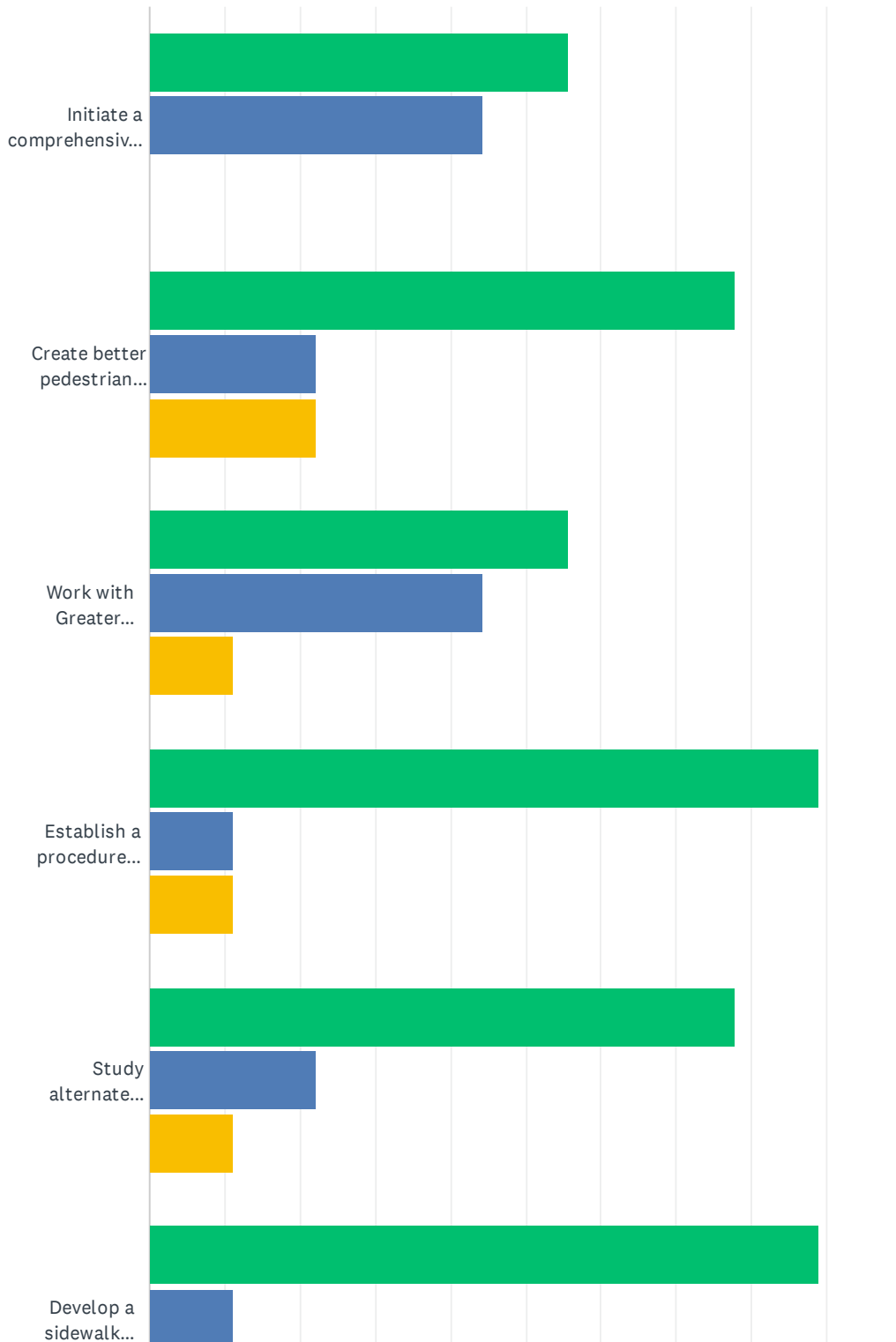
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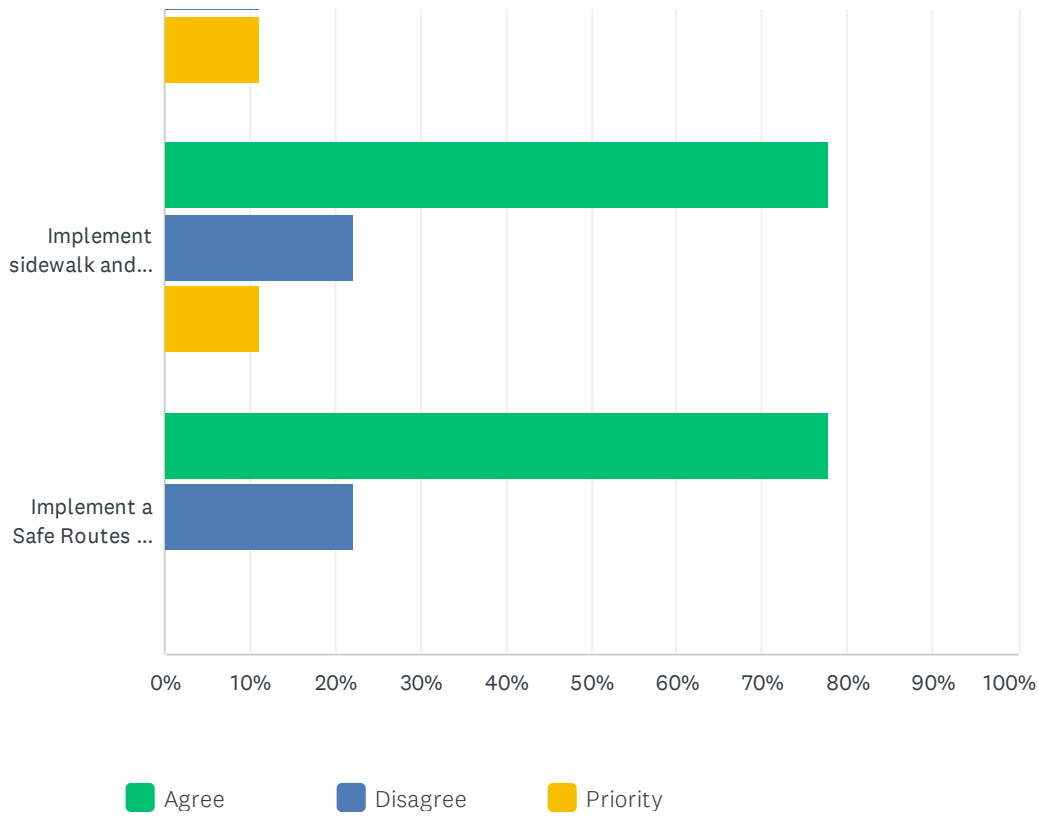


	AGREE	DISAGREE	PRIORITY	TOTAL RESPONDENTS
Incentivize mixed-income housing to offer additional workforce and affordable housing.	66.67% 6	33.33% 3	11.11% 1	9
Attract new diverse housing development including single-family, multi-family, and age-in-place housing.	77.78% 7	22.22% 2	11.11% 1	9
Develop a neighborhood plan tool-kit that local residents can utilize for revitalization efforts.	66.67% 6	33.33% 3	0.00% 0	9
Expand the downtown with a mixed-use building (apartments over business).	44.44% 4	55.56% 5	0.00% 0	9
Retain the small-town atmosphere by encouraging well-planned and designed developments that complement and enhance the overall scale and density pattern of the town.	66.67% 6	33.33% 3	0.00% 0	9
Create a rental registration program to facilitate the prevention and correction of violations of all laws and ordinances pertaining to rental properties.	55.56% 5	44.44% 4	0.00% 0	9

**Q10 TRANSPORTATION** Review the following proposed strategies. Please indicate the strategies that you think are appropriate for Dayton (AGREE) or goals you feel are not appropriate for Dayton (DISAGREE). Then, indicate the strategies you believe should be a PRIORITY for Dayton.

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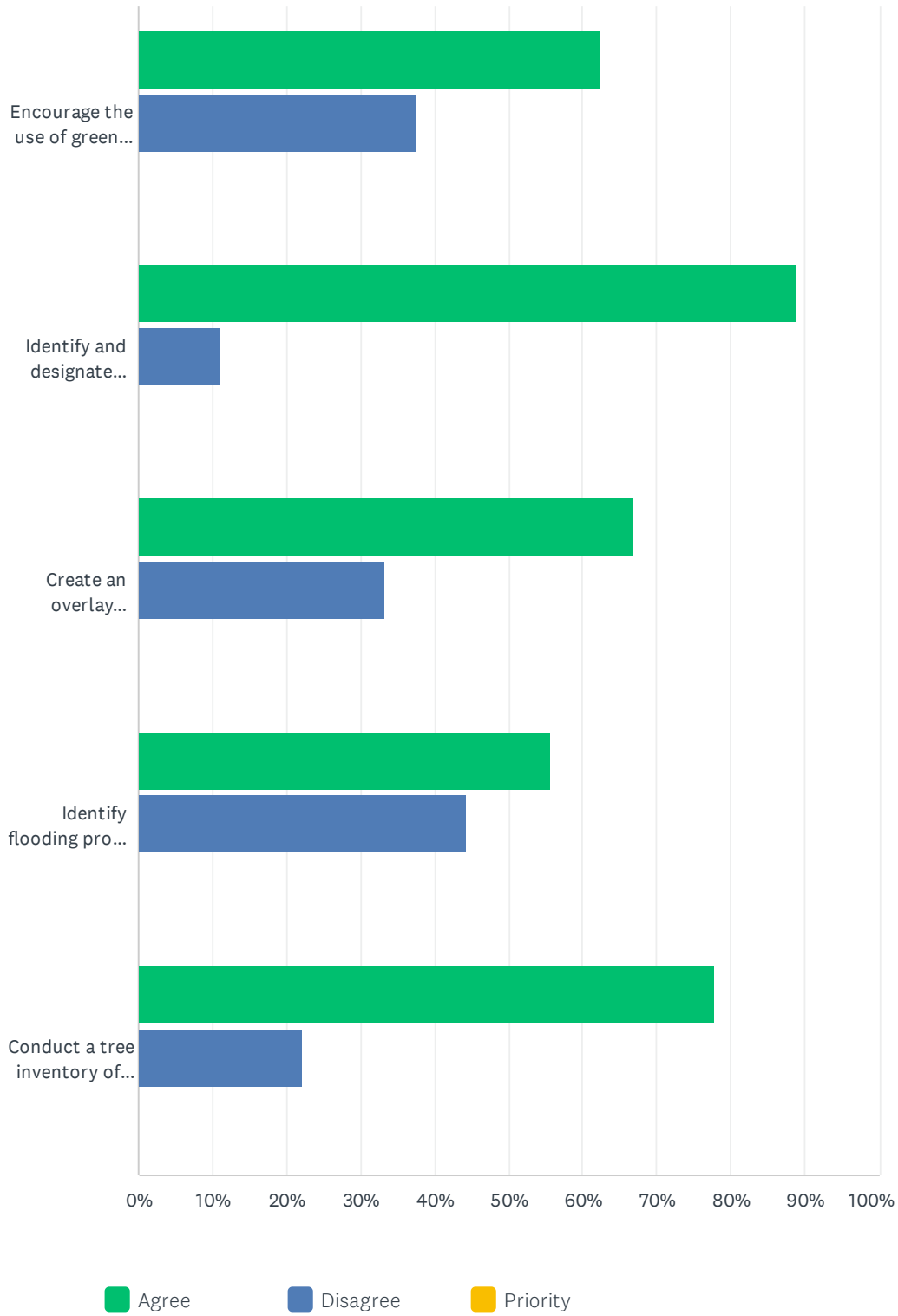


	AGREE	DISAGREE	PRIORITY	TOTAL RESPONDENTS
Initiate a comprehensive, detailed transportation plan to prioritize construction projects, connectors, costs, and public safety benefits	55.56% 5	44.44% 4	0.00% 0	9
Create better pedestrian connectivity in Dayton by creating a pedestrian sidewalk and trail system to connect destinations including the City of Lafayette.	77.78% 7	22.22% 2	22.22% 2	9
Work with Greater Lafayette Public Transportation to expand bus routes to service Dayton	55.56% 5	44.44% 4	11.11% 1	9
Establish a procedure require sidewalks and curbing in all new developments and with any new construction	88.89% 8	11.11% 1	11.11% 1	9
Study alternate routes through or around Dayton to alleviate potential congestion problems of new industrial and commercial development.	77.78% 7	22.22% 2	11.11% 1	9
Develop a sidewalk replacement plan based off of the findings of the 2022 Sidewalk Condition Survey & ADA Mobility Assessment.	88.89% 8	11.11% 1	11.11% 1	9
Implement sidewalk and ramp improvement projects adjacent to the Dayton Elementary School.	77.78% 7	22.22% 2	11.11% 1	9
Implement a Safe Routes to School program to improve safety and levels of physical activity for students.	77.78% 7	22.22% 2	0.00% 0	9

**Q11 NATURAL RESOURCES** Review the following proposed strategies. Please indicate the strategies that you think are appropriate for Dayton (AGREE) or goals you feel are not appropriate for Dayton (DISAGREE). Then, indicate the strategies you believe should be a PRIORITY for Dayton.

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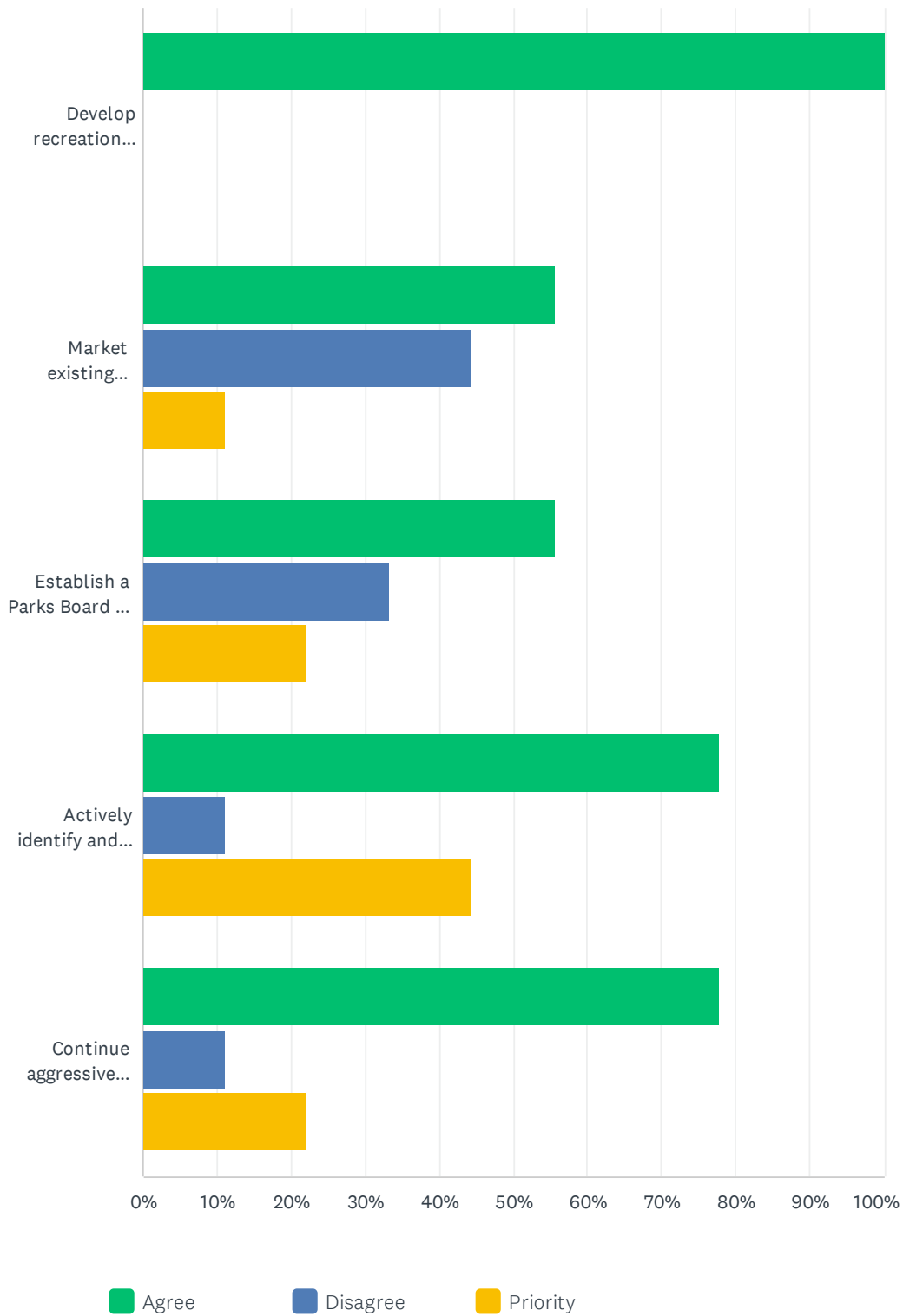




	AGREE	DISAGREE	PRIORITY	TOTAL RESPONDENTS
Encourage the use of green infrastructure to treat stormwater at its source.	62.50% 5	37.50% 3	0.00% 0	8
Identify and designate environmentally sensitive and significant natural areas, such as South Fork Wildcat Creek, in order to limit negative impacts from development and to maintain environmental quality.	88.89% 8	11.11% 1	0.00% 0	9
Create an overlay district that preserves and protects the natural topography and environment associated with the flood plains of Fairfield Lakes Park, South Fork Wildcat Creek and similar streams and waterways.	66.67% 6	33.33% 3	0.00% 0	9
Identify flooding prone areas that can be mitigated through stormwater infrastructure measures.	55.56% 5	44.44% 4	0.00% 0	9
Conduct a tree inventory of town trees requiring routine maintenance.	77.78% 7	22.22% 2	0.00% 0	9

**Q12 PARKS & RECREATION** Review the following proposed strategies. Please indicate the strategies that you think are appropriate for Dayton (AGREE) or goals you feel are not appropriate for Dayton (DISAGREE). Then, indicate the strategies you believe should be a PRIORITY for Dayton.

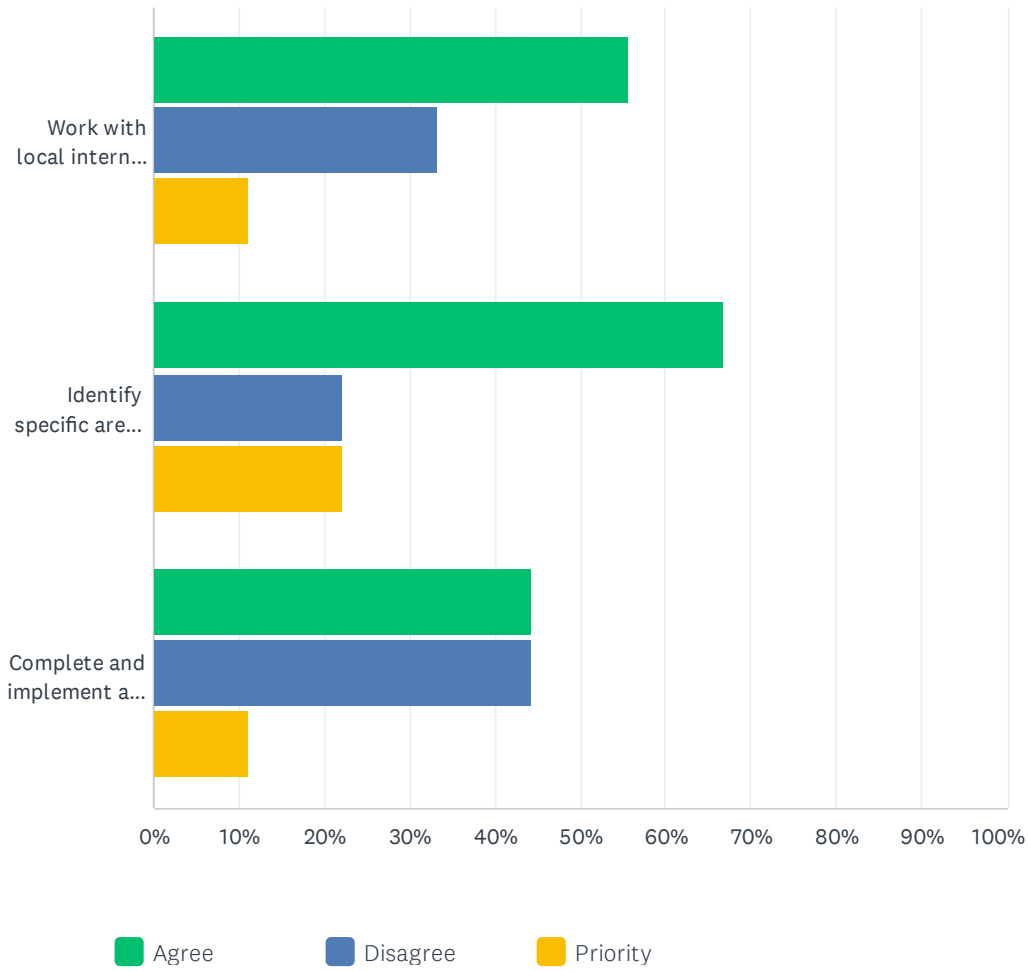
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	AGREE	DISAGREE	PRIORITY	TOTAL RESPONDENTS
Develop recreation facilities and programs in cooperation with school and private organizations	100.00% 9	0.00% 0	0.00% 0	9
Market existing recreational amenities, like the Dayton Town Hall green space, to increase use and awareness	55.56% 5	44.44% 4	11.11% 1	9
Establish a Parks Board to conduct a 5-year Parks and Recreation Master Plan.	55.56% 5	33.33% 3	22.22% 2	9
Actively identify and secure land to provide additional gathering spaces and public green spaces.	77.78% 7	11.11% 1	44.44% 4	9
Continue aggressive pursuit of funding sources to supplement the regular budget to provide more resources for park maintenance.	77.78% 7	11.11% 1	22.22% 2	9

**Q13 BROADBAND** Review the following proposed strategies. Please indicate the strategies that you think are appropriate for Dayton (AGREE) or goals you feel are not appropriate for Dayton (DISAGREE). Then, indicate the strategies you believe should be a PRIORITY for Dayton.

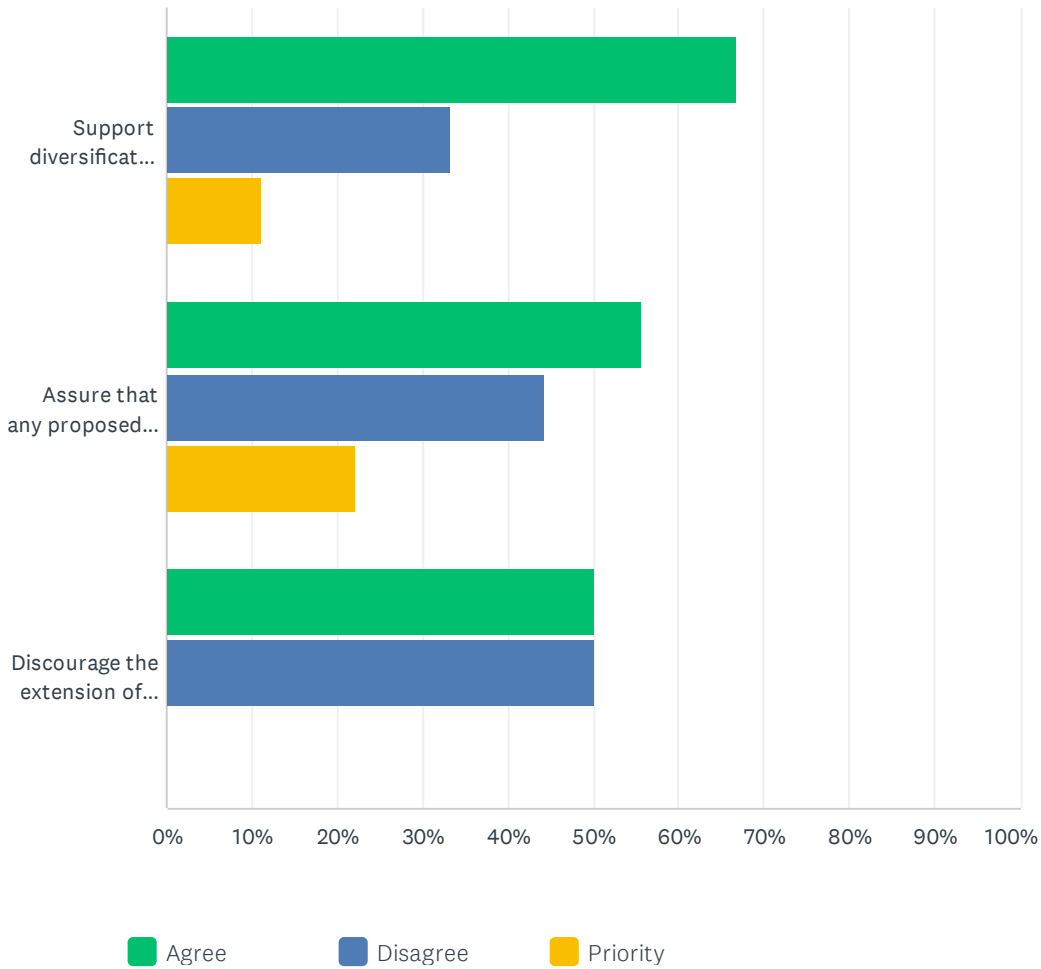
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	AGREE	DISAGREE	PRIORITY	TOTAL RESPONDENTS
Work with local internet providers to expand high-speed and high-capacity internet to areas beyond the corporate boundaries of Dayton	55.56% 5	33.33% 3	11.11% 1	9
Identify specific areas that could benefit from public access to Wi-Fi.	66.67% 6	22.22% 2	22.22% 2	9
Complete and implement a Broadband Readiness Plan and Next Level Connections Applications	44.44% 4	44.44% 4	11.11% 1	9

**Q14 AGRICULTURE** Review the following proposed strategies. Please indicate the strategies that you think are appropriate for Dayton (AGREE) or goals you feel are not appropriate for Dayton (DISAGREE). Then, indicate the strategies you believe should be a PRIORITY for Dayton.

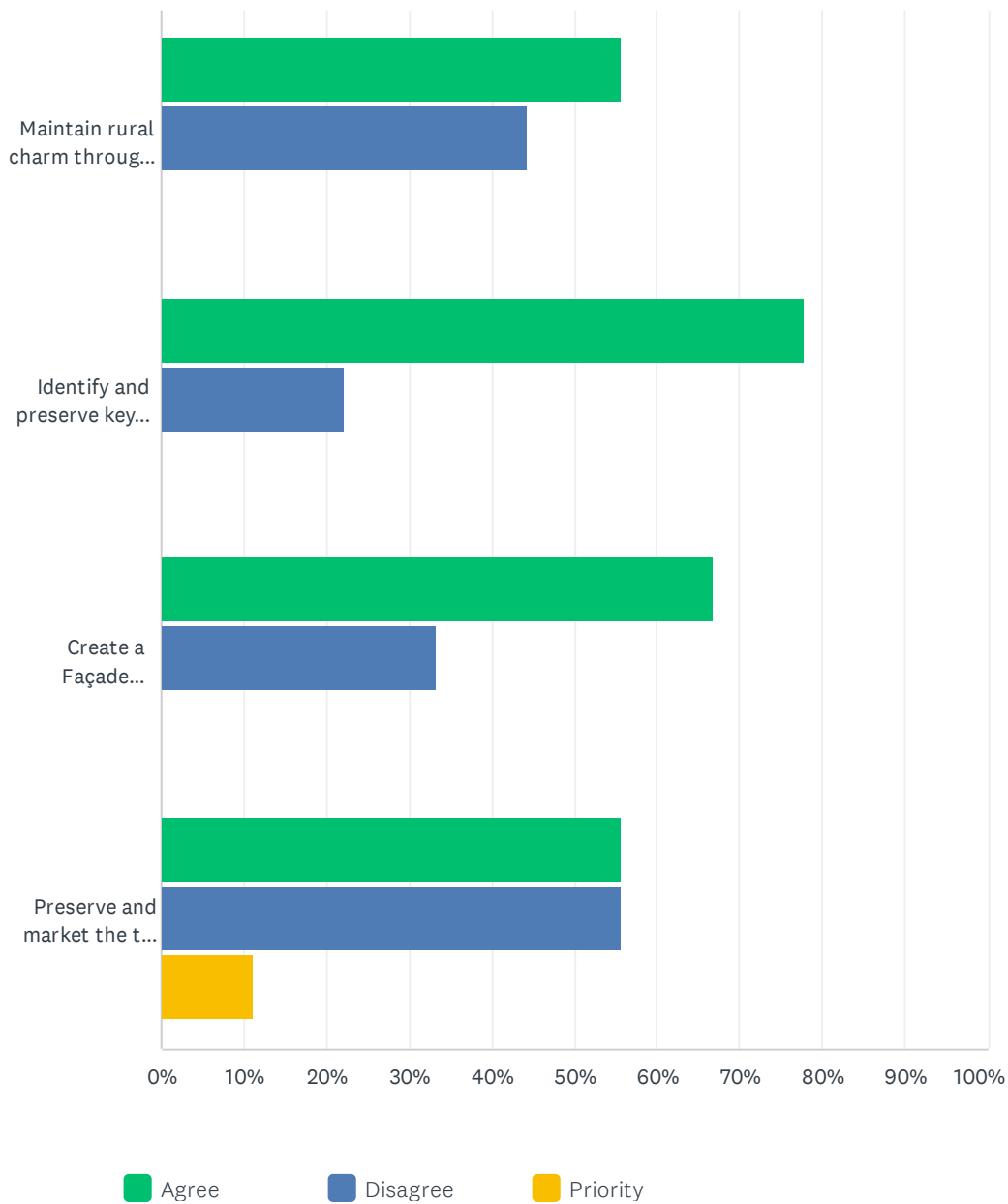
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	AGREE	DISAGREE	PRIORITY	TOTAL RESPONDENTS
Support diversification of the Town's agricultural economy through the development of agri-tourism and establishment of an outdoor marketplace.	66.67% 6	33.33% 3	11.11% 1	9
Assure that any proposed change in land use from agricultural must have adequate public facilities to serve the proposed use.	55.56% 5	44.44% 4	22.22% 2	9
Discourage the extension of regional services to serve areas to be reserved for agricultural uses, flood plains, and other areas not designed for urban development.	50.00% 4	50.00% 4	0.00% 0	8

**Q15 HISTORIC & ARCHAEOLOGICAL RESOURCES** Review the following proposed strategies. Please indicate the strategies that you think are appropriate for Dayton (AGREE) or goals you feel are not appropriate for Dayton (DISAGREE). Then, indicate the strategies you believe should be a PRIORITY for Dayton.

Answered: 9 Skipped: 6

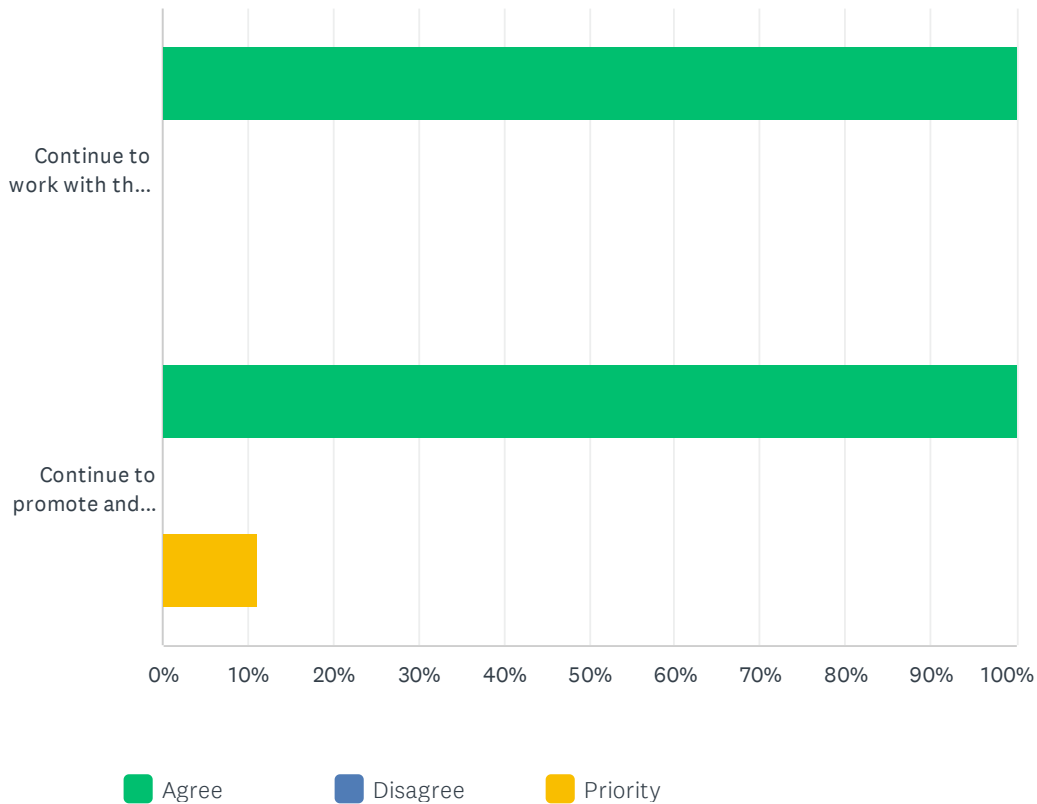




	AGREE	DISAGREE	PRIORITY	TOTAL RESPONDENTS
Maintain rural charm through the development of design guidelines for the Historic District.	55.56% 5	44.44% 4	0.00% 0	9
Identify and preserve key historic structures.	77.78% 7	22.22% 2	0.00% 0	9
Create a Façade Improvement Program to aid property owners in improving commercial buildings.	66.67% 6	33.33% 3	0.00% 0	9
Preserve and market the town square and green space.	55.56% 5	55.56% 5	11.11% 1	9

**Q16 HAZARD MITIGATION** Review the following proposed strategies. Please indicate the strategies that you think are appropriate for Dayton (AGREE) or goals you feel are not appropriate for Dayton (DISAGREE). Then, indicate the strategies you believe should be a PRIORITY for Dayton.

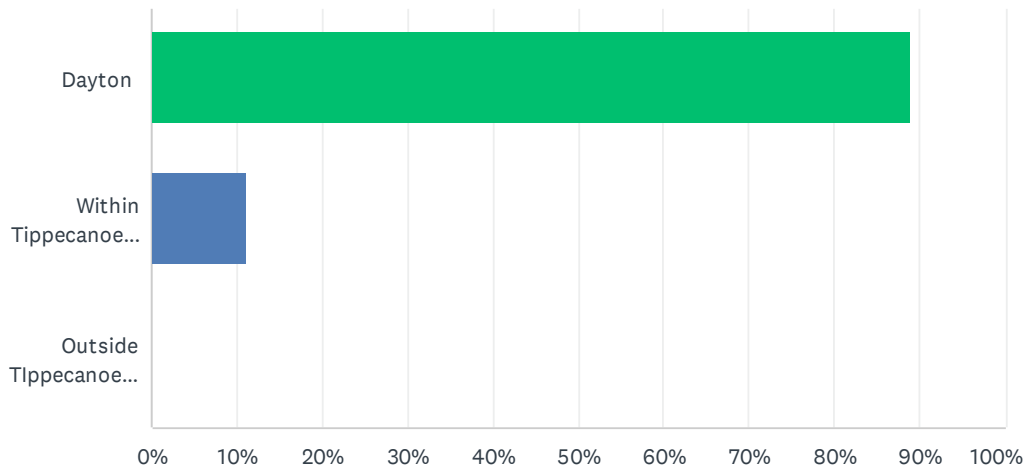
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	AGREE	DISAGREE	PRIORITY	TOTAL RESPONDENTS
Continue to work with the Tippecanoe County Emergency Management Agency (TEMA) to utilize the 2022 Hazard Mitigation Plan.	100.00% 9	0.00% 0	0.00% 0	9
Continue to promote and refine the notification system to respond to any emergencies that should be communicated to local residents.	100.00% 9	0.00% 0	11.11% 1	9

### Q17 Where do you live?

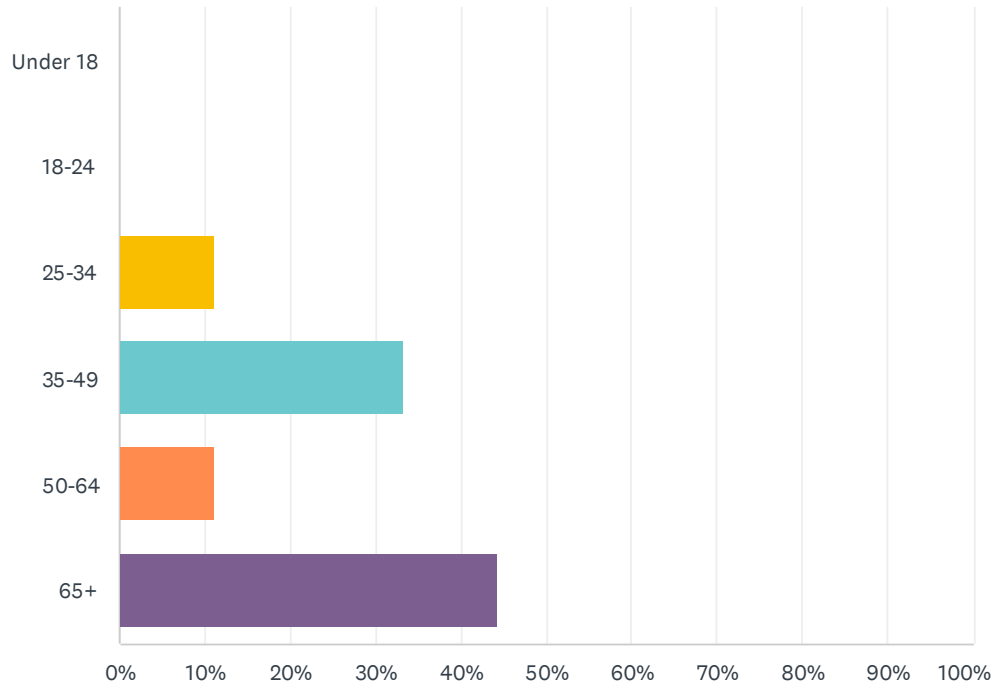
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ANSWER CHOICES	RESPONSES	
Dayton	88.89%	8
Within Tippecanoe County	11.11%	1
Outside Tippecanoe County	0.00%	0
<b>TOTAL</b>		<b>9</b>

# Q18 What is your age?

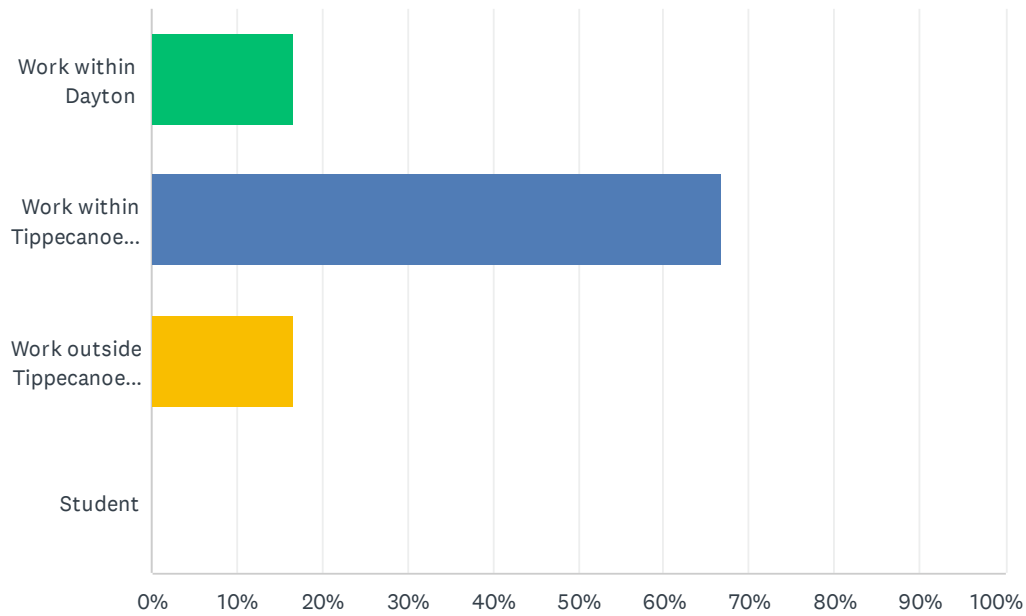
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ANSWER CHOICES	RESPONSES
Under 18	0.00% 0
18-24	0.00% 0
25-34	11.11% 1
35-49	33.33% 3
50-64	11.11% 1
65+	44.44% 4
<b>TOTAL</b>	<b>9</b>

### Q19 What do you do? Tell us about your occupation in the comment box.

Answered: 6 Skipped: 9



ANSWER CHOICES	RESPONSES
Work within Dayton	16.67% 1
Work within Tippecanoe County	66.67% 4
Work outside Tippecanoe County	16.67% 1
Student	0.00% 0
<b>TOTAL</b>	<b>6</b>

