

Introduction

History

In February, 2004 Allen County and the City of Fort Wayne initiated a process to create a joint community comprehensive plan called **Plan it Allen!** Even though there is considerable cooperation between the two governments, the joint community plan was an unprecedented effort. Although joint planning seemed like an obvious approach for many residents, it took persistent and insightful leadership to organize such a process.

Both the County and City have undertaken separate, competent planning efforts in the past. However, through the development and implementation of **Plan it Allen!**, both jurisdictions will have a plan that addresses needs and aspirations across jurisdictional boundaries, and brings the jurisdictions together to create a socially, economically, and ecologically sustainable future.

The planning process began when County and City officials appointed 16 people to a citizen-based Comprehensive Plan Committee. The Committee was created to reflect the diverse interests of the community, including citizens, business leaders, civic and neighborhood organizations, elected officials, and appointed leaders. The Committee was organized to guide and manage the planning process. The Committee's ultimate role was to guide the process, understand and discuss the issues and make recommendations.

Following the creation of the Committee, regular meetings were facilitated by ACP – Visioning & Planning Ltd., project subconsultants, and the County and City Planning staffs. A special set of working groups representing each planning element was created, made up of County and City staff, community stakeholders, and other interested parties. In this phase of the work program, the working groups were responsible for collecting and organizing data, reviewing and commenting on consultant reports, and presenting their findings for discussion with the Committee. The existing conditions analysis formed an important foundation to the Community Plan and was the first major effort.

Organization of the Document

Following this Introduction is an Executive Summary that summarizes the Community’s existing condition topics and the planning process. The topics include:

- Demographics
- Land Use
- Housing
- Economics
- Transportation
- Utilities
- Environmental Stewardship
- Community Facilities
- Community Identity

Executive Summary

Overview

The Comprehensive Plan serves as the official policy document for addressing issues relating to growth and development in Allen County and the City of Fort Wayne. The Plan provides a framework for future decision making based on a solid analysis of major changes to the area's natural, man-made, and cultural environment and the people who helped shape that environment.

The purpose of the existing conditions analysis is to provide a foundation on which to build future policy. It is the information gathering phase of the planning process and is designed to inform the more intuitive public input. The existing conditions analysis is also more than a snapshot of the current situation or an elaboration of key indicators of change. It offers a glimpse of how the County and City have changed and whether or not there is a distinct pattern to that change or any emerging trends. It also compares both jurisdictions to other peer jurisdictions throughout the country to better understand relative similarities or differences. Current circumstances and trends are not the only direction each jurisdiction can take. There is an opportunity to change course and shape a better future through more strategic decision making and the development of specific policies.

This chapter summarizes key elements of the existing conditions report for both the City and the County

Existing Conditions Analysis

The Existing Conditions analysis is composed of nine separate components representing each element of the Plan including:

- Demographics
- Land Use
- Housing
- Economics
- Transportation
- Utilities
- Environmental Stewardship
- Community Facilities
- Community Identity

Demographics

The Demographics section of the Existing Conditions report describes the characteristics of the population, how these characteristics have changed over the past several decades and the implications these changes will have on future policy. These characteristics include age, racial composition, and socio-economic factors such as income and educational attainment. Several population projection methods are used in determining the expected population, in five year increments, over the next 20 years.

Key findings from the Demographics analysis include:

- **Regional Population Growth:** Regional population growth has remained strong with a 10.9 percent increase from 1990 to 2000. A majority of the County's population gain during these years was experienced in census tracts located at the periphery of Fort Wayne. Much of the population growth experienced in the City of Fort Wayne was through the annexation of unincorporated Allen County.
- **Declining Population Density:** Population density has declined as development has moved outward from the City of Fort Wayne's core. Density ranges from over 10-15 persons per acre in the city's core to 0-1 persons per acre in unincorporated areas of the County.
- **Projected Population will Increase at a Slower Rate:** From 1990 to 2003, or the past 13 years, Allen County's population increased by 12.7 percent. For the next 21 years; however, the population is projected to increase at a slower rate of between 15.8 and 18.2 percent.
- **Aging Population:** The number of Allen County residents over the age of 65 has increased 45.5 percent since 1970 and population projections show a near doubling of the senior population by the year 2025.
- **Minimal Gains in Median Income:** When adjusted for inflation the 1999 median household income in Allen County of \$42,671 was near the state level of \$41,567 and the national average of \$41,994. It was also 17 percent higher than Fort Wayne's average of

\$36,518; but it has remained stagnant for the past ten years due to the rate of inflation.

- **Growing Hispanic Population:** The Caucasian and African American populations are growing (4.3 and 23.2 percent respectively) but not as fast as the Hispanic population at 144.1 percent.
- **Increasing Foreign Born Population:** Fort Wayne experienced the second largest percent increase in the foreign born population when compared to peer communities. The County's population growth can be attributed to increasing birth rates and international migration.

Land Use

The land use analysis includes an assessment of how much land is being used, the pattern of development, the amount of land suitable for development, and the amount of land needed (given current utilization) to accommodate future population and household growth. The assessment categorizes each jurisdiction into different land use classifications including agricultural, residential, commercial, industrial, park/open space, and vacant land and, where information was available, compares past land utilization to current utilization.

Key findings from the Land Use analysis include:

- **Regional Influence:** Surrounding counties toward the north and west of Allen County (Whitely, Noble, Dekalb) show steady population growth and strong commuter ties to Allen County.
- **Township Growth:** Between 1990 and 2000, Aboite Township (west Allen County) experienced the largest number of single-family plats with 116 (or 28.7 percent of the total number of plats), followed by St. Joseph Township (northeast Allen County) at 93 plats, and Perry Township (north Allen County) at 85 plats.
- **Residential is the Predominant Land User:** Over 50 percent of the County's developed land area is residential and in the City of Fort Wayne, most of the total land area (35.3) is occupied by residential use.
- **Declining Population Density:** Since 1987, the City of Fort Wayne's population density has declined by 21 percent and the amount of land developed or consumed (62.7 percent increase in developable land area since 1987) was over twice the population growth rate of 27.5 percent.
- **Land Consumption:** The amount of land consumed per household in the City of Fort Wayne (including recently annexed land) has increased by 27.3 percent since 1987.
- **Undeveloped Land:** Agricultural land with "prime" characteristics covers over 93.6 percent of the undeveloped land area in the County.

Housing

The Housing section of the Existing Conditions Report provides a summary of residential land use in the region and how changes in demographic characteristics correspond with housing preferences. The section acknowledges variations in the type and number of housing units in both jurisdictions as well as size of households, housing tenure, costs, and other households and householder characteristics.

Key findings from the Housing analysis include:

- **Variation in Housing Unit Change vs. Population Change:** Between 1990 and 2000, housing unit change outpaced population growth in the County (13.0 percent vs. 10.3 percent) but not in the City (17.8 vs. 18.8 percent).
- **Growth in Female Headed Households:** Between 1990 and 2000, both the County and the City experienced a significant increase (nearly 37 percent) in female headed households with child (ren)/no spouse.
- **Significant Share of Single Householders:** On average, 32.6 percent of total householders in the City of Fort Wayne live alone.
- **Homeownership Rates Comparatively High:** Allen County and the City have a comparatively high rate of homeownership at 71 and 61.6 percent respectively.
- **Considerable Growth in North and West Allen County:** Neighborhoods located along the northern and western border of the City of Fort Wayne encountered a large increase (18 to 24 percent) in the number of new residents between 1998 and 2000.

Economics

The Economic Conditions Report provides an assessment of Allen County and Fort Wayne's economic base and identifies strategic issues that should be addressed by the Plan.

Key findings from the Economic analysis include:

- **Changing Economic Base:** The economic base of the City of Fort Wayne and Allen County are changing in response to major global and national economic, technology, business strategy, and demographic forces. Much of the change occurring in the area's economic base is driven by external events and factors.
- **Restructuring Manufacturing Sector:** The continued restructuring of the area's manufacturing sector remains the number one economic transition issue for the City, County, and larger surrounding regional economy. This reinforces the need for greater economic diversification efforts in the future. It also suggests that new types of strategies will be needed to respond effectively to this restructuring process.

- **Response to Threats and Opportunities:** The results of this analysis point to the need for an integrating framework that defines the comprehensive economic development system that supports the City and County. There is also a need to identify innovative strategies to help the City and County respond in a more powerful way to the major economic development threats and opportunities on a global horizon.
- **Total Employment has Grown:** Since 1990, total employment has grown in Fort Wayne, Allen County, and the Fort Wayne metro area. Allen County jobs grew 11.4 percent, with the creation of 17,511 new jobs. The City of Fort Wayne grew at an identical 11.4 percent rate with the creation of 9,778 new jobs.
- **Job Growth in Fort Wayne:** Overall, Fort Wayne and Allen County have been holding their own in terms of economic development. While there are losses to both the City and County economic base, these losses do not appear to be as severe as those seen in many other major older industrial centers. Between 1991 and 2003, total jobs in the Fort Wayne metro area grew by 12.2 percent. The real question is: how well can the Allen County/Fort Wayne Area grow or tread water as globalization pressures (offshore outsourcing), increased corporate merger and acquisition activity, and other external events take their toll on communities nationwide?
- **Development Opportunities:** Based upon earlier regional industry cluster work by the Northeast Indiana Corporate Council, future promising development opportunities for the area include: defense-related manufacturing; certain aspects of the new life sciences and biomedical industries; advanced manufacturing, aviation and inter-modal logistics, plastics product manufacturing; healthcare services; certain aspects of the finance and insurance sector; and small and medium-sized manufacturing and technical service firms.

Transportation

The Transportation section of the Existing Conditions Report includes an assessment of existing transportation facilities in relation to traffic flow, the availability of public transit, and roadway quality; and recognizes planning implications for future development based on current level of services.

Key findings from the Transportation analysis include:

- **Current Transportation System Challenges:** Current transportation system challenges are narrow rights-of-way; insufficient number of bridges; radial system with majority of traffic traveling through central business district; hazardous diagonal intersections; lack of north-south continuity on major arterials; large number of heavy trucks; serving new housing development

southwest and north of Fort Wayne; serving new industrial parks in northwest, the City of New Haven, and around the Fort Wayne International Airport; serving commercial and retail development along I-69; and serving large medical facilities at I-69 / US 24 and I-69 / Dupont Road interchanges.

- **Regional Connections:** Fort Wayne and Allen County have excellent regional connections to the interstate highway system that connect the area to major cities in Indiana, Ohio, Michigan, Illinois, and Kentucky. The region is also positioned well for future highway dependent growth and regional activities.
- **Anticipated Capacity:** Current and anticipated future capacity-deficient roadways are primarily located in the developing areas to the southwest, northwest, and northeast, and the arterials that connect those areas to the central portion of the City of Fort Wayne. Adequately serving suburban and “fringe” growth will be a continuing challenge.
- **Freight Opportunities:** Fort Wayne and Allen County’s location and good interstate highway access place it in “Cargo Alley,” making it a prime area for freight movement. Moreover, transportation is not a barrier to future industrial growth.
- **Airport Growth:** Fort Wayne International Airport anticipates a steady and significant increase (40 percent over 15 years) in passenger and cargo operations.
- **High Speed Rail:** Indiana Department of Transportation and Amtrak have recently selected a high-speed rail alternative from Chicago to Cleveland that passes through Fort Wayne/Allen County.
- **Bicycle and Pedestrian Facilities:** Bicycle and pedestrian facilities are not readily accessible and are in inadequate supply. While maintenance and upgrades are needed, the RiverGreenway creates an excellent “spine” for bikeway expansions.
- **No Severe Traffic Congestion:** Due to moderate traffic demands Fort Wayne and Allen County do not experience the same long daily periods of severe traffic congestion as many larger urban areas.
- **Location of Vehicular Crashes:** The largest numbers of crashes occur away from the central part of Fort Wayne along heavily traveled corridors leading to the central city, and at I-69 interchanges. Future crash problems are anticipated on rural roadways in quickly developing areas, roadways with poor access control and high volumes, and highly congested roadways.
- **Citilink Ridership:** Citilink has experienced increased bus ridership since 1999 and has completed aggressive plans for increased service.

- **Livability Barriers:** Current transportation system challenges include livability barriers such as a lack of a comprehensive system of paths and trails, lack of pedestrian connections between neighborhoods, underutilization of public transit, inadequate or lack of sidewalks in neighborhoods, high-speed traffic on local roadways, and motorist's attitudes about sharing the roadway.

Environmental Stewardship

The Environmental Stewardship section of the Existing Conditions analysis provides an assessment of the ecological functions of the region and how anticipated growth and development affects environmental quality. The analysis includes pertinent information related to community characteristics such as soils, land and vegetation cover, water and air quality that have an effect on the health, safety, and general welfare of residents in the region.

Key findings from the Environmental Stewardship analysis include:

- **Physical Setting:** Allen County is divided into three distinct physiographic regions that are the result of glaciation: Tipton Till Plains (south and west); Steuben Morainal Lakes Region (north and northwest); and Maumee Lake Plain (east). These differences give rise to significant differences in the character, abundance, and vulnerability of natural resources across the County.
- **Soils:** Over 90 percent of soils in the County qualify as prime farmland. Loss of prime farmland soils reduces the overall efficiency of agriculture, with attendant increases in costs, energy and chemical inputs, and polluting wastes.
- **Impact of Development:** The pattern of increasingly low-density suburban development evident around Fort Wayne and other communities is the principal threat to prime farmland. It accelerates the overall rate of loss and leads to fragmentation of farmable tracts.
- **Land Cover Data:** Good quality (i.e. high resolution, readily quantifiable) land cover data appears to be lacking for Allen County. This inhibits meaningful analysis and trending of land cover changes which could be used to better inform land use and natural resource planning decisions (e.g. tracking losses and gains in wetlands, forested lands, agricultural land, and impervious surfaces).
- **Land and Vegetation Cover:** The County's historical forests have largely been cleared and converted to agricultural and urban land uses. Today's forested areas are generally small and scattered along stream corridors and in small rural woodlots. The Cedar Creek corridor and Fox Island Park in the Little River watershed contain the County's largest remaining contiguous forested areas.
- **Water Systems:** With the exception of Fort Wayne and New Haven, all of Allen County's 107 public water systems rely on ground water, along with thousands of private wells.

- **Water Quality of Cedar Creek:** Cedar Creek is designated as a State Scenic River from County Road 68 in Dekalb County to its confluence with the St. Joseph River at Leo-Cedarville. It is also designated an "Outstanding Resource Water" for water quality purposes, and identified under Indiana Department of Natural Resources (IDNR) Natural Heritage Program as an exceptional ecological resource.
- **Surface Water Threats:** Because of their connection to the Great Lakes, the County's surface waters are at risk for invasion by over 30 aquatic nuisance species. Threats from invasive plants are currently being managed in parks and preserves where they threaten high quality native plant communities.
- **Air Quality:** Historically, air quality in Allen County has been in attainment with national standards. A review of available U.S. EPA and Indiana Department of Environmental Management (IDEM) compliance data also shows a generally low incidence of air violations at individual industrial facilities in the County. Only one facility in Allen County, the General Motors Assembly Plant in Fort Wayne, appears on IDEM's most recent state list of "Top 95 percent Emitters" with a rank of 69 out of a total of 82 facilities in terms of total reported emissions.
- **Brownfield Redevelopment:** The City of Fort Wayne's history and ongoing presence as a diverse manufacturing center make it a prime location for brownfields redevelopment. The City's Redevelopment Department has completed two successful brownfields projects to date, one at the former Bowser Pump Plant downtown, and one at the former Myers Petro terminal at St. Francis University.
- **Flood Prevention:** Flooding is principally a concern in the City of Fort Wayne, although there are areas within the County which are also subject to significant flooding. Since a major flood struck the downtown Fort Wayne area in 1982, many structural improvements have been made to mitigate flooding in the City. The City also has a state-of-the-art flood monitoring system that provides real-time rainfall and stream level information throughout the Fort Wayne area.

Utilities

The Utilities section of the Existing Conditions analysis consists of an inventory of the region's water distribution, sewer systems, and stormwater facilities and considers the carrying capacity of these systems. The assessment acknowledges current problems and suggests improvements needed to accommodate anticipated development needs.

Key findings from the Utilities analysis include:

- **Sanitary Sewer Challenges:** In Allen County, the availability of utilities, primarily sanitary sewer service, has been and continues to

be a key driver to the new land development aspect of land use planning. The successful pursuit of the dual goals of improving regional water quality and the continued availability of new sanitary sewer capacity for land development will depend on improved coordination and a regionalization of interest in this dual accomplishment.

- **Water and Sewer Systems:** Water and sewer systems in Allen County are important in maintaining quality of life and economic prosperity for the citizens of the County and its municipalities. While both water and sewer services are critical, sewer service is typically the more costly of the two to provide, and is more commonly the controlling factor in the economic balance between development and utility extensions.
- **Capacity Considerations:** Existing systems in Allen County generally have adequate water supply and wastewater collection and treatment capacity to meet ongoing growth. However, the treatment capacity may not be in the most convenient location and often is available in a political entity that is not the focus of the demand. These factors make availability and cost important in certain locations.
- **Water Quality Concerns:** Current regional water quality concerns include: failed or underperforming septic systems, combined sewer overflows, and sanitary sewer overflows. There will be a significant cost to reduce or eliminate these community wide issues.
- **Wastewater Disposal in the City:** For wastewater disposal, the City is expanding its capacity from 60 million gallons per day (mgd) to 80 mgd, primarily to reduce combined sewer overflows. At present, the existing capacity plus the planned improvements allow the City to continue adding customers by serving development in areas directly served, or served by satellite systems, and to add other satellite areas as the need arises, such as through replacement of on-site disposal systems with central sewer service.
- **Drinking Water:** Drinking water issues parallel the wastewater issues, including cost of service, availability, public safety, and effects on development. In general the effects of drinking water systems are less because the engineering characteristics of water systems make them generally more flexible and less costly than wastewater systems.
- **Storm Systems:** Stormwater impacts the use and enjoyment of property, the public health, and the economy of the community. Stormwater and its drainage patterns do not recognize political boundaries and require a coordinated effort to ensure that all standards and reviews for new development are conducted in a

consistent manner to protect Allen County's general public and the environment.

- **Elimination of Septic Tanks:** Fort Wayne has an ongoing program to eliminate septic tanks within the City limits, at a rate of about 100 to 150 per year. There are currently about 250 to 300 septic tanks in the City.

Community Facilities

The Community Facilities element of the Existing Conditions analysis provides an assessment of schools, public safety, parks and recreation, and historic and cultural facilities for both the City and the County. These facilities provide services to the general public and as the population grows and changes, so will the demand for these services and the facilities that house them.

Key findings from the Community Facilities analysis include:

- **Schools:** New enrollment in county school districts is primarily affected by in-migration from Fort Wayne Community Schools. Because of Fort Wayne's diminishing school age population, future enrollment in county schools is expected to increase.
- **Demographic Changes:** The more "elastic" middle age and senior population will require more life long learning experience and the out migration of young adults will eventually reduce the school age population.
- **Fire Protection:** Two new City of Fort Wayne fire stations are scheduled to be operational by January 1, 2006 to serve the Aboite annexation area. One is Station 18 at Scott and Covington Roads and the other is Station 19 at Liberty Mills and Homestead Roads. Along with Station 17, these two new stations will serve the entire Aboite annexation.
- **Response Times:** The Fort Wayne Fire Department's average response time is 4 minutes and 30 seconds, which is at the excellent level by national standards.
- **Increased Service Request:** Increased calls for service for the Allen County Sheriff's department directly relate to population changes, traffic issues, school developments, and other new development.
- **Parks and Recreation:** When considering potential growth to the north, northwest, and west sides of Allen County, more active park acquisition should be pursued in these areas to meet future needs.
- **Cultural Facilities:** The Allen County Public Library (ACPL) is a countywide system with taxing authority. The library system is composed of a main library in downtown Fort Wayne and 13 branch libraries located in Fort Wayne neighborhoods and several Allen County communities.

- **Historic and Cultural Resources:** Fort Wayne has 63 individual properties or districts that are designated as Local Historic Districts. Fort Wayne also has 41 properties or districts listed on the National Register of Historic Places within its boundaries. There are eight (8) additional properties or districts listed on the National Register in Allen County, making a total of 49 county-wide. Even though these districts cannot provide complete protection, making information readily available about their location and significance is an important step toward preservation.
- **Threatened Resources:** Historic farms and other agricultural properties, individual houses, bridges, cemeteries, and township schools are historic resource types that are among the most likely to be threatened by new development in Fort Wayne and rural Allen County.
- **Limited Protection:** Allen County government does not have an historic preservation ordinance, nor does the County offer historic preservation programs. The same is true for all other municipal units within Allen County with the exception of Fort Wayne.

Community Identity

The Community Identity element of the Existing Conditions analysis focuses on how the residents of the region perceive the physical environment and how elements such as landscaping, landmarks, commercial features, and attractions play a significant part in promoting a sense of community.

Key findings from the Community Identity analysis include:

- **Landmarks:** Landmarks range from buildings and structures with architectural importance – the Performing Arts Center by Louis Kahn – to restaurants and diners like Cindy’s Diner in Fort Wayne.
- **Natural Features:** The three rivers running through Fort Wayne/Allen County were consistently noted as the community’s primary character-defining feature and the one item that ties the city and county together.
- **Adaptive Reuse of Existing Buildings:** Adaptive reuse of existing buildings offers the opportunity for more creative, unique developments while recycling buildings and returning vacant properties to productive use.
- **Regional Attractions:** The Museum of Art, Botanical Gardens, and the annual Johnny Appleseed Festival are regional attractions that bring in many visitors from outside the County and positively contribute to the area’s economic development.
- **Historic Corridors:** Several roadway corridors leading into the County and City including Wayne Trace, Lima Road, Piqua Road, Winchester Road, and Lincoln Highway began very early in the County’s history. They represent an excellent opportunity to tell the

story of the area's early settlement and heritage through roadway markers and signage directed at tourists and sightseers.

Demographics

Introduction

This chapter of the Existing Conditions report provides an analysis of the important demographic characteristics of Fort Wayne and the incorporated and unincorporated areas of Allen County. Changes in the characteristics of the population – age, income, race, education, etc. – all have a direct effect on how an area develops, physically, socially and economically, over time. Everything from how the land is used, to the health of the local economy – all elements of the Plan – can be tied to shifts in population. Other elements of the plan can, in turn, shape particular characteristics of the population. For instance, some areas are more attractive to seniors because of the housing choices and the availability of services or more attractive to younger adults because of certain amenities (e.g. entertainment, recreation, higher education). These changes do not have to be dramatic to signal the beginning of a significant trend.

The purpose of this chapter is to identify relevant trends affecting Fort Wayne and the incorporated and unincorporated areas of Allen County and compare these trends, where appropriate, to changing conditions in other counties and cities with similar qualities. These trends are supported by a pattern of change in other areas of the community such as land use consumption, housing condition, employment levels, etc. Deciding whether or not to support these trends or take a different direction is a key component to developing future policy.

Scope and Methodology

Allen County Townships:

Aboite, Adams, Cedar Creek, Eel River, Jackson, Jefferson, Lafayette, Lake, Madison, Marion, Maumee, Milan, Monroe, Perry, Pleasant, St. Joseph, Scipio, Springfield, Washington and Wayne.

Data in this chapter is examined at several geographic levels. Not all characteristics are examined at all levels. Rather, selected characteristics are examined at the township, City, County, regional, “peer” community, and state levels. The seven county region refers to Allen, Adams, Dekalb, Huntington, Noble, Wells and Whitley Counties.

Map 3.1: Regional Commuting Patterns



Source: Stats Indiana

*Based on year 2000 tax returns (Indiana Department of Revenue)

Noble County, which is not part of the U.S. Census Bureau’s Metropolitan Statistical Area (MSA), was included with the other adjoining counties in the analysis because of its physical adjacency and strong ties to Allen County’s employment base.

Peer communities identified by the Allen County/Fort Wayne staff including the following comparable cities and counties in Indiana: Vanderburgh County, IN; Evansville, IN; St. Joseph County, IN; South Bend, IN; and those in other states, including Kent County, MI; Grand Rapids, MI; Montgomery County, OH; Dayton, OH; Polk County, IA; Des Moines, IA; Dane County, WI and Madison, WI. References to Allen County include: the City of Fort Wayne, unincorporated Allen County within existing townships and other jurisdictions within the County (see sidebar for townships). The key demographic characteristics examined in this chapter include:

- Population Characteristics
- Age Distribution
- Income and Poverty Levels
- Foreign Born Population
- Racial Composition
- Educational Attainment

Key Findings

The following gives a brief overview of the key demographic findings:

Population Characteristics

- Regional population growth has remained strong with a 10.9 percent increase from 1990 to 2000.
- Allen County, including Fort Wayne, continues to contain the majority (60 percent) of the region's population.
- After losing population in the 1970's, between 1990 and 2000 Fort Wayne's population growth outpaced the County and Region, an occurrence due primarily to annexation.
- A majority of Allen County's incorporated communities outpaced the County as a whole in population growth between 1990 and 2000.
- Population growth rates in Allen County (10.3 percent) and Fort Wayne (18.9 percent) were higher than peer Indiana communities.
- Fort Wayne's recent population growth was mostly attributed to the annexation of already populated areas.
- A majority of the County's population gain from 1990-2000 was experienced in census tracts located at the periphery of Fort Wayne.
- According to the U.S. Census, population density has declined as development has moved outward from the City of Fort Wayne's core.
- Based on two projection methods by the Indiana University Business Research Center, Allen County's population for the next 21 years will increase by 15.8 (Cohort) and 18.2 (Holts) percent reflecting a slower growth rate than the 12.7 percent population increase experienced over the past 13 years.

Age Distribution

- Like the rest of the country and for the first time in history, the population in 2025 will have roughly equal numbers of people in every age group.
- The median age of Allen County residents is 34.1 years, with higher concentrations of older persons in the outlying areas of the County.
- Fort Wayne is experiencing an increase in younger residents age 15-24, while seeing a decline in residents age 25-34, but at a rate lower than peer communities.
- The number of older Allen County residents age 65+ has increased 45.5 percent since 1970.

- Population projections show a near doubling of the senior population by the year 2025.

Income and Poverty Levels

- The median household income in Allen County is near the state and national average, but has remained stagnant for the past ten years.
- When adjusted to 2004 dollars, Allen County saw virtually no increase in median household income from 1989 to 1999.
- While the poverty level for peer communities decreased slightly over the past decade, Fort Wayne and Allen County experienced a comparable increase.

Foreign Born Population and Racial Composition

- Fort Wayne had the second largest percent increase in the foreign born population when compared to peer communities.
- The non-white race's share of the total population has grown to 16.9 percent since 1970.
- The Caucasian and African American populations are growing (4.3 and 23.2 percent respectively) but not as fast as the Hispanic population (144.1 percent).
- Since the 2000 Census, the number of estimated deaths in Allen County was the 3rd highest in the State. The County's population growth can be attributed to increasing birth rates and international migration.

Educational Attainment

- The level of education attained by residents in the community is slightly above the state and national average for high school education, and below average for college education.

Policy Implications

Derived from the assessment and key findings, the following implications have been identified as a major step toward evolving plan policies:

- Slowing the tide or “hallowing out” of the City means reinvigorating areas of slow growth or decline.
- Declining “inner core” population may mean more inclusive downtown strategies.
- Declining “outer ring” neighborhoods means a careful monitoring of conditions and improved maintenance.
- Expanding periphery means reevaluating infrastructure subsidy and investment.
- Growth in population at all age groups means creating living environments for different stages in the “life cycle.”
- An aging population, with a healthier more “elastic middle age” means not only providing more services, but paying attention to the location, type, and availability of housing.

- Loss of population, especially younger persons means a shortage of those in a more knowledge based and talented age group.
- Increased poverty levels means a lessening of regional income growth, while the opposite (or the “trickle-up”) effect actually improves incomes throughout the region.
- Increased non-white population with younger, larger families compared to white population means a source of “natural population increase.”
- Improving education levels means a deliberate investment in human capital with direct economic benefits (e.g. one year of education equals 2.8 percent growth in productivity).

Population Characteristics

Regional population growth has remained strong with a 10.9 percent increase from 1990 to 2000.

In 2000, Allen County’s population was 331,849 and Fort Wayne’s population was 205,727. Over the past ten years, Allen County and Fort Wayne grew by over 10.3 percent and 18.9 percent respectively. Between 1990 and 2000, the fastest growing county in the region was Noble County at 22.2 percent followed by Dekalb County at 14.0 percent. Allen County’s growth rate over the same time period was 10.3 percent, comparable to the region’s growth rate of approximately 10.9 percent. The growth rates for

Table 3.1: Population Growth in the Seven County Region from 1990-2000

Location	1990	2000	Percent Change
Adams	31,095	33,625	8.1%
Allen	300,836	331,849	10.3%
Dekalb	35,324	40,285	14.0%
Huntington	35,427	38,075	7.5%
Noble	37,877	46,275	22.2%
Wells	25,948	27,600	6.4%
Whitley	27,651	30,707	11.1%
Seven County Area	494,158	548,416	11.0%

Source: U.S. Census Bureau – City of Fort Wayne

each county in the seven county region are listed in Table 3.1.

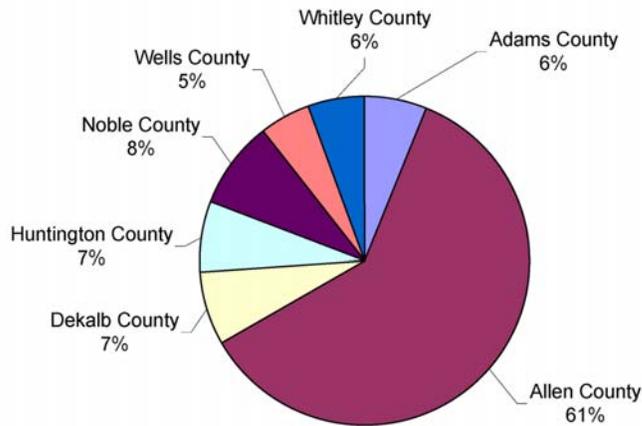
According to “A Demographic Profile of Allen County Indiana” (Community Research Institute), the last decade’s increase in population was more a “snap back” from the depressed 1980’s (when employment levels were low). Allen County grew 4.6 percent between 1970 and 1980 and 2.2 percent between 1980 and 1990.

Allen County, including Fort Wayne, continues to contain a majority of the region’s population.

The seven-county Fort Wayne region had a population of 548,416 persons in 2000, with Allen County accounting for 331,849 (61 percent)

residents. As shown in Figure 3.1 below, the remaining 39 percent share is divided among six other counties. Although this share is less than Allen County's, it represents some of the fastest growing counties in the region (e.g. Dekalb County). Allen County's share of the population has not changed since 1990. Likewise, all the other counties in the region have also maintained their relative percent of the region's population over the past decade. Noble County makes up the next largest share of the region's population at eight percent. Dekalb, Huntington, Wells and Whitley each make up less than eight percent of the region's total population.

Figure 3.1: Regional Population Share In 2000



Source: U.S. Census Bureau – City of Fort Wayne

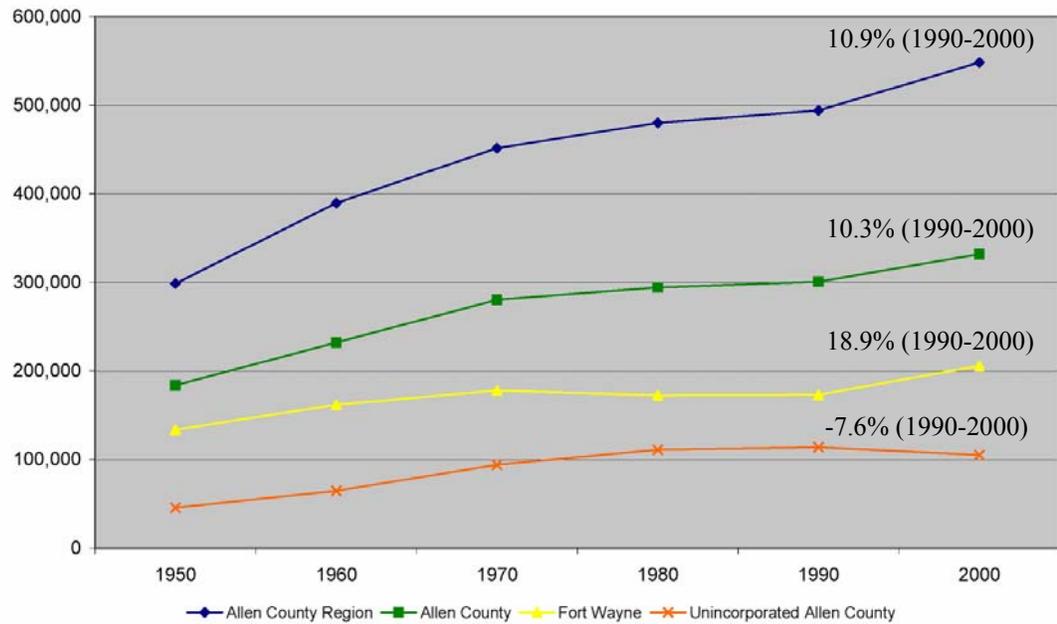
After losing population in the 1970's, between 1990 and 2000 Fort Wayne's population growth outpaced the County and Region, an occurrence due primarily to annexation.

The County and the region have experienced a gradual increase in population and the rate of growth since 1950. The population for the City of Fort Wayne declined from 1970-1980 despite an increase in land area. Most of the population loss was experienced closer to central Fort Wayne or in Wayne Township. According to the Census, the greatest percentage increase in population (for the region, County and City) was in the last decade. In that same time period, the City of Fort Wayne's population growth was the largest at 18.9 percent due primarily to new annexations. However, when compared to the State of Indiana (9.7 percent), the region and Allen County showed slightly higher growth rates. Comparisons to the United States show the growth rate was somewhat less at 13.2 percent. Figure 3.2 illustrates the population growth trends in the Allen County/Fort Wayne region from 1950 to 2000.

As Figure 3.2 shows, while the region and Allen County increased in population between 1990 and 2000, the unincorporated portion of the County lost over 7.6 percent of its population. This loss in population was

due largely to a series of annexations to the City of Fort Wayne taking place over the past decade that incorporated a fairly significant population.

Figure 3.2: Regional Population Growth 1950-2000



Source: U.S. Census Bureau –City of Fort Wayne

A majority of Allen County’s incorporated communities outpaced the County as a whole in population growth between 1990 and 2000.

According to the Census, Fort Wayne has not been the only Allen County community that has gained population since 1990, nor did it have the greatest growth rate (Table 3.2). The Town of Grabill had the largest percentage increase (48.2), followed by Huntertown (33.2 percent) and New Haven (33.1 percent). The lowest percentage increase was in Monroeville (0.3 percent). Although these communities made up less than seven percent of the County’s population in 2000, their combined growth rate between 1990 and 2000 was over 22 percent or nearly 12 percent greater than the County as a whole.

Even though the City's increase in population (as reported by the Census) came at a loss in population to the unincorporated part of the County, the County as a whole still grew by over 10 percent. This means that most of the growth was from the other incorporated areas of the County

Table 3.2: City/Town Population Change 1970-2000

Location	1970		1980		1990		2000	
Fort Wayne	178,269	10.2%	172,391	-3.3%	173,072	0.4%	205,727	18.9%
Grabill	570	15.2%	658	15.4%	751	14.1%	1,113	48.2%
Huntertown	775	NA	1,265	63.2%	1,330	5.1%	1,771	33.2%
Leo-Cedar.	NA	NA	NA	NA	NA	NA	2,782	NA
Monroeville	1,353	4.6%	1,372	1.4%	1,232	-10.2%	1,236	0.3%
New Haven	5,346	57.4%	6,714	25.6%	9,320	38.8%	12,406	33.1%
Woodburn	688	17.6%	1,002	45.6%	1,321	31.8%	1,579	19.5%
Zanesville	NA	NA	NA	NA	NA	NA	602	NA

Source: U.S. Census Bureau – City of Fort Wayne

Population growth rates in Allen County (10.3 percent) and Fort Wayne (18.9 percent) were higher than peer Indiana communities.

Allen County's growth rate was slightly above average when compared to peer communities in Indiana. From 1990 to 2000, Allen County's population increased by over 31,000, a rate of 10.3 percent. This increase was the largest increase among the peer Indiana counties, but less than three of the out-of-state comparable counties.

From 1990 to 2000, Fort Wayne's population increased by over 32,000, for a rate of over 18 percent, the largest increase of all the comparable cities. The population growth rates for the region from 1990 to 2000 are shown in Table 3.3.

Table 3.3: Regional Population Growth 1990-2000

Location	1990	2000	Change	
Allen County Region	494,186	584,416	54,258	11.0%
Allen County, IN	300,836	331,849	31,013	10.3%
Fort Wayne, IN	173,072	205,727	32,655	18.9%
Vanderburgh County, IN	165,058	171,922	6,864	4.2%
Evansville, IN	126,272	121,877	-4,395	-3.5%
St. Joseph County, IN	247,052	265,559	18,507	7.5%
South Bend, IN	105,536	107,045	1,509	1.4%
Kent County, MI	500,631	574,335	73,704	14.7%
Grand Rapids, MI	189,126	197,846	8,720	4.6%
Montgomery County, OH	573,809	559,062	-14,747	-2.6%
Dayton, OH	182,044	166,193	-15,851	-8.7%
Polk County, IA	327,140	374,601	47,461	14.5%
Des Moines, IA	193,187	198,682	5,495	2.8%
Dane County, WI	367,085	426,526	59,441	16.2%
Madison, WI	191,262	208,054	16,792	8.8%

Source: U.S. Census Bureau

US Census data has shown an increase in Fort Wayne's population for four out of the past five decades, when the City actually lost population- independent of the annexations-in three of those decades.

Fort Wayne's recent population growth was mostly attributed to the annexation of already populated areas.

Since the 1950's, Fort Wayne has annexed over 60 square miles and, with that territory, brought in another 86,324 persons. Over the same time period the Census reported a total increase of 72,136 persons. Consequently, the City experienced an actual net loss of 14,188 persons between the 1950's and 2003. Table 3.4 shows the number of acres and the population added by annexation compared to the Census population. The annexations made by Fort Wayne since 1950 are illustrated in Map 3.2.

Most of the land that has been annexed to the City of Fort Wayne since the 1980's has occurred in the north, northeast and western areas adjacent to the City, in the same general direction are several of the County's fastest growing communities (e.g. Huntertown and Grabill).

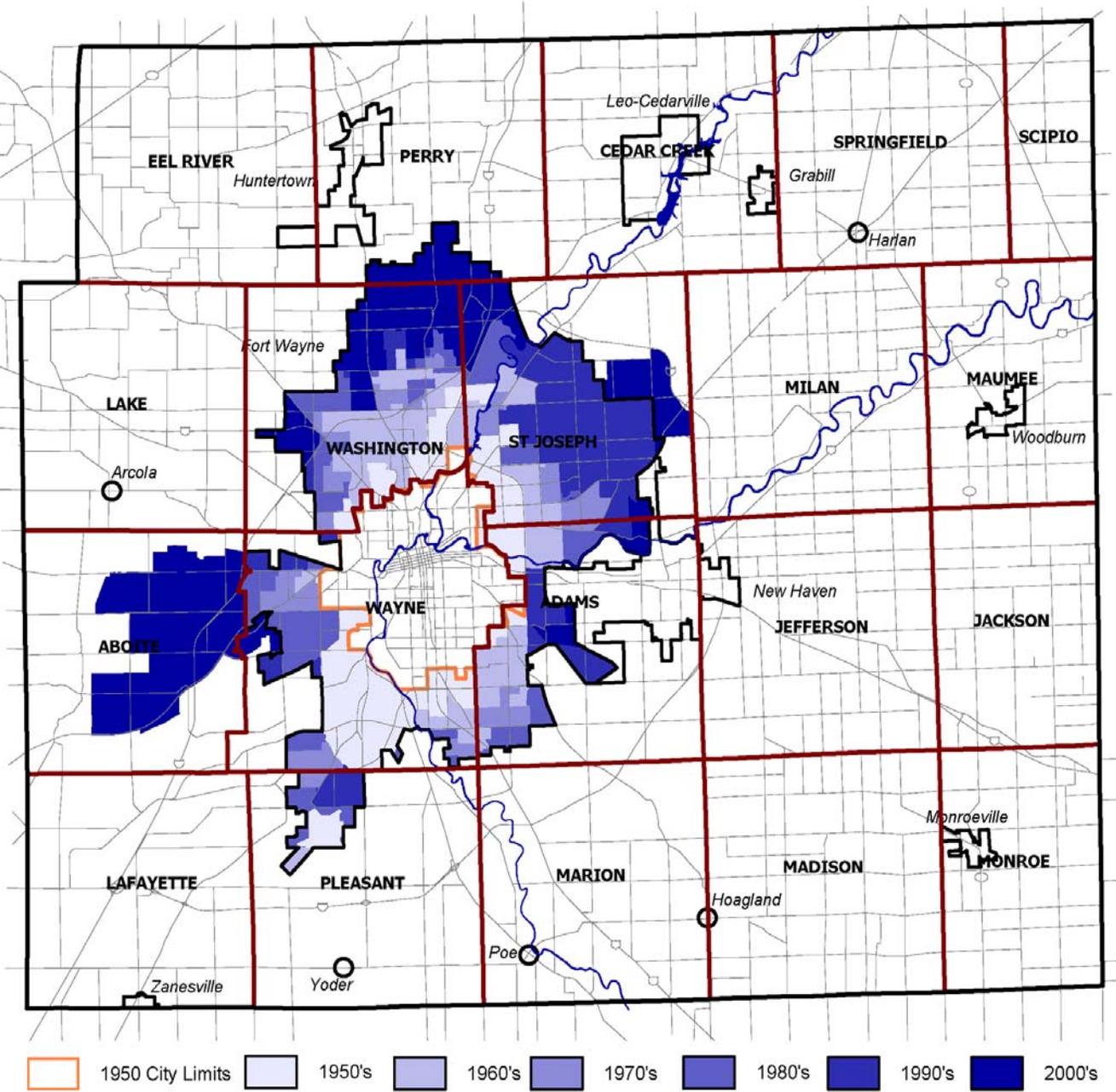
Table 3.4: Population Added from Annexed Land to the City of Fort Wayne from 1950's-2000's

Year	Sq/Miles Added By Annex.	Est. Pop. Added By Annex.	Census Pop. Change	Net Pop. Change
1950's	14.6	13,982	28,169	14,187
1960's	12.8	12,568	16,499	3,931
1970's	6.7	14,659	-5,878	-20,537
1980's	10.8	10,878	681	-10,197
1990's	15.7	34,237	32,665	-1,572
2000's*	13.2	11,666	14,759	3,093

*Population based on 2003 estimate. Area and population added by annexation since 2000. Does not include Aboite and NE5 annexations.

Source: U.S. Census Bureau – City of Fort Wayne

Map 3.2: Fort Wayne Annexations from 1950 to 2000



Source: City of Fort Wayne

While the City of Fort Wayne, as a whole, gained population between 1990 and 2000—even when considering annexation—this gain was offset by a loss in population in the central City

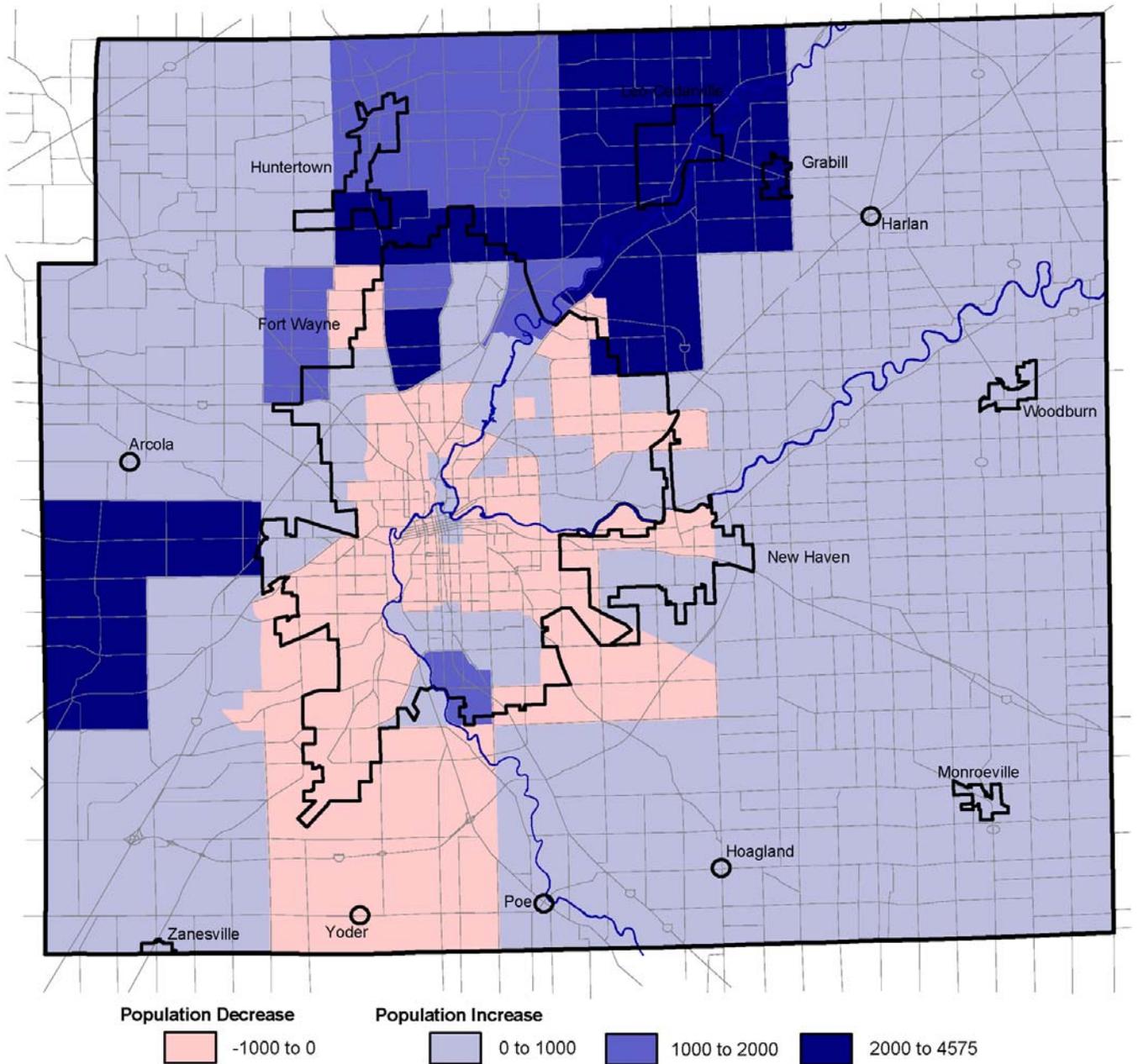
A majority of the County’s population gain from 1990 to 2000 was experienced in census tracts located at the periphery of Fort Wayne.

The largest population increases in the past decade occurred at the edge of Fort Wayne. The loss of population from 1990-2000 in the region was experienced in Census tracts located toward the center of the County and within Fort Wayne (Wayne Township). Population decline was most significant in the southwest, central, and southeast Fort Wayne. The population change by number of residents is illustrated in Map 3.3.

Map 3.4 illustrates the population change in Allen County by percent change. High concentrations of growth are evident in the north and western portions of county outside the City of Fort Wayne, while the downtown and south side of Fort Wayne have decreased in population. The greatest percentage population decrease (from 1990-2000) was experienced in the central area of Fort Wayne, with the tract containing the Fort Wayne Development Center being the sole exception. The largest increase in population is in the west, north, northeast, the Huntertown, and Leo Cedarville/Grabill area. According to the report “A Demographic Profile Of Allen County, Indiana” prepared by the Community Research institute, Wayne Township (which makes up most of the central part of Fort Wayne), has long had the largest percent of Allen County’s population. Wayne Township’s share of the County’s population declined 66.9 percent in 1960 to 33.5 percent in 2000.

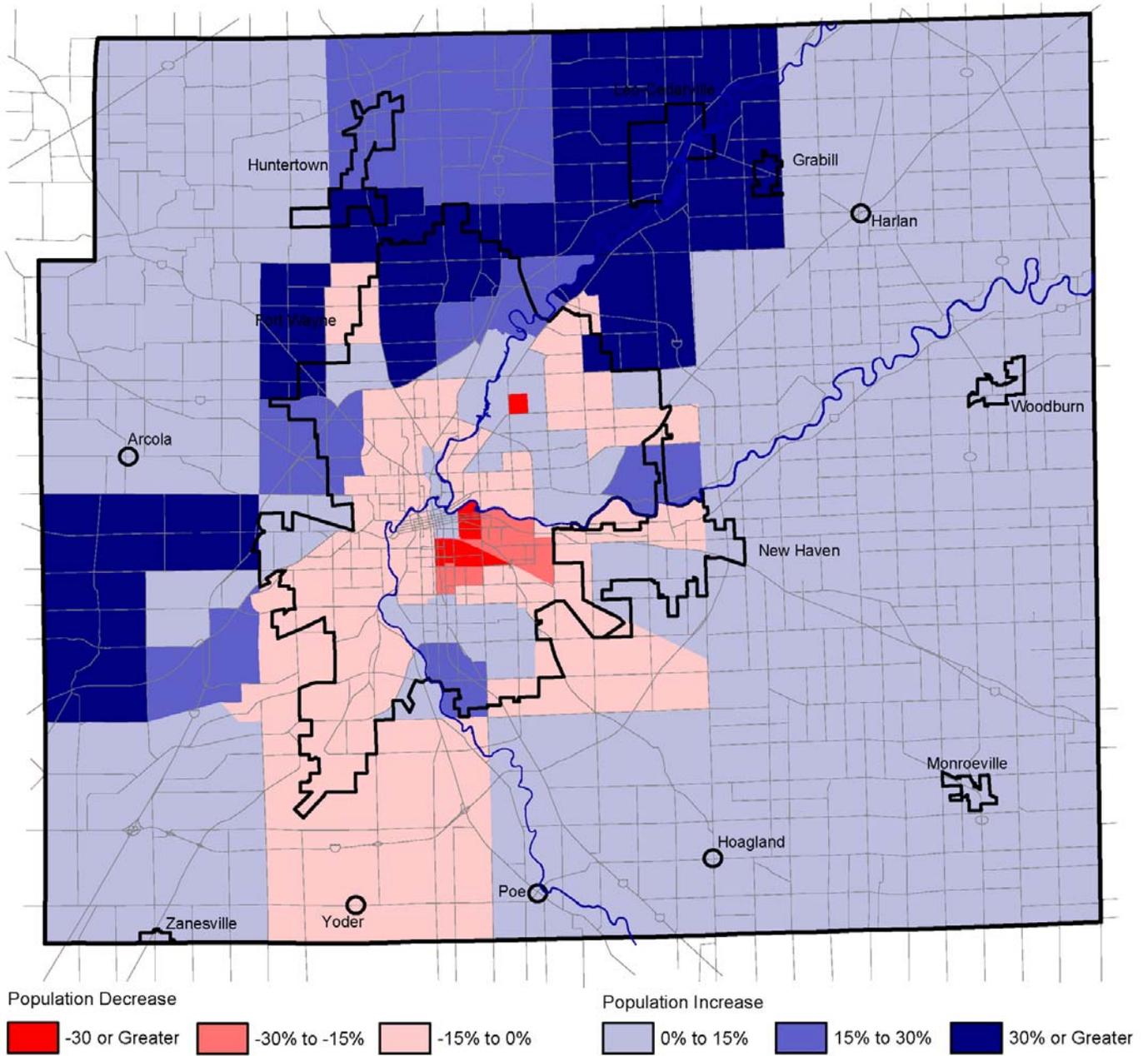
What has fueled this expansion is the availability of “greenfield” sites that are often less costly and easier to develop than “infill” sites (e.g. closer to central Fort Wayne), a preference for families to locate in certain school districts, utility availability and capacity, and roadway expansions that facilitate longer commutes. The consequence of this outward population growth is not only the loss of valuable farmland (see Land Use chapter); but new growth also increases capital and operating costs to local governments like the city of Fort Wayne, Allen County and surrounding jurisdictions, especially when considering the density at which this development is taking place. As the congressional Office of Technology Assessment summarized: “There is general agreement that decreased density leads to increasing public and private service costs.”

Map 3.3: Population Change (Number) By Census Tract 1990-2000



Source: U.S. Census Bureau – City of Fort Wayne

Map 3.4: Population Change (Percent) By Census Tract, 1990-2000



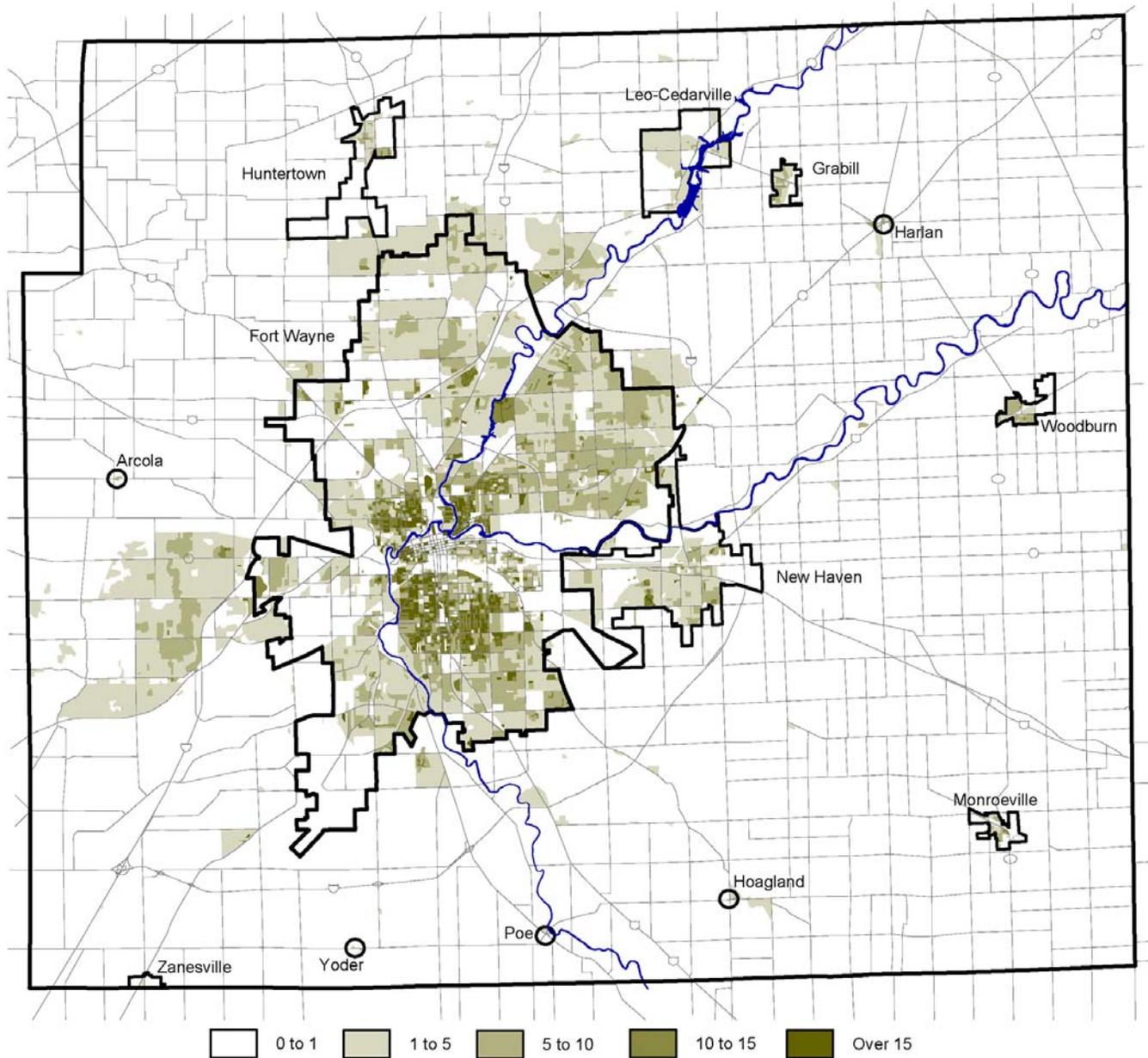
Source: U.S. Census Bureau – City of Fort Wayne

According to the U.S. Census, population density has declined as development has moved outward from the City of Fort Wayne's core.

As Map 3.5 shows, the population density (according to the U.S. Census) has decreased as development has moved outward from Fort Wayne's core. This is based on the Census definition of Urbanized Area as any area with a central place of 50,000 or more residents and a population density of 1,000 people or more per square mile (640 acres), excluding the "inner ring" communities and most suburban areas. While the Census measurement of density is valid, it is not a measurement of the amount of developed land that each person requires to reside in the County. Rather, it is a measurement of population density. The actual use of land is measured in the Land Use section.

The greatest densities surround the City of Fort Wayne's core (10-15 persons per acre and over). The next greatest population densities are outside this core area and within Allen County cities and towns or incorporated areas (5-10 persons per acre). Most of unincorporated Allen County is sparsely populated, ranging between 0-1 persons per acre. Most of the areas with higher densities that are contiguous to Fort Wayne (the Aboite annexation) will be annexed by Fort Wayne on January 1, 2006.

Map 3.5: Urbanized Area Population Density in Persons per Acre



Source: U.S. Census

Based on two projection methods by the Indiana University Business Research Center, Allen County’s population for the next 21 years will increase by 15.8 (Cohort) and 18.2 (Holts) percent reflecting a slower growth rate than the 12.7 percent population increase over the past 13 years.

Population projections for Allen County were generated from two different projection methods: cohort survival and Holts. The cohort survival method separates the population into age groups over five year time intervals to calculate projections using the 2000 Census count as the base population year. The components of population change—fertility, mortality, and

migration—are then projected separately according to assumptions based on current trends as well as trends observed in the recent past. Holts forecast, on the other hand, does not consider cohort components but estimates population using an extrapolation of historical total population trends.

From 1990 to 2003, or the past 13 years, Allen County’s population increased by 12.7 percent. For the next 21 years; however, the population is projected to increase but at a slower rate. By 2025, Allen County’s population is projected to be between 399,991 and 410,349. The first number is a based on a population forecast using the cohort survival method, while the second number is based on Holts forecast. As shown in Table 3.4 below, the cohort survival method confirms an increase of 54,684 (15.8 %) additional residents from 2005 to 2025; while Holts forecast reveals a slightly higher increase with 63,259 (18.2%) additional residents. More detailed projection information, including the results of a third projection method, is included in Tables A and B in the Appendix.

If existing trends continue, most of this growth will occur in the northern and western portions of the County (see Land Use chapter) and within current sewer service areas (see Utilities section).

Table 3.4: Allen County Population Projections: 2005-2025

Year	Cohort Survival	Holts
2005	345,307	347,090
2010	358,251	362,905
2015	371,948	378,720
2020	386,105	394,534
2025	399,991	410,349

Source: Indiana University Business Research Center

Age Distribution

Like the rest of the country and for the first time in history, the population in 2025 will have roughly equal numbers of people in every age group.

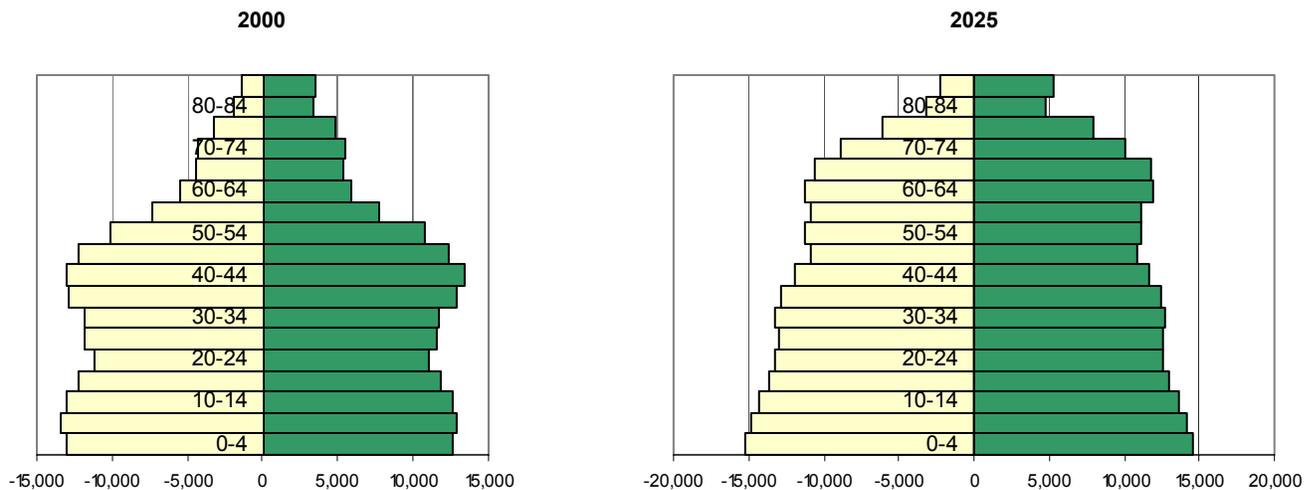
Today, the population distribution resembles a pyramid. By 2025, the pyramid will more closely look like a pillar. This is not only because people are having fewer children; but those children are also surviving longer. With fewer people dying before old age, the bars toward the top are becoming much wider. The increase in population is largely among people in late to middle-age and beyond, as more people survive to older ages.

On the left of Table 3.5 the “pyramid” (more pronounced in the 1970’s, but flattening since) with a wide base representing a large share of babies born; a narrowing midsection because many died in early childhood and others died (at a lower rate) as they aged; rising to a point showing the few who lived to old age. This is the population that most communities and, as will be shown in the Housing chapter, most housing was designed for – well into the 1970’s.

The “pillar” to the right of Table 3.5 is based on the 2025 population projection using the Cohort method (see above). The shape results from each age group being roughly the same size, except for the oldest. This not because people are having fewer children. For over a decade now, U.S. and Allen County fertility rates have reflected more babies being born each year than the year before (see Table 3.5). But with fewer people dying before old age, the bars toward the top are becoming much wider.

This has significant implications for communities like Allen County and the City of Fort Wayne, impacting everything from the type and extent of services being offered by both governments and the private sector, to the demand for different types of housing. Housing will be required, for instance, to accommodate a shrinking household size resulting from married couples without children (longer life expectancy with a two-child per family average) and single person households. This does not necessarily mean new housing. It can also mean re-fitting a current home to meet the needs of a new household configuration rather than moving from a cherished home or a valued neighborhood.

Table 3.5: Comparison of Existing and Projected Population by Age Group: 2000-2025



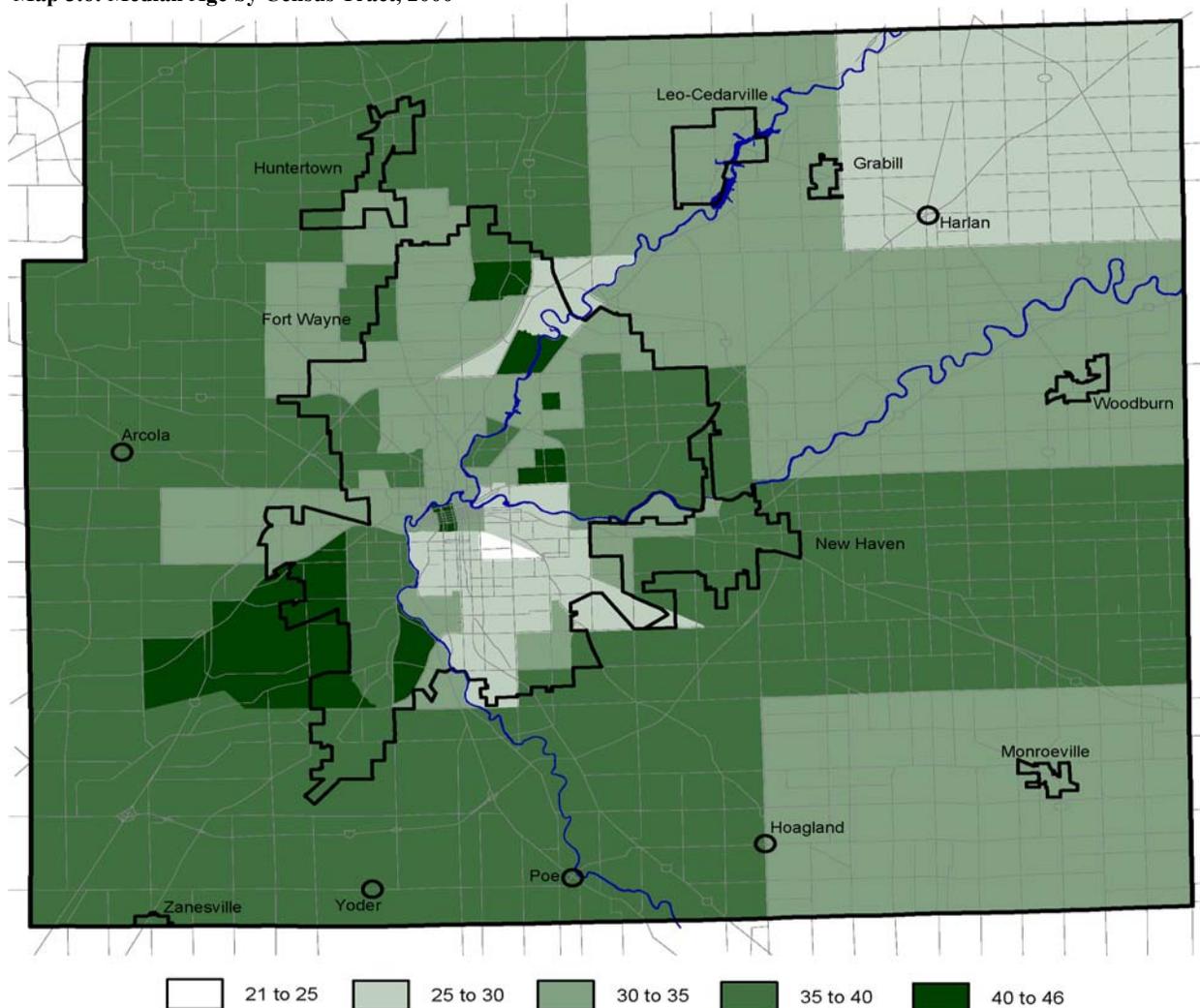
The median age of Allen County residents is 34.1 years after dropping 8.1 years since 1970, with higher concentrations of older persons in the outlying areas of the County.

Age characteristics are important in determining an area’s dependent and independent population. The dependent population consists of those aged 0-19 and 65 and over; while every one else (those of working age) is considered independent. The median age of residents in Allen County is 34.1 years, which is comparable to peer communities of similar size and structure. The City of Fort Wayne contains pockets of younger residents in the central city (median age 21 to 30), with a high number of older residents

in the north and southwest portions of the city. The median age of residents in Allen County outside the City of Fort Wayne is between the ages of 30 and 40 years of age. The census tracts with the lowest median ages are located predominately in the southeast and southwest quadrants of Fort Wayne. Map 3.6 illustrates the distribution of residents by age in Allen County.

Nationally, 70.0 percent of the 35-and-over population in large metropolitan areas lived in the suburbs. This represents a 28 percent increase since 1990 compared to 15 percent increase in the central cities and indicates a general aging of the suburban areas. As Map 3.6 shows, a similar situation exists at Fort Wayne’s fringe and in the County’s northeast and western growth areas and could cause some degree of conflict between age groups, if it has not already. The interests of young adult parents of children (whose concerns revolve around schools, parks and public safety) are often pitted against those of middle aged or senior population (who prefer lower property taxes, elder care services and facilities for the disabled).

Map 3.6: Median Age by Census Tract, 2000



Source: U.S. Census Bureau – City of Fort Wayne

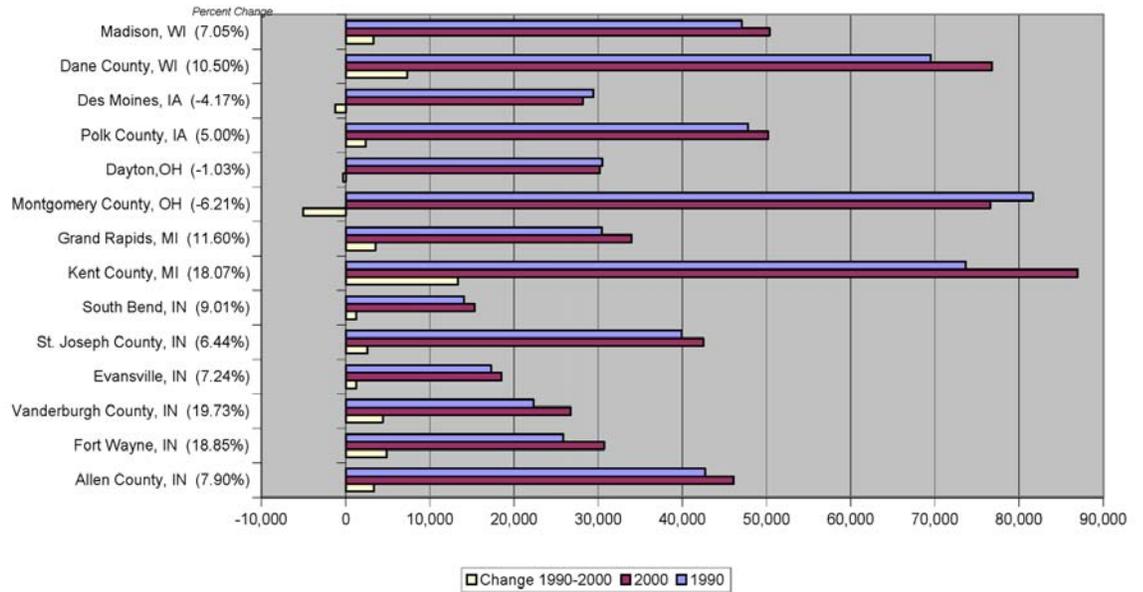
Fort Wayne is experiencing an increase in younger residents age 15-24, while seeing a decline in residents age 25-34, but at a rate lower than peer communities.

Fort Wayne has experienced the second highest population increase for the 15-24 year old age groups when compared to similar cities from 1990-2000. While Fort Wayne is gaining younger residents age 15-24, the City is losing residents in the 25-34 year old category, but at a lower rate than many of its peer communities. All peer communities are losing population in this age group, partially because of the natural shift in the age cohort. But, peer cities like Dayton have experienced an actual out migration with a decline in this age group at nearly ten times Fort Wayne's rate of 3.8 percent. In Allen County, the number of residents in this age group dropped by 11.2 percent. The County ranked fourth (7.9 percent) among seven peer counties in the change in the number of 15-24 year olds. The County ranked fourth again (11.7 percent) among seven peer counties in the change in the number of 25-34 year olds. Figures 3.3 and 3.4 illustrate the change between 1990 and 2000 in the number of residents ages 15-24 and 25-34.

Projections using the cohort method for the 15-24 age group show a 13.4 percent increase by 2025. The 25-34 age group is projected to grow at a somewhat slower rate of 10.1 percent by 2025. Appendix A shows a more detailed breakdown of projected population by age groupings.

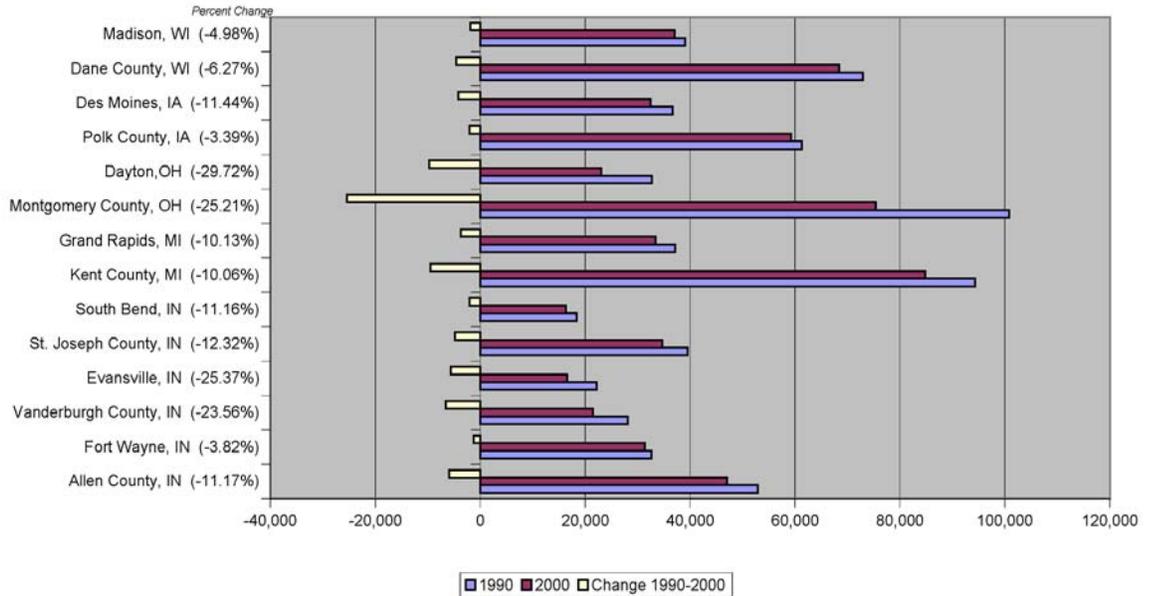
A large number of young workers pooled from a population of 24-34 year olds can be a significant economic asset especially those that are college educated. Many view these younger workers (with fewer family responsibilities) to be more entrepreneurial and risk-taking than older workers. Even though Allen County and Fort Wayne have lost fewer persons in this age group than other peer communities, a lack of this specialized "human capital" will hinder economic growth and competitiveness in metropolitan areas like Allen County and Fort Wayne

Figure 3.3: Change in the Number of Residents Ages 15-24:1990-2000



Source: U.S. Census Bureau – City of Fort Wayne

Figure 3.4: Change in the Number of Residents in the Region Ages 25-34



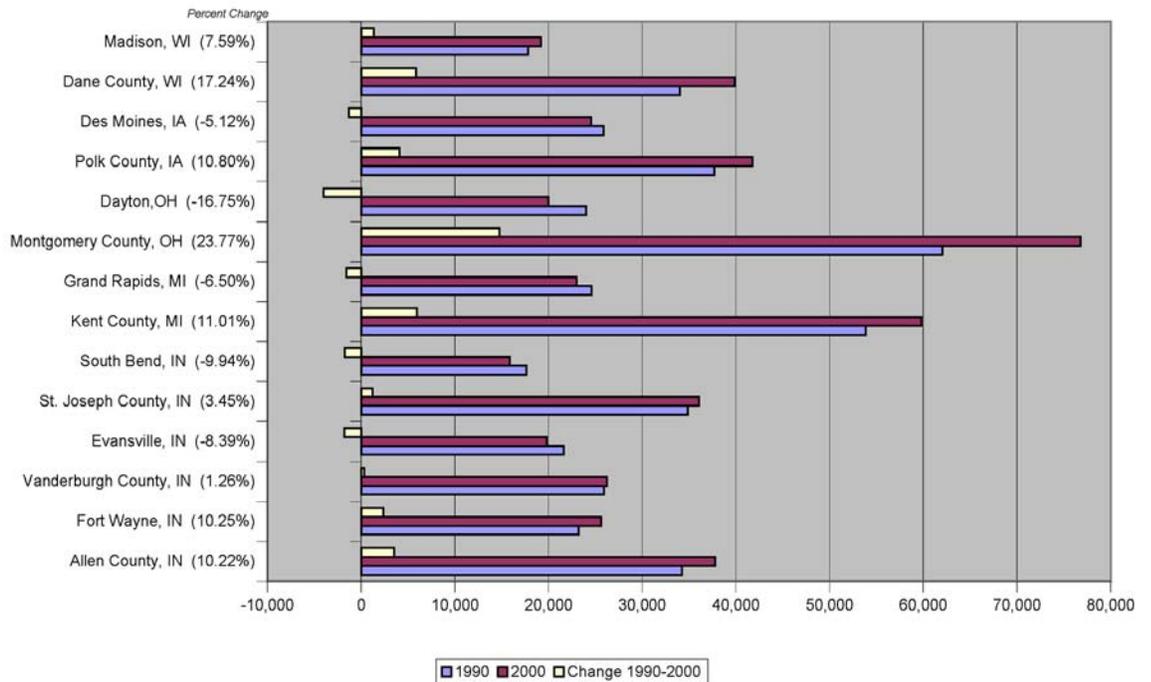
Source: U.S. Census Bureau – City of Fort Wayne

The number of older Allen County residents age 65+ has increased 45.5 percent since 1970.

The number of residents 65 and older increased approximately 10.2 percent from the period 1990 to 2000 for both Allen County and the City of Fort Wayne. The increase in the proportion of older residents not only places more demands on local social services, but it is doing so in suburban areas that do not typically cater to senior citizen needs.

This growth could have implications for both jurisdictions as needs and demands for certain services, including housing, change. These services include additional senior recreational and/or nursing facilities, healthcare, and social activities for the elderly population. Senior mobility, often restricted by health conditions, is further hampered by dependence on the auto in the suburbs where it is difficult to live a car-free lifestyle. Because increases in the aged population contribute to the area’s dependency ratio (working age to youth and elderly), economic development issues will need to be addressed as well. Figure 3.5 illustrates the growth in residents ages 65 and older in Fort Wayne and Allen County compared to peer communities.

Figure 3.5: Change in the Number of Residents in the Region Ages 65+



Source: U.S. Census Bureau – City of Fort Wayne

Population projections show a near doubling of the senior population by the year 2025.

According to population projections using the cohort survival method, the senior population (60-79 years) will more than double from the 2000 population of 39,060 to 78,519 in 2025. It will also make up a greater share of the total population, increasing from 10.3 percent in 2000 to 19.63 percent in 2025. This is the largest increase of any age group over the next several decades. Appendix A shows a more detailed breakdown of projected population by age groupings.

Income and Poverty Levels

The median household income in Allen County is near the State and National average, but has remained stagnant for the past ten years.

Median household income indicates the income level at which the number of households that earn less than those who earn more is equal. It is the most widely used measurement of income. According to the 2000 Census, the median household income of \$42,671 for Allen County was very near the state of Indiana at \$41,567 and the nation at \$41,994, but 17 percent higher than Fort Wayne at \$36,518. As shown in Table 3.5 below, the per capita income for Allen County, which measures personal income in relation to the population, was only slightly lower than the nation's per capita income. Overall, there are not significant differences in the income levels of the Allen County/Fort Wayne area residents as compared to the income levels of the state and nation.

Table 3.5: Income Levels - 1999

Income Level	Allen County	Fort Wayne	Indiana	U.S.
Median Household	42,671	36,518	41,567	41,994
Median Family	52,708	45,040	50,261	50,046
Per Capita	21,544	18,517	20,397	21,857

Source: U.S. Census Bureau

When adjusted to 2004 dollars, Allen County saw virtually no increase in median household income from 1989 to 1999.

Table 3.6 shows the change in median income as reflected in 2004 dollars. Although Fort Wayne experienced a similar increase in median income to other peer communities (3.5 percent), the County's increase (0.1) was considerably less than the state at 7.8 percent, and the nation at 4.3 percent. This could be a result of the loss in manufacturing jobs and a general decrease in wages (see Economics section for a closer look at *per capita* income –as reported by the Bureau of Labor Statistics)

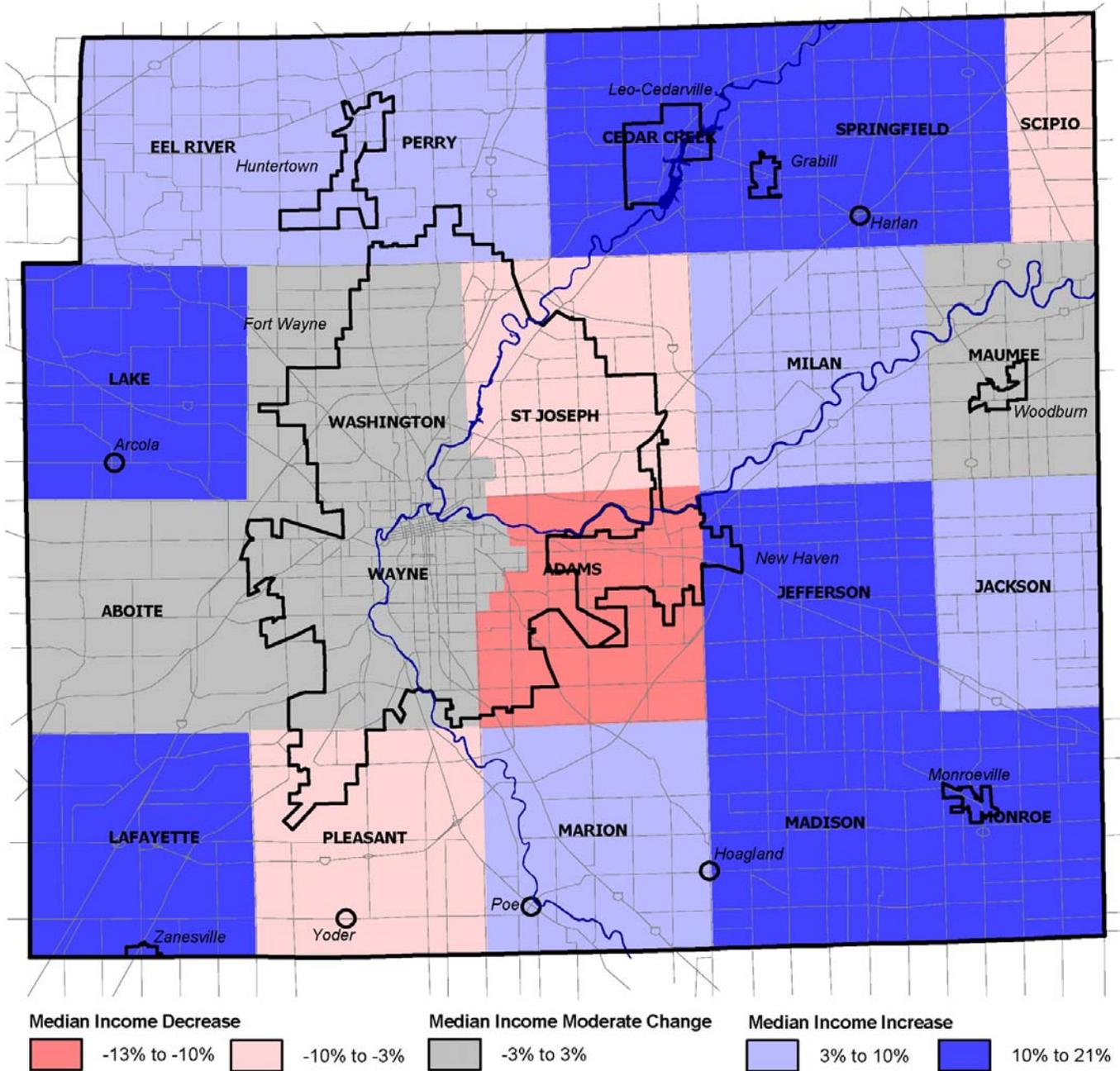
Table 3.6: Change in Median Income Levels from 1989-1999 (Adjusted to 2004 \$)

Location	1989	1999	Change	
Allen County, IN	47,753	47,792	39	0.1%
Fort Wayne, IN	39,516	40,900	1,384	3.5%
Vanderburgh County, IN	38,697	41,242	2,545	6.6%
Evansville, IN	34,404	35,799	1,395	4.1%
St. Joseph County, IN	42,353	45,270	2,917	6.9%
South Bend, IN	36,197	36,332	135	0.4%
Kent County, MI	48,537	51,498	2,961	6.1%
Grand Rapids, MI	40,214	41,691	1,477	3.7%
Montgomery County, OH	45,167	44,975	-192	-0.4%
Dayton, OH	29,669	30,714	1,045	3.5%
Polk County, IA	46,832	51,650	4,818	10.3%
Des Moines, IA	40,055	43,017	2,962	7.4%
Dane County, WI	49,055	55,130	6,075	12.4%
Madison, WI	44,130	46,974	2,844	6.4%

Source: U.S. Census Bureau – City of Fort Wayne

As Map 3.7 shows, median income levels have declined within Fort Wayne and surrounding townships, but have generally increased (with the exception of Scipio and Maumee Townships) in outlying townships.

Map 3.7: Median Income Change by Township, 1989-1999



Source: U.S. Census Bureau – City of Fort Wayne

While the poverty level for peer communities decreased slightly over the past decade, Fort Wayne and Allen County experienced a comparable increase.

Unlike peer communities, which experienced a loss in the percentage of the population at the poverty level, Allen County and Fort Wayne showed a 1.2 and 1.0 percent increase respectively since 1989, as listed in Table 3.7.

Although it would appear that high unemployment levels would contribute to and increase in the poverty level, changes in unemployment rates for both Allen County and Fort Wayne do not correlate with the increase in the poverty level. Both Allen County and Fort Wayne’s unemployment rates *declined* from a high of 8.0 percent in 1992 to a low of nearly 3.0 percent in 1999. Unemployment rates have generally increased since 1999 for both Allen County and Fort Wayne (see Economics section). An increase in the poverty rate could also be explained by a loss in wages in older established industries.

Table 3.7: Percent of Individuals Below Poverty

Location	1989	1999	Change
Allen County, IN	7.9%	9.1	1.2%
Fort Wayne, IN	11.5%	12.5	1.0%
Vanderburgh County, IN	12.5%	11.2%	-1.3%
Evansville, IN	14.6%	13.7%	-0.9%
St. Joseph County, IN	9.7%	10.4%	-0.7%
South Bend, IN	14.4%	16.7%	-2.3%
Kent County, MI	9.2%	8.7%	-0.5%
Grand Rapids, MI	16.1%	15.7%	-0.4%
Montgomery County, OH	12.6%	11.3%	-1.3%
Dayton, OH	26.5%	22.9%	-3.6%
Polk County, IA	9.2%	7.9%	-1.3%
Des Moines, IA	12.9%	11.4%	-1.5%
Dane County, WI	10.5%	9.4%	-1.1%
Madison, WI	16.1%	15.0%	-1.1%

Source: U.S. Census Bureau – City of Fort Wayne

Foreign Born Population and Racial Composition

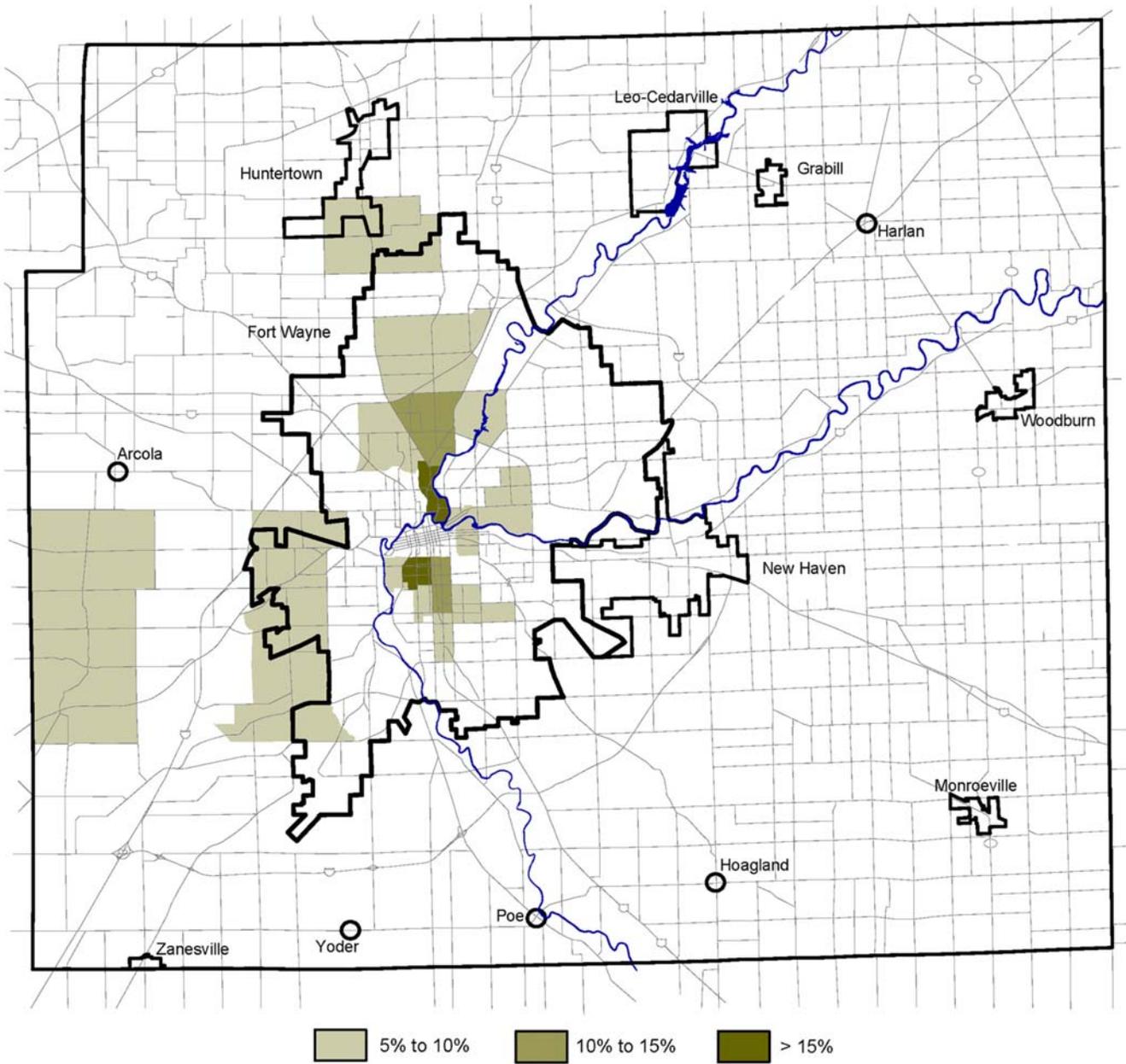
Fort Wayne had the second largest percent increase in the foreign born population when compared to peer communities.

Fort Wayne more than doubled its foreign born population from 1990-2000. The number of foreign-born persons in Allen County in 2000 was 4.04 percent of the total population, and Fort Wayne’s foreign-born population made up 4.95 percent of the total population. While this number is below the regional average of 5.3 percent, it is a local increase of 128 to 166 percent of the foreign born population.

Of the peer communities, Fort Wayne had the second highest increase in the foreign born population from 1990-2000, while Allen County more than doubled its foreign born population. Figure 3.6 illustrates the relationship of foreign-born populations in selected peer communities.

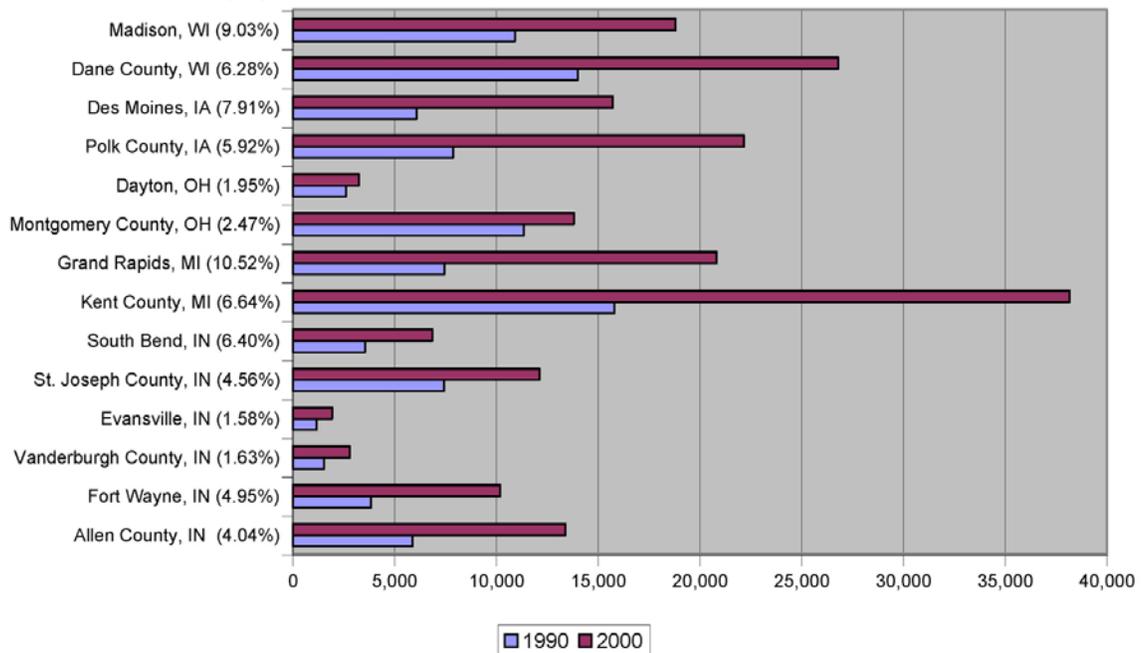
As Map 3.8 shows, the foreign-born population is concentrated in distinct groupings in the north and south-central areas of the City of Fort Wayne (adjacent to downtown) and at the northern and western edge of the City.

Map 3.8: Percent of Foreign Born Population



Source: City of Fort Wayne

Figure 3.6: Foreign Born Population in Allen County and the Surrounding Regions.



Source: U.S. Census Bureau – City of Fort Wayne

The non-white race’s share of the total population has grown to 16.9 percent since 1970.

The non-white races have experienced major growth compared to the white races, even though changes have been from a relatively small base (when compared to the white race). Table 3.4 shows the change in the distribution of non-white races in the Allen County.

Table 3.4: Allen County Percentage Population Distribution By Race: 1970-2000

Race	1970	1980	1990	2000
White	92.7	89.3	87.8	83.1
African American	6.9	9.0	10.0	11.3
Asian	0.0	0.4	0.8	1.4
Other	0.4	1.3	1.4	4.2

Source: U.S. Census Bureau – City of Fort Wayne

The White/Caucasian and African American populations are growing (4.3 and 23.2 percent respectively) but not as fast as the Hispanic population (144.1 percent).

According to the 2000 U.S. Census Allen County had 275,512 residents (83 percent of the total population) identifying themselves as being White/Caucasian. This is an increase of 11,424 (4.3 percent) Caucasian residents from 1990-2000, compared to the region without Allen County, which experienced an increase of 10.0 percent in the Caucasian residents. The White population grew by 6.0 percent for the state and 5.9 percent for the nation.

The African American population also increased in Allen County during the same ten-year period. The African American population reached a total

of 37,085 residents (11.2 percent of the total population) in 2000, an increase of 6,983 residents and 23.2 percent increase from 1990, while the region grew by 24.3 percent during the same time period. The African American population grew by 18.0 percent for the state and 15.6 percent for the nation.

The Hispanic population in Allen County grew considerably during this ten-year period as well. The population was 13,824 in 2000, an increase of 8,161 people from 1990 (144 percent). The Hispanic population in Allen County represents nearly 70 percent of the regions Hispanic population. For comparison, Allen County’s total population grew by over 10 percent between 1990 and 2000. The Hispanic population grew by 117.2 percent for the state and 57.9 percent for the nation.

The remaining population in Allen County is 1.3 percent Asian/Pacific Islander with 4,599 residents, and 0.3 percent Native American with 1,246 residents. Tables 3.8-3.10 give a detailed analysis of the Caucasian, African American and Hispanic populations in the region.

Table 3.8: Caucasian Population Change 1990-2000.

Location	1990	2000	Change	
Adams	30,537	32,759	2,222	7.3%
Allen	264,088	275,512	11,424	4.3%
Dekalb	35,030	39,501	4,471	12.8%
Huntington	35,087	37,237	2,150	6.1%
Noble	37,508	43,593	6,085	16.2%
Wells	25,786	27,137	1,351	5.2%
Whitley	27,450	30,208	2,758	10.1%
Region	455,486	485,947	30,461	6.7%
Region sans Allen County	191,398	210,435	19,037	10.0%

Source: U.S. Census Bureau – City of Fort Wayne

Table 3.9: African American Population Change 1990-2000.

Location	1990	2000	Change	
Adams	2	40	38	1900.0%
Allen	30,102	37,085	6,983	23.2%
Dekalb	31	75	44	141.9%
Huntington	69	100	31	44.9%
Noble	19	149	130	684.2%
Wells	0	43	43	0.0%
Whitley	8	84	76	950.0%
Region	30,231	37,576	7,345	24.3%
Region sans Allen County	129	491	362	280.6%

Source: U.S. Census Bureau – City of Fort Wayne

Table 3.10: Hispanic Population Change 1990-2000.

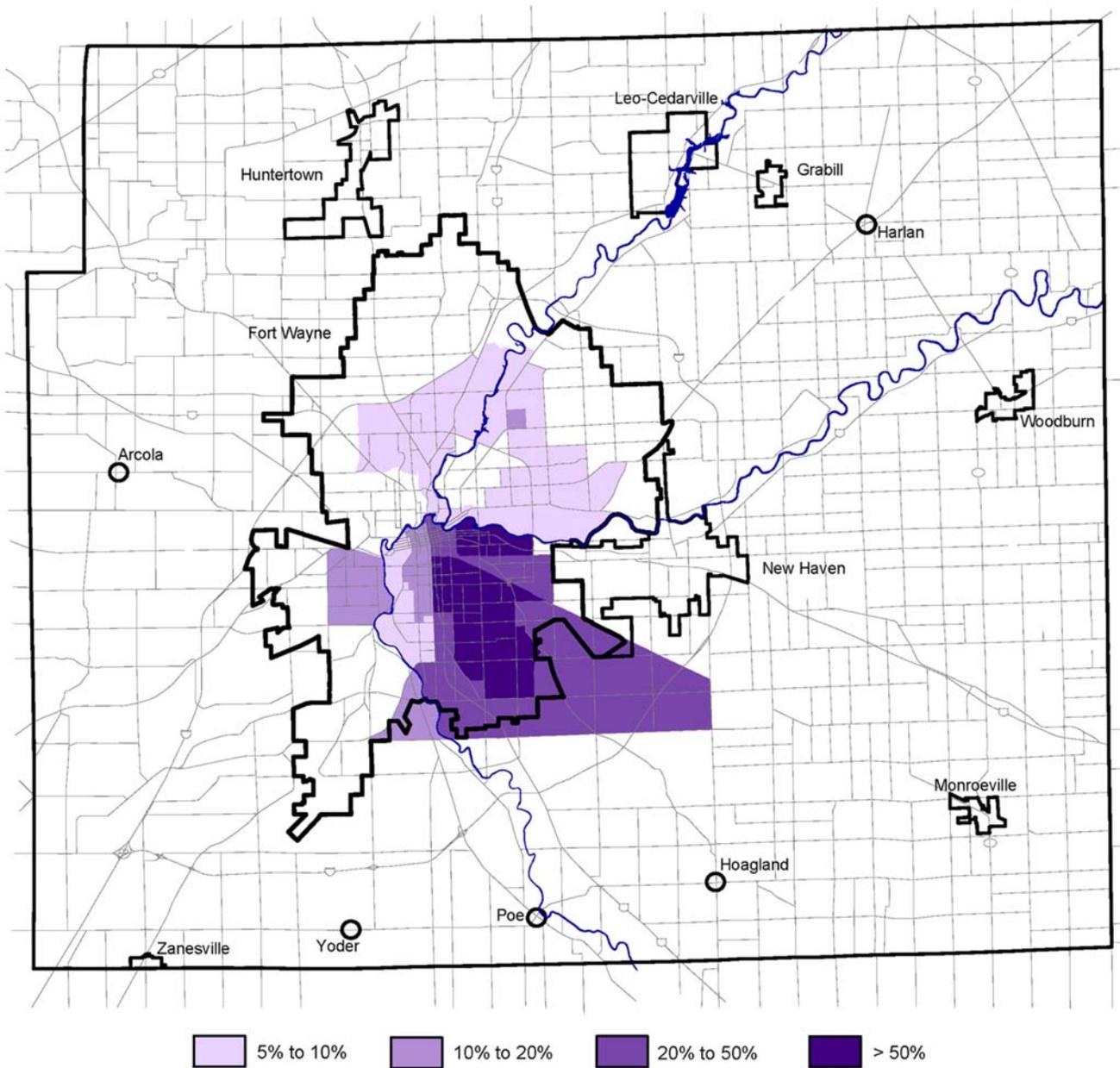
Location	1990	2000	Change	
Adams	731	1,071	340	46.5%
Allen	5,663	13,824	8,161	144.1%
Dekalb	248	512	264	106.5%
Huntington	314	431	117	37.3%
Noble	554	3,220	2,666	481.2%
Wells	298	420	122	40.9%
Whitley	194	196	2	1.0%
Region	8,002	19,674	11,672	145.9%
Region sans Allen County	2,339	5,850	3,511	150.1%

Source: U.S. Census Bureau – City of Fort Wayne

As can be seen in Map 3.9, the African American population is also concentrated in the central part of Fort Wayne, showing over 50 percent in census tracts adjacent to the downtown.

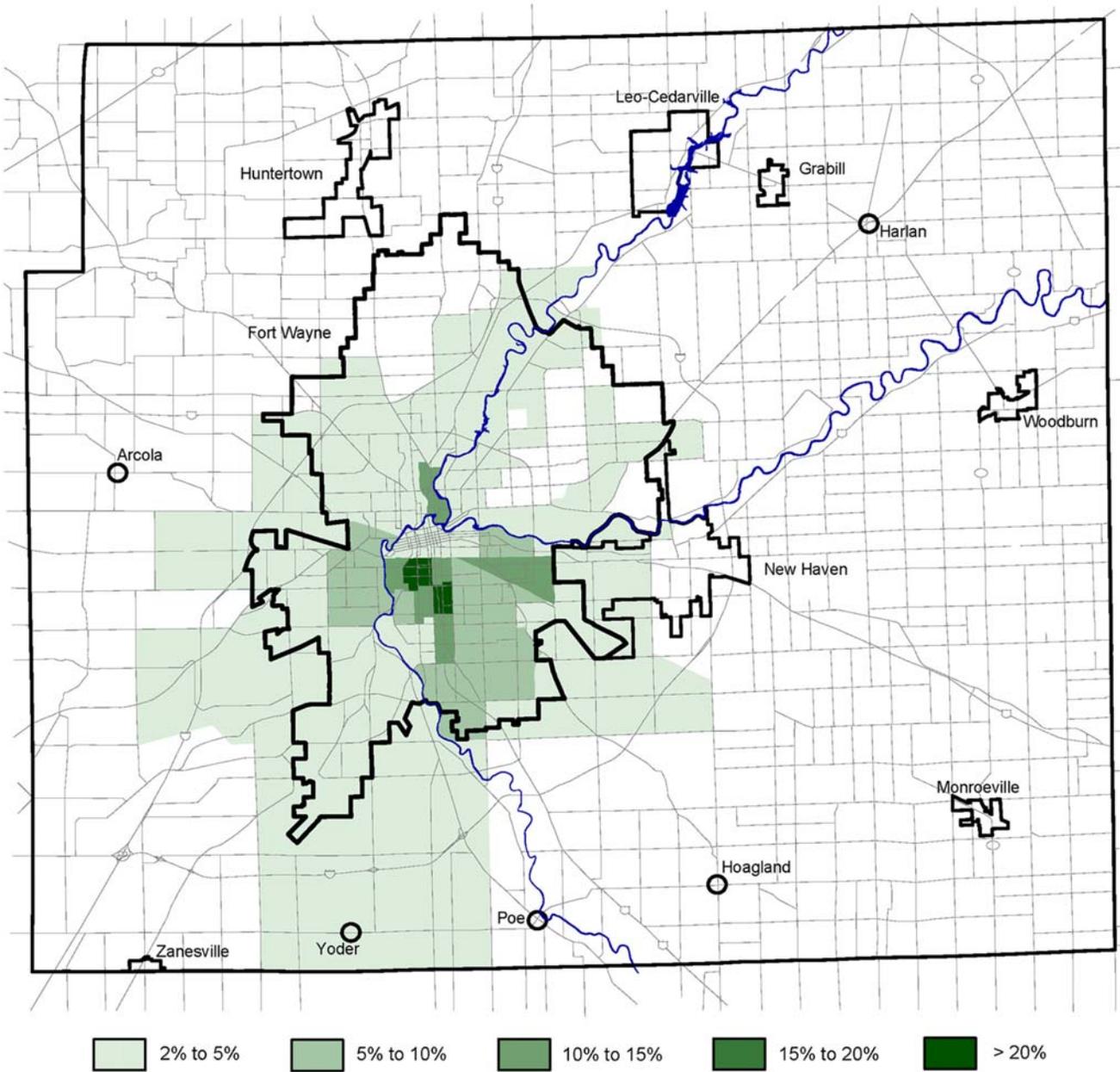
Map 3.10 shows the distribution of Hispanic Origin populations. Compared to African American populations, Hispanic populations are more evenly distributed throughout the City of Fort Wayne with a small concentration in the core part of the City.

Map 3.9: Percent of African American Population



Source: City of Fort Wayne

Map 3.10: Percent of Hispanic Origin Population



Source: City of Fort Wayne

Since the 2000 Census, the number of estimated deaths in Allen County was the 3rd highest in the State. The County's population growth can be attributed to increasing birth rates and international migration.

The natural increase in population is the difference between the number of births and the number of deaths. As shown in Table 3.11 below, Allen County's natural increase in population has slightly decreased over the past few years due to increases in the number of deaths. According to a study conducted by the Community Research Institute at Indiana University and Purdue University at Fort Wayne, Allen County's number of estimated deaths since the Census 2000 was the 3rd highest in the State, behind the two larger counties, Marion and Lake.

Push and pull factors or the dynamics of a community that repel and attract residents can be analyzed through migration rates. According to the Community Research Institute, internal migration takes place when people within the United States move into or out of a region; while international migration is the sum of legal immigration from abroad. From the three years beginning July of 2001 to July 2003, Allen County *lost* 2,858 residents due to internal migration.

Despite the loss of population due to increased deaths and internal migration, Allen County's population continues to grow because of its increasing birth rates and international migration. The increasing birthrate is partly due to the young age of the international population, which will remain in the child-bearing years for some time.

Table 3.11: Allen County Population Estimates Since the 2000 Census

Location	2000	2001	2002	2003
Previous Period Population:	331,849	332,673	334,973	337,310
Births	1,280	5,304	5,313	5,349
Deaths	651	2,578	2,617	2,675
Natural Increase	629	2,726	2,696	2,674
International Migration	210	839	839	839
Internal Migration	0	-1,132	-1,114	-612
Net Migration	210	-293	-275	-227
Residual	-15	-133	-84	-58
Population Estimate	332,673	334,973	337,310	340,153

Sources: Community Research Institute, Indian University and Purdue University at Fort Wayne

Educational Attainment

The level of education in Allen County is slightly above the state and national average for high school education, and below average for college education.

As shown in Table 3.12, 85.7 percent of Allen County residents over the age of 25 have completed high school or some level of college. For the City of Fort Wayne, this figure is only slightly lower at 83.2 percent. However, both of these figures exceed those of the state and nation at 82.1 percent and

80.4 percent respectively. In terms of the percentage of residents over age 25 with a Bachelor's Degree or higher, Fort Wayne's average of 19.4 percent is exactly the same as the average for the state of Indiana but lower than the averages for Allen County at 22.7 percent and the nation at 24.4 percent.

Table 3.12: Level of Education by Percent of Population-2000

Level of Education	Allen County	Fort Wayne	Indiana	U.S.
High School or Higher	85.7	83.2	82.1	80.4
Bachelors or Higher	22.7	19.4	19.4	24.4

Source: U.S. Census Bureau – City of Fort Wayne

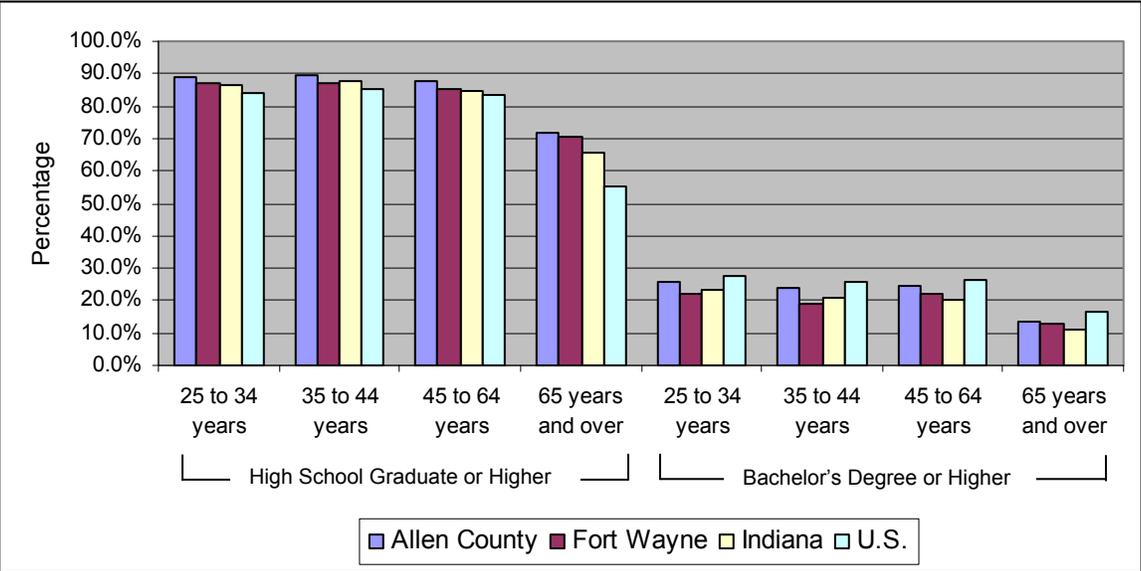
Allen County (including Fort Wayne), as Table 3.13 and Figure 3.7 show, has a greater percentage of high school graduates coming from all four age groups than Fort Wayne alone, the state, or the U.S. Allen County, Fort Wayne and the state, however, have a consistently smaller percentage of college graduates than the U.S. (see Economics section).

Table 3.13: Educational Attainment by Percentage of Age Group-2000

	Age Group	Allen County	Fort Wayne	Indiana	U.S.
High School Graduate or Higher	25 to 34 years	88.8%	87.2%	86.8%	83.9%
	35 to 44 years	89.8%	87.2%	87.7%	85.0%
	45 to 64 years	87.9%	85.0%	84.6%	83.2%
	65 years and over	72.0%	70.5%	65.5%	55.5%
Bachelor's Degree or Higher	25 to 34 years	25.6%	21.8%	23.4%	27.5%
	35 to 44 years	24.2%	19.1%	21.0%	25.9%
	45 to 64 years	24.4%	22.1%	20.5%	26.4%
	65 years and over	13.7%	12.8%	11.0%	16.4%

Source: U.S. Census Bureau

Figure 3.7: Educational Attainment by Age Group, 2000



Source: U.S. Census Bureau

The level of education, especially for younger residents, forms an important population base critical to economic development. College educated residents, in particular, provide a deep pool of human capital from which to draw a knowledge based work force. But higher education is not the only level of education critical to economic success. Training should also be available to those entering the work force to replace jobs left vacant by a retiring, mostly skilled, work force.

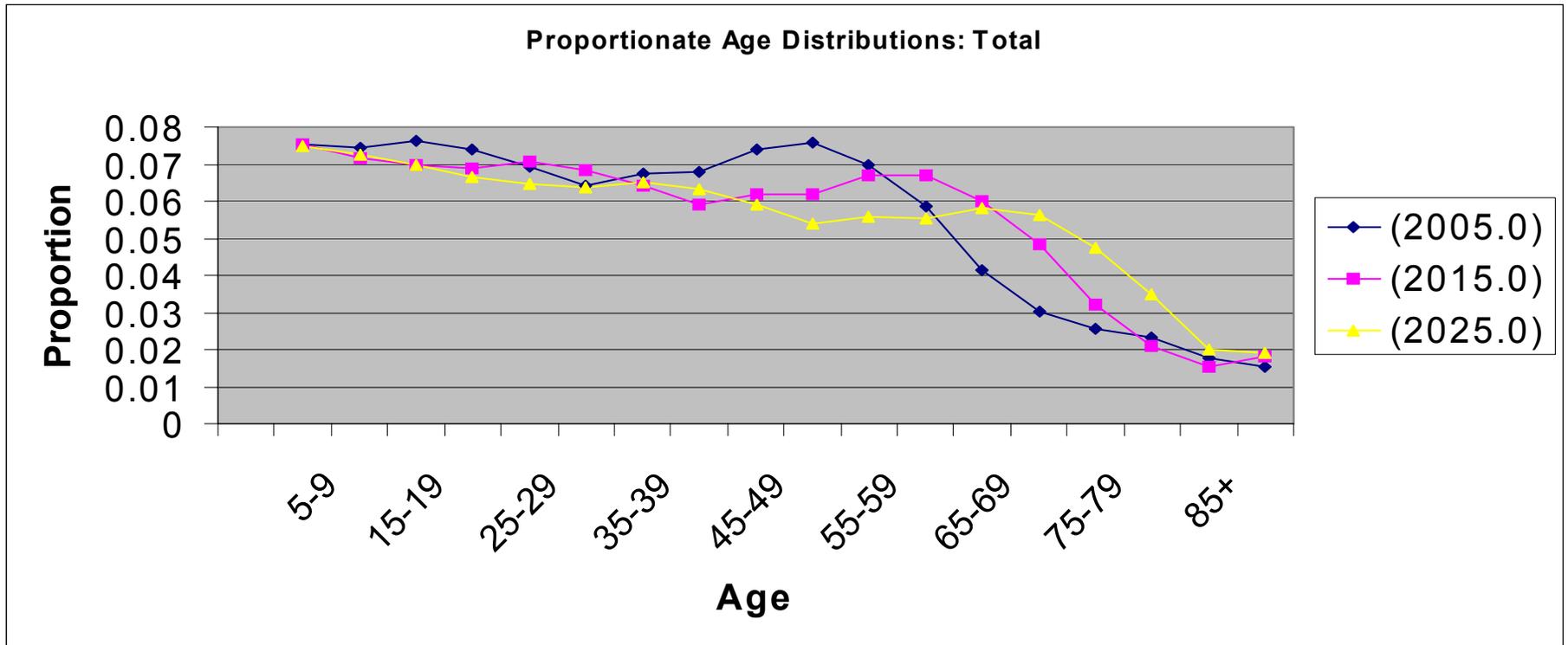
Appendix A

Table A. Allen County Population Projection by Holts

Summary of Trend Extrapolation Projections for Allen County					
Year	Census Population Estimate for July 1	Linear Regression	Holt's Exponential Smoothing (Constants = 0.2)	Holt's Exponential Smoothing (Constants = 0.3)	Holt's Exponential Smoothing (Optimal Constants)
1990	301,659	300,809			
1991	304,430	303,862	304,409	304,409	304,409
1992	307,128	306,915	307,163	307,167	307,181
1993	309,985	309,969	309,905	309,903	309,875
1994	312,277	313,022	312,673	312,683	312,741
1995	314,778	316,075	315,330	315,280	314,996
1996	318,087	319,128	317,934	317,803	317,480
1997	321,527	322,181	320,685	320,588	320,837
1998	325,489	325,235	323,608	323,653	324,332
1999	328,699	328,288	326,813	327,153	328,385
2000	332,673	331,341	330,095	330,705	331,620
2001	334,973	334,394	333,618	334,561	335,678
2002	337,310	337,447	336,951	337,987	337,922
2003	340,153	340,501	340,100	341,025	340,210
2004		343,554	343,189	343,927	343,049
2005		346,607	346,267	347,090	345,945
2006		349,660	349,346	350,253	348,841
2007		352,713	352,424	353,416	351,736
2008		355,767	355,503	356,579	354,632
2009		358,820	358,581	359,742	357,528
2010		361,873	361,660	362,905	360,424
2011		364,926	364,738	366,068	363,320
2012		367,979	367,817	369,231	366,216
2013		371,033	370,895	372,394	369,111
2014		374,086	373,974	375,557	372,007
2015		377,139	377,052	378,720	374,903
2016		380,192	380,131	381,882	377,799
2017		383,245	383,209	385,045	380,695
2018		386,299	386,288	388,208	383,591
2019		389,352	389,366	391,371	386,486
2020		392,405	392,445	394,534	389,382
2021		395,458	395,523	397,697	392,278
2022		398,511	398,602	400,860	395,174
2023		401,565	401,680	404,023	398,070
2024		404,618	404,759	407,186	400,966
2025		407,671	407,837	410,349	403,861

Source: Indiana University Business Research Center

Figure A. Proportionate Age Distribution Projections Trend by Cohort Survival



Source: City of Fort Wayne

Table B. Allen County Population Projection by Cohort Survival

Age Last Birthday	nN_x						Proportionate Age Distributions					
	Mid-year Pop.	nN_x	nN_x	nN_x	nN_x	nN_x	nC_x	nC_x	nC_x	nC_x	nC_x	nC_x
	(2000.0)	(2005.0)	(2010.0)	(2015.0)	(2020.0)	(2025.0)	(2000.0)	(2005.0)	(2010.0)	(2015.0)	(2020.0)	(2025.0)
0-4	25,727	25,940	26,720	27,981	29,095	29,900	0.07733	0.07512	0.07459	0.07523	0.07536	0.07475
5-9	26,326	25,697	25,911	26,692	27,954	29,069	0.07913	0.07442	0.07233	0.07176	0.07240	0.07267
10-14	25,646	26,308	25,681	25,897	26,678	27,940	0.07709	0.07619	0.07168	0.06962	0.06910	0.06985
15-19	24,011	25,604	26,267	25,644	25,861	26,644	0.07218	0.07415	0.07332	0.06894	0.06698	0.06661
20-24	22,248	23,956	25,549	26,213	25,594	25,814	0.06688	0.06938	0.07132	0.07048	0.06629	0.06454
25-29	23,319	22,183	23,889	25,479	26,145	25,530	0.07010	0.06424	0.06668	0.06850	0.06771	0.06383
30-34	23,533	23,225	22,096	23,799	25,387	26,053	0.07074	0.06726	0.06168	0.06398	0.06575	0.06513
35-39	25,720	23,410	23,109	21,990	23,690	25,277	0.07731	0.06779	0.06450	0.05912	0.06136	0.06319
40-44	26,458	25,543	23,258	22,968	21,863	23,561	0.07953	0.07397	0.06492	0.06175	0.05663	0.05890
45-49	24,534	26,143	25,257	23,013	22,740	21,660	0.07375	0.07571	0.07050	0.06187	0.05890	0.05415
50-54	20,947	24,063	25,670	24,827	22,644	22,396	0.06297	0.06968	0.07165	0.06675	0.05865	0.05599
55-59	15,016	20,281	23,335	24,939	24,160	22,071	0.04514	0.05873	0.06514	0.06705	0.06257	0.05518
60-64	11,330	14,248	19,307	22,269	23,866	23,177	0.03406	0.04126	0.05389	0.05987	0.06181	0.05794
65-69	9,904	10,503	13,265	18,051	20,883	22,457	0.02977	0.03042	0.03703	0.04853	0.05409	0.05614
70-74	9,702	8,771	9,356	11,894	16,282	18,924	0.02916	0.02540	0.02612	0.03198	0.04217	0.04731
75-79	8,124	8,004	7,316	7,871	10,106	13,961	0.02442	0.02318	0.02042	0.02116	0.02617	0.03490
80-84	5,328	6,092	6,095	5,658	6,161	8,019	0.01602	0.01764	0.01701	0.01521	0.01596	0.02005
85+	4,800	5,336	6,168	6,763	6,997	7,539	0.01443	0.01545	0.01722	0.01818	0.01812	0.01885
Total:	332,673	345,307	358,251	371,948	386,105	399,991	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000

Source: Indiana University Business Research Center

Figure B. 1970 to 2000 Actual Growth and 2005 to 2025 Projections



Source: City of Fort Wayne - ACP

Land Use

Introduction

Understanding the characteristics of the land and how the land within the incorporated and unincorporated areas of Allen County is currently being used is a key element of the plan. Land is an exhaustible resource that, once developed and converted to a use, is often difficult to change. Land will continue to be developed, but the pattern, rate, timing and location of that development are up to the individual community. The question is not whether the community will grow and change, but *how* it will grow and change.

This chapter of the Existing Conditions report provides a description of regional growth, the current pattern of development and the rate at which land is being consumed. It also identifies the remaining land that is suitable for development and the amount of land area necessary to support projected increases in population.

This chapter is organized into the following subsections:

- Scope
- Overview
- Regional Influence
- Developed Land: Pattern and Utilization
- Undeveloped Land: Preserve and Reserve Areas
- Developable Land
- Development Capacity

Scope and Methodology

This analysis serves as a general assessment of how land is currently being used in Allen County and Fort Wayne, the rate at which it is being consumed, and based on that rate, the amount of developed land necessary to support the projected population. It serves as a basis for building a future land use scenario for the community, which includes making choices about how and where future development should take place.

The analysis is based primarily on mapping data supplied by the City of Fort Wayne's Geographic Information System (GIS) and population projections provided by the Indiana University Business Research Center. The existing Allen County land use, including Fort Wayne, unincorporated Allen County and the remaining jurisdictions (Grabill, Hometown, Leo-Cedarville, Monroeville, New Haven, Woodburn, and Zanesville) are based on a 2003 GIS inventory from the City of Fort Wayne. References to Allen County include: the City of Fort Wayne, unincorporated Allen County within existing townships and the other jurisdictions within the County.

Key Findings

The following gives a brief overview of the key land use findings:

Regional Influence

- Surrounding counties toward the north and west of Allen County (Whitely, Noble, Dekalb) show steady population growth and solid commuter ties to Allen County.
- Between 1990 and 2000, 28.7 percent of the lots platted within Allen County were in Aboite Township.

Developed Land: Pattern and Utilization

- Land uses within Allen County and the City of Fort Wayne have become more spatially segregated.
- Next to agriculture (65.3 percent), single-family residential (14.7 percent) occupies the second largest amount of the total land area in the County.
- Over 50 percent of the County's developed land area is residential.
- Residential land use occupies the most land area (35.3 percent) within the City of Fort Wayne.
- All incorporated Allen County communities have similarly distributed land uses.
- Population density, according the U.S. Census, has declined from ten to less than five persons per acre as development has located outward from the City of Fort Wayne's core.
- Population density has declined in the City of Fort Wayne by 21 percent since 1987.
- Over the past 16 years, the amount of land within the City of Fort Wayne was developed or consumed (62.7 percent increase in developed land area) at over twice the population growth rate (27.5 percent).

- Growing Allen County communities surrounding the City of Fort Wayne have comparable densities.
- The amount of land consumed per household in the City of Fort Wayne (including recently annexed land) has increased by 27.3 percent since 1987.
- Per household land consumption is nearly three times more in the area outside the City of Fort Wayne than within the City.

Undeveloped Land: Preserve and Reserve

- Agricultural land with “prime” characteristics covers over 93.6 percent of the undeveloped land area in the County.
- Hydric soils (soils that have high moisture content) make up over 46.4 percent of the undeveloped land area in the County and City.
- Preserve and reserve lands, which include some agricultural land, make up over 11.2 percent of the County’s undeveloped land.

Developable Land

- Over 17.0 percent of the undeveloped land area is classified as both preserve and reserve.

Development Capacity

- Allen County is projected to grow to approximately 410,349 persons (Holts) by 2025.
- Development densities, or persons per developed acre, vary by location within the County, and range from 5.99 persons per developed acre within the area of Fort Wayne developed prior to 1950 to 0.70 persons per developed acre within the rural area.
- At densities representing the Post-1950 area (2.77 persons per acre), the amount of land necessary to support future population projections is equal to ten percent of the remaining developable land.

Policy Implications

Derived from the assessment and the key findings, the following implications should be considered when formulating planning policies:

- Strong regional commuting links means people today live “regionally.”
- Declining population densities mean an increase in infrastructure costs and public services, loss in productivity and, potentially, overall economic performance.
- Spatially segregated land uses means an increase in vehicle miles traveled, energy consumption and pollution.
- Development control through zoning districts not only means separate uses, it also means a separation of the natural environment from the man-made environment.
- Lower population densities of land consumed at the periphery means an encroachment on environmentally sensitive lands and loss of rural character.

- Lack of incentives to improve underdeveloped and vacant land, especially toward the center of Allen County, means continued investment in development at the periphery.
- Investment in the core means having a direct “return” to the entire regional economy.

Regional Influence

Surrounding counties toward the north and west of Allen County (Whitley, Noble, Dekalb) show steady population growth and solid commuter ties to Allen County.

As stated earlier (see Demographics) the counties adjacent to, and within, the seven county region (especially the counties directly north and west of Allen County) have all experienced positive population growth rates with many exceeding Allen County’s 10.3 percent growth rate from 1990-2000.

Noble County leads the other counties with a 22.2 percent growth rate followed by Dekalb (14.0 percent) and Whitley (11.1 percent) Counties. Although outside the seven county region, the second tier of counties have also experienced similar growth rates ranging from 20.9 (Steuben County) to 13.4 percent (Kosciusko County). Counties south and east of Allen County have grown at slower rates, with several nearby Ohio counties (Paulding and Van Wert) losing population.

Map 4.1: Regional Commuting Patterns



Source: Stats Indiana

*Based on year 2000 tax returns (Indiana Department of Revenue)

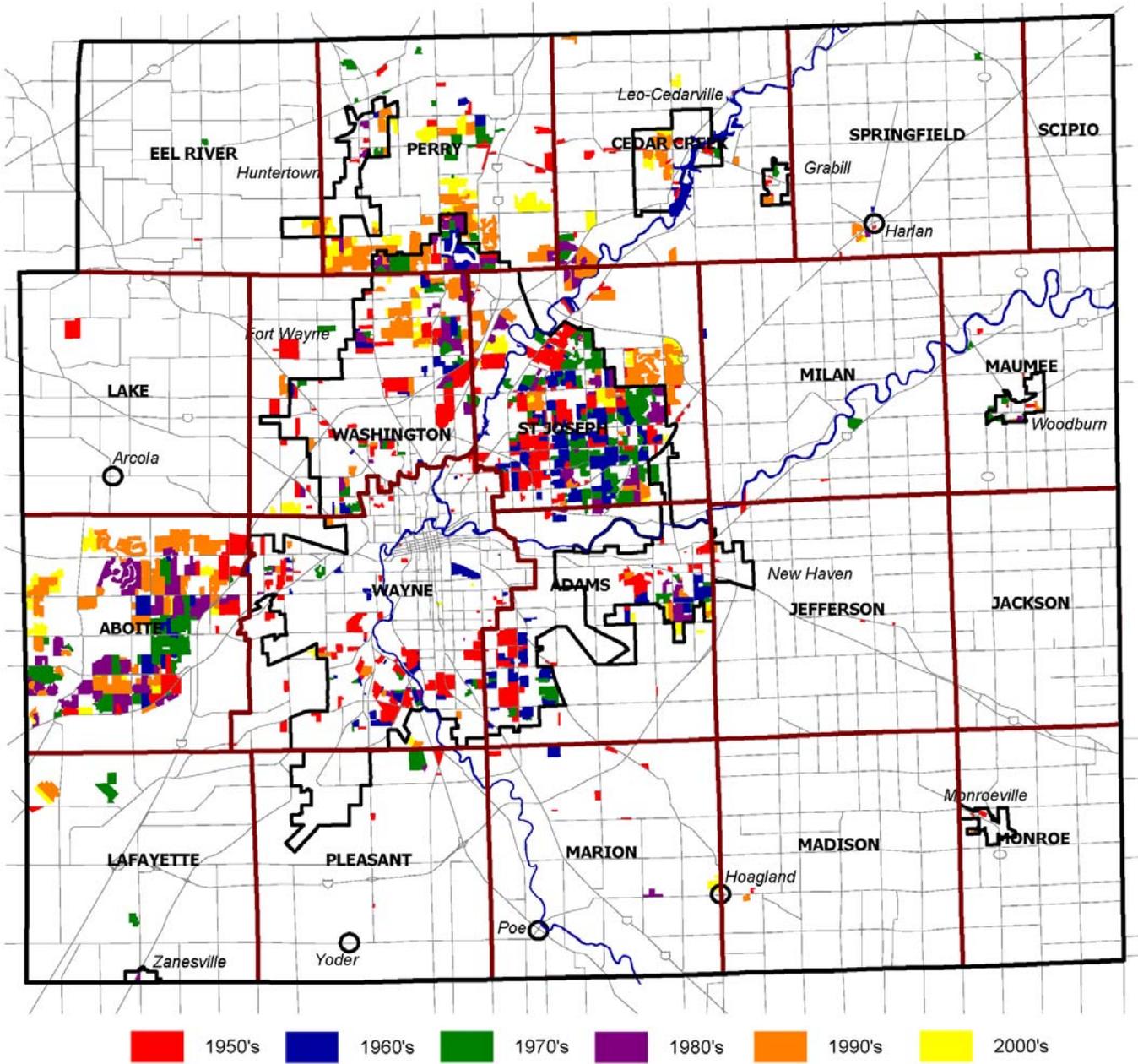
The ties are even more apparent when looking at regional commuting patterns. Allen County and Fort Wayne remain as the region's primary job center, importing over 25,000 employees. Over 90 percent of these employees are from the adjacent tier of counties. (See Map 4.1)

Between 1990 and 2000, 28.7 percent of the lots platted within Allen County were in Aboite Township.

Map 4.2 shows subdivision activity in Allen County and Fort Wayne over the past 50 years. Most of the platting activity in the past 50 years has been mostly suburban and outside the core or urban part of the City of Fort Wayne, but within the current City boundaries. This area forms what would be considered the older, suburban part of the City and County. Between 1990 and 2000, an increasing amount of residential platting activity occurred in the western, northern and northeastern parts of the County.

Aboite Township (west) platted the largest number of single-family subdivisions between 1990 and 2000 (116), followed by St. Joseph Township (northeast) at 93, and Perry Township (north) at 85. The average number of acres per parcel was 2.16 with Jefferson Township having the highest number of acres per parcel (3.0) and Maumee Township having the lowest (1.33) due to their agricultural land uses.

Map 4.2: Subdivision Activity (1950's-2000's), Allen County



Source: City of Fort Wayne

Several factors have contributed to growth in the western and northern parts of the community, especially residential development in these areas. The first involves the general attractiveness of the school districts to new residents. Second, the availability of utilities, especially sanitary sewer, has also contributed to fueling this growth (see Utilities chapter). Third, commuting patterns and improved accessibility to employment centers from outlying areas has also been a contributing factor.

Density: The population of an area divided by the amount of urbanized land in that same area.

Developable Land: Developable land is land (mostly agricultural and vacant) minus land that is either physically or naturally constrained and is protected from development (e.g. floodway, nature preserves, etc.)

Developed Land: Urbanized land includes all the land that is urbanized to accommodate growth. This includes residential, commercial, industrial, roads, urban parks, etc.

Mixed-Use: A form of development in which two or more uses are located within the same building. This is distinguished from multi-use where several uses may exist on the same site, but are not integrated.

Vacant Land: This land is presently not classified as an agricultural use; or not being used to support an urban activity including land that is mostly void of physical structures.

Developed Land: Pattern and Utilization

How the land is currently being used, both in the pattern of development and the proportion of land uses to the total land area (and developed land) is critical to understanding the future use of land. This also includes the utilization of the land and how efficiently the population is distributed over the area. Utilization and efficiency are expressed in terms of population density (persons per acre) and land consumption (acres per person or per household).

Land uses within Allen County and the City of Fort Wayne have become more spatially segregated.

Map 4.3 shows a development pattern typical of most urbanizing areas that has occurred as a result of land use regulation or the “zoning” of uses. The pattern of uses within the core area of Fort Wayne reveals small concentrations of nonresidential uses (commercial, industrial, office, etc.) adjacent to residential districts, creating a distinct neighborhood pattern. This area was largely developed *prior* to zoning or the segregation of uses (mostly housing separated from shopping and work) through the application of land use “districts”.

Moving out from the core it becomes apparent that commercial and industrial uses are more concentrated, to the exclusion of other uses including residences, on large parcels at major intersections (e.g. Coliseum Boulevard and S.R. 27) or interchanges and along major roadway arterials. The distance from a residence to the center of a shopping area is measured in miles compared to blocks in the core part of the community. This area was largely developed *after* zoning, physically segregating housing from shopping and work through districting. Even in several of the outlying communities (Leo-Cedarville, Hometown, Grabill, etc.) the pattern is similar.

A review of the City zoning regulations shows that, with the exception of the downtown districts provisions and the Board of Zoning Appeals allowing very specific “contingent” and “special uses” in any district (under certain conditions), the ability to mix residential with shopping and employment is limited. Instead, these districts allow multiple uses that are permitted in the same district but are typically separated by setbacks and buffers and not fully integrated as a true mixed use (e.g. downtown Fort

Wayne). In Allen County, the ability to mix housing with retail and employment areas under current zoning is restricted in a similar way.

Next to agriculture (65.3 percent), single family residential (14.7 percent) occupies the second largest amount of the total land area in the County.

Allen County, the largest County in Indiana in terms of land area, includes approximately 422,484 acres or 660 square miles of land within its jurisdictional boundaries. Agricultural lands make up 65.3 percent of the total land area in the County. The other dominant land use, single-family residential, makes up 14.7 percent of the total land area in the County. Multi-family occupies the least land area of all uses at 0.7 percent.

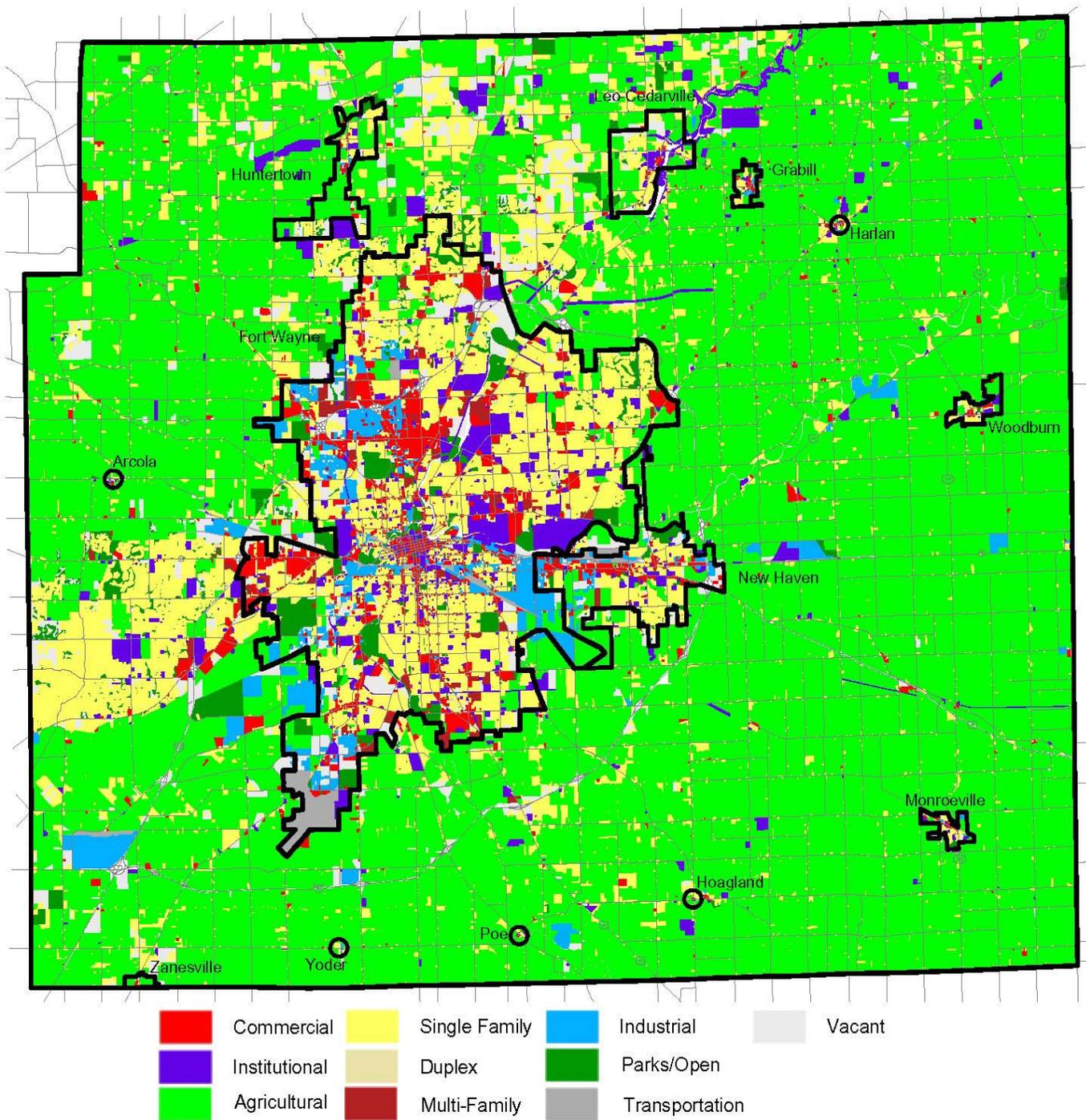
Non-residential uses, including commercial, industrial, and other uses (government, schools, utilities, etc.) make up 7.5 percent of the total land area. With the exception of Downtown Fort Wayne, most of the commercial development is situated along major corridors (e.g. U.S. Routes 27 and 33), intersections, and interchanges with I-69 and I-469. Other non-residential uses occupy 3.3 percent of the County, followed by industrial and commercial, both at 1.8 percent. Parks and open space occupy 2.4 percent of the land area. Approximately 4.4 percent of the land in the County is vacant. Map 4.3 illustrates the existing land use for the Allen County, the City of Fort Wayne and the remaining incorporated jurisdictions.

Over 50 percent of the County's developed land area is residential.

Developed land area includes all the land (less vacant and agriculture) that is currently under development (see side bar for explanation). Of the County's total land area, nearly 30 percent or 128,105 acres is already developed. Of this amount, over 50 percent is in residential (single-family and multi-family) use. Over 56 percent of the developed land within the unincorporated part of the County is residential. Residential occupies the largest amount of the developed acreage in the County as a whole, and within the unincorporated portion of the County (Table 4.3). Even though residential is a major land use in the City (over 18 percent of the developed land), it does not occupy nearly as much of the developed land as in the area outside the City.

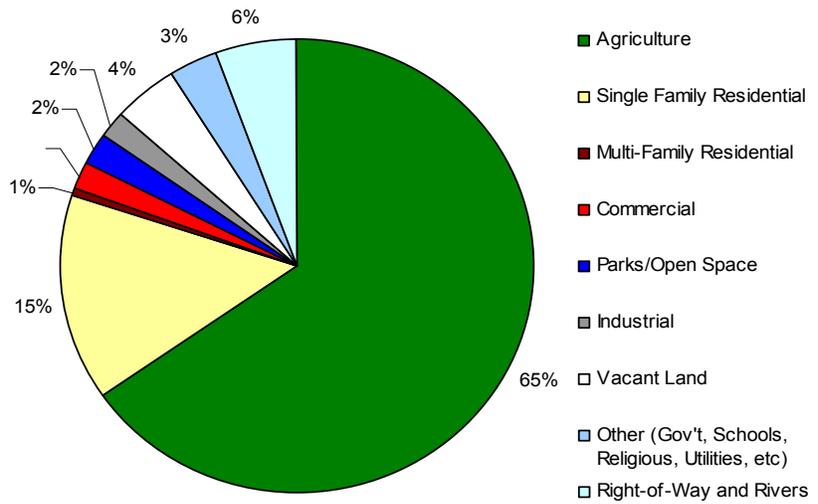
The land use pattern in Fort Wayne is considerably different than the community as a whole. Single family development is the most dominant land use in Fort Wayne, and has increased by 7.26 percent since 1987. Multi-family housing did not increase at the same rate as single family housing. During the same time period multi-family housing only increased by .03 percent. Vacant land decreased by 1.94 percent in the City. Figures 4.1-4.2 show the breakdown of land uses in the County.

Map 4.3: Existing Land Use, Allen County



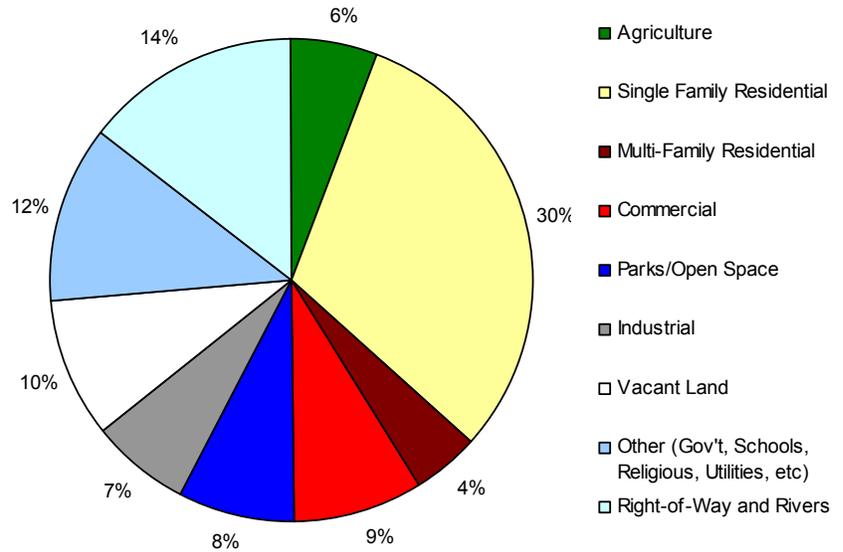
Source: City of Fort Wayne

Figure 4.1: Existing Land Use, Allen County



Source: City of Fort Wayne

Figure 4.2: Existing Land Use, City of Fort Wayne



Source: City of Fort Wayne

Table 4.1: Existing Land Use, Allen County-2003

Land Use	Acres	Percentage
Agriculture	275,759	65.3%
Single Family Residential	62,086	14.7%
Multi-Family Residential	3,026	0.7%
Commercial	7,443	1.8%
Parks/Open Space	10,200	2.4%
Industrial	7,786	1.8%
Vacant Land	18,614	4.4%
Other (Gov't, Schools, Religious, Utilities, etc)	13,948	3.3%
Public Right-of-Way and Rivers	23,625	5.6%
Total	422,484	100%

Source: City of Fort Wayne

Table 4.2: 1987 Land Use, City of Fort Wayne

Land Use	Acres	Percentage
Agriculture	2,339	6.2%
Single Family Residential	11,017	29.0%
Multi-Family Residential	1,643	4.3%
Commercial	2,807	7.4%
Parks/Open Space	1,955	5.1%
Industrial	1,901	5.0%
Vacant Land	5,035	13.2%
Other (Gov't, Schools, Religious, Utilities, etc)	5,476	14.4%
Public Right-of-Way and Rivers	5,856	15.4%
Total	38,029	100.0%

Source: City of Fort Wayne

Table 4.3: Existing Land Use, Unincorporated Area

Land Use	Acres	Percentage
Agriculture	268,933	76.2%
Single Family Residential	40,789	11.6%
Multi-Family Residential	286	0.1%
Commercial	1,792	0.5%
Parks/Open Space	4,978	1.4%
Industrial	3,278	0.9%
Vacant Land	11,575	3.3%
Other (Gov't, Schools, Religious, Utilities, etc)	6,337	1.8%
Public Right-of-Way and Rivers	14,738	4.2%
Total	352,706	100.0%

Source: City of Fort Wayne

Residential land use occupies the most land area (35.3 percent) within the City of Fort Wayne.

Although residential land use does not occupy as much of the total land area in the City as it does in the overall County, it is still the largest land use, followed by rights-of-way (14.6 percent) and rivers and other uses (11.8 percent). Vacant and agricultural land combined makes up 15.5 percent of the total land area.

Within the City of Fort Wayne, comparing the 2003 land use with the 1987 land use (from the 1987 Fort Wayne Land Use Study) shows not only an increase in the percentage of land area devoted to residential (from 29.0

percent to 31.0 percent of the land area) but also an increase in the conversion of land to non-residential uses.

Commercial uses accounted for 7.4 percent of the total land area in 1987 in Fort Wayne, increasing to 8.6 percent and adding another 2,265 acres, or nearly doubling the amount of commercial land. Assuming an average density of 10,000 square feet per acre (typical of most suburban retail development), amounts to nearly 22,650,000 square feet. On a per household basis, this represents an increase of .04 to .06 square feet per household.

Land devoted to industrial uses increased, in the same time period, from 5.0 to 6.6 percent of the total land area or an increase of 1,971 acres. The amount of land dedicated to parks and open space also increased from 5.1 percent in 1987 to 7.8 percent or 2,603 acres.

Vacant land accounts for nearly 9.7 percent of the total land area in the City of Fort Wayne, a 3.5 percent drop of 663 acres since 1987. This may include development of infill sites or sites that were suitable for development.

Table 4.4: Existing Land Use, City of Fort Wayne-2003

Land Use	Acres	Percentage
Agriculture	3,419	5.8%
Single Family Residential	18,268	31.0%
Multi-Family Residential	2,556	4.3%
Commercial	5,072	8.6%
Parks/Open Space	4,598	7.8%
Industrial	3,872	6.6%
Vacant Land	5,698	9.7%
Other (Gov't, Schools, Religious, Utilities, etc)	6,938	11.8%
Public Right-of-Way and Rivers	8,586	14.6%
Total	59,007	100.0%

Source: City of Fort Wayne

All incorporated Allen County communities have similarly distributed land uses.

As Table 4.5 shows, a majority of the land area within incorporated Allen County is devoted to either agricultural or residential use. Although the distribution of non-residential land uses is similar to Allen County and Fort Wayne, incorporated Allen County has a proportionally larger amount of vacant land available, with over 15 percent of the land without an identified use.

Table 4.5: Outlying Jurisdictions Land Use, 2003

	Grabill	Percent of Total Land Area	Percent of Developed Land Area	Huntertown	Percent of Total Land Area	Percent of Developed Land Area	New Haven	Percent of Total Land Area	Percent of Developed Land Area
Agriculture	112.5	32.7%		1,022.9	49.0%		1,182.1	22.7%	
Single Family	102.7	29.9%	45%	465.7	22.3%	62%	1,444.3	27.7%	42.5%
Multi-Family	2.9	0.8%	1%	3.6	0.2%	0%	171.3	3.3%	5.0%
Commercial	22.0	6.4%	10%	60.7	2.9%	8%	412.1	7.9%	12.1%
Parks/Open Space	22.7	6.6%	10%	116.2	5.6%	16%	338.1	6.5%	10.0%
Industrial	49.8	14.5%	22%	28.1	1.3%	4%	510.0	9.8%	15.0%
Vacant	2.8	0.8%		319.4	15.3%		631.8	12.1%	
Other	9.1	2.7%	4%	71.1	3.4%	10%	275.0	5.3%	8.1%
ROWs and Rivers	19.5	5.7%	9%	0.0	0.0%	0%	243.7	4.7%	7.2%
Total Land Area	344.0	100.0%		2,087.8	100.0%		5,208.5	100.0%	
Developed Land Area*	228.8	66.5%	100%	745.5	35.7%	100%	3,394.5	65.2%	100%
Undeveloped Land Area	115.2	33.5%		1,342.3	64.3%		1,814.0	34.8%	

	Monroeville	Percent of Total Land Area	Percent of Developed Land Area	Leo- Cedarville	Percent of Total Land Area	Percent of Developed Land Area	Woodburn	Percent of Total Land Area	Percent of Developed Land Area
Agriculture	100.5	24.7%		806.5	36.8%		182.1	34.3%	
Single Family	139.7	34.3%	47%	701.2	32.0%	67%	175.0	33.0%	54.4%
Multi-Family	1.6	0.4%	1%	0.0	0.0%	0%	4.4	0.8%	1.4%
Commercial	13.6	3.4%	5%	32.3	1.5%	3%	38.5	7.2%	12.0%
Parks/Open Space	36.1	8.9%	12%	97.5	4.4%	9%	12.6	2.4%	3.9%
Industrial	38.4	9.4%	13%	0.0	0.0%	0%	9.0	1.7%	2.8%
Vacant	11.5	2.8%		347.5	15.8%		27.4	5.2%	
Other	40.5	10.0%	14%	208.1	9.5%	20%	68.9	13.0%	21.4%
ROWs and Rivers	24.8	6.1%	8%	0.0	0.0%	0%	13.2	2.5%	4.1%
Total Land Area	406.7	100.0%		2,193.2	100.0%		531.0	100.0%	
Developed Land Area*	294.7	72.5%	100%	1,039.2	47.4%	100%	321.5	60.6%	100%
Undeveloped Land Area	112.0	27.5%		1,154.0	52.6%		209.5	39.4%	

Source: City of Fort Wayne

Population density, according the U.S. Census, has declined from ten to less than five persons per acre as development has located outward from the City of Fort Wayne’s core.

As Map 4.4 shows, population density (according to the U.S. Census) has decreased as development has moved outward from Fort Wayne’s core, especially within the unincorporated portion of Allen County. Other higher density areas in the Community are in New Haven, Hometown, Grabill, Woodburn and Monroeville. Older neighborhoods closer to the urban core also have high densities when compared to the County, while areas in unincorporated Allen County typically have lower densities. This is based on the Census definition of Urbanized Area as any area with a central place of 50,000 or more residents and a population density of 1,000 people or more per square mile (640 acres), excluding the inner ring and most suburban areas. While the Census measurement of density is valid, it is not a measurement of the amount of developed land that each person requires to live in the City and County. Map 4.4 illustrates the population density in the year 2000, by Census Block, over the entire County.

Population density, based on developed land area, has declined in the City of Fort Wayne by 21 percent since 1987.

Density, as used here, is measured by calculating the number of residents per acre of developed land. For the City of Fort Wayne (this information was not available for Allen County as a whole), the overall 1987 population density was 5.6 persons per developed acre. However, in 2003 the density dropped to 4.4 persons per developed acre, for a 21 percent decrease. This decline in density is primarily due to the rapid growth in suburban Fort Wayne and the result of annexing significant amounts of mostly developed acreage from the County into the City over that time period.

A declining population density indicates that land is not being used as efficiently as it once was. Growth in outlying areas has been occurring for over 50 years in Fort Wayne and other similar Midwest communities, but this 21 percent drop in density has occurred *recently* or over the past 17 years. A decrease in density not only means more land is being consumed at an increasing rate, but necessary infrastructure and associated costs – sewer, water, roadways - required to serve the newly developed land has increased as well. The increased costs can be found in both capital (construction) costs and operating or service costs.

In a recent study (Speir and Stevenson, 2002) it was found that “lot size” (or density) is the spatial attribute that has the most impact on water and sewer operating costs. In other words, they were able to demonstrate that dispersed large lots at low densities result in significantly higher public service costs than smaller lots closer together.

It was also found in a University of Kentucky analysis of 10 Kentucky counties (Table 4.6) that the per unit costs (to the governments) for police,

fire, highway, schools, sewer, and solid waste services were consistently lowest in counties whose growth was more concentrated in established areas. The more established places, it was concluded, accommodate growth at lower costs than newer, more spread out ones, with fire protection, schools, and police driving much of the result.

Table 4.6: Dollar Costs of New Services per 1,000 New Residents for a Family of Four (Bollinger, Berger, and Thompson)

Central City Counties	Development Pattern	Cost
Fayette	(more concentrated)	(\$1.08)
Jefferson	(more spread out)	\$37.55
Suburban Counties		
Shelby	(more concentrated)	\$88.27
Pendelton	(more spread out)	\$1,222.39
Counties with Small Towns		
Warren	(more concentrated)	\$53.89
Pulaski	(more spread out)	\$239.93
Outer ring and rural		
Gerrard	(more concentrated)	\$454.51
McCracken	(more spread out)	\$618.90

* Services include police, fire, highway, schools, sewer, and solid waste)

Over the past 16 years, the City of Fort Wayne’s developed land area increased by 62.7 percent which was over twice the population growth rate of 27.5 percent.

Nationally, between 1982 and 1997, the amount of urbanized land in the United States increased by 47 percent. During that same time period, the nation’s population grew by 17 percent. Most metropolitan areas are consuming land for urbanization much more rapidly than they are adding population, especially in the Northeast and Midwest.

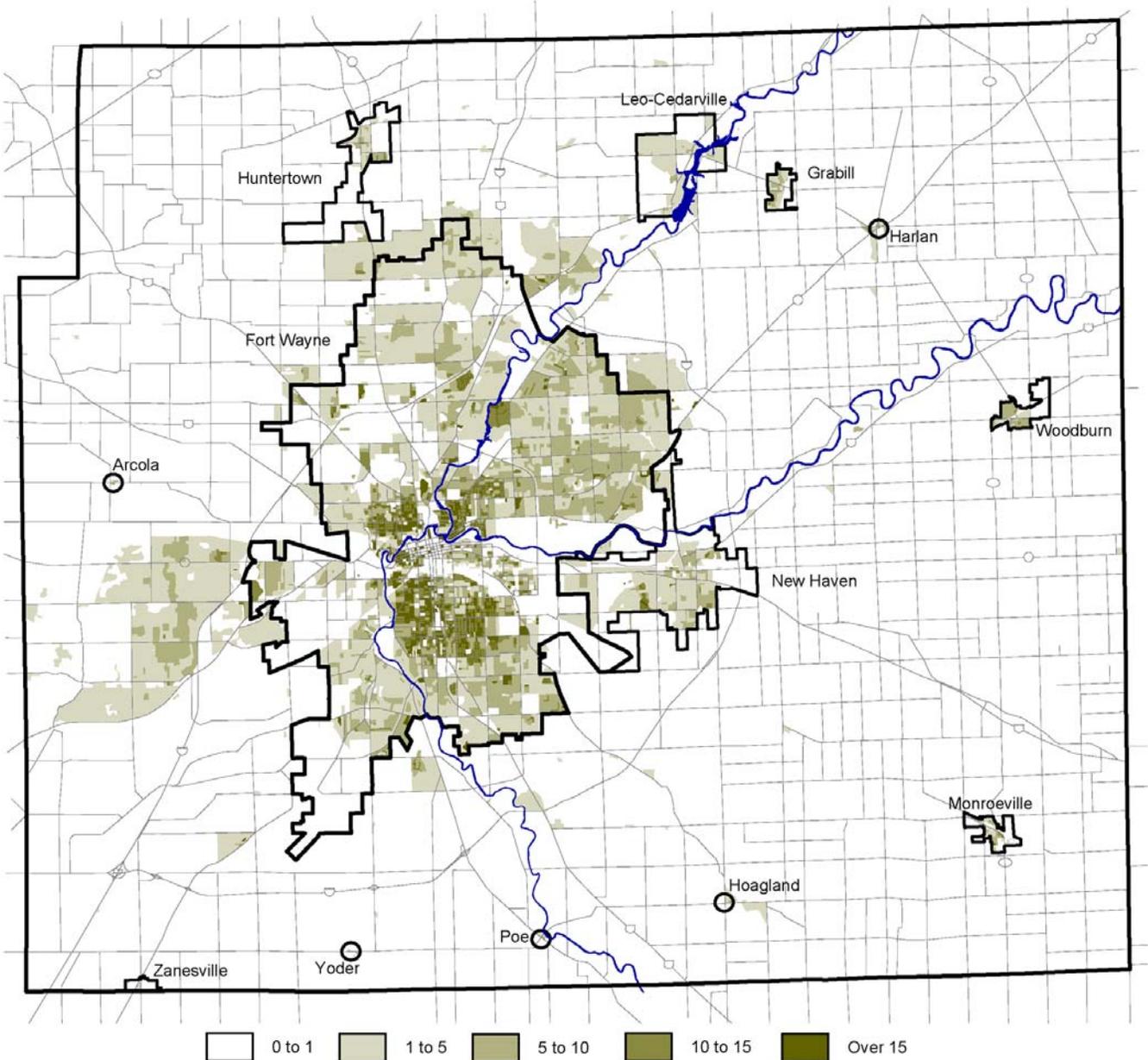
As Table 4.7 shows, in 1987 the Fort Wayne Metropolitan Statistical Area or Fort Wayne MSA (which includes Allen, Adams, Dekalb, Huntington, Wells, and Whitley Counties) had a population density of 3.63 persons per acre. By 1997, the density dropped by over 19 percent. When compared to peer communities, the Fort Wayne MSA ranked second in the drop in density but was comparable to a 19.03 percent average drop across other Midwest MSA’s. The amount of land area consumed within the Fort Wayne MSA increased by over 39 percent in the same 15 year time period, while the population increased by 12.3 percent.

Table 4.7: Comparison of Change in Population, Urbanized Land and Density to Peer Community MSA's– 1987-1997

MSA	Density 1997 Persons/Acre	Pop. Change 1982-1997	Urbanized Land Change 1982-1997	Change in Density 1982-1997
South Bend, IN	4.16	8.9%	35.9%	-19.8%
Fort Wayne, IN	3.63	12.3%	39.5%	-19.5%
Evansville, IN	3.35	4.8%	22.1%	-14.2%
Dayton, OH	3.64	1.8%	17.9%	-13.6%
Grand Rapids, MI	3.32	26.9%	45.2%	-12.6%
Des Moines, IA	4.26	18.6%	35.3%	-12.3%
Madison, WI	4.89	24.2%	32.1%	-6.0%
Average	3.3	12.7%	27.4%	-11.2%

Source: The Brookings Institution

Map 4.4: 2000 Block Population Density – Persons Per Acre



Source: U.S. Census Bureau – City of Fort Wayne

Growing Allen County communities surrounding the City of Fort Wayne have comparable densities.

As Table 4.8 shows, densities in surrounding communities also vary, regardless of the population and the amount of developed area. The highest density areas are Grabill and Woodburn with Leo-Cedarville with the lowest population density. Leo-Cedarville and Hometown, the communities with the most recent increases in population growth, were also the closest to Allen County’s overall density of 2.6 persons per acre. Data was not available for Zanesville.

Table 4.8: Acres Per Person of Developed Land Area

Location	Developed Land Area	Population Estimate 2003	Persons/Acre
Grabill	228.8	1,147	5.01
Hometown	745.5	2,335	3.13
Leo-Cedarville	1,039.2	2,874	2.77
Monroeville	294.7	1,275	4.33
New Haven	3,394.5	13,592	4.00
Woodburn	321.5	1,629	5.07
Zanesville	N.A.	602	N.A.
Average			4.05

Source: US Census Bureau of Population and City of Fort Wayne

The amount of land consumed per household in the City of Fort Wayne (including recently annexed land) has increased by 27.3 percent since 1987.

Land consumption patterns provide an understanding of how an area has utilized its capacity of developable land. In other words, this measurement reinforces the direct correlation between land consumption and density. The per household land consumption (PHLC) is another indicator that measures the efficiency of land development by trends in density over a period of time. PHLC is calculated by dividing the total developed land by the number of households that reside in the developed area, excluding the population living in group quarters such as colleges, prisons, and other institutionalized dwelling units. Also excluded is a portion (50 percent) of those uses that were considered regional in size or served a much larger population than Allen County, including Fort Wayne. A decrease in PHLC over time represents an increase in the density of development, while an increase in PHLC indicates a decrease in the density of development.

As an example, Table 4.9 shows, the City of Fort Wayne’s PHLC grew by 27.3 percent from 0.44 acres per household in 1987 to 0.56 acres per household in 2003. These figures indicate that over a 16-year period, the City of Fort Wayne consumed land at an increasing rate but with lower development densities and possibly less efficient use of developable land.

Table 4.9: Change in per Household Land Consumption, 1987-2003

	1987	2003	Percent Change
Population	172868	220486	27.5%
Number of Households	68951	87535	26.9%
Developed Land	30655	48666	58.8%
PHLC	0.44	0.56	27.3%

Source: U.S. Census-City of Fort Wayne

Per household land consumption is nearly three times more in the area outside the City of Fort Wayne than within the City.

The amount of land consumed per household in 2003 (using 2003 Census estimates and 2003 land use data) varied considerably, depending on the location. Within the City, the amount of land area consumed per household at 0.56 acres was nearly half of what was consumed over the entire County.

Table 4.10: 2003 Estimated Household Size & Per Household Land Consumption

Estimated 2003 Data	Allen County	Fort Wayne	Allen County Less City of Fort Wayne
Total Population	340,153	220,486	119,667
Number of Households	133,452	87,535	45,917
Population in Group Quarters	5,832	5,343	489
Estimated population in household	335,321	210,181	119,178
Average Household Size	2.56	2.46	2.61
Estimated Avg. Household Size	2.51	2.40	2.73
Developed Area Less Regional Uses (Acres)	126,645	48,666	77,979
PHLC (per household land consumption)	0.95	0.56	1.70

Source: ACP-City of Fort Wayne

Undeveloped Land: Preserve and Reserve

Undeveloped land covers over 70 percent of the total land area in the County and includes land that is currently in agricultural use or vacant. This area is further composed of land that is permanently protected and land that could be developed, but with limitations (e.g. steep slopes, floodplain, etc.) Although technically capable of being developed, a portion of this land is not suitable for development. This section distinguishes those lands that are not suitable for development from the total, undeveloped land area in order to determine the amount of land available for development.

Land with prime agricultural soils covers over 93.6 percent of the undeveloped land area in the County and City.

Over 99 percent of the agriculture land in Allen County is of prime agricultural quality. Prime agricultural land, as defined by the Natural Resources Conservation Service (NCRS) is “that land which is best suited for producing food, feed, forage, fiber, and oilseed crops. It has the soil quality, growing season and moisture supply content to produce sustained yields of crops economically if treated and managed according to modern

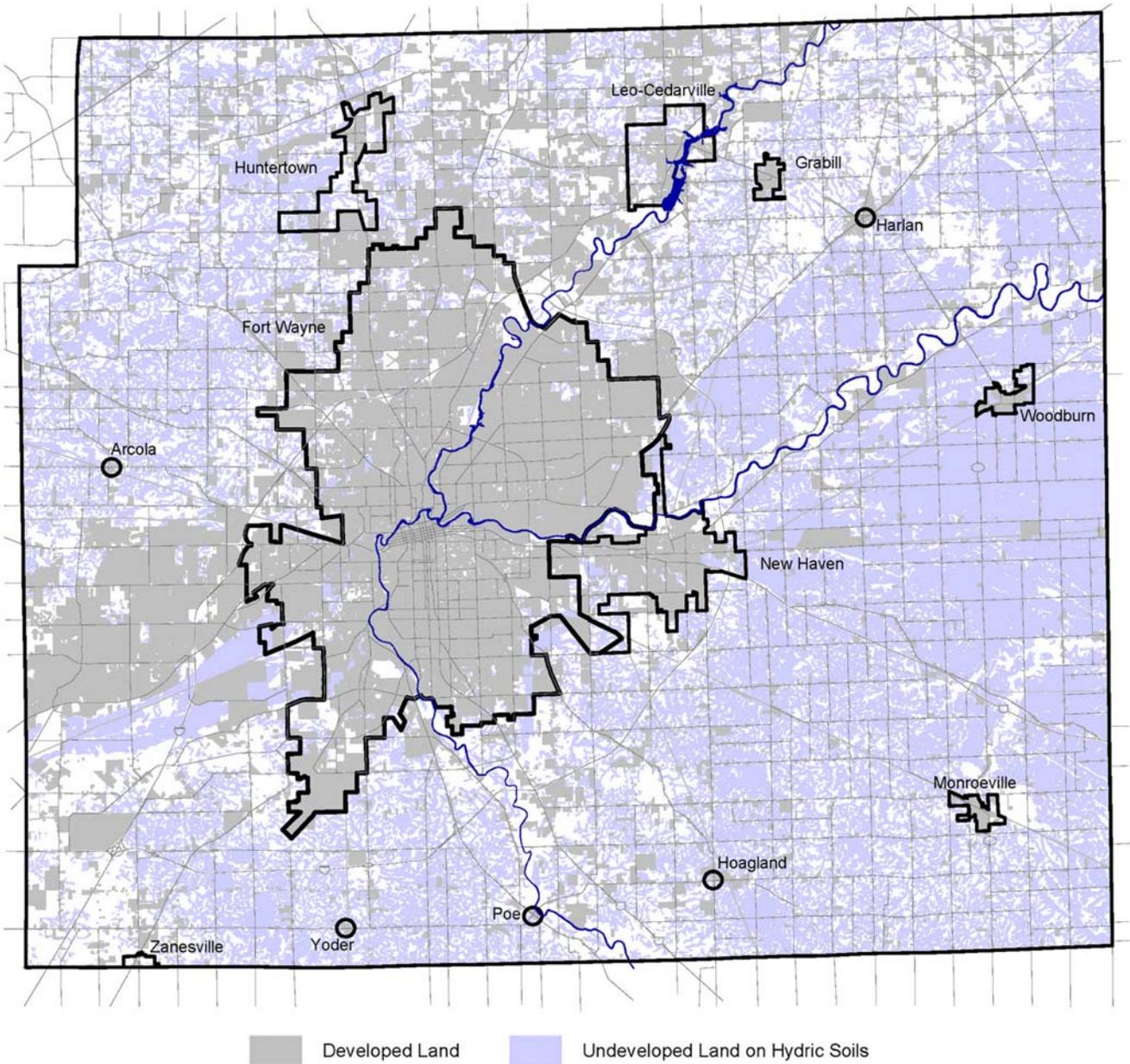
farming methods.” According to the National Resource Inventory, (NRI), between 1982 and 1997, Indiana urban-suburban development increased by 67 square miles or 434,600 acres, with the most loss coming from farmland. Indiana ranked 7th in the U.S. in loss of prime agricultural land between 1992 and 1997. In that same five year time period, Allen County lost 3.3 percent of its farmland to urbanization, or nearly 9,345 acres at a rate of 1,800 acres per year.

In the areas served by central sewer, the pattern of development does not consume as much land as the areas without central sewer (see Utilities chapter). The areas without central sewer require larger lots to accommodate on-site treatment systems, with even larger lots necessary in areas with poorly drained, hydric soils. It is this pattern of development that consumes the largest amount of land, most of which is productive farmland, leaving a patchwork of developed land that makes it difficult to farm the remaining agricultural land economically. Excess land that is now a part of each individual lot as yard space could be consolidated into larger tracts of interconnected land that could be developed at the same overall density.

Hydric soils make up over 46.4 percent of the undeveloped land area in the County and City.

Hydric soils, or soils that have a high moisture content, make up 136,610 acres or nearly half of the undeveloped land area. Hydric soils are defined as saturated soils at or near the surface for sustained periods of time during the growing season. The primary restriction on hydric soils is their use as development sites with sufficient area for leaching septic-tank discharge, which is the preferred method of development in the rural areas of the County. This development, most of which is single-family residential, often requires large tracts of land per housing unit. This means that development in the County is not only absorbing large amounts of farmland (see above), but also converting it to low-density development - at nearly three times the consumption rate of the City of Fort Wayne (1.7 acres per household of developed land) - in order to accommodate on-site treatment of effluent.

Map 4.5: Undeveloped Land on Hydric Soils, 2003



Preserve and reserve lands make up over 11.2 percent of the County's total land area.

Not all the agricultural and vacant land, or that land which is *available* for development, is entirely *suitable* for development. Hydric soils are an example of a condition that limits, but does not prohibit development, particularly if it is adequately drained and served by central sewer. For the purpose of this analysis, the remaining undeveloped land (excluding prime agricultural land and hydric soils) has been classified into two groups: preserve lands and reserve lands. Preserve lands are those lands which are permanently protected by federal, state and local regulations or ownership

and include nature preserves, parks, floodways, wetlands, water bodies, and rivers and are, therefore, set aside from development. This amounts to over 17,941 acres or 4.2 percent of the County’s total land area.

Reserve lands include those lands that have limitations on their development due to more natural restrictions. These include floodplains, and steep slopes (over 12 percent) all of which could be developed, but not without additional effort or cost. Although certainly a factor in considering the amount of land available to develop, the amount of land under vegetative cover, or covered by woodlands, was not available in GIS format.

The amount of land in reserve amounts to over 29,547 acres or 7.0 percent of the County’s total land area. Ideally, prime farmland would be a part of the area designated reserve. But, because so much of the County is considered prime agricultural land the issue, as stated earlier, is not the gross acreage being converted: it is development that turns over increasingly larger acreage at very low densities, especially low density unplanned development.

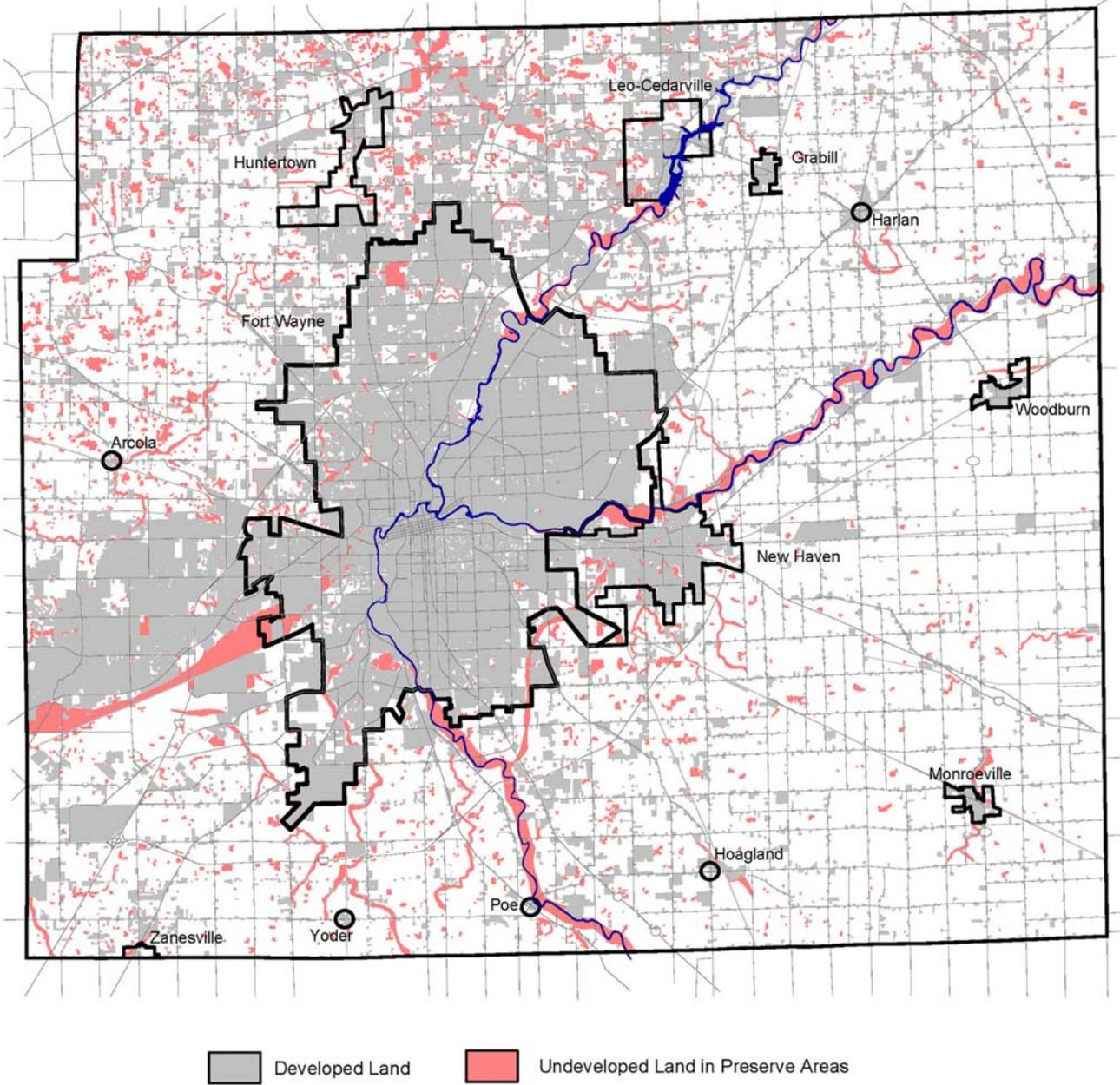
As stated earlier, the Per Household Land Consumption (PHLC) for the mostly undeveloped area outside the City of Fort Wayne, but within the County, is 1.7 acres per household. This is nearly *triple* the land area consumed per household in the City of Fort Wayne (0.57 acres per household). Once agricultural land has been converted to development in these areas, it is permanently lost.

Table 4.11: Reserve and Preserve Areas as a Percent of Total Land Area-2003

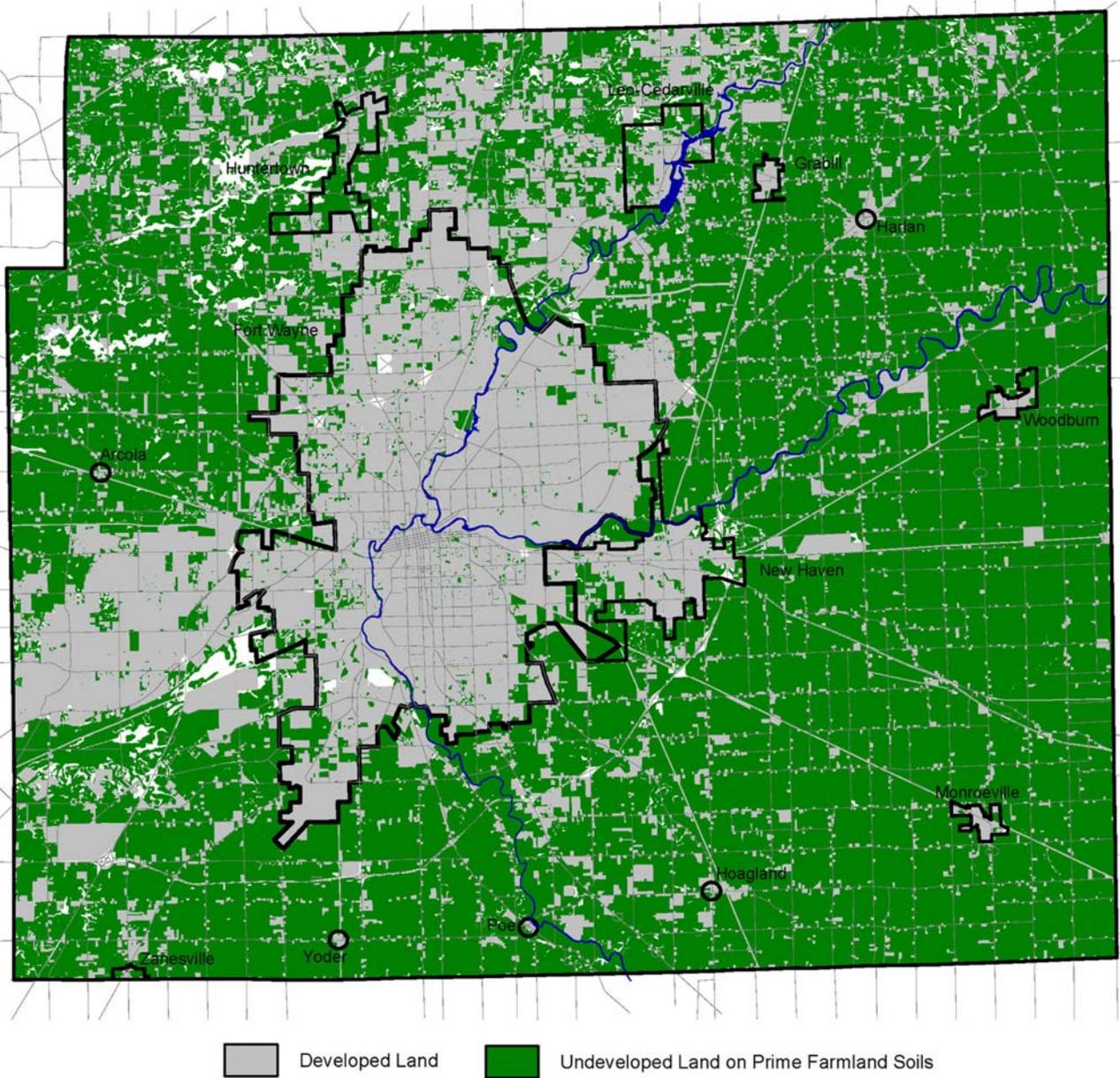
Reserve & Preserve	Allen/Fort Wayne (Acres)	Percent of Total Land Area	Fort Wayne (Acres)	Percent of Total Land Area	Allen County Less City of Fort Wayne (Acres)	Percent of Total Land Area
Preserve	17,941.0	4.2	1,652.1	2.8	16,288.9	4.5
Wetlands	8,334.1	2.0	529.9	0.9	7,804.2	2.1
Parks & Nature Preserves	5,060.4	1.2	1,963.0	3.3	3,097.4	0.9
Rivers	1,878.4	0.4	495.5	0.8	1,382.9	0.4
Floodway	10,047.9	2.4	1,096.0	1.9	8,951.9	2.5
Reserve	29,547.6	7.0	1,503.8	2.5	28,043.8	7.7
100 Year Floodplain	27,562.5	6.5	1,424.6	2.4	26,137.9	7.2
Steep Slope	1,408.4	0.3	88.9	0.2	1,319.5	0.4
Hydric Soils	136,610.2	32.3	2,678.8	4.5	133,931.4	36.8
Prime Farmland	275,420.3	65.2	8,008.0	13.6	267,412.3	73.6
Total Land Area	422,484.0		59,007.0		363,477.0	

As Map 4.6 shows, the highest concentration of preserve areas are also within the area experiencing the rural development activity (eg. nature preserves and wetlands). As Map 4.7 shows, the highest concentration of prime farmland soils is to the south and eastern portion of the County.

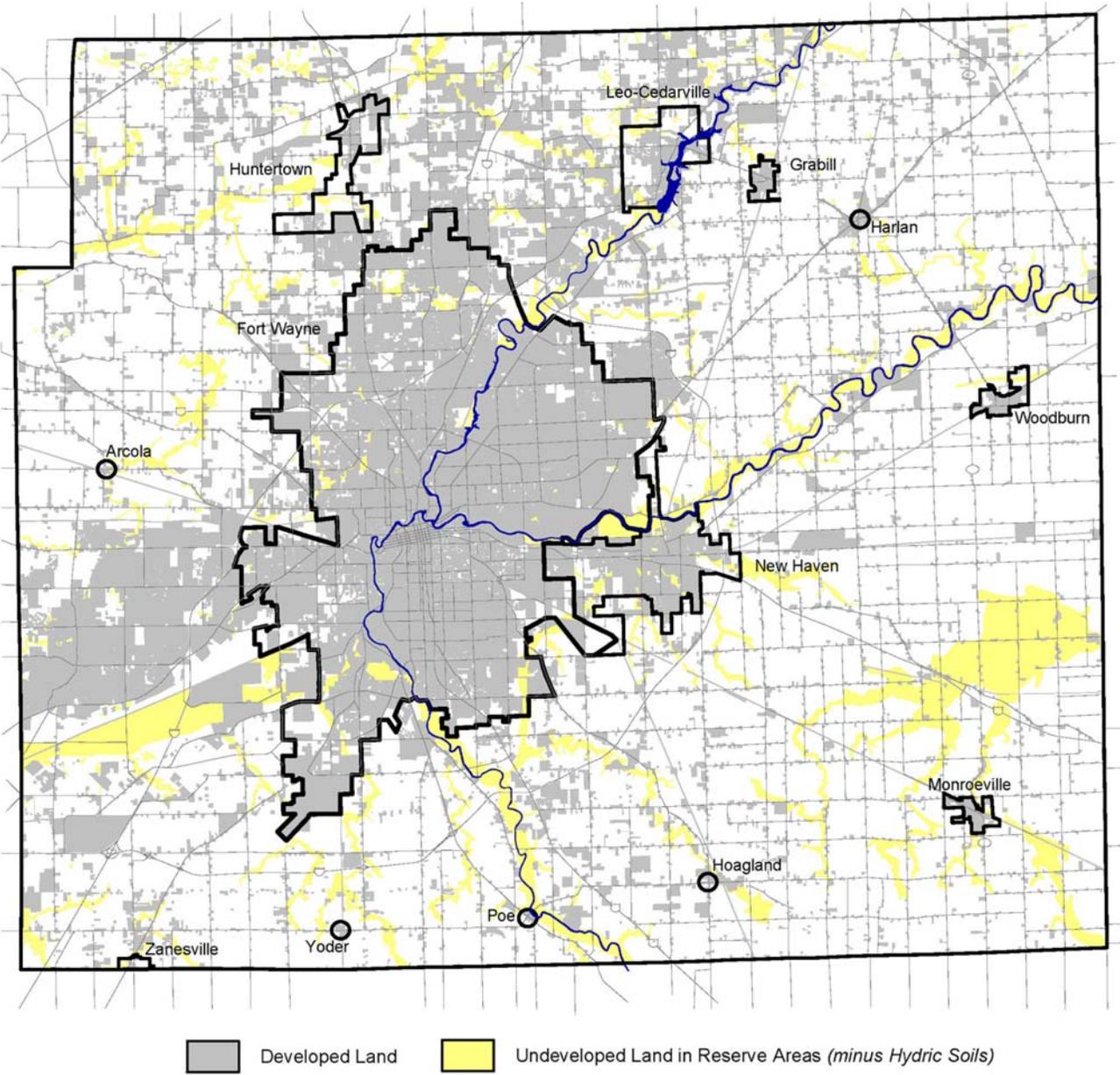
Map 4.6: Undeveloped Land in Preserve Areas, 2003



Map 4.7: Undeveloped Land on Prime Farmland Soils, 2003



Map 4.8: Undeveloped Land in Reserve Areas



Developable Land

As defined earlier, undeveloped land is the total land in the County that is not physically developed. Developable land is land that does not have major physical constraints to development. It equals the undeveloped land *minus* the land that is held in preserve. Preserve lands are those lands which are permanently protected by federal, state and local regulations or ownership, and include nature preserves, parks, floodways, wetlands, water bodies, and rivers and are, therefore, set aside from development. Reserve lands include those lands that have limitations on their development due to more natural restrictions. These include hydric soils, floodplains, and steep slopes (over 12 percent) all of which could be developed, but not without additional effort or cost.

Over 17.0 percent of the undeveloped land area is classified as both preserve and reserve, leaving approximately 83.0 percent of land considered developable.

Approximately 47,488 acres of Allen County's developable land area is considered reserve and preserve. This amounts to over 17.0 percent of the *undeveloped* land area. Removing both the reserve and preserve land area from the available undeveloped land leaves approximately 246,833 acres of land that is considered developable. This amounts to nearly twice the amount of land *already* developed (128,105 acres) in the County. This assumes that the remaining prime agricultural land is developable. If all hydric soils were removed from the developable land area, the amount of this land would be reduced by nearly 44.6 percent or 110,233 acres to 136,600 acres.

Development Capacity

Whether or not there is enough available land to accommodate future growth in Allen County depends on three major factors: the anticipated amount of future population growth, the overall density of that growth, and the location. Population projections were only available for the County as a whole, so reliable estimates for individual jurisdictions could not be prepared.

Allen County is projected to grow to approximately 410,349 persons (Holts) in 2025.

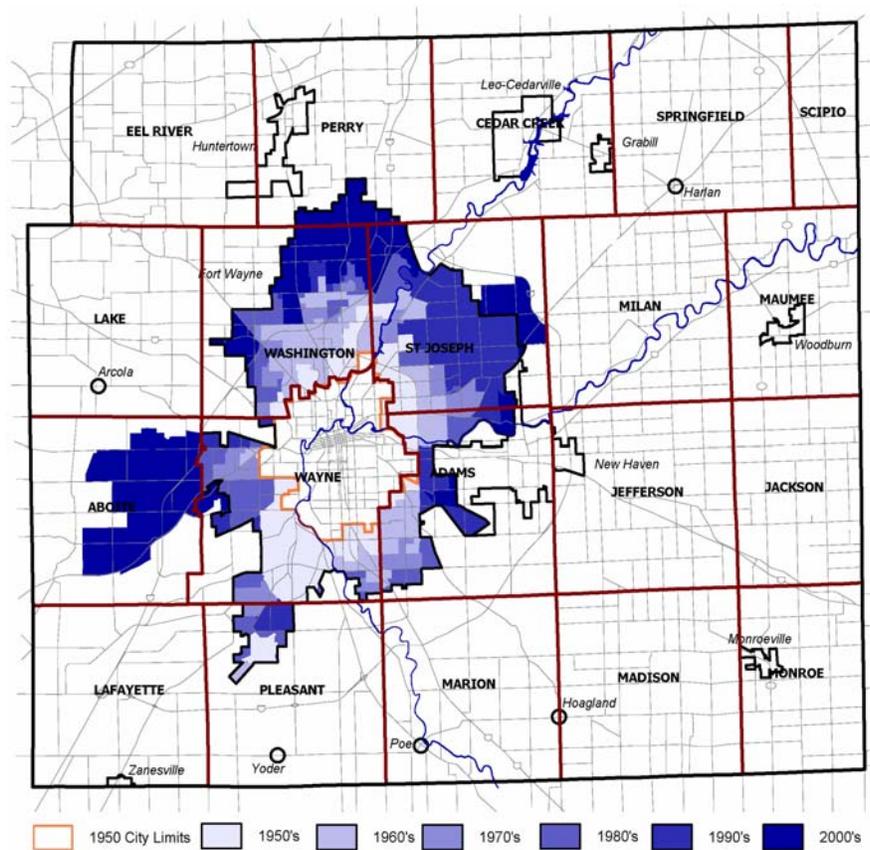
Although this growth rate is less than the rate experienced over the past several decades, these additional 70,196 persons will require additional, mostly residential land area, especially if the population density continues to decline. Based on two projection methods by the Indiana University Business Research Center, Allen County's population for the next 21 years will increase by 15.8 (Cohort) and 18.2 (Holts) percent reflecting a slower growth rate than the 12.7 percent population increase over the past 13 years. The Holts forecast, as prepared by the Indiana business Research Center,

estimates population using an extrapolation of historical total population trends (see Appendix).

Development densities, or persons per developed acre, vary by location within the County, and range from 5.99 persons per developed acre within the area of Fort Wayne developed prior to 1950 to 0.70 persons per developed acre within the rural area.

In order to give a more accurate picture of development densities (which varies by area within the community), the County was divided into four zones: pre-1950, post-1950, rural and town. The area defined as pre-1950 includes the area (including regionally serving uses) within the City of Fort Wayne's 1950 corporate limits. The area between the 1950 corporate limits and the current corporate boundaries (including regionally serving uses) was defined as the post-1950 area and the remaining area within the County, less the area within each remaining jurisdiction or town (Huntertown, Leo-Cedarville, etc.), was defined as rural (Map 4.9).

Development densities, or population per developed land area for zones within the City of Fort Wayne range from 5.9 persons per acre for the pre-1950's zone to 2.77 persons per acre in the post-1950's zone. The population per developed acre within the unincorporated portion of the county is 0.70 persons per developed acre. The surrounding community or town development density averaged 4.05 persons per developed acre.



At densities representing the post-1950 area (2.77 persons per acre), the amount of land necessary to support future population projections is equal to ten percent of the remaining developable land.

As an example, if the additional population were dispersed at the pre-1950 development densities, roughly 12,000 acres would be required to support that population. At the post-1950 densities, which are more like today's pattern, the developed area would be approximately 26,000 acres, with an average absorption of approximately 1,300 acres of developed land per year. This represents approximately ten percent of the remaining developable land.

Developing at densities closer to the pre-1950's level will not only consume less land, the costs to serve that land, as stated earlier, over time, will be reduced as well. At the pre-1950 densities, only 12,000 acres or 66.7 percent of the 18,614 acres of vacant land will be needed to accommodate additional population growth. Likewise, at the post-1950 densities, developing most of the of vacant, undeveloped land remaining in the County will satisfy 14 years of absorption or 71.0 percent of the estimated land area needed for the next 21 years of population growth. Obviously, not all of the vacant land is suitable or available for development. Grayfield (underutilized retail sites) and brownfield (sites containing environmental contaminants) require considerable preparation before being marketable.

Most of this infill growth can be accommodated without the costs associated with extending infrastructure to sites currently in the rural or greenfield zone and without the significant loss of productive, prime farmland. By concentrating development, additional open space can be preserved as well.

Appendix: Study Methods

Population Projection Method

The population projections for Allen County were executed by three methods: Linear Regression Model, Holt's Exponential Smoothing, and Cohort Survival.

A. Linear Regression Model

Linear regression is the most common method used for population estimates. The forecast is expressed as a linear regression equation obtained from the numbers of populations in a base (t) year and a target year. Then, using the equation with the number of population in the base year and the growth rate between the years, the number of population in (t+n) year can be calculated.

B. Holt's Exponential Smoothing

In Holt's exponential smoothing, the concept is a weight scheme where time periods are weighted by order and previous forecasts, and adjusted by a weighted average of the previous forecast error.

C. Cohort Survival

In the cohort-component method, population change along with fertility, mortality, and net migration are projected for each separate birth cohort. The simple equation is as follows:

Population [t+1] = Population[t] + Natural Increase (or Decrease) + Net Migration

The population at the next time interval ($t + 1$) is calculated by the sum of the population at the time interval (t), the net natural increase (or decrease), and the net migration. This is projected separately for men and women for each birth cohort. The U.S. Census Bureau provides 5-year age cohorts for men and women.

Sprawl and Density

In this report, defining sprawl and density follows the definitions of a paper prepared by Center on Urban & Metropolitan Policy (2001), *Who Sprawls Most? How Growth Patterns Differ Across the U.S.* According to the paper, sprawl is “land resources consumed to accommodate new urbanization.” Namely, if land consumption is faster than population growth, then the area can be said as “sprawling.” Also, if population growth is faster than land consumption, then the area can be said as “densifying.” In this context, this report defines density as the number of people divided by the acres of urbanized land in the region. The amount of urbanized land area of the City of Fort Wayne and Allen County was calculated with GIS-based spatial data. Information on peer communities was obtained from the National Resources Inventory (NRI).

Per Household Land Consumption (PHLC)

In Land Use report, per household land consumption (PHLC) was used to identify the efficiency of land development by trends in density over a period of time. For the calculation steps, *Where Are We Growing – Socio-Economic Tools – Sprawl* prepared by Green Communities was referenced. Following are steps for measuring the PHLC.

1. Determine the acres of developed land for a base year and the target year.
2. Find the population data including the number of households, estimated population in households, and average household size for both years.
 - a. To calculate the estimated population living in households, find population estimates for years and subtract out the population living in group quarters such as colleges, prisons and other institutional arrangements.
 - b. To calculate the estimated average household size, divide the population living in households by the number of households.
 - c. To get the number of households, divide the estimated population in households by the estimated average household size.
3. PHLC is calculated by dividing the total developed land by the number of households.

Housing

Introduction

Housing is considered to be one of the most significant land uses for an area. The cost, availability, and quality of housing for a particular community help to define the community's character and provide a glimpse of the prevailing socio-economic conditions of that area. In addition, changing demographic characteristics, as noted in the Demographics Chapter, have a direct impact on the composition and location of housing, as well as an area's residential needs, patterns, and preferences.

The purpose of this chapter is to provide an overview of key housing characteristics and identify relevant trends affecting Fort Wayne and the incorporated and unincorporated areas of Allen County as they relate to changing demographic characteristics. Data and trends are closely related to patterns of change in other areas of the community such as population and land use consumption, which are addressed in other chapters of this report.

The chapter is organized into sections highlighting significant housing characteristics. Each characteristic is paraphrased and followed by a brief discussion.

Scope and Methodology

The data used in this report was provided by staff from the City of Fort Wayne and Allen County, and collected from outside sources including the U.S. Census Bureau, the Brookings Institution, and the Community Research Institute at Indiana University.

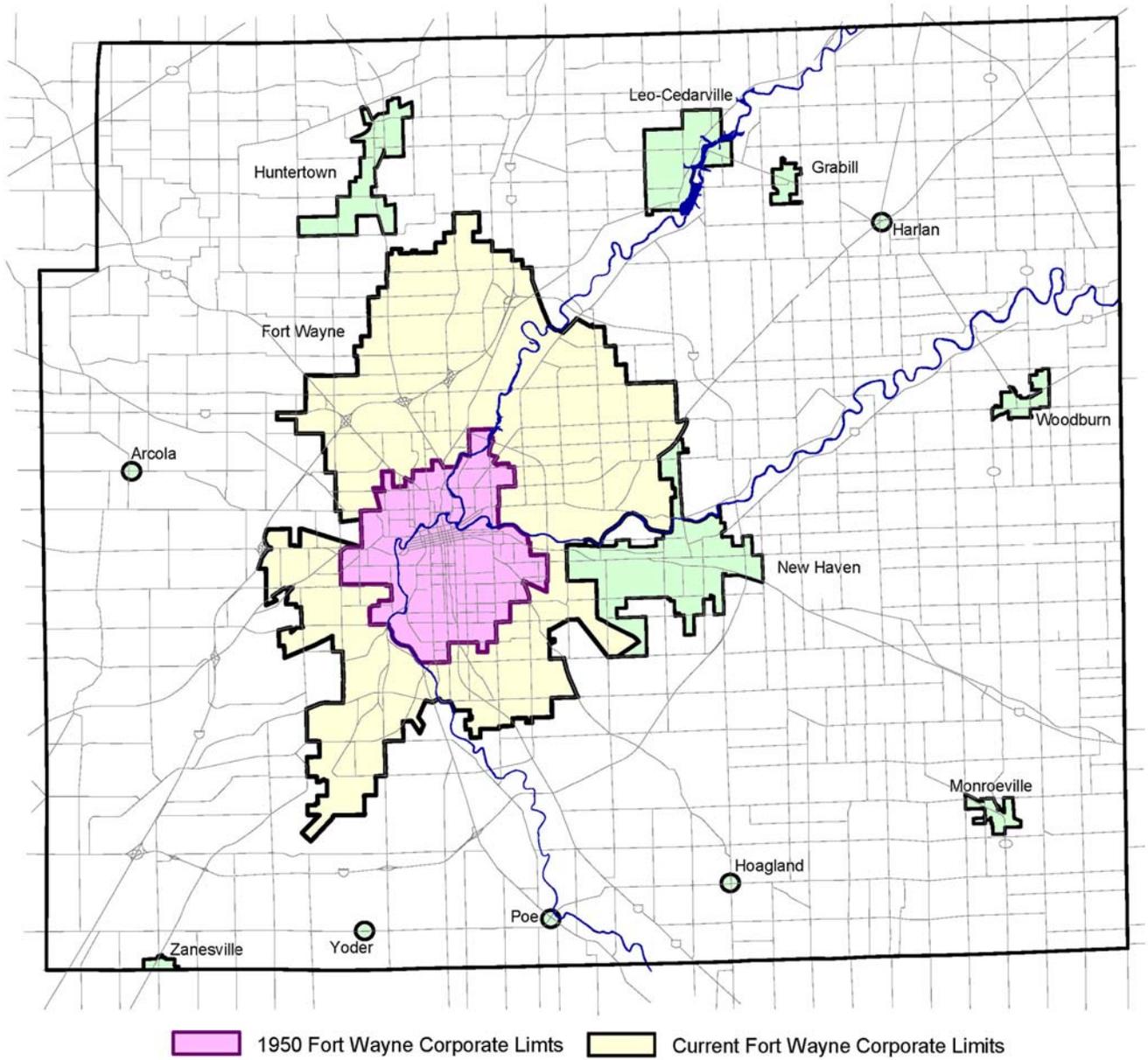
The trends in this section of the existing conditions report are examined at a variety of levels. Characteristics are examined at the City, County, unincorporated county, seven county region, state, and regional level. The seven county region refers to Allen, Adams, DeKalb, Huntington, Noble, Wells and Whitley Counties. Characteristics are also compared to conditions in other counties and cities with similar qualities, when appropriate. The regional analysis will include the states of Michigan, Ohio, Illinois, Iowa, and Wisconsin and incorporated cities within these states. References to Allen County include: the City of Fort Wayne, unincorporated Allen County within existing townships and other incorporated jurisdictions within the County.

For comparison, the County is further divided into three different areas. The central or urban part of Allen County includes the original pre-1950 boundary. The area outside this boundary or the more suburban area includes the area between the 1950 boundary and the City's present corporate limits. The more rural area includes the unincorporated area outside the City of Fort Wayne's jurisdiction at the time of this report. The remaining jurisdictions include the surrounding towns. (See Map 5.1). Reference to Allen County's unincorporated area excludes the City of Fort Wayne and remaining Allen County jurisdictions.

The key housing characteristics examined in this chapter include:

- Change in Housing Units
- Housing Stock
- Households and Householder Characteristics
- Housing Tenure
- Housing Values

Map 5.1: 1950 Fort Wayne Boundary and 2000 Jurisdictional Limits



Source: City of Fort Wayne

Key Findings

The following gives a brief overview of the key demographic findings:

Change in Housing Units

- From 1990 to 2000, the number of housing units in the County increased by 13.0 percent.
- Between 1990 and 2000 over five percent of the County's housing units were lost; 19.9 percent of the lost units were demolished.
- Between 1990 and 2000, growth in the number of housing units (13.0 percent) took place in northern and western Allen County while the central City continued to lose units.
- Between 1990 and 2000, housing unit change outpaced population growth in the County (13.0 percent vs. 10.3 percent), but not in the City (17.8 percent vs. 18.8 percent).
- Between 1990 and 2000, the number of new building permits for housing in Allen County exceeded the number of new households by 35.0 percent.
- Over 65 percent of Allen County's housing units are located within the City of Fort Wayne.
- Allen County and Fort Wayne colleges and universities are entering the housing market, opening nearly 250 apartment style units this year with additional units planned for the next 5-10 years.

Housing Stock

- The County and the City have relatively new housing stock compared to their peers with only 16.5 percent and 20.1 percent,— respectively, built prior to 1940.
- In the Allen County Region, nearly 23 percent of the housing stock was built prior to 1940. The newest homes are located along the northern and western boundary of the City.
- Over 71 percent of housing units in Allen County are single unit detached structures.

Households and Householder Characteristics

- From 1970 to 2000, the number of non-family households in the County increased by over 160 percent. Between 1990 and 2000, this increase was 28.2 percent.
- Fort Wayne experienced an increase of 4.7 percent in the number of family households with child(ren) while other jurisdictions, including Allen County, experienced a loss.
- Allen County follows the national trend of married couples without children and single persons making up over 51 percent of the households.

- Between 1990 and 2000, both the County and the City experienced a significant increase (nearly 37 percent) in female headed households with child(ren)/no spouse.
- According to the Community Research Institute at Indiana University, between 1970 and 2000, the number of non-white households in the County increased by 354 percent—from 5,302 to 18,763. Between 1990 and 2000, this increase was 60.4 percent.
- On average, 32.6 percent of total householders in the City of Fort Wayne live alone.
- The median age of householders in both Allen County and Fort Wayne varies significantly by race. White householders are on average 10 to 13 years older than non-whites.
- Allen County’s average household size of 2.5 persons per household is the lowest among the State of Indiana and the Nation. From 1970 to 2000, Allen County’s average household size decreased by 23.3 percent.

Housing Tenure

- Homeownership rates vary dramatically within the County, from below 50 percent in parts of the central city to 90 percent in the post-1950 areas and rural areas.
- Allen County and the City have a comparatively high rate of homeownership at 71.0 and 61.6 percent respectively.
- Neighborhoods located along the northern and western border of the City of Fort Wayne encountered a large increase (18 to 24 percent) in the number of new residents between 1999 and 2000.
- Vacancy rates for Allen County are generally in line with those for the State of Indiana and the seven county region; however, Fort Wayne’s vacancy rates are slightly higher than the County, the Region, and the State.
- Central Fort Wayne has an average vacancy rate of 8.3 percent; however, in some areas west and south of Downtown, vacancy rates are greater than 20 percent.

Housing Values

- The median value of owner-occupied housing units in Fort Wayne (\$74,600) was relatively low compared to the median home values for the Nation, the State, and the County.
- Year 2000 housing values in the County vary dramatically by location, with the lowest housing values (under \$40,000) concentrated in central Fort Wayne and the highest housing values (over \$175,000) located in the far western portion of the County.

- In general, the value of housing units in the central city, southeast, and northeast areas of the County increased by 30 percent from 1970 to 2000, but declined in the more mature neighborhoods.
- The County’s households are not as cost burdened as households in peer communities, but renters throughout the County are more burdened than homeowners.
- Changing household characteristics will have a major effect on the future demand for certain types of housing.
- Allen County and Fort Wayne are among a group of communities—those that are losing population, those marginally growing, and those that have declining cores – that are classified as “weak market communities.”
- The City of Fort Wayne’s Division of Community Development prepared a Housing Strategy report that addresses 12 primary issues and provides 8 goals.

Policy Implications

The following gives a brief overview of the key demographic findings:

- Allen County and Fort Wayne are among a group of communities—those that are losing population, those marginally growing, and those that have declining cores – that are classified as “weak market communities.” Effort should be made to:
 - Strengthen the existing markets to make these areas more competitive as places to live, work, and invest,
 - Stimulate private market forces to bring people and capital into these areas in order to create mixed-income communities of choice, and
 - Promote equity by ensuring that residents have the capacity to act as full partners in guiding investment in their neighborhoods
- Home business owners - find suburbs boring and feel isolated, without corner store or coffee shop, lunch spots, etc.
- Women - in increasing numbers are non-married and heading households. They need housing with a good, convenient location that is most of all secure.
- Married couples without children - are occupying smaller households and need attached housing, for rent and sale, especially affordable units.
- Ethnic minorities - are more accustomed to living in closer quarters and are more likely to accept attached housing types.
- Baby boomers - tend to be interested in homes in denser more central locations. As the percentage of childless households increases the market for smaller lots and smaller homes, will also increase. Empty nesters prefer to stay in their neighborhoods, but downsize. They live more active lifestyles as well.

- Echo boomers (children of baby boomers) - typically do not enjoy the suburbs and will someday be looking for urban lifestyles as empty nesters.
- Affordable housing - needs to be available in diverse locations, not only for lower income families but middle income as well.

Change in Housing Units

According to the U.S. Census Bureau, a housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied or intended for occupancy as a separate living quarter. This section will discuss changes in the number of housing units, housing units in relation to population growth, building permits issued in relation to households formed, and the location of housing units.

From 1990 to 2000, the number of housing units in the County increased by 13.0 percent.

In the year 2000, Allen County had a total of 138,905 housing units. This represented an increase of 13.0 percent from 1990 to 2000. As shown in Table 5.1 below, in 1970 there were a total of 90,259 housing units in the County. Moreover, between 1970 and 2000, the number of housing units in the County increased by 54.0 percent with the greatest change in housing units, both in actual number and percent of total, occurring between 1970 and 1980 when 20,400 new units were added representing an increase of 22.6 percent. The number of housing units increased at a slower rate between 1980 and 1990, but picked up again between 1990 and 2000 with an addition of approximately 16,000 new housing units, an increase of 13.0 percent over that period.

Table 5.1: Allen County Housing Units, 1970-2000

Year	Housing Units	Percent Change
1970	90,259	
1980	110,650	22.6%
1990	122,921	11.1%
2000	138,905	13.0%

Source: U.S. Census Bureau—City of Fort Wayne

Between 1990 and 2000 over five percent of the County’s housing units were lost; 19.9 percent of the lost units were demolished.

As indicated in Table 5.2, 64,280 new housing units were added in the County between 1970 and 2000, while nearly 15,634 were lost. Between 1990 and 2000, 23,270 units were added and 7,286 were lost. When compared to peer jurisdictions, the County ranks second behind Vanderburgh County in the percentage of units lost to the total number of units (see table 5.3). As Map 5.2 shows, neighborhoods within two Downtown census tracts lost approximately 25 percent of their housing stock between 1990 and 2000.

Table 5.2: Change in the Number of Units by Decade-Allen County, 1970-2000

Year	Gained	Lost	Net Change
1970-1980	24,113	3,722	20,391
1980-1990	16,897	4,646	12,251
1990-2000	23,270	7,286	15,984
Total	64,280	15,654	48,626

Source: U.S. Census Bureau—City of Fort Wayne

Table 5.3: Change in the Number of Housing Units Compared to Peer Communities, 1990-2000

Location	Total Housing Units		New Construction 1990-2000	Unit		Net Loss as a % of 1990 Stock
	1990	2000		Loss	Net Gain	
Allen County, IN	122,923	138,905	23,270	7,288	15,982	5.93%
St. Joseph County, IN	97,956	107,013	13,906	4,849	9,057	4.95%
Vanderburgh County, IN	72,637	76,300	8,918	5,255	3,663	7.23%
Polk County, IA	135,979	156,447	27,166	6,698	20,468	4.93%
Kent County, MI	192,698	224,000	40,654	9,352	31,302	4.85%
Montgomery County, OH	240,820	248,443	18,998	11,375	7,623	4.72%
Dane County, WI	147,851	180,398	38,083	5,536	32,547	3.74%

Source: U.S. Census Bureau—City of Fort Wayne

Demolitions occurred in 55 out of 90 census tracts within the County with a vast majority located in the central part of the City. Between 1990 and 1999, 1,450 housing units were razed or demolished. This means that of the 138,905 total housing units within the County in 2000, 7,286 units were lost and of that loss, 19.9 percent were demolished with the remaining “lost” units abandoned, left vacant, or converted to non-residential use. Over 37 percent or 2,729 of those units that were lost were located within the 1950 boundary. Specifically, six census tracts (all located south and east of downtown Fort Wayne) lost over 10 percent of its total housing stock to demolition during the nine-year period.

Despite the loss in housing units, there has still been a significant increase in housing growth. This trend suggests a preference for newer housing in outlying communities versus the central part of the City. A small amount of annual abandonment and housing unit loss is typical of most urban areas depending on the area’s share of new housing supply. The question is whether or not this has an effect on other areas of the City. Further analysis will be conducted later in the chapter (see page 10) when

changes in the number of households are compared with the number of building permits issued.

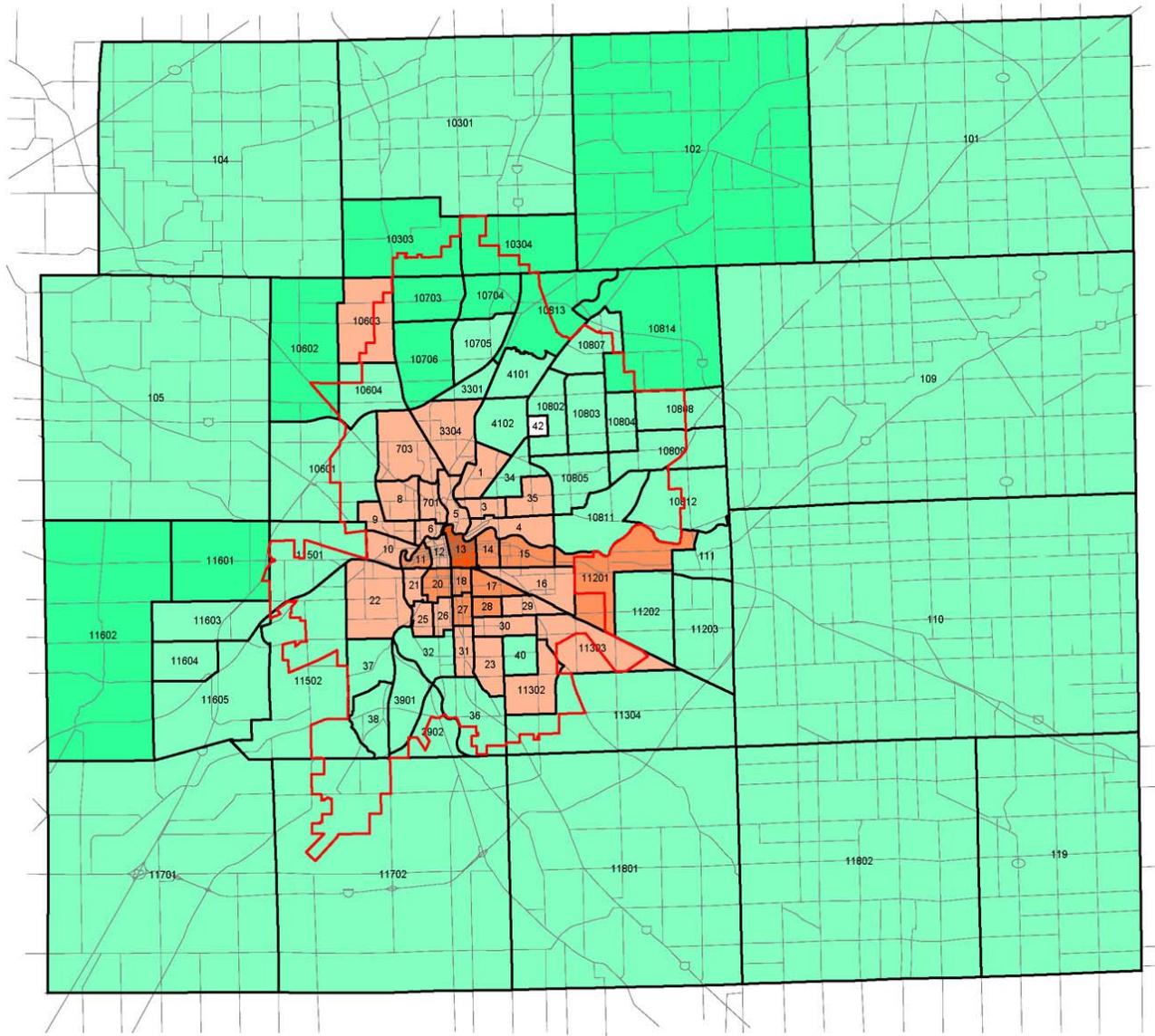
Between 1990 and 2000, growth in the number of housing units (13.0 percent) took place in northern and western Allen County while the central city continued to lose units.

As shown in Map 5.2, the largest amount of growth in the number of units between 1990 and 2000 took place in the northern and western portions of the County, predominantly in the areas of the County's fastest growing communities (Huntertown, Leo-Cedarville, and Grabill). An examination of Census data indicates that the number of housing units in five tracts grew by more than 1,000 units in that decade. Four of the five tracts grew by 110 to 140 percent, and one grew by 51 percent.

The central part (within the 1950 boundary) of Fort Wayne continued to lose housing units. Between 1990 and 2000, 2,800 units were lost almost entirely within this area. At the same time, growth has increased in outlying areas of the County. From 1970 to 1980, this growth primarily occurred in the northeastern portions of the City and the County. From 1980 to 1990, this growth was concentrated in the western portion of the County, and as noted above, from 1990 to 2000, the growth occurred in both the north and west. Map 5.3 summarizes housing unit change from 1970 to 2000.

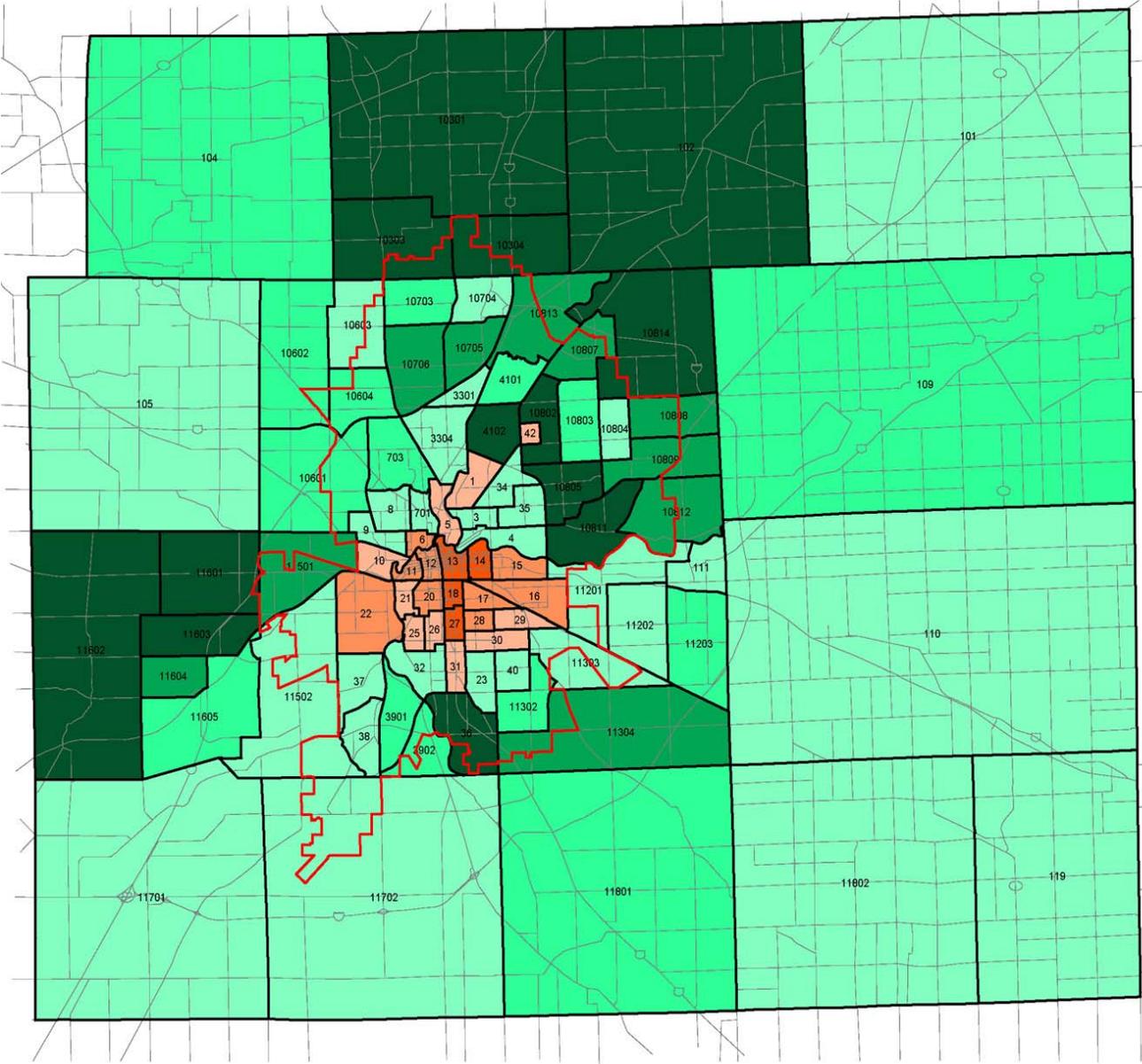
These phenomena suggest the trend of "moving up and out." Housing choice is very much a function of "life" course because of the sequence of changes that households experience over time (marriage, employment, children, retirement, etc.). Depending on a household's position, moves will be up or down, but the main movement in metropolitan areas is up in price and toward newer and larger real estate.

Map 5.2: Percent Change in Housing Units – 1990-2000



Source: U.S. Census Bureau – City of Fort Wayne

Map 5.3: Change in the Number of Housing Units 1970-2000



Source: U.S. Census Bureau – City of Fort Wayne

For most movers, appealing options for moving up are located farther away from the central part of the City. As moves occur, the supply of real estate changes. New structures are built and existing structures age: some deteriorate, become obsolete, fall out of fashion and filter down in value—a process that ultimately results in abandonment and demolition. Deterioration and decline are not limited to the central part of the City—they can begin to appear in the neighborhoods adjacent to the central part of the City as well.

Between 1990 and 2000, housing unit change in the County outpaced population growth in the County (13.0 percent vs. 10.3 percent) but not in the City (17.8 percent vs. 18.8 percent).

As demographic characteristics change, so will housing demand and preferences. As noted earlier, between 1990 and 2000, the number of housing units increased by 13.0 percent while the population of the County increased by 10.3 percent. This growth in housing units occurred predominately in suburban areas (post-1950 area), leading to increased land consumption and decreased densities in the suburban areas, while housing values declined and vacancy rates rose in the central part of the City as indicated in the Land Use Chapter.

For Allen County, housing unit change outpaced population growth for the past thirty years. From 1970 to 1980, the number of housing units increased by 22.6 percent, while population increased by only 4.95 percent. From 1980 to 1990, the number of new housing units increased by 11.1 percent while population grew by 2.2 percent.

The trend was slightly different for the City of Fort Wayne. Between 1990 and 2000, Fort Wayne's population slightly outpaced its housing unit change. Housing units increased by 17.8 percent, while population grew by 18.8 percent. The City's annexations have disguised the fact that the central part of the City, or the area within the 1950 boundary, has lost 8.1 percent of its population and 7.1 percent of its households between 1990 and 2000.

Between 1990 and 2000, the number of new building permits for housing in Allen County exceeded the number of new households by 35.0 percent.

The relationship between housing construction and household growth is important to the dynamics of urban change. From 1990 to 2000, there were 21,183 building permits issued (according to Allen County building statistics) for the construction of new units, both single and multi-family, while only 15,689 new households were formed. For every new household there was the potential that 1.35 new units would be constructed; meaning that the amount of new housing built over the ten year period exceeded the increase in the number of households living in the area for the same period. (It is important to note that although over 21,000 building permits were issued, according to the Census, only 18,809 new housing units were gained

during the same period – a number still exceeding the number of new households created).

Annual housing construction typically exceeds household growth, particularly in Midwestern cities. In comparison, for every new household in the City of Dayton there were 2.21 housing units constructed. In the City of Grand Rapids, the ratio was 1.04. Homebuilders construct what they can sell, and equate their production volume to household growth. They build even when household growth is zero or negative. The more construction exceeds growth, the more abandonment of existing housing stock occurs. Since all, or most, of the least preferred housing is in the central part of the City, this area receives the brunt of vacancy and eventually abandonment and demolition, while the suburban areas (the area generally outside the City of Fort Wayne's corporate limits) are almost fully occupied.

The constant addition of housing enables movement upward at all income levels (as noted earlier) and a steady downward stream of used properties. Neighborhoods adjacent to the central part of the City, and potentially suburban neighborhoods that have aged 50-plus years are vulnerable to becoming part of the downward flow. The most vulnerable areas appear to be those built in the 25 years following World War II. Pre-war neighborhoods are more likely to have features and real estate with design qualities that draw strong demand. These neighborhoods are walkable, scaled to the pedestrian, with civic, shopping, education and employment opportunities nearby. Age is not necessarily the issue: the issue is design and quality.

These phenomena have led to housing surpluses, higher vacancy rates, abandonment of less desirable housing units, and lower home values. The more new housing exceeds household growth, the greater the impact is in terms of household loss and abandonment as well as depreciated real estate. Those who can afford to lose the least value in their properties are also seeing the most actual depreciation as their housing becomes less of an investment and more of a liability.

Over 65 percent of Allen County's housing units are located within the City of Fort Wayne.

In 2000, the City of Fort Wayne had 90,915 housing units, accounting for 65.5 percent of all housing units in Allen County. In 1990, the City had 77,166 housing units accounting for 62.8 percent of all housing units in the County. Moreover, the City's share of housing units has slightly increased over the past decade. The City's share of the County's housing is increasing, due in large part to the amount of land annexed to the City in recent years.

Colleges and universities are entering the housing market opening nearly 250 apartment style units in the City of Fort Wayne this year with additional units planned for the next 5-10 years.

In 2001 Indiana Institute of Technology (IIT) built 60 dorm units that have a capacity of 250 students. These units are intended for lower classman and are traditional dormitories that would typically be considered group quarters. This year IIT opened 12 new apartments for upperclassmen. These apartments are 3 and 4 bedroom units with kitchens and despite being on campus, they are competitive with the broader rental market. These apartments have the capacity to house 45 students. IIT has no near term plans to build more housing for students.

St. Francis University recently opened an 18 unit apartment building that can house 100 students. These apartments are furnished and equipped with a kitchen and living room. St. Francis anticipates a need to accommodate 200 additional students over the next 5-10 years. At this point, the school expects future development to resemble traditional dormitory suites.

This year Indiana University-Purdue University Fort Wayne (IPFW) opened their first on-campus housing. The development consists of 560 beds in 220 apartments that are either 1, 2 or 4 bedroom units. These units are fully furnished and equipped with a kitchen and living room. IPFW anticipates continued growth in the demand for on-campus housing and anticipates building more of the same in the next 5 to 10 years.

The new housing is making the campus attractive to students from out of town who otherwise would not have considered these schools and has become a successful recruiting tool.

Housing Stock

Housing stock refers to the age and type of housing for a geographical area. The age of a region's housing stock is an important characteristic because architectural styles, neighborhood configuration, and construction practices change over time. In addition, older units often require rehabilitation and remodeling. The type of housing structures in a region is important because it indicates the housing choices available to the population. When a community has a variety of housing styles and sizes, the housing needs for various types of families (i.e. with or without children) are more likely to be met.

This section of the chapter will discuss the age and type of housing stock in Allen County and the City of Fort Wayne in comparison to its peer communities and how housing stock age varies in different parts of the County.

The County and the City have relatively new housing stock compared to their peers with only 16.5 percent and 20.1 percent, respectively, built prior to 1940.

Allen County has a relatively new housing stock in comparison to the region, Midwestern states, and most of its peer counties. As shown in Table 5.4, only 16.5 percent of the housing stock surveyed during the 2000 Census

was built prior to 1940. Specifically, in Allen County, the highest percentages of homes were built from 1970 to 1979 accounting for 17.4 percent of all homes. Homes built in the 1980s represent only 12.2 percent of the total. In the 1990s, this number increased to 16.8 percent of the total number of units; a similar amount as those built between 1970 and 1979. This housing is now, as mentioned earlier, at an age-over 25 years-where remodeling and refurbishing are warranted. The housing stock of Allen County and the City of Fort Wayne; however, is slightly older than the national average of 15.0 percent built prior to 1940.

Table 5.4: Housing Stock Age

Location	Built Prior to 1940
Allen County Region	22.6%
Allen County, IN	16.5%
Fort Wayne, IN	20.1%
Vanderburgh County, IN	21.3%
Evansville, IN	25.7%
St. Joseph County, IN	22.0%
South Bend, IN	28.7%
Kent County, MI	18.8%
Grand Rapids, MI	36.5%
Montgomery County, OH	16.3%
Dayton, OH	34.1%
Polk County, IA	19.4%
Des Moines, IA	30.6%
Dane County, WI	15.1%
Madison, WI	16.9%
Indiana	20.2%
Iowa	31.6%
Michigan	16.9%
Ohio	22.5%
Wisconsin	23.4%
United States	15.0%

Source: U.S. Census Bureau—City of Fort Wayne

The City of Fort Wayne’s housing stock is newer than many of its peers. Only 20 percent of the City’s housing stock was built prior to 1940 as compared to a high of 37 percent for Grand Rapids, Michigan. Only Madison, Wisconsin has newer housing stock. The City’s housing stock is comparably new because of a combination of new units being built as older units are demolished and because of the City’s expansion outward to incorporate newly developed areas. If home building occurs more randomly across decades, with newer homes built next older ones, then a natural market incentive is created to update or improve existing older housing stock.

In the Allen County Region, nearly 23 percent of the housing stock was built prior to 1940. The newest homes are located along the northern and western boundary of the City.

In the region, nearly 23 percent of all housing structures were built prior to 1940, while for Allen County, 16.5 percent were built prior to this date. The housing stock within the City of Fort Wayne is substantially older than the County as a whole. For example, only 7.6 percent of housing in the City was constructed in the 1990s. It is important to note that this percentage is not lower merely because the City has more existing, mature neighborhoods, but also because fewer new homes were constructed in the City during that period. Only 29.6 percent of the homes constructed in the 1990s were built in the City. This is remarkable since the City accounted for 65.5 percent of all homes in the County in 2000 and suggests there is a clear focus on residential development outside the city limits.

Map 5.4 illustrates the percent of housing units built from 1990 to 2000. Map 5.5 complements this by showing the percent of homes built prior to 1939. Together, these maps illustrate the phenomena described earlier. Again, the northern and western portions of the County have the highest concentration of units built in recent years, while the central part of Fort Wayne and the eastern County have a much higher share of structures built before 1939. In fact, in substantial sections of the central part of the City at least half of their housing units were built before 1939.

Over 71 percent of the housing units in Allen County are single unit detached structures.

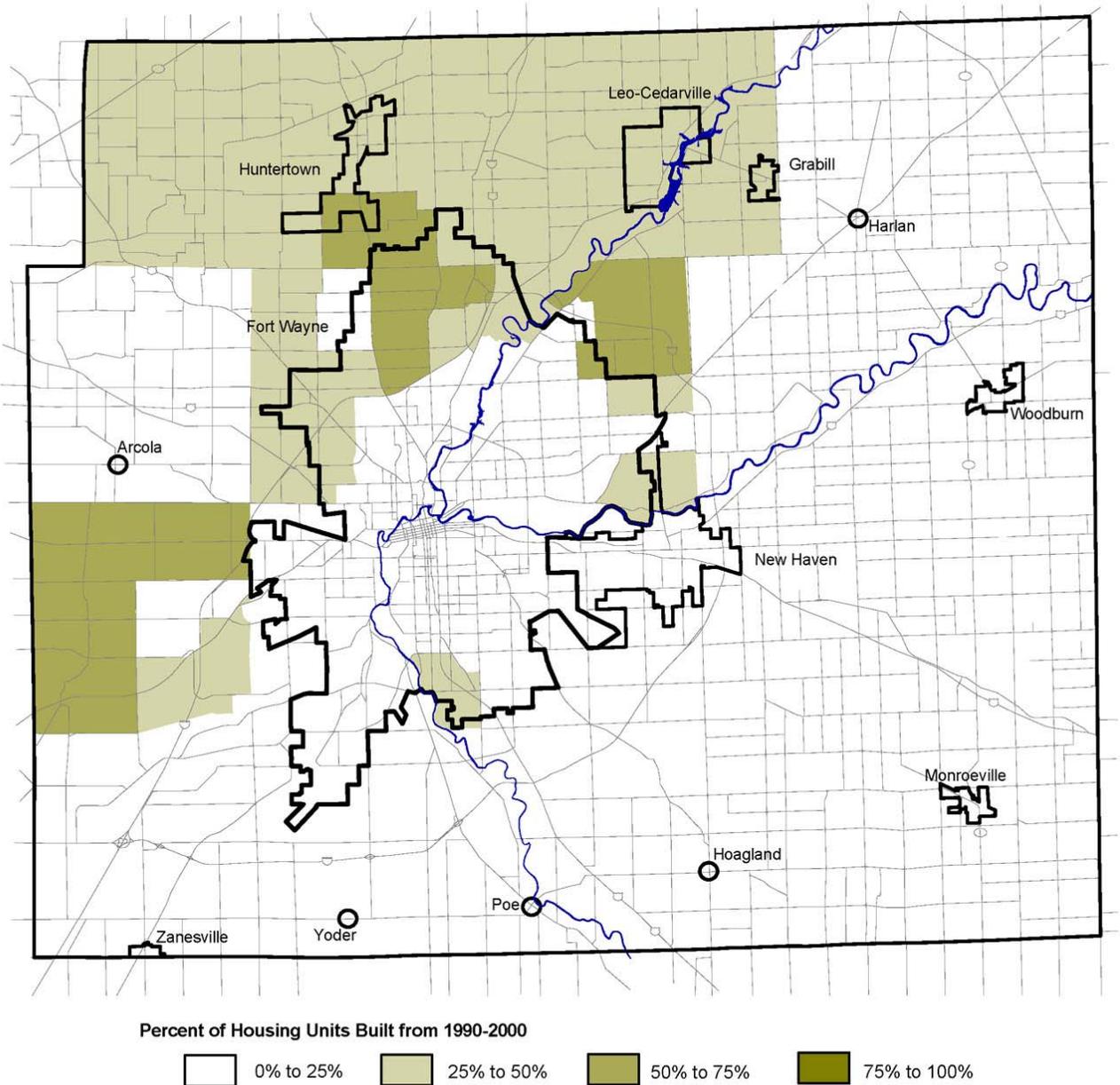
In Allen County, 71.7 percent of housing units are single unit detached homes. This is on par with the figure for Indiana (71.2), but higher than all but one peer county and substantially higher than the national figure of 60.3 percent, as indicated in Table 5.5. The percentage of single family detached housing units in the City is lower than the County at 66.0 percent.

This indicates that, when compared to peer jurisdictions, the choice of housing is more limited in Allen County. An adequate supply of attached housing, which is often in the form of rental housing, is important to accommodate young householders, empty nesters, and others who are not willing and able to pursue homeownership. Most of multi-family housing is concentrated within larger building complexes and isolated from other uses, including lower density single-family development, shopping and employment. Most of these units are a part of larger apartment complexes located along major arterials and adjacent to large commercial centers.

Table 5.5: Housing Structure Type, 2000

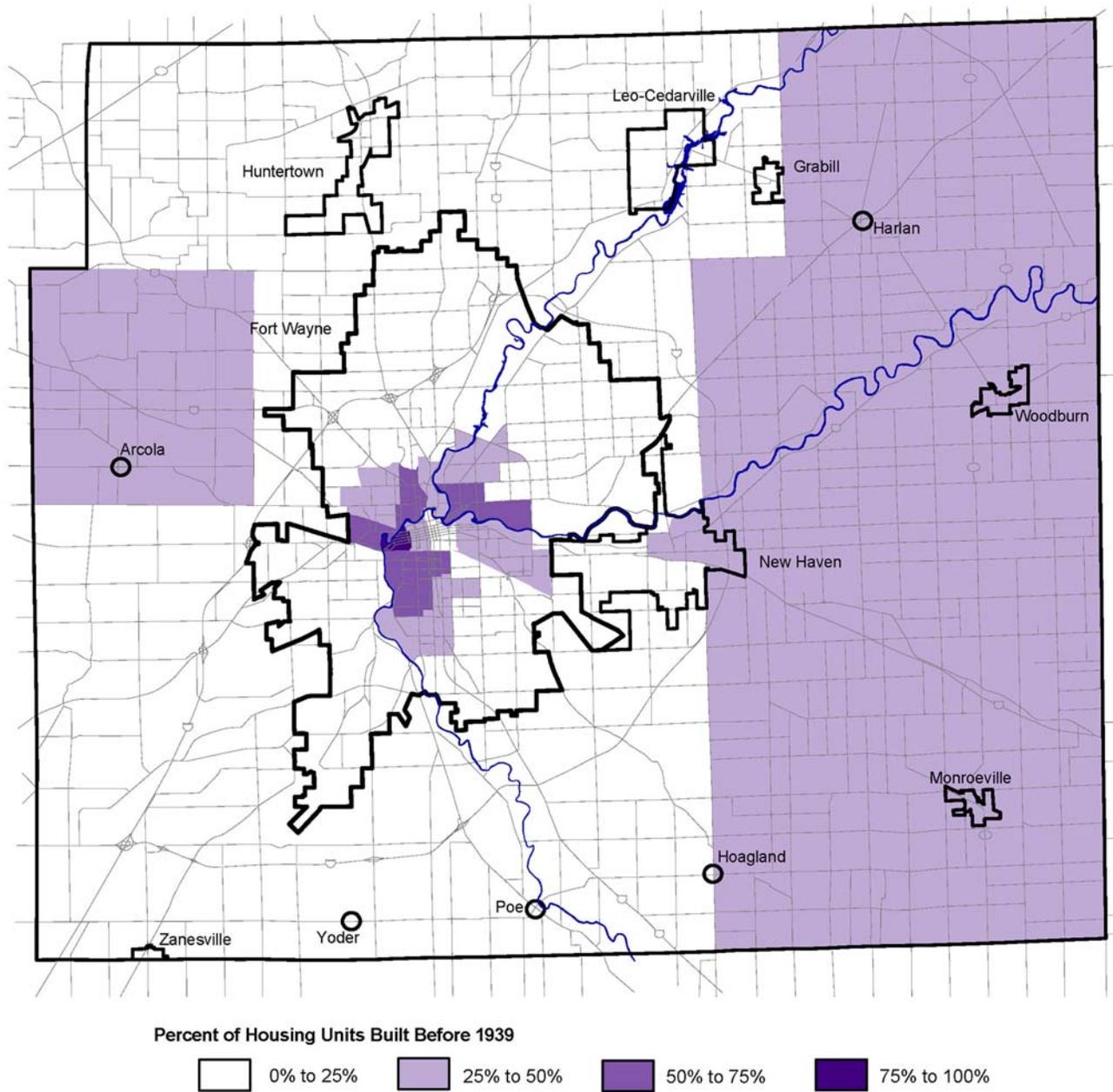
Location	Single Unit Detached	Single Unit Attached
Allen County Region	74.1%	1.6%
Allen County, IN	71.7%	1.8%
Fort Wayne, IN	65.5%	1.9%
Vanderburgh County, IN	69.1%	1.5%
Evansville, IN	65.1%	1.7%
St. Joseph County, IN	75.9%	2.7%
South Bend, IN	72.7%	3.2%
Kent County, MI	63.5%	4.6%
Grand Rapids, MI	58.6%	4.4%
Montgomery County, OH	65.6%	5.4%
Dayton, OH	59.5%	5.6%
Polk County, IA	65.0%	4.9%
Des Moines, IA	64.9%	2.8%
Dane County, WI	53.6%	5.1%
Madison, WI	43.7%	4.6%
Indiana	71.2%	2.9%
Iowa	74.0%	2.3%
Michigan	70.6%	3.9%
Ohio	67.4%	3.8%
Wisconsin	66.0%	3.4%
United States	60.3%	5.6%

Map 5.4: Percent of Housing Units Built, 1990-2000



Source: U.S. Census Bureau – City of Fort Wayne

Map 5.5: Percent of Housing Units Built before 1939



Source: U.S. Census Bureau – City of Fort Wayne

Households and Householder Characteristics

According to the U.S. Census Bureau, a household is a person or group of people who occupy a housing unit. The change in the number of households and average household size is an important characteristic of an area's housing stock because the household is not only a social unit but an economic and consumption unit as well. Marriage and divorce trends, the likelihood of having children, and the increasing number of 'empty nesters' (households without children) all affect average household size. Determining the characteristics of those living in households is an important part of the housing element.

This section of the Housing Chapter will discuss average historic change in numbers of household, householder characteristics, and household size for Allen County, the City of Fort Wayne, the State of Indiana, and the Nation.

From 1970 to 2000, the number of non-family households in the County increased by over 160 percent. Between 1990 and 2000, this increase was 28.2 percent.

According to the U.S. Census, in 2000, Allen County had a total of 128,745 households (occupied housing units). This represented an increase of nearly 14 percent since 1990 when over 15,000 new households were added during the decade. Household growth in the County has continued to augment over the past thirty years. Between 1970 and 2000, the number of occupied housing units increased by over 50 percent.

Family households consist of related individuals while non-family households consist of individual-person households and multiple-person households of unrelated individuals. As shown in Table 5.6 below, from 1970 to 2000, Allen County's non-family households increased by 160.7 percent. Between 1990 and 2000 alone, the number of non-family households in Allen County increased by 28.2 percent; Fort Wayne's number of non-family households increased by a comparable 28.7 percent.

Table 5.6: Number of Households, Allen County 1970-2000

Households	1970	1980	1990	2000	% Change (1970-2000)
Family	69,416	76,694	79,899	86,235	24.23%
Non-Family	16,304	27,709	33,157	42,510	160.73%
Total	85,720	104,403	113,056	128,745	50.19%

Source: Indiana University and Purdue University at Fort Wayne

These significant increases in the number of households and more specifically the number of non-family households have been the results of increasing divorce rates, late marriage trends, and the maturation of baby boomers, especially between 1970 and 1980 when many baby boomers entered and moved through their twenties and established their own households, increasing the number of households by nearly 70 percent.

The aging of the "baby boomers" impacts housing availability in several ways. Life expectancies are increasing and this increase will have the effect of extending middle age as well as eventually increasing the number of

seniors. This has significant implications for housing, especially the ultimate size, design and location of new housing, as well as the ability of older housing to accommodate changing needs.

Fort Wayne experienced an increase of 4.7 percent in the number of family households with child(ren) while other jurisdictions including Allen County experienced a loss.

Between 1990 and 2000, the number of family households with children decreased by an average of 4.1 percent in the both the County and the Region. The City of Fort Wayne, on the other hand, encountered an increase. But this increase was mainly attributed to the population and dwelling units built in the County and gained through annexation. A closer look shows that the number of households with children actually declined by 21.1 percent in the central part of the City, or within the 1950 boundary.

As shown in Table 5.7 below, Fort Wayne’s family households with children increased by 4.66 percent. This trend can be attributed to the City’s increase in households due to annexation and the perceived quality of the school districts in these recently annexed areas.

Table 5.7: Number of Family Households with Children, 1990-2000

Location	1990	2000	Number Change	% Change
Allen County Region	55,792	53,501	-2,291	-4.11%
Region (sans Allen County)	23,422	22,453	-969	-4.14%
Allen County	32,370	31,048	-1,322	-4.08%
Fort Wayne	15,349	16,065	716	4.66%

Source: U.S. Census Bureau—City of Fort Wayne

The number of householders married without children increased in both the County and the City between 1990 and 2000. As shown in Table 5.8 below, Allen County’s percentage of married couples without children increased by over seven percent while Fort Wayne’s increase was slightly higher at over nine percent.

Table 5.8: Number of Households Married without Children, 1990-2000

Location	1990	2000	Number Change	% Change
Allen County Region	55,652	61,118	5,466	9.82%
Region (sans Allen County)	22,850	25,915	3,065	13.41%
Allen County	32,802	35,203	2,401	7.32%
Fort Wayne	17,279	18,855	1,576	9.12%

Source: U.S. Census Bureau—City of Fort Wayne

Within the central area of the City, or the 1950 boundary, the number of married couples without children decreased by 31.1 percent, perhaps reflecting more a loss in total housing units than a change in the household composition.

Allen County follows the national trend of married couples without children and single persons, making up over 51 percent of the households.

With the number of persons per household declining (see section on household size, page 5.27), the type of household comprising the largest percentage of total households (together) are married couples that do not have children and single person households. Tables 5.9 and 5.10 show the number and percentage of households, respectively, with children and those without. Over 27 percent of the households in the County are married without children as compared to 24 percent with children. This is partly due to the aging of the population and longer life expectancies (more “empty nester” households, and a reduction in the number of children per household). This trend signifies a change in the fundamental makeup of households and the type of housing that is required to accommodate the changing needs of this demographic.

Table 5.9: Percent of Total Households Married with Children

Location	Total Households	Married with Children	Percent of Total
Allen County	128,745	31,048	24.1%
Fort Wayne	83,333	16,065	19.3%

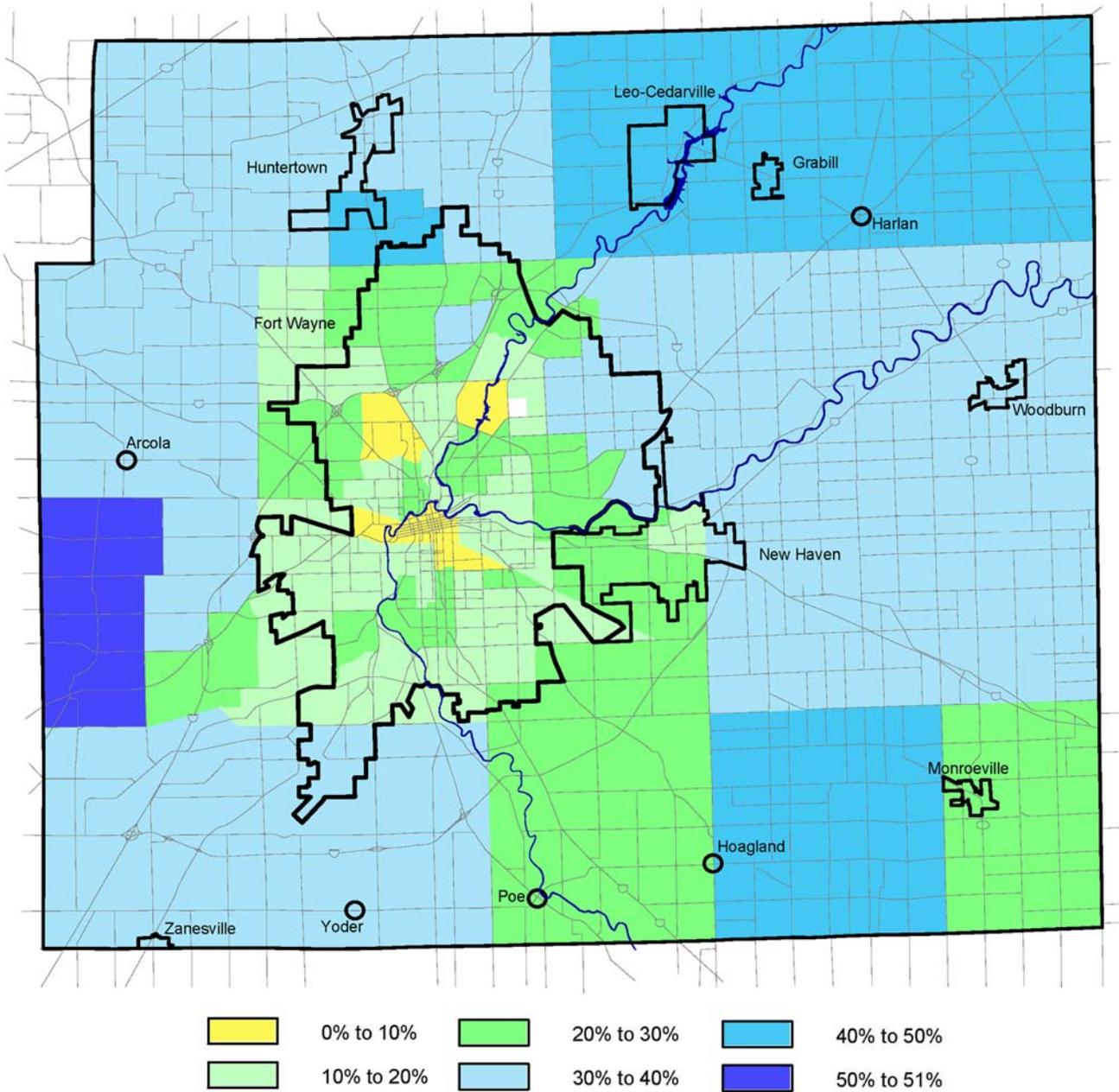
Source: U.S. Census Bureau—City of Fort Wayne

Table 5.10: Percent of Total Households Married without Children

Location	Total Households	Married w/o Children	Percent of Total
Allen County	128,745	35,203	27.3%
Fort Wayne	83,333	18,855	22.6%

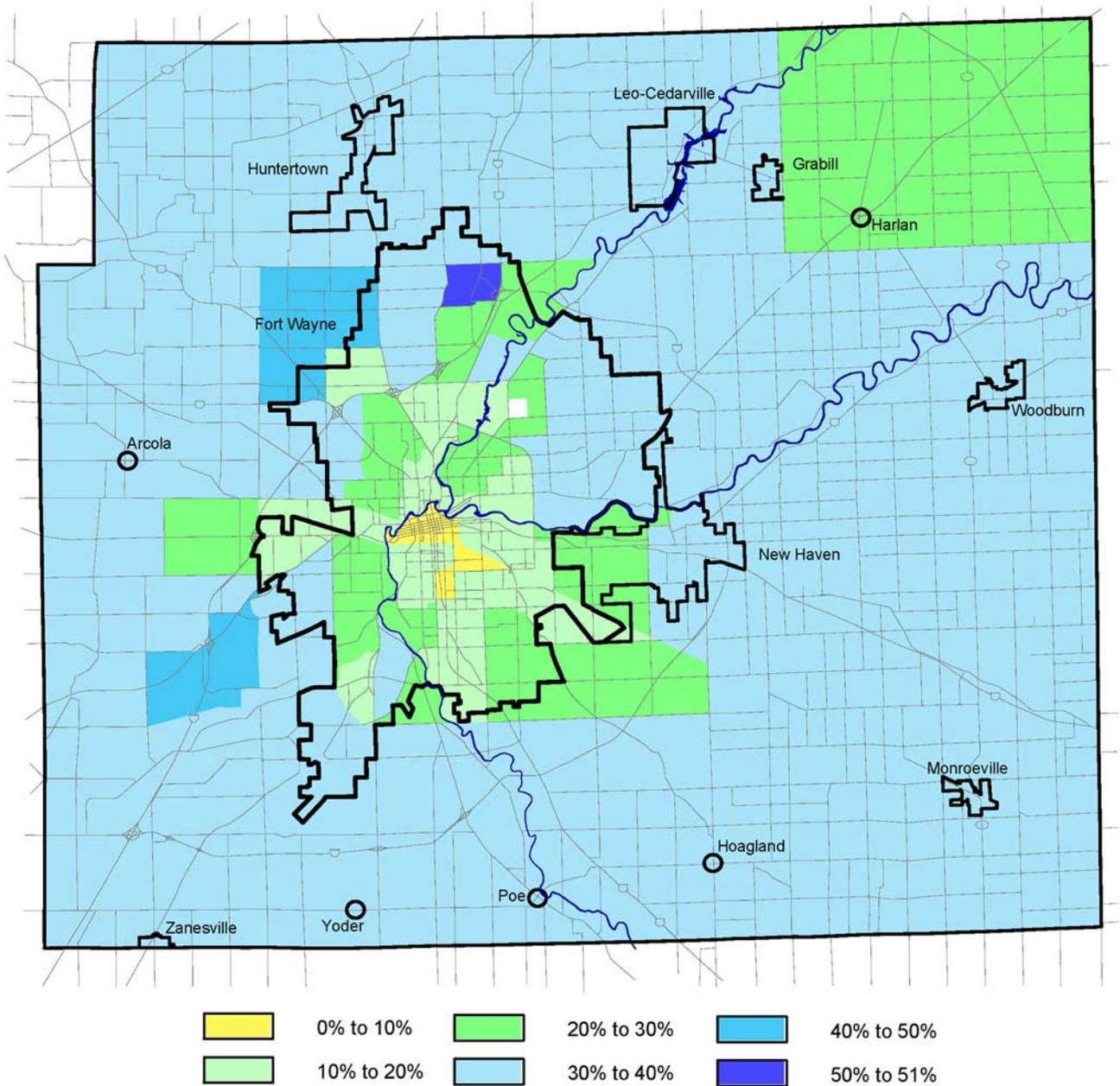
Source: U.S. Census Bureau—City of Fort Wayne

Map 5.6 illustrates that a larger percentage of married households with children live in areas outside the City of Fort Wayne. This is due largely to the availability of newer, more suitable housing for families and the attractiveness of school districts in these areas as opposed to the central part (pre-1950’s) of the City. Map 5.7 shows a more even distribution of married households without children throughout the rural portions of the County and more of a concentration closer to the central part of the City of Fort Wayne.



Source: US Census Bureau – City of Fort Wayne

Map 5.7: Distribution of Married Households Without Children - 2000



Source: US Census Bureau – City of Fort Wayne

Between 1990 and 2000, both the County and the City experienced a significant increase (nearly 37 percent) in female headed households with child(ren)/no spouse.

As shown in Table 5.11, the number of female headed households with child (ren) under 18 and no spouse increased by an average of 41.8 percent for the County, both regions, and the City between 1990 and 2000.

According to the Community Research Institute at Indiana University, in 2000, thirty two of Allen County’s census tracts had a least 15 percent of female head of households with child(ren) under 18. The same tracts contain relatively large African American and Hispanic populations.

Over the past thirty years, Allen County’s female head of households with child(ren) increased 175.6 percent from 3,641 to 10,036.

Table 5.11: Female Head Households with Children/No Spouse, 1990-2000

Location	1990	2000	Number Change	% Change
Allen County Region	10,235	14,482	4,247	41.49%
Region (<i>sans</i> Allen County)	2,993	4,446	1,453	48.55%
Allen County	7,242	10,036	2,794	38.58%
Fort Wayne	5,894	8,166	2,272	38.55%

Source: U.S. Census Bureau—City of Fort Wayne

Some of this increase was experienced in the central part of the City or the 1950’s boundary where the number of single parents (both male and female) with children increased by 15.2 percent and single parents with no children increased by a comparable 13 percent.

Again, these demographic changes reflecting an increase in the number of non-family households has a direct impact on the type of housing that is in demand and the location of that housing. Women, in increasing number, are non-married and heading households. They need housing in a good location near services (e.g. daycare, elder care) and support and in secure neighborhoods where personal safety is not a major concern.

According to the Community Research Institute at Indiana University, between 1970 and 2000, the number of non-white households increased by 354 percent—from 5,302 to 18,763. Between 1990 and 2000, this increase was 60.4 percent.

Allen County’s non-white population has increased substantially over the past thirty years. Table 5.12 below indicates that African American households increased from 5,027 residents in 1970 to 13,598 residents in 2000- a total of 170.5 percent; while households of “other” races (not including Whites, Blacks, or Asian) increased from 275 to 3,669. According to a study conducted by the Community Research Institute, given the relative youth of the non-white population, the percentage increase in the number of non-white households will continue to overwhelm the percentage increase in white households. This phenomenon is especially important to demographic and housing trends since, characteristically, the non-white households are larger and younger, on average, than white households for both Allen County and the City of Fort Wayne (see section on household

size by race and age of householder by race). This population group has different housing needs (more rental than home ownership, more urban than suburban) than the traditional two-parent family that now dominates the suburban areas.

Table 5.12: Households by Race, 1970-2000

useholds	1970	% of Total	1980	% of Total	1990	% of Total	2000	% of Total
hite	80,418	93.81%	94,929	90.93%	101,355	89.65%	109,982	85.43%
Black	5,027	5.86%	8,139	7.80%	9,818	8.68%	13,598	10.56%
Asian*	NA	NA	NA	NA	670	0.59%	1,496	1.16%
Other	275	0.32%	1,335	1.28%	1,213	1.07%	3,669	2.85%

*Asian included in "Other" before 1990

Source: U.S. Census Bureau—City of Fort Wayne

On average, 32.6 percent of total householders in the City of Fort Wayne live alone.

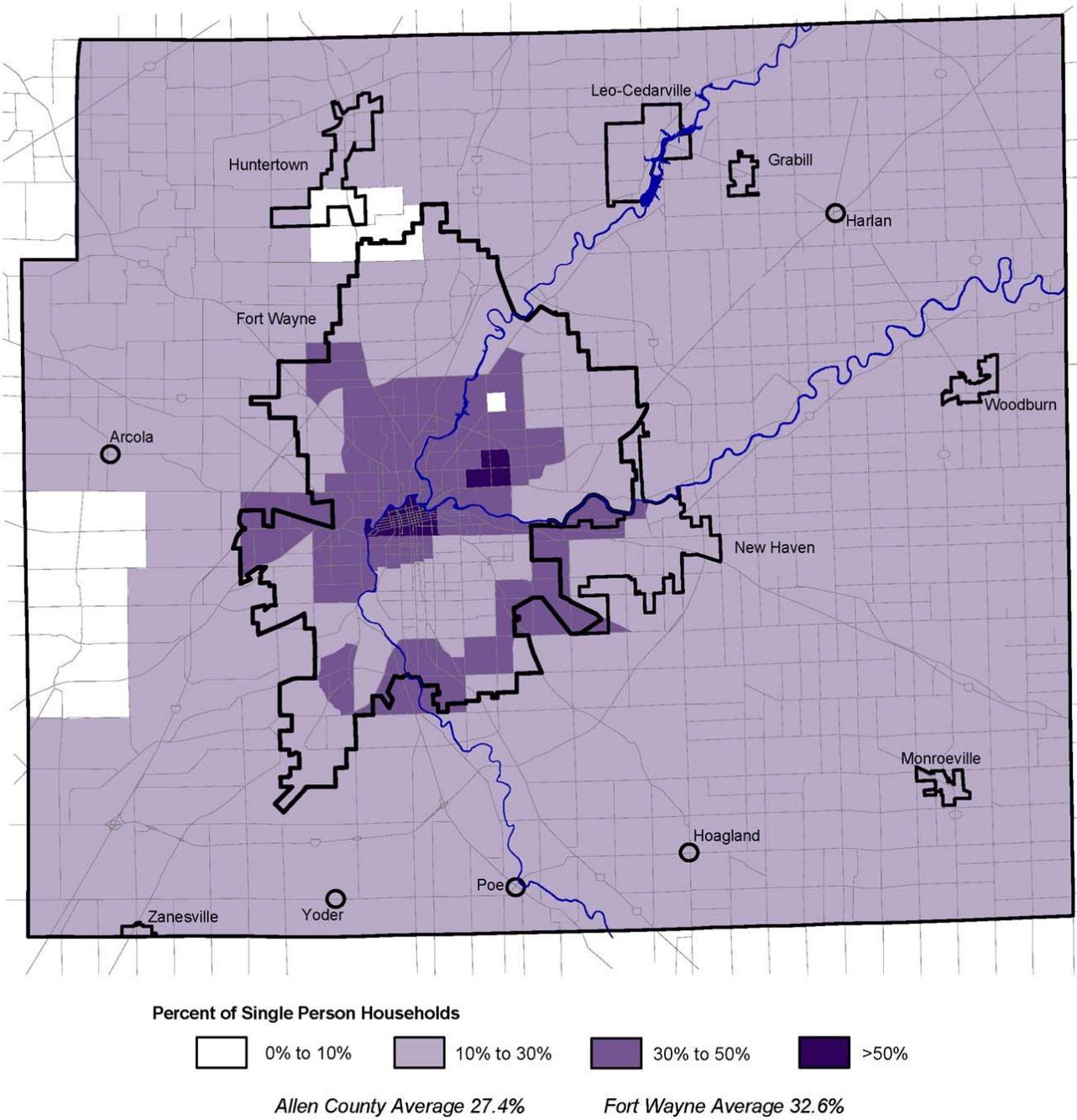
The vast majority of single person households are found within the City of Fort Wayne. Map 5.8 illustrates that within a few census tracts located in the central City (pre 1950 boundary), over 50 percent of the residents live alone. This dynamic may indicate a number of phenomena. For example, single person households may find the quality of life in a relatively urban setting more inviting while those with families may prefer housing in more suburban areas. Single person households may prefer housing in the more central urban area where schools are not a deciding factor but convenience to work and leisure activities are a major consideration. As shown in Table 5.13, the general distribution of single person households is similar to those areas that are renter occupied. (see section on Housing Tenure, page 5.28).

Table 5.13; Single Person Households, 2000

Single Person Households	Perent of Total Households
Allen County	35,279 27.4%
Fort Wayne	27,159 32.6%

Source: U.S. Census Bureau

Map 5.8: Percent of Single Person Households



Source: U.S. Census Bureau – City of Fort Wayne

The median age of householders in both Allen County and Fort Wayne varies significantly by race. White householders are, on average, 10 to 13 years older than non-whites.

According to the U.S. Census, in 2000, the median age of White householders was 36.0 years and 35.8 years for the County and the City respectively. Non-white householders, on the other hand, are significantly younger. As shown in Table 5.14 below, non-white householders are 10 to 13 years younger than White householders and residents in Fort Wayne are slightly younger than residents in Allen County. These trends in householder age are not only important to the dynamics of housing location and preferences, but also impact the Community's population growth. The low median age for non-whites coupled with the larger household size indicates younger families with children. These characteristics are helping to fuel the population growth in this segment, and will for some time to come.

Table 5.14: Median Age by Race of Householder, 2000

Race of Householder	Allen County	Fort Wayne
White	36.0	35.8
Black	26.6	26.3
American Indian and Alaska Native	29.9	29.8
Asian	30.6	30.0
Hispanic or Latino	23.5	23.4
Other	23.2	23.2

Source: U.S. Census Bureau

Allen County's average household size of 2.5 persons per household is the lowest among the State of Indiana and the Nation. From 1970 to 2000, the County's average household size decreased by 23.3 percent.

As average household size decreases, the number of households is also likely to increase, assuming the population remains the same or increases. This in turn increases demand for housing units. At the same time that the population increased, the average household size for both Allen County and Fort Wayne steadily decreased, resulting in an increased number of households. As shown in Table 5.15 below, the average household size for Allen County decreased from 3.26 persons per household in 1970 to 2.50 persons per household in 2000. In fact, Allen County's average household size decreased each decade from 1970 to 2000, resulting in a total percent change of 23.3 percent.

Table 5.15: Allen County Average Household Size, 1970-2000

Year	Household Size
1970	3.26
1980	2.79
1990	2.61
2000	2.50

Source: U.S. Census Bureau—City of Fort Wayne

As shown in Table 5.16, average household size in Allen County is slightly smaller than household size for Indiana and the Nation, yet the

City's household size is smaller than the County's. As noted earlier, the greatest increase of married couples without kids is occurring in the County. It is also expected that average household size for both Allen County and Fort Wayne will continue to decrease as the remaining baby boomers reach retirement age.

Table 5.16: Average Household Size, 1990-2000

Location	1990	2000	Percent Change
Fort Wayne, IN	2.43	2.41	-0.8%
Allen County, IN	2.61	2.50	-4.2%
Indiana	2.61	2.53	-3.1%
United States	2.63	2.59	-1.5%

Source: U.S. Census Bureau—City of Fort Wayne

Average household size varies by race and location. As shown in Table 5.17 in Allen County, the average size of White households (2.49) is over 36.5 percent smaller than the average household size for Hispanics (3.40). In Fort Wayne, the average household size for Whites, Blacks, American Indian and Alaska Native, and Asian are slightly lower than those for the County while the average household size for Hispanics and those of 'Other' races is higher.

Table 5.17: Average Household Size by Race of Householder. 2000

Race of Householder	Allen County	Fort Wayne
White	2.49	2.32
Black	2.69	2.68
American Indian and Alaska Native	2.74	2.34
Asian	2.99	2.91
Hispanic or Latino	3.40	3.42
Other	3.48	3.50

Source: U.S. Census Bureau

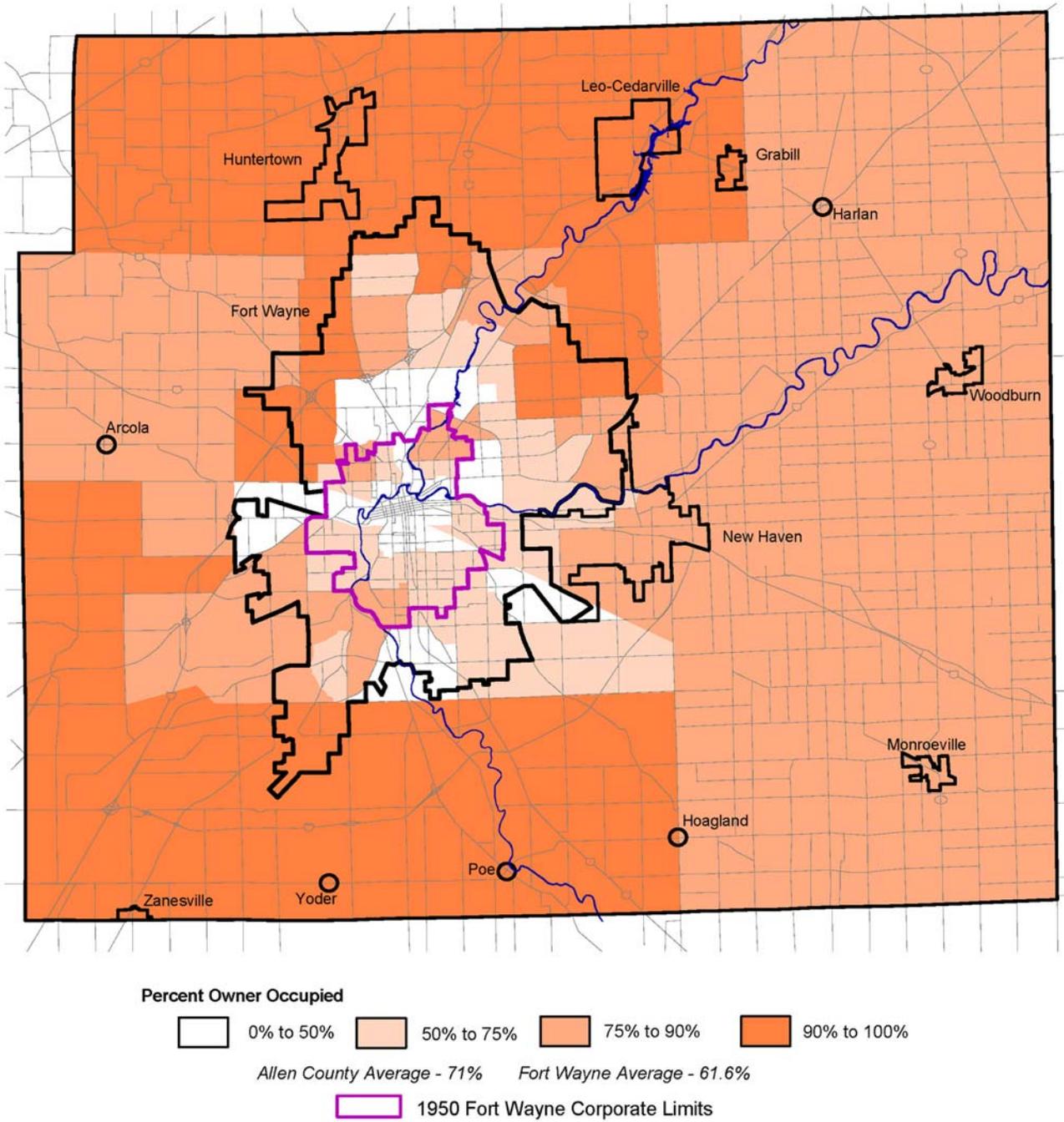
Housing Tenure

The two most common types of tenancy are renter occupied and owner occupied. These characteristics are important to a community because tenure mix can help to form housing integration and social cohesion. This section of the housing element will discuss homeownership rates and occupancy status as it relates to vacancy rates, owners, renters, and the year householders moved in.

Homeownership rates vary dramatically within the County, from below 50 percent in parts of the central City to 90 percent in the post-1950 areas and rural areas.

Map 5.9 illustrates that the homeownership rate is substantially lower (below 50 percent) in the central City. In the northern and southern portions of the County to the west, the percentage of owner occupied units exceeds 90 percent.

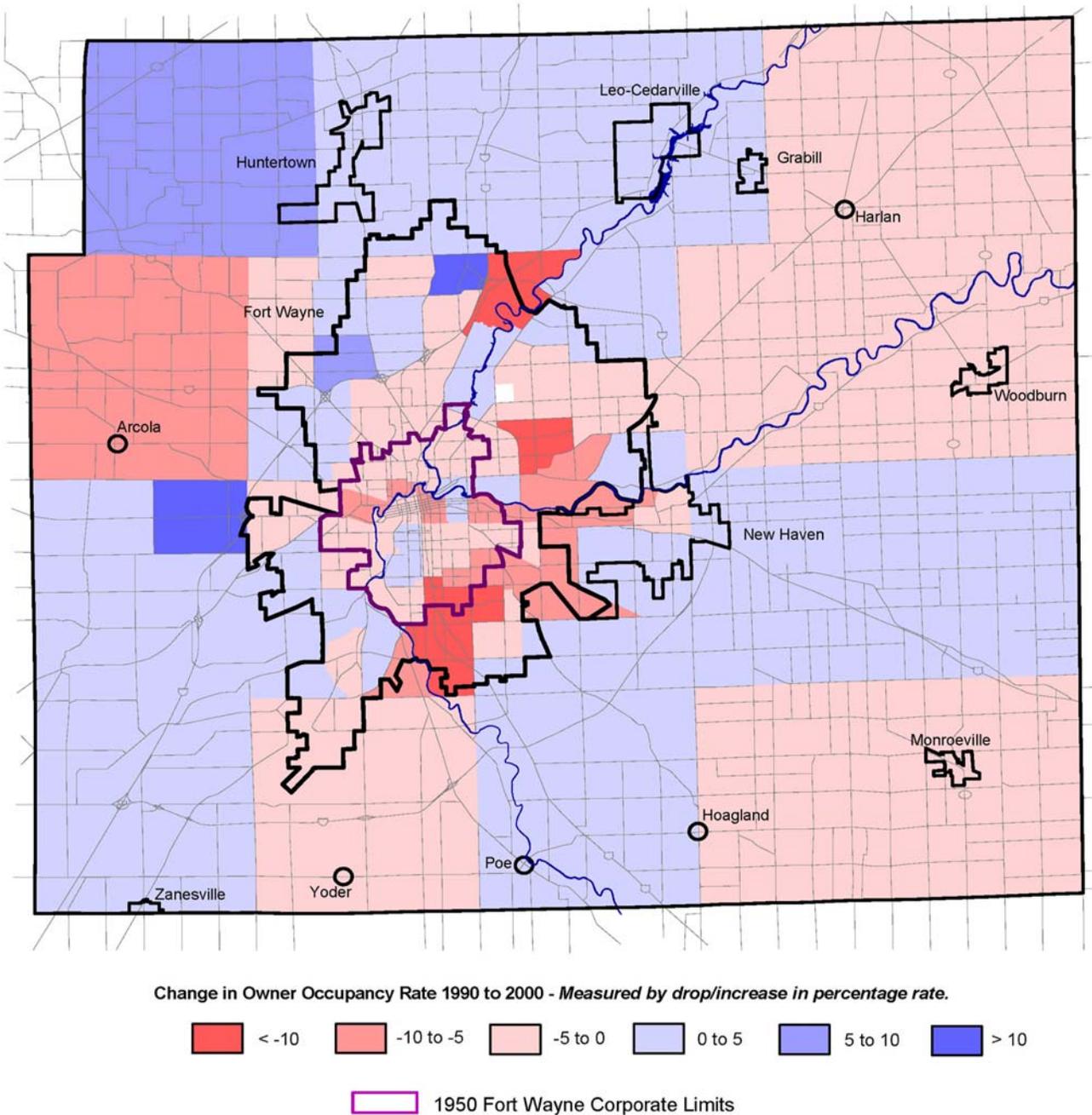
Map 5.9: Percent of Owner Occupied Housing, 1990-2000



Source: U.S. Census Bureau – City of Fort Wayne

Based on census data, it appears that approximately half of the County is experiencing a rise in owner occupancy and half is experiencing a decline in owner occupancy. Tracts with the greatest decline in owner occupancy rate are located in and around the central City suggesting once again that homeowners are moving from central Allen County to outlying areas (see Map 10). The greatest increases, those above five percent, are taking place in pockets in the western quadrant of the City.

Map 5.10: Allen County- Change in Owner Occupancy Rate, 1990-2000



Source: U.S. Census Bureau – City of Fort Wayne

Allen County and the City have a relatively high rate of homeownership at 71.0 percent and 61.6 percent respectively.

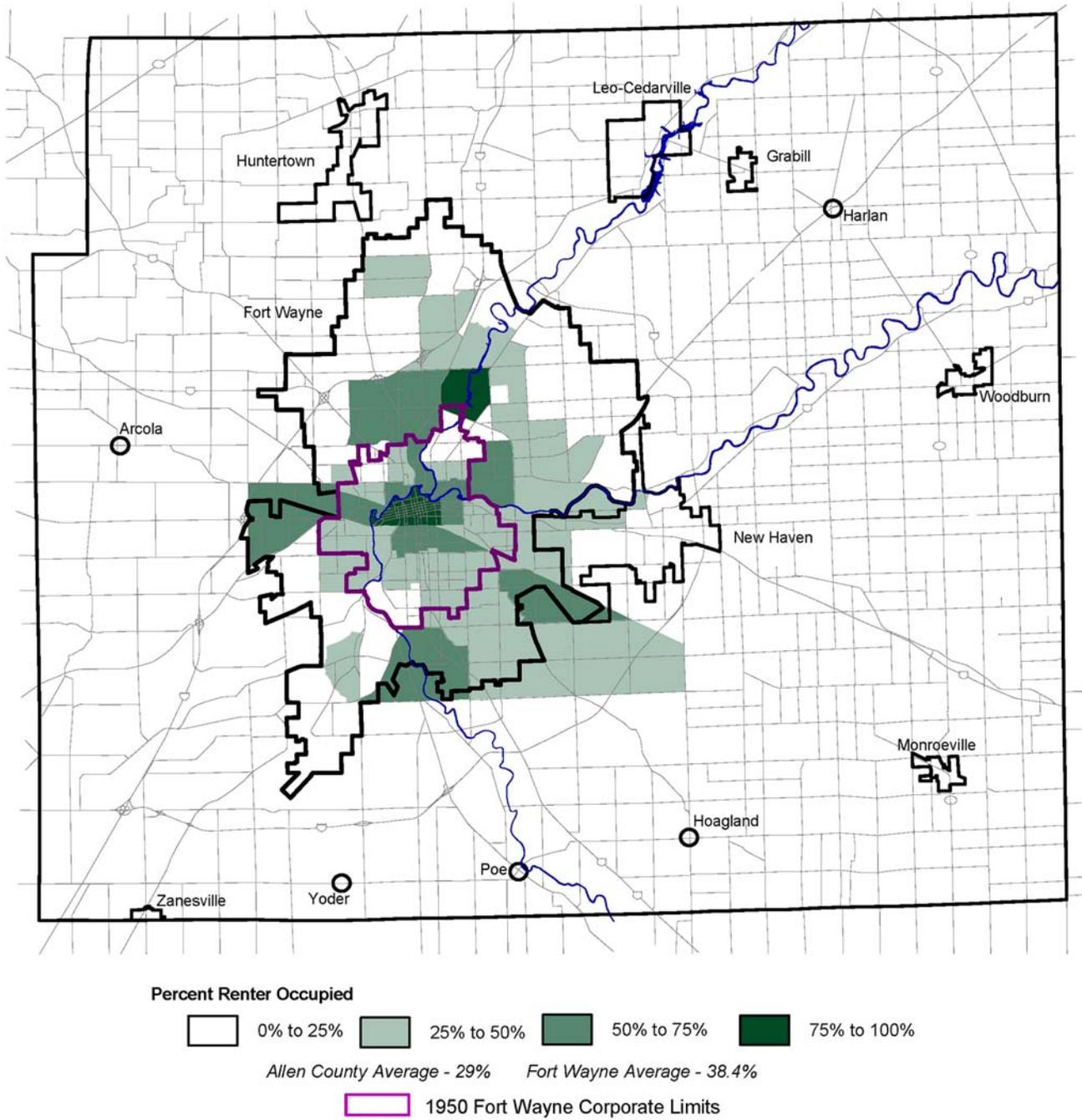
As shown in Table 5.18, the homeownership for Allen County in 2000 was 71.0 percent, which was at the high end of the range in comparison to its peer counties, Midwestern states, and the Nation. The homeownership rate within the City of Fort Wayne was lower at 61.6 percent, but was again at the higher end of the range in comparison to peer cities. This indicates a smaller percentage of rental units available for younger families, where 32 percent of those householders in Allen County 25-44 years old are renters. This follows a national trend where over 43 percent of these householders are renters. As this age group increases in size (see Demographics, page 3.15) the demand for housing, especially rental housing, will also increase.

As Map 11 shows, a majority of the renters live within and around the central part of the City, creating opportunities to market this age group in this location.

Table 5.18: Housing Unit Tenure

Location	Ownership Rate	Rental Rate
Allen County Region	74.2%	25.8%
Allen County, IN	71.0%	29.0%
Fort Wayne, IN	61.6%	38.4%
Vanderburgh County, IN	66.8%	33.2%
Evansville, IN	60.0%	40.0%
St. Joseph County, IN	71.1%	28.3%
South Bend, IN	63.1%	36.9%
Kent County, MI	70.3%	29.7%
Grand Rapids, MI	59.7%	40.3%
Montgomery County, OH	64.7%	35.3%
Dayton, OH	52.8%	47.2%
Polk County, IA	68.8%	31.2%
Des Moines, IA	64.7%	35.3%
Dane County, WI	57.6%	42.4%
Madison, WI	47.7%	52.3%
Indiana	71.4%	28.6%
Iowa	72.3%	27.7%
Michigan	73.8%	26.2%
Ohio	69.1%	30.9%
Wisconsin	68.4%	31.6%
United States	66.2%	33.8%

Map 5.11: Allen County- Percent of Renter Occupied Units, 2000

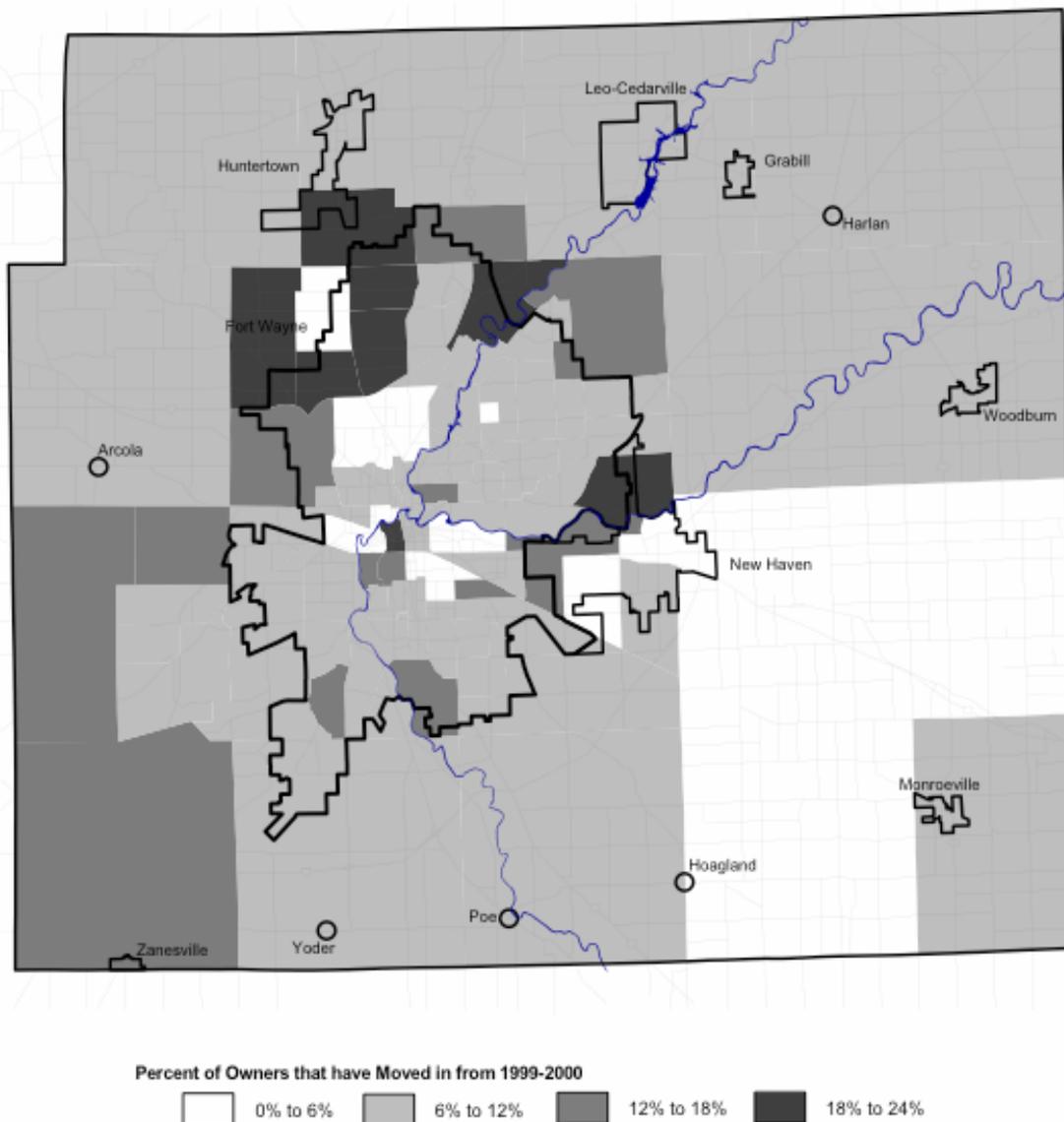


Source: U.S. Census Bureau – City of Fort Wayne

Neighborhoods located along the northern and western border of the City of Fort Wayne encountered a large increase (18 to 24 percent) in the number of new residents between 1999 and 2000.

The map of owners that moved in from 1999 to 2000 (Map 5.12), illustrates the areas that are receiving the greatest number of new homeowners. A large share (18-24 percent) of some tracts' residents moved in within this two-year period suggesting large scale residential development. Most of these households are moving within the County. This is indicated by a low and, in the past three years, a negative net migration rate. (See Demographics section).

Map 5.12: Percent of Owners That Have Moved in from 1999 to 2000



Source: U.S. Census Bureau—City of Fort Wayne

Vacancy rates for Allen County are generally in line with those for the State of Indiana and the seven county region; however Fort Wayne’s vacancy rates are slightly higher than the County, the region, and the State.

Out of six peer counties, Allen County was among three with vacancy rates exceeding seven percent in 2000. In 1970, the vacancy rate stood at 5 percent, increased to 5.8 percent in 1980, 7.8 percent in 1990, and then dropped slightly to 7.3 percent in 2000. Although relatively high, the 7.3 vacancy rate for the County is lower than the national average of nearly nine percent.

As shown in Table 5.19, four of the six peer communities have vacancy rates lower than the City of Fort Wayne. This further indicates that the increase in newly constructed housing at the periphery has been a detriment to the demand for housing in other areas of the City.

Table 5.19: Housing Unit Vacancy Rates, 2000

Location	Vacancy Rate
Allen County Region	7.0%
Allen County, IN	7.3%
Fort Wayne, IN	8.3%
Vanderburgh County, IN	7.4%
Evansville, IN	8.4%
St. Joseph County, IN	5.9%
South Bend, IN	7.4%
Kent County, MI	5.0%
Grand Rapids, MI	6.1%
Montgomery County, OH	7.7%
Dayton, OH	12.8%
Polk County, IA	4.7%
Des Moines, IA	5.4%
Dane County, WI	3.8%
Madison, WI	3.7%
Indiana	7.7%
Iowa	6.8%
Michigan	10.6%
Ohio	7.1%
Wisconsin	10.2%
United States	9.0%

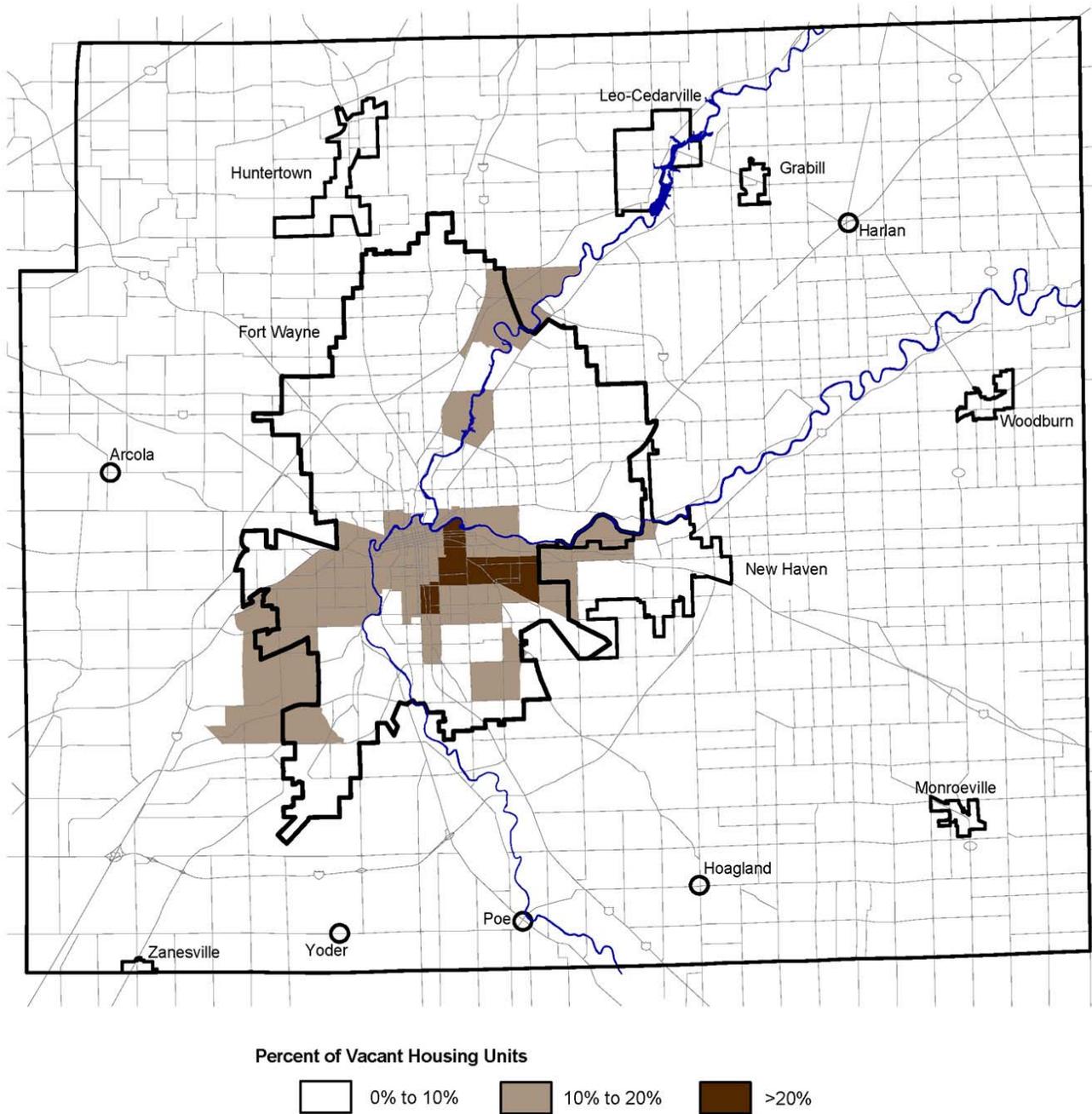
Source: U.S. Census Bureau—City of Fort Wayne

Central Fort Wayne has an average vacancy rate of 8.3 percent; however in some areas west and south of Downtown, vacancy rates are greater than 20 percent.

The percent of vacant housing units shown in Map 5.13 illustrates the location of the greatest concentration of vacant units. The central part of Fort Wayne had the highest concentration, with data showing an increase in vacancy rates by ten percent and in some census tracts vacancies increased by 20 percent. This is indicative of the housing trend of abandoning older housing units for newer housing in outlying areas. The map suggests that it is not only the central city that is being vacated, but also some of the adjoining mature neighborhoods.

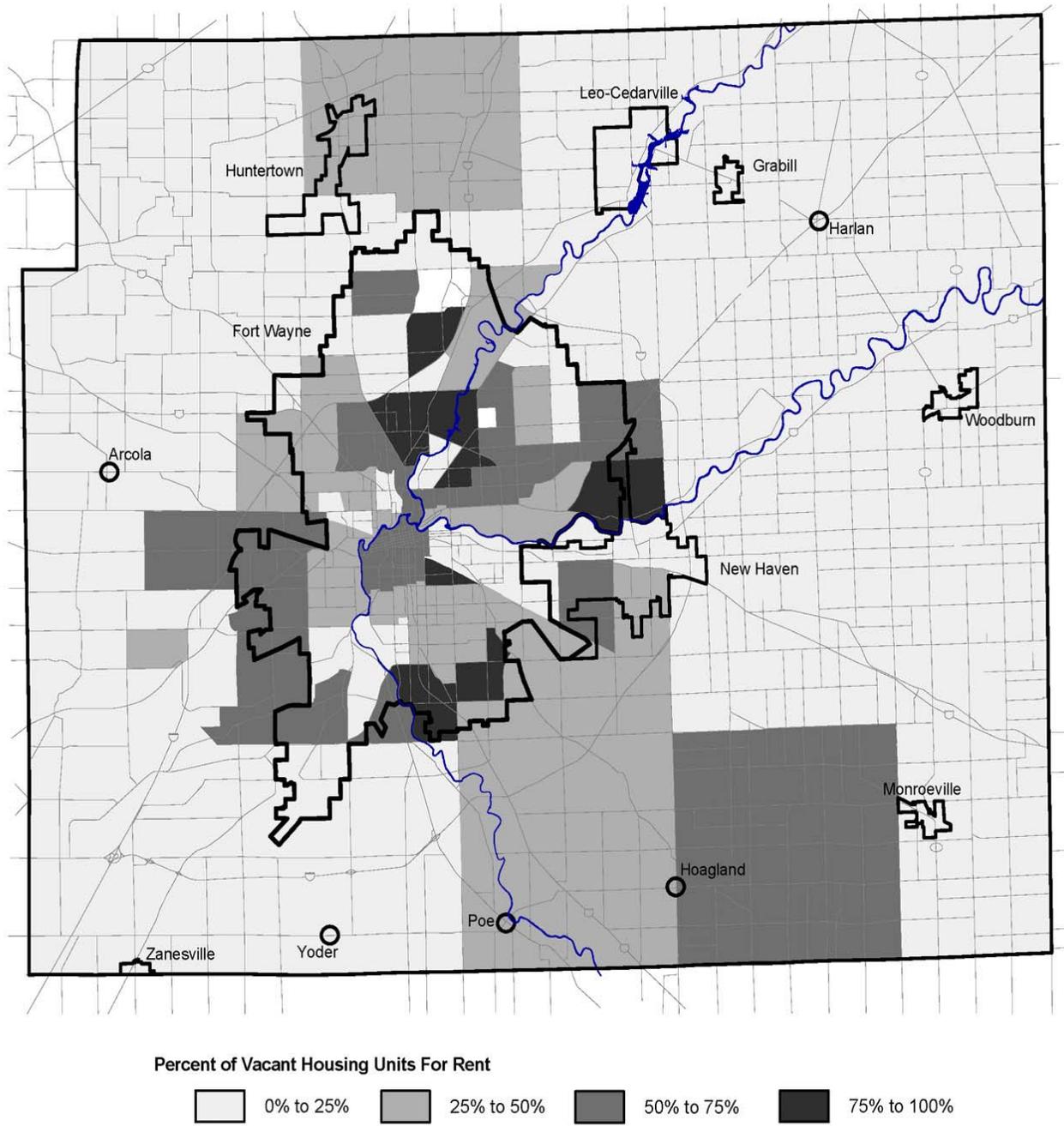
As seen from Maps 5.14 and 5.15, most of the vacant units for rent were concentrated in the center part of the City of Fort Wayne. A majority of the vacant units for sale were in areas outlying the City of Fort Wayne and within Allen County.

Map 5.13: Allen County- Percent of Vacant Housing Units, 2000



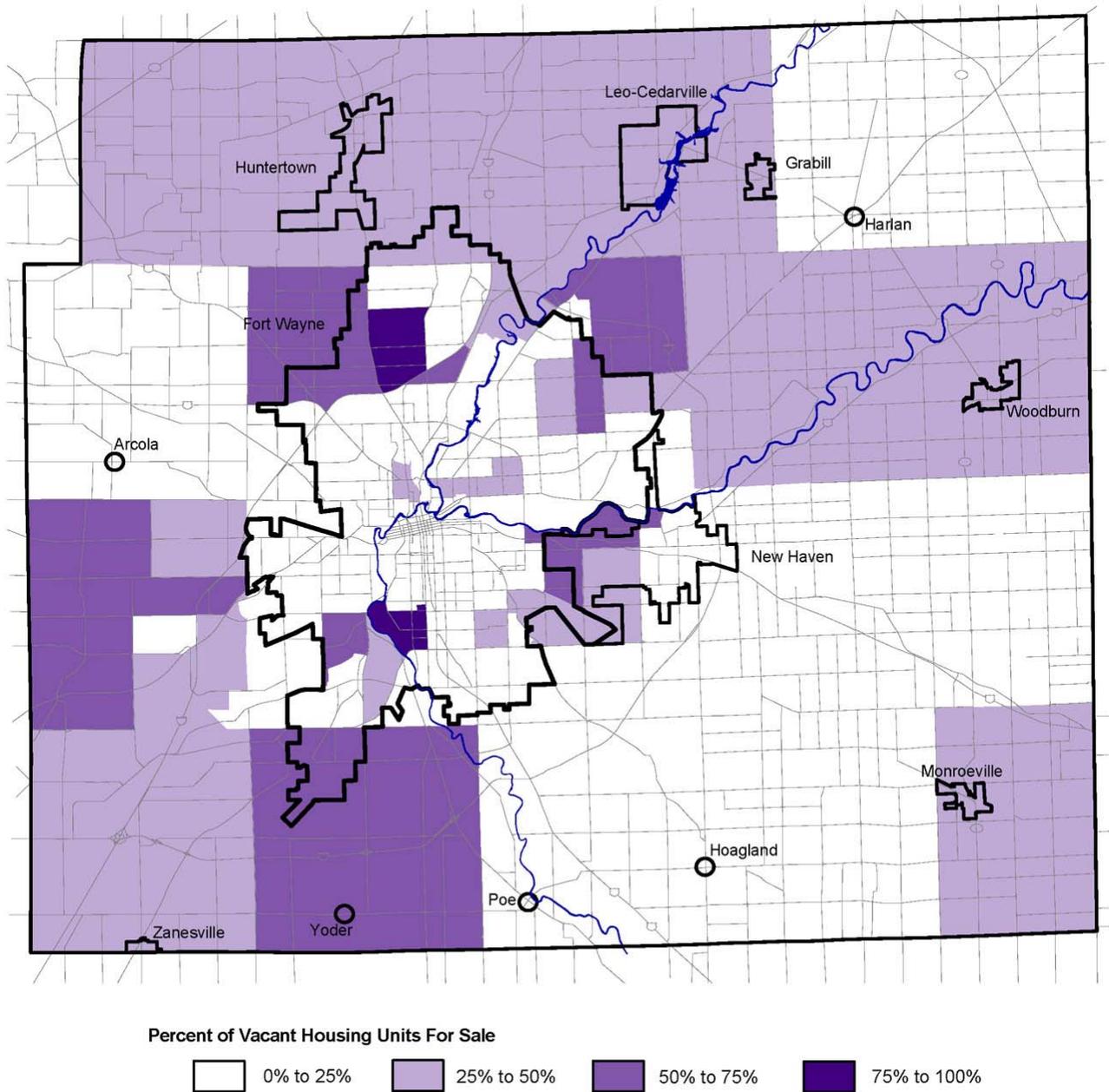
Source: U.S. Census Bureau – City of Fort Wayne

Map 5.14: Percent of Vacant Housing Units for Rent, 2000



Source: U.S. Census Bureau – City of Fort Wayne

Maps 5.15: Percent of Vacant Housing Units for Sale, 2000



Source: U.S. Census Bureau – City of Fort Wayne

Housing Values

The cost of housing is important in understanding the housing characteristics in a region because this variable sometimes determines the demand for housing. Housing costs should be affordable for both owners and renters. This section of the housing chapter will discuss the Region's housing cost, its value by location, changes in housing values, and housing cost burdens in relation to income.

Median housing value of owner-occupied housing units in Fort Wayne (\$74,600) were relatively low compared to the median home values for the Nation, the State, and the County.

According to the 2000 Census, the median value of owner-occupied units was \$119,600 nationally, \$94,300 in the State of Indiana, \$88,700 in Allen County, and \$74,600 in Fort Wayne. The lower median housing value may be attributed, in part, to the general age and condition of housing (most of which is in the 25 years following WWII), the relative income levels (which have been stagnant-see Demographics section), and the overall supply (which shows a surplus). This is supported by the Fort Wayne Housing Strategy which indicated that the cost of housing in the City is significantly lower than the national average. Affordable, safe, and permanent housing for very-low income families is still needed.

Year 2000 housing values in the County vary dramatically by location; with the lowest housing values (under \$40,000) concentrated in central Fort Wayne and the highest housing values (over \$175,000) located in the far western portion of the County.

In 2000, the majority of occupied units valued at under \$40,000 were concentrated in central Fort Wayne. As the value increased to \$40,000 to \$80,000, there was further concentration in the City of Fort Wayne. As values rise to \$80,000 to \$125,000 there was a general dispersal throughout the County, except in the City of Fort Wayne where the vast majority of units were valued below \$80,000. Portions of both the northeast and southwest sides of the City had a relatively high concentration of units valued between \$80,000 to 125, 000. There was a higher share of units valued from \$125,000 to 175,000 in the northern portion of the County and heading west of the City. The areas with the highest share of units valued above \$175,000 were located in the far western portion of the County, south of Arcola and in areas south of Huntertown.

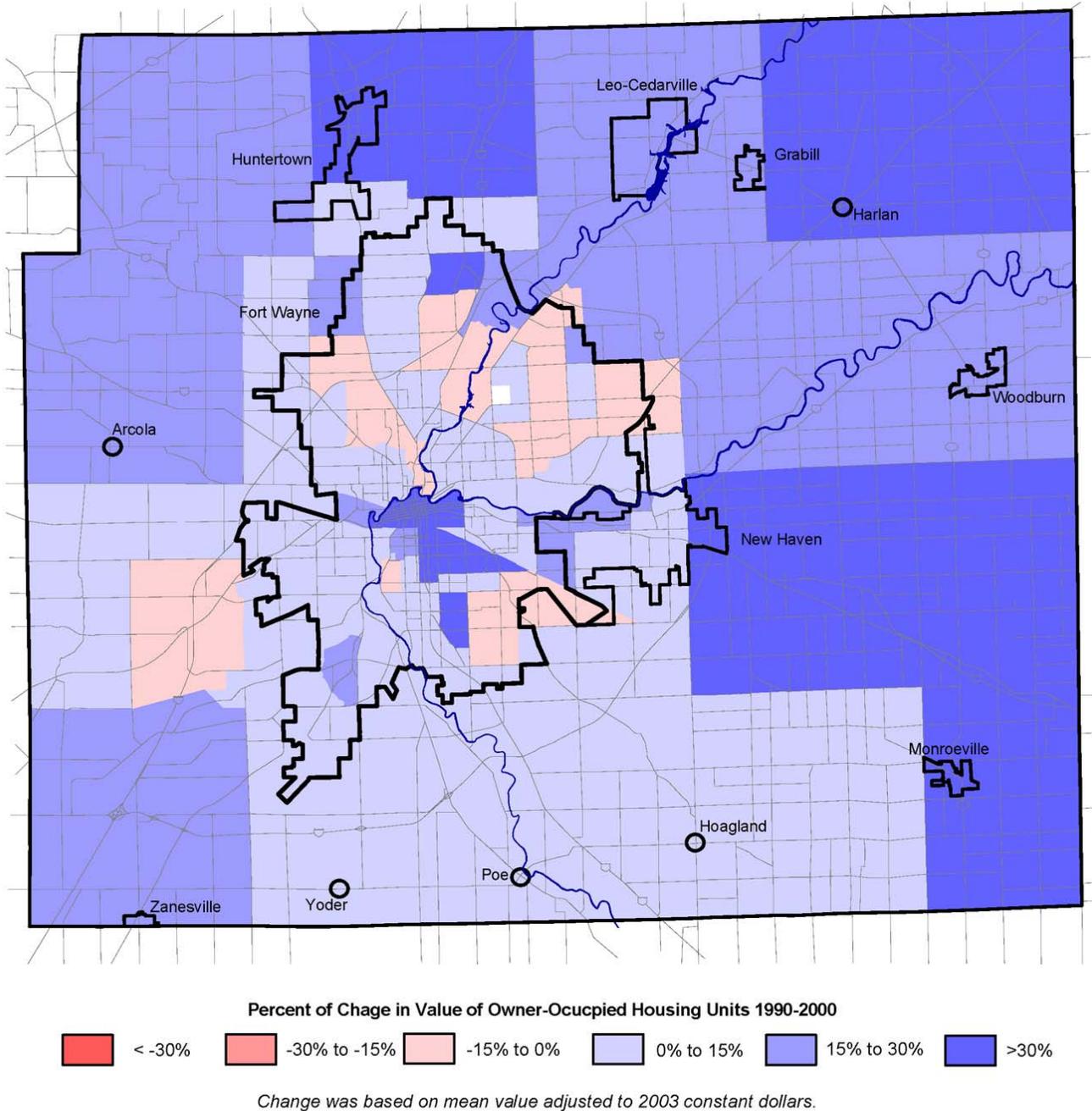
In general, the value of housing units in the central City, southeast, and northeast, increased by 30 percent from 1970 to 2000, but declined in the more mature neighborhoods.

From 1990 to 2000, most census tracts noted an increase in the value of owner-occupied units, adjusted to 2003 constant dollars. The greatest increases in value (greater than 30 percent) were found in the central City,

the southeastern quadrant of the County and in the northeast and around Hometown. There were areas, mainly on the outer edges of the City of Fort Wayne, which experienced a decrease in housing values. These mature communities experienced a decrease in housing values from 1990 to 2000.

This is a strong indicator that the changes in housing in the central part of Fort Wayne (pre-1950) are impacting the more mature, built-out neighborhoods (post-1950). This may also indicate that the attractiveness of the area is declining and the condition of properties is eroding in comparison with outlying areas. As noted before, the most vulnerable areas are those built 25 years after WWII which, incidentally, was the period of the most housing growth in the County. As Map 5.17 shows, a majority of the housing units built between 1950 and 1970 are located in neighborhoods surrounding the core part of the City of Fort Wayne.

Map 5.16: Percent Change in Value of Owner-Occupied Housing Units, 1990-2000



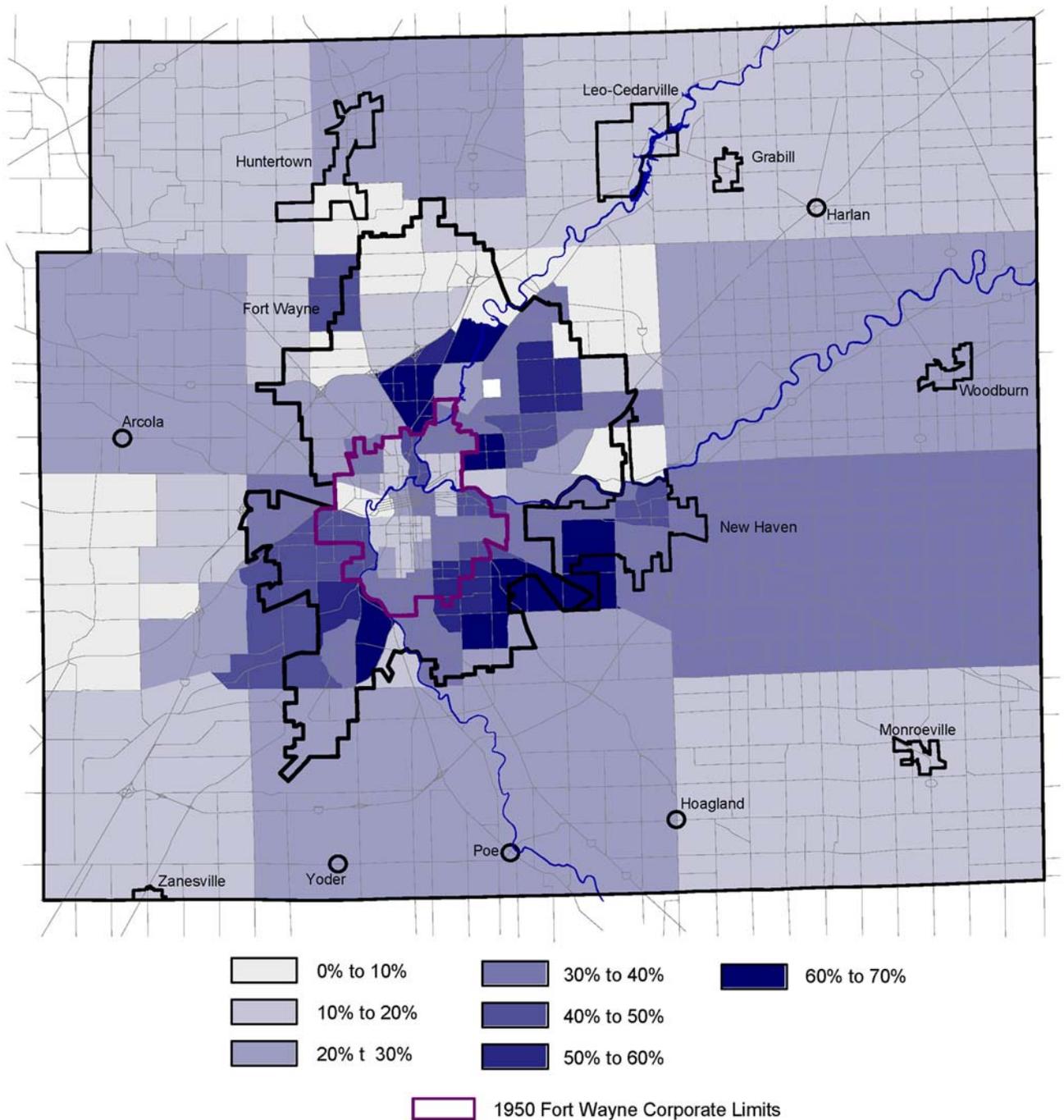
Source: U.S. Census Bureau – City of Fort Wayne

The increasing housing values in the southeastern quadrant of the County, in the northeast, and around Huntertown are most likely due to the construction of new higher cost housing in these areas versus general

appreciation. Values in the central part of the City have also increased between 1990 and 2000.

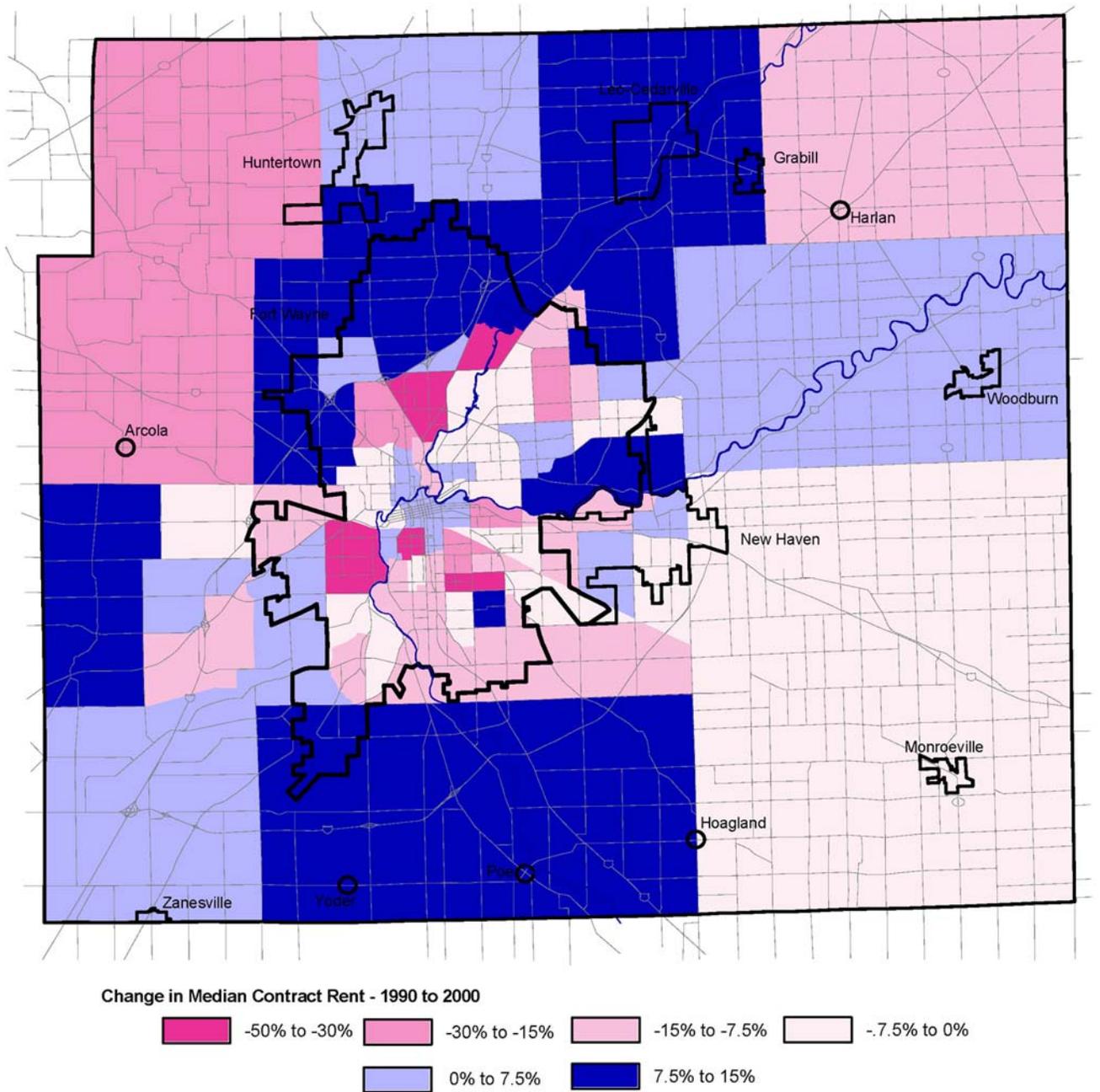
Owner occupied housing is not the only type of housing experiencing a drop in areas surrounding the central part of the City. The change in median contract rent (see Map 5.18) also shows a decrease in rental rates in generally the same parts of the City.

Map 5.17: Percentage of Units Built between 1950 and 1970



Source: U.S. Census Bureau – City of Fort Wayne

Map 5.18: Change in Median Contract Rent, 1990-2000



Source: U.S. Census Bureau – City of Fort Wayne

The County’s households are not as cost burdened as their peers, but renters are more burdened than homeowners.

The increasing poverty rate (see Demographics section) and the erosion of real incomes has been due primarily to the depletion of blue-collar jobs and the declining job base, forcing many people to take on lower paying,

part-time temporary jobs in the service sector. The price of both homeownership and renting has increased faster than personal incomes and inflation.

Housing costs are considered a burden by the Department of Housing and Urban Development when the costs account for more than 30 percent of household income. The figures for the year 2000 were calculated for both rental and owner-occupied housing. As shown in Table 5.20, figures for the Region, the County, and Fort Wayne were relatively consistent; 14 to 15 percent of homeowners were cost burdened and 30 to 33 percent of renters were cost burdened. It is important to note that renters are twice as likely to be cost burdened than homeowners.

As Map 5.19 (Rent Burden, 2000) shows, the largest percentage of those residents that are rent burdened are situated in the eastern and southern portions of the City. A closer look at the 45-54 age group on Map 5.20 (Percent of Rental Units with Householders 45-54) shows a more even distribution but concentrated within the City's boundaries, where most of the rental housing is also located.

Home foreclosures are another indicator of housing affordability. Newly released information by the Mortgage Bankers association on delinquencies and foreclosures in America reveals that the Midwest has been hard hit by mortgage delinquencies and foreclosures. During the second quarter of 2004, the states of Ohio and Indiana topped the list with foreclosure inventories running the highest levels in the nation. The national foreclosure rate stands at 1.6 percent. It reached 3.4 and 2.8 percent in Ohio and Indiana respectively. The high numbers can be explained by a combination of two factors: high unemployment in communities with traditionally high home ownership. Foreclosures help drive the value of housing further down, and if concentrated in certain areas, can affect the character of an entire neighborhood.

Table 5.20: Housing Cost Burden- Over 30% of Household Income

Location	Rental Cost Burdened	Owner Cost Burdened
Allen County Region	29.9%	13.6%
Allen County, IN	32.4%	13.8%
Fort Wayne, IN	33.1%	15.2%
Vanderburgh County, IN	35.3%	15.1%
Evansville, IN	35.5%	16.2%
St. Joseph County, IN	35.1%	15.9%
South Bend, IN	38.6%	18.1%
Kent County, MI	32.8%	15.7%
Grand Rapids, MI	37.8%	16.1%
Montgomery County, OH	35.1%	20.3%
Dayton, OH	40.4%	24.8%
Polk County, IA	32.8%	17.2%
Des Moines, IA	34.6%	19.5%
Dane County, WI	38.5%	19.9%
Madison, WI	43.5%	20.8%
Indiana	33.3%	16.0%
Iowa	31.5%	14.0%
Michigan	35.2%	17.7%
Ohio	34.3%	18.7%
Wisconsin	32.3%	17.8%
United States	36.8%	21.8%

Source: U.S. Census Bureau—City of Fort Wayne

Changing household characteristics will have a major effect on the future demand for certain types of housing.

According to the Urban Land Institute (ULI), people looking for housing today are, in general, looking for less tangible characteristics than the price of the housing. They are looking for a sense of community, a sense of connection, housing diversity, and pedestrian access. They include:

Home business owners- find suburbs boring and feel isolated, without corner store or coffee shops, lunch spots, etc.

Women- in increasing numbers are non-married and heading households. They need housing with a good, convenient location that is most of all secure.

Married couples without children-are occupying smaller households and need attached housing, for rent and sale, and especially affordable units.

Ethnic minorities-are more accustomed to living in closer quarters and are more likely to accept attached housing types.

Baby boomers and echo boomers (children of baby boomers)-tend to be interested in homes in denser more central locations. As the percentage of childless households increases, the market for smaller lots and smaller homes will also increase. Empty nesters prefer to downsize in their current neighborhoods. They live more active lifestyles as well. Echo boomers typically do not enjoy the suburbs and will someday be looking for urban lifestyles as empty nesters.

Allen County and Fort Wayne are among a group of communities—those that are losing population, those marginally growing, and those that have declining cores – that are classified as “weak market communities.”

For those living in weak market locations -- many of whom are low and moderate-income households— continuing population decline has a very real impact on their ability to retain and build personal wealth and to access public services and amenities that improve their quality of life. To help individuals and families in poverty or at near poverty levels accumulate wealth and build assets, The Weak Market Initiative (as part of the Community Development Partnership’s Network) has identified the following strategies:

- Strengthen the existing markets to make these areas more competitive as places to live, work, and invest,
- Stimulate private market forces to bring people and capital into these areas in order to create mixed-income communities of choice, and
- Promote equity by ensuring that residents have the capacity to act as full partners in guiding investment in their neighborhoods

The City of Fort Wayne’s Division of Community Development prepared a Housing Strategy report that addresses 12 primary issues and provides 8 goals.

In 2002, the *City of Fort Wayne Housing Strategy* was initiated by the City of Fort Wayne’s Division of Community Development and its private and non-profit partners. This strategy outlines a number of key action steps associated with eight goals (see appendix) to transform the housing and development environment in Fort Wayne to create better neighborhoods for its citizens, address housing needs across all income levels, and become more competitive with competing housing markets. The report addresses 12 primary issues which are as follows.

Primary Issues:

Image – Fort Wayne should have a better image against misperceptions about the City.

Financial Resources – The City has insufficient financial resources and needs to stretch public funds.

Property Management – Poor property management is a concern. Better public maintenance of vacant land and buildings, incentives for private landlords, resources for low-income homeowners, and an effective system are needed.

Affordability – While the cost of housing in the City is significantly lower than the national average, there still remains a need for affordable housing for very-low income families.

Lending – There are concerns about predatory lending and discriminatory lending.

Development – A real partnership between the City and development community is needed against the lack of development sites, limited market interests, and so on.

Changing Demographics – There are concerns about the concentration of low-income individuals in the Southeast.

Coordination – There is limited coordination between the different groups involved in neighborhood revitalization.

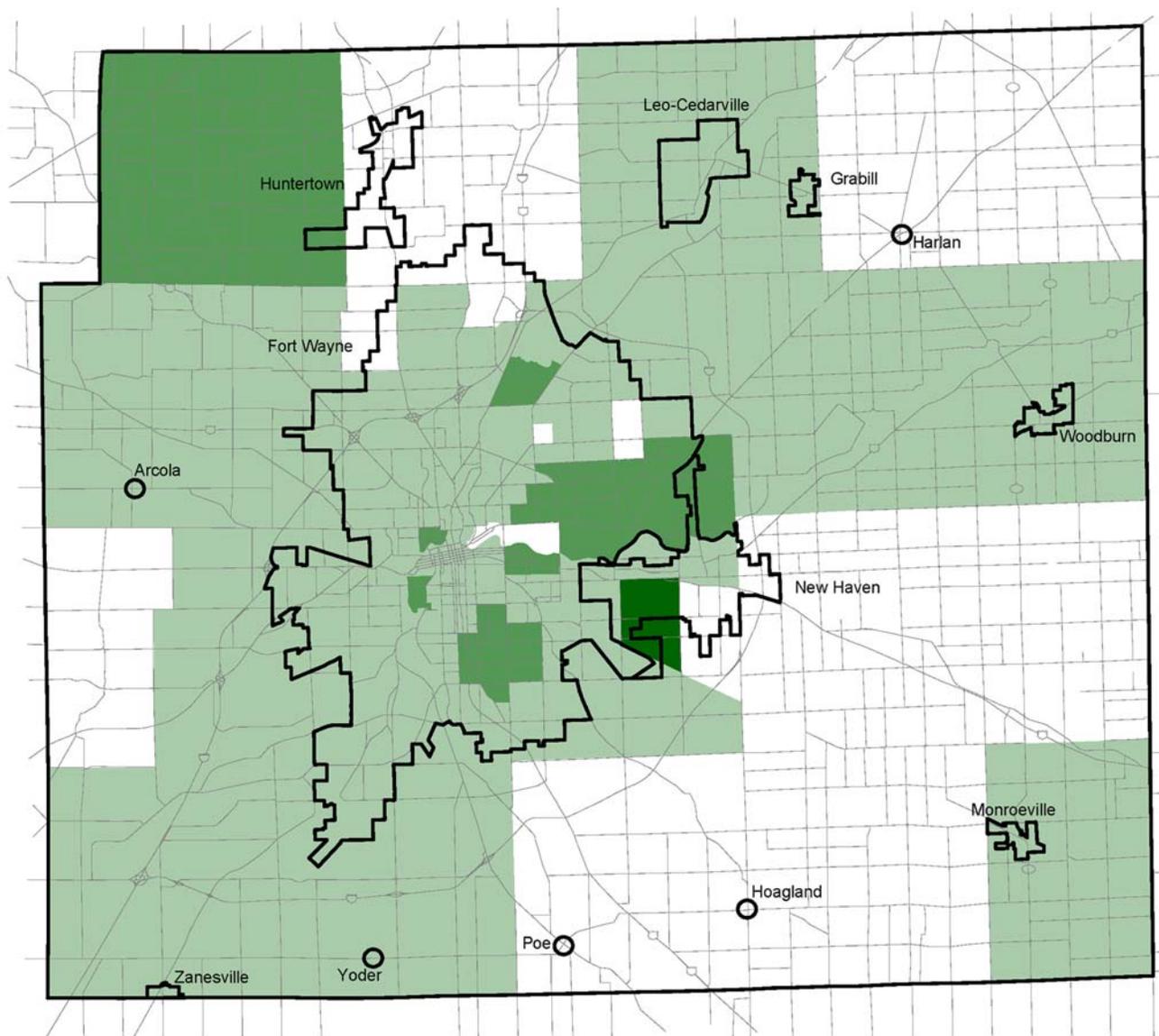
Visibility and Impact – The lack of coordination has resulted in the failure to achieve comprehensive improvement.

Transparency – The City’s decision-making processes regarding allocation of resources are viewed with skepticism and suspicion.

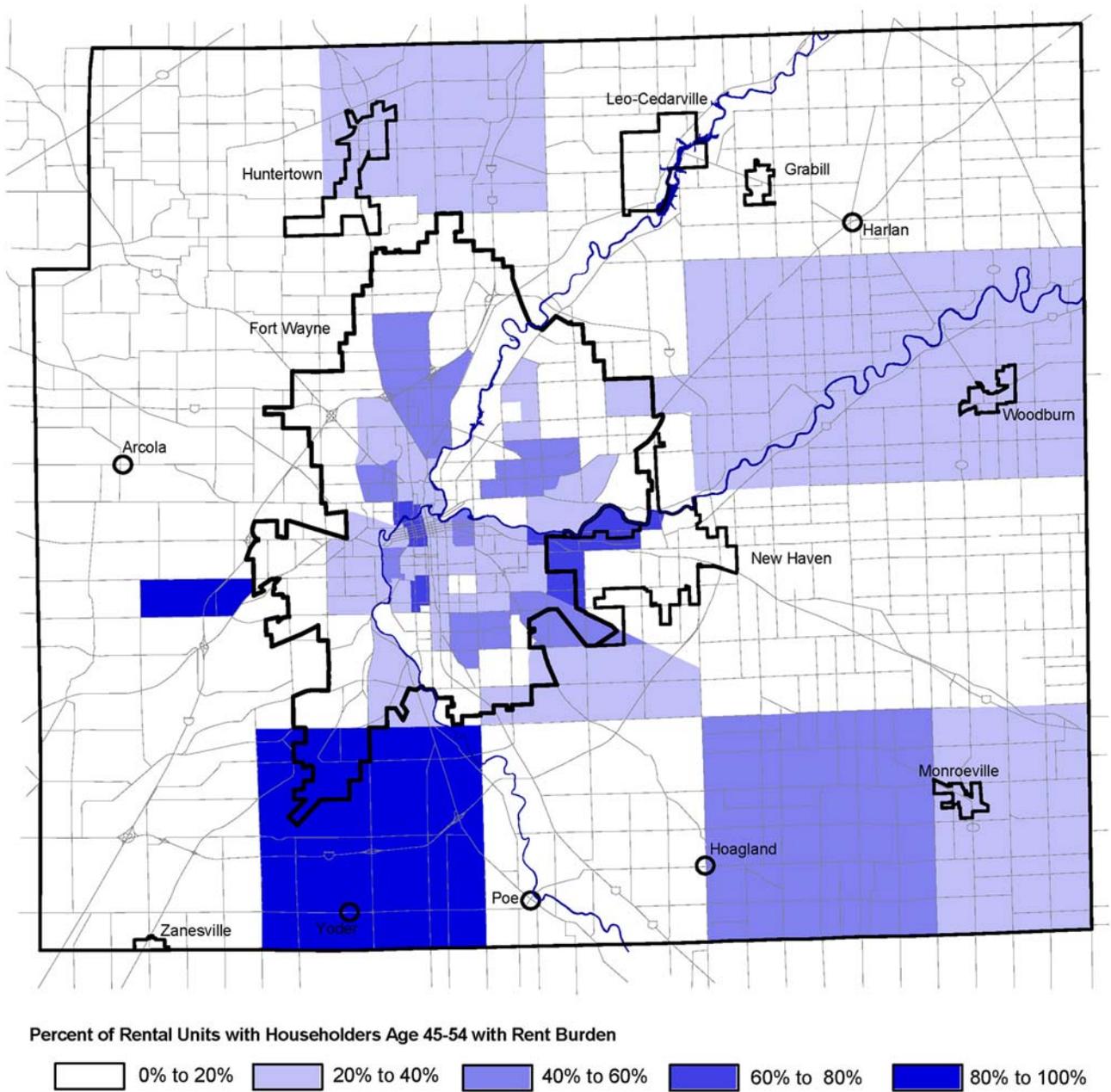
Commitment – There is a perceived lack of follow through on the part of the City.

Innovation – Calculated risks and support for innovation are necessary.

Map 5.19 Rent Burden-2000



Map 5.20: Percent of Householders Age 45-54 Rent Burdened



Source: U.S. Census Bureau – City of Fort Wayne

Appendix

City of Fort Wayne Housing Strategy

Recommendations

In 2002, the *City of Fort Wayne Housing Strategy* was initiated by the City of Fort Wayne's Division of Community Development and its private and non-profit partners. This strategy outlines a number of key action steps associated with eight goals to transform the housing and development environment in Fort Wayne to create better neighborhoods for its citizens, address housing needs across all income levels, and become more competitive with competing housing markets. The report addresses 12 primary issues and provides 8 goals. The goals are as follows:

Goals

1. Reintroduced planning as a central basis for activity at all scales within the City and County.

Neighborhood Planning

- 1.1. Establish a Strategic Coordinating Committee comprised of neighborhood specialists, and division directors to guide the neighborhood planning process.
- 1.2. Re-establish the process for amending the comprehensive plan with community development plans.
- 1.3. Develop a standard template for community development planning. This template should describe the planning process and the end product.
- 1.4. Generate 3-5 community development plans within the next two years.

Planning for a range of incomes and demographics

- 1.5. Redefine the Consolidated Plan.
- 1.6. Improve housing services for the growing immigrant population.
- 1.7. Develop plans to accommodate seniors and residents with special physical needs.
- 1.8. Prioritize and coordinate housing related health-hazard correction efforts.
- 1.9. Develop a plan to improve housing discrimination response services.

City/County planning

- 1.10. Integrate housing and community development into the Comprehensive Plan.

Cross disciplinary planning

- 1.11. Work with public and private school systems to further engage institutions in the neighborhood improvement process.
- 1.12. Create partnership with local universities (Ivy Tech, IPFW, IIT and St. Francis)

2. Improve the image and marketability of all of the City's neighborhoods.

- 2.1. Create marketing strategies for quadrants and neighborhoods.
- 2.2. Create an on-line presence for neighborhood information, facts, and activities.
- 2.3. Reinforce the role that real estate professionals play in marketing neighborhoods.
- 2.4. Produce events that showcase neighborhood and community investment.
- 2.5. Develop productive and positive relationships between neighborhood advocates, community leaders and local media.

3. Create a transparent and coordinated process for City program and service delivery.

Public Outreach and Information Sharing

- 3.1. Make City housing program information more accessible to the public.
- 3.2. Rewrite the public participation process for the Consolidated Plan.
- 3.3. Improve customer service in City planning and permitting processes.
- 3.4. Aggressively promote programs, policies and initiatives as a new way of doing business in the City.

Internal City Coordination and Communication

- 3.5. Continue to promote interaction and information sharing among City staff.
- 3.6. Engage a professional skills development strategy for City staff.

Entitlement Programs and Process

- 3.7. Work with HUD to maintain alignment with state and national goals and objectives.
- 3.8. Improve data collection techniques to quantify needs and demand.
- 3.9. Develop clear funding criteria and new programs for entitlement funds.
- 3.10. Improve the City's accountability for entitlement funding.
- 3.11. Improve accountability of entitlement funding sub-recipients.

4. Enhance the lending and finance environment.

- 4.1. Examine current homeownership lending practices and utilization in Fort Wayne.
- 4.2. Develop a new approach to homeownership lending – create a new public-private loan pool.
- 4.3. Expand the use of the HOMESTYLE program in the current Fort Wayne housing market.
- 4.4. Bring responsible landlords into the mainstream of lending and asset management.

4.5. Conduct outreach to immigrant communities with new products and bi-cultural connections.

4.6. Engage employers in creating employee assisted housing programs.

4.7. Bring foundations back into the housing arena.

4.8. Foster additional expertise in various finance, lending, and federal programs.

4.9. Establish policy, guidelines and a strategy for using tax credits to finance housing development and rehabilitation.

5. Foster a proactive development environment.

Coordination

5.1. Continue to develop comprehensive, digital basemapping as a tool for neighborhood planning.

5.2. Develop a parcel-basemap of the City as an integrated and compatible component of the existing GIS resources.

5.3. Assign the role of Housing Development Coordinator to an existing staff person or new hire.

Land Assembly

5.4. Expand the Allen County CDD's Land Bank as a staffed resource to transfer properties to CDC's and developers.

5.5. Incorporate the active participation of the Redevelopment Commission in all planning initiatives.

5.6. Revise the demolition protocol of Neighborhood Code Enforcement to facilitate development or redevelopment.

5.7. Revise the tax abatement policy to incentivize rehabilitation and development and to help stabilize neighborhoods.

5.8. Explore implementing post-rehabilitation tax incentives for historic properties and districts.

5.9. Create a live-work incentive for commercial corridors.

6. Adopt value-added property management approaches.

Private Property

6.1. Market existing programs that provide financial assistance for private property management.

6.2. Develop educational programs for homeowners on how to maintain their homes.

6.3. Improve the quality of interaction between Neighborhood Code Enforcement and owners.

6.4. Focus Code Enforcement activities in key neighborhoods targeted by the City for revitalization.

6.5. Expand programs that assist low-income homeowners through volunteer labor and resources.

6.6. Build upon the Goldstar program to encourage landlords to maintain their properties.

6.7. Create a strategy to address lead-based paint in older homes.

6.8. Establish a “model block” program to focus rehabilitation and public improvements in specific locations.

6.9. Create a neighborhood “tool box” that enables local residents to borrow tools for home improvement.

6.10. Establish a receivership program for properties that continue to violate codes despite repeated violations.

Vacant/Abandoned Properties and Land

6.11. Develop a side-yard lot program.

6.12. Work with knowledgeable and experienced agencies like to create a neighborhood gardening program.

6.13. Explore partnerships between the City and other organizations to help maintain vacant properties.

6.14. Create a neighborhood organizing effort to get residents more involved in vacant land management.

6.15. Establish a protocol for evaluating the condition and viability of rehabilitation for vacant or abandoned buildings.

7. Support and expand CDC capacity.

7.1. Conduct organizational and capacity assessments of all CDCs.

7.2. Provide technical assistance to CDCs on funding and certification processes controlled by the City.

7.3. Foster communication and collaboration between City and CDC’s and between CDCs themselves.

7.4. Link CDCs to place-based initiatives.

8. Facilitate more housing choice for low-income families.

Strategic Direction

8.1. Develop a comprehensive Continuum of Care strategy.

8.2. Merge homeless issues back into mainstream housing.

Expand Resources

8.3. Continue to apply for new allocations of Section 8 Housing as they are made available.

8.4. Explore mixed-income housing redevelopment opportunities that include public housing

8.5. Review the Section 8 program to determine if changes are needed.

8.6. Recruit additional landlords to provide affordable rental housing.

8.7. Explore establishing an inclusionary housing ordinance in the City

8.8. Explore expanding the Goldstar program to certify all low-income renters.

8.9. Create a Fort Wayne Homeownership Center.

Access to Information

8.10. Expand First Call for Help to act as a centralized for information and resources to assist low-income families both over the telephone and on the Internet.

8.11. Develop a centralized list of landlords accepting Section 8 vouchers.

General Neighborhood Classifications

Stable Neighborhoods – The primary objective for stable neighborhoods is to insure they remain that way. While most of the land is built out, new development opportunities should be evaluated as they continue to attract market interest. (Primary investment approach – public improvements and community organization)

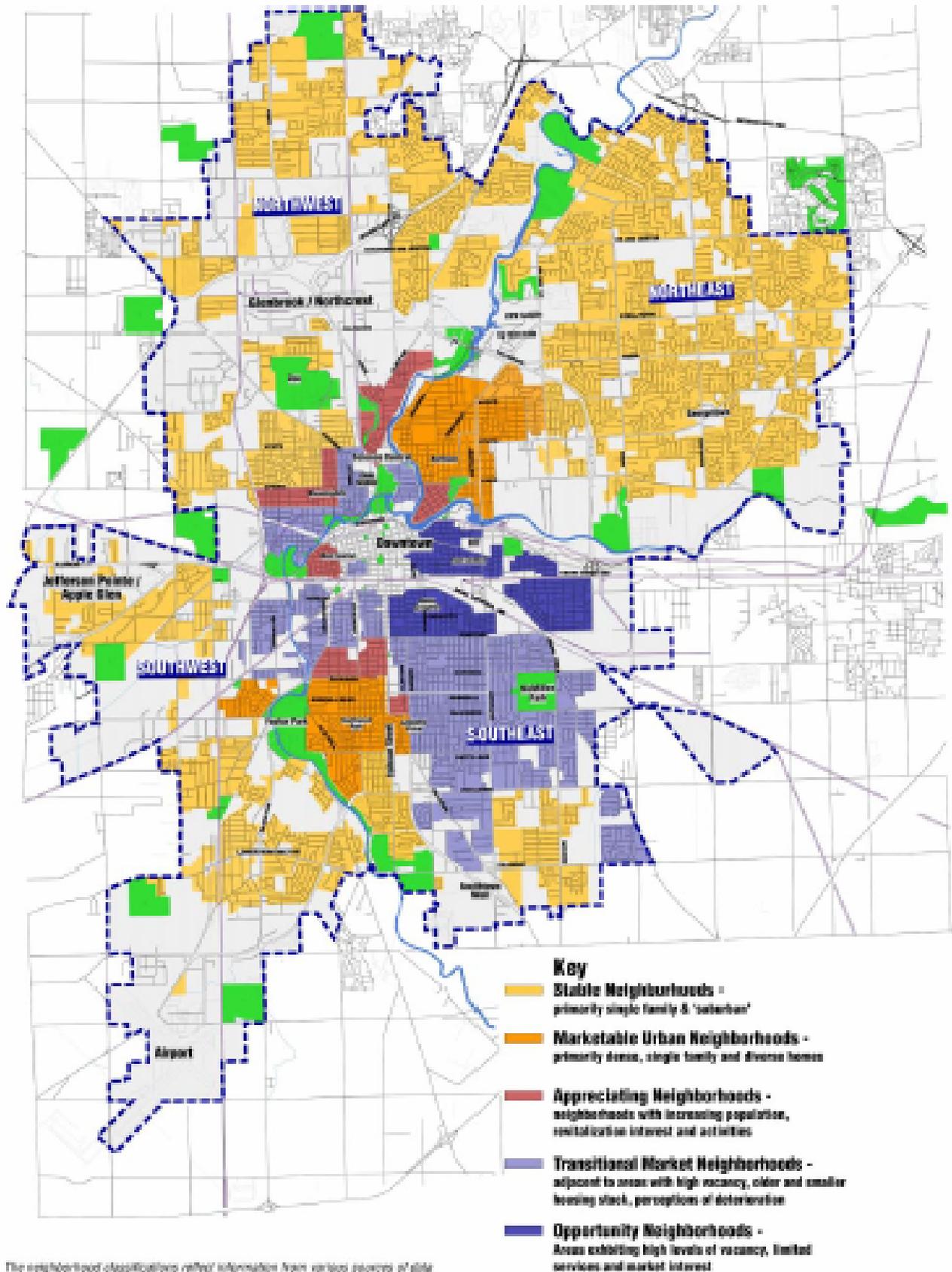
Marketable Urban Neighborhoods – These neighborhoods are established communities that are attractive to residents because of their range of home styles, tree-lined streets, and historic character. (Primary investment approach – rehabilitation, maintenance, expanded services, focused public improvements, and community organizing.)

Appreciating Neighborhoods – With competitive sales prices, proximity to services, and increase in population, these areas provide an opportunity to focus investment that further reinforces positive trends. (Primary investment approach – community organizing, expanded services, maintenance, public improvements, focused rehabilitation and mixed-income, and depending upon the site, mixed-use development.)

Transitional Neighborhoods – Concern that existing deterioration will spread to adjacent neighborhoods is widespread. (Primary investment approach – focused rehabilitation, public improvements, increased services, vacant land management, economic development and community organization.)

Opportunity Neighborhoods – Most of the negative perceptions associated with declining neighborhoods are focused on these areas. (Primary investment approach – vacant land management, focused rehabilitation, focused public improvements, increased services, economic development and community organization.)

FIGURE 4 - GENERALIZED NEIGHBORHOOD CLASSIFICATIONS



Economics

I. Executive Summary

- Historically, Fort Wayne and Allen County developed as agricultural and manufacturing centers, starting in the 18th Century and continuing into the 20th Century. Manufacturing remains vitally important to Fort Wayne and Allen County's economic bases. Agriculture has declined in economic importance, but remains important to the rural character of parts of Allen County.
- The economic base of the City of Fort Wayne and Allen County are changing in response to major global and national economic, technology, business strategy, and demographic forces. Much of the change occurring in the area's economic base is driven by external events and factors. Adapting to these changes should be a major priority of the new Allen County/Fort Wayne Comprehensive Plan.
- Fort Wayne and Allen County continue to have a favorable location for various types of manufacturing and service businesses. The area's mid-point location to various other major midwestern population and business centers is a plus. The real question is how much the manufacturing sector will grow in the Midwest and what share of that growth will Fort Wayne and Allen County be able to capture. Attention is being given to area economic base diversification now by the Fort Wayne-Allen County Economic Development Alliance, the Northeast Indiana Corporate Council, and other groups, but more attention should be given to this issue in the future.
- The continued restructuring of the area's manufacturing sector remains the number one economic transition issue for the City, County, and larger surrounding regional economy. This reinforces the need for greater economic diversification efforts in the future. It also suggests that new types of strategies will be needed to respond effectively to this restructuring process.
- Overall, Fort Wayne and Allen County have been holding their own in terms of economic development. While there are losses to both the City and County economic base, these losses do not appear to be as severe as those seen in many other major older industrial centers. We think that two of the three comparison areas in this report (Grand Rapids, MI and Des Moines, IA), from a metro area perspective, may be better positioned for future economic growth. One indication of this is that total jobs grew by 26% in the Des Moines area and 21.7% in the Grand Rapids area during the 1991-2003 period. Total jobs in the Fort Wayne metro area grew by

12.2% during the same time period. The real question is: how well can the Allen County/Fort Wayne area and the other geographic areas grow or tread water as globalization pressures (offshore outsourcing), increased corporate merger and acquisition activity, and other external events take their toll on communities nationwide?

- Interest in approaching economic development on a Northeast Indiana regional basis is growing, especially through the efforts of the Northeast Indiana Corporate Council. It is important for both Fort Wayne and Allen County to remain a part of these regional planning efforts. One point to note is that many existing ED organizations serve different geographic service areas. This is not uncommon across the U.S., but it is important for the Comprehensive Plan to recognize these differences.
- The City and County have both given attention to the redevelopment of downtown Fort Wayne, which is a vital urban amenity cluster or center for the metro area and even the surrounding Northeast Indiana region. These efforts are very important for inclusion in the Comprehensive Plan.
- Based upon earlier regional industry cluster work by the Northeast Indiana Corporate Council, it would appear that future promising development opportunities for the area include: defense-related manufacturing; certain aspects of the new life sciences and biomedical industries; advanced manufacturing, aviation and inter-modal logistics, plastics product manufacturing; healthcare services; certain aspects of the finance and insurance sector; and small and medium-sized manufacturing and technical service firms.
- The City and County appear to be adequately served by its existing economic development service organizations, including the Fort Wayne-Allen County Economic Development Alliance, the City's Community Development Division (including its Planning Department and Economic Development activities), the County's Department of Planning Services and the Northeast Indiana Corporate Council. The question is what role should they play in helping the City and County implement their new Comprehensive Plan.
- The results of this analysis point to the need for an integrating framework that defines the comprehensive economic development system that supports the City and the County. There is also a need to identify innovative strategies to help the City and County respond in a more powerful way to the major economic development threats and opportunities on the global horizon.

- From this analysis, the following five economic development issues surface as important for inclusion in the new joint City/County Comprehensive Plan are: 1) ensuring an adequate supply of competitive business sites and facilities to support future growth; 2) ensuring adequate priority and investment is made in the required public infrastructure to support future development in the area; 3) ensuring that development planning efforts at the City and County levels are fully coordinated and connected to larger regional planning efforts for Northeast Indiana; and 4) area-based planning efforts related to downtown Fort Wayne, the Airport, and other key development areas are guided by a more clear understanding of the most appropriate development opportunities for these areas; and finally 5) that future City and County economic development efforts are fully performance-based, guided by clear goals and performance measures.

II. Purpose and Organization

This report analyzes the major economic, industry, and business development trends that are relevant to the preparation of the joint Allen County/Fort Wayne Comprehensive Plan. A preliminary assessment of the existing economic development network is also included.

The Existing Economic Conditions Report provides the analytical foundation for the plan's Economic Development Element, which will define the major economic development policies, goals, objectives, and strategies that Allen County and Fort Wayne should adopt in their new joint Comprehensive Plan. The results of this analysis point to the great importance of economic development as a priority for the Allen County/Fort Wayne Comprehensive Plan.

The Existing Economic Conditions Report is organized into three sections:

1. **Executive Summary:** Presents the highlights of the overall report.
2. **Purpose and Organization:** Identifies the reasons for the report, how it will be used and how it is organized.
3. **Approach and Definitions:** Describes the approach followed in preparing the report and defines the major terms used in the analysis.
4. **Economic Area Description:** Defines the geographic area analyzed in the report.
5. **Starting Context:** Provides some history and context for conducting this analysis.
6. **Economic and Business Trends Analysis:** Identifies and analyzes relevant economic, business and industry, labor market, and other trends and issues relevant to the Comprehensive Plan.
7. **Existing Economic Development System Analysis:** Identifies the primary organizational players serving the area with economic development services.
8. **Findings and Conclusions:** Identifies and draws together in a concise summary fashion the major findings and conclusions of the analysis.

III. Approach and Definitions

A. Approach

This analysis was approached in the following five steps:

1. **Work Plan:** Prepare an agreed upon work plan focusing on key issue areas to be assessed. This was done by DTIA in consultation with key Planning and Development staff members from the City of Fort Wayne and Allen County and the Project Director and Project Manager from ACP Planning and Visioning.
2. **Data Availability:** Assess data and information availability to support the analysis to be conducted in the Existing Economic Conditions Report. This was done in consultation with Fort Wayne and Allen County officials, meetings with local researchers and economic developers, with the staff of the IPFW Community Research Institute, the Fort Wayne-Allen County Economic Development Alliance, the Northeast Indiana Corporate Council, the Indiana University Business Research Center, and other groups.
3. **Existing Plans, Strategies, and Studies:** Review relevant earlier reports that can provide an historical and current context for this analysis. These were received from the City and County's Planning and Development staff, IPFW, and various other economic development groups knowledgeable about economic development and economic trends in the Fort Wayne and Allen County areas.
4. **Strategic Issue Area Analysis:** Analyze those key issue areas determined to be relevant to the Existing Economic Conditions Analysis. This included:
 - Fort Wayne and Allen County economic location.
 - Employment and unemployment trends.
 - Industry employment trends and dynamics.
 - Business and industry growth trends.
 - Personal income and poverty trends.
 - Workforce and labor market trends.
 - Major employer analysis.
 - Major development areas and patterns, including selected infrastructure issues.
 - Recent area business investments and closings.
 - Economic development organizations, programs, and services.

5. **Findings and Conclusions:** Based upon the analysis results, preliminary major findings and conclusions are identified. Priority economic development issues are identified, which City and County officials should consider for inclusion in the Comprehensive Plan.

B. Major Definitions and Concepts

This section defines the major terms used in this analysis. The information in this section will help orient the reader to the analysis and accurately interpret what it has to say.

Geographic Area References

The analysis in this report focuses for the most part on the City of Fort Wayne and Allen County. When we refer to “**Fort Wayne**,” we mean the City of Fort Wayne. References to “**Allen County**” mean the entire county, including the City of Fort Wayne. References to the “**Fort Wayne metro area**” mean the new three-county metro area, which includes Allen, Wells, and Whitley counties. “**Northeast Indiana**” refers to the area that includes these ten counties: Allen, Adams, Whitley, Wells, Steuben, Noble, LaGrange, Kosciusko, Huntington, and DeKalb.

Economic Development

This term is used throughout this report. *Economic development refers to those activities undertaken by public and private sector organizations to encourage and assist new industry, business, job, income, and tax base growth in the Allen County/Fort Wayne area. These activities include policies and services aimed at: 1) helping existing businesses grow and expand, 2) attracting new companies to the area, 3) assisting entrepreneurs to start new businesses; and 4) strengthening the local and regional climates to foster future economic development.*

There are two inter-related aspects of economic development that should be recognized by Fort Wayne and Allen County officials: 1) the role of markets and private economic actors; and 2) the role of government and various institutional (private nonprofit, educational, quasi-public) organizations in influencing the direction of business and economic decisions and activities in a geographic area.

1. **Market Component:** The first refers to those “market processes” embodied in the local and regional economies surrounding Fort Wayne and Allen County, which drive growth and change in the area’s industries, businesses, labor market, commercial and industrial real estate market, technology and knowledge base, and personal wealth and income base.

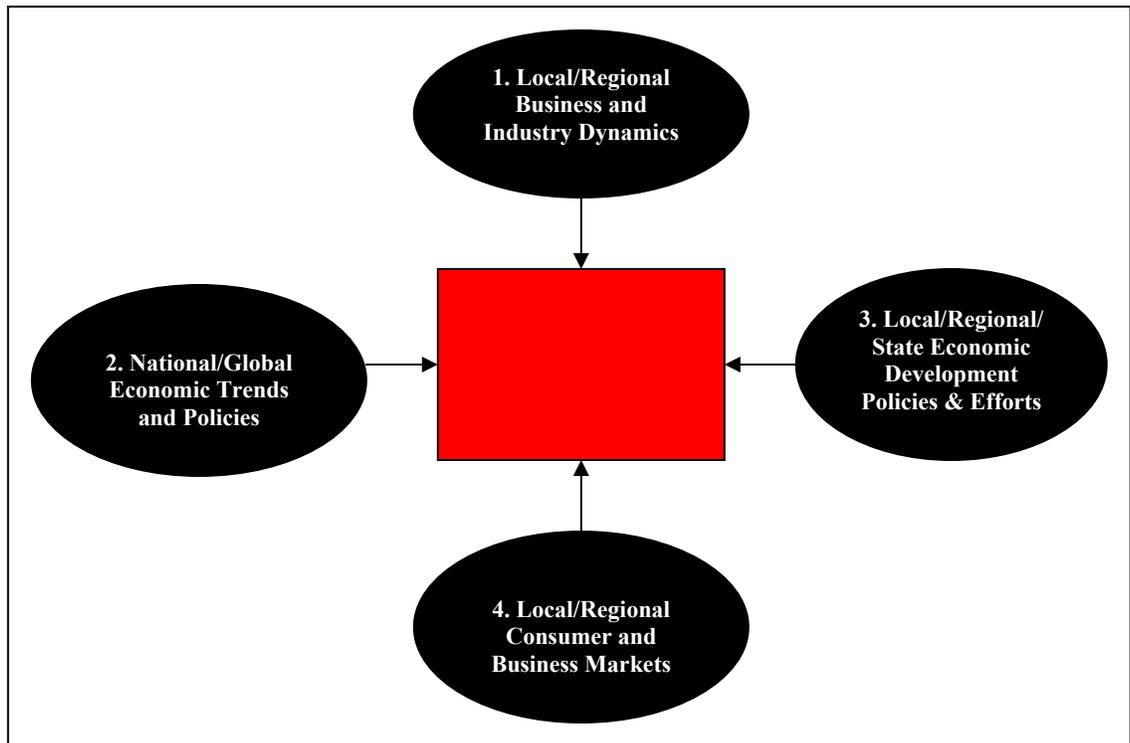
This dimension recognizes the role of markets, industries (including government), businesses, and private individuals in shaping the supply and demand for goods and services in the area.

- 2. **Institutional Component:** The second refers to those actions taken by various public and private sector organizations to directly and indirectly influence the economic outcomes and performance of an area’s economic base, the industries and businesses that comprise it. These actions take the form of various local, regional, and state policies, strategies, programs, and other activities that are designed to improve the performance of the economic bases of Fort Wayne and Allen County.

Earlier research indicates that the Market Component has the greatest impact on the overall economic outcomes and performance of local, regional, and state economies.¹ This is consistent with DTIA’s view of driving forces in economic development.

Figure 1 below identifies how these four sets of forces converge on the Allen County/Fort Wayne economic area, and how they shape the area’s economic competitiveness.

Figure 1: Major Forces Driving Change in the Fort Wayne/Allen County Area Economic Base



All four sets of forces are relevant to the current and future growth of the Fort Wayne area economy. They are important in different ways. Some examples are discussed below.

Forces 1 and 4 are in large part “market-driven.” The closing of the International Harvester plant in Fort Wayne is an example of a Force 1 influence, realizing that external factors, including corporate and industry restructuring, played a role in this decision. An example of a Force 4 influence is the suburbanization of retail shopping in the Greater Fort Wayne area. In this case, retail trade follows disposable income. As retail experts say: “Retail follows rooftops.” Other influences come into play in where markets locate and develop. For one, public infrastructure policy creates the transportation and other conditions for new shopping centers and malls to develop in suburban and exurban locations.

Force 3 influences are largely “institutionally-driven.” An example of a Force 3 influence is a city or county tax incentive program that rewards companies for creating new jobs in economically distressed areas. A second example of a Force 3 influence is an economic development-marketing program aimed at convincing external firms to consider locating production and office locations in a geographic area. Local land use, zoning, and infrastructure policies, which influence where business and industry locate in an area, are important Force 3 influences. Workforce development and educational policies also fall into this category.

Force 2 influences contain a mix of market and institutional influences. National international trade policy is an example of a governmental Force 2 influence. These policies impact the competitiveness of local firms by encouraging goods and services exports and imports. The globalization of strategic industries, like the auto industry, is an example of a market-driven Force 2 influence affecting the location of international vehicle manufacturers and suppliers in the U.S. and the investment by U.S. auto companies in other nations across the world.

Local/Regional Economy Versus Area Economic Base

Over the years, a fair amount of confusion has existed over the distinction between local and regional economies and smaller geographic area economic bases. The City and County are components of the larger surrounding regional economy. *This is an important issue for the Allen County/Fort Wayne Comprehensive Plan because the plan is intended to help guide and foster future growth of the City and County economic base. The plan will attempt to do that by adopting and instituting policies and strategies that influence the nature and pattern of future development occurring in the City and the County in the context of the broader regional economy.*

For the purposes of this analysis, a **local or regional economy** refers to an integrated economic system that contains identifiable markets that transcend local political boundaries. Common local markets include: labor markets; retail shopping markets; real estate markets; and regional industry concentrations or clusters. For Fort Wayne and Allen County, they share two inter-related economies: 1) Fort Wayne metro area economy; and 2) the Northeast Indiana regional economy. This is an important perspective to be kept in mind in the Comprehensive Plan.

A local **economic base** is a geographic subcomponent of a local (metropolitan) or regional (larger multi-county) economy. The City of Fort Wayne economic base is a subcomponent of Allen County's economic base, which is a component of the Fort Wayne metro economy and the Northeast Indiana regional economy.

These are important distinctions to make because they affect the outcomes of both analysis and planning decisions made in a project like this. The most appropriate way to think about Fort Wayne and Allen County is that they are important *political boundary-defined geographic areas that play a role in the surrounding metropolitan and regional economies*. A large part of the public and private sector resources and activities comprising the metropolitan and regional economies are located in the City and County, which makes both vitally important to the economic health of the metropolitan and Northeast Indiana regional economies.

Because of the expanding interdependence of geographic places within the larger 10-county Northeast Indiana region, increased attention is being given to regional economic development.¹ In large part, expanded workforce commuting activities across the larger, and the development of new business and residential centers throughout the region have caused Northeast Indiana regional economic development policies and strategies to become more important to both Fort Wayne and Allen County.

The Fort Wayne-Allen County Economic Development Alliance gives leadership to economic development efforts in the City of Fort Wayne and Allen County. The Northeast Indiana Corporate Council promotes economic development within the larger surrounding 10-county region. Both play important service and linking roles in helping Fort Wayne and Allen County remain connected to new economic activities emerging within the surrounding area.

¹ Includes: Allen, Adams, Wells, Huntington, Wabash, Kosciusko, LaGrange, Steuben, De Kalb, and Whitley Counties

Economic Development Organization (EDO)

An **economic development organization (EDO)** in a broad sense is any public or private sector organization whose mission in part or whole relates to supporting or stimulating the growth and development of either an area economic base, or a local, regional, or state economy.

Quite importantly, certain types of private companies play a role in shaping economic development activity in Allen County and Fort Wayne. These include: area banks, real estate developers, real estate brokers, and electric power, natural gas, and telecommunications companies. One issue on the minds of Fort Wayne and Allen County officials is how to increase the role of private developers in the local real estate market in the future. This is a common concern in many places across the country. We will give attention to this issue during the Policy and Strategy phase of this project during September and October 2004.

Based upon their funding and leadership, EDO's serving the Fort Wayne/Allen County area can be classified as:

1. **Private nonprofit EDO's.** (Examples: Fort Wayne-Allen County Economic Development Alliance, Greater Fort Wayne Chamber of Commerce, New Haven Chamber of Commerce, New Allen Alliance, and many others.)
2. **Public sector EDO's.** (Examples: City of Fort Wayne Community Development Division and the City's Planning Department, Allen County Department of Planning Services, City of New Haven, and others.)

EDO's serving the Fort Wayne/Allen County area can also be classified in terms of their geographic service area:

1. **City and County EDO's:** The Fort Wayne-Allen County Economic Development Alliance is the lead EDO serving the City of Fort Wayne and Allen County. The Fort Wayne Downtown Improvement District is an example of a specialized EDO that provides services to a small sub-area of a community. The Woodburn Development Corporation and the New Haven Chamber of Commerce are examples of EDO's serving smaller Allen County communities.
2. **Regional EDO's:** Those regional organizations whose service area includes Fort Wayne and Allen County, as well as other geographic areas in Northeast Indiana. A prime example of a regional EDO serving the area is Indiana Northeast Development (IND).

3. **State EDO's:** Statewide organizations, like the Indiana Department of Commerce (or its successor agency), which focuses its attention on statewide economic development issues, plays an important role in funding local economic development projects.
4. **Federal ED Agencies:** Which provide funding to economic development projects in Allen County and Fort Wayne. These include: the Economic Development Administration (EDA), which funds development projects in the area; the U.S. Department of Labor, which provides workforce training funds to Fort Wayne and Allen County; and the U.S. Department of Housing and Urban Development, which funds development projects in the area.

The following economic development functions are performed to support economic development in the Allen County/Fort Wayne area.

1. Existing business retention and expansion.
2. New business recruitment (national and international firms).
3. Economic development marketing (to local and external firms).
4. Industry cluster and target industry development.
5. Workforce training and development.
6. International trade development.
7. Small business assistance and entrepreneurial development assistance.
8. Technological innovation and transfer.
9. Talent retention and recruitment.
10. Tourism and travel sector development.
11. Business site development, including brownfield redevelopment.
12. Business-related infrastructure development and improvements.
13. Downtown revitalization and marketing.
14. Economic development incentives and business finance.
15. Economic development planning and research.
16. Government procurement assistance.
17. Minority and women-owned business development.
18. Local, regional, and state economic climate improvement.
19. Regional collaboration for economic development.
20. Community development and planning to support quality of life improvements

IV. Economic Area Description

This report analyzes the economic base of the City of Fort Wayne and Allen County, Indiana. As a context for understanding these areas' economic performance, comparisons are made to: the Fort Wayne metro area, the ten-county Northeast Indiana region², the State of Indiana, and three other city/county areas (Des Moines, Iowa, Grand Rapids, Michigan, and South Bend, Indiana).

Allen County encompasses a 657-square mile area. The City of Fort Wayne occupies a 79-square mile area within Allen County, which is approximately 12 percent of the County's total area. According to the Demographics section of the Existing Conditions Analysis, since the 1950s, the City of Fort Wayne has annexed over 60 square miles, and with that territory, it has brought in over 86,000 people. These changes, coupled with significant suburban growth, have introduced significant infrastructure development challenges in Fort Wayne and the rest of Allen County.

A number of other communities and areas within Allen County are experiencing and encouraging economic development. These include: New Haven, Grabill, Monroeville, Leo-Cedarville, Harlan, and Hoagland. These seven communities are members of the New Allen Alliance, which is promoting economic development within eastern Allen County.

While economic activities are located across Allen County, a major share of the County's industries, businesses, and jobs are located within Fort Wayne. During the 1990-2003 period, the City of Fort Wayne has accounted for a fairly constant 56 percent share of Allen County's total jobs. Allen County has accounted for a stable 67 percent of the Fort Wayne metro area's total jobs over the same time period. These are relatively encouraging signs for a central city and urban county during these economic times when jobs and businesses have migrated steadily outward to less densely populated areas.

The Fort Wayne metro area has undergone a change of definition in recent years. The metro area was comprised of six counties prior to 1999: Allen, De Kalb, Whitley, Huntington, Wells, and Adams. Under the new definition, it includes 3 counties: Allen, Whitley, and Wells.ⁱⁱ References to the metro area in this report relate to the new metro area definition.

Fort Wayne and several other Allen County communities are directly served by Interstate-69, which connects them to Interstate 80/90 to the north near the

² Represents the NE Indiana Corporate Council's area: Allen, Adams, Wells, Huntington, Wabash, Kosciusko, LaGrange, Steuben, De Kalb, and Whitley Counties.

Michigan and Ohio borders, and to Interstates 70 and 65 in Indianapolis. The drive time to Angola, Indiana to the north is approximately 30 minutes. The Ohio state line is less than a 30-minute drive to the east on U.S. Route 30. The Michigan state line is only a 40-minute drive north on I-69. Finally, the drive time to Indianapolis to the south is approximately 2 hours.

According to the *Fort Wayne Market Book*, published by the Fort Wayne Newspapers, both western Ohio and southern Michigan are parts of the Fort Wayne Designated Market Area (DMA) for the television broadcast market, and Fort Wayne Retail Trading Zone (RTZ) for retail shopping. These market connections are increasingly important to local economic development.ⁱⁱⁱ

As discussed earlier, Fort Wayne and Allen County are not “islands” that are separated from other local, regional, and state economic areas. The Fort Wayne area has many market connections to a variety of domestic and international places. A key to the area’s future economic growth is maintaining these existing connections and creating new ones that foster local business, industry, job, income, and market development.

Within a 200-mile radius of Fort Wayne, ten major metropolitan population and business centers are located:^{iv}

1. Toledo, OH: 111 miles.
2. Indianapolis, IN: 118 miles.
3. Cincinnati, OH: 185 miles.
4. Dayton, OH: 130 miles.
5. Columbus, OH: 136 miles.
6. Chicago, IL: 159 miles.
7. Detroit, MI: 161 miles.
8. Cleveland, OH: 198 miles.
9. Milwaukee, WI: 200 miles.
10. Louisville, KY: 216 miles.

Given the Fort Wayne area’s close proximity to the Michigan and Ohio state lines, significant labor market, business, and retail shopping linkages have developed, connecting Fort Wayne and Allen County’s economic bases to these two surrounding states.

Figure 2 identifies the geographic area and major population and business centers included in this 200-mile radius. This location was a major factor in the Fort Wayne area’s emergence as a major industrial area during the late 19th and early 20th centuries. With the advent of the interstate highway system, the Fort Wayne area became easily accessible from many other larger urban centers.

1. **Industry linkages:** Which connect firms doing business with each other in the area. Current efforts focused on industry cluster development across the Northeast Indiana region focus on this important issue. The area is characterized by a wide assortment of business buyer-supplier relationships, which are important in fostering the growth of local companies and industries. Example: General Motors Truck Group suppliers located in the Fort Wayne metro area and Northeast Indiana.
2. **Market linkages:** Which include various labor markets, real estate market, shopping and service market, and other types of market-based connections. Current efforts aimed at strengthening the local (metro area) and regional (Northeast Indiana) labor markets to support the future growth of existing and future employers is a critical issue in the market linkage area. Example: Regional and out-of-state residents shopping at Glenbrook Mall, which is one of the largest indoor malls in Indiana.
3. **Amenity linkages:** Which include the wide array of quality of life amenities that are important to economic development. Among these, high quality educational, transportation, housing, healthcare, and recreational/entertainment service amenities stand out in importance. Typically, these amenities are associated with Community Development, but they are vitally important to the area's ability to keep its existing and compete for new economic opportunities. For example, people drive from various surrounding and outlying counties to use healthcare and entertainment amenities in Fort Wayne. Example: Regional residents receiving advanced healthcare services at hospitals in Fort Wayne.
4. **Housing-jobs linkages:** Which are increasingly important to most regions, including Northeast Indiana. At one time, people used to follow jobs. That is, workers relocated to areas where new jobs were developing. Now, jobs are following people to those communities in which people live. This is especially true where companies require more highly skilled (knowledge) workers, who live in suburban and exurban community locations. Example: Residents living in Allen County and surrounding counties, who commute to jobs in Downtown Fort Wayne each day.

V. Starting Context

This section reviews historical trends in the Allen County/Fort Wayne area that set a “starting context” for this analysis. The results of several important earlier analyses are reviewed here.

A. Early Economic History

The Fort Wayne area has a deep and rich economic history, dating back to the 18th Century, when earlier European settlers arrived in the area and engaged in farming and other economic activities.

Because of the area’s excellent water transportation advantages and central market location, a variety of industries developed there, including agriculture and a variety of merchant businesses. In the 19th Century, bakeries, breweries, household appliance, and industrial machinery manufacturing, the arc light (Jenny Lamp), railroad industry, and a wide variety of manufacturing industries developed in the Fort Wayne area because of the area’s central location, transportation advantages, its innovative ideas, and its determined and visionary business entrepreneurs.

The 20th Century saw the growth of a large number of new manufacturing industries in the area. During World War II, many area manufacturers produced goods and equipment used in national defense. The area has retained many of its defense-related production strengths over the years. These strengths exist even today.

Fort Wayne and Allen County have enjoyed the reputation of being one of the Midwest’s leading manufacturing and engineering centers for many years. These strengths are still serving the area well, but new products and market applications of these abilities are needed. That is a part of the area’s future economic challenge—to find and develop new products and markets.

Both the public and private sectors have contributed to the growth of Fort Wayne and Allen County over the years. This tradition has continued into recent times. Each has made strategic investments in building the community assets over the years.

Local government investments in public infrastructure and public services (roads, sewer and water, public facilities, etc.) have been essential to the area’s growth. The City of Fort Wayne, Allen County Government, and the many other local government entities have played a key role in community and economic development.

The private sector, acting through businesses, wealthy individuals, and the private nonprofit sector, has played a crucial role in advancing the arts, culture, sports, and other local resources. The Fort Wayne Community Foundation, as one example, has been a major source of support to community institutions for over 50 years. Efforts should be made to convince local foundations to provide greater support to economic development, like those organizations are doing in NE Ohio, where the region's 60 private foundations have recently created a \$30 million economic development investment fund.^v

Increasingly, the public and private sectors are coordinating their investments in major community economic assets. The major investment made by both sectors in Downtown Fort Wayne is one leading illustration of this point. The creation of the Fort Wayne-Allen County Economic Development Alliance is another example of where the public and private sectors have come together to foster economic development in Allen County communities.

Successful implementation of the various aspects of the Allen County/Fort Wayne Comprehensive Plan, including the Economic Development Element, will require focused and coordinated investments by the area's public and private sectors.

B. Past Quarter Century Economic Transition and Issues

The economic bases of Fort Wayne and Allen County have been amidst a significant economic transition over the past quarter century or more. This transition has had the greatest impact on the area's manufacturing sector, which has been historically the primary growth driver for the local economy. However, the impacts of this transition reach far beyond the manufacturing sector to the larger community.

Let's look at changes in the Fort Wayne metro area (3-county area) as a backdrop for understanding Fort Wayne and Allen County's current economic position.

A 1999 economic analysis by the Allen County Department of Planning Services drew the following important conclusions about the County's changing economic base:^{vi}

1. Future manufacturing growth in the area will come largely from smaller manufacturers.
2. Existing large manufacturers, while remaining vitally important to the economic base, are not likely to contribute much to new job growth in the foreseeable future.

3. New, more competitive industrial and business parks and sites are needed for Allen County to succeed in accommodating the growth of small-medium sized manufacturing businesses.
4. New infrastructure financing strategies are needed to equip proposed new industrial real estate in the County.
5. Allen County needs stronger and more systemic responses to its industrial competitiveness problems. Deal by deal piecemeal solutions are insufficient.

Fort Wayne and Allen County have made progress in improving their response to the serious economic challenges posed by industrial restructuring. Creation of the Alliance was an important step. The completed Economic Development Element will provide a full set of recommendations on how the Comprehensive Plan can give addition impetus to economic development across Allen County.

These five conclusions from the 1999 study are consistent with the findings of this economic analysis. They are also supported by the experience of other areas with a high dependence on manufacturing. For one, there is much to learn from the experience of Louisville/Jefferson County, Kentucky. In 2003, the two merged governments to form the 16th largest city in America. With this merger, the boundaries of the “new” Louisville grew from 61 to 385 square miles.

The City of Louisville and Jefferson County and their private sector development partner, Greater Louisville, Inc., have worked together to develop and launch a series of effective initiatives to improve and diversify the area’s once ailing manufacturing base. These include initiatives to: 1) bolster the area as a transportation and logistics hub; 2) strengthen the role of healthcare and medical research; 3) speed the cleanup and redevelopment of brownfield sites (abandoned, under-utilized, and environmentally contaminated industrial sites); and 4) create a coordinated and consolidated process for the review and approval of business permits in the City and County.

The industrial real estate issue is a particularly important one for consideration in the context of the new Allen County/Fort Wayne Comprehensive Plan. It suggests that a sufficient supply of industrial land will be essential to the growth of existing smaller manufacturers and to the attraction of new ones from outside the area.

Once again, Louisville/Jefferson County, Kentucky has made strides in this area through its conversion of former brownfield sites. Birmingham, Alabama is a second example of a city that has played a beneficial role in redeveloping under-used property for future commercial and industrial use. The City of Birmingham

created and filled four city-owned industrial/business parks since the mid-1980s. Were it not for these public sector efforts, many existing businesses would have relocated to new “greenfield” sites in outlying areas.

A 2000 study report by Thomas Guthrie and Valerie Richardson, from the IPFW Community Research Institute, examines economic trends across the Northeast Indiana region during the 1972-1998 period.^{vii} The analysis draws some important conclusions that are important to reflect on this assessment:

1. The worst may be over in terms of the manufacturing transition in the region, but local and regional officials will continue to have their work cut out for them in keeping the existing restructured manufacturing base globally competitive.
2. Future economic development efforts should pay greater attention to the changing demographics of the region, which will have a major impact on the future workforce, the regional consumer market (retail and personal services), the demand and location of future housing and jobs, and other important economic development issues. The aging workforce issue is especially important.
3. The greatest future attention should be given to creating quality (higher paying and career-oriented) jobs within the region. With the loss of many good manufacturing jobs, the area’s wealth base has suffered. Future wealth will come from quality jobs.
4. Future public sector investments in infrastructure, especially transportation improvements, and education (K-12 and higher education), should be approached more strategically with a greater eye to the area’s economic development needs and opportunities.

As a part of the County’s 1999 Economic Base Analysis, industry employment projections were prepared to the year 2010. The conclusions of this part of the analysis indicate:

1. The industries the area has historically relied upon, especially manufacturing, are not expected to generate much job growth in the area in the future.
2. The acquisition of local companies by national and international companies could have a greater negative impact on local businesses and jobs, especially where the local operation is reduced in size, closed, or relocated outside the area.

As a part of DTIA's work for the U.S. Department of Labor, it has been tracking the effects of corporate mergers and acquisitions (M&A) and offshore out-sourcing work on both manufacturing and service industries. As a first phase, DTIA is examining existing research on these issues, which are a concern to local and state economic development officials nationwide. Based upon this work, we believe that these global business trends could be even more important to local economic development, including those in the Fort Wayne area.

Here are some of the initial findings from our research on these issues.

Our research indicates that since the early 1980's, nearly 85 percent of all foreign direct investment in the United States has taken the form of mergers and acquisitions. This trend is expected to continue into the foreseeable future, as more foreign finance, technology, and manufacturing companies step up their efforts to access the U.S. market by acquiring existing companies. The earlier acquisition of Goodrich by Michelin is an excellent local example of this trend. The recent acquisition of Cleveland, Ohio-based Charter One Bank by the Scottish-owned Royal Bank is another non-local illustration of this point.

Mergers and acquisitions (M&A) are growing in importance as a business growth strategy. A 2004 study by the Boston Consulting Group found that highly "acquisitive" companies experience stronger growth performance than "non-acquisitive" companies.

In general, M&A activity is growing. In 2003, 4,371 deals were consummated in the U.S. involving total assets of \$243.1 billion. So far this year (2004), 4,765 deals have been completed with total assets of \$474 billion. These numbers are expected to continue to increase, according to the widely read *Mergers and Acquisitions Report*.

Offshore outsourcing of work to developing countries around the world is growing. According to a 2003 report by a group of University of California at Berkeley researchers, offshoring could contribute to the loss of 14 percent of all U.S. jobs by 2006. A 2004 report by the Boston Consulting Groups projects that nearly 15 percent of all U.S. manufactured goods production could be outsourced to offshore manufacturers by 2012. This could contribute to the loss of 1.1 million manufacturing jobs.

These are significant numbers, which Fort Wayne and Allen County officials should give attention to as they shape their Comprehensive Plan and future local economic development policies and strategies.

3. Smaller firm job growth will be most promising in the Fort Wayne area over the projection period (1994-2010).
4. Greater attention should be given to the selective attraction of new firms to the area. Given the more limited growth potential of existing industries in the future, the recruitment of new firms in diversified industries will be more important.

As a component of the 1999 Allen County Economic Base Analysis, a study of the County's tax base was undertaken and how it has fared in the context of local economic changes. While the study is dated at this point, it provides some useful historical context for this economic analysis. Here are three important points to bear in mind from that study:^{viii}

1. Overall, Allen County experienced modest growth in assessed values between 1981 and 1995. Adjusted for inflation, the tax base has increased at about 1.4 percent annually during this period. Real property exhibited slightly stronger growth (1.8 percent), while personal property lagged (0.8 percent). This is explained partly by the large loss of personal property that resulted when International Harvester moved to Ohio. However, tax levies expanded at a greater pace (3.2 percent) resulting in an increase in tax rates (1.8 percent).
2. While the county as a whole experienced modest growth, there were clearly both winners and losers within the county during this period. The winners include Lafayette Township, which benefited from the location of GM; Aboite, Cedar Creek, and Perry, which benefited from strong residential growth; and Washington, which benefited from both residential and industrial growth. The losers included Jackson and Scipio, which because of their rural nature have few business site options; Adams, which experienced the loss of International Harvester; and Wayne, which experienced little growth in assessed value, perhaps due to the large amount of deductions and exemptions offered in the township.
3. During the 1981-1995 period, tax exemptions accounted for 32 percent of all tax deductions. These deductions were found to decline at an annual rate of 3.4 percent during the 1981-1995 study time period. Business incentives currently accounted for about 20 percent of all deductions (tax abatement, 7.6 percent; enterprise zone, 6.3 percent; and TIF, 6.2

percent), and they were shown to decline overall in late 1980s and early 1990s.

These are important historical observations. It is beyond the scope of this analysis to provide a more recent examination of tax revenue trends in Allen County and its many communities, but we believe it is important that Fort Wayne and Allen County officials recognize the important connection between tax base growth and economic development. Approached in the proper way, economic development policies and strategies augment an area's tax base, rather than contribute to its decline. An increasing number of cities, counties, and states are working to ensure that their economic development policies, including incentive programs, have a positive long-term effect on the area's tax base. The Salt Lake City Corporation, (Salt Lake City, Utah) for one, has instituted fiscal impact analysis procedures, which ensure that the City's economic development programs are fiscally sound.

In summary, a great deal has changed both in the Fort Wayne/Allen County area since 2000. Here are just a few illustrations of how things are changing. The Fort Wayne-Allen County Economic Development Alliance has been formed to concentrate and intensify economic development serving the area. The City and County have increased their efforts to work together, which is well illustrated by their initiative to create this joint Comprehensive Plan. Celebrating its 40th year within the community, IPFW continues to grow and expand. Invent Tomorrow was formed as a broad-based initiative for civic advancement. The Fort Wayne-Allen County area is taking important proactive steps to create a better future for its citizens and businesses.

VI. Economic and Business Trends Analysis

A. Introduction

This section analyzes economic, industry, and business trends relevant to the Allen County/Fort Wayne Comprehensive Plan. For the most part, trends in the 1993-2003-time period are examined, which provides an adequate baseline for understanding future developments over the next ten years.

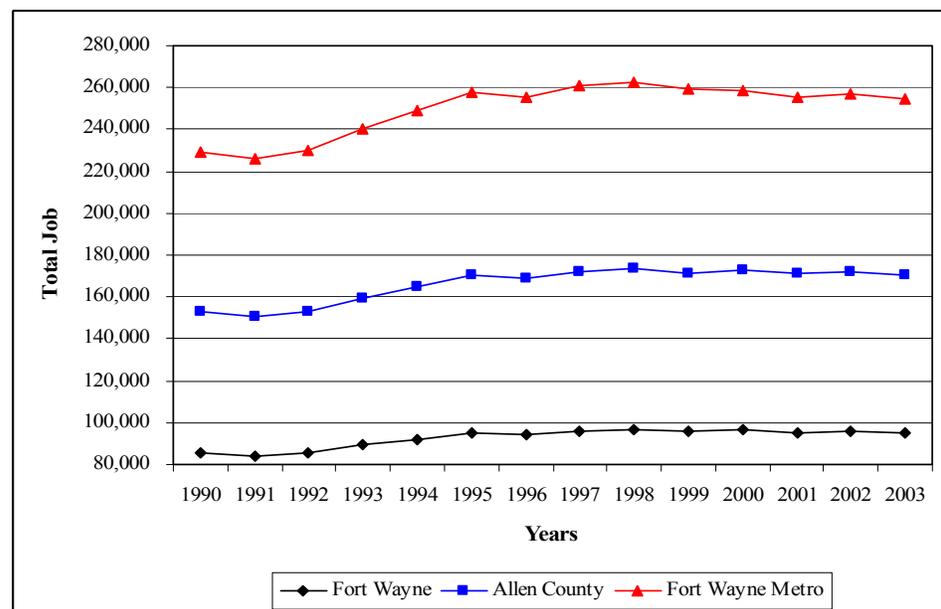
B. Local Employment Growth Comparisons

Considerable effort is committed in this study to understanding the area's employment performance overall and in specific important industry sectors. As Fort Wayne area economic development groups well know, the key metric for the future is not just jobs, but "quality" jobs.

Since 1990, total employment has grown in Fort Wayne, Allen County, and the Fort Wayne metro area. In Allen County, jobs grew at an 11.4 percent rate, with the creation of 17,511 new jobs. The City of Fort Wayne added 9,778 new jobs for an 11.4 percent growth over the 13-year period. In the City of Fort Wayne's case, this job gain is explained in part by the significant amount of annexation that has occurred in the City during this period. The Fort Wayne metro area (3-county metro definition) added 24,808 new jobs, for a 10.8 percent increase over the period. See Figure 4.

Figure 4: Fort Wayne, Allen County, Fort Wayne Metro Total Job Growth

Source: Indiana Department of Workforce Development, ES-202 Data Files



The data in Figure 4 above indicates that Fort Wayne and Allen County actually maintained their shares of regional jobs during the 1991/1992 and 2000/2001 recessions.

At a closer look, it is observed that both Fort Wayne and Allen County have maintained their shares of the Fort Wayne metro area’s total job base. This is a positive sign in light of major changes in the region’s economic base during the past 13 years. See Table 1.

This is an important trend for both Fort Wayne and Allen County. Central cities across the nation have been losing their share of regional jobs, as outward relocations to suburban and exurban locations become more common. Information technology (IT) innovations have made it much easier for firms to spread their operations across regions and across the world. A 2003 study by the Bookings Institute describes how this is happening in several metropolitan areas.^{ix} This is the case where a community’s broadband technology network can actually work against keeping local jobs and people. The new Allen County/Fort Wayne Comprehensive Plan should give significant attention to this issue to ensure that the economic bases of the city and county remain strong.

Table 1: Fort Wayne and Allen County’s Metro Employment Shares

(Data for jobs in each the geographic area)³

Year	Fort Wayne	Allen County	Fort Wayne Metro	FW % Allen	FW % Metro	Allen % Metro
1990	85,438	153,020	229,549	55.8	37.2	66.7
1991	84,090	150,604	226,157	55.8	37.2	66.6
1992	85,444	153,029	230,024	55.8	37.1	66.5
1993	89,137	159,644	240,261	55.8	37.1	66.4
1994	92,233	165,188	249,134	55.8	37.0	66.3
1995	95,295	170,672	257,916	55.8	36.9	66.2
1996	94,203	168,716	255,105	55.8	36.9	66.1
1997	96,174	172,247	260,746	55.8	36.9	66.1
1998	96,837	173,434	262,483	55.8	36.9	66.1
1999	95,634	171,279	259,191	55.8	36.9	66.1
2000	96,453	172,746	258,442	55.8	37.3	66.8
2001	95,430	170,913	255,528	55.8	37.3	66.9
2002	96,125	172,159	256,786	55.8	37.4	67.0
2003	95,216	170,531	254,357	55.8	37.4	67.0

Source: Indiana Department of Workforce Development, ES-202 Data Files

The City of Fort Wayne has maintained a constant 55.8 percent share of Allen County’s total employment. To a significant degree, the City has been able to maintain this share through annexation of land area and jobs from surrounding areas.

³ Data for the Fort Wayne metro area is based upon the new 3-county definition of the metro area.

The City's share of the Fort Wayne metro area's total employment has fluctuated to a small degree, but not significantly over the 1990-2003 period.

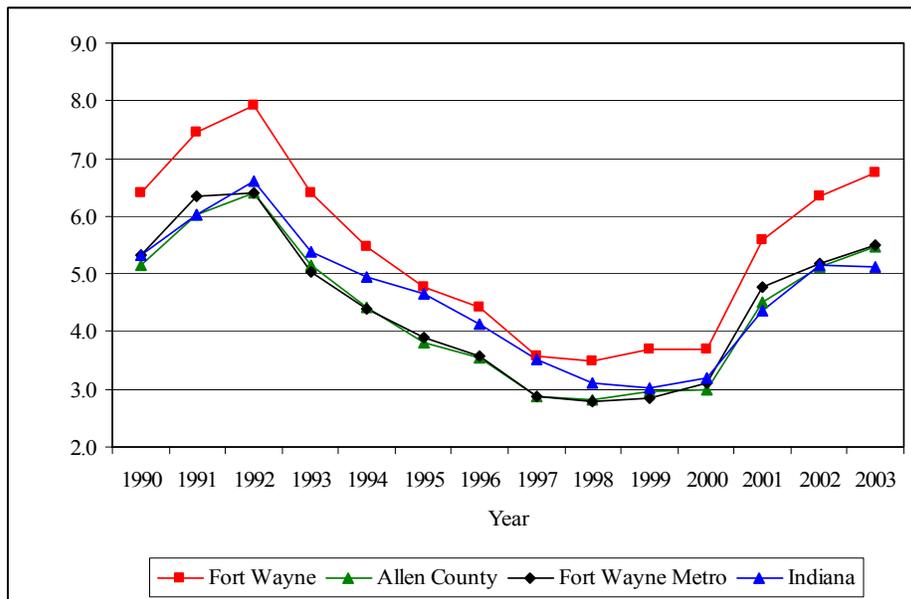
Similarly, Allen County has held a fairly constant 66-67 percent share of the metro area's total employment over the period.

One important question is: What happens if annexations drop off in the future? How will these impact the City and County's shares of the metro area's future employment total? We expect that these shares will go down, unless the City and County can spark a significant amount of new business and job growth in the future.

C. Unemployment Rate Comparisons

A common measure of an area's overall economic health is its unemployment rate. Figure 5 below identifies changes in the unemployment rates of Fort Wayne, Allen County, Fort Wayne metro area, and the State of Indiana.

Figure 5: Unemployment Rate Trends, 1990-2003



Source: Indiana Dept. of Workforce Development

The City of Fort Wayne's annual unemployment rate has averaged 0.75 to 1.0 percent higher than that of Allen County and the metro area. The County and metro area have had fairly similar rates across the 1990-2003 period.

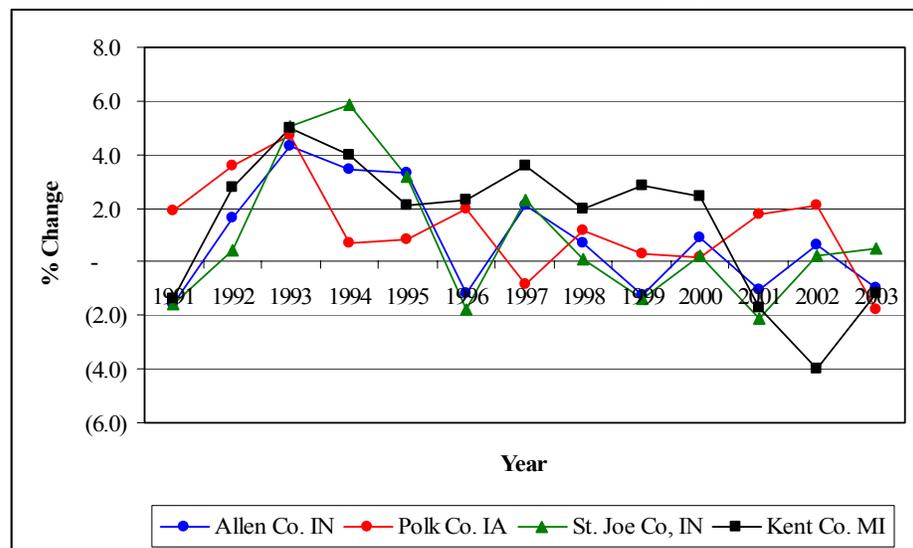
D. Employment Growth Comparisons With External Cities and Counties

In this section, Fort Wayne’s and Allen County’s employment growth are compared to three other areas: 1) South Bend/St. Joseph County, Indiana; 2) Grand Rapids/Kent County, Michigan; and 3) Des Moines/Polk County, Iowa.

The first comparison in Figure 6 below looks at annual percent change in the total employment level of residents of each the comparison counties. This is a measure of whether residents of the counties are employed. It is not a measure of jobs located in the county.

Figure 6: County Comparisons: Annual % Change in Resident Total Employment Level

(Data reflect whether residents of each area are employed.)



Source: U.S. Bureau of Labor Statistics data

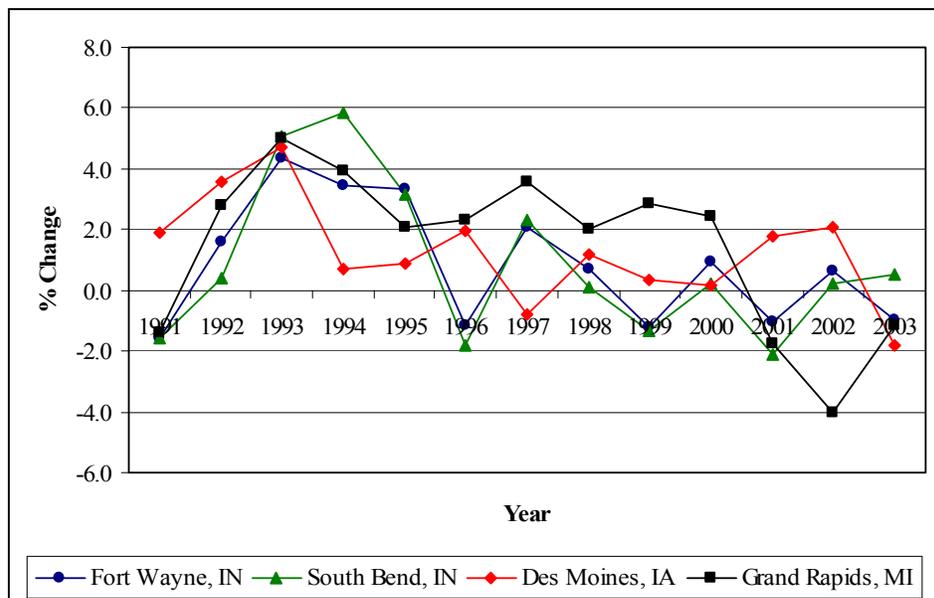
The employment levels of residents in all four counties showed variation on an annual basis, reflecting changes in the local labor market in each case. All the counties showed good growth in 1993 and 1994, following the recession. Kent County showed the most consistent pattern of resident employment growth over the overall period (1991-2003). However, in the 2001-2003 period, Kent’s level dropped sharply to plant closings in the area, including a major Electrolux facility. With the exception of 1997 and 2003, Polk County stayed in the positive growth zone. Allen County showed good growth in the 1991-1993 period, which flattened in 1994-1995, before falling significantly in 1996. Since 1996, Allen County resident employment level growth has bounced between the positive and negative sides of the curve in chart in Figure 6 above.

Across the 1991-2003 period, Allen County’s resident employment level saw an 11% net growth. This growth was identical to that of St. Joseph County, IN, and considerably lower than Polk County, IA (16.6% net growth) and Kent County, MI (18.7% net growth).

Figure 7 below presents an analysis of annual change in resident employment levels of the four comparison cities: Fort Wayne, IN, Des Moines, IA, South Bend, IN, and Grand Rapids, MI.

Figure 7: City Comparisons: Annual % Change in Resident Total Employment Level

(Data reflect whether residents of each area are employed.)



Source: U.S. Bureau of Labor Statistics data

The analysis shows that much like the employment level of the compared counties, significant annual fluctuation in the employment level of residents was evident. Fort Wayne’s trend line appears to follow that of Allen County, depicted in Figure 5 above. Fort Wayne saw good growth in its resident employment levels during the 1991-1993 period, before dropping somewhat and leveling in the 1993-1995 period. This level dropped significantly in 1996, and then improved in 1997. Since 1997, Fort Wayne’s resident employment level has bounced back and forth through 2003.

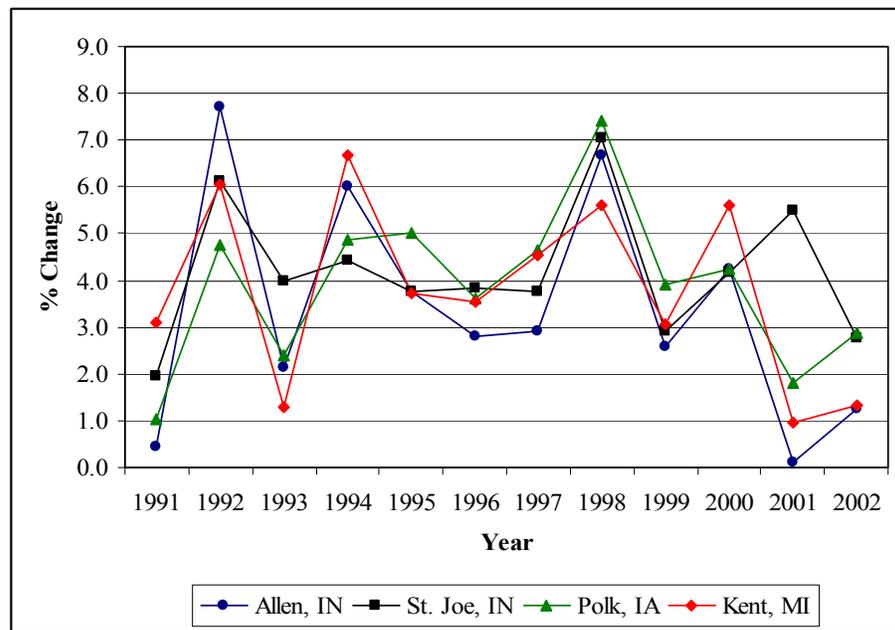
Across the 1991-2003 period, the City of Fort Wayne saw an 11% net growth, which again was the same as St. Joseph County, IN, and much lower than Des Moines (16.6%) and Grand Rapids (18.8%).

The cities and counties compared in this analysis appear to follow similar overall growth rate patterns, which suggests that the labor markets of the city and county in each case are closely linked.

E. Personal Income Per Capita Comparisons With External Counties

In this section, Allen County’s per capita personal income (PCPI) growth rate is compared to that of the three external counties used in this analysis. The results are presented in Figure 8 below. PCPI data are not available at the city level.

Figure 8: Annual % Change in Per Capita Personal Income In the Comparison Counties, 1991-2002 (Current \$ Basis)



Source: U.S. Bureau of Economic Analysis Data

All four counties saw positive growth in per capita personal income on a current dollar basis during the 1991-2002 period. Across the entire period, Allen County saw net growth in its PCPI of 40.7%, which lagged the other three counties: St. Joseph County, IN (50.2%), Kent County, MI (45.5%), and Polk County, IA (46.6%).

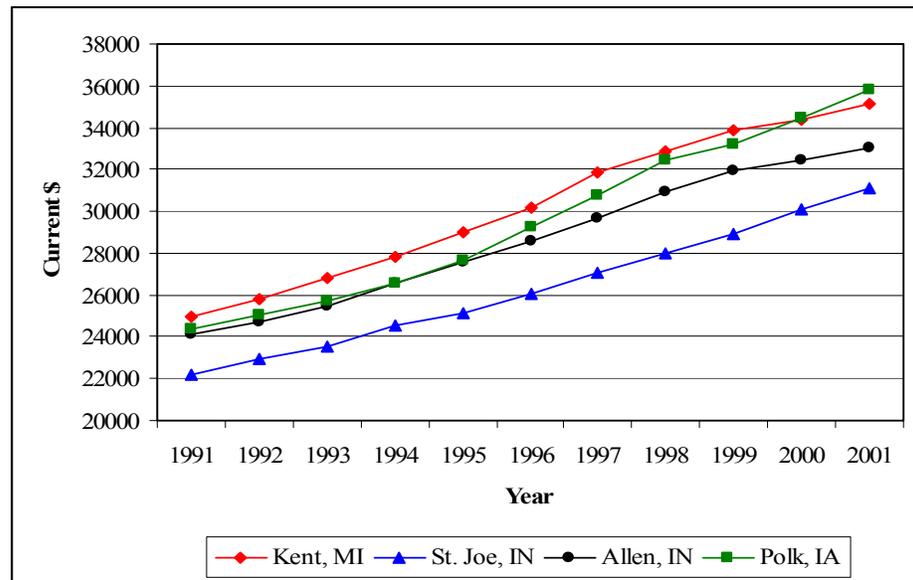
Allen County’s PCPI growth spiked sharply in 1992 and then immediately fell sharply in 1993. The County’s PCPI rate fluctuated across the 1994-1997 period. In 1998, it rose sharply, and has dropped steadily since then, with some recovery in the PCPI rate in 2002.

Many factors can explain these year-to-year changes, but in general they are influenced most by: 1) changes in wages and earnings; and 2) stock dividend growths.

F. Average Wages Per Job Comparisons: Allen Versus Comparison Counties

To offer some additional insight into the effects on wages and earnings on county income levels, Figure 9 provides a comparison of average wages per job changes during the 1991-2001 period. City level wage per job data are not published.

Figure 9: Average Wages Per Job Comparisons, 1991-2001, Current \$



Source: U.S. Bureau of Labor Statistics

The data in Figure 8 above indicate that average wages per job have grown in all four counties during the 1991-2001 period on a current dollar basis. Wages per job tended to be higher in Kent and Polk counties over the period. It is noteworthy to point out that Allen County’s average closely paralleled that of Polk County during the 1991-1995 part of the overall period. During the 1996-2001 part of the period, Polk County’s average grew more, while Allen County’s average wage grew less. Wages per job in St. Joseph County lagged those in Allen County across the time period.

G. Allen County Major Employer Analysis

Major employers tend to have a significant impact on the growth of local economies. This is the case in Fort Wayne and Allen County. Large job increases and layoffs at these facilities often have an impact on an area’s unemployment rate. For this reason, special attention should be given by Fort Wayne and Allen

County economic development officials to the area's largest employers, especially its private manufacturing and service employers.

The Fort Wayne-Allen County Economic Development Alliance may want to look at ways to strengthen its major account retention and expansion program, which includes many of County's largest employers. The Alliance is already active in this area, but it may wish to look at new ways in which local and regional economic development organizations are working at the "business strategy level" with local employers to ensure that companies are fully aware of possible growth opportunities in the area as they update their business strategies. In the Policy and Strategy of the Economic Development Element, we will shed more light on how organizations like Team NEO (Northeast Ohio) and other organizations are beginning to do this.

According to the most recent data from the IPFW Community Research Center, Allen County's 100 largest employers employ just over 67,000 people, which is just over 29% of the county's 228, 788 total jobs.^x About 59,200 of these jobs are fulltime and 7,640 are part-time.

At one time, the county's largest employers were major durable goods manufacturing companies, such as International Harvester (Navistar), which employed more than 10,000 people in the community. General Motors Truck Group still employs over 3,000 people in the county. Now, Allen County's largest employers are its non-profit institutions, like Parkview Health Systems (3,648 jobs), Fort Wayne School District (3,445 jobs), the City of Fort Wayne Government (1,671 jobs), and Allen County Government (1,585 jobs). The complete list of the 100 largest Allen County employers contained in Appendix 1 of this report.

H. Allen County Major Industry Trends Analysis

This section examines the growth of major industries in Allen County and the Fort Wayne metro area. Because of major changes in the industry classification system used by all official government economic and employment information sources, this part of the analysis is broken into two time periods: 1) 1994-2000; and 2) 2001-2003. The first period is based upon the old Standard Industrial Classification Code (SIC) system, and the second period is based upon the new North American Industrial Classification (NAICS) system.

Because of significant differences in the two systems, no attempt is made in this analysis to integrate the two analyses. Indiana Employment Security (ES-202) data, provided by the Indiana University Business Research Center, was used for

these two time-series analyses. No comparable data are available for a City of Fort Wayne-level analysis.

Employment Growth, 1994-2000

The 1994-2000 period was a growth period for many local areas across the nation, in terms of the growth in jobs and business establishments. Allen County showed some growth during this period in terms of jobs, as Table 2 reflects. Total non-farm jobs in Allen County grew by 6 percent over the period. 10,630 new jobs were added in the County during the period.

Table 2: Allen County Major Industry Employment Growth, 1994-2000

Source: Indiana Department of Workforce Development, ES-202 data

Employment by Industry	1994	1995	1996	1997	1998	1999	2000	1994-2000 Chg.	1994-2000 % Chg.
Total Nonfarm	177,832	179,475	180,656	184,669	187,377	188,552	188,462	10,630	6.0
Mining	116	139	135	136	141	140	125	9	7.8
Construction	9,494	9,803	9,676	10,172	10,408	10,866	11,439	1,945	20.5
Manufacturing	39,156	40,244	39,937	40,289	39,755	39,620	38,021	-1,135	-2.9
Nondurable Manufacturing	9,218	9,836	9,813	9,716	9,653	9,667	9,582	364	3.9
Durable Manufacturing	29,938	30,408	30,124	30,573	30,102	29,953	28,439	-1,499	-5.0
Transportation and Utilities	11,900	12,543	11,877	12,064	12,416	12,907	12,843	943	7.9
Wholesale Trade	11,520	12,234	12,346	12,768	13,043	13,170	13,495	1,975	17.1
Retail Trade	33,824	33,696	33,820	34,149	33,861	34,117	34,080	256	0.8
Finance, Insurance, Real Estate	11,913	12,158	13,024	13,315	13,187	12,477	12,563	650	5.5
Services	53,674	52,298	53,389	54,997	58,109	58,423	58,551	4,877	9.1
Public Administration	5,005	5,114	5,053	5,311	5,147	5,361	5,765	760	15.2
Nonclassifiable	11	7	17	7	7	12	30	19	172.7

Only Manufacturing experienced an employment decline during the period, losing 1,135 jobs. All of this manufacturing job loss, as Table 2 indicates, occurred within durable goods manufacturing. Nondurable goods manufacturers added 364 new jobs.

Services added the greatest number of the County's jobs during the period- 4,877 new jobs, which represented nearly 46 percent of Allen County's total job gain. Both Construction and Wholesale Trade were also favorable job generators during the period, with each adding nearly 2,000 new jobs.

Establishment Growth, 1994-2000

Business establishments experienced some growth in some of the County's major industries during the 1994-2000 period, as Table 3 below indicates.

Between 1994 and 2000, Allen County saw an overall change of +194 establishments. The Service sector saw a net change of +209 establishments during the period, while Construction added another 74 new businesses. Retail trade experienced a loss of 128 establishments and Wholesale Trade lost another 52 facilities during the period. The Finance and Insurance sector added 49 new facilities. The manufacturing sector lost 21 facilities during the period.

Table 3: Allen County Business Establishment Growth, 1994-2000

Source: Indiana Department of Workforce Development, ES-202 data

Establishments by Industry	1994	1995	1996	1997	1998	1999	2000	1994-2000 Chg.	1994-2000 % Chg.
Total Nonfarm	7,520	7,549	7,578	7,622	7,648	7,658	7,714	194	2.6
Mining	7	6	6	6	7	8	8	1	14.3
Construction	836	835	854	841	858	895	910	74	8.9
Manufacturing	557	555	538	551	540	537	536	-21	-3.8
Nondurable Manufacturing	203	194	191	195	191	186	178	-25	-12.3
Durable Manufacturing	354	361	347	356	349	351	358	4	1.1
Transportation and Utilities	292	289	293	298	322	327	327	35	12.0
Wholesale Trade	760	749	730	725	716	691	708	-52	-6.8
Retail Trade	1,695	1,648	1,628	1,636	1,595	1,583	1,567	-128	-7.6
Finance, Insurance, Real Estate	783	756	772	784	816	824	832	49	6.3
Services	2,396	2,518	2,548	2,565	2,585	2,581	2,605	209	8.7
Public Administration	44	48	52	55	54	56	56	12	27.3
Nonclassifiable	5	5	7	5	6	3	8	3	60.0

These establishment growth trends are important because they reflect: 1) if new firms are starting up in the area; and 2) whether new firms are moving into Allen County. The data do not allow us to determine the extent to which these two factors have influenced the County's establishment growth.

We would like to offer some possible hypotheses for these trends for local planners and economic developers to help us understand better. Here are some possible explanations for these establishment changes:

1. Services and Construction saw large net positive changes in business establishments due to new business startups and the growth of branch offices within the Service Sector. Construction tends to grow during robust economic growth times, which was the case in the 1994-2000 period. Healthcare services have grown within the County, as the data in Table 4 below indicates. This growth is a significant source of local service industry growth in the area.
2. Industry restructuring drove many of the changes occurring in the Trade sector (Wholesale and Retail) during the 1990s. Openings and closings are quite common in the Retail sector nationally. Consolidation of retailing operations was common in many metro areas in the 1990s due to the increased presence of larger retail chains and the declining role of

local entrepreneurially owned stores. Outlet malls also grew substantially across the nation during the 1990s, which had some impact on regional retail markets.

3. Manufacturing plants have declined in number nationally as capacity consolidation, shifting production to overseas locations, and technological innovation have greatly changed the structure and operations of manufacturing businesses. The Fort Wayne area has been going through a major transition in its manufacturing sector for the past two decades. It is important to note that Durable Manufacturing in the County actually added 4 new plants, while Nondurable Goods Manufacturing lost 25 plants. This is a reversal of the trends seen in employment, where Nondurable Goods added jobs and Durable Goods.

I. Allen County Major Industry Trends, 2001-2003

Allen County's major industries saw an overall employment decline of 6,502 jobs during the 2001-2003 period, as Table 4 below shows. Over half of this loss occurred in Manufacturing (-3,665 jobs). Wholesale Trade lost 1,271 jobs during the period. These industries accounted for the majority of the job loss seen in the County during the period.

Table 4: Allen County Major Industry Employment Trends, 2001-2003

Source: Indiana Department of Workforce Development, ES-202 data

NAICS	Employment by Industry	2001	2002	2003	2001-2003 Chg.	2001-2003 % Chg.
0	Total	182,091	180,773	175,589	-6,502	-3.6
11	Agriculture, Forestry, Fishing and Hunting	148	132	151	3	2.0
21	Mining	127	119	164	37	29.1
22	Utilities	470	403	387	-83	-17.7
23	Construction	10,871	10,491	10,541	-330	-3.0
31-33	Manufacturing	32,679	31,888	29,014	-3,665	-11.2
42	Wholesale Trade	11,957	11,686	10,686	-1,271	-10.6
44-45	Retail Trade	20,786	20,220	20,370	-416	-2.0
48-49	Transportation and Warehousing	9,176	8,580	8,244	-932	-10.2
51	Information	4,579	4,200	3,774	-805	-17.6
52	Finance and Insurance	10,863	10,425	10,323	-540	-5.0
53	Real Estate and Rental and Leasing	2,138	1,991	2,042	-96	-4.5
54	Professional, Scientific, and Technical Services	6,419	6,005	5,742	-677	-10.5
55	Management of Companies and Enterprises	1,788	1,640	1,523	-265	-14.8
56	Admin. Support & Waste Mgt. & Remed Services	9,420	10,214	9,752	332	3.5
61	Educational Services	7,850	8,527	8,105	255	3.2
62	Health Care and Social Services	24,397	25,542	26,159	1,762	7.2
71	Arts, Entertainment, and Recreation	2,229	2,205	2,209	-20	-0.9
72	Accommodation and Food Services	14,786	15,201	15,244	458	3.1
81	Other Services(Except Public Administration)	5,810	5,645	5,352	-458	-7.9
92	Public Administration	5,572	5,640	5,792	220	3.9
99	Unallocated	26	19	15	-11	-42.3

It is not clear why Allen County actually lost employment in the past three years. One hypothesis is that the latest recession had a negative impact, especially with

the drop-off in 2002. Several major industries lost jobs in Allen County in the 2002-2003 period, with the biggest loss being contributed by Manufacturing (2,874 jobs).

With the introduction of the new NAICS system, it is possible to observe trends in newer industries, such as the Information sector and Professional, Scientific, and Technical Services sector. Unfortunately, both of these new technologically based sectors experienced job losses in Allen County during the 2001-2003 period. One possible explanation of this loss is the fact that these industries grew rapidly across the nation in the 1990s and saw considerable consolidation and re-settling during the most recent recession. Another strategic issue that may have had some impact of job losses in these two sectors is offshore outsourcing of work to India and other international locations, which gathered momentum as a business strategy in the late 1990s and early part of this decade.

Changes in business establishments accompanied the employment changes in the County's major industry sectors, as Table 5 indicates.

Table 5: Allen County Business Establishment Changes, 2001-2003

Source: Indiana Department of Workforce Development, ES-202 data

NAICS	Establishment by Industry	2001	2002	2003	2001-2003 Chg.	2001-2003 % Chg.
0	Total	7,719	7,815	7,897	178	2.3
11	Agriculture, Forestry, Fishing and Hunting	24	18	21	-3	-12.5
21	Mining	8	7	9	1	12.5
22	Utilities	10	11	10	0	0.0
23	Construction	891	894	896	5	0.6
31-33	Manufacturing	530	524	513	-17	-3.2
42	Wholesale Trade	589	605	604	15	2.5
44-45	Retail Trade	1,103	1,100	1,113	10	0.9
48-49	Transportation and Warehousing	241	236	242	1	0.4
51	Information	121	123	118	-3	-2.5
52	Finance and Insurance	557	571	586	29	5.2
53	Real Estate and Rental and Leasing	312	308	326	14	4.5
54	Professional, Scientific, and Technical Services	644	683	682	38	5.9
55	Management of Companies and Enterprises	46	42	47	1	2.2
56	Admin. Support & Waste Mgt. & Remed Services	415	425	419	4	1.0
61	Educational Services	213	198	190	-23	-10.8
62	Health Care and Social Services	617	640	660	43	7.0
71	Arts, Entertainment, and Recreation	107	112	116	9	8.4
72	Accommodation and Food Services	569	582	604	35	6.2
81	Other Services(Except Public Administration)	663	676	678	15	2.3
92	Public Administration	53	57	59	6	11.3
99	Unallocated	6	3	4	-2	-33.3

Total business establishments increased by 178 during the period. A variety of industries contributed to this overall gain, including Health Care Services (+43); Accommodations and Food (+35); Professional, Scientific, and Technical services (+38); Finance and Insurance (+29); and others. During the 2001-2003 period, Allen County lost 17 Manufacturing plants.

In general, the growth in establishments tended to occur in fast growing industries, which saw comparable gains nationally in the 2001-2003 period.

J. Fort Wayne Metro Area Industry Growth Trends

To include some perspective of how the surrounding economy is growing, we have included an employment by metro level industry analysis. Note: Community level industry employment data are not available, and therefore no comparisons are offered. Allen County's major industry trends were described earlier.

Metro Employment Growth Trends, 1994-2000

Total non-farm employment grew by 19,436 jobs during the 1994-2000 period, for a 7.8 percent overall increase. See table 6 below. This is above the 6.0 percent employment growth rate for Allen County during the period.

Table 6: Fort Wayne Metro Area Industry Employment Growth, 1994-2000

Source: Indiana Department of Workforce Development, ES-202 data

Industry	1994 Employment	2000 Employment	1994-2000 Chg.	1994-2000 % Chg.
Total Nonfarm	246,469	265,905	19,436	7.9
Mining	181	277	96	53.0
Construction	11,671	14,301	2,630	22.5
Manufacturing	71,438	72,269	831	1.2
Nondurable Manufacturing	17,831	16,559	-1,272	-7.1
Durable Manufacturing	53,607	55,710	2,103	3.9
Transportation and Utilities	13,795	15,276	1,481	10.7
Wholesale Trade	13,510	15,628	2,118	15.7
Retail Trade	45,394	47,766	2,372	5.2
Finance, Insurance, Real Estate	13,193	14,139	946	7.2
Services	67,581	74,907	7,326	10.8
Public Administration	7,397	8,441	1,044	14.1
Nonclassifiable	11	30	19	172.7

Nearly 38 percent of the metro area's job growth was contributed by the Services sector, which added 7,326 new jobs. Four sectors (Durable Goods Manufacturing, Construction, Wholesale Trade, and Retail Trade) each added over 2,000 new jobs during the period.

None of the major industry sectors lost jobs during the period. Even Manufacturing added 831 jobs, although the Nondurable Goods portion of the Manufacturing sector lost 1,272 jobs. This is just the reverse of what happened in Allen County, where Durable Goods lost jobs and Nondurable Goods gained them. Manufacturing accounted for nearly 29 percent of the metro area's total employment in 1994 and 27.2 percent of the total in 2000. Meanwhile, Manufacturing's share of Allen County's total employment declined from 22 percent of the total in 1994 to just above 20 percent in 2000.

In 1994, Allen County represented 72.2 percent (177,862 of 246,469) of the metro area's total jobs. This share declined to 70.8 percent (188,462 of 265,905) in 2000, then increased to 71.4 percent (182,091 of 255,154) in 2001, and finally dropping again to 70.7 percent (175,589 of 248,433) in 2003.

Allen County's share of the Fort Wayne metro area's total Manufacturing jobs was 54.8 percent in 1994 and 52.6 percent of the metro total in 2000. Allen County lost share in the regional manufacturing sector over the 1994-2000 period.

Table 7 below looks at changes in the Fort Wayne metro area's major industries during the 2001-2003 period. Again, data for this period are classified by the new North American Industry Classification Code System (NAICS).

Table 7: Fort Wayne Metro Area Industry Employment Growth, 2001-2003

NAICS	Industry	2001	2002	2003	2001-2003 Chg.	2001-2003 % Chg.
0	Total	255,154	254,326	248,433	-6,721	-2.6
11	Agriculture, Forestry, Fishing and Hunting	632	705	738	106	16.8
21	Mining	261	185	230	-31	-11.9
22	Utilities	470	403	387	-83	-17.7
23	Construction	13,871	13,385	13,691	-180	-1.3
31-33	Manufacturing	61,925	61,131	57,431	-4,494	-7.3
42	Wholesale Trade	13,822	13,718	12,760	-1,062	-7.7
44-45	Retail Trade	28,361	27,734	28,044	-317	-1.1
48-49	Transportation and Warehousing	12,624	12,015	11,742	-882	-7.0
51	Information	5,652	5,269	4,963	-689	-12.2
52	Finance and Insurance	12,198	11,839	11,749	-449	-3.7
53	Real Estate and Rental and Leasing	2,667	2,518	2,542	-125	-4.7
54	Prof, Scientific, and Technical Serv	7,302	6,915	6,657	-645	-8.8
55	Management of Companies/Enterprises	1,962	1,809	1,830	-132	-6.7
56	Waste Management Services	11,425	12,408	11,699	274	2.4
61	Educational Services	12,024	12,664	12,155	131	1.1
62	Health Care and Social Services	31,110	32,418	32,949	1,839	5.9
71	Arts, Entertainment, and Recreation	2,832	2,827	2,787	-45	-1.6
72	Accommodation and Food Services	19,538	20,066	20,119	581	3.0
81	Other Services(Except Public Adm)	7,754	7,546	7,164	-590	-7.6
92	Public Administration	8,206	8,286	8,411	205	2.5
99	Unallocated	26	19	15	-11	-42.3

According to data in Table 7, total non-farm employment in the metro area declined by 6,721 jobs, representing a 2.6 percent loss. Nearly all of this loss (-6,502 jobs) occurred in Allen County. Manufacturing jobs in Allen County declined by 3.6 percent during the 2001-2003 period.

The metro area experienced a loss of 4,494 Manufacturing jobs during the 2001-2003 period, which was a 7.3 percent decline in the sector.

Wholesale trade also lost jobs during the period, declining by 1,062. Health Care Services added 1,839 jobs, which was the largest source of new job growth.

Metro Area Establishment Trends, 1994-2000

Table 8 below identifies business establishment trends in the metro area in the 1994-2000 period. Overall, 315 new business establishments were opened.

Table 8: Fort Wayne Metro Business Establishment Trends, 1994-2000

Industry	1994 Establishments	2000 Establishments	1994-2000 Chg.	1994-2000 % Chg.
Total Nonfarm	10,868	11,183	315	2.9
Mining	11	18	7	63.6
Construction	1,203	1,307	104	8.6
Manufacturing	947	919	-28	-3.0
Nondurable Manufacturing	314	283	-31	-9.9
Durable Manufacturing	633	636	3	0.5
Transportation and Utilities	435	501	66	15.2
Wholesale Trade	996	925	-71	-7.1
Retail Trade	2,532	2,361	-171	-6.8
Finance, Insurance, Real Estate	985	1,068	83	8.4
Services	3,307	3,579	272	8.2
Public Administration	156	173	17	10.9
Nonclassifiable	5	8	3	60.0

Services accounted for 272 of this 315 total, or an 86 percent share of the total. Nearly all major industries in the metro area added new establishments, except Manufacturing (-28) and Retail Trade (-171).

Table 9: Metro Area Business Establishment Growth, 2001-2003

NAICS	Industry	2001	2002	2003	2001-2003 Chg.	2001-2003 % Chg.
0	Total	11,203	11,362	11,469	266	2.4
11	Agriculture, Forestry, Fishing and Hunting	70	85	91	21	30.0
21	Mining	19	11	14	-5	-26.3
22	Utilities	10	11	10	0	0.0
23	Construction	1,301	1,308	1,317	16	1.2
31-33	Manufacturing	901	895	891	-10	-1.1
42	Wholesale Trade	772	793	786	14	1.8
44-45	Retail Trade	1,658	1,679	1,678	20	1.2
48-49	Transportation and Warehousing	371	365	372	1	0.3
51	Information	174	175	175	1	0.6
52	Finance and Insurance	751	781	794	43	5.7
53	Real Estate and Rental and Leasing	421	413	420	-1	-0.2
54	Prof, Scientific, and Technical Serv	832	880	877	45	5.4
55	Management of Companies/Enterprises	56	51	55	-1	-1.8
56	Waste Management Services	565	576	577	12	2.1
61	Educational Services	264	248	241	-23	-8.7
62	Health Care and Social Services	841	868	890	49	5.8
71	Arts, Entertainment, and Recreation	154	162	169	15	9.7
72	Accommodation and Food Services	828	852	887	59	7.1
81	Other Services(Except Public Adm)	1,010	1,011	1,007	-3	-0.3
92	Public Administration	166	165	164	-2	-1.2
99	Unallocated	6	3	4	-2	-33.3

During the 2001-2003 period, 266 new business establishments opened in the Fort Wayne metro area, which represented a 2.4 percent increase in the total. Several major industries added to this increase: Health care (49); Finance and Insurance

(43); Professional, Scientific, and Technical Services (45); Accommodations and Food (59); and several others.

K. Allen County Detailed Industry Growth Trends, 1994-2000

The next step in the analysis is to look at detailed industry growth trends in terms of both employment and establishments in Allen County during the 1994-2000 and 2001-2003 time periods.

The results of this part of the analysis are described in Tables 10 and 11 contained in Appendix 3. A summary is provided below.

Business Establishment Growth, 1994-2000

The analysis indicates that Fabricated Metal Products (SIC 34) saw the strongest establishment growth of all manufacturing industries during the 1994-2000 period.

Services, especially the Educational Service sector, accounted for the greatest net change in business establishments (+137) in Allen County during the 1994-2000 period. One explanation is that these are new educational buildings of one type or another.

Overall, the Services Sector added 2009 net business establishments during the 1994-2000 period. Within Services, over ½ of the new establishments were created by Business Services (59) and Professional and Technical Services (52).

Several new business establishments were also added by the Finance, Insurance, and Real Estate sector. Manufacturing created relatively few new business establishments during the time period.

Employment Growth, 1994-2000

In terms of job creation, the Services sector created the most new jobs during the period- 4,877 new jobs, which was about 46 percent of all new jobs created in the County's Total Non-Farm Sector. Five industries created 1,200 or more new jobs during the 1994-2000 period. These were:

1. Construction.
2. Social Services.
3. Durable Goods Manufacturing.
4. Healthcare Services.
5. Special Trade Contractors.

In terms of future target industries, Rubber and Plastics Products (SIC 30) created 629 jobs. Other industries adding significant jobs were: Industrial Machinery (SIC 35) --495 jobs, Fabricated Metals (SIC 34) - -360 jobs, and Health Services (SIC 80)- -1,646 jobs.

L. Allen County Detailed Industry Growth Trends, 2001-2003

Table 12 below describes detailed industry employment and establishment trends in Allen County during the 2001-2003 period. These data are based upon NAICS.

Business Establishment Growth, 2001-2003

Six industries created 10 or more new business establishments during the period:

1. Professional, scientific, and technical services (39).
2. Healthcare and social services (23).
3. Wholesale trade (16).
4. Personal and laundry services (15).
5. Accommodations and food services (13).
6. Waste management and environmental services (10).

Employment Growth, 2001-2003

Nine Allen County industries created 250 or more jobs during the 2001-2003 period:

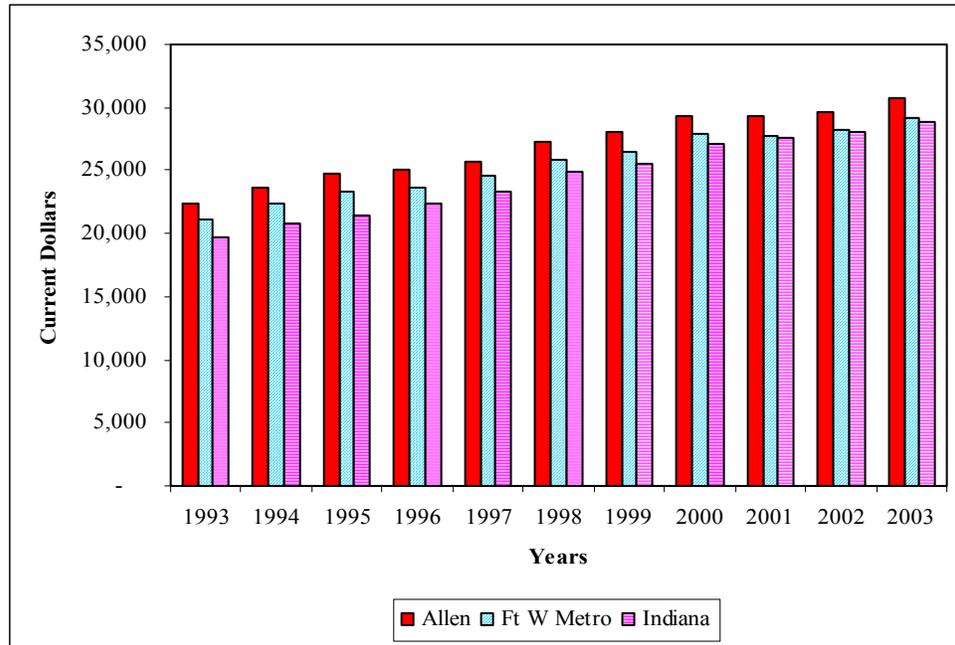
- | | |
|---|-----|
| 1. Credit Intermediation and Related Activities | 755 |
| 2. Ambulatory Health Care Services | 629 |
| 3. Hospitals | 462 |
| 4. Social Assistance | 460 |
| 5. Food Services and Drinking Places | 458 |
| 6. Accommodation and Food Services | 332 |
| 7. Admin Waste Manage. & Remediation Services | 263 |
| 8. Administrative and Support Services | 255 |
| 9. Educational Services | 253 |

M. Personal Income Trends

Right behind employment, personal income is a vitally important measure of local area economic health. In an earlier section, Allen County’s PCPI growth rates were compared to the three external comparison counties (Polk, IA, Kent, MI, and St. Joseph, IN). See Figures 7 and 8. The data in Figure 10 show PCPI trends in Allen County, the Fort Wayne metro area, and State of Indiana.

Per capita personal income (PCPI) is an important leading indicator for the Comprehensive Plan, along with employment. PCPI reflects whether an area is becoming more or less prosperous. The Fort Wayne area should be vitally concerned whether its economic development plans and strategies are contributed to a long-term increase in the area's broad-based prosperity.

Figure 10: Per Capita Personal Income Trends (Allen County, Fort Wayne Metro, Indiana), Current Dollar Basis^{xi}



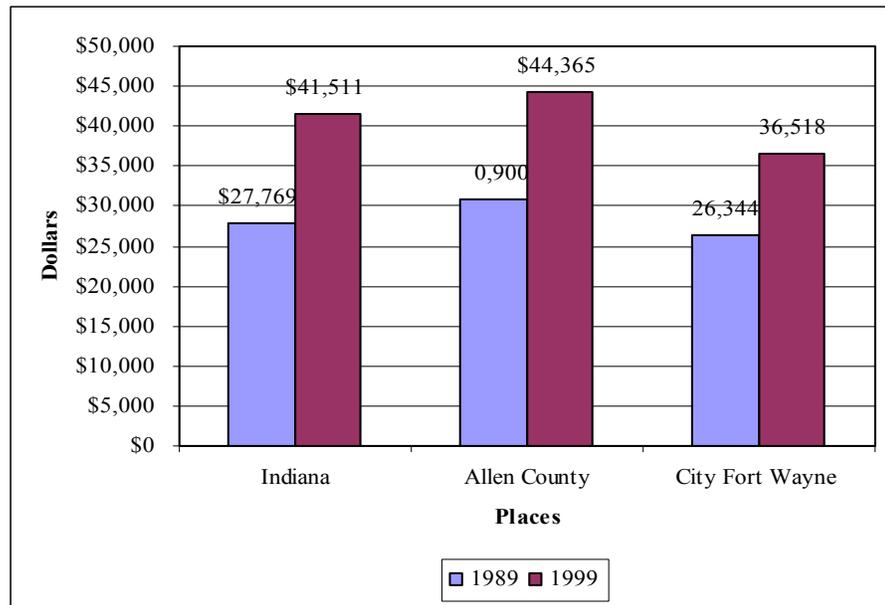
Source: U.S. Bureau of Economic Analysis data

The data in Figure 10 above indicate that Allen County has maintained a higher per capita personal income (PCPI) than both the Fort Wayne metro area and Indiana over the 1993-2003 period. Allen County's average PCPI was \$22,319 in 1993, and rose to \$30,671 in 2003. The metro area's PCPI went from \$21,108 to \$29,116 during the same period. By comparison, Indiana's PCPI rose from \$19,764 to \$28,783 over the 1993-2003 period. Comparable PCPI data from the Bureau of Economic Analysis are not available for the City of Fort Wayne.

Median household income (MHI) in Allen County was greater than that of the Fort Wayne metro area and Indiana. Figure 11 below compares Allen County and Fort Wayne City to Indiana. In 1989, Allen County's MHI was 11.2 percent higher than the state's average in 1989. The gap between the two closed significantly in 1999, as Allen County's MHI was only 6.8 percent higher than the state's average. This shows that the median family income has grown more favorably across Indiana than it did in Allen County over the 1989-1999 period. Median household

income in the City of Fort Wayne lagged the other areas in both 1989 and 1999. The issue appears to be that, while incomes grew in Allen County considerably, they grew more across the State of Indiana on an average basis.

Figure 11: Median Household Income Comparison, 1989 and 1999^{xii}



Source: U.S. Census, 1990 and 2000

N. Workforce and Educational Trends

Workforce Trends

Workforce is a vitally important resource to economic development. This section identifies Allen County's major workforce characteristics.

Table 10 describes changes in the County's population employment status between 1990 and 2000. In 1990, the County had a total working-age population of 226,320 people. The size of that group increased by 23,720 in 2000 to just over 250,000. This represented a 10.5 percent growth in this segment of the population.

In 1990, 71 percent of the working-age population was in the labor force, compared to 70.2 percent in 2000. In 1990, 67.3 percent of this group was employed, compared to 66.9 percent in 2000. Finally, in 1990, 28.9 percent of the working-age population was not in the labor force, compared to 29.8 percent in 2000.

Overall, changes in the County population employment status did not change greatly over the 1990-2000 period. A very minor percent of the group in both Census years was in the Armed Services.

Table 10: Population Employment Status, 1990 and 2000

Source: U.S. Census

Employment Status	2000 Census		1990 Census	
	Number	Percent	Number	Percent
Population 16 years and over	250,040	100	226,320	100.0
In labor force:	175,606	70.2	160,715	71.0
Civilian labor force	175,440	70.2	160,260	70.8
Employed	167,203	66.9	152,304	67.3
Unemployed	8,237	3.3	7,956	3.5
Armed Forces	166	0.1	455	0.2
Not in labor force	74,434	29.8	65,605	28.9

The occupational background of Allen County’s population is an important indication of its ability to create prosperity for local families and the community. Data from the 1990 and 2000 Censuses varied and therefore an “apples-to apples” comparison was not possible between the two years. However, a useful comparison is still possible in looking at the data contained in Table 11.

The data show that 29.9 percent of the County’s working-age population was employed in management, administrative, technical, and professional occupations in 1990, compared with 31.9 percent in 2000. This is a 2.0 percent improvement over 1990. Service occupations accounted for 11 percent of this group in 1990 and 12.8 percent of the total in 2000.

Sales and office occupations represented 29.2 percent of the total in 1990 and 27.3 percent of the 2000 total.

Finally, 27.9 percent of the population was employed in production, transportation, and material handling occupations in 1990 and the same percentage in 2000. As a note, this category is broader than just manufacturing. It includes people employed in the transportation and distribution sectors of the County’s industry base.

Overall, the occupational orientation of Allen County’s population did not change appreciably over the two Census years. Not much diversification of the workforce is evidenced in this regard.

Table 11: Allen County Occupational Profile, 1990 and 2000

Source: U.S. Census

1990 Census Occupational Profile		
Occupation	Number	Percent
Employed persons 16 years and over	152,304	100.0
Executive, administrative, and managerial occupations	19,071	12.6
Professional specialty occupations	20,818	13.7
Technicians and related support occupations	5,538	3.6
Sales occupations	19,152	12.6
Administrative support occupations, including clerical	25,262	16.6
Private household occupations	448	0.3
Protective service occupations	1,402	0.9
Service occupations, except protective and household	16,776	11.0
Farming, forestry, and fishing occupations	1,275	0.8
Precision production, craft, and repair occupations	17,369	11.4
Machine operators, assemblers, and inspectors	12,511	8.2
Transportation and material moving occupations	6,212	4.1
Handlers, equipment cleaners, helpers, and laborers	6,470	4.2
2000 Census Occupational Profile		
Occupation	Number	Percent
Employed civilian population 16 years and over	167,203	100.0
Management, professional, and related occupations	53,331	31.9
Service occupations	21,391	12.8
Sales and office occupations	45,653	27.3
Farming, fishing, and forestry occupations	214	0.1
Construction, extraction, and maintenance occupations	14,163	8.5
Production, transportation, and material moving occupations	32,451	19.4

Other data from the 1990 and 2000 Censuses indicate that 33,915 of Allen County's working-age population group worked in Manufacturing in 1990, which was 22.3 percent of this total group. Meanwhile, 37,123 of the County's working-age group worked in Manufacturing increased in 2000, which was 22.2 percent of the total. While the actual number of people working in Manufacturing, the percent share of the total did not change much.

Research conducted for the Northeast Indiana Workforce Investment Board's (NIWIB) recent strategic plan provides some valuable insights into current and future directions of the local and regional labor market.^{xiii} These include:

1. The 9-county regional population is aging, which means there will be fewer young people available to replace retiring workers.

2. Educational attainment is lower in Northeast Indiana than the rest of Indiana. This poses a challenge in finding qualified applicants for existing and future knowledge-intensive jobs.
3. Seven of the nine counties comprising the NIWIB service area, not including Allen County, have 40 percent or more of the current jobs in Manufacturing. Just over 21 percent of Allen County's total jobs in 1999 were in Manufacturing.
4. In many instances, regional jobs pay less than the pay level for the same jobs in other parts of Indiana.
5. Northeast Indiana's workforce growth rate is currently averaging 3.0 percent per year, compared to Indiana's brisk 7.1 percent annual growth. Meanwhile, the region's population base is growing at an average annual rate of 11.9 percent, which could mean that the future supply of new jobs may not keep pace with the growth in the supply of future workers.
6. Allen County's workforce grew by 8 percent between 1990 and 2000, which is lower than all but one Northeast Indiana county (Wells County). Meanwhile, Allen County's workforce is not growing as the State of Indiana (10.4 percent in the 1990-2000 period.)
7. Some good news comes in the education arena, where Allen County saw a 5.7 percent increase in educational enrollments in the 1989-1999 period and the County saw a 60 percent reduction in its high school dropouts during the same timeframe.

Educational Attainment Trends

Table 12 compares educational attainment levels for the 25 and older population in Allen County in 1990 and 2000.

Table 12: Allen County Educational Attainment, 1990 and 2000

Source: U.S. Census, DTIA analysis

Education Levels	1990 Number	1990 %	2000 Number	2000 %	2000 U.S. %
Less than 9 th Grade	11,778	6.3%	8,858	4.2%	7.5%
9 th to 12 th Grade, No Diploma	23,623	12.6%	21,027	10.1%	12.1%
High School Graduate (or equiv.)	62,841	33.5%	66,688	31.9%	28.6%
Some College, No Degree	38,217	20.3%	47,897	22.9%	21.1%
Associate Degree	15,727	8.4%	16,907	8.1%	6.3%
Bachelor's Degree	22,784	12.1%	31,229	15.0%	15.5%
Graduate or Professional Degree	12,886	6.9%	16,163	7.7%	8.9%
Total Population, 25 Yrs. Older	187,856	100%	208,769	100%	100%

The data in Table 12 above indicates that Allen County made some progress in having more of its population graduate with a Bachelor's, graduate, or professional degree in 2000, compared to 1990. The County reduced the number of people terminating their formal education before the high school graduation level. The County saw fewer people graduate high school in 2000 compared to 1990.

In general, compared to the nation in 2000, Allen County had a:

1. Higher percent of its population with a high school diploma.
2. Lower percent of its population with Associates Degrees.
3. About the same percent as the nation with Bachelors Degrees.
4. Lower percent of its population with Graduate or Professional Degrees.

This comparison indicates that the Fort Wayne area has work to do in the future to simply match the national educational attainment rates for higher education performance. Closing this gap should be an important future economic development priority for the area.

Workforce Commuting Patterns

Table 13 identifies recent commuting patterns in and out of Allen County. This analysis is based upon 2002 Indiana Department of Revenue data.

Table 13: 2002 Worker Commuting Patterns in Allen County

Source: Indiana Dept. of Revenues (Tax Filing data)

Number of persons who live in Allen County and work (labor force)	194,756
Number of persons who live in Allen County and work in the county.	185,020
Number of persons who live out of and work in Allen County.	25,193
Total number of persons who work in Allen County (work force)	210,213
Top five counties sending workers INTO Allen County:	
Whitley County	4,770
Huntington County	3,607
Wells County	3,511
Dekalb County	2,878
Noble County	2,531
	17,297
Total of above	Equals 8.2% of work force
Top five counties receiving workers FROM Allen County:	
Dekalb County	2,709
Whitley County	1,275
Noble County	1,061
Huntington County	686
Adams County	625
	6,356
Total of above	Equals 3.3% of work force

The data in Table 13 above reveals that Allen County is a net importer from workers from surrounding counties. This has been the case across the last two (1990 and 2000) Censuses as well.

Of the 210,213 people who worked in Allen County in 2002, only 25,193 of these workers live in a county other than Allen County. This is just about 12 percent of the total. The remaining 185,000 who work in the County also live in the County. For the time being, Allen County is the job magnet for much of Northeast Indiana. Allen County has 6,356 working residents who travel to jobs outside Allen County each day. This represents just 3.3 percent of Allen County's total workforce.

Future Occupational Demand

The FourthWave, LLC in Fort Wayne recently completed some in-depth analysis of occupational and labor market trends for the Fort Wayne metropolitan area and Northeast Indiana.

Table 14 presents a graphic identifying the occupations expected to grow the most new jobs in Northeast Indiana during the 2000-2010-forecast period.

Table 14: Northeast Indiana (Workforce Region 3), Job Growth, 2000-2010

Source: WF Region 2 data, adVenture Fund analysis

Job Title	Annual Grth Rate	2000 Emp	2010 Emp	2000-10 Chg
Healthcare Practitioners and Technical Occupations	24.11%	13,730	17,040	3310
Transportation and Material Moving Occupations	6.76%	29,900	31,920	2020
Computer and Mathematical Occs	34.05%	4,170	5,590	1420
Management Occupations	7.10%	17,040	18,250	1210
Business and Financial Oper Occs	8.78%	9,000	9,790	790
Installation, Maintenance, and Repair Occupations	4.61%	15,820	16,550	730
Arts, Design, Entertai, Sports, and Media Occup	9.39%	3,090	3,380	290
Legal Occupations	17.83%	1,290	1,520	230
Life, Physical, and Social Science Occupations	14.39%	1,320	1,510	190
Architecture and Engineering Occupations	-1.32%	7,570	7,470	-100
Production Occupations	-4.37%	67,110	64,180	-2930

These data indicate that:

1. Healthcare-related occupations are expected to show very significant growth.
2. Transportation and material moving jobs will grow significantly.
3. Computer and Management oriented jobs will grow some.
4. Several other occupational will grow, including some high tech occupations, like those in the life sciences, in the coming years.
5. Production occupations, on the other hand, are expected to continue to decline in the region.

VII. Target Development Areas

Current economic development efforts focused on the City of Fort Wayne and Allen County center on developing opportunities throughout the City and across the County, but they give special attention to the several strategically important development areas. These are discussed below.

A. Allen County Target Development/Redevelopment Areas

Three areas have been targeted for industrial development efforts by the Allen County Redevelopment Commission. These are described below. Industrial land is available in other areas of the county, including smaller communities like New Haven, but the three areas discussed here are the recipients of specific planning efforts and infrastructure investments by the County. Each area in the county is targeted for a different type of industrial development: 1) South -light manufacturing and distribution, 2) Northwest - industrial parks, and 3) East - manufacturing and processing.

South Industrial Area

The South area is often referred to as the Airport area because the Fort Wayne International Airport is located near its center. Light manufacturing and distribution operations are being encouraged to locate here. The area is on the north side of I-469 and is best accessed by the Bluffton Road (S.R.1) interchange. It can also be accessed by the Indianapolis Road interchange. The Airport Expressway, which connects the road north of the airport, formerly known as Baer Field Thruway, with the I-69/Lower Huntington Road interchange to the west provides direct access to I-69.

Airport Business Center Industrial Park is located north of the airport, along Airport Expressway (formerly Baer Field Thruway), within the corporate limits of Fort Wayne. The Fort Wayne Airport Authority has developed the Air Trade Center on the west side of the airport for air related businesses. Its first tenant, Kitty Hawk Air Freight, began operation of its cargo hub in July 1999. Other industries in the area include General Mills, Waterfurnace, Tuthill Corp., and Coca-Cola Bottlers.

In 1993 a water line was installed along Coverdale and Pleasant Center Roads to serve the General Mills distribution center, formerly Nestle, which was built at the intersection of Bluffton and Pleasant Center Roads. Some water and sewer improvements have been constructed north of this area to improve system bottlenecks that affected service to the area. A new sewer interceptor, which serves the land along Bluffton Road down to I-469 was completed in 2000. A 16-

inch water main, 19,900 feet in length, has been constructed along Bluffton Road from Dunkelberg Road to Pleasant Center Road. These improvements have made the land along Bluffton Road immediately available for industrial development.

Northwest Industrial Area

The Northwest area began development in the 1970s when Allen County, City of Fort Wayne, State of Indiana, and federal funds were combined to provide water, sanitary sewer, and road improvements to encourage industrial park development. The emphasis was on an area along Cook Road, on the north side of Fort Wayne, between Coldwater Road and Huguenard Road. Infrastructure improvements assisted primarily with the development of Summit Industrial Park which itself was financed with public funds.

After necessary water and sewer extensions were installed, other industrial parks were constructed by private developers. The northwest area is located generally along Cook Road between Hanauer Road and Huguenard Road. The newest parks developed in the area are Huguenard Industrial Park and Metro Industrial Park. Summit II Industrial Park was also developed by the City of Fort Wayne. Each of these parks has ready-to-develop lots available of 3 to 10 acres in size.

East Industrial Area

East of I-469 and the City of New Haven is the east industrial area. During World War II and afterwards, the U.S. Army operated a supply depot in this area. The supply depot is being phased out and portions of it have been sold. Rail lines were constructed for the depot, which, along with I-469, make this area desirable for industry. Also of benefit are large parcels of undeveloped land.

Allen County, the City of New Haven, and the State of Indiana funded a water main extension, water storage tank, and road improvements to encourage industrial development. That investment was primarily driven by Superior Aluminum Alloys, which announced in 1996 that it would locate in the area.

B. Downtown Fort Wayne Target Development Area

Considerable attention is being given to the revitalization of downtown Fort Wayne, which represents a vitally important urban amenity center that is important to economic development in the City, County, and Northeast Indiana.

City and County Government, as well as other important resources, are helping to give rebirth to downtown.

Four key districts have been identified for intensive assistance:^{xiv}

1. **Landing:** Entertainment and creative industries location.
2. **Hospitality:** Theaters, welcome center to downtown, botanical conservatory, and other venues and amenities.
3. **Barr Street:** Emphasis on art and culture.
4. **Canal:** Recreational and commercial uses.

Area development strategies have been developed for each and are described in the Blueprint for the Future Plan.

C. Southeast Retail Area (Metro Edge)

With 1,065 retail establishments, it is an important shopping concentration area. The SE Retail Market Opportunities Study assesses conditions now, identifies some future opportunities, and suggests some action steps to enhance the area in the future. Metro Edge is a venture of ShoreBank, Inc.

This study is important because it is designed to stimulate new retail development in areas that are currently under-served from a shopping amenity standpoint.

VIII. Existing Economic Development System

This section presents an initial profile of the major economic development organizations serving the City and County.

The Allen County/Fort Wayne area is served by a large and complex network of public and private sector organizations (EDO's), providing economic development services to businesses and places. This network can be best understood as a matrix, identifying the functions performed currently by these various organizations. This matrix is contained below.

Table 15 identifies the major players in economic development, which offer service to Fort Wayne and Allen County.

**Table 15: Major Economic Development Organizations
Serving Allen County and Fort Wayne**

Organization	Main Function/Role	Service Area
City Community Development Div.	Community development with economic development functions, including ED incentives.	Fort Wayne
City Planning Dept.	Planning functions that support economic development	Fort Wayne
Allen County Planning Services	Planning, community development and economic development	Allen County, including Fort Wayne
Fort Wayne-Allen County ED Alliance	Business retention, expansion, recruitment, strategic planning, public policy action, and other functions	Allen County, including Fort Wayne
Northeast Indiana Corporate Council	Strategic planning, regional development, industry clusters, public policy action	10-County NE Indiana area, including Allen County and Fort Wayne
Greater Fort Wayne Chamber of Commerce	Public policy, business climate improvement, business advocacy	Fort Wayne metro area and parts NE Indiana
Convention and Visitors Bureau	Travel and tourism promotion and development	Metro area, including Fort Wayne and Allen County
Downtown Improvement District	Downtown revitalization. Commercial and residential projects. Mixed-use projects.	Fort Wayne downtown
Invent Tomorrow	Visioning and planning for future development	Allen County and Fort Wayne
Fort Wayne Int. Airport	Air services and facilities	Wide regional area
NE Indiana Innovation Center	Business innovation, technology transfer, and related services	NE Indiana, including Fort Wayne and Allen County
NE Indiana Workforce Investment Board	Workforce development and training services	NE Indiana, including Fort Wayne and Allen County
Indiana Department of Commerce	Wide range of economic development services	Statewide, including Fort Wayne & Allen County

Appendices

Appendix 1: Allen County Top 100 Employers
(To be updated with new IPFW CRI Survey Information, Sept. 2004)

Company Name	City Location	NAICS	Total FTE	Full-Time	Part-Time
Parkview Health Systems	Fort Wayne	6221	3,648	2,332	1,316
Fort Wayne Community Schools	Fort Wayne	6111	3,445	2,766	679
General Motors Truck Group	Roanoke	3361	3,050	3,050	0
Lutheran Health Network	Fort Wayne	6221	2,889	2,238	651
Verizon	Fort Wayne	5133	2,214	2,186	28
Lincoln Financial Group	Fort Wayne	5241	2,108	2,088	20
City of Fort Wayne	Fort Wayne	9211	1,671	1,663	8
Allen County Government	Fort Wayne	9211	1,585	1,490	95
Shambaugh & Son, Inc	Fort Wayne	2333	1,580	1,580	0
Supervalu/Scott's Food Stores, Inc.	Fort Wayne		1,575	1,045	530
Sirva	Fort Wayne	4842	1,570	1,550	20
ITT Aerospace-Communications Div	Fort Wayne	3342	1,432	1,424	8
BFGoodrich Tire Manufacturing	Woodburn	3262	1,325	1,325	0
General Electric (Med Prot & Industrial)	Fort Wayne		1,290	1,290	0
East Allen County Schools	New Haven	6111	1,273	1,128	145
Waterfield Mortgage Co, Inc	Fort Wayne	5222	1,223	1,210	13
International Truck and Engine Corp	Fort Wayne	3361	1,200	1,200	0
Raytheon Systems Co	Fort Wayne	3364	1,188	1,167	21
IPFW (Indiana Univ Purdue Univ FW)	Fort Wayne	6113	1,149	814	335
Fort Wayne Developmental Center	Fort Wayne	6232	1,100	1,100	0
Meijer	Fort Wayne	4529	1,082	689	393
US Postal Service & Encoding Center	Fort Wayne	4911	1,053	780	273
Dana Corporation	Fort Wayne	3363	937	937	0
Norfolk Southern Corp	Fort Wayne	4821	800	800	0
Southwest Allen County Schools	Fort Wayne	6111	800	700	100
Walmart, Inc	Fort Wayne	4529	677	610	67
OmniSource Corporation	Fort Wayne	4239	657	657	0
Parker Hannifin Corporation	New Haven	3363	646	646	0
Fort Wayne Foundry	Fort Wayne	3315	630	630	0
Don Hall's	New Haven	7221	620	440	180
B.A.E. Systems	Fort Wayne	3345	580	580	0
IN Air National Guard, 112th Fighter Wing	Fort Wayne	9281	569	310	259

AWS	Fort Wayne	6241	520	321	199
Wells Fargo Bank	Fort Wayne	5221	512	479	33
Fort Wayne Newspapers Inc	Fort Wayne	5111	510	471	39
Northwest Allen County Schools	Fort Wayne	6111	508	424	84
Nishikawa Standard	Fort Wayne	3399	506	506	0
Kelley Automotive Group	Fort Wayne	4411	498	446	52
DO IT BEST Corp	Fort Wayne	4441	497	473	24
Aon	Fort Wayne		495	495	0
Pizza Hut	Fort Wayne	7221	450	275	175
Slater Steels Corp	Fort Wayne	3312	412	412	0
Hagerman Construction	Fort Wayne	2333	400	400	0
Phelps Dodge Magnet Wire Co	Fort Wayne	3314	400	400	0
IBM Corp	Fort Wayne	5416	395	395	0
Target Corp		4521	390	287	103
Ingram Book Company	Fort Wayne	4249	378	215	163
Meridian Automotive Systems, Inc	Grabill	3261	373	373	0
Aetna US Healthcare	Fort Wayne	5241	370	360	10
Superior Essex	Fort Wayne	3313	370	370	0
Easter Seals ARC of Northeast IN	Fort Wayne	6241	363	321	42
Park Center, Inc	Fort Wayne	6214	359	320	39
Diocese of Fort Wayne-South Bend	Fort Wayne	6111	359	300	59
Master Spas	Fort Wayne	3261	350	350	0
Karl Schmidt Unisia	Fort Wayne	3363	334	334	0
Tuthill			332	332	0
IVY Tech State College	Fort Wayne	6115	331	168	163
K&K Insurance Group, Inc	Fort Wayne	5241	320	320	0
Lincoln Foodservice Products	Fort Wayne	3333	320	320	0
VA Northern IN Health Care System	Fort Wayne	6221	317	302	15
Mullinix Packages, Inc	Fort Wayne	3261	314	314	0
Allen County Public Library	Fort Wayne	5141	312	220	92
National City Bank	Fort Wayne	5221	307	261	46
Brooks Construction Company	Fort Wayne	2341	301	300	1
Kohls		4521	300	200	100
Swiss Re	Fort Wayne	5241	300	300	0
Edy's Grand Ice Cream	Fort Wayne	3115	295	295	0
Orthopaedics Northeast	Fort Wayne	6211	291	280	11
Bank One	Fort Wayne	5221	289	240	49
Indiana Institute of Technology	Fort Wayne	6113	283	283	0
Lutheran Schools of Indiana	Fort Wayne	6111	278	278	0
Lutheran Homes	Fort Wayne	6231	278	252	26
National Serv-All	Fort Wayne	5621	277	275	2

University of Saint Francis	Fort Wayne	6113	277	238	39
Fort Wayne Orthopaedics	Fort Wayne	6214	270	262	8
National Tube Form	Fort Wayne	3329	265	265	0
Fort Wayne Metals Res. Products	Fort Wayne	3326	257	253	4
Fort Wayne Wire Die, Inc.	Fort Wayne	3335	245	245	0
PHD, Inc	Fort Wayne	3339	241	241	0
Lassus Brothers Handy Dandy	Fort Wayne	4471	241	152	89
JC Penney Company	Fort Wayne	4521	238	200	38
LH Industries Corp	Fort Wayne	3335	232	232	0
Polymer Sealing Solutions	Fort Wayne	3399	231	231	0
C&M Fine Pack, Inc	Fort Wayne	3261	230	230	0
Harris Kayot	Fort Wayne	3366	222	222	0
Deister Machine Company	Fort Wayne	3331	221	218	3
Lowe's		4441	221	175	46
Fort Wayne Philharmonic	Fort Wayne	7111	219	63	156
Kitty Hawk Cargo	Fort Wayne	4811	216	104	112
Perfection Bakeries, Inc	Fort Wayne	3118	213	208	5
Cintas Corporation	Fort Wayne	8123	211	211	0
Indiana Auto Auction	Fort Wayne	4411	205	92	113
Byron Health Center	Fort Wayne	6233	202	172	30
Poly-Hi Solidur, Menasha Corp	Fort Wayne	3261	202	202	0
Brotherhood Mutual Insurance Co	Fort Wayne	5241	201	190	11
Lutheran Schools of Indiana	Fort Wayne	6111	278	278	0
Medical Group of Fort Wayne	Fort Wayne	6211	200	175	25
Foamex International, Inc	Fort Wayne	3261	199	199	0
Rea Magnet Wire Co, Inc	Fort Wayne	3314	194	194	0
St Anne Home & Retirement Center	Fort Wayne	6231	191	135	56
Community Action of NEI	Fort Wayne	6241	190	133	57
Totals			67,072	59,612	7,460

Appendix 2: Detailed Allen County Economic Base Analysis
Table 10

SIC Industry	Establishment Growth				Employment Growth			
	1994	2000	1994-2000 Chg.	1994-2000 % Chg.	1994	2000	1994-2000 Chg.	1994-2000 % Chg.
TOTAL NONFARM	7,520	7,714	194	2.6	177,832	188,462	10,630	6.0
Agricultural production - crops (SIC 01)	8	10	2	25.0	92	116	24	26.1
Agricultural services (SIC 07)	131	143	12	9.2	1,101	1,422	321	29.2
MINING	7	8	1	14.3	116	125	9	7.8
CONSTRUCTION	836	910	74	8.9	9,494	11,439	1,945	20.5
General building contractors (SIC 15)	291	284	-7	-2.4	2,161	2,688	527	24.4
Heavy construction, except building (SIC 16)	31	29	-2	-6.5	1,215	1,356	141	11.6
Special trade contractors (SIC 17)	514	597	83	16.1	6,118	7,395	1,277	20.9
MANUFACTURING	557	536	-21	-3.8	39,156	38,021	(1,135)	-2.9
Manufacturing - NONDURABLE GOODS	203	178	-25	-12.3	9,218	9,582	364	3.9
Food and kindred products (SIC 20)	31	22	-9	-29.0	1,916	1,657	(259)	-13.5
Apparel and other textile products (SIC 23)	14	12	-2	-14.3	234	280	46	19.7
Paper and allied products (SIC 26)	11	14	3	27.3	982	953	(29)	-3.0
Printing and publishing (SIC 27)	87	76	-11	-12.6	1,803	1,767	(36)	-2.0
Chemicals and allied products (SIC 28)	13	10	-3	-23.1	186	248	62	33.3
Rubber and miscellaneous plastics products (SIC 30)	38	38	0	0.0	3,928	4,557	629	16.0
Manufacturing - DURABLE GOODS	354	358	4	1.1	29,938	28,439	(1,499)	-5.0
Lumber and wood products (SIC 24)	23	20	-3	-13.0	544	655	111	20.4
Furniture and fixtures (SIC 25)	13	12	-1	-7.7	601	600	(1)	-0.2
Stone, clay, and glass products (SIC 32)	17	15	-2	-11.8	347	385	38	11.0
Primary metal industries (SIC 33)	24	22	-2	-8.3	3,216	3,315	99	3.1
Fabricated metal products (SIC 34)	48	59	11	22.9	1,941	2,301	360	18.5
Industrial machinery and equipment (SIC 35)	147	149	2	1.4	7,106	7,601	495	7.0
Electronic and other electrical equipment (SIC 36)	26	23	-3	-11.5	6,711	4,950	(1,761)	-26.2
Transportation equipment (SIC 37)	20	24	4	20.0	7,076	7,004	(72)	-1.0
Instruments and related products (SIC 38)	10	10	0	0.0	871	949	78	9.0
Miscellaneous manufacturing industries (SIC 39)	26	24	-2	-7.7	1,525	679	(846)	-55.5
TRANSPORTATION AND PUBLIC UTILITIES	292	327	35	12.0	11,900	12,843	943	7.9
Local and interurban passenger transit (SIC 41)	12	7	-5	-41.7	422	211	(211)	-50.0
Trucking and warehousing (SIC 42)	165	177	12	7.3	5,645	5,734	89	1.6
Transportation by air (SIC 45)	22	26	4	18.2	454	1,251	797	175.6
Communications (SIC 48)	52	58	6	11.5	2,974	2,969	(5)	-0.2
Electric, gas, and sanitary services (SIC 49)	15	19	4	26.7	1,323	1,010	(313)	-23.7
WHOLESALE TRADE	760	708	-52	-6.8	11,520	13,495	1,975	17.1
Durable goods (SIC 50)	534	532	-2	-0.4	6,862	8,557	1,695	24.7
Nondurable goods (SIC 51)	226	176	-50	-22.1	4,658	4,938	280	6.0
RETAIL TRADE	1,695	1,567	-128	-7.6	33,824	34,080	256	0.8
Building materials and garden supplies (SIC 52)	89	80	-9	-10.1	1,744	1,694	(50)	-2.9
General merchandise stores (SIC 53)	55	54	-1	-1.8	6,276	5,906	(370)	-5.9
Food stores (SIC 54)	124	115	-9	-7.3	4,111	3,359	(752)	-18.3
Automotive dealers and service stations (SIC 55)	207	212	5	2.4	3,243	3,414	171	5.3
Apparel and accessory stores (SIC 56)	128	90	-38	-29.7	1,282	985	(297)	-23.2
Home furniture, furnishings and equipment stores (SIC 57)	151	148	-3	-2.0	1,383	1,949	566	40.9
Eating and drinking places (SIC 58)	530	500	-30	-5.7	11,954	12,702	748	6.3
Miscellaneous retail establishments (SIC 59)	411	368	-43	-10.5	3,831	4,071	240	6.3
FINANCE, INSURANCE & REAL ESTATE	783	832	49	6.3	11,913	12,563	650	5.5
Depository institutions (SIC 60)	137	130	-7	-5.1	3,014	2,856	(158)	-5.2
Nondepository institutions (SIC 61)	52	65	13	25.0	611	906	295	48.3
Security and commodity brokers (SIC 62)	51	84	33	64.7	373	389	16	4.3
Insurance carriers (SIC 63)	79	70	-9	-11.4	4,984	4,752	(232)	-4.7
Insurance agents, brokers, and service (SIC 64)	190	216	26	13.7	1,203	2,116	913	75.9
Real estate (SIC 65)	266	259	-7	-2.6	1,700	1,507	(193)	-11.4
Holding and other investment offices (SIC 67)	8	8	0	0.0	28	37	9	32.1
SERVICES	2,396	2,605	209	8.7	53,674	58,551	4,877	9.1
Hotels and other lodging places (SIC 70)	40	42	2	5.0	1,259	1,254	(5)	-0.4
Personal services (SIC 72)	239	221	-18	-7.5	2,154	1,959	(195)	-9.1
Business services (SIC 73)	432	491	59	13.7	12,608	12,835	227	1.8
Auto repair, services, and parking (SIC 75)	211	223	12	5.7	1,866	2,029	163	8.7
Miscellaneous repair services (SIC 76)	79	73	-6	-7.6	489	492	3	0.6
Motion pictures (SIC 78)	30	20	-10	-33.3	341	276	(65)	-19.1
Amusement and recreation services (SIC 79)	116	109	-7	-6.0	1,777	1,988	211	11.9
Health services (SIC 80)	495	494	-1	-0.2	17,563	19,209	1,646	9.4
Legal services (SIC 81)	131	128	-3	-2.3	795	1,010	215	27.0
Educational services (SIC 82)	34	171	137	402.9	8,553	8,200	(353)	-4.1
Social services (SIC 83)	120	130	10	8.3	2,414	4,358	1,944	80.5
Museums and botanical and zoological gardens (SIC 84)	3	-	-	-	80	-	-	-
Membership organizations (SIC 86)	104	108	4	3.8	1,177	1,374	197	16.7
Engineering and management services (SIC 87)	242	294	52	21.5	2,402	3,248	846	35.2
Private households (SIC 88)	113	91	-22	-19.5	153	151	(2)	-1.3
PUBLIC ADMINISTRATION	44	56	12	27.3	5,005	5,765	760	15.2
Executive, legislative, and general (SIC 91)	12	16	4	33.3	3,621	3,987	366	10.1
Justice, public order, and safety (SIC 92)	7	9	2	28.6	175	235	60	34.3
Finance, taxation, and monetary policy (SIC 93)	6	4	-2	-33.3	85	59	(26)	-30.6
Administration of human resources (SIC 94)	7	9	2	28.6	455	483	28	6.2
Environmental quality and housing (SIC 95)	1	4	3	300.0	7	23	16	228.6
Administration of economic programs (SIC 96)	9	11	2	22.2	373	637	264	70.8
National security and intl. affairs (SIC 97)	2	3	1	50.0	289	341	52	18.0
Nonclassifiable establishments (SIC 99)	5	8	3	60.0	11	30	19	172.7

Table 11

SIC Industry	Establishment Growth				Employment Growth			
	1994	2000	1994-2000 Chg.	1994-2000 % Chg.	1994	2000	1994-2000 Chg.	1994-2000 % Chg.
TOTAL NONFARM	7,520	7,714	194	2.6	177,832	188,462	10,630	6.0
Agricultural production - crops (SIC 01)	8	10	2	25.0	92	116	24	26.1
Agricultural services (SIC 07)	131	143	12	9.2	1,101	1,422	321	29.2
MINING	7	8	1	14.3	116	125	9	7.8
CONSTRUCTION	836	910	74	8.9	9,494	11,439	1,945	20.5
General building contractors (SIC 15)	291	284	-7	-2.4	2,161	2,688	527	24.4
Heavy construction, except building (SIC 16)	31	29	-2	-6.5	1,215	1,356	141	11.6
Special trade contractors (SIC 17)	514	597	83	16.1	6,118	7,395	1,277	20.9
MANUFACTURING	557	536	-21	-3.8	39,156	38,021	(1,135)	-2.9
Manufacturing - NONDURABLE GOODS	203	178	-25	-12.3	9,218	9,582	364	3.9
Food and kindred products (SIC 20)	31	22	-9	-29.0	1,916	1,657	(259)	-13.5
Apparel and other textile products (SIC 23)	14	12	-2	-14.3	234	280	46	19.7
Paper and allied products (SIC 26)	11	14	3	27.3	982	953	(29)	-3.0
Printing and publishing (SIC 27)	87	76	-11	-12.6	1,803	1,767	(36)	-2.0
Chemicals and allied products (SIC 28)	13	10	-3	-23.1	186	248	62	33.3
Rubber and miscellaneous plastics products (SIC 30)	38	38	0	0.0	3,928	4,557	629	16.0
Manufacturing - DURABLE GOODS	354	358	4	1.1	29,938	28,439	(1,499)	-5.0
Lumber and wood products (SIC 24)	23	20	-3	-13.0	544	655	111	20.4
Furniture and fixtures (SIC 25)	13	12	-1	-7.7	601	600	(1)	-0.2
Stone, clay, and glass products (SIC 32)	17	15	-2	-11.8	347	385	38	11.0
Primary metal industries (SIC 33)	24	22	-2	-8.3	3,216	3,315	99	3.1
Fabricated metal products (SIC 34)	48	59	11	22.9	1,941	2,301	360	18.5
Industrial machinery and equipment (SIC 35)	147	149	2	1.4	7,106	7,601	495	7.0
Electronic and other electrical equipment (SIC 36)	26	23	-3	-11.5	6,711	4,950	(1,761)	-26.2
Transportation equipment (SIC 37)	20	24	4	20.0	7,076	7,004	(72)	-1.0
Instruments and related products (SIC 38)	10	10	0	0.0	871	949	78	9.0
Miscellaneous manufacturing industries (SIC 39)	26	24	-2	-7.7	1,525	679	(846)	-55.5
TRANSPORTATION AND PUBLIC UTILITIES	292	327	35	12.0	11,900	12,843	943	7.9
Local and interurban passenger transit (SIC 41)	12	7	-5	-41.7	422	211	(211)	-50.0
Trucking and warehousing (SIC 42)	165	177	12	7.3	5,645	5,734	89	1.6
Transportation by air (SIC 45)	22	26	4	18.2	454	1,251	797	175.6
Communications (SIC 48)	52	58	6	11.5	2,974	2,969	(5)	-0.2
Electric, gas, and sanitary services (SIC 49)	15	19	4	26.7	1,323	1,010	(313)	-23.7
WHOLESALE TRADE	760	708	-52	-6.8	11,520	13,495	1,975	17.1
Durable goods (SIC 50)	534	532	-2	-0.4	6,862	8,557	1,695	24.7
Nondurable goods (SIC 51)	226	176	-50	-22.1	4,658	4,938	280	6.0
RETAIL TRADE	1,695	1,567	-128	-7.6	33,824	34,080	256	0.8
Building materials and garden supplies (SIC 52)	89	80	-9	-10.1	1,744	1,694	(50)	-2.9
General merchandise stores (SIC 53)	55	54	-1	-1.8	6,276	5,906	(370)	-5.9
Food stores (SIC 54)	124	115	-9	-7.3	4,111	3,359	(752)	-18.3
Automotive dealers and service stations (SIC 55)	207	212	5	2.4	3,243	3,414	171	5.3
Apparel and accessory stores (SIC 56)	128	90	-38	-29.7	1,282	985	(297)	-23.2
Home furniture, furnishings and equipment stores (SIC 57)	151	148	-3	-2.0	1,383	1,949	566	40.9
Eating and drinking places (SIC 58)	530	500	-30	-5.7	11,954	12,702	748	6.3
Miscellaneous retail establishments (SIC 59)	411	368	-43	-10.5	3,831	4,071	240	6.3
FINANCE, INSURANCE & REAL ESTATE	783	832	49	6.3	11,913	12,563	650	5.5
Depository institutions (SIC 60)	137	130	-7	-5.1	3,014	2,856	(158)	-5.2
Nondepository institutions (SIC 61)	52	65	13	25.0	611	906	295	48.3
Security and commodity brokers (SIC 62)	51	84	33	64.7	373	389	16	4.3
Insurance carriers (SIC 63)	79	70	-9	-11.4	4,984	4,752	(232)	-4.7
Insurance agents, brokers, and service (SIC 64)	190	216	26	13.7	1,203	2,116	913	75.9
Real estate (SIC 65)	266	259	-7	-2.6	1,700	1,507	(193)	-11.4
Holding and other investment offices (SIC 67)	8	8	0	0.0	28	37	9	32.1
SERVICES	2,396	2,605	209	8.7	53,674	58,551	4,877	9.1
Hotels and other lodging places (SIC 70)	40	42	2	5.0	1,259	1,254	(5)	-0.4
Personal services (SIC 72)	239	221	-18	-7.5	2,154	1,959	(195)	-9.1
Business services (SIC 73)	432	491	59	13.7	12,608	12,835	227	1.8
Auto repair, services, and parking (SIC 75)	211	223	12	5.7	1,866	2,029	163	8.7
Miscellaneous repair services (SIC 76)	79	73	-6	-7.6	489	492	3	0.6
Motion pictures (SIC 78)	30	20	-10	-33.3	341	276	(65)	-19.1
Amusement and recreation services (SIC 79)	116	109	-7	-6.0	1,777	1,988	211	11.9
Health services (SIC 80)	495	494	-1	-0.2	17,563	19,209	1,646	9.4
Legal services (SIC 81)	131	128	-3	-2.3	795	1,010	215	27.0
Educational services (SIC 82)	34	171	137	402.9	8,553	8,200	(353)	-4.1
Social services (SIC 83)	120	130	10	8.3	2,414	4,358	1,944	80.5
Museums and botanical and zoological gardens (SIC 84)	3	-	-	-	80	-	-	-
Membership organizations (SIC 86)	104	108	4	3.8	1,177	1,374	197	16.7
Engineering and management services (SIC 87)	242	294	52	21.5	2,402	3,248	846	35.2
Private households (SIC 88)	113	91	-22	-19.5	153	151	(2)	-1.3
PUBLIC ADMINISTRATION	44	56	12	27.3	5,005	5,765	760	15.2
Executive, legislative, and general (SIC 91)	12	16	4	33.3	3,621	3,987	366	10.1
Justice, public order, and safety (SIC 92)	7	9	2	28.6	175	235	60	34.3
Finance, taxation, and monetary policy (SIC 93)	6	4	-2	-33.3	85	59	(26)	-30.6
Administration of human resources (SIC 94)	7	9	2	28.6	455	483	28	6.2
Environmental quality and housing (SIC 95)	1	4	3	300.0	7	23	16	228.6
Administration of economic programs (SIC 96)	9	11	2	22.2	373	637	264	70.8
National security and intl. affairs (SIC 97)	2	3	1	50.0	289	341	52	18.0
Nonclassifiable establishments (SIC 99)	5	8	3	60.0	11	30	19	172.7

Table 12

NAICS	Industry	Establishment Growth					Employment Growth				
		2001	2002	2003	2001-03 Chg.	2001-03 % Chg.	2001	2002	2003	2001-03 Chg.	2001-03 % Chg.
0	Total Employment	7,719	7,815	7,897	96	1.2	182,091	180,773	175,589	(6,502)	-3.6
11	Agriculture, Forestry, Fishing and Hunting	24	18	21	(6)	-25.0	148	132	151	3	2.0
111	Crop Production	11	10	11	(1)	-9.1	99	103	111	12	12.1
212	Mining (except Oil and Gas)	8	7	9	(1)	-12.5	127	119	164	37	29.1
22	Utilities	10	11	10	1	10.0	470	403	387	(83)	-17.7
23	Construction	891	894	896	3	0.3	10,871	10,491	10,541	(330)	-3.0
236	Construction of Buildings	261	259	257	(2)	-0.8	2,109	2,117	2,129	20	0.9
237	Heavy and Civil Engineering Construction	45	43	44	(2)	-4.4	1,292	1,180	1,131	(161)	-12.5
238	Specialty Trade Contractors	585	592	595	7	1.2	7,470	7,194	7,281	(189)	-2.5
31-33	Manufacturing	530	524	513	(6)	-1.1	32,679	31,888	29,014	(3,665)	-11.2
311	Food Manufacturing	25	24	23	(1)	-4.0	1,086	1,068	1,102	16	1.5
314	Textile Product Mills	-	7	8	-	-	-	80	72	-	-
315	Apparel Manufacturing	-	-	5	-	-	-	-	320	-	-
321	Wood Product Manufacturing	10	11	11	1	10.0	109	121	99	(10)	-9.2
322	Paper Manufacturing	13	14	14	1	7.7	905	999	953	48	5.3
323	Printing and Related Support Activities	58	57	57	(1)	-1.7	1,039	994	1,018	(21)	-2.0
325	Chemical Manufacturing	11	8	7	(3)	-27.3	153	66	46	(107)	-69.9
326	Plastics and Rubber Products Manufacturing	34	34	33	0	0.0	3,713	3,923	3,714	1	0.0
327	Nonmetallic Mineral Product Manufacturing	14	15	11	1	7.1	347	384	326	(21)	-6.1
331	Primary Metal Manufacturing	15	16	17	1	6.7	2,750	2,725	2,396	(354)	-12.9
332	Fabricated Metal Product Manufacturing	116	119	112	3	2.6	2,524	2,685	2,348	(176)	-7.0
333	Machinery Manufacturing	94	90	92	(4)	-4.3	5,432	4,950	4,275	(1,157)	-21.3
334	Computer and Electronic Product Manufacturing	19	18	16	(1)	-5.3	3,808	3,700	3,551	(257)	-6.7
335	Electrical Equipment, Appliance, Component Mfg.	14	13	-	(1)	-7.1	1,642	1,596	-	-	-
336	Transportation Equipment Manufacturing	23	22	22	(1)	-4.3	5,994	5,579	4,818	(1,176)	-19.6
337	Furniture and Related Product Manufacturing	24	26	29	2	8.3	1,106	1,062	1,148	42	3.8
339	Miscellaneous Manufacturing	42	38	38	(4)	-9.5	1,597	1,472	1,431	(166)	-10.4
42	Wholesale Trade	589	605	604	16	2.7	11,957	11,686	10,886	(1,271)	-10.6
423	Merchant Wholesalers, Durable Goods	371	373	389	2	0.5	6,389	6,206	6,093	(306)	-4.8
424	Merchant Wholesalers, Nondurable Goods	128	141	132	12	9.3	4,378	4,011	3,548	(830)	-19.0
425	Wholesale Electronic Markets & Agents, Brokers	89	91	83	2	2.2	1,190	1,469	1,055	(135)	-11.3
44-45	Retail Trade	1,103	1,100	1,113	(3)	-0.3	20,786	20,220	20,370	(416)	-2.0
441	Motor Vehicle and Parts Dealers	145	139	141	(6)	-4.1	2,827	2,809	2,765	(62)	-2.2
442	Furniture and Home Furnishings Stores	77	74	71	(3)	-3.9	901	828	775	(126)	-14.0
443	Electronics and Appliance Stores	64	63	65	(1)	-1.6	748	805	749	1	0.1
444	Building Material, Garden Equip, Supplies Dealers	97	100	91	3	3.1	1,934	2,048	2,140	206	10.7
445	Food and Beverage Stores	102	104	119	2	2.0	2,888	2,785	2,748	(140)	-4.8
446	Health and Personal Care Stores	86	83	85	(3)	-3.5	1,188	1,148	1,256	68	5.7
447	Gasoline Stations	99	102	102	3	3.0	906	813	819	(87)	-9.6
448	Clothing and Clothing Accessories Stores	110	110	110	0	0.0	998	1,014	1,046	48	4.8
451	Sporting Goods, Hobby, Book, and Music Stores	82	87	85	5	6.1	892	900	886	(6)	-0.7
452	General Merchandise Stores	58	57	58	(1)	-1.7	5,581	5,147	5,292	(289)	-5.2
453	Miscellaneous Store Retailers	157	154	162	(3)	-1.9	1,581	1,613	1,594	13	0.8
454	Nonstore Retailers	26	27	24	1	3.8	342	310	300	(42)	-12.3
48-49	Transportation and Warehousing	241	236	242	(5)	-2.1	9,176	8,580	8,244	(932)	-10.2
481	Air Transportation	8	-	-	-	-	117	-	-	-	-
485	Transit and Ground Passenger Transportation	10	10	10	0	0.0	317	498	482	165	52.1
488	Support Activities for Transportation	29	31	34	2	6.9	423	498	482	59	13.9
492	Couriers and Messengers	31	28	33	(3)	-9.7	1,333	1,184	1,113	(220)	-16.5
493	Warehousing and Storage	20	19	21	(1)	-5.0	924	556	406	(518)	-56.1
51	Information	121	123	118	2	1.7	4,579	4,200	3,774	(805)	-17.6
512	Motion Picture and Sound Recording Industries	14	14	14	0	0.0	178	168	142	(36)	-20.2
515	Broadcasting (except Internet)	17	17	16	0	0.0	579	576	593	14	2.4
517	Telecommunications	42	46	41	4	9.5	2,235	2,078	1,740	(495)	-22.1
518	Internet Service Providers, Web Search, Data	-	11	10	-	-	-	348	298	-	-
52	Finance and Insurance	557	571	586	14	2.5	10,863	10,425	10,323	(540)	-5.0
522	Credit Intermediation and Related Activities	207	212	224	5	2.4	3,772	4,189	4,579	807	21.4
523	Securities, Commodity Contracts, Financial Invest	-	82	80	-	-	-	366	356	-	-
524	Insurance Carriers and Related Activities	268	273	277	5	1.9	6,642	5,815	5,338	(1,304)	-19.6
53	Real Estate and Rental and Leasing	312	308	326	(4)	-1.3	2,138	1,991	2,042	(96)	-4.5
531	Real Estate	246	247	266	1	0.4	1,284	1,261	1,269	(15)	-1.2
54	Professional, Scientific, and Technical Services	644	653	682	39	6.1	6,419	6,005	5,742	(677)	-10.5
541	Professional, Scientific, and Technical Services	644	653	682	39	6.1	6,419	6,005	5,742	(677)	-10.5
55	Management of Companies and Enterprises	45	42	47	(4)	-8.7	1,788	1,640	1,523	(265)	-14.8
551	Management of Companies and Enterprises	45	42	47	(4)	-8.7	1,788	1,640	1,523	(265)	-14.8
56	Admin Waste Manage. & Remediation Services	415	425	419	10	2.4	9,420	10,214	9,752	332	3.5
561	Administrative and Support Services	399	406	400	7	1.8	8,942	9,729	9,205	283	2.9
562	Waste Management and Remediation Services	16	19	19	3	18.8	478	485	547	69	14.4
61	Educational Services	213	198	190	(15)	-7.0	7,850	8,527	8,105	255	3.2
611	Educational Services	213	198	190	(15)	-7.0	7,850	8,527	8,105	255	3.2
62	Health Care and Social Services	617	640	660	23	3.7	24,397	25,542	26,159	1,762	7.2
621	Ambulatory Health Care Services	462	484	504	22	4.8	7,725	8,377	8,480	755	9.8
622	Hospitals	10	10	9	0	0.0	9,516	9,830	10,145	629	6.6
623	Nursing and Residential Care Facilities	49	45	44	(4)	-8.2	3,675	3,675	3,591	(84)	-2.3
624	Social Assistance	96	101	103	5	5.2	3,481	3,660	3,943	462	13.3
71	Arts, Entertainment, and Recreation	107	112	116	5	4.7	2,229	2,205	2,209	(20)	-0.9
711	Performing Arts, Spectator Sports	23	26	24	3	13.0	499	439	492	(7)	-1.4
712	Museums, Historical Sites, and Similar Institutions	4	6	5	2	50.0	126	158	129	3	2.4
713	Amusement, Gambling, and Recreation Industries	80	80	87	0	0.0	1,804	1,608	1,589	(16)	-1.0
72	Accommodation and Food Services	569	582	604	13	2.3	14,786	15,201	15,244	458	3.1
721	Accommodation	41	42	47	1	2.4	1,173	1,173	1,169	(4)	-0.3
722	Food Services and Drinking Places	528	540	557	12	2.3	13,613	14,028	14,075	462	3.4
81	Other Services (Except Public Administration)	663	676	678	13	2.0	5,810	5,645	5,352	(458)	-7.9
811	Repair and Maintenance	266	269	253	3	1.1	2,014	1,893	1,724	(290)	-14.4
812	Personal and Laundry Services	192	207	223	15	7.8	2,056	1,962	1,930	(126)	-6.1
813	Religious, Grantmaking, Civic, Professional	120	124	126	4	3.3	1,585	1,635	1,585	-	0.0
814	Private Households	85	76	76	(9)	-10.6	155	155	113	(42)	-27.1
92	Public Administration	53	57	59	4	7.5	5,572	5,640	5,792	220	3.9
921	Executive, Legislative, Other General Gov.	19	19	19	0	0.0	4,155	4,225	4,314	159	3.8
922	Justice, Public Order, and Safety Activities	9	10	12	1	11.1	261	282	283	22	8.4
923	Administration of Human Resource Programs	8	9	7	1	12.5	462	447	440	(22)	-4.8
924	Administration of Environmental Quality Programs	3	3	3	0	0.0	20	20	27	7	35.0
926	Administration of Economic Programs	11	13	15	2	18.2	326	329	406	80	24.5
928	National Security and International Affairs	3	3	3	0	0.0	348	337	322	(26)	-7.5
99	Unallocated	6	3	4	(3)	-50.0	26	19	15	(11)	-42.3

Endnotes:

ⁱ This distinction has been made by various economic development researchers over the years. The following report provides an up-to-date assessment of these issues. Source: Cortright, Joseph, *New Growth Theory, Technology, and Learning: A Review of the Economic Development Literature and Practice*, Report to the U.S. Economic Development Administration, 2001.

ⁱⁱ Source: Stats Indiana, Census Area Definitions, 2003.

ⁱⁱⁱ Source: *Fort Wayne Market Book*, 2004, by the Journal Gazette and the News-Sentinel.

^{iv} Source: *Rand McNally Road Atlas*, 2004.

^v For more information, go to the Fund for Our Economic Future website:

<http://www.futurefundneo.org/default.asp>

^{vi} Allen County Department of Planning Services, *An Economic Analysis of Allen County*, 1999.

^{vii} Guthrie, Thomas, and Richardson, Valerie, *The Performance of the Northeast Indiana Economy Over the Past 30 Years, The Major Forces Shaping That Performance, and Thoughts on Future Economic Policy Responses*, IPFW Community Research Institute, September 2000.

^{viii} Allen County Department of Planning Services, *Assessed Values, Property Values, and Local Income Taxes*. (Part of the 1999 Allen County Economic Base Study.)

^{ix} Somers, Paul, and Carlson, Dan, *What IT Means for Regional Economic Development*, Brookings Institute, 2003, Washington, D.C.

^x Source: IPFW Community Research Center, Fall 2003 analysis.

^{xi} U.S. Bureau of Economic Analysis (BEA) data.

^{xii} U.S. Census Bureau, 1990 and 2000.

^{xiii} Source: Northeast Indiana Workforce Investment Board, *Regional Strategic Plan*, 2002.

^{xiv} *Downtown Fort Wayne: Blueprint for the Future*, 2002.

Transportation

I. INTRODUCTION

Purpose

This chapter provides an overview of the current transportation system. Existing and potential modes of transportation in the Allen County/Fort Wayne area are discussed and evaluated. The status and trends of local transportation characteristics and planning efforts are described.

Transportation Planning and Data Sources

Transportation planning in the Allen County/Fort Wayne area is a continuous effort led primarily by the Northeast Indiana Regional Coordinating Council (NIRCC). NIRCC is the Metropolitan Planning Organization (MPO) for the Fort Wayne Urbanized Area and all of Allen County. The latest Transportation Plan for the Allen County/Fort Wayne area was published in 2000 for the planning horizon year of 2025 (1).

NIRCC has been the primary source for transportation data for this report. Other sources that have provided information and input for this report are the City of Fort Wayne, Citilink, Fort Wayne International Airport, Community Transportation Network, Aboite New Trails, The Greenway Consortium, City of New Haven, and the Indiana Department of Transportation (INDOT)

Transportation planning is a complex and ongoing process. This comprehensive planning effort will serve to bring together current transportation planning efforts and evaluate their status and direction from a community-planning standpoint. This effort is not to override or minimize the excellent efforts of those who plan the area's transportation system on a day-to-day basis. Nearly all of the planning issues, ideas, and data are included in existing local transportation planning documents.

Historical Background

NIRCC's *2025 Transportation Plan* documents the timeline of major transportation events in Allen County/Fort Wayne (1):

Early Settlers – The junction of the St. Mary's, St Joseph, and Maumee Rivers.

1840s – Canals developed.

1850 to 1870 – Railroads developed.

Early 1900s – Central city grows

1950s – I-69 constructed. SR 30 bypass constructed around center city (SR 930/Coliseum Boulevard).

1995 – I-469 completed around eastern portion of urbanized area.

Today – Major transportation center for northeastern Indiana, northwestern Ohio, and southern Michigan.

II. KEY FINDINGS

The following is a summary of the key findings contained within this report. Please see the pertinent chapter of this report for additional information.

- Fort Wayne and Allen County have excellent regional connections to the interstate highway system that connect the area to major cities in Indiana, Ohio, Michigan, Illinois, and Kentucky.
- Due to moderate traffic demands Fort Wayne and Allen County do not experience the long daily periods of severe traffic congestion of many larger urban areas.
- Current transportation system challenges include: narrow rights-of-way, insufficient number of bridges, radial system with majority of traffic traveling through central business district, hazardous diagonal intersections, lack of north-south continuity on major arterials, large number of heavy trucks, serving new housing development southwest and north of Fort Wayne, serving new industrial parks in northwest, the City of New Haven and around the Fort Wayne International Airport, serving commercial and retail development along I-69, and serving large medical facilities at I-69/US 24 and I/69/Dupont Road interchanges.
- Current and anticipated capacity-deficient roadways are primarily located in the developing areas to the southwest, northwest, and northeast, and the arterials that connect those areas to the central city.
- Streets and highways located to the southeast of the central city, and I-469 have excess capacity based on current and projected traffic volumes.
- Travel will likely become less oriented to the central urban core as major suburban activity centers continue to be developed.
- Travel patterns will become less dependent on the radial highway system and suburban-to-suburban activity will likely increase.
- The largest numbers of crashes occur away from the central city along heavily traveled corridors leading to the central city, and at I-69 interchanges. Future crash problems are anticipated on rural roadways in quickly developing areas, roadways with poor access control and high volumes, and highly congested roadways.

- Fort Wayne and Allen County’s location and good interstate highway access place it in Cargo Alley, making it a prime area for freight movement.
- Allen County has recently been designated as a nonattainment area for the pollutant ozone, which will impact future transportation planning decisions.
- Citilink has experienced a recent trend (since 1999) in increased bus ridership and has aggressive plans for increased service.
- Fort Wayne International Airport anticipates a steady and significant increase (40 percent over 15 years) in passenger and cargo operations.
- INDOT and Amtrak have recently selected a high-speed rail alternative from Chicago to Cleveland that passes through Fort Wayne/Allen County.
- Bicycle and pedestrian facilities are not readily accessible and are in inadequate supply.
- The Rivergreenway, while maintenance and upgrades are needed, creates an excellent “spine” for bikeway expansions.
- Current transportation barriers to creating a “livable” community are a lack of a comprehensive system of paths and trails, a lack of pedestrian connections between neighborhoods, under use of public transit, inadequate or lack of sidewalks, high-speed traffic on local roadways, and attitudes about sharing the roadway.

1. STREETS AND HIGHWAYS

General Characteristics

Fort Wayne and Allen County have excellent interstate and highway connections throughout the City and county. Interstate 69 bisects the northwesterly portion of Fort Wayne and is the primary north-south highway in Northeastern Indiana. Interstate 469 provides interstate access to the eastern and southeastern portions of Fort Wayne and connects to I-69 immediately to the north and southwest of the city. U.S. Highway 27 bisects Fort Wayne as does U.S. Highway 30 via State Highway 930.

From Fort Wayne, Interstate 69 extends northward through Flint, Michigan and into Ontario, Canada. It extends southward from Fort Wayne to Indianapolis. The interstate provides northern connections to interstates I-80/I-90, and I-94, and southern connections to interstates I-70 and I-74. The combined interstates I-80/I-90 serve as a toll-road and run parallel to the northern Indiana border, where they connect to Interstate 75 (to the east) and to Interstate 65 (to the west). Interstate 94 traverses Michigan and connects Detroit (to the east) with I-196 (to the west).

The southerly portion of Interstate 69 terminates at Interstate 465, which serves as a perimeter interstate to Indianapolis. Interstates I-65 and I-70 bisect Indianapolis and traverse the State of Indiana, where Interstate 65 connects Louisville, Kentucky (to the south) with Gary, Indiana (to the north), and Interstate 70 connects Richmond, Indiana (to the east) with Terre Haute, Indiana (to the west). Interstate 74 truncates at I-465 and connects Indianapolis to Cincinnati, Ohio (to the east), and Peoria, Illinois (to the west) (2).

Figure 1.1: Regional Interstate Connections

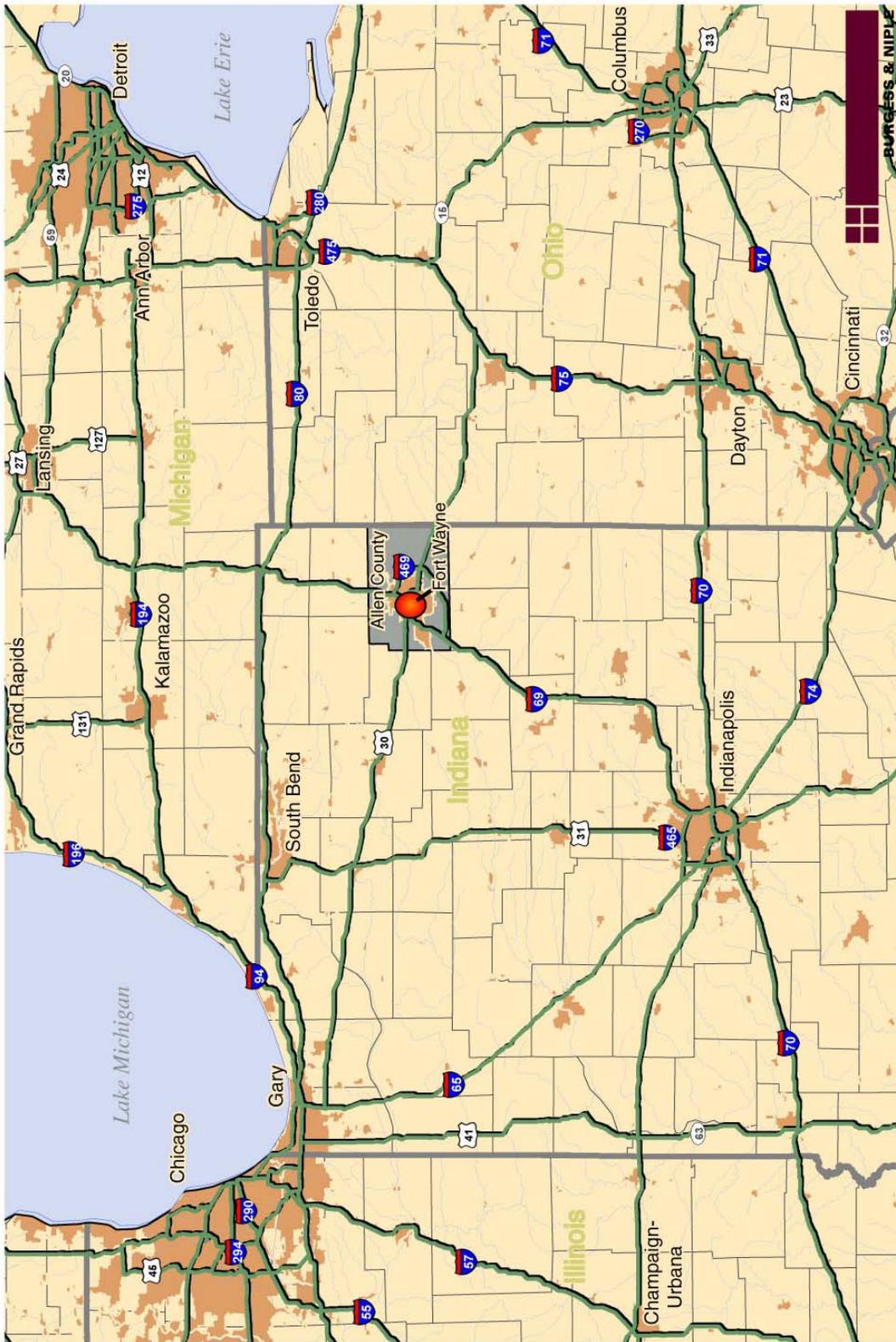
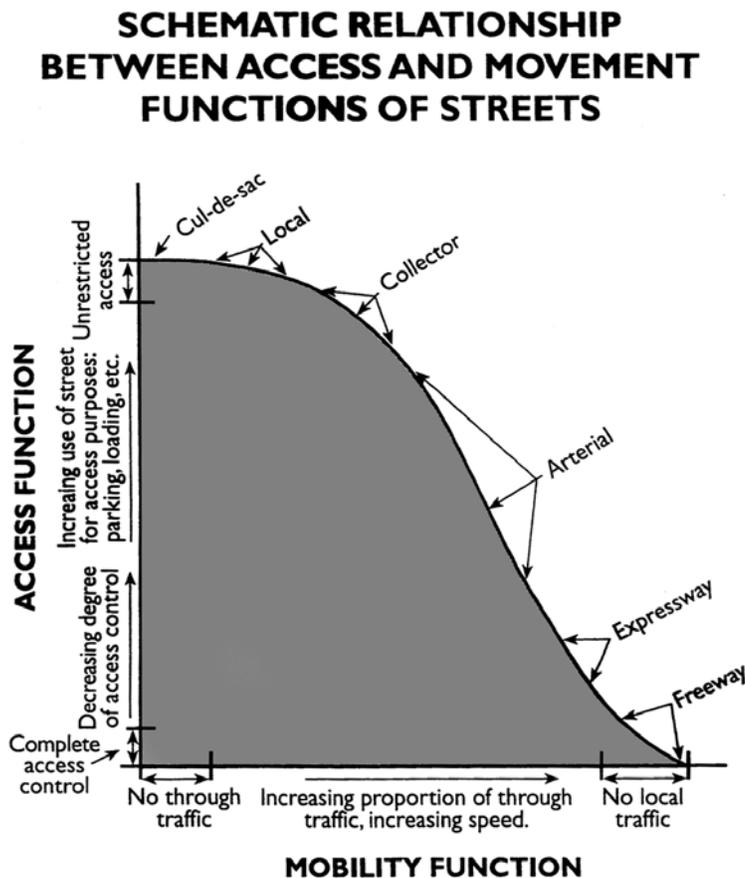


Figure 1.2 illustrates the continuum of roles for the various classified roadways. A Functional Classification has been assigned to each roadway by NIRCC as shown on Figure 1.3. The purpose of this system is to establish a hierarchy of roadways. This hierarchy of roadways is based on the level of the roadway's function for serving mobility versus access. Interstates and other limited access highways are obviously intended to provide high-speed mobility. Minor collectors and unclassified roads serve the primary purpose of providing access. Arterials and collectors serve a dual role of providing mobility and access.

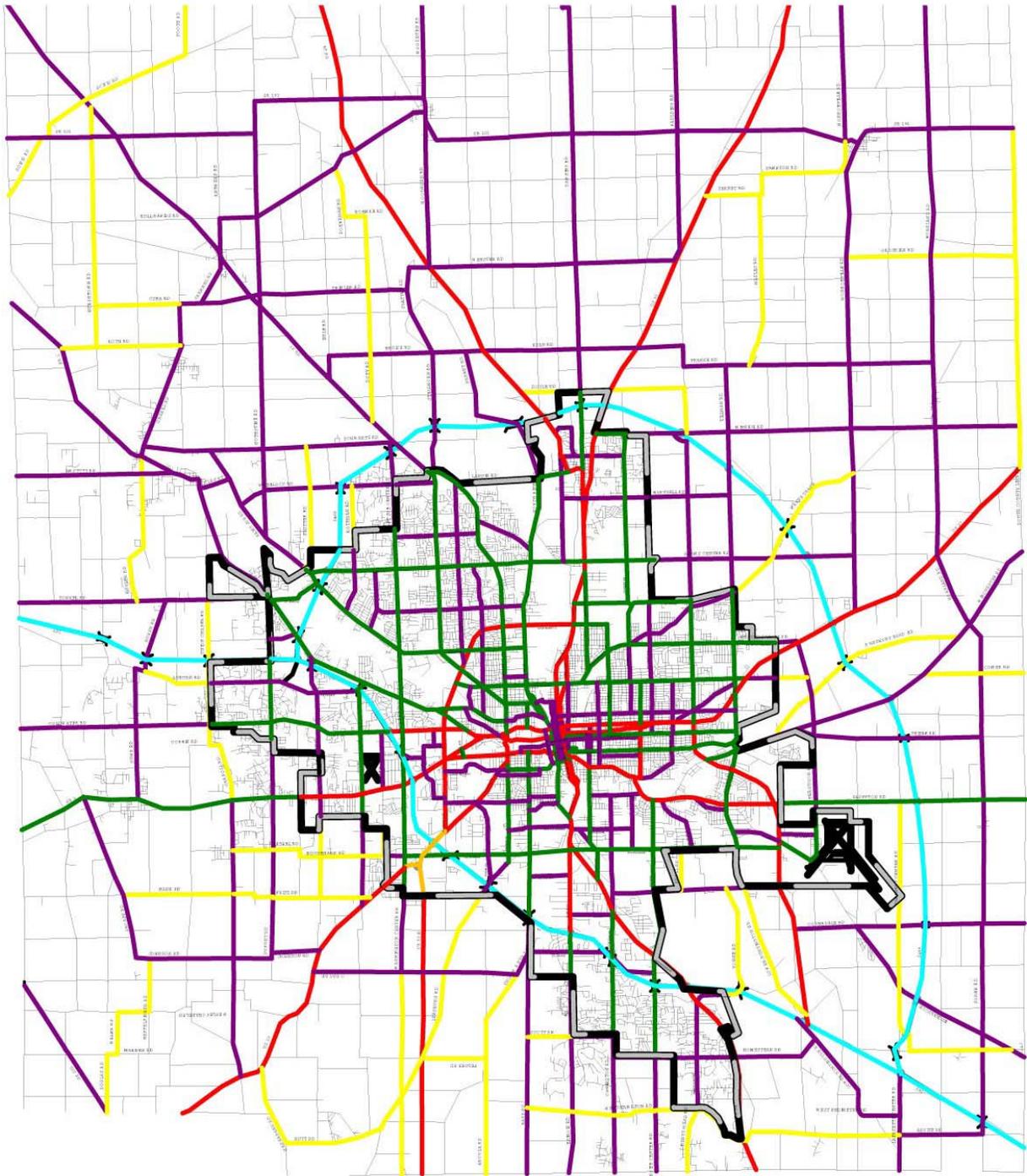
Figure 1.2: Hierarchy of Roadways



Source: U.S. Department of Transportation Federal Highway Administration publication #FHWA-IP-82-3, *Access Management for Streets and Highways*.

Preservation of the mobility function of arterial streets is important to pursue through access management and good development practice.

Figure 1.3: Functional Classifications



<p>Allen County, Indiana Rural & Urban Function Classification</p> <p>prepared by NRECC 2/04</p>	
<p>Rural Function Classification</p> <p>Interstate</p> <p>Other Principal Arterial</p> <p>Minor Arterial</p> <p>Rural Major Collector</p> <p>Minor Collector</p>	
<p>Urban Function Classification</p> <p>Interstate</p> <p>Other Principal Arterial</p> <p>Minor Arterial</p> <p>Other Freeway/Expressway</p> <p>Collector</p> <p>Unimproved Area Boundary</p>	

Current Street/Highway Issues

Although Fort Wayne is not plagued with the severe traffic gridlock that is experienced in some larger metropolitan areas, there are significant issues that face the community. The following are a few of the current challenges and constraints of the area's street/highway system as documented in the *2025 Transportation Plan* (1):

- Narrow rights-of-way
- Insufficient number of bridges
- Radial system with majority of traffic traveling through central business district of Fort Wayne
- Hazardous diagonal intersections
- Major arterials lack north-south and east-west continuity
- Narrow bridges and narrow railroad underpasses restrict traffic flow
- Large number of heavy trucks and trucking terminals
- Serving new housing development southwest and north of Fort Wayne
- Serving new industrial parks in northwest, the City of New Haven, and around the Fort Wayne International Airport
- Serving commercial and retail development that has proliferated along the I-69 corridor
- Serving large medical facilities at I-69 and US 24 and Dupont Road interchanges

Predicted Traffic Growth

Major conditions and trends with respect to anticipated traffic demand predicted in the NIRCC 2025 Transportation Plan (1) are as follows:

- Prime agricultural land will be preserved and development will take place in areas with suitable soil types.
- The majority of all development will occur in the urbanized area or immediately adjacent to the urban area.
- Population growth within Fort Wayne will occur primarily in areas currently undeveloped and zoned for residential use.
- Moderate population growth will occur in neighborhoods where revitalization actions are implemented.
- All usable residentially zoned property currently within Fort Wayne will be developed by the year 2025.
- Residential development and redevelopment will be encouraged in specific areas of the central business district and central city.
- Areas adjoining the rivers will be affected by a decline in population and housing due to restrictions on construction and reconstruction in floodplains.
- Aboite Township will continue to grow with new residential and limited commercial development.

- Cedar Creek and Perry Townships in northern and northwestern sections of the urban area are expected to experience intense development through the year 2025.
- The majority of new industrial development will occur in designated industrial parks, identified industrial sites, and economic development areas. Some of these areas are: available land adjacent to and surrounding the Fort Wayne International Airport; southeast of the east-end industries; north of I-69 in the Huguenard Road, Cook Road area; an area east of New Haven near I-469, US 24 and US 30; and expansions of existing industrial areas within the metropolitan area.
- The urbanized area will continue to be the focal point for residential, commercial, and industrial growth.
- Development will occur along I-469, with concentrations of intense development near the major interchanges.
- The northwest will be placed under more intense development pressure, a trend already underway.
- The general growth patterns of the socioeconomic variables indicate that the existing travel corridors will remain important to the basic travel patterns of the year 2025.
- The new residential and employment centers will intensify the travel demand on existing corridors and create the need for managing congestion through improving traffic operation, widening facilities, extending new roads, improving transit service, implementing intelligent transportation system strategies, and controlling access more efficiently.
- Travel will become less oriented to the central urban core as major suburban activity centers continue to be developed.
- Travel patterns will become less dependent on the radial highway system.
- Suburban-to-suburban activity will increase.

Current Roadway Capacities

The following figures (Figures 1.4 and 1.5) depict the ratios of current roadway traffic demand to current roadway capacity (today's roads with today's traffic). Volume-to-capacity ratios near 1.0 indicate that the roadway can handle the traffic but is experiencing some level of traffic congestion. When ratios are above 1.25, the roadway will likely not be able to process that level of traffic, resulting in traffic demand that is unmet. Deficient roadways are located primarily in the developing areas to the southwest, northwest, and northeast, and the roadways that connect those areas to the central city. Downtown feeders such as Lima Road, Broadway, and Lafayette Street also appear to be deficient from a traffic-carrying standpoint. Additionally, Washington Boulevard (SR 930 through New Haven) is over capacity.

Most roadways located in and to the southeast of the central city appear to have excess capacity and are somewhat under used. Also, I-469 appears to be well under capacity at this point in time.

Figure 1.4: AM Peak Hour Congestion

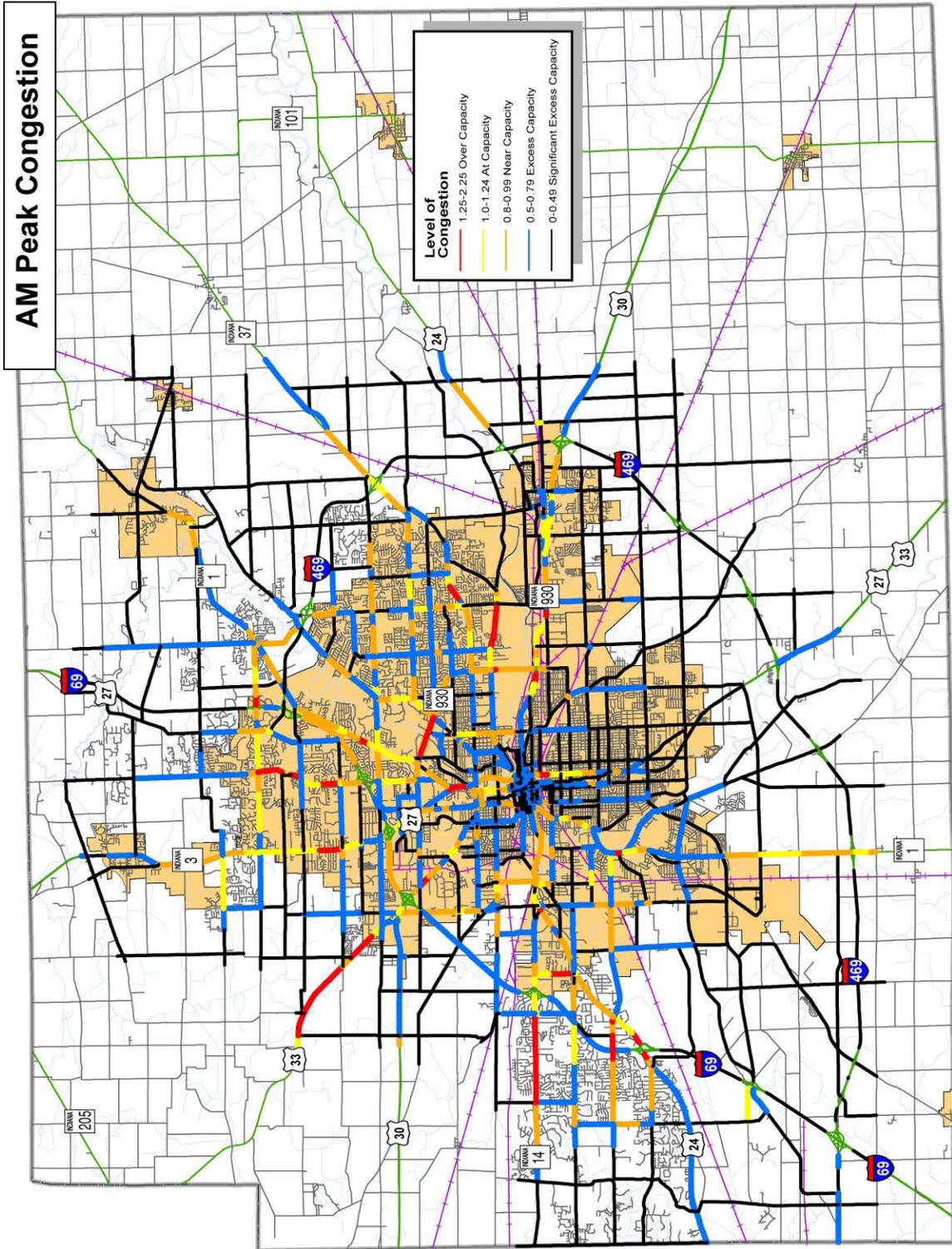
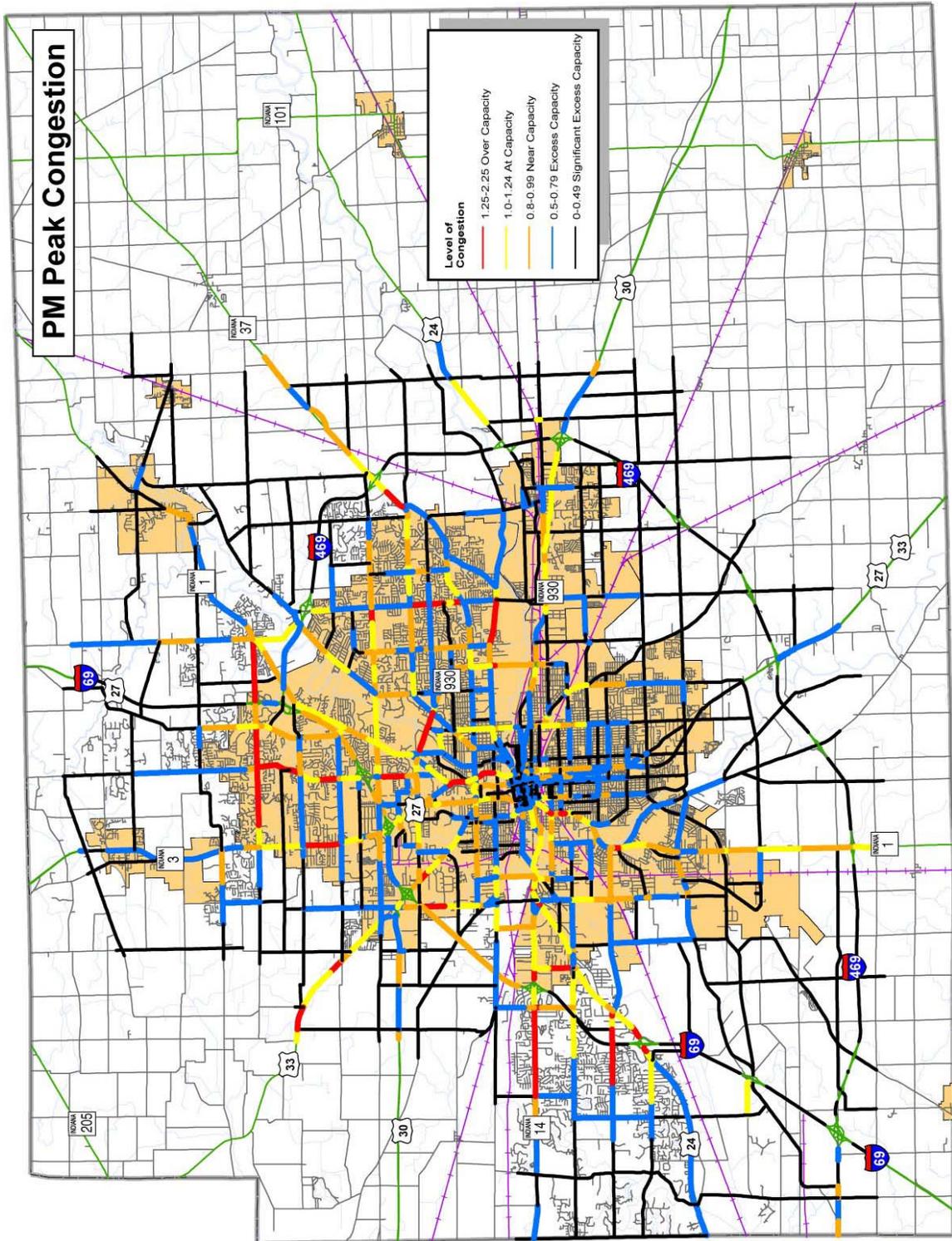


Figure 1.5: PM Peak Hour Congestion



Future Roadway Capacities

A systematic modeling process was undertaken by NIRCC to model traffic flows into the future. This modeling process takes a comprehensive look at socioeconomic and land use for the region. The following tables indicate the anticipated trend in vehicular trips as taken from the NIRCC Travel Demand Model (1).

**Table 1.1
Travel Demand Forecast Regional Summary (1)**

Trip Purpose	2010 Trips	2010 %	2015 Trips	2015 %	2025 Trips	2025 Percent
HBW	281,129	24.6	300,836	24.3	330,154	24.6
HBB	160,430	14.0	171,664	13.8	188,527	14.0
HBS	316,202	27.6	338,460	27.3	371,747	27.7
NHB	316,539	27.7	351,208	28.4	370,380	27.6
TRK	69,707	6.1	77,326	6.2	81,547	6.1
Total	1,144,007	100.0	1,239,494	100.0	1,342,355	100.0

HBW = Home-Based Work Trips
 NHB = Non-Home-Based Trips
 HBB = Home-Based Business Trips
 TRK = Truck Trip
 HBS = Home-Based Social Trips

A moderate but steady growth (approximately 1.0 percent per year) in vehicle trips is anticipated. No changes in the proportion of the types of trips (home-based work, etc.) are predicted. NIRCC makes the following observations about the increase: “The general trends appear similar (to the 2015 Plan) with suburban to suburban activity continuing to increase. The attractiveness between suburban areas and the central urban core will remain important and increase proportionately with redevelopment activity (1).”

The modeling results for the 2025 volumes indicate that arterials feeding the central city (Fort Wayne) from the north, northeast, northwest, and southwest continue to be deficient. While the problem is most serious between the central city and these fringe development areas, some downtown streets such as Washington and Jefferson Boulevards, and Clinton and Lafayette Streets also show future deficiencies.

Existing Crash Problem Areas

Figure 1.6 indicates the intersections where the highest number of crashes occurred on roadways in the region. Although this map does not paint a complete picture of the safety issues, since the crash rate (crashes/volume of traffic) and the number of injuries/fatalities must be considered, it does indicate the locations where the most crashes are occurring.

It is clear that the locations where the most crashes are occurring are away from the downtown core. Highest pockets of concentration are seen in fringe areas and areas with the heaviest development.

Potential Future Crash Problem Areas

As growth and development occur, areas that could recur as problems are:

- **Rural Roads (Especially Intersections) In Quickly Developing Areas** - Today these roadways may not pose a serious safety concern, but when loaded with a level of traffic for which they are not geometrically designed to handle, they will likely become problematic.
- **Poorly Access-Controlled Roadways** - On roadways where driveways and intersections are allowed to propagate uncontrolled, it is inevitable that crashes will become prevalent. Areas around the interchanges will be especially susceptible.
- **Highly Congested Roadways** - On heavily congested roadways, crashes are caused due to slowing, swerving, and stopped vehicles.

Planned Transportation Projects

In order to address the deficient congestion and safety problems, and to meet other transportation goals, NIRCC has developed a Transportation Plan. 2025 Transportation Plan includes the projects shown on Figure 1.7. **It should be noted that there are numerous other maintenance and enhancement projects planned by local jurisdiction that do not appear on this map.**

New construction is limited to two projects. One is a north-south connection of Maplecrest Road and Adams Center Road from Lake Avenue to SR 930 which will provide a continuous four-lane arterial along the east side of Fort Wayne and through New Haven. A second project is the extension of Ardmore Avenue from Indianapolis Road to Lower Huntington Road, which will extend the north-south arterial on the west side of Fort Wayne and provide direct access to the Fort Wayne International Airport.

Figure 1.6: High Crash Locations

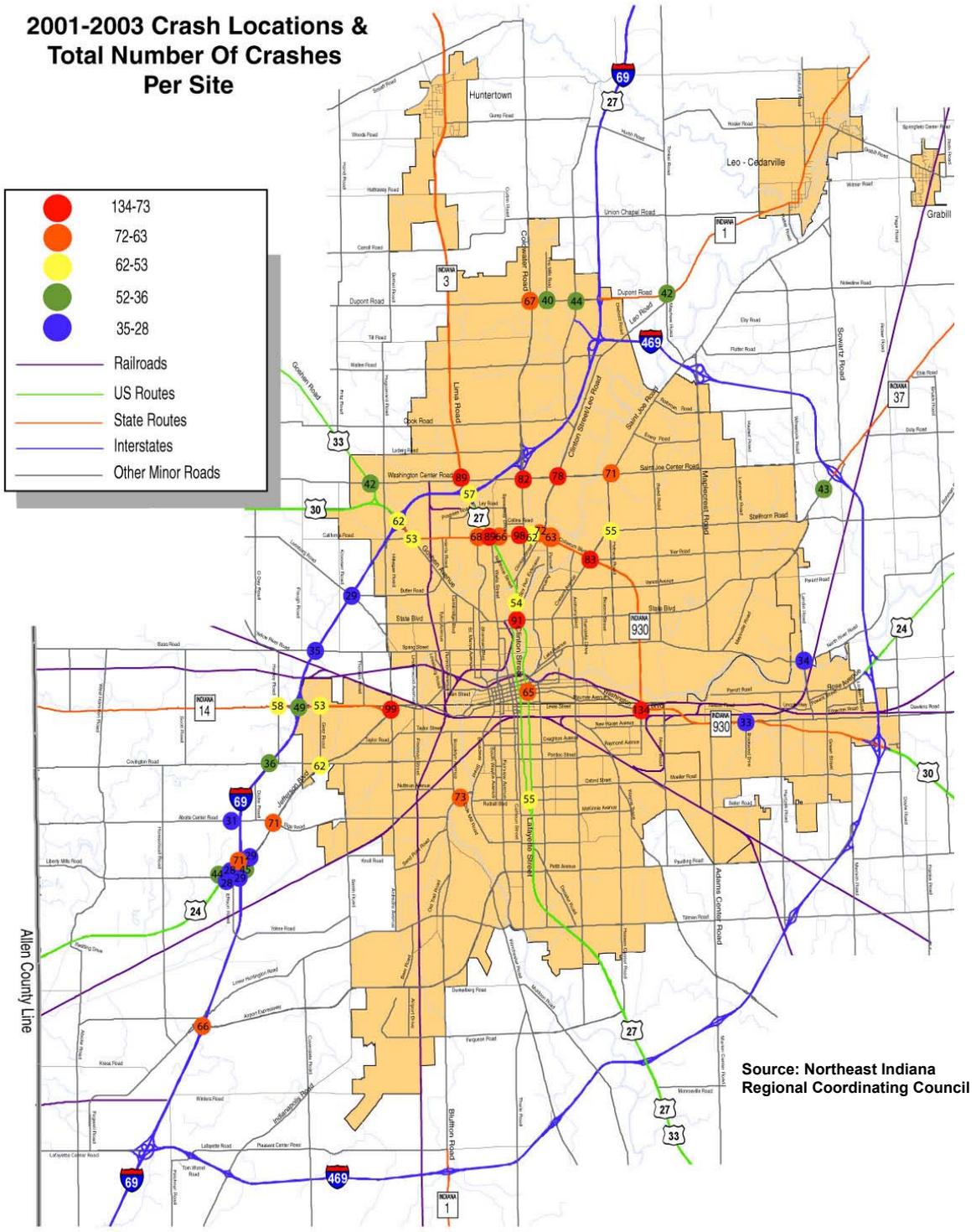
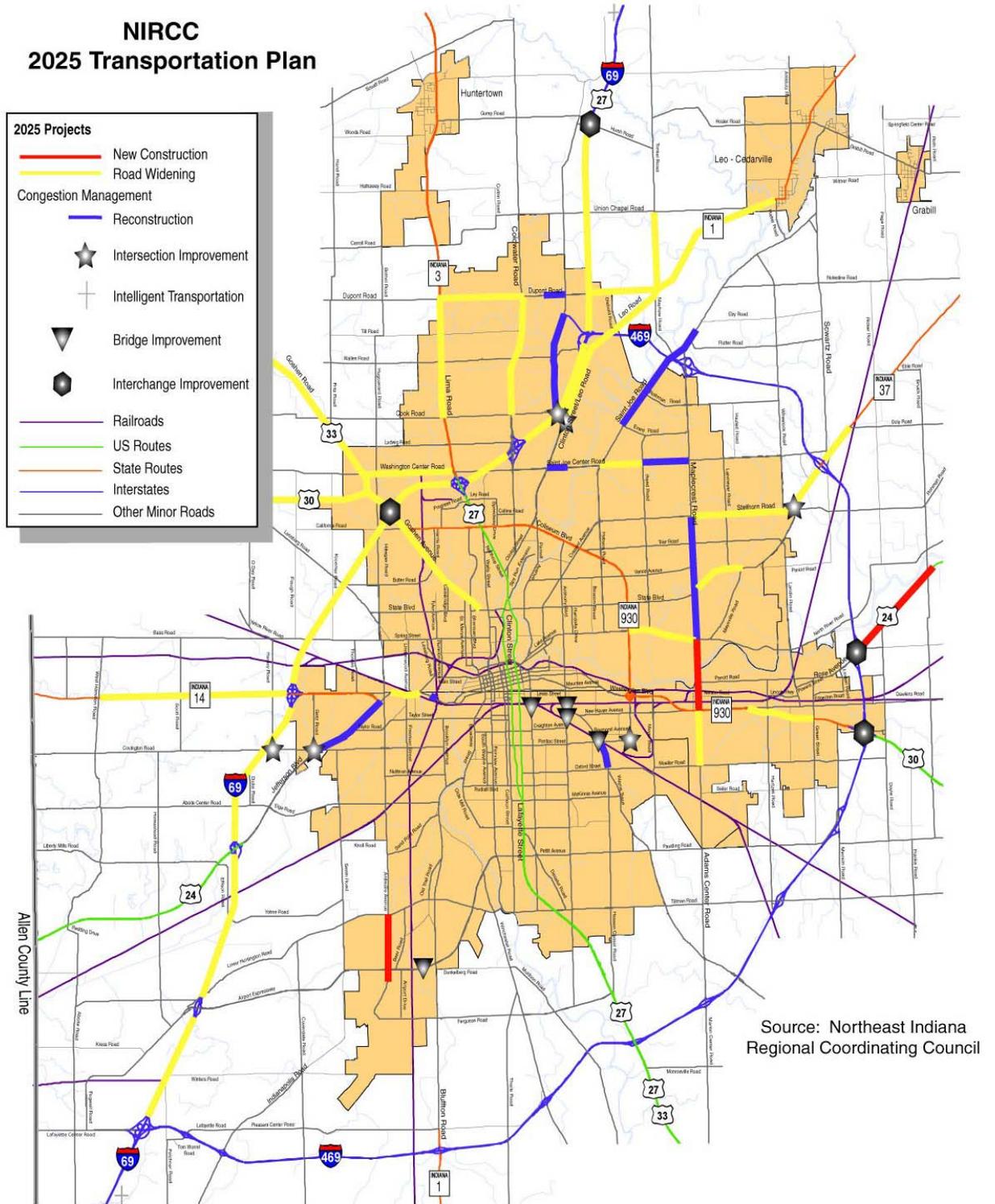


Figure 1.7: Planned Roadway Improvements



Improvements

Numerous widening projects are included in the plan, most of which are focused on serving the newly developing areas north of the central city. I-69 through most of Allen County is being widened to six-lanes. Numerous spot congestion and safety improvements (turn lanes and intersection/road realignments) are included. A few intelligent transportation system projects, including Motorist Information-Changeable Message Signs on I-69 and US 30, and an upgraded traffic signal system for Fort Wayne, will help with alleviating congestion. Five railroad grade separation projects are included to improve safety and mobility. One new interchange is proposed at I-69 and Hursh Road to improve freeway access north of the central city, and reduce the need for back-tracking to access the freeway from north of Dupont Road. The plan also includes several interchange modifications are also included.

It is apparent that there is a trend toward major transportation needs radiating away from the central city.

Some identified deficiencies could not be addressed. “As the recommended 2025 plan began to solidify, testing continued to reveal deficiencies for which a feasible solution is difficult to develop. Previous plans had similar difficulties, partially due to narrow rights-of-way and a reluctance to disturb viable neighborhoods. In certain cases, solutions have been difficult or too expensive to be practical. The primary areas of such deficiencies are currently the Fort Wayne Central Business District, the north central section of Fort Wayne, and within the intense concentration of commercial and retail development along Coliseum Boulevard (SR 930) and Coldwater Road. Traffic operation improvement, intelligent transportation systems, and improved transit service may help alleviate some travel pressure in this area. These areas will continue to be studied to determine what are the most feasible solutions. The capacity deficiencies that could not be addressed are:

- Coliseum Boulevard from Goshen Road to Leo Road
- Anthony Boulevard just south of Lake Avenue
- Lake Avenue just west of Anthony Boulevard

Intermodal Transportation

“Fort Wayne lies within ‘Cargo Alley,’ where the movement of cargo via aircraft and roadway trucking constitutes the majority of all cargo distribution within the United States. ‘Cargo Alley’ is an approximate 275 mile-wide corridor, which is defined by a number of Midwestern and Southern cities. The significance of ‘Cargo Alley’ is that an overnight movement of air cargo may be easily made to either national coast. Additionally, Fort Wayne lies within overnight truck travel (300 miles) of 21% of the U.S. population.

The Fort Wayne area is served by nearly 40 common and contract motor carriers, which maintain local terminals. On a truckload basis, overnight delivery is available to most of the Midwest, Midsouth, and Canada. Triple Crown Intermodal hub is headquartered in Fort Wayne.

This provides challenges for the transportation system to accommodate significant truck traffic, but more importantly provides opportunities for economic development.

2. FUTURE DEVELOPMENT FROM TRANSPORTATION PERSPECTIVE

Transportation-Rich Areas

Two areas appear to be the most attractive for development from a purely transportation perspective.

- Adjacent to the beltway created by I-69 and I-469, especially around existing and future interchange areas appear to have potential for growth and development. The ease of access to these high-speed, high-capacity facilities will be attractive for residential, office, and commercial developments. A certain amount of this development may be healthy and will use these currently capacity-rich facilities. Ultimately though, a proliferation of this type of development will likely result in the need for expensive upgrades to those perimeter freeways and connecting arterials.
- Areas south and southeast of the center city appear to be served by a well-established grid of surface streets. With some spot improvements for capacity and safety, this area appears to have adequate capacity to accommodate future in-fill type growth from a transportation standpoint.

Assuming that the major employment centers continue to be located inside the beltway, the more distance from the urban core residential development occurs, the more expensive will be the needed transportation improvements. In addition, the further development is from the Fort Wayne city core, the more difficult it becomes to provide adequate public transit.

Transportation Challenged Areas

Areas that appear to face the greatest transportation challenges are the areas that may likely see the greatest development pressures. These areas are currently undeveloped near or outside the beltway. Accommodating large growth in these areas with roadway extensions, widening, and new facilities could be very expensive. Historically, development has outpaced the ability to upgrade the transportation infrastructure, thus resulting in significant travel delays to those who live in the fringe areas wishing to travel to the city core for employment.

Also, assuming population shifts to these areas, funding becomes spread more thinly to maintain and improve roadway facilities.

Development Policies

In order to preserve the capacity of existing roadways and protect the investment in new infrastructure, solid access management and development policies are critical. Fort Wayne and Allen County currently have Access Management guidelines that are primarily applied through the development plan review process. These guidelines help assure that the proliferation of driveways and intersections does not severely impede the flow of traffic and create traffic crash problems. NIRCC has also published a guide for developers entitled *Coordinating Development and Transportation Services, A Guide for Developers, Engineers, and Planners*, which provides guidance in incorporating transit friendly designs into developments which is also considered at the time of development plan review. In order to preserve the capacity of existing roadways and protect the investment in new infrastructure, solid access management and development policies are critical.

Indiana adopted enabling legislation in 1991 for local governments to levy impact fees. Such fees must be directly linked to a current comprehensive plan. Currently, no local agencies are pursuing impact fee policies.

3. TRANSPORTATION ENVIRONMENTAL ISSUES

Noise Pollution

Trucks and high-speed traffic are the primary causes of highway-related noise pollution. In order for a project to qualify for federal funding, the need to mitigate noise pollution (noise barriers) must be investigated during the environmental process if there is an expressed public concern regarding noise. Since federal funding will likely be needed for every major project in the area, all projects that increase the number of lanes and are adjacent to sensitive receptors (i.e., homes, schools, churches, hospitals, hotels, etc.) may have noise considerations. There are current plans to include noise barriers on several sections of the I-69 widening projects, where noise analysis has indicated that noise levels at sensitive receptors exceed the FHWA guidelines.

Noise problems on current roadways where no improvements are planned are a more difficult issue to address. FHWA has limited funding for Type II noise barriers that are not associated with a roadway improvement, but are related to sensitive receptors adjacent to areas of increased traffic volumes. The Type II funds are not available for new construction. Noise barriers have been installed as part of major local projects, most notably along West Jefferson Boulevard as part of the Jefferson Pointe Shopping Center Project.

Air Pollution

Allen County has been recently designated as a nonattainment area for the pollutant ozone. The air quality in Allen County is just over the threshold that places the area in the nonattainment status. This status will require NIRCC to demonstrate that the issue is being adequately addressed. Thus, air quality issues will influence future transportation decisions, although exactly what influence it will have has not been determined. Fortunately, the modern fleet of vehicles continues to produce fewer emissions than their predecessors, which will help to reduce air pollution.

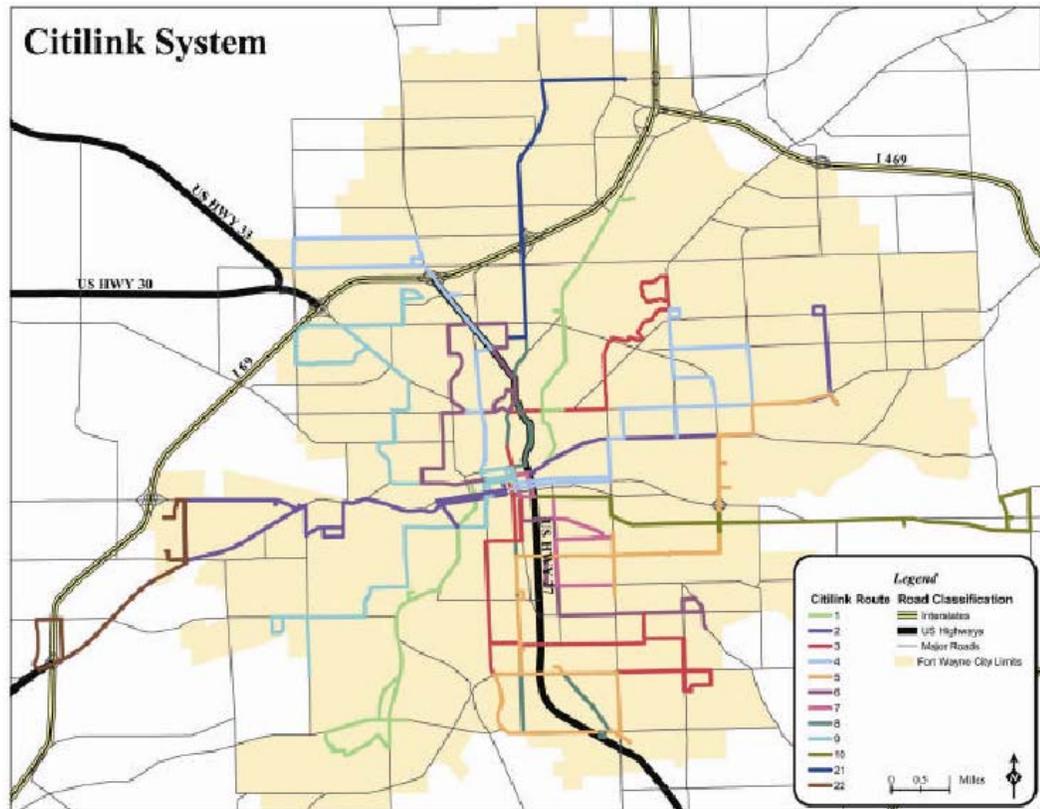
A major goal of NIRCC and all MPOs is to create a transportation system that, for the investment made, achieves the greatest reduction in traffic congestion, and thus fuel consumption. This in turn supports the goal of reducing fuel consumption and air pollution.

4. PUBLIC TRANSPORTATION

Services Available in the City/County

Citilink, previously known as the Public Transit Corporation is the agency that coordinates citywide transit service including bus routes and paratransit. Citilink is not a regional authority and is funded by a property tax levy. “After several years of declining ridership, declining budgets, and numerous management changes, the City of Fort Wayne determined that expert management should be introduced and the agency should move ahead as an important component of the transportation network ... changes to bus service in Fort Wayne took place five years ago and have resulted in ridership increases, enhanced perceptions of service, and better faith in the bus service from the community (3).”

Figure 4.1: Citilink Fixed Route System



Source: Citilink

“There are other transportation services available in Fort Wayne, although public transportation is limited. A fairly recent effort, the **Community Transportation Network (CTN)**, is intended to consolidate alternative transportation options and provide service to accompany and enhance Citilink service. CTN provides service countywide and is slowly increasing in its services (3).” Medical service transportation has been the focus. CTN owns some vehicles and is primarily funded by foundation grants. “There are also numerous social service agencies that maintain vehicles and provide trips for their clients throughout the Fort Wayne and Allen County areas (3).” Among other agencies providing this service are the Allen County Council on Aging and Turnstone Center.

Ridership Trends

The following table, taken from the recently completed Citilink Transportation Development Plan (3), indicates the recent trend in passenger service for Citilink since 1996. It should be noted that in 1999, routes were added to add service hours to core routes, and to add suburban mobility services.

Table 2-13 Annual Hours & Passengers

Year	1996	1997	1998	1999	2000	2001	2002
Annual Service Hours							
Fixed Route	77,825	76,256	75,613	83,231	88,581	94,062	98,238
Access	14,296	14,254	14,515	11,814	15,606	22,699	22,638
System Wide	92,121	90,510	90,128	95,045	104,187	116,761	120,876
Annual Passengers							
Fixed Route	1,279,561	1,306,886	1,267,889	1,230,399	1,313,037	1,371,681	1,393,485
Access	22,524	24,075	26,654	27,067	30,924	40,664	42,143
System Wide	1,302,085	1,330,961	1,294,543	1,257,466	1,343,961	1,412,345	1,435,628

Citilink’s consistent growth since 1999 in passengers and service hours is a positive sign for the area-wide transportation system, both in addressing congestion by diversifying modes, and by providing an important service to those who cannot or do not wish to travel by private automobile. While the share of the total daily trips in the region using transit is relatively small, the annual increase has been significant compared to the national average for similar size metropolitan areas, which saw a slight decrease in 2002, and practically no growth in 2003.

Needs and Challenges

The recently completed Transit Development Plan (3) identified the following issues through field investigation, analysis, public outreach, and the use of GIS technology (3):

Service Design & Coverage – The Citilink system does an excellent job of providing coverage within its core service area throughout the majority of Fort Wayne. The radial design of the service is appropriate and the current pulse system is applicable to the city’s needs. These needs, however, are changing and expanding, and this is reflected in efforts to provide nontraditional services such as the deviated routes (Routes 21 and 22). The service plan developed in later chapters will need to address these changes, their impact on the system, and the potential for other nontraditional services. In addition, service design on certain routes may present opportunities to provide better anchors at the route termini, with the intention of promoting ridership, transfers, and system mobility. The issue of service coverage and design relates to many of the issues listed below.

Service Frequency – The majority of Citilink routes currently operate on 60-minute headways for the entire service day, with the exception of Routes 7 and 8, which operate on 30-minute headways. The on-board survey revealed that this is a key issue for riders that should be addressed. In addition, this issue was raised by Citilink staff and stakeholders. Based on local demographics and growth patterns, service frequency will need to be addressed on a systemwide basis, starting with key routes. There are many opportunities for service frequency increases on key routes throughout the system. This strategy may assist Citilink in addressing service to potential markets, as this is a typical complaint of many nonriders.

Service Days - The on-board survey also presented Sunday service and more comprehensive Saturday service as issues that need to be addressed. Survey respondents indicated that they work on Sundays (40 percent) despite the lack of transit service. This is one cause of ridership “churn” for the system. The addition of Sunday service would allow Citilink to retain riders for longer periods based on reliability, and offer a more comprehensive alternative to the personal auto. This alone would increase overall ridership.

Loops – There are several routes in the Citilink system that have nested (within the route) or terminal (at the end of the route) loops. In some cases, these are short loops that are used as a basic turn-back. Others are larger and create longer travel times for patrons. Wherever possible, bidirectional service should be favored over loops.

Changing Travel Patterns – While the radial design of the Citilink system serves Fort Wayne well, travel patterns are becoming more dispersed and less centered on downtown Fort Wayne. Route 5 was designed to address some of these needs. While ridership is lowest among the Citilink routes, redesign may assist in providing better routing to promote the use of the route. In addition, other nonradial route options must be considered as the city continues to change.

Expanding Residential Locations – The recent and projected growth in the City of Fort Wayne and adjacent areas will have an impact on transit needs in the coming years. Citilink will need to make efforts to provide service suitable to residential densities and provide connections to major generators and transfer locations. The current residential expansion is evident in northeast Fort Wayne, an area identified by many riders and stakeholders as in need of service in the near future.

Regional Employment Locations – Employment in the Greater Fort Wayne area has become increasingly regional which has led to new transit needs that cannot be addressed with the current route structure. Regional employment needs will need to be addressed in the service plan for Citilink.

Downtown Hub – The current downtown hub at Superior Street is a convenient location for transfers within the route network. Recent growth in the system has maximized space at this location during the major pulse at 15 minutes past the hour. Citilink is currently planning to move to a new location in downtown. This will need to be considered as part of overall route design in later phases of the planning process.

Secondary Hubs – There are opportunities to promote mobility within the system based on the establishment of secondary hub locations throughout the service area. Southgate Plaza is an example of a major transfer location outside of downtown. The future Hanna-Creighton facility, which will have a transit-friendly design, is an example of the opportunity to promote mobility within the

system through the use of secondary transit hubs. There are additional locations that may be suitable for secondary hubs within the route network, including the area around the Glenbrook Mall and IPFW. These will need to be closely evaluated.

Low-Density Service Needs – The current route deviation services that operate as part of the Citilink system offer innovative service to connect the route structure to transit generators and residential areas that are outside of the core fixed route service area. These needs will continue to grow and offer opportunities for low-density service. This issue is similar to that of expanding population and regional generators. However, this issue is being raised to assist in promoting strategies to offer integrated services to these areas that meet the needs of all transit populations in the area.

Potential Market Service – There are potential transit markets in the Fort Wayne area that should be addressed through service design. These include students, government employees, and employees in areas of dense employers (small or large). These markets may be the best suited for efforts to promote transit usage. There are service design techniques and marketing efforts that can be made to attract riders from these markets.

Pulse Network – While maintaining the pulse at the Superior Street Station facility should be a high priority for Citilink, it does create challenges for extending routes. The Citilink response has been to create point deviation routes that serve areas that, if served by route extensions, would cause the route to be scheduled off the pulse. Having routes on 30-minute headways would be better to facilitate route extensions (3).

Addressing each of these issues is important for the long-term health and growth of the local transit system.

Current Plans and Leadership

Aggressive plans for route expansions and increases in service were developed in the plan (3) to address the issues raised. After year three of the implementation plan, a gap in funding is anticipated to exist that would likely have to be made up by an increase in local contributions in order for Citilink to reach its goals. An important financial issue is that Citilink is not a regional authority and is funded by a levy. The concern is that annexation “waters down” the funding since there is not a proportionate increase in the levy with each annexation.

5. AIR TRANSPORTATION

Fort Wayne International Airport (FWA) is the primary airport serving Fort Wayne and Allen County. FWA is located seven miles south-southwest of the Fort Wayne Central Business District. The following are facts about FWA (taken from the FWA website):

- Owned and operated by the Fort Wayne-Allen County Airport Authority
- The Authority has 62 full time employees
- Lt. Paul Baer Terminal was expanded in 1996 and has four gates down and another four gates on the second-level concourse. The terminal is open 24 hours a day 365 days a year
- The 12,000 foot long runway is one of the longest runways in the United States and is long enough to handle any type of aircraft including the Space Shuttle, Concord, 747s, and Air Buses
- Runways: R5-23 Primary at 12,000 feet long and 150 feet wide
- R14-32 Secondary at 8,000 feet long and 150 feet wide
- R9-27 (Mainly GA traffic) is 4,000 feet long and 75 feet wide
- FWA serves around 650,000 passengers/year
- FWA has the capability to offer 24 Hr. Customs
- FWA FAA Air Traffic Control Tower operates 24-hours daily
- FWA is home to the 122nd Fighter Wing of the Indiana Air National Guard
- FWA was originally named Baer Field in 1941. In 1946, the City of Fort Wayne bought the airport from the federal government for one dollar and renamed the airport Fort Wayne Municipal Airport. In 1991, the Fort Wayne-Allen County Airport Authority renamed the airport to its current name of Fort Wayne International Airport
- FWA's Air Trade Center is located on 450 acres on the southwest side of the FWA complex
- The FWA complex is made up of over 3,400 acres
- FWA is served by six major carriers: American, Continental, Delta, Northwest, U.S. Airways and United
- Daily commercial flights are scheduled to the following gateways: Atlanta, Chicago O'Hare, Cincinnati, Cleveland, Dallas, Detroit, Pittsburgh, and St. Louis
- FWA has recently completed a Master Plan Update (5). That plan contained the following forecasts for activity at FWA

**Table 5.1
Summary of Forecasts
Fort Wayne International Airport**

	HISTORICAL		FORECAST	
	<u>1998</u>	<u>2005</u>	<u>2010</u>	<u>2020</u>
Annual Enplanements:				
<u>Total Annual Enplanements:</u>	354,541	418,300	471,900	582,200
Air Carrier Enplanements:	38,799	66,900	103,800	209,600
Regional/Commuter Enplanements:	315,742	351,400	368,100	372,600
Annual Operations:				
<u>Air Carrier Category:</u>	12,990	29,400	38,300	52,100
Passenger Carriers	4,882	4,800	6,300	9,100
Cargo/Charter Carriers	8,108	24,600	32,000	43,000
<u>Air Taxi Category:</u>	24,674	26,100	24,900	24,700
Passenger Carriers	23,712	24,900	23,500	22,800
Cargo/Charter Carriers	962	1,200	1,400	1,900
<u>GA:</u>	63,835	66,800	70,000	78,800
Local	27,491	38,744	40,600	46,492
Itinerant	26,344	28,056	29,400	32,308
<u>Military:</u>	5,935	6,300	6,300	6,300
Local	3,209	3,500	3,500	3,500
Itinerant	2,726	2,800	2,800	2,800

Source: Fort Wayne Allen County Airport Authority

A steady and significant increase is anticipated in passenger and cargo operations based on this recent planning work.

The following are highlights from the Master Plan Update intended to enable Fort Wayne International Airport to meet aviation demands through the year 2020 and beyond.

- Continue to update and rehabilitate existing airfield areas. Continue to follow recommendations for facility enhancement via reports, such as the Pavement Condition Index Study, Storm Water Management Plan, etc.
- The development of a new parallel runway would be located 4300 feet southeast from the centerline of existing Runway 5-23.
- Expand existing terminal and supporting auto parking facilities in the near- and mid-terms.
- In the long-term, a new terminal could be developed between the new parallel runway and Runway 5-23. Entrance into the new terminal will be from the I-469 bypass.

- Continued taxiway development will facilitate efficient movement of aircraft to and from all existing and future runways.
- General aviation and corporate hangar development is projected to continue in the vicinity of the west ramp and in the northwest quadrant, adjacent to Runway 14-32.
- The Air Trade Center will continue to develop.
- Land acquisition and a resident relocation will be required to accommodate the future parallel runway and new terminal.

Smith Field Airport also serves Fort Wayne and Allen County and is owned by Fort Wayne Airport Authority. The longest paved runway is 3110 feet. Smith Field is located about 4 miles from the center of downtown Fort Wayne. While it is an excellent facility for small aircraft, its regional impact is much less than that of FWA. Usage is expected to increase. Current expansion plans are limited to increasing hanger space and improving existing facilities. There are no plans to lengthen existing or construct additional runways.

6. RAIL TRANSPORTATION

General

Founded in 1794, Fort Wayne is a city that came about long before there were any railroads in the United States. The short-lived canal system served Fort Wayne until the railroads came. Eventually the city succumbed completely to the railroads and by the early 20th Century Fort Wayne was truly a railroad town, being served by several lines, most of which are still in service today.

Passenger Rail

Amtrak service began in Fort Wayne on its beginning day; however, it was not to last forever. Amtrak ended passenger train service in Fort Wayne in November 1990 due to Conrail's downgrading of the Pennsy track west of Crestline, Ohio. There were two trains in each direction at that time: The Broadway Limited (Nos. 40 and 41) from Chicago to New York-Penn Station and The Capitol Limited (Nos. 29 and 30) from Chicago to Washington D.C, complete with dome cars. Both trains were rerouted north of Fort Wayne in 1990. The Capitol Limited was placed on the Conrail (now Norfolk Southern) Chicago Line where it still runs today with a stop at Waterloo, Indiana, and the Broadway Limited (now called the Three Rivers) was routed onto the CSX Garrett/Willard Sub, stopping at Garrett. The Garrett passenger stop has since been eliminated, but the train still stops by the yard for crew changes.

While Amtrak currently has no routes that pass through Fort Wayne, INDOT and Amtrak have recently selected, as their preferred alternative, the high-speed rail

alternative route between Cleveland and Chicago that passes through Fort Wayne. The construction and opening of the route is not likely in the near future. Money has been appropriated by the governor to begin the preliminary environment studies.

Figure 6.1: Midwest Regional Passenger Rail System



Source: Midwest Highspeed Rail Association

High speed rail service will help diversify the transportation system by bringing another mode of travel to Fort Wayne, and could potentially spur development and growth around its station and throughout the area. It also helps solidify Fort Wayne’s place on the national map. The only cited drawbacks, other than high initial cost, are potential traffic safety issues at crossings, and the potential for being in competition with commuter flights to and from Fort Wayne International Airport.

There are no other current plans to begin Amtrak service or any other passenger rail service to Allen County.

Freight Rail

The Fort Wayne area is interlaced with many tracks, but basically there are three east-west lines, one north-south line, and the remnants of two other lines. Norfolk Southern is the leading rail service provider in Fort Wayne; however CSX operates the former Pennsylvania Railroad east and west of Fort Wayne and has a small yard (Piqua Yard) on the southeast side of town.

Norfolk Southern - Fort Wayne is part of Norfolk Southern's Lake Division and, generally speaking, is a convergence point of three major lines. The east Wayne Yard is used for staging some trains. The majority of NS trains here are through-trains. Fort Wayne is one of the major passing points of NS trains coming from the Southern Region and going to Chicago or Detroit and vice versa. This creates quite a mixture of traffic. Triple Crown's main yard is in Fort Wayne at the west end of Piqua Yard, and all roadrailer trains head for this yard. Local freights operate on all NS lines in the area.

One of the biggest challenges Norfolk Southern faces in Fort Wayne is train saturation. With the convergence of three major lines, the famous statement "*too many trains and not enough track*" certainly applies at times. Often a single problem with one train will have a ripple effect on all 3 lines and will tie them up for long periods of time. The Conrail acquisition in 1999 added many additional trains to the Huntington and Fostoria Districts which created more congestion within the city. NS has done a lot of experimenting with routes since then, consolidating several trains, and they even tried routing a few mail trains on the CSX Fort Wayne Line east of Fort Wayne for a few years.

CSX - CSX runs two through freights west of Fort Wayne, two locals on the Fort Wayne Line, and 1 on the Decatur Secondary. All of these trains originate/terminate at Piqua Yard. Occasionally a unit grain train will pass through town.

7. BICYCLE/PEDESTRIAN TRANSPORTATION

The Northeastern Indiana Regional Bicycle and Pedestrian Forum (NIRBPF) has identified the following as prevalent conditions in northeastern Indiana:

- Bicycle and pedestrian facilities are not readily accessible.
- Road design, construction, and maintenance, as well as motorist attitudes, training, and behavior contribute to reducing the safety of the operating environment for bicyclists and pedestrians.
- Routes and trails are in inadequate supply to satisfy the magnitude and variety of demand for bicycle and pedestrian facilities.
- An Indiana law makes it problematic to acquire abandoned railroad rights-of-way for little or no cost.

A consistent and coordinated effort will be necessary to address these issues. The regional leadership for this effort may come from NIRCC through the NIRBPF. Extensive walkway and bikeway plans have been prepared by both Aboite Township and the City of New Haven, and are being developed for the City of Fort Wayne.

NIRBPF through discussions has stated the following as the goals and objectives for the regional plans it will develop:

Goal #1: Safe – Bicyclists and pedestrians can travel without undue fear or risk of injury.

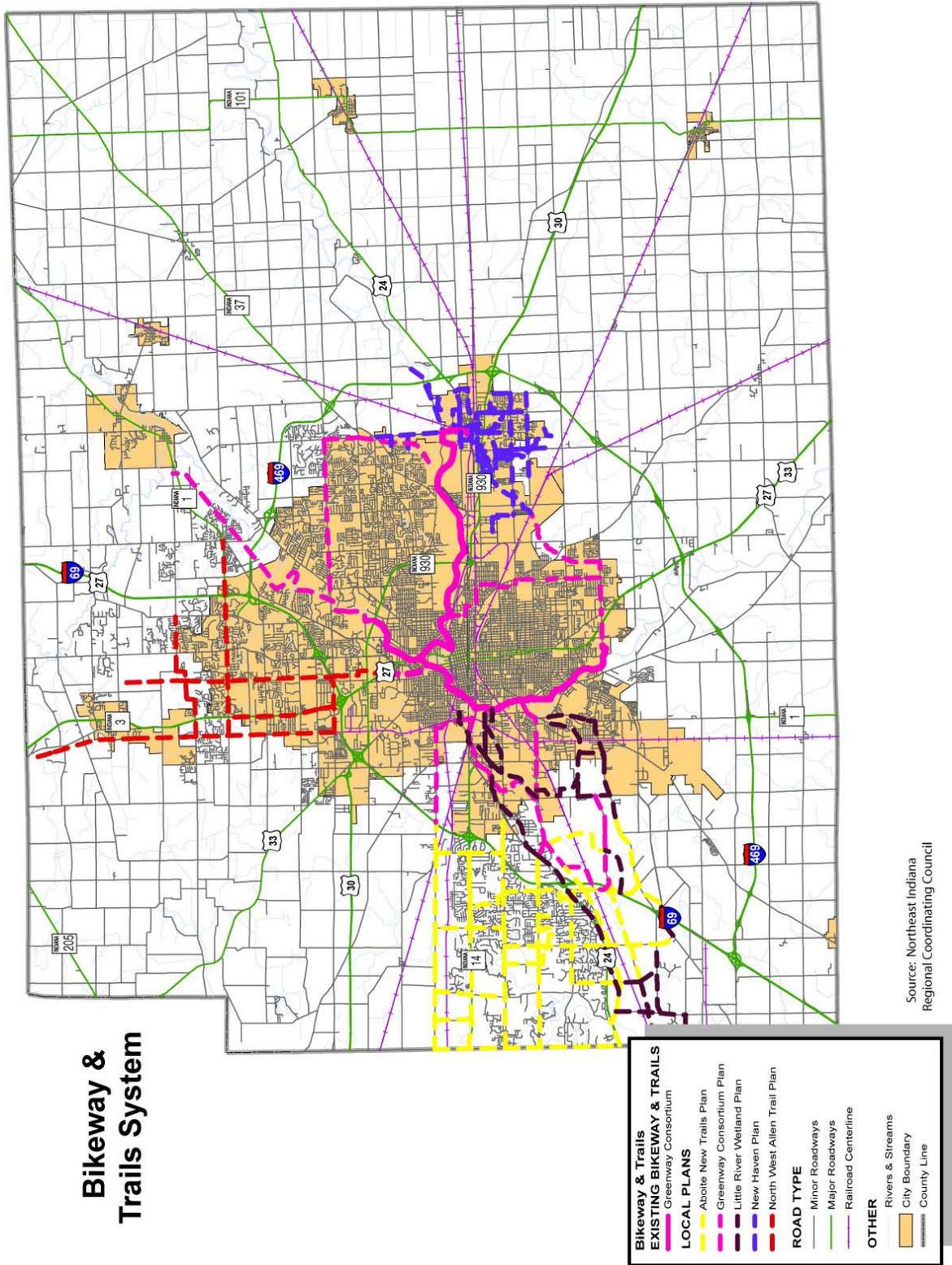
- Objective 1A: Motorists will share the road.
- Objective 1B: Bicyclists will ride safely.
- Objective 1C: The legal system will support safe cycling.

Goal #2: Complete – A network of routes, trails, and sidewalks is developed that connects primary bicycle and pedestrian destinations.

- Objective 2A: Eliminate barriers of all kinds to alternative modes of transportation present in existing routes.
- Objective 2B: Where appropriate and feasible, include bicycle and pedestrian facilities in the specification for new road construction and the improvement of existing roads.
- Objective 2C: In instances where it is deemed infeasible to include bicycle and pedestrian facilities in road projects, the addition of such facilities in the future is accommodated through right-of-way acquisition and/or project design.
- Objective 2D: Encourage units of local government to acquire abandoned rail corridors.
- Objective 2E: Ensure that bicycle and pedestrian facilities are accessible from the most common points of origin; e.g., residential areas.

The following map (Figure 7.1), prepared by NIRCC, shows existing and proposed bikeways and greenways for the Allen County/Fort Wayne area.

Figure 7.1: Current Bikeway Plan



The existing portion of the Rivergreenway (Greenway Consortium Plan), primarily located in Fort Wayne, creates an excellent spine from which future bikeway development can build, or to which it can connect. New Haven has several existing trails including connections to the Rivergreenway, and has recently completed a plan identifying additional trails. Aboite Township has a fairly extensive plan for bikeways, including connections to the Rivergreenway, but no significant portions have been constructed.

Bicycle/pedestrian projects included in the NIRCC 2025 Transportation Plan (1) are as follows:

- The Johnny Appleseed Park to Shoaff Park expansion would complete the basic alignment of the Rivergreenway within the city limits of Fort Wayne, traveling from the northernmost park (Shoaff) to the southernmost park (Tillman). However, much of the current trail is in need of upgrades such as widening to a 10-foot minimum width, improve surface quality, safety improvements, quality way finding and signage throughout, and landscaped and maintained surroundings. In addition, connections to the neighborhoods and all future trails are needed to fully complete the system.
- The anticipated bikeway/pedestrian trail system through New Haven would be blacktop/sidewalks that would connect many of the parks through the City. The trails would use city sidewalks, railroad right-of-way, wooded and floodplain areas. An additional line from the proposed trail would connect the New Haven/Adams Township Park Department's trail to the Fort Wayne Rivergreenway at Kreager (Maumee) Park.
- The proposed connection between Fox Island and the Fort Wayne Rivergreenway would follow the Junk or Fairfield ditch as a connection.
- The Leo-Cedarville, Grabill proposed pedestrian path would connect the town of Leo-Cedarville with the town of Grabill. This would create a pedestrian corridor for the citizens.

8. LIVABILITY

Most communities struggle to mitigate the impacts of transportation systems which were built around the strong public desire for convenient and efficient transportation systems. Fort Wayne and Allen County are included. Livability can often be defined as something you “feel.” A safe, attractive, and inviting environment for pedestrians is the key to a “livable” community. Deficiencies in most communities including Fort Wayne/Allen County are:

- Lack of a comprehensive city-county system of paths and trails
- Lack of pedestrian and bicycle facilities along streets and highways
- Lack of pedestrian connections between neighborhoods

- Underutilization of public transit
- Inadequate or lack of sidewalks in residential neighborhoods
- High-speed traffic with little or no “buffer zone” between pedestrians and vehicular traffic on local roadways
- Motorists’ attitudes about sharing the roads

There are current efforts to improve livability including the bicycle and transit planning efforts previously discussed. Other efforts are the City of Fort Wayne’s are:

1. traffic calming program, where requests from communities for traffic calming measures are considered on a case-by-case basis, and
2. its ADA Transition Plan, where public sidewalks and curbs are improved to better accommodate people with disabilities.

Also, the Transportation Planning Committee has developed *Coordinating and Development and Transportation Services, A Guide for Developers, Engineers, and Planners* (4) that “...is intended to encourage development designs that incorporate transit and paratransit considerations to enhance overall mobility, improve job accessibility, and conserve public and private resources. It outlines transit vehicle operating and physical characteristics and offers design options for transit vehicle accommodation.” Citilink staff has indicated that this tool has been effective and has positively affected development designs.

9. SUMMARY AND CONCLUSIONS

The Allen County and Fort Wayne area has a fairly strong transportation system made up of diverse modes of transportation. It appears that there is active leadership for each of the various modes of travel. The street and highway system operates relatively well, with some deficiencies and challenges that are being addressed on a yearly basis through the regional and local planning processes and jurisdictional capital improvement programs. The transit system is healthy and established and positioned for growth. The Fort Wayne International Airport is an important airport from a state and regional perspective, with expansion plans.

The pedestrian and bicycling systems appear to be the weakest components of the existing transportation system. The River Greenway, which includes some existing connections to the east and plans to make additional connections to the east and west, provides a potential spine for the system, but significant improvements are needed. In general, the area’s transportation system strongly favors motorized modes of travel over non-motorized modes.

10. REFERENCES

- (1) Northeastern Indiana Regional Coordinating Council, *2025 Transportation Plan Technical Report*, 2000

- (2) The Fort Wayne – Allen County Airport Authority, *Fort Wayne International Airport, Master Plan Update*, 2003
- (3) Citilink and Northeastern Indiana Regional Coordinating Council, *Citilink Transportation Development Plan*, March 2004
- (4) Northeastern Indiana Regional Coordinating Council, *Coordinating Development and Transportation Services, A Guide for Developers, Engineers, and Planners*, 2002
- (5) Aboite New Trails, *New Trails/Aboite Township Walkways and Shared Use Paths*, October 2003
- (6) City of New Haven, *City of New Haven Comprehensive Trails and Pedestrian Walkways Master Plan*

Utilities

ALLEN COUNTY/FORT WAYNE COMPREHENSIVE LAND USE PLAN
UTILITY SYSTEMS - EXISTING CONDITIONS
KEY FINDINGS

The Key Findings of the Utility Systems Work Group regarding the existing utility conditions include the following:

Overall.

1. In Allen County, the availability of utilities, primarily sanitary sewer service, has been and continues to be the key driver to the new land development aspect of land use planning.
2. The successful pursuit of the dual goals of improving regional water quality through the reduction or elimination of failed septic systems, combined sewer overflows (CSOs) and sanitary sewer overflows (SSOs) and the continued availability of new sanitary sewer capacity for land development will greatly depend on improved coordination and a regionalization of interests in this dual accomplishment rather than focusing entirely on growth.
3. No significant amount of federal grant money is expected to assist with the current regional water quality concerns. Local sources will be the primary, perhaps sole, provider of funding to address current regional water quality concerns.

Sanitary Sewers.

4. There are primarily fourteen (14) sanitary sewer systems in Allen County serving approximately 100,000 customers. The City of Fort Wayne (80,000 customers or 80%), Aqua Indiana (11,600 customers or 12%) and The City of New Haven (4,500 or 5%) provide service to more than 95% of the customers in Allen County. A majority of all of the sewer systems in Allen County plan for improvements to the capacity of their systems to accommodate expected growth during the next twenty (20) years.
5. Until 1950, most all urbanized land was served by the City of Fort Wayne Utilities while most remaining areas of Allen County were served by septic systems. As suburban areas began developing outside the City of Fort Wayne municipal limits and other urban areas developed, Allen County planning entities adopted a subdivision control ordinance which required sanitary sewer systems. As a result, several individual treatment systems (both publicly owned and privately owned) were established throughout Allen County.
6. Several tens of millions of dollars of federal grant money in the 1970s and 1980s funded interceptor pipe extensions and treatment plant upgrades to accomplish the

regional water quality improvement goals at the time such as amending widespread failure or underperformance of small sewage treatment systems.

7. Current regional water quality concerns include failed or underperforming septic systems, combined sewer overflows (CSOs) and sanitary sewer overflows (SSOs). There will be a significant cost to reduce or eliminate these community wide issues. Solutions to CSO issues alone could cost more than \$8,000 per customer. Septic system solutions have exceeded \$6,000 per household if available. The occurrence of SSOs is not allowed by regulatory agencies and could result in substantial fines per event.
8. Dual goals for sanitary sewer utility investment result: Improvements to regional water quality through the reduction or elimination of failed septic systems, combined sewer overflows and sanitary sewer overflows and the continued availability of new sanitary sewer capacity for land development.

Drinking Water.

9. There are primarily twelve (12) public drinking water systems in Allen County serving approximately 100,000 customers. The City of Fort Wayne (75,000 customers or 75%), Aqua Indiana (17,500 customers or 18%) and The City of New Haven (4,500 or 5%) provide service to more than 97% of the customers in Allen County. A majority of all of the drinking water systems plan for improvements to the capacity of their systems to accommodate expected growth during the next twenty (20) years.
10. All drinking water utilities have source water protection areas to assure the preservation of their raw water supplies. Systems supplied by groundwater wells (all except the City of Fort Wayne and the City of New Haven) have Well Head Protection areas surrounding the groundwater wells that have recently been and will continue to be key drivers of land development in those protection areas. The City of Fort Wayne participates in St. Joseph River watershed initiatives to protect the river water supply for Fort Wayne and New Haven. In addition, all drinking water providers will continue work regarding homeland security issues related to safe drinking water.

Stormwater.

11. Stormwater impacts the use and enjoyment of property, the public health, and the economy of the community.
12. Stormwater and its drainage patterns do not recognize political boundaries and require a coordinated effort to ensure that all standards and reviews for new developments are conducted in such a manner to protect Allen County's general public and the environment.

13. Increased demand for stormwater improvements and closer environmental regulatory scrutiny have resulted in the necessity of increased emphasis, funding and other resources for stormwater programs.

**ALLEN COUNTY/FORT WAYNE COMPREHENSIVE LAND USE PLAN
UTILITY SYSTEMS**

EXISTING CONDITIONS

I. Planning and Policy Component.

The availability of water and sewer systems has been a significant factor for growth throughout the United States. The availability of publicly available systems in Allen County have fostered areas of rapid development in the northern and northeastern portions of Fort Wayne, the northern towns of Leo-Cedarville, Huntertown, Grabill, Harlan and adjacent areas as well as in Aboite Township in the southwestern part of Allen County.

Water and sewer systems have been developed and regulated at several levels of government and by private companies to help conform to geographic conditions, soils, public health, political boundaries, infrastructure in-place and planned, and other factors. Systems have been developed as a response to private development interests, or based on government initiatives to encourage development in selected areas. Following construction of a utility system, there is an incentive for the utility management to encourage development in the serviceable area resulting in additional customers to recover capital costs, minimize rates, and keep the system financially sound. This fiscal incentive holds true both for private, and for government-owned utilities.

Individual wells and septic systems, aerated individual effluent treatment, package wastewater treatment plants for subdivisions, and zero-discharge/irrigation schemes have been used to allow development of parcels where there have been challenges to be connected to a central system. These decentralized systems pose problems of inspection, maintenance, repair, and potential failure.

A. Historical Development. The majority of urban land prior to 1950 was served by the municipal sewer and water systems of the City of Fort Wayne while most outlying communities in Allen County were served by septic systems. During the 1950's, suburban areas began

developing outside of the Fort Wayne municipal limits, ultimately resulting in the adoption of a subdivision control ordinance for Allen County in 1960 to provide standards for new development. The ordinance required that new subdivisions of land must be served by a centralized sewer system unless waivers were granted by the County Board of Health. While rural home sites with private disposal systems were allowed to continue at the rate of two lot sales per year, subdivision developers began installing small-centralized systems to meet the demand for new housing. Also, seeing the opportunity to serve the new developments, several private utility companies were formed to provide sewer and water service to new subdivisions and offer septic system relief in already developed areas. In time, both operational and financial difficulties led to the purchase of these small-centralized systems by either the City of Fort Wayne or the predecessors to Aqua Indiana. Further, the federal government provided millions of dollars in grants in the 1970s and 1980s to provide the additional infrastructure necessary to connect these scattered facilities to the City's sewer system. Subsequent City of Fort Wayne policies have allowed the expansion of its sewer and water system to fully utilize the federal government investment to serve large areas north and east of the City beyond its municipal boundaries.

B. Impacts and Costs of Central Water and Sewer Systems. Water and sewer systems in Allen County have been important in maintaining quality of life and economic prosperity for the citizens of the County and its municipalities. While both water and sewer services are critical, sewer service is typically the more costly of the two to provide, and is more commonly the controlling factor in the economic balance between development and utility extensions. The ongoing implementation of State and Federal environmental protection measures for wastewater treatment may result in added expenditures and may result in rate increases. The timing, magnitude and cost of these measures remains uncertain.

In areas of the County without sewers in place, planned, or nearby, the existing and future problems cannot be ignored without cost and environmental harm. Where existing on-site systems are failing, solutions can be found in the extension of central sewer systems if such extensions are economical and acceptable in a specific instance. Central system extensions have been a preferred solution, however, there have always been the concern that such extensions will

allow, or stimulate, more development in areas not planned for development due to other considerations. As sewers have been extended to fix existing problems, it can be difficult to prevent additional development in the service area or along connecting utility lines.

C. Failure of On-Site Treatment Systems. One objective of the planning process has been to address the existing on-site wastewater disposal problems in the County and prevent recurrence in the future, as well as to integrate future utility development schedule with an overall plan. The proposed application of new, more restrictive, standards for soil testing and design of leach fields by the Indiana Department of Environmental Management and the State Board of Health may mean fewer septic systems in the future. Where future individual on-site wastewater disposal systems can be utilized, an approach must be applied that ensures proper long-term functioning. Allen County is implementing such approaches with the creation of the Allen County On-site Wastewater Management District. This program has begun to provide government agency oversight with inspection and maintenance that is funded with user fees.

D. Trunk Sewer Extensions vs. Decentralized Treatment. The City of Fort Wayne has plans for trunk sewer extensions to the north, northeast, and northwest of the City for future development. Aqua Indiana also has plans to extend sewer service in the area to the southwest of Fort Wayne. These two areas of the County are the focus of greatest recent growth (per Section 3, Demographics report), and are projected for rapid growth in the near future. Other municipal sewer systems in the County are planning expansions to serve nearby development. In all of these areas of planned utility expansion, the central sewer systems can be expected to provide satisfactory service and reduce the numbers of new on-site septic and surface discharge units.

E. Growth Pressures and Utility Systems. Major questions for Allen County, and for municipalities within the County, have been how to encourage and guide development with the goals of providing residents with their desired quality of life at reasonable tax and utility rates. This necessarily involves planning and regulation of development with a long-term view. Developers and landowners often view regulations as too rigid, especially when market conditions favor development of a parcel of land that may not fall in the category for development at a specific time.

Development in Allen County has typically occurred in one of two means. A majority of land development has been caused by firms that assess consumer preferences, assemble land, plan infrastructure systems, and obtain appropriate zoning for subdivisions under the applicable County or municipal subdivision regulations. The other means of development can occur with parceling no more than two lots per year from larger tracts of land as “metes-and-bounds” sell offs. This type of development typically results in construction of individual homes along existing roadways with on-site sewage disposal and drinking water supply. These systems have been prone to failure if not located in appropriate soil areas and with sound construction principles and operated and properly maintained.

F. Coordination. In developing and implementing recommendations, interagency and intercommunity cooperation has been effective when utilized. A cohesive policy of development guidance and direction, linked with utility upgrades and extensions, can increase efficiencies in development and make the best use of public resources and services. Good planning and adherence to comprehensive plan policies by all political entities can yield many benefits to county residents and businesses.

II. Sanitary Sewer Issues.

Sanitary Sewer issues have frequently influenced land development with considerations such as availability and capacity, cost of construction, cost of service, environmental concerns, public safety, and effects on development. Many times, sanitary sewer availability has been the determining factor to land use development patterns and locations.

A. Existing Sanitary Sewer Facilities. There are primarily fourteen (14) sanitary sewer systems in Allen County providing sanitary sewer service. These systems are listed in Table 1. The approximate location and extent of these sanitary sewer systems is shown on Figure 1.

The City of Fort Wayne Sewer Utility. This utility serves most areas within the municipal boundaries of Fort Wayne, several nearby communities, regional sewer districts, unincorporated areas of Allen County, and a private utility company. The City of Fort Wayne provides

wastewater collection, treatment, and disposal services for approximately 80,000 customers. A single treatment plant discharges to the Maumee River east of downtown Fort Wayne. The plant is rated at 60 million gallons per day (mgd) with planned upgrades expected to increase to 85 mgd. Current average flows are 43 mgd for typical dry-weather conditions and 49 mgd for wet weather conditions. The Fort Wayne Utilities Department has developed a planning document for sewer service improvement and expansion in areas north of Fort Wayne, providing service to additional customers over the next twenty (20) years. Collection system improvements and sewer interceptor improvements on the St. Joseph Interceptor sewer and several tributary interceptors are planned. The existing capacity plus planned improvements allow the City to continue adding customers by serving development in areas directly served, served by nearby communities, served by regional sewer districts and private utilities and with the replacement of on-site disposal systems with central sewer service.

Fort Wayne has an ongoing program to eliminate septic systems with an accomplishment rate of averaging 100 to 150 units per year.

Aqua Indiana (previously Utility Center and AquaSource). Aqua Indiana is a publicly held private company providing sewer service in Allen County. This company is the second largest provider of sewer service based on number of customers. Aqua Indiana provides service in two geographically separate areas of the County for a total of approximately 11,600 customers.

The northern assets of Aqua Indiana provide sewer service to the Clearwater, Pine Valley and Lake River Estates areas for a total of approximately 1,600 customers. Aqua Indiana does not provide wastewater treatment in these areas but instead transports the sewage to the Fort Wayne system for treatment.

The Aboite Township assets provide service to approximately 10,000 customers over an area of 17,260 acres. Two wastewater treatment plants are located in this system. Expansion plans for the Aboite area suggest an additional area of 8,220 acres in Allen County with additional areas in Whitley and Huntington Counties.

Table 1. Sanitary Sewer Systems in Allen County.

Sanitary Sewer System.	Discharge Water Destination.
City of Fort Wayne Sewer Utility	Maumee River Basin
Aqua Indiana Sewer Utility – Aboite System.	Wabash River Basin
Aqua Indiana Sewer Utility- North System.	Transported to the Fort Wayne System.
Allen County Regional Sewer and Water District.	Eight (8) of the nine (9) systems discharge to the Fort Wayne System. Remaining system (Hoagland) discharges to Maumee River Basin
Leo-Cedarville Regional Sewer and Water District.	Transported to the Fort Wayne System.
Town of Grabill Sewer Utility.	Transported to the Fort Wayne System.
Maysville Regional Sewer and Water District.	Transported to the Fort Wayne System.
Town of Monroeville Sewer Utility.	Maumee River Basin.
City of Woodburn Sewer Utility.	Maumee River Basin.
City of New Haven Sewer Utility.	Transported to the Fort Wayne System.
Town of Huntertown Sewer Utility.	Transported to the Fort Wayne System.
Town of Zanesville Sewer Utility.	Transported to the Fort Wayne System.
Oakmont Development (Deer Track Subdivision).	St. Joseph River Basin.
Hessen Utilities (County Court Estates Mobile Home Park)	St. Mary’s River Basin.

Source: Fort Wayne City Utilities

There are about 1,200 homes in the Aboite area that are on individual wastewater disposal systems, such as septic systems. Aqua Indiana has an ongoing program to eliminate septic systems within its jurisdiction.

The City of Fort Wayne is proceeding to purchase the northern sewer and water assets of Aqua Indiana. The condemnation processes has been challenged by Aqua Indiana in the Circuit Court of Allen County.

Allen County Regional Water and Sewer District The Allen County Regional Water and Sewer District was created to address the water and sewer needs of unincorporated areas of Allen County. This district has provided financing and project facilitation for septic system relief to areas throughout Allen County. There are nine (9) wastewater systems located throughout Allen County that operate under the ownership and direction of the Allen County Regional Water and Sewer District (ACRWSD). The ACRWSD has a total of approximately 600 customers. The

ACRWSD Hoagland system has an aerated lagoon treatment system with an effluent discharge to the St. Mary's River Basin. The remaining eight systems transport sewage to the Fort Wayne utility for treatment. Those eight systems include Arcola, Canyon Run, Mayhew, Hessen Cassel, Lockville, Bienke, Ridgeway and North Woodland Heights.

Leo-Cedarville Regional Sewer and Water District. This area is located to the northeast of Fort Wayne and provides only sewer service. This system pumps its wastewater to the Fort Wayne system. No specific plans for expansion are finalized, but Fort Wayne is planning additional sewer capacity for new customers in this area over the next twenty (20) years.

Town of Grabill. This system provides sewer service in an area lying northeast from the City of Fort Wayne in and around the Town limits of Grabill.

For the Grabill service areas, existing sewers carry flow to the Leo-Cedarville system, where the accumulated flow is carried by a 21-inch trunk running via the St. Joseph River interceptor sewer southwest to the Fort Wayne system. The system serves an area of about 1,000 acres with a population of 791. The existing facilities cannot carry significant additional flow and so improvements are necessary for added capacity. Alternatives are under investigation and negotiations are underway with Fort Wayne to determine the best means of adding the needed flow capacity. These alternatives include new sewer facilities to travel along the south of the Leo-Cedarville system, and the possibility of redirecting the flow from the Town of Grabill and the Maysville Regional Sewer and Water District to the City of Woodburn Sewer Utility. No plans for expansion are finalized, but Fort Wayne is planning growth in this area for the next twenty (20) years.

Maysville Regional Sewer and Water District. This system provides sewer service in an area lying northeast from the City of Fort Wayne and southeast of the Town of Grabill.

The Maysville system carries sewage to the Town of Grabill system (which transports sewage to the City of Fort Wayne system). The Maysville system serves approximately 350 customers. The existing facilities cannot carry significant additional flow and so improvements are necessary for added capacity. Alternatives are under investigation and negotiations are

underway with Fort Wayne to determine the best means of adding capacity. These alternatives include new sewer facilities to travel along the south of the Leo-Cedarville system, and the possibility of redirecting the flow from the Town of Grabill and the Maysville Regional Sewer and Water District to the City of Woodburn Sewer Utility. No plans for expansion are finalized, but Fort Wayne is planning growth in this area for the next twenty (20) years.

Town of Monroeville. Monroeville provides sewer service. It is located in the southeast area of Allen County.

The system serves 505 customers in an area of about 500 acres within the municipal boundary. Monroeville treats its wastewater for discharge into Flat Rock Creek. It has a lagoon system with three lagoons and disinfection. The capacity is an average of 0.10 mgd and increases to 0.23 mgd during peak conditions. There are no plans to expand the service area or the capacity of treatment.

City of Woodburn. This system provides sewer service. It is located to the east of Fort Wayne. Woodburn supplies a population of about 1,300 persons.

The Woodburn system operates a wastewater treatment plant with 0.4 mgd capacity. A new waste water treatment plant is planned for the future. The capacity of this new facility has not been determined.

City of New Haven. This system is located to the southeast of Fort Wayne and provides sewer service. Wastewater is pumped to Fort Wayne under a wholesale contract. There are approximately 4,500 existing customers with 700 expected to be added by 2007. Existing wastewater flow is 1.6 mgd average, 3 mgd peak; and is expected to increase to 1.8 mgd average, and decrease to 2.5 mgd peak.

For the area lying east and southeast from New Haven, the contractual arrangements between the City of Fort Wayne and New Haven require that Fort Wayne not provide direct water or sewer

service. Systems potentially serving development in this area include New Haven and Woodburn.

New Haven is planning to separate its remaining combined sewers before 2007.

Town of Huntertown. Huntertown, located to the north of Fort Wayne, provides sewer service. Wastewater is pumped to the Fort Wayne system.

The Huntertown sewer system discharges into the Beckett Run trunk sewer of the Fort Wayne system, the existing trunk sewer cannot accommodate expected new growth in the Huntertown service area. Planned improvements in the Fort Wayne system include provision for growth in this area, but the timing and funding arrangements have not been finalized. The City of Fort Wayne is planning for an increase of customers for the next 20 years.

Town of Zanesville. Zanesville, located in the southwest corner of Allen County, provides sewer service. Wastewater is pumped to the Fort Wayne system.

Oakmont Development (Deer Track Subdivision). The Deer Track residential subdivision is located in northern Allen County near the intersection of Tonkle Road and North County Line Road. The subdivision developer, Oakmont Development, privately owns the sanitary sewer facilities and provides sewer service to the Deer Track subdivision and nearby homes and businesses. Sewage is treated at a sanitary sewage package treatment plant and effluent is discharges to an underground tributary of Cedar Creek. Cedar Creek is a tributary to the St. Joseph River. A total of approximately twenty-four (24) customers are serviced by this system.

Hessen Utilities (Country Court Estates Mobile Home Park). The County Court Estates Mobile Home Park is located in southern Allen County near the intersection of Interstate 469 and United States Route 27. The mobile home park owners privately own the sanitary sewer facilities and provides sewer service to this mobile home park. Sewage is treated at a sanitary sewage package treatment plant and effluent is discharges to a tributary of the St. Mary's River. A total of approximately 250 mobile home lots are serviced by this system.

B. Individual Treatment Systems (Septic Tanks). In portions of the County, and in some of the smaller municipalities, individual septic systems or aerated surface discharge units have been installed in recent decades. Many of these are not functioning satisfactorily due to soil conditions or maintenance failures. A report “Decentralized Wastewater Management Planning the Coldwater Road-Cedar Creek Allen County Study Area” by Schnelker Engineering, Inc. prepared for the Allen County Regional Water and Sewer District in 2003 provides a good analysis of one of the problem areas. The local Utility providers continue work to eliminate existing septic systems within the county. The Health Department has more than 12,000 permitted on-site systems, but there are many more systems that do not have permits.

C. Regulatory Issues. Regulatory issues for public sewer systems and other water quality issues in Allen County have influenced land use planning in the past and will continue in the future. Regulatory emphasis will primarily be placed on improving overall regional water quality through a focus on reducing or eliminating failed septic systems, combined sewer overflows (CSOs) and sanitary sewer overflows (SSOs). Additional regulatory focus will be placed on preventing or minimizing future water quality degradation through a focus on increased required performance levels of new septic system and new sewage treatment facilities.

The regulations are expected to be effective in improving overall water quality but are likely to increase the cost of improving existing conditions and future land stewardship and development. The cost increases are expected to effect initial installations and the on-going costs of new facilities and improvements to existing septic systems, their costs to operate, repair and maintenance and the cost to provide alternative solutions such as connection to an available sewer utility. The cost increases are expected to effect continued additions to sewer utilities, the on-going costs of new facilities and the improvements to existing facilities. The cost increases are expected to effect the initial installation and on-going operation and maintenance of new septic systems and new sewage treatment facilities. The magnitude and timing of these increased costs are not yet certain.

Notable regulatory programs significantly influencing land use planning are listed below and then further described.

- The Allen County On-site Wastewater Management District.
- The National Pollutant Discharge Elimination System (NPDES).
- Total Maximum Daily Load (TMDL) Programs.
- The Great Lakes Initiative (GLI).
- The Mercury Reduction Rules

The Allen County On-site Wastewater Management District. This septic system management district emphasizing improvements to overall water quality through a focus to increase the oversight and performance of new individual systems and their continued operation and maintenance. New on-site sewage treatment facilities as well as improvements and replacement of existing facilities will be subject to this new district.

The National Pollutant Discharge Elimination System (NPDES). The NPDES programs address point source discharges to the environment such as sewer collection system overflows and wastewater treatment plant discharges. Goals of the NPDES program include reducing or eliminating discharge of untreated or inadequately treated wastewater including CSOs and SSOs and adequate performance at sewage treatment facilities. The reduction or elimination of CSOs is addressed by a Long Term Control Plan (LTCP) by the City of Fort Wayne. This LTCP is under review by IDEM and the EPA. The City of New Haven plans total separation of its combined sewers in the near future. The NPDES approach for SSOs can include enforcement actions by IDEM or the EPA. In addition, approaches to SSOs may include Capacity Management Operation and Maintenance (CMOM) initiatives or added regulations. The NPDES impacts to new and existing sewage treatment facilities may include related influence from GLI and Mercury reduction initiatives. New sewage treatment facilities as well as improvements to existing facilities will continue to be subject to existing and potentially new NPDES programs.

Total Maximum Daily Load (TMDL) Programs. The continued assessment and maintenance of water quality in Allen County includes IDEM's TMDL program. The focus of this program is to

identify 'impaired' water body segments which are near failure of their designated water quality uses and associated water quality standards. The TMDL program can result in a watershed management plan for affected basins that includes strategies to control pollution from non-point type sources. Restrictions resulting from these strategies could effect new and existing sewer facilities. New septic system facilities, new sewage treatment facilities as well as existing septic system facilities and sewer utility facilities could be impacted by the TMDL programs.

The Great Lakes Initiative. Regulations resulting from the Great Lakes Initiative are focused on preventing degradation of the water resources of the Great Lakes. These regulations include wastewater effluent discharge limitations that are considered 'cleaner' than previous limitations. These regulations are administered as part of the NPDES programs. The GLI rules are also considered to be indicators of future regulatory changes to the remaining areas of Indiana including the Allen County areas outside of the Great Lakes basin. New sewage treatment facilities as well as improvements to existing facilities may be subject to the increased scrutiny of GLI.

The Mercury Reduction Rules. Several regulatory initiatives have focused on reducing the level of mercury in the environment. These initiatives include reducing and eliminating the amount of mercury in commercial products (such as novelty items and electrical switches), medical equipment (such as thermometers) and the educational systems (such as school science labs). Further, the regulations approach mercury disposal, air emissions, and water discharge are being reexamined by both federal and state agencies. The resulting regulations could include wastewater effluent discharge limitations that are proposed to be 'cleaner' than previous limitations. New sewage treatment facilities as well as improvements to existing facilities may be subject to the increased focus on mercury.

III. Drinking Water Issues

Unlike the dry regions of the United States such as the southwest, drinking water has been abundant in Allen County. Drinking water issues are similar to the wastewater issues in many areas of concern, including cost of service, availability, public safety, and effects on development. In general, the challenges of drinking water systems are less than sewer service because the engineering characteristics of water systems make them generally more flexible and less costly than wastewater systems. However, water supply systems can at times be a controlling factor.

A. Existing Drinking Water Facilities. There are primarily twelve (12) public water systems in Allen County providing drinking water service. These systems are listed in Table 2. The location and the extent of these drinking water facilities is presented in Figure 2.

The City of Fort Wayne. This system serves most all areas within its municipal boundaries and significant areas outside the municipal boundaries. The Fort Wayne Drinking Water Utility serves a total of approximately 75,000 residential, commercial and industrial accounts and several bulk water agreements. Raw water storage facilities consists of three river fed reservoirs containing more than 2.5 billion gallons of water. The production facilities include a centralized surface water plant with a treatment capacity of 72 million gallons per day (MGD) and an ultimate high service pumping capacity of almost 80,000 gallons per minute. The finished water storage and distribution facilities includes approximately 1,000 miles of piping and a total of more than 32 millions gallons of underground, ground level and elevated storage.

The available capacity of the Fort Wayne system exceeds the current demand and expected new demands over the next twenty (20) years. There is; however, considerations to diversifying the water supply through the addition of groundwater wells.

Table 2. Drinking Water Systems in Allen County.

Drinking Water System.	Source Water.
City of Fort Wayne Sewer Utility.	Surface Water Source, St. Joseph River.
Aqua Indiana Sewer Utility – Aboite System.	Groundwater Wells.
Aqua Indiana Sewer Utility- North System.	Groundwater Wells.
Town of Grabill Sewer Utility.	Groundwater Wells.
Maysville Regional Sewer and Water District.	Purchased Water from Grabill.
Town of Monroeville Sewer Utility.	Groundwater Wells.
City of Woodburn Sewer Utility.	Groundwater Wells.
City of New Haven Sewer Utility.	Purchased Water from Fort Wayne.
Town of Huntertown Sewer Utility.	Groundwater Wells.
Sunnymeade Association	Purchased Water from Fort Wayne.
Pioneer Water	Groundwater Wells.
Hessen Utilities (County Court Estates Mobile Home Park)	Groundwater Wells.

Source: Fort Wayne City Utilities

Aqua Indiana. Aqua Indiana is a publicly held private company providing sewer service in Allen County. This company is the second largest provider of drinking water service based on number of customers. Aqua Indiana provides service in two geographically separate areas of the County for a total of approximately 17,500 customers.

The northern assets of Aqua Indiana provide drinking water service the northern portion of Fort Wayne and areas further north for a total of approximately 7,500 customers. Aqua Indiana operates three drinking water plants supplied with groundwater in this area.

The Aboite Township assets provide service to approximately 10,000 customers. Three (3) drinking water plants are located in this system. Expansion plans for the Aboite area suggest an additional service in Allen County with additional areas in Whitley County and Huntington County.

The City of Fort Wayne is proceeding to purchase the northern sewer and water assets of Aqua Indiana. The condemnation processes has been challenged by Aqua Indiana.

Allen County Regional Water and Sewer District. This District does not provide water service, although it is chartered to do so under its legal structure.

Town of Grabill. This system provides water service in an area lying northeast from the City of Fort Wayne. Grabill has groundwater wells for water supply and serves approximately 250 customers and the Maysville Regional Water and Sewer District. No capacity expansion is planned.

Maysville Regional Water and Sewer District. This system provides water service in an area located northeast of Fort Wayne and southeast of Grabill. This system purchases water from Grabill. There are no plans for expansion of the service area or capacity.

Town of Monroeville. Monroeville provides water service. It is located in the southeast area of Allen County. The supply is from wells, with treatment at a single plant rated for 0.1 mgd average and 0.645 mgd peak. The system serves 505 customers in an area of about 500 acres within the municipal boundary. There are no plans for expansion of the service area or capacity.

City of Woodburn. This system provides water service and is located to the east of Fort Wayne. Woodburn supplies a population of about 1,300 from groundwater wells.

City of New Haven. This City provides both water and sewer service. New Haven serves about 4,500 customers with treated water purchased from Fort Wayne under a wholesale contract limited to a maximum of 3 mgd peak. They plan to increase the limit to 4 mgd if possible, and 700 additional customers by 2007. Average demand is 1.6 mgd and the peak, 1.9 mgd, expected to increase to 2 mgd average and 2.5 mgd peak. New Haven has entered into an agreement with Fort Wayne to provide service to a large area to the east of New Haven, to the eastern county line (also the border with Ohio).

Town of Huntertown. Huntertown, located to the north of Fort Wayne, provides water service. Groundwater wells provide treated water supply to 3,780 customers in Huntertown.

Sunnymeade Community Water Association. This system serves a residential subdivision of Sunnymeade located in the western portion of the City of New Haven along the south side of New Haven Avenue. This system purchases drinking water from the City of Fort Wayne and distributes the water to approximately 520 customers.

Pioneer Water. This system serves a portion of the Leo-Cedarville area. Groundwater wells provide the source water for this utility that has approximately 330 customers. The current area of service in Leo-Cedarville includes the residential subdivisions of Pioneer Village, Matea Valley and a portion of Lions Gate. In addition, several customers are served along the nearby roadways of Hoesler Road, State Road 1 and Amstutz Road. This system plans expansion of its facilities in by 2006.

Hessen Utilities (Country Court Estates Mobile Home Park). The County Court Estates Mobile Home Park is located in southern Allen County near the intersection of Interstate 469 and United States Route 27. The mobile home park owners privately own the public water system facilities and provides drinking water service to this mobile home park. Drinking Water is obtained from groundwater wells. A total of approximately two hundred and fifty (250) mobile home lots are serviced by this system.

B. Private Individual Drinking Water Wells. Private wells for individual domestic and commercial supply are common throughout the county, with over 10,000 recorded. These typically extend into the limestone bedrock in the southern part of the County, and provide adequate supplies of safe water, but high levels of mineralization, especially sulphates may cause taste and odor problems for some of these wells. Where central water supply is extended to areas of individual bedrock wells, users can generally obtain better quality supply from the central system where treatment removes excess minerals.

C. Impact of Regulatory Issues. Regulatory issues for public water supplies in Allen County have not resulted in major concerns. Wellhead protection plans have been developed for groundwater supplies in accordance with requirements. Possible future regulatory issues that will continue to be monitored by water utilities include:

- The U.S. Environmental Protection Agency (EPA) Groundwater Rule for groundwater well systems.
- The Microbial and Disinfection Byproduct (DBP) Rules for surface water supplies.
- The changes of the total Coliform Rule.
- Containment Candidate List 2.
- The Arsenic Rule.

Surface water suppliers (Fort Wayne) could be required to make changes to compliance standards. Ground water well supplies could be required to change disinfection processes, depending on the specific requirements that are included in the final Groundwater rule. This could involve a cost to these types of systems.

Development of large capacity wells for public or commercial/industrial water facilities can cause water levels to fall nearby to the private wells. In these cases, it may be necessary to either improve the effected individual wells or to provide replacement supply from a different system.

D. Source Water Protection

Groundwater Wellhead Protection Areas, Delineation and Restrictions. Wellhead protection areas have been delineated for 11 individual well sites in Allen County, including the community water systems of Aqua Indiana, Grabill, Huntertown, Monroeville, Pioneer Water, Hessen Utilities and Woodburn. These drinking water wellhead protection areas are shown on Figure 3.

A Wellhead Protection Area is a designated zone around a drinking water well that is established to protect the well from contamination. It is intended to encompass, at minimum, the "active" zone of contribution to the well. Wellhead Protection Areas are typically defined on either a fixed radius or "time of travel" basis. The "time of travel" concept is based on the distance that one drop of water is predicted to move through an aquifer over a given period of time, usually expressed in years. IDEM uses either a minimum fixed radius of 3,000 feet around the well or a

5-year time of travel to define wellhead protection areas, depending upon the size and capacity of the system.

Wellhead protection requirements come from the federal Safe Drinking Water Act. Indiana's resulting Wellhead Protection Program Rules (327 IAC 8-4.1) requires all community public water systems relying on groundwater to define a Wellhead Protection Area, identify potential sources of contamination within the Wellhead Protection Area, and develop a Wellhead Protection Plan. In addition, there are state-level restrictions on certain activities such as new landfills, underground storage systems, and hazardous materials storage areas that are located within wellhead protection areas.

Surface Water Watershed Protection Areas, Delineation and Restrictions. The largest single surface water supply for Allen County residents, and the source for the Fort Wayne water system, is the St Joseph River. The City of Fort Wayne participates in the St. Joseph Watershed Initiative which works to protect the watershed areas from contamination. The St. Joseph Watershed is shown on Figure 3.

VI. STORMWATER SYSTEMS

The disposition of stormwater in Allen County impacts a broad spectrum of the community. Flooding and habitual high water areas impact the quality of life by restricting the use and enjoyment of property, as well as posing environmental and health issues. Poorly drained lands also create economic hardships for the communities of Allen County in their efforts to overcome existing storm drainage problems for their citizens and significantly add to the cost of preparing land for new development. Since stormwater drainage patterns do not recognize political boundaries, a uniform approach to identifying and resolving stormwater issues would assist in the resolution of these issues.

Stormwater related issues encompass multiple components that include both the drainage systems' capacity and water quality elements. Capacity issues are influenced by the needs and demands of property owners throughout the rural and urbanized parts Allen County as well as

the development community. These concerns range from identifying and solving existing drainage problems as well as proactively planning for future development so that new development can occur without generating additional problems.

In addition to the environmental regulations of the Federal and State governments, water quality issues are influenced by the expectations of the property owners and residents of Allen County and their desire to have safe, clean waterways. The National Pollutant Discharge Elimination System (NPDES) was formulated in 1990 under the Clean Water Act for the purpose of improving water quality by reducing pollution. In 1999 the United States Environmental Protection Agency (EPA) expanded the initial Phase I NPDES program to include smaller urbanized areas and smaller land disturbing activities – NPDES Phase II.

The impact and implementation of these issues affects multiple units of local government in Allen County. The urban areas of Allen County are required to comply with Federal and State environmental quality mandates for stormwater drainage. These requirements will have significant impacts on capital and operating costs, administration of standards and policies and growth for the local governing bodies. The City of Fort Wayne formed its stormwater utility in 1991 in response to the Stormwater Phase I regulations. The Allen County Drainage Board and the City of New Haven both formed stormwater utilities in 2004 in preparation for implementation of federal and state stormwater regulation requirements. Not only is it necessary for the governing agencies to establish mechanisms to fund these mandates, they will be required to develop standards and policies that will align development and construction practices within the urban areas with the required environmental protection standards established through the NPDES program. Current local stormwater project design and construction methods will require substantial modification, impacting both the public and private sectors.

Because stormwater watersheds and flow patterns follow natural topographic features rather than political/jurisdictional boundaries, activities and the implementation of local regulations in one jurisdiction will likely impact a neighboring jurisdiction. Jurisdictional responsibilities and inter-agency cooperation has been successful when utilized when considered within the stormwater planning element.

A. Existing System Summary. Allen County is located within two major river basins; the western third of the County is in the Wabash River Basin generally flowing south and west. The eastern two thirds of the County is in the Maumee River Basin that flows easterly to Ohio and on to the Great Lakes.

The St. Joseph River enters the County from the north and the St. Mary's River flows into the County from the south. These two rivers merge in downtown Fort Wayne, forming the Maumee River. These three rivers serve as the ultimate stormwater conveyance system for the majority of Allen County and its various municipalities.

Regionally, water is conveyed through a number of open ditches, natural and regulated drains, and channels that meander through the rural and urbanized areas of the County. In many instances, these drainage systems cross municipal boundaries, ultimately making their way to one of the major river systems.

“Local” drainage systems draining neighborhoods and developed areas generally contain a maze of storm sewers and detention ponds that drain developed properties as well as the public thoroughfare systems.

The Fort Wayne Stormwater utility currently contains more than 600 miles of storm sewers, ditches, open channels and drains and serves more than 80,000 residential and commercial customers. The City of New Haven also has a stormwater utility. Other incorporated areas in Allen County including Huntertown, Leo-Cedarville, Grabill, Woodburn, and Monroeville have systems for conveying storm water however no municipal stormwater utility exists. No information is available at the present time regarding the storm drainage systems in the unincorporated areas of Arcola, Harlan, Hoagland, Yoder, and Zanesville.

The Allen County Surveyor's Office exercises jurisdiction over all of the County Regulated Drains and County Regulated Subdivisions throughout the County. This includes over 2600 miles of open ditches and tiles and the storm drainage systems for approximately 130 residential

subdivisions. The Allen County Drainage Board's stormwater utility primarily includes areas outside of the boundaries of the incorporated areas of the County; however several recently annexed residential subdivisions lie within the corporate limits of Fort Wayne. The rivers, streams and watercourses not identified as regulated drains are under the jurisdiction of the State of Indiana.

B. Stormwater Management. It appears there are two formalized stormwater management processes within Allen County. All new land development within the corporate limits of the City of Fort Wayne is reviewed by the engineering staff of City Utilities while the Allen County Surveyor's Office manages the drainage issues of County-Regulated Drains and County-Regulated Subdivisions. All water being conveyed to these county regulated systems from new land developments require approval from the County Surveyor and the County Drainage Board, regardless of the location of the site. Additionally, and upon request, the Surveyor's office reviews the storm drainage plans for new developments in Hometown, Leo-Cedarville, Grabill, and New Haven. As a matter of courtesy, the Surveyor's office also offers storm drainage review and comment for land developments within Fort Wayne. Because stormwater runoff from areas beyond corporate boundaries flows into incorporated areas and likewise, stormwater from municipally owned systems flow into the County, the condition and capacity of these larger systems is important to multiple stormwater authorities. Consequently, managing stormwater through the development process has been becoming increasingly challenging. As the condition of the larger receiving systems deteriorates and more impervious areas are created, runoff rates and flow patterns have been significantly impacted. Additionally, as stormwater utilities mature, customer expectations increase for the resolution of standing water and drainage problems. This leads to the development of capital projects and drainage system expansion. Looking at development and public sector drainage system expansion on a project- by -project basis, without adequate analysis of the overall condition and capacity of the watershed may not be practical. While thorough stormwater reviews are conducted for new developments in the majority of the urbanized area of Allen County, engineering standards and requirements often differ among the reviewing jurisdictions. This has lead to confusion for engineers and land developers and results in potential problems as new areas are annexed.

C. Stormwater Quality – Regulatory. As part of the new Federal NPDES Stormwater Phase II Regulations passed December 1999, the State of Indiana developed rules to deal with the ongoing problem of stormwater pollution. One such rule is Rule 13 (327 IAC 15-13) of the Indiana Administrative Code that deals with stormwater runoff associated with municipal separate storm sewer system conveyances. Phase II of Rule 13 regulations apply to most entities having a municipal separate storm sewer system serving populations in excess of 100,000 (MS4s) or in a designated urbanized area, as delineated by the U.S. Census Bureau. In Allen County, four communities are regulated under Rule 13: Fort Wayne, New Haven, Hometown and Leo-Cedarville. The Allen County Surveyor and the Allen County Drainage Board represent the designated urbanized area of the County outside of Fort Wayne and New Haven, including Hometown and Leo-Cedarville.

The major concern for urbanized stormwater runoff is nonpoint source pollution. Nonpoint Source Pollution comes from sources throughout a watershed, and its points of origin can be very difficult to determine. During rains events and snowmelts, water washes away pollutants that have accumulated on roads, highways, sidewalks and parking lots. Common nonpoint source pollutants include pesticides, fertilizers, oils, salt, litter and other debris. These pollutants are washed into local streams and rivers through ditches and storm sewers, resulting to damage to these water systems.

Other requirements associated with reducing pollution are identified in Indiana’s Rule 5 (327 IAC 15-5), also a part of the NPDES program. A significant source of pollution is sediment entering streams and waterways as a result of erosion. According to the federal government, soil loss due to erosion from construction sites is the single largest source of sediment deposited in waterways. Consequently, the purpose of Rule 5 is to reduce sediment pollution resulting from soil erosion on construction sites of 1 acre in size or larger. Phase II implementation of the Rule 5 standard applies to construction sites of 1 acre or larger while the regulation prior to 1999 applied to 5 acre sites. MS4s and designated urban areas are mandated to adopt and implement development standards, inspection and enforcement strategies that will ensure that land developments comply with the Rule 5 requirements. This will require greater involvement of the

local stormwater authorities during the plan review process and site preparation and construction phase of a project.

Because of the nature of stormwater drainage, these regulatory issues will require coordination, information sharing and planning strategies among the stormwater review agencies and providers throughout Allen County. Since a site under development may be located within the jurisdiction of one stormwater agency while its site runoff and drainage may flow into the control of a different stormwater agency, the impact of pollutants and sediment deposits extend beyond political boundaries.

Environmental Stewardship

1.0 OVERVIEW

1.1 Report Purpose

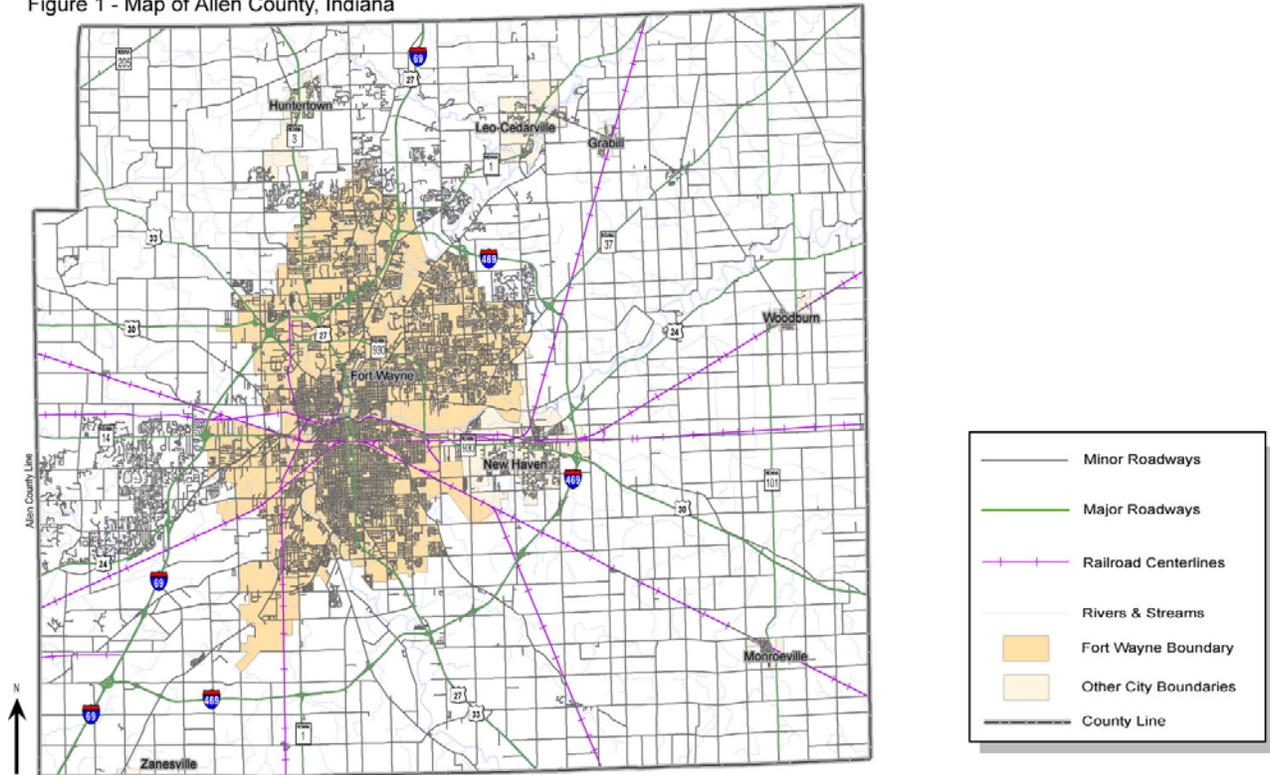
The purpose of this report is to provide baseline information, key findings, and identification of key issues associated with the natural resources of the Allen County/Fort Wayne, Indiana project area. Information documented in this report will be used as a basis for informing planning policy decisions in formulation of a Joint County/City Comprehensive Plan.

Tables and Figures referenced in the text appear at the end of this document in Appendices A and B, respectively.

1.2 Project Area

The project area encompasses all of Allen County, including the City of Fort Wayne, Allen County townships, incorporated places, and unincorporated areas of the County. **Figure 1** shows a map of Allen County and major political jurisdictions located within its boundaries. Total land area covered by the Allen County/Fort Wayne project area is 422,407 acres.

Figure 1 - Map of Allen County, Indiana

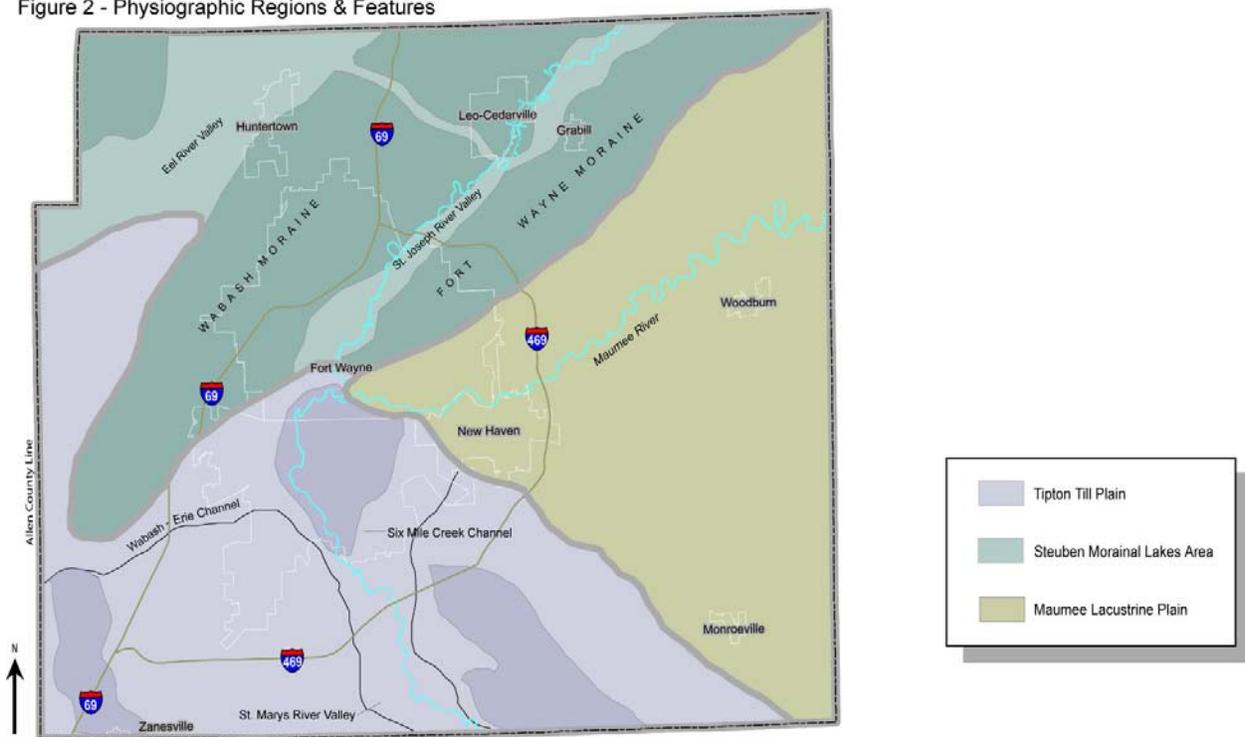


2.0 EXISTING CONDITIONS INVENTORY

2.1 Physiography

Allen County lies at the juncture of three distinct physiographic regions – the **Steuben Morainial Lakes Area**, the **Tipton Till Plains**, and the **Maumee Lacustrine Plain**. The county also lies across a major drainage divide between Lake Erie and the Mississippi River. This divide runs generally north/south through the western portion of the county. **Figure 2** shows the principal physiographic regions and features in Allen County.

Figure 2 - Physiographic Regions & Features



Source: Adapted from "The Hydrogeology of Allen County", Anthony H. Fleming, Indiana Geological Survey and Indiana University, 1994

The **Steuben Morainial Lakes Area** occupies the northern portion of the county. This area is characterized by hummocky, relatively rugged terrain that is the result of glaciation. The Wabash and Fort Wayne Moraines are prominent features in this region. These formations are end moraine features deposited during the last major glacial advance into the area around 12,000 to 15,000 years ago (Erie Lobe). The narrow St. Joseph River Valley runs between the two moraines, and the broader Eel River Valley lies to their west. The deeply incised valley of Cedar Creek cuts across the Wabash Moraine on its way to join the St. Joseph River. Lowlands in this part of the county are irregular and dotted with small lakes and wetlands.

The **Tipton Till Plains** occupy the south and west portions of the county. The Tipton Till Plains extend over most of central Indiana and give rise to the broad, flat to gently rolling topography that is characteristic of this part of the state. The southern limbs of the Wabash and Fort Wayne Moraines extend into this part of the county, providing some topographic contrast, but their relief is much subdued here relative to their northern limbs in the Steuben Morainal Lakes region. The Wabash-Erie Channel, St. Mary's River Valley, and Six Mile Creek Valley are the principal drainage features in the Tipton Till Plains region. The Mississippi-Lake Erie drainage divide is particularly evident in the Wabash-Erie Channel. The St. Mary's River flows northeast through this feature toward Lake Erie, while the Little River, which originates on the west side of the divide, flows to the southwest through this same feature toward the Mississippi River.

The **Maumee Lacustrine Plain** occupies the eastern portion of the county. It is an ancestral remnant of Lake Erie, which once extended into this area perhaps as late as 10,000 years ago. Except for the Maumee River Valley and prominent remnant beach ridges along its northern edge, this area is a flat, featureless plain. Fine textured soils derived from lake deposits cover the underlying bedrock in varying thicknesses ranging from 30 to more than 70 feet. Drainage is generally poor in this region, and much of this portion of the county has been tiled and drained by ditches.

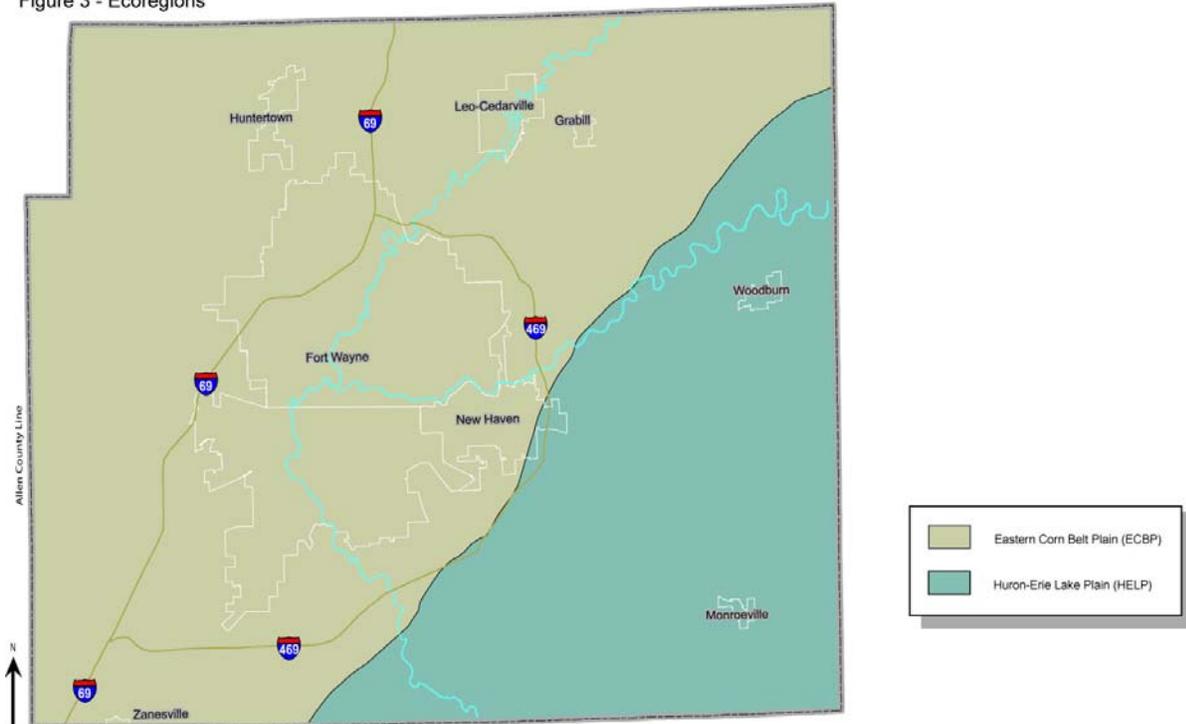
2.2 Ecoregions

Ecoregions are broad areas of relatively homogeneous climate, soils, geology, physiography, land use, and vegetation that tend to give rise to distinct ecosystems. Ecoregions are a way for natural resource planners and others to assess and compare areas on a broad scale in terms of their ability to support particular assemblages of vegetation and animal life, and their sensitivity to human impacts.

Allen County lies on the boundary between the *Eastern Corn Belt Plains (ECBP)* and *Huron/Lake Erie Lake Plain (HELP)* ecoregions. This distribution of ecoregions strongly reflects the county's glacial history. As with much of the Upper Midwest, glaciation is the principal natural force responsible for shaping differences in the landscape's potential to support particular ecosystem types, and related variations in the way it responds to human impacts. *Figure 3* shows the principal ecoregions in Allen County.

The western part of the county lies principally in the *Eastern Corn Belt Plains (ECBP)* ecoregion. This region is characterized by level to gently rolling topography on broad glacial till plains, punctuated by other glacial features - moraines, kames, and outwash plains. Most stream valleys are post-glacial in origin, tending to be shallow and relatively narrow. Watersheds tend to be large, the major ones covering thousands of square miles. There are few natural lakes. Those that exist are typically small and formed in glacial depressions. This region originally supported a virtually unbroken expanse of mixed deciduous forest, but has been cleared and largely converted to agriculture. Except for a few protected remnants, existing forested areas are regrowth stands. Many smaller natural streams have been channelized to improve drainage or prevent flooding. Constructed ditches are prevalent.

Figure 3 - Ecoregions



Source: "Ecoregions of the Upper Midwest States" EPA/600/3-88/037, 1988.

The eastern part of the county lies principally in the *Huron/Lake Erie Lake Plain (HELP)* ecoregion. This region is characterized by flat terrain reflecting its origins as an ancestral lakebed of glacial Lake Erie. Remnant beach ridges and post-glacial stream valleys account for what little topographic contrast is to be found. Soil drainage is generally poor, necessitating extensive channelization of streams and installation of tile drains to support agricultural activities. This region was historically covered by wetland forests dominated by American elm and red maple. Watersheds are generally smaller than in the ECBP regions, encompassing hundreds, rather than thousands of square miles for larger streams.

2.3 Geology

Glaciation is the principal force responsible for shaping the topography and underlying geology of Allen County. The original bedrock generally does not exert a prominent influence at or near the surface as it is buried by glacial deposits in thicknesses ranging anywhere from 30 to 300 feet thick across the county. Underlying bedrock features did play some role in influencing the patterns of glacial advance and retreat, thus contributing indirectly to the shape of the modern landscape. Bedrock geology plays a more prominent role in the county's groundwater resources (See Section 2.7.1).

Ice sheets advanced and retreated many times over northeast Indiana during the course of the Ice Age, which began perhaps 1 million years ago. The most influential advances in Allen County are the most recent, which occurred between about 22,000 and 10,000 years ago. This period is known as the Wisconsin Age. Three major ice advances into Allen County occurred during this

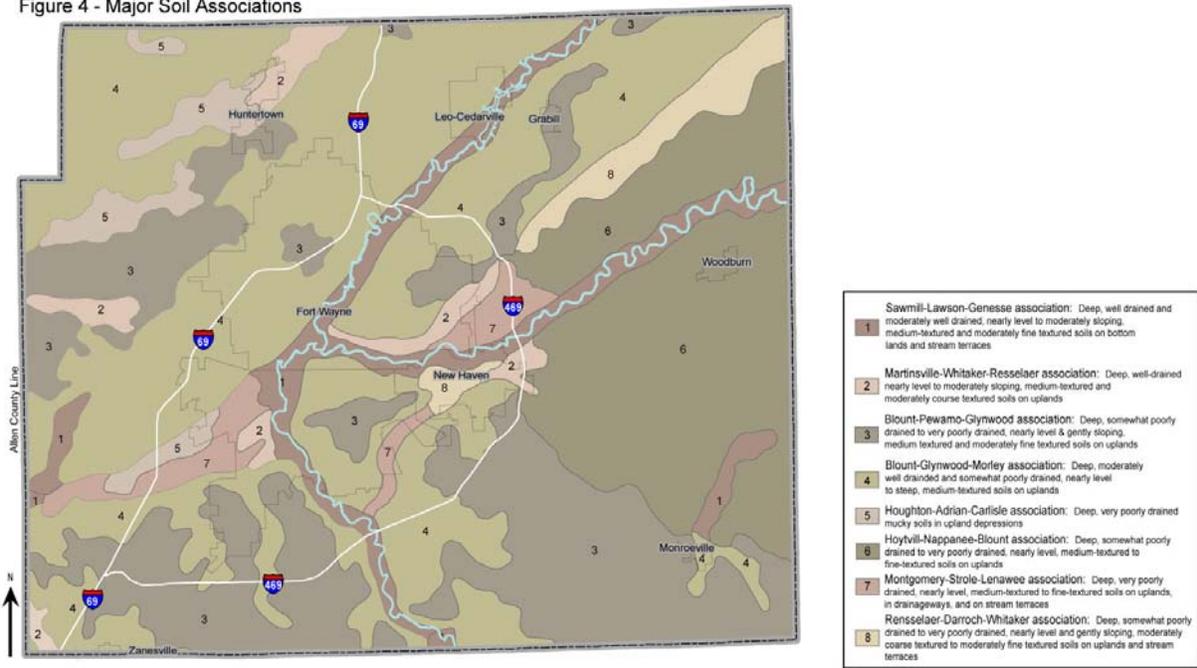
period – the Huron-Erie Lobe, followed by the Saginaw Lobe, and, finally, the Erie Lobe. Historic expansions and contractions of Lake Erie also accompanied these ice advances. Each major advance left behind a characteristic assemblage of deposits by which they may be distinguished, referred to as formations. An understanding of these formations and the glacial forces responsible for shaping them aids greatly in understanding the county’s topography, soils, groundwater resources, and other fundamental environmental factors. **Table 1** in the appendix summarizes the characteristics of the three major Wisconsin ice advances and their resulting formations.

2.4 Soils

2.4.1 General

Soils in Allen County strongly reflect their glacial origins. Eight major soil groups, known as soil associations, may be distinguished in the County. Each soil association is composed of multiple soil types that tend to occur together in a consistent pattern and proportions. Characteristics of the County's major soils associations are described in **Table 2** in the appendix. Their locations and extent are shown in **Figure 4**.

Figure 4 - Major Soil Associations



Source: Natural Resources Conservation Service State Soil Geographic Database

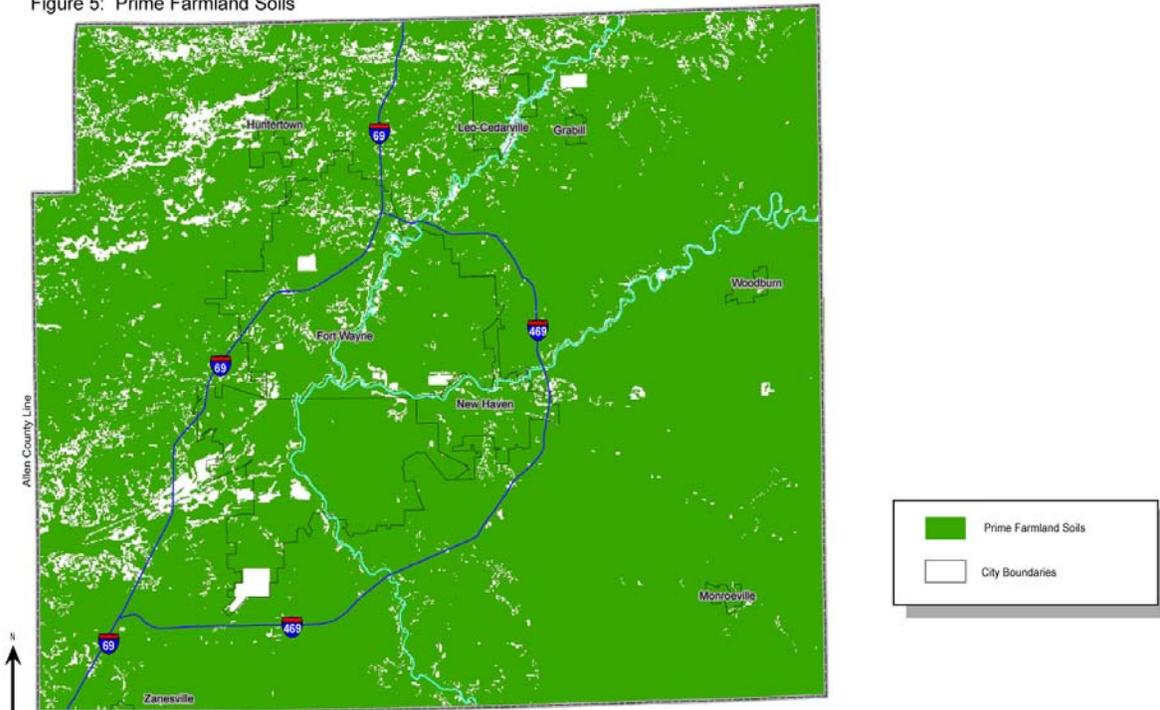
The majority of the County's soils are derived from fine-textured glacial till deposits mixed with varying amounts of coarser sand and gravel. On the Maumee Lake Plain in the eastern part of the county, very fine-textured lake bottom deposits from the ancestral remnants of Lake Erie form the principal parent material. Coarser outwash deposits in the Eel River Valley and Wabash-Erie Channel give rise to some of the County's better drained soils, however, both also contain some of the County's most extensive areas of organic soils, formed from the decayed remains of vegetation growing in glacial depressions (Carlisle-Willette Association).

Beach ridge soils, such as the Belmore, Oshtemo, and Martinsville fine sandy loams and loams found in the Martinsville-Belmore-Fox Association and as minor soils in the Rensselaer-Whitaker Association, are also of interest for their origins in ancestral beach ridges of glacial Lake Erie. These soils occur along the north and west edges of the Maumee Lake Plain to the northeast and east of Fort Wayne, a path roughly traced by SR 37. More recent alluvial deposits along the County's modern drainage ways account for the balance of principal parent material types.

2.4.2 Prime Farmland Soils

Prime farmland soils are soils that exhibit the best combinations of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops. Prime farmland soils have the soil quality, growing season, and moisture supply necessary to economically produce high yields of most crops on a sustainable basis when managed in accordance with contemporary farming methods. Specific criteria and soil types constituting prime farmland are defined at the national level by the Natural Resource Conservation Service (NRCS). According to the 2003 *Indiana Farmland Protection Plan*, an estimated 92 % of Allen County's total land area qualifies as prime farmland. Allen County also has the highest total acreage of prime farmland of all Indiana counties. Prime farmland soils in Allen County are listed in **Table 3** in the appendix. Their coverage in the County is shown on **Figure 5**.

Figure 5: Prime Farmland Soils



Source: Natural Resources Conservation Service State Soil Geographic Database

Unique farmland includes soil types other than prime farmland that are suitable for the production of high value specialty crops such as cranberries or other specialty fruits and

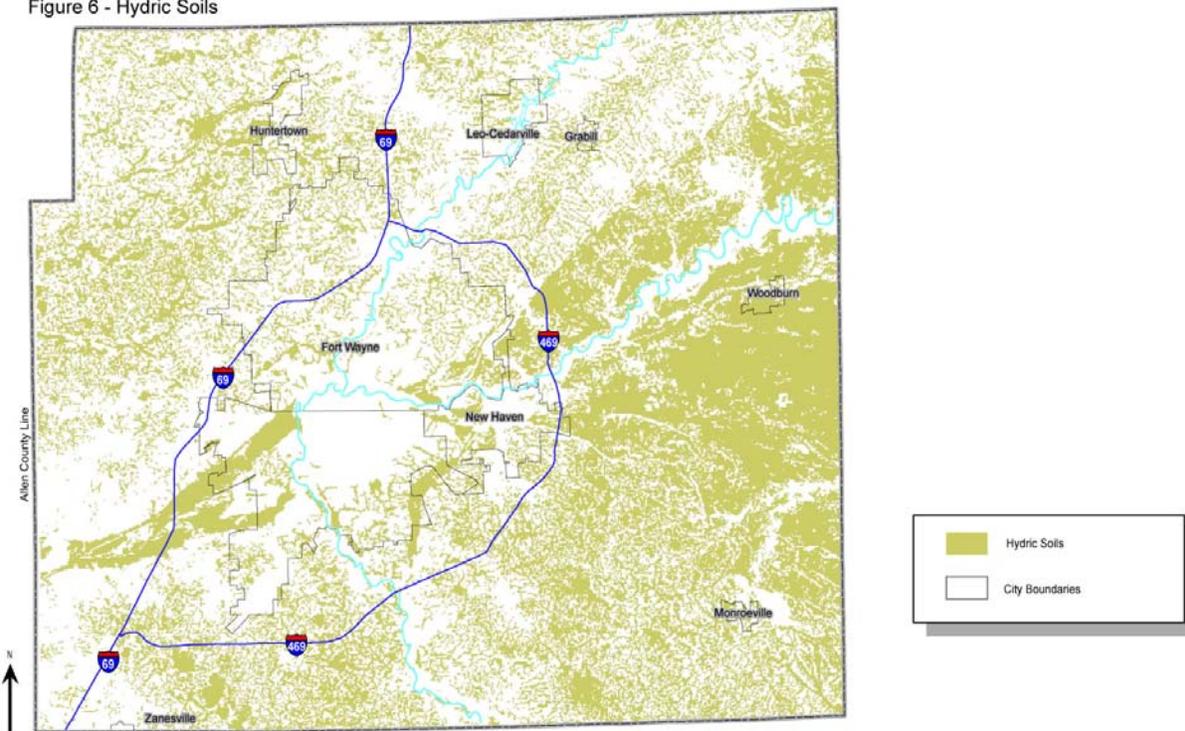
vegetables. Unique farmland soils have the particular combination of soil quality, location, topography, growing season, and moisture needed to economically produce high yields of specialty crops. Once converted, unique farmland soils can typically not be economically returned to agricultural use. No unique farmland soils have been identified in Allen County or statewide.

Farmland of Statewide Importance includes soil types other than prime or unique farmland that are considered important on a statewide basis for production of food, feed, fiber, forage and oilseed crops. In Indiana, these generally include mucky and poorly drained soils which, when managed for drainage, are capable of producing yields comparable to prime farmland. Farmland of statewide importance accounts for an estimated 2 % of Allen County's total land area. Soil types designated as farmland of statewide importance in Allen County are listed in **Table 4** in the appendix.

2.4.3 Hydric Soils

Hydric soils are soils that are saturated at or near the surface for sustained periods of time during the growing season. The source of saturation may be flooding or ponding of surface water from above, or the result of a high water table from below. Hydric soils are of interest to planners primarily for two reasons: 1) they tend to give rise to wetland conditions when not artificially drained, and 2) they pose serious limitations for construction and the siting of septic systems.

Figure 6 - Hydric Soils



Source: Natural Resources Conservation Service State Soil Geographic Database

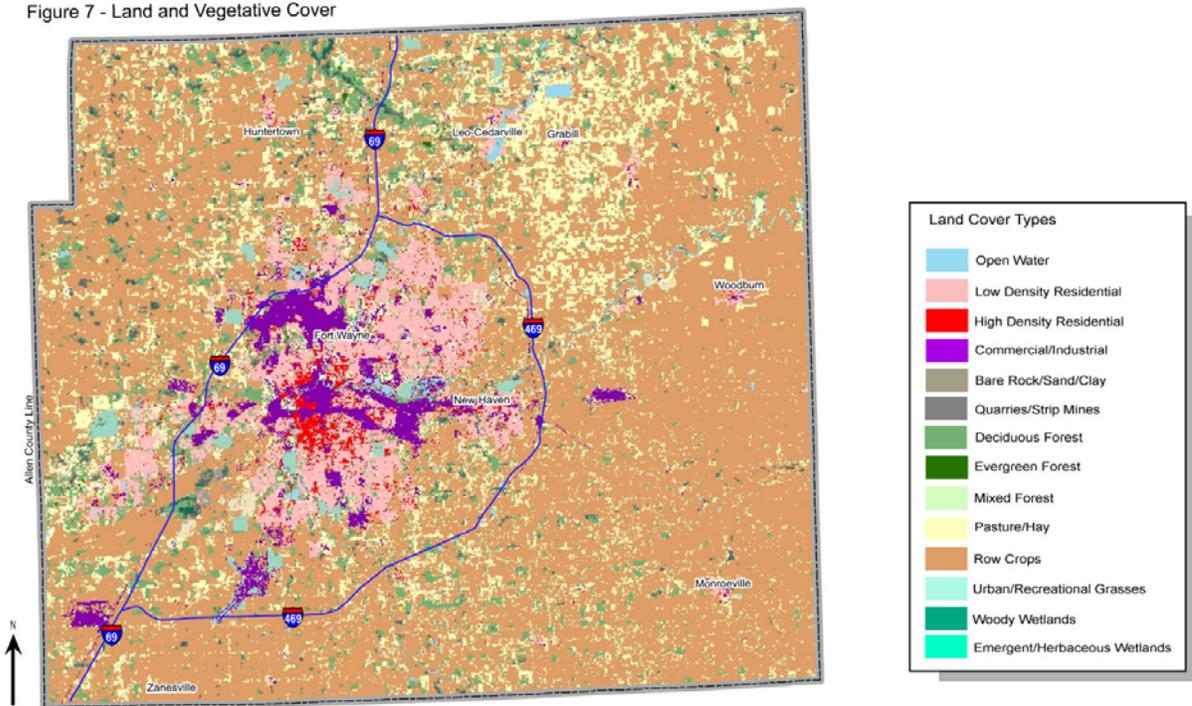
Hydric soil types are defined at the national level by NRCS, but may be supplemented at the County level. Two categories of hydric soil types are usually described: 1) soils which

themselves exhibit hydric characteristics, and 2) soils which are not themselves hydric but which may include small areas of hydric soils that cannot be mapped at the scale at which most soil surveys are completed. **Table 5** in the appendix lists the hydric soil units present in Allen County. Their location and extent are shown on **Figure 6**. **Table 6** in the appendix lists the nonhydric soil types in Allen County that may contain smaller inclusions of hydric soils. The presence of hydric inclusions can only definitively be determined at the level of individual sites.

2.5 Land and Vegetative Cover

Although it encompasses the relatively large urbanized area of Fort Wayne and its surrounding suburbs, Allen County is still overwhelmingly a rural county with most of its land area in active agricultural production. **Figure 7** illustrates land cover distribution throughout the county. Each of the principal land cover categories present in the county is described below.

Figure 7 - Land and Vegetative Cover



Source: "A GIS Atlas for Indiana", Indiana University, Indiana Dept. of Transportation, and Bernardin, Lochmueller & Associates, Inc.

Agricultural - This category includes areas in active agricultural production either in *row crops*, such as corn and soybeans, or *pasture/hay* for livestock.

Residential - This category includes areas dominated by residential uses, including both *high density* areas dominated by apartment complexes and town homes, and *low density* areas dominated by single family homes and larger lot sizes.

Commercial/Industrial - This category includes areas dominated by concentrations of *commercial* or *industrial* uses, such as shopping centers, warehouse districts, hospitals, airports, industrial parks, and large manufacturing plants.

Open Land - This category includes open *urban* and *recreational* areas dominated by *grasses* or other herbaceous vegetation, but not in active pasture. Park lands, golf courses, and maintained lawns at large institutions are examples of lands included in this category.

Disturbed Lands - This category includes *quarries*, *mines*, large construction sites, and other areas of disturbed or *bare* lands at the time of the survey.

Forested - This category includes lands dominated by mature trees. *Deciduous*, *evergreen* and *mixed* forest communities are included in this category.

Wetlands - This category includes areas dominated by wetland plants and conditions. *Woody* wetlands dominated by trees or shrubs, and *emergent* wetlands dominated by herbaceous vegetation (e.g. cattails, reeds, rushes) are included in this category.

Open Water - This category includes lakes, rivers, streams, reservoirs, farm ponds, and other significant *open water* impoundments such as sewage treatment lagoons.

2.6 Natural Heritage Features

2.6.1 Rare, Threatened and Endangered Species

The Indiana Heritage Data Base contains information regarding reported occurrences of endangered, threatened and rare (ETR) plant and animal species throughout the state. The U.S. Fish and Wildlife Service (USFWS) is responsible for designating federally endangered and threatened species on a national scale. IDNR is responsible for making similar designations at the state level.

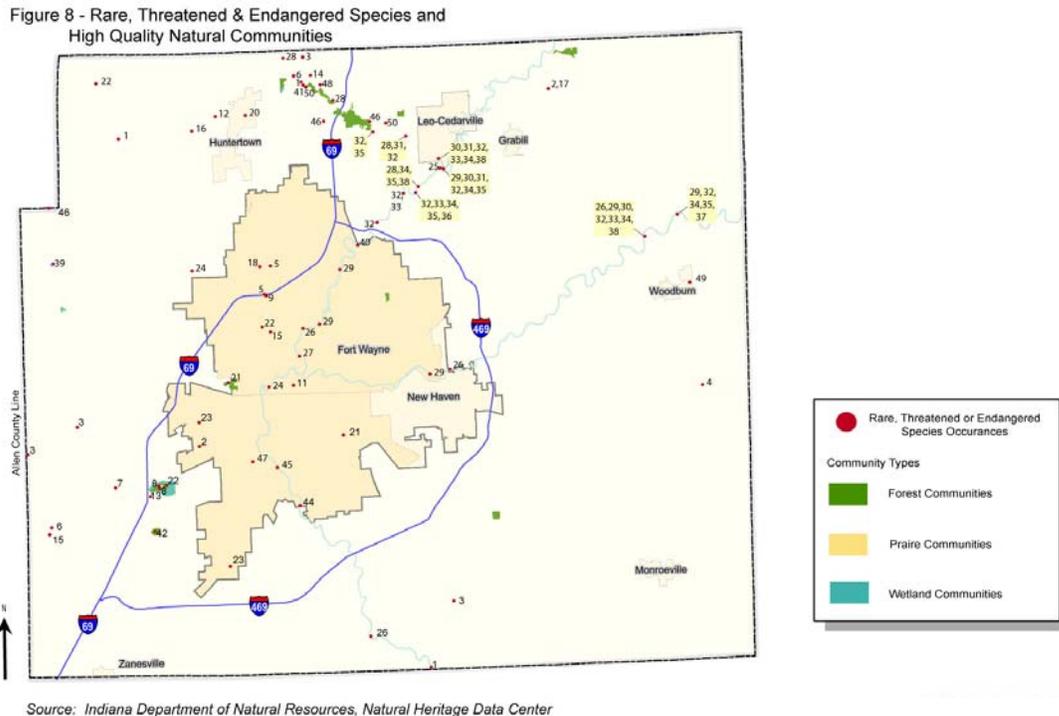
The federal “endangered” listing is the most severe, indicating that the plant or animal is in imminent danger of extinction throughout or over a significant portion of its national range. The federal “threatened” designation indicates the plant or animal is likely to become endangered on a national scale in the foreseeable future if conservation actions are not undertaken.

IDNR is responsible for making parallel determinations regarding species considered “endangered” or “threatened” in Indiana, even though they may be prevalent in other parts of their range. IDNR also maintains occurrence data for species considered “rare”, of “special concern”, on a state “watch list”, “significant”, “extirpated”, and “reintroduced” throughout the state, and for species not assigned any of the above designations, but whose rarity in Indiana warrants concern.

Table 7 in the appendix summarizes the latest available ETR reported occurrence data for Allen County (including the City of Fort Wayne). Reported occurrence locations are shown on **Figure 8**. The precision of reported occurrence locations varies from precise coordinates to very general, depending upon the information provided by the original observer. Reported occurrences also range in age from historical (e.g. 1906) to the present day.

2.6.2 High Quality Natural Communities

IDNR also tracks information about high quality plant communities in the state under the Natural Heritage Program. These communities are considered to offer exceptional habitat values, and tend to be rare on a statewide basis. Some offer habitat for threatened and endangered species. Most are located in established parks or nature preserves, but IDNR also tracks reports of high quality communities located on private properties. **Table 8** in the appendix lists reported high quality communities in Allen County. Locations of high quality communities are shown on **Figure 8**.



2.6.3 Invasive Species

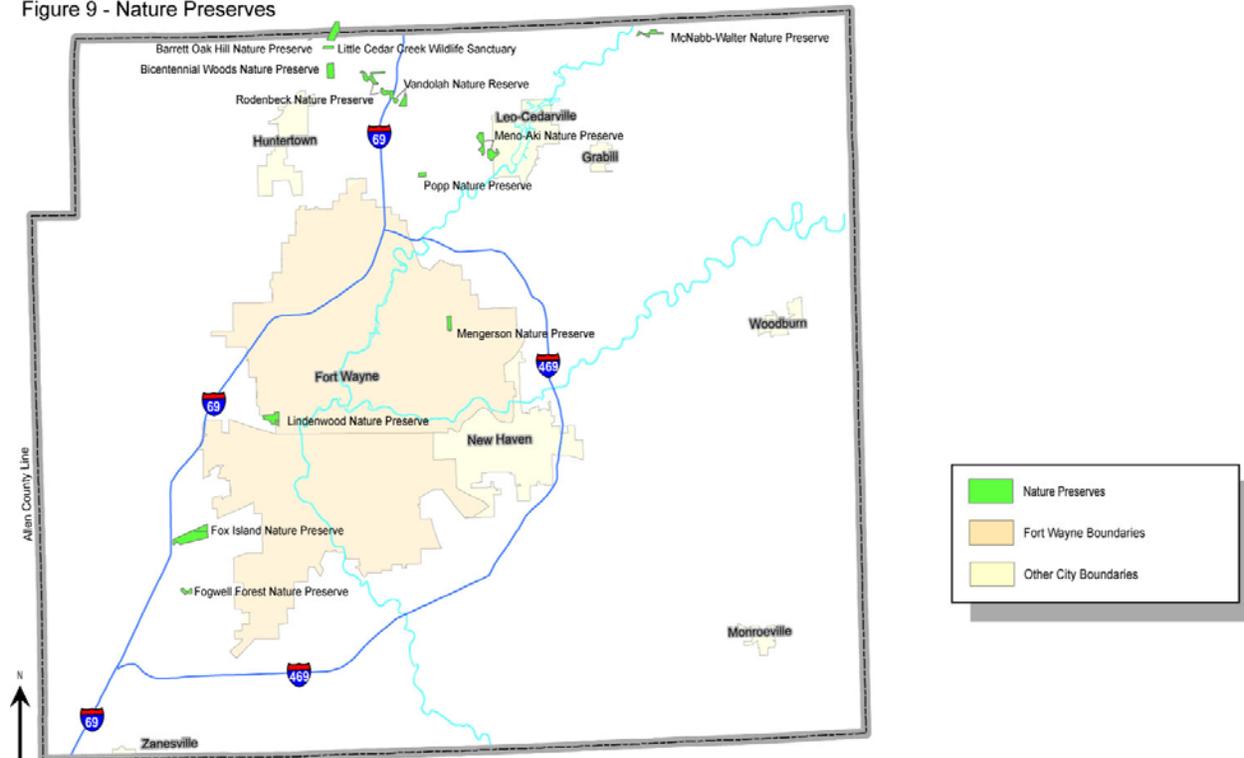
Invasive species are non-native species which spread so quickly and aggressively that they pose a threat to native plant or animal communities. Many invasive species are tolerant of a wide range of conditions and are often prevalent in urbanized and disturbed environments. IDNR undertakes a variety of control and eradication activities to control invasive species throughout the state. Allen County Parks and Recreation Department also conducts periodic controlled burns to contain the spread of invasive plant species in the parks under their management. **Table 9** in the appendix presents a list of invasive plant and aquatic nuisance species considered to be of concern in Indiana.

2.6.4 Natural Areas and Preserves

There are 13 designated nature preserves located in Allen County. These are listed in **Table 10** in the appendix. Their locations are shown on **Figure 9**. They are managed by various entities,

including IDNR Division of Nature Preserves, Allen County Parks and Recreation Department, Fort Wayne Parks Department, and two non-profit conservation organizations - the Izaak Walton League and ACRES, Inc.

Figure 9 - Nature Preserves



Source: Indiana Department of Natural Resources, Natural Heritage Data Center

Nature preserves, as the term implies, have as their focus the preservation of unique or valuable *ecological* resources and communities. While some, like Fox Island Nature Preserve are open to the public, others are restricted. Although their focus is not on recreation in the classic sense, they constitute an important component in providing a full spectrum of outdoor recreation opportunities, as well as protecting important ecological resources. A brief description of the features of each of Allen County’s nature preserves follows.

Additional information regarding these preserves and other parklands and open space in Allen County and the City of Fort Wayne may be found in the Existing Conditions document supporting the Community Facilities element of the Comprehensive Plan.

Barrett Oak Hill Nature Preserve – This nature preserve is an 85-acre property located in Allen and Dekalb County and owned by Acres, Inc. The property was a gift from the owners Jim and Patricia Barrett. Jim Barrett wrote the language for Indiana's Nature Preserve Act that was passed into law in 1967. The preserve protects high quality examples of mesic upland forest and floodplain forest along Little Cedar Creek, which is tributary to Cedar Creek. This preserve is not accessible to the public.

Bicentennial Woods Nature Preserve – Features an old growth forest remnant with trees over 200 years old. This preserve was acquired to celebrate the City of Fort Wayne’s 1994 bicentennial. Mature oaks, hickory, sugar maple, sycamore, black walnut, black cherry, and flowering dogwood are prevalent tree species. Spring wildflowers, a buttonbush swamp wetland, and upland field habitat are other features. Willow Creek, a tributary to Cedar Creek, flows through the preserve. The preserve is open to the public and offers 2 miles of walking trails.

Fogwell Forest Nature Preserve - Encompasses an old second growth forest remnant with upland and wetland components. Upland sites are dominated by mature sugar maple, beech, white and red oaks, while wetter sites are dominated by bur and swamp white oaks, red maple, and green ash. Dogwoods, spicebush, pawpaw, buttonbush, and maple leaf viburnum are prevalent understory and shrub species. Trilliums, trout lily, bloodroot, Dutchman’s breeches, and various violet species may be seen on the forest floor in spring. The preserve is open to the public and has a single walking trail.

Fox Island Nature Preserve - Features a remnant glacial sand dune and a diverse array of habitat types, including open fields, marshes, shrub wetlands, open water, and a prairie restoration site. The preserve encompasses the largest single contiguous preserved wooded tract in Allen County. The nature preserve is contained within the larger Fox Island County Park, which offers a full complement of recreational activities, including fishing and swimming at Bowman Lake. There are a number of trails through the preserve and a Nature Center that offers meeting space and educational programs. Fox Island offers excellent birdwatching opportunities.

Lindenwood Nature Preserve – Located in Lindenwood Park near St. Francis College on the west side of Fort Wayne. The preserve contains a mature oak-hickory forest, particularly rare given its urban setting. The preserve contains trails, including a handicapped access trail, and offers an active interpretive program. The forest supports a diverse array of wildflowers, especially in spring.

Little Cedar Creek Wildlife Sanctuary - This nature preserve is an 18-acre property adjoining the Barrett Oak Hill Nature Preserve. It is located along Little Cedar Creek in north Allen County. Owned and managed by ACRES, Inc., this preserve protects floodplain woods, steep ravines and upland woods along the creek. The floodplain woods include tall cottonwood, red maple, silver maple, and sycamore trees. The drier slopes and upland woods include red oak, white oak, ash, shagbark hickory and beech. There is an old oxbow pond in the floodplain as well. The preserve is not accessible to the public.

McNabb-Walter Nature Preserve - This preserve is a 41-acre wooded tract located in the northeast corner of Allen County. The preserve is owned and managed by ACRES, Inc. Most of the preserve contains mesic upland forest, and a stream flows through a portion of the preserve. About 25 acres of the preserve is an old growth forest with mature sugar maple and tulip poplar trees. Access is restricted, but may be allowed with permission.

Mengerson Nature Preserve – Located between the residential communities of Royal Oaks and Golden Acres in northeast Fort Wayne. The preserve features a Central Till Plains Flatwoods forest community with a diverse array of tree species, including red, white, and pin oaks, sugar maple, shagbark hickory, and beech. The preserve is partially wooded, and partially open field. Topography is level, with some wet areas. Multiple trails wind through the preserve. The preserve is accessible to the public.

Meno-Aki Nature Preserve – This preserve is located in Metea County Park along Cedar Creek just west of Cedarville. The preserve features a rare hill prairie community bordering the creek. Upland and floodplain forest communities are also present. The steep ravines and bluffs characteristic of the Cedar Creek valley are a unique landscape in Allen County. Trails through Metea park provide access to the southern half of the preserve. The name Meno-Aki translates as “good” or “blessed” in the Potawatomi language. The larger Metea Park is named for Chief Metea of the Potawatomi nation. The preserve is open to the public.

Popp Nature Preserve - This nature preserve is a 21-acre wooded tract along Ely Run just north of Fort Wayne, and is part of a larger 40-acre tract owned and managed by ACRES, Inc. The majority of the woods are gently rolling uplands covered with a diverse mix of tree species, most notably, mature white oaks. Ely Run winds through the preserve and there is a narrow area of floodplain forest on each side of the creek. The preserve is not accessible to the public.

Rodenback Nature Preserve – This nature preserve consists of a total of 115 acres along both sides of Cedar Creek near Cedarville. It adjoins Vandolah Nature Preserve and is owned by the Fort Wayne Chapter Isaak Walton League of America. It consists of an original 45-acre tract and a recent 70-acre addition. The preserve features bottomland forest dominated by willow, cottonwood, and sycamore and upland and ravine forest dominated by oaks and hickories. The original 45-acre tract may be accessed by permission. The 70-acre addition is not accessible to the public.

Vandolah Nature Preserve – This preserve is located along Cedar Creek near the small communities of Cedar Canyon and Cedar Shores. It is upstream of Metea Park and Meno-Aki Nature Preserve at Cedarville, and adjoins the Izaak Walton League’s Rodenback Nature Preserve to the north. The preserve features high quality upland and floodplain forest communities, and a marsh frequented by many waterfowl species. A well-marked 2-mile trail winds through the preserve, offering scenic views of Cedar Creek’s spectacular ravine and bluff topography.

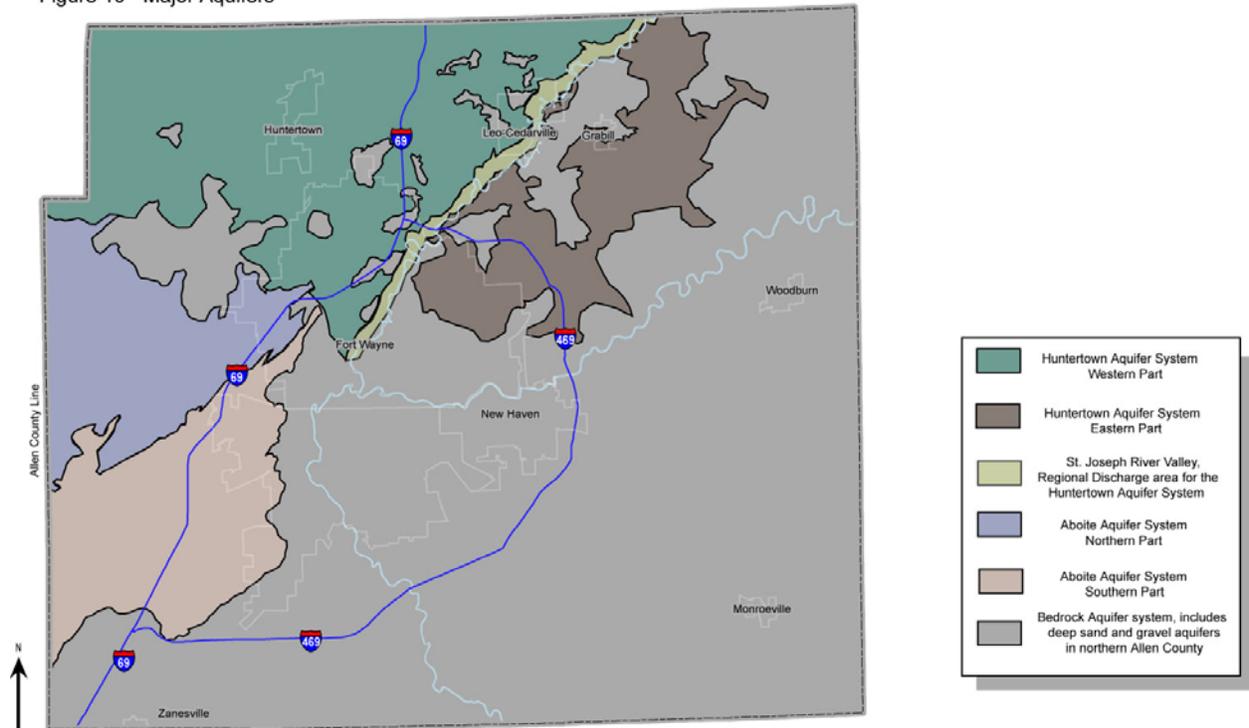
2.7 Water Resources

2.7.1 Ground Water Resources

2.7.1.1 Availability

Principal sources of groundwater in Allen County are the underlying limestone and dolomite bedrock, and near surface sand and gravel units present in glacial deposits. These productive zones (aquifers) are confined and isolated from one another by non-productive zones (confining units) of glacial till, ancestral lake deposits, and shale. **Figure 10** shows a map of the major aquifer systems in Allen County.

Figure 10 - Major Aquifers



Source: Adapted from "The Hydrogeology of Allen County", Anthony H. Fleming, Indiana Geological Survey and Indiana University, 1994

Bedrock Aquifer System - The bedrock underlying Allen County consists of limestone, dolomite, and shale formed during the Silurian and Devonian periods of the Paleozoic Era. Bedrock is entirely buried by glacial deposits across the county at depths ranging from 30 to more than 300 feet. Usable supplies of groundwater can generally be drawn from fractures and solution features in the limestone and dolomite bedrock throughout the county. Large diameter wells properly constructed in the bedrock commonly yield 100 to 500 gallons per minute (gpm), although yield rates vary widely depending upon the size and interconnectedness of the fractures or solution features tapped.

The bedrock aquifer system is particularly important in the south and east parts of the county (Tipton Till Plains and Maumee Lake Plain) where the scarcity of coarser glacial sand and gravel

deposits severely limits the availability of groundwater from near surface sources. In the northeast and north central parts of the county, Antrim Shale overlies the limestone and dolomite bedrock and also acts to limit productivity of the bedrock aquifer in this area. The presence of the Antrim Shale may also contribute to the high sulfur and mineral content characteristic of groundwater supplies in this area. However, groundwater is generally available from alternative near surface sources in this part of the county. The communities of Woodburn and Monroeville derive their water supply from the bedrock aquifer system.

Sand and Gravel Units - Glacial sand and gravel deposits generally provide usable near surface supplies of groundwater in the north and west parts of the county. Two principal sand and gravel aquifer systems may be distinguished – the *Huntertown Aquifer* system and the *Aboite Aquifer* system.

The *Huntertown Aquifer* provides groundwater across the north central and northwest part of the county. The extent of the Huntertown Aquifer corresponds almost precisely with the extent of the Huntertown Formation deposited by the Saginaw Lobe ice advance (See **Table 1** in the appendix). Basal outwash, ice-contact stratified and lacustrine deposits, delta fans, and river valley outwash deposits are the principal productive units in the Huntertown system. Groundwater flow is generally northwest to southeast along a gradient of 10 to 15 feet per mile. The St. Joseph River bisects the Huntertown Aquifer into two distinct parts and acts as a regional discharge zone for groundwater flows. The aquifer is thickest and most continuous west of the river where basal outwash and ice-contact stratified deposits predominate. East of the river, the principal productive units are lacustrine sands and fan deposits. These are thinner and interrupted frequently by ridges in the underlying Trafalgar Formation. Where the productive Huntertown units are draped over broader basins in the underlying Trafalgar Formation, they provide excellent yields, but overall, the eastern half of the Huntertown Aquifer system is less continuous and predictable than the western half. Generally speaking, groundwater availability in the Huntertown Aquifer system is the best in the county, particularly in the western part. It supplies the communities of Huntertown and Grabill, as well as churches, schools, individual domestic wells, and businesses.

The *Aboite Aquifer* system consists of a broad complex of sand and gravel units present in, overlying, and beneath the Trafalgar Formation in the west and southwest parts of the county. Two distinct parts – a northern and a southern part - may be recognized in this system. The northern part is characterized by thick sand and gravel outwash and channel deposits that are generally not connected to bedrock. The southern part contains numerous large buried meltwater and river channels that extend down to and are hydraulically connected to the underlying bedrock. The largest of these, the Wabash-Erie Channel, bisects the southern half of the aquifer and acts as the main discharge feature for the Aboite Aquifer system. Due to the connections to bedrock in the southern part of the aquifer, there is little difference in water surface elevations or flow direction between the sand and gravel units and the bedrock, so both are considered to function as a single aquifer unit. Aboite is the principal community served by this system, along with individual homes, institutions, and businesses.

2.7.1.2 Susceptibility to Contamination

The susceptibility of groundwater to contamination is determined by many factors. Chief among these are:

1. Material composition, sorting, and permeability of aquifer units
2. Degree of confinement and composition of confining units
3. Position in the groundwater flow pattern
4. Soil types
5. Surface and near-surface drainage patterns

Obviously, the presence of one or more potential sources of contaminants, the degree of exposure to groundwater, the nature and position of potential receptors, and the physical and chemical nature of contaminants themselves must also be considered in order to complete the picture of groundwater vulnerability for a given area or site location. However, the above listed factors are most influential in determining the inherent sensitivity of aquifer systems to contamination impacts.

Aquifer Composition and Permeability - The coarseness of aquifer materials and the degree to which they are sorted or stratified are principally responsible for determining permeability, a key factor in sensitivity to contamination. As a general statement, the finer and more uniformly sorted aquifer materials are, the better able they are to minimize or attenuate the adverse impacts of contamination. This is due in large part to the ability of finer-grained materials to physically retard contaminant migration, but also because they afford greater opportunities to react chemically with contaminants in ways that may reduce or neutralize their effects. Permeability is seldom uniform throughout aquifer units, so the particular distribution of materials of varying permeability is also important to consider. In general, the more heterogeneous this distribution, the more sensitive the aquifer, as junctures between differing types of deposits create pathways through which contaminants can migrate freely. Favorable distributions, such as layers of fine-grained materials deposited over coarser materials, may act to intercept and retard the migration of contaminants. At the level of individual sites, detailed subsurface investigations are necessary to definitively determine aquifer composition and permeability.

Confining Unit Characteristics - The degree to which aquifer units are confined by less permeable, non-productive units is also critical in gauging aquifer sensitivity. Confining units may overlie, underlie, interrupt, or border aquifer units, acting to limit the migration of contaminants vertically and/or horizontally, depending upon their position relative to the aquifer unit. The principal confining unit encountered in Allen County is the glacial till of the Lagro Formation, deposited during the last ice advance 15,000 to 12,000 years ago. The Lagro till comprises the top geologic stratum over three quarters of the county and ranges to thicknesses of 80 feet or more. Its matrix is rich in clay and only slowly permeable. However, vertical surface fractures are common throughout its surface plane, some extending to depths of 20 feet. These provide conduits for the downward migration of water and contaminants, somewhat compromising its overall protectiveness. At thicknesses greater than 20 feet, however, it provides excellent confinement for underlying aquifer units, most notably for important near surface sand and gravel units in the Hometown and Aboite systems.

Groundwater Flow Patterns - The relative position of aquifer units in local and regional groundwater flow patterns is also an important factor in determining sensitivity to contamination. Most contaminants that come into contact with groundwater will either become dissolved or mix with groundwater and migrate generally in the direction of the prevailing groundwater flow. A notable exception to this general pattern are dense, non-aqueous phase liquids (DNAPLs), essentially insoluble liquid compounds denser than water. This class of chemicals includes the common industrial solvents trichloroethylene (TCE) and perchloroethane (PCE), as well as heavy-end petroleum products such as creosote. Due to their greater density, DNAPLs tend to sink through groundwater and either pool on the first confining surface encountered, or migrate relatively independently of prevailing groundwater flows along subsurface slopes until they reach an outlet or other confining surface.

As a general statement, aquifers positioned in groundwater recharge areas, such as the Eel River Valley, are most vulnerable to contamination impact. Recharge areas are typically highly permeable areas in low landscape positions that receive and percolate water from precipitation, surface runoff, or flooding. These conditions act to accelerate the migration of contaminants relative to other positions along the flow path.

Aquifers positioned in groundwater discharge areas, such as in the St. Joseph River Valley and near other streams and rivers, may receive some buffering from the preferential horizontal or upward flow of groundwater toward the discharge point. However, discharge areas, like recharge areas, also tend to be areas of significant interaction with ground water where the water table is high.

Areas within the pumping zone of influence of high-capacity wells are also particularly vulnerable, as any water-borne contaminants will tend to be drawn toward the well at an accelerated rate. Virtually any natural groundwater flow pattern is vulnerable on a local scale to disruption, or even reversal, by high capacity wells. Due to the variability among and within aquifer units, detailed subsurface investigations are necessary to definitively determine local groundwater flow patterns at a given site.

Soil Types – Soil is very often the first environmental medium to be impacted by a contaminant release. Soil characteristics are very influential in determining whether, and at what rate, contaminants may migrate and impact groundwater supplies. Through physical, chemical, and biological processes, soils have the potential to intercept, retard, transform, or even neutralize contaminants. Conversely, they may in some cases act to concentrate and accelerate contaminant migration. Soil characteristics important to contaminant attenuation include permeability, soil structure, degree and duration of saturation, organic matter content, biological activity, chemical reactivity of soil minerals, and depth to the water table. As a general statement, well-drained soils abundant in clay and organic matter with greater depths to the water table are most effective at attenuating contaminants.

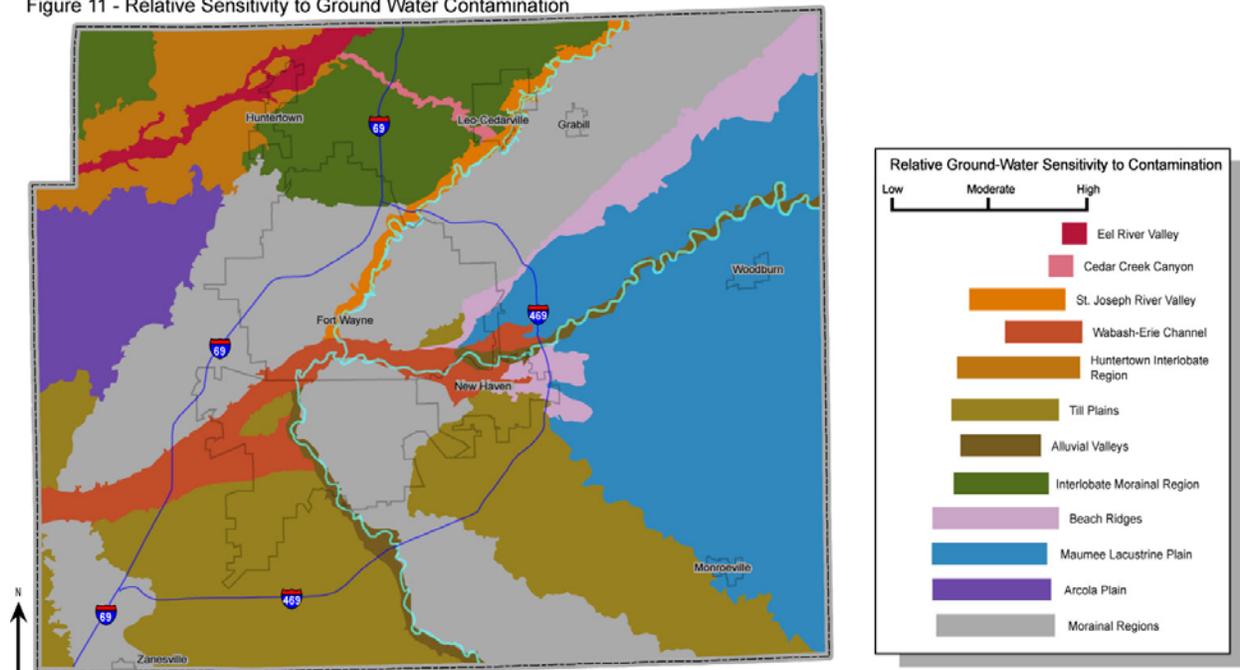
Poorly drained soils in areas with shallow depth to the water table are generally the poorest attenuators. However, there is abundant evidence that vegetated wetland systems, which are normally founded on poorly drained soils, have significant capacity to attenuate contaminants due to their high biological productivity. Where the water table is perched and does not provide

a direct conduit to underlying aquifers, wetlands can be beneficial in low areas and groundwater recharge zones. The tight structure and high clay content of till-derived soils that are prevalent throughout much of the county generally provide good attenuation potential where they are thick over underlying aquifers and occur on uplands. Where drainage is poor and the water table shallow, attenuation potential generally decreases from fair to very poor.

Surface and Near Surface Drainage Patterns - Surface and near surface drainage patterns influence how quickly and even whether a contaminant may reach groundwater. Well-drained sites tend to be higher in the landscape, steeply to moderately sloping, and higher above the water table. Contaminants released in a well-drained location may run off or be washed off overland toward a lower landscape position or to surface water before they get a chance to percolate downward through the soil to impact groundwater. Even if they do seep into soils, they are likely to be exposed to robust soil attenuation processes that may significantly reduce their adverse effects.

Conversely, poorly drained areas tend to be in level or depressional landscape positions, to receive runoff from surrounding slopes, and to be closer to the water table. Soil attenuation processes tend to be weaker due to saturation and lack of oxygen. The interrelationship between the shallow water table and underlying aquifers becomes the most influential factor in poorly drained areas. For example, fine-grained, poorly drained till soils subject to a perched water table (i.e. where the water table is isolated from the true underlying aquifer), may act to intercept contaminants and significantly retard their downward migration toward the true aquifer. If the water table actually represents the upper surface of the aquifer, or shares a sufficient connection with it, poorly drained positions are obviously among the most sensitive to contamination.

Figure 11 - Relative Sensitivity to Ground Water Contamination



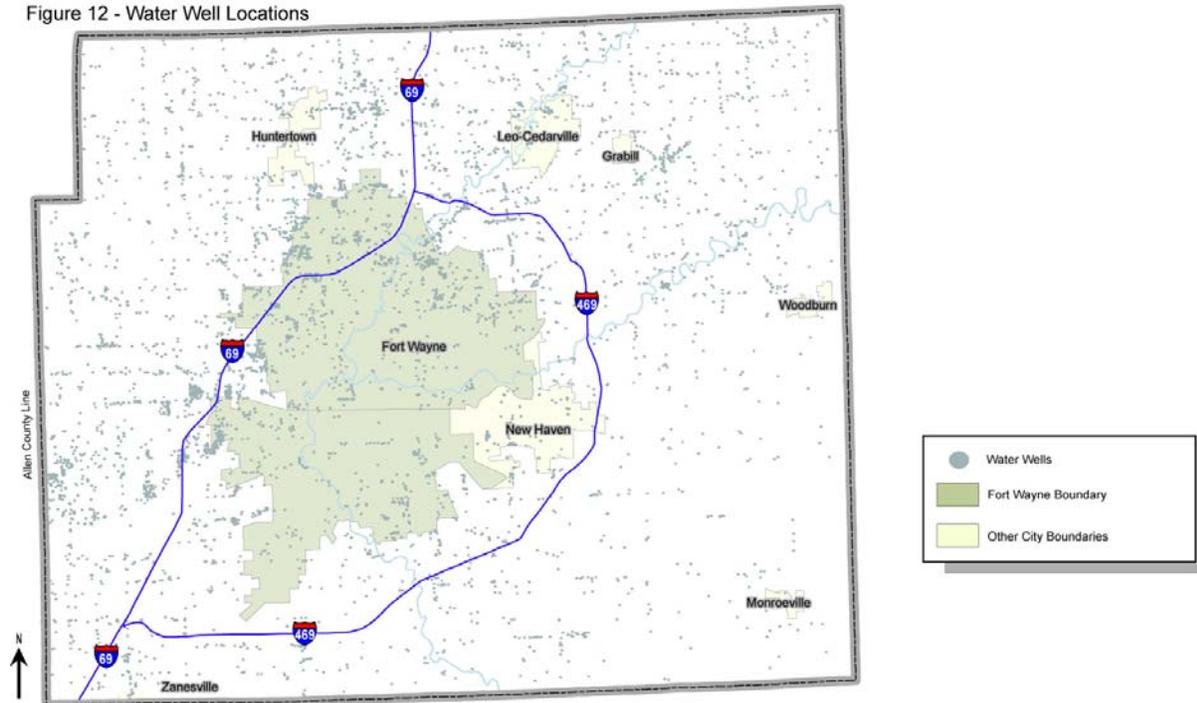
Source: Adapted from "The Hydrogeology of Allen County", Anthony H. Fleming, Indiana Geological Survey and Indiana University, 1994

Figure 11 shows the relative sensitivity of areas within Allen County to groundwater contamination.

2.7.1.3 Water Wells and Significant Withdrawals

There are over 10,000 water well records on file with the IDNR Division of Water for Allen County. Many of these wells are now inactive or abandoned. Water wells are present throughout the county, but as a general statement are most concentrated in the north and west parts of the county and sparsest in the southeast. **Figure 12** shows the distribution of water wells in Allen County as recorded in the *GIS Atlas for Indiana* (11).

Figure 12 - Water Well Locations



Source: "A GIS Atlas for Indiana", Indiana University, Indiana Department of Transportation, and Bernardin, Lochmuller & Associates, Inc.

Table 11 in the appendix lists the wells in the County that are registered with IDNR as "significant withdrawal" wells. Well and surface intake owners with a total capacity to withdraw 70 gallons per minute (gpm) or greater (or $\geq 100,000$ gallons per day) at a single location are required to register with IDNR and submit periodic updates regarding actual withdrawals. These are generally wells serving public water systems, wells used for irrigation at golf courses or plant nurseries, wells used in energy production, and industrial wells.

2.7.1.4 Public Water Systems Using Groundwater

The Indiana Department of Environmental Management (IDEM) regulates public water systems under the federal Safe Drinking Water Act and state rules of the Water Pollution Control Board (IAC 327 Article 8). A water system is considered "public" if it has 15 or more service

connections, or if it regularly serves an average of 25 individuals on a daily basis for at least 60 days in a year. There are two types of public water systems – **community systems** and **non-community systems**. Community systems serve year-round residents. Non-community systems serve nonresident populations. Noncommunity populations may serve “transient” populations, such as at rest stops, motels, or churches, or “nontransient” populations, such as at schools or workplaces.

There are currently 107 public water systems listed as active by IDEM in Allen County. Of these, 104 rely on groundwater sources. Most are small noncommunity systems serving individual churches, schools, restaurants, parks, golf courses, rest areas, and businesses. Community systems include municipal systems serving the communities of Aboite, Grabill, Roanoke, Huntertown, Harlan, Monroeville, and Woodburn, and private community systems serving several mobile home parks and other small residential systems.

Public water systems in Allen County relying principally on groundwater are listed in **Table 12** in the appendix.

2.7.1.5 Wellhead Protection Areas

A wellhead protection area is a designated zone around a drinking water well that is established to protect the well from contamination. It is intended to encompass, at minimum, the "active" zone of contribution to the well. Wellhead protection areas are typically defined on either a fixed radius or "time of travel" basis. The "time of travel" concept is based on the distance that one drop of water is predicted to move through an aquifer over a given period of time, usually expressed in years. IDEM uses either a minimum fixed radius of 3,000 ft around the well or a 5-year time of travel to define wellhead protection areas, depending upon the size and capacity of the system.

Wellhead protection requirements come from the Safe Drinking Water Act, which mandates states to develop state Wellhead Protection Programs. Indiana's Wellhead Protection Program rules (327 IAC 8-4.1) requires all community public water systems relying on groundwater to define a Wellhead Protection Area, identify potential sources of contamination within the Wellhead Protection Area, and develop a Wellhead Protection Plan. In addition, there are state-level restrictions on certain activities such as new landfills, underground storage tanks, and hazardous materials storage areas that are located within wellhead protection areas.

Table 13 in the appendix lists the water systems in Allen County with Wellhead Protection Programs.

2.7.2 Surface Waters and Water Quality

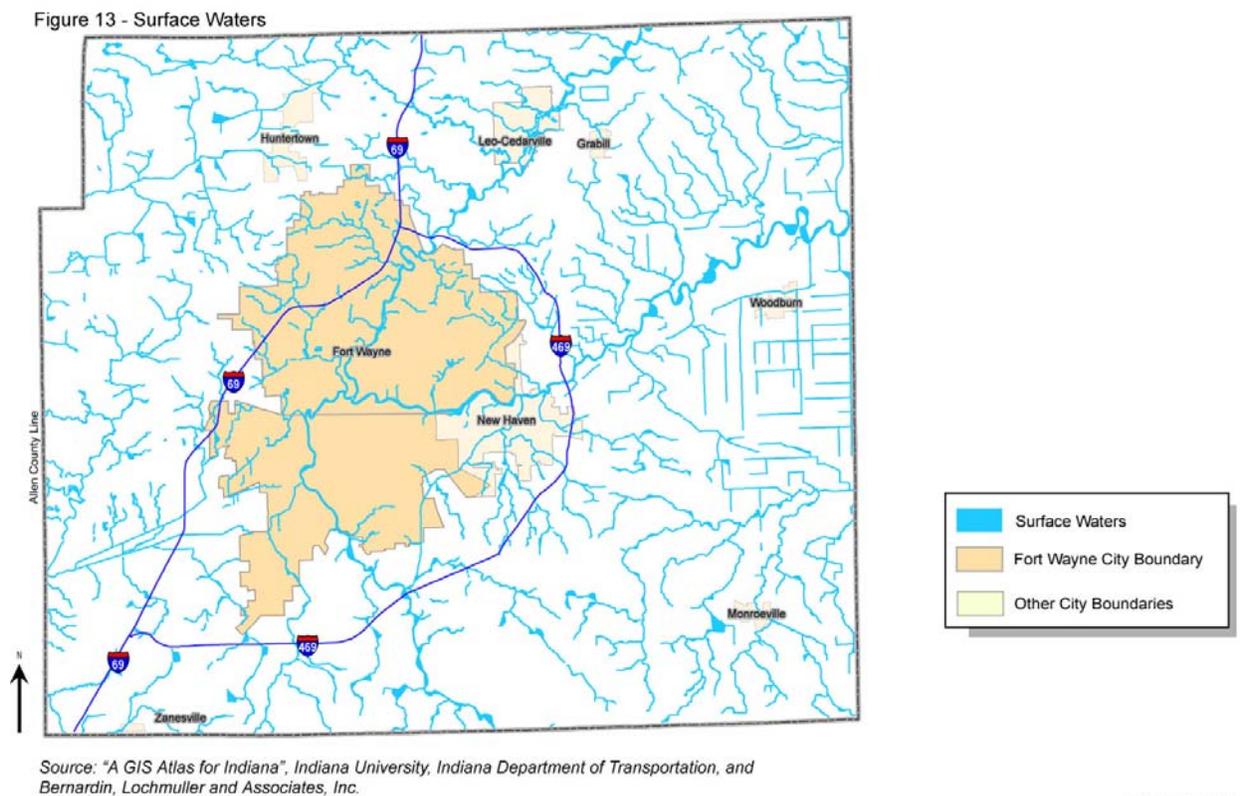
2.7.2.1 Lakes, Rivers, and Streams

Allen County spans the drainage divide between waters flowing east toward Lake Erie and those flowing west toward the Mississippi River. This divide runs roughly north/south through the western portion of the county. The Eel River, Seegar Ditch, Aboite Creek, Robinson Creek,

Little River (or Little Wabash River), and Eightmile Creek are the principal streams in the western part of the county that flow to the Mississippi. In the eastern two-thirds of the county, the St. Joseph, St. Mary's, and Maumee Rivers, and Flatrock Creek are the principal streams draining to Lake Erie. Cedar Creek, a principal tributary of the St. Joseph River, runs across the north/central part of the county and joins the St. Joseph just below Leo-Cedarville.

Principal lakes in the County include Cedarville Reservoir on the St. Joseph River at Leo-Cedarville, nearby Hurshtown Reservoir, and Lake Everett near Levert on the western edge of county. Smaller named lakes include White Lake, northwest of Huntertown, Covington Lake in Aboite, Mirror Lake at St. Francis College, and Viberg Lake near the north county line above Leo.

Figure 13 shows the principal lakes, rivers, and streams in Allen County.



The St. Joseph and St. Mary's Rivers come together in downtown Fort Wayne to form the Maumee River, which then flows northeast toward Lake Erie. This junction of three rivers is a defining feature in the City's landscape today, and in the region's history. Historically, the confluence drew Native Americans and was the site of Kekionga, the principal city of the Miami Nation. The "Three Rivers" confluence represented a strategic location offering short portage between the Great Lakes and Mississippi River basins, making it attractive to early European explorers, traders, and armies as well. The French first established a series of forts in the area and traded with the Miami and other Native American Nations. The confluence lands were next occupied by the British, which won control of the territory after the French and Indian War. In

1763 "Fort Miami" was retaken by an alliance of Native American Natives under Chief Pontiac, and returned to Miami control for a period of perhaps 30 years. In 1794, General Anthony Wayne of the new American Army captured Fort Miami from the Miamis and built Fort Wayne, for which the City is named. Today, the "Three Rivers" confluence is the focus of a River Greenway trail system and a River Greenway Overlay District, which seeks to promote, recreational, aesthetic, environmental, and flood control values of the area through project review by a special Planning Commission Committee.

Many of the County's streams have historically been channelized or otherwise modified to improve drainage. Allen County has over 2,500 miles of Regulated Drains, which are governed by the Indiana Drainage Code (IC 36-9-27). Requirements of the Indiana Drainage Code are administered primarily by County Drainage Boards. In Allen County, the Drainage Board is housed in the County Surveyors Office.

2.7.2.2 Outstanding Waters

IDNR's Division of Outdoor Recreation has compiled a list of water bodies within the state that exhibit "outstanding" ecological, recreational, cultural and/or aesthetic values. Two waterways are listed as "Outstanding Waters" in Allen County - Cedar Creek, and the Little River.

Cedar Creek is designated as a State Scenic River from County Road 68 in Dekalb County to its confluence with the St. Joseph River at Leo-Cedarville. It is also designated an "Outstanding Resource Water" for water quality purposes, and identified under IDNR's Natural Heritage Program as an exceptional ecological resource.

Little River is listed based on its inclusion in the Wabash Heritage Corridor. The Wabash Heritage Corridor is a state-legislated program dedicated to preserving, enhancing, and promoting the significant historic, scenic, and natural values of the Wabash River. The program is administered by the Wabash Heritage Corridor Commission and IDNR. In addition to direct promotional activities of its own, the Commission oversees a grant fund that provides funding reimbursements to local governments and nonprofit organizations for land acquisition and construction or renovation of recreational facilities and trails in the Corridor.

2.7.2.3 Public Water Systems Using Surface Water

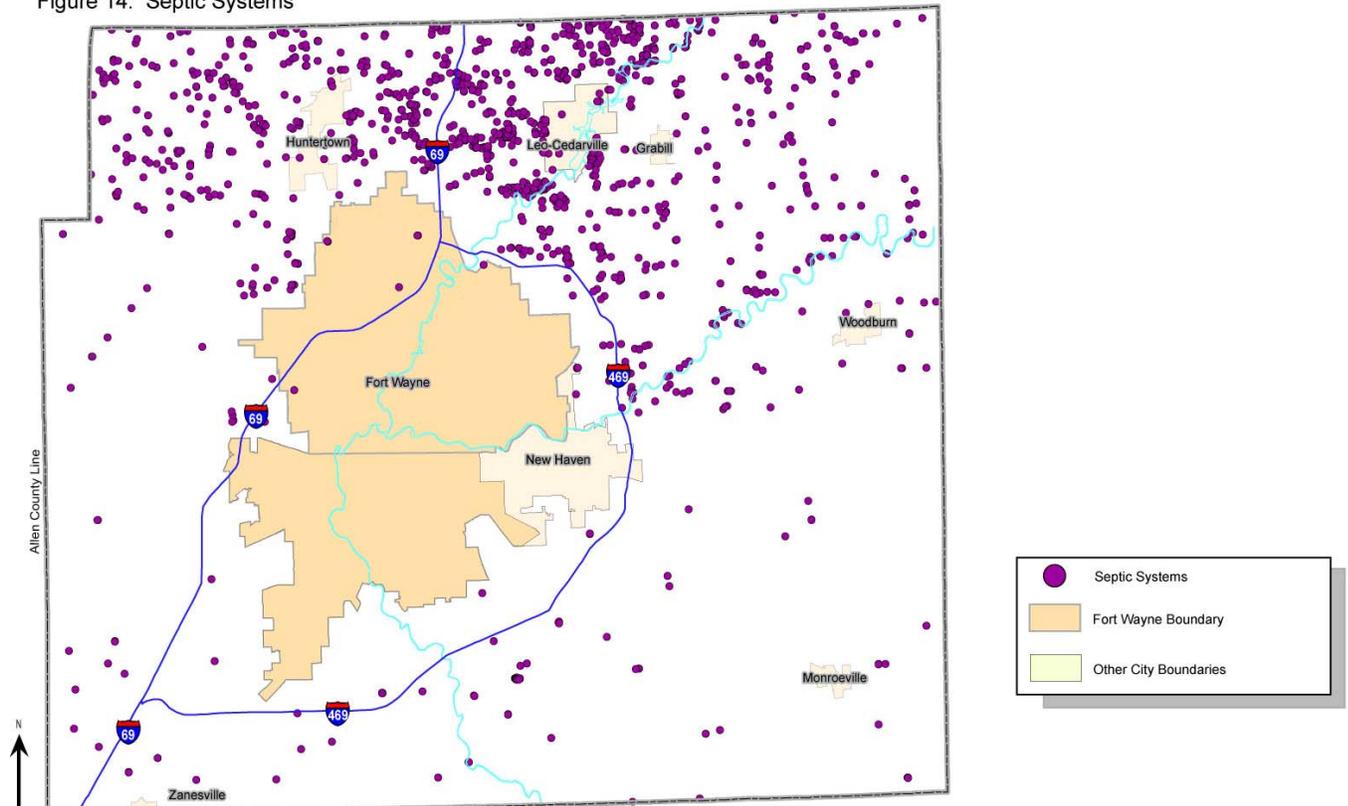
As can be seen from *Table 12* in the appendix, most public water systems in Allen County rely on groundwater for source water. However, the County's largest public water system, serving the City of Fort Wayne, relies on surface water drawn from the St. Joseph River. The City of New Haven and Sunnymede Community Water Association also rely on surface water purchased from the City of Fort Wayne. Additional information regarding the City of Fort Wayne drinking water supply system may be found in the Utilities Existing Conditions report.

2.7.2.4 Septic Systems

As can be seen from *Table 14* in the appendix, most soil types in Allen County pose severe limitations to the siting of conventional residential septic systems that rely on gravity and

traditional leach fields to distribute and dispose of effluent. Slow permeability and high water table are the most common limitations. Too rapid percolation can also be a problem in highly permeable or steep soils, as it may allow effluent to seep too far into the soil, beyond the reach of beneficial aerobic bacteria. Increased leach field size and alternative designs, such as mound systems, sand or gravel filter systems, or wetland-based systems can be employed to overcome soil limitations. However, alternative designs are generally more expensive to install or construct, require specialized design experience, may be unfamiliar and therefore not explicitly allowed by local codes, and typically require periodic equipment maintenance or replacement. **Figure 14** illustrates the location of Septic systems throughout Allen County.

Figure 14: Septic Systems



Source: Fort Wayne / Allen County Department of Health

Septic systems in poorly suited soils generally fail because the saturated soil conditions favor *Escherichia coli* (*E. Coli*) and other pathogens in sewage, which tend to be *anaerobic*. Under normal, moist soil conditions, beneficial *aerobic* bacteria break down organic matter and keep pathogens in check. Under saturated conditions, organic matter fails to break down, clogging pipes and trenches, and undesirable pathogens multiply. At low densities, these problems typically remain localized, however, failing septic systems that discharge to or are located too close to stream courses or other conduits may spread bacterial contamination beyond the source property.

E.coli levels exceeding water quality standards have been detected in Cedar Creek, the St. Joseph River, St. Mary's River, St. Joseph and Cedarville Reservoirs, and Willow Creek in Allen County (see **Table 17** in the appendix). Sources of *E.coli* may be animal or human, and definitively distinguishing among sources is difficult. Failing septic systems can be a contributing cause of

contaminated waterways and wells, but other common causes of high pathogen levels in surface waters include sewer infiltration and overflows, insufficient treatment at municipal sewage treatment plants, and waterfowl or livestock concentrations. Higher density residential areas not served by sewers are the most vulnerable to significant off lot impacts and contamination of water sources.

2.7.2.5 NPDES Permitted Facilities

The National Pollutant Discharge Elimination System (NPDES) program is a federal program which controls discharges of pollutants from definable "point sources" (e.g. pipes, culverts) through permits which restrict the level of pollutants which may be discharged directly to a river, stream, or other "waters of the U.S. Facilities that discharge indirectly via public sewers are regulated under "pretreatment" programs implemented by municipal sewage treatment plants (STPs).

A general distinction is made in the NPDES program between process discharges from industrial and sewage treatment plants, and storm water discharges that may be contaminated. Standard NPDES permits for process dischargers typically have numeric limits stated for concentrations and loadings of the pollutants of concern for that particular source. The storm water side of the NPDES permit program typically utilizes broadly written "general" permits which call for preparation of a storm water management plan and employment of "Best Management Practices" (BMPs) to minimize the potential for storm water to become polluted, but do not impose numeric limits. General permits have also been established for other routine types of discharges, such as cooling water, groundwater remediation, and quarry settling basin discharges.

U.S. EPA recently implemented "Phase 2" of its NPDES storm water program, which focuses on small municipal storm sewer systems serving populations less than 100, 000, and smaller construction activities (1 to 5 acres). Phase 1 of the storm water program focused on industrial sources, including large construction sites (> 5 acres), and larger municipal storm sewer systems. Issues related to storm sewers and storm water management in the County are further addressed in the Utilities Existing Conditions report.

IDEM's Office of Water Quality is responsible for issuing and administering NPDES permits in Allen County and statewide. **Table 15** in the appendix lists active NPDES permit holders in Allen County.

2.7.2.6 Impaired Stream Segments

IDEM's Office of Water Quality is responsible for assessing and maintaining water quality in the State of Indiana. The Total Maximum Daily Load (TMDL) program was established by the federal Clean Water Act to identify "impaired" stream segments and other water bodies which are failing, or are in danger of failing, to meet their designated water quality uses and associated water quality standards. Simply put, a TMDL is an expression, usually numeric, of the amount of a given pollutant that a stream segment can assimilate on a daily basis and still support the water quality uses and water quality standards assigned to it.

The TMDL program has evolved in recent years from a relatively simplistic summing of all loadings allocated to NPDES permit holders on the affected reach, to a more complex watershed-based approach. The outcome of today's TMDL process is, for all intents and purposes, a watershed management plan for the affected segment and its surrounding drainage area, including strategies to control pollution from diffuse, otherwise non-regulated "nonpoint" sources.

Waterways classified as "Category 5A" and "Category 5B" in IDEM's water quality assessment hierarchy require TMDLs to be developed. IDEM has prioritized and developed a schedule for developing TMDLs, which it publishes in its latest *Integrated Water Quality Assessment Report*. The *2004 Integrated Water Quality Assessment Report* (8) was submitted to U.S. EPA in April 2004.

Table 16 in the appendix lists the water bodies in Allen County that are identified as "impaired" and requiring TMDLs according to IDEM's 2004 TMDL list (also known as the "303 [d]" list). A TMDL Assessment document has been completed for *E.coli* loadings in Cedar Creek.

2.7.2.7 Watershed Groups and Initiatives

Cedar Creek, the *St. Joseph River*, and the *Little River* are represented by watershed groups or citizen groups with a watershed focus.

The Cedar Creek Wildlife Project, Inc. is a non-profit group of landowners in the Cedar Creek watershed. Organized in 1965, the Cedar Creek Wildlife Project promotes water quality, preservation, and wildlife habitat objectives in the Cedar Creek watershed.

The St. Joseph River Watershed Initiative (SJRWI) was organized in 1998, and conducts water quality monitoring, education, conservation, source water protection, and watershed planning activities in the watershed. Membership includes citizens, local soil and water conservation districts, the business community, local government officials, conservation organizations, and the academic community. The St. Joseph River Watershed Initiative has prepared a Watershed Management Plan for the St. Joseph watershed-at-large, as well as a subwatershed plan for Cedar Creek, its principal tributary.

The Little River is represented by the Wabash Heritage Corridor Commission as a tributary to the Wabash, and by the Little River Wetlands Project, Inc (LRWP). Although the focus of the Little River Wetlands Project is acquisition and restoration of the wetlands historically present in the watershed, the group also promotes the rich cultural history and ecological values of this small, but historically significant watershed.

2.8 Wetlands

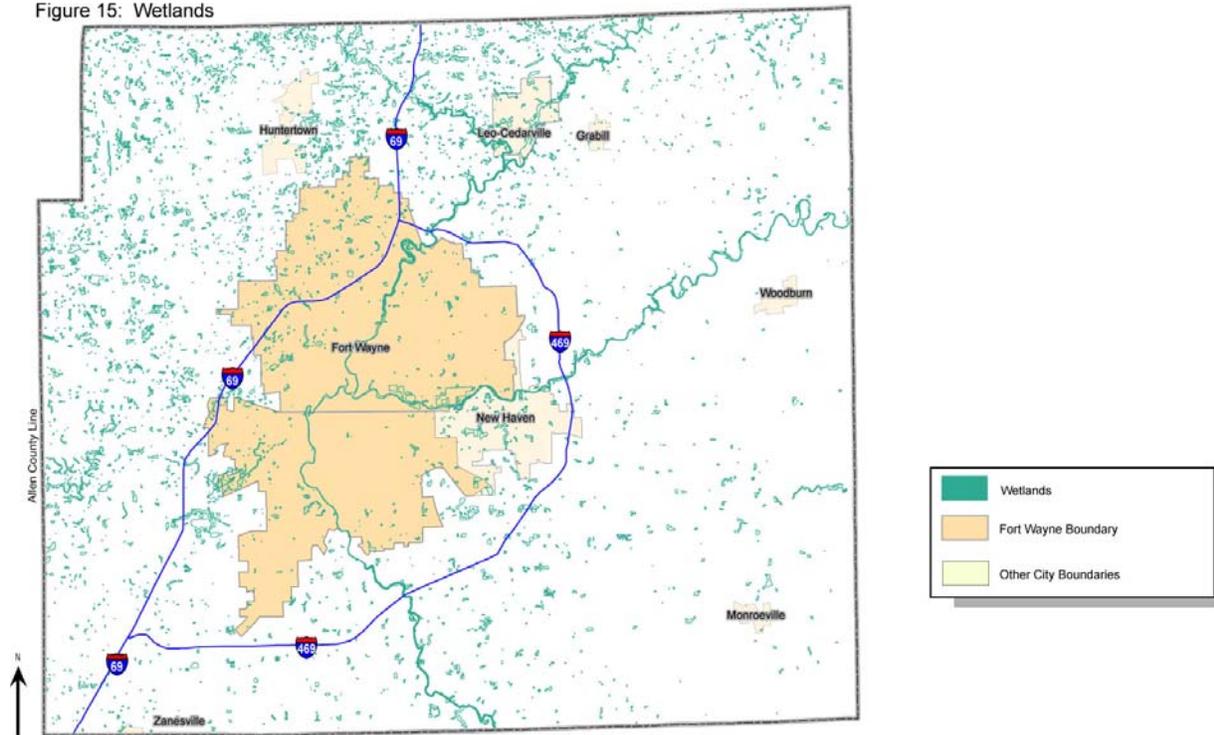
Wetlands are areas that are flooded, ponded, or saturated often enough and for sufficient duration during the growing season to support hydrophytic vegetation - defined as vegetation adapted for growth in saturated soil conditions. Historically considered of little value, wetlands have come to be recognized as areas affording exceptional ecological and water quality values, including

flood and storm flow attenuation, water quality improvement, groundwater discharge and recharge, and wildlife habitat. Wetlands are particularly important to amphibians, migratory birds, and as nursery areas for many fish and shellfish species. Most of Indiana's historical wetlands have been drained and converted to agriculture or developed uses. Because wetland habitats themselves are increasingly rare, many of the species dependent upon them are now considered threatened or endangered.

Wetlands are of importance to planners for the resource values they afford, and also because they are regulated as "waters of the U.S." under Section 404 of the Clean Water Act. Section 404 requires a federal permit before placement of any fill material in "waters of the U.S.", including wetlands. Because of their exceptional values, wetlands are classified as "special aquatic sites" under the Section 404 program, and are subject to more stringent review. In most states, including Indiana, the Section 404 program is administered by the U.S. Army Corps of Engineers. Because the Section 404 permit is a federal permit, States are afforded an opportunity to approve, condition, or even deny Section 404 permit decisions through issuance of a State Water Quality Certification under Section 401 of the Clean Water Act. IDEM's Office of Water Quality administers the Section 401 program in Indiana.

Wetlands that are determined by the U.S. Army Corps of Engineers not to be "waters of the U.S." because they are *isolated* from the national network of streams and rivers are regulated at the state level under a new State Regulated Wetlands program, also administered by IDEM's Office of Water quality (IC 13-18-22). Currently, no additional wetlands ordinances or other regulatory restrictions are applied by Allen County or the City of Fort Wayne beyond the scope of these existing federal and state programs.

Figure 15: Wetlands



Source: National Wetlands Inventory, U. S. Fish & Wildlife Service

The U.S. Fish and Wildlife Service has developed National Wetland Inventory (NWI) maps from analysis of high-altitude aerial photography. NWI maps may be used as a starting point for identifying wetlands for broad scale planning. NWI maps also identify deepwater habitats such as streams, rivers, lakes, and ponds.

NWI maps are presented at the same scale as U. S. Geologic Survey 7.5 minute topographic quadrangle maps (1:24,000) and generally do not pick up wetland areas smaller than one to three acres. Narrow wetlands in stream corridors, at the edges of ponds and small lakes, and forested wetlands obscured by dense canopy cover also tend to be underestimated due to the scale and limitations of the photo interpretive methods used to produce NWI maps. It is also important to keep in mind that NWI maps represent only a "snapshot" limited to the period in time the photography was taken, typically spring, and are generally not revised at intervals less than 10 years. However, as a general statement, NWI maps provide an effective screening tool for identifying areas where wetland conditions are likely to be present and to persist in the absence of hydrologic modifications. Most of Indiana's NWI maps are based on photography taken in the spring or fall between 1980 and 1987.

Figure 15 shows forested, emergent, and shrub/scrub wetlands in Allen County, as mapped in the NWI.

2.9 Riparian Corridors

Riparian corridors are the landward zones adjacent to, and influenced by, the channels of flowing streams and rivers. Their interaction with the hydrology of the stream or river and its aquatic environment gives them a distinct character from surrounding uplands, and, like most "ecotones" or transitional areas, endows them with exceptional biodiversity and high ecological values. Ecological benefits of a mature, intact, functional riparian corridor include:

- Provides shade to cool average water temperatures and buffer temperature fluctuations in the stream
- Stabilizes stream banks and moderate channel adjustments
- Slows velocity and intercepts peak runoff flows
- Attenuates flood flows
- "Captures" excess sediment, nutrients and other contaminants in runoff
- Provides organic matter used for food and cover by aquatic organisms
- Buffers channels and aquatic life from surrounding disturbances
- Provides diverse habitat and migration corridors valuable to a wide range of wildlife species

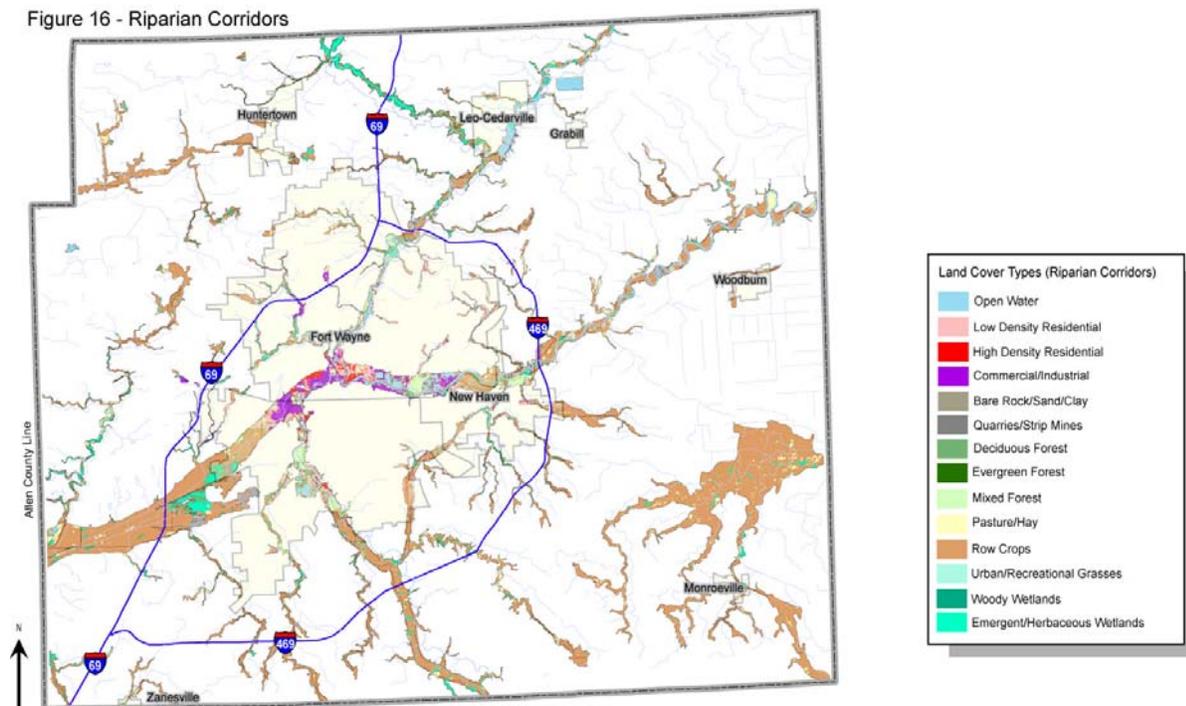
In addition to their many ecological benefits, functional riparian corridors also provide scenic, aesthetic, recreational, water quality, and flood protection benefits to human communities. Stream channels bordered by continuous riparian corridors conserved in a natural state contribute much to channel stability and water quality, thus mitigating many of the adverse impacts of flooding, bank erosion, channel downcutting, lateral erosion, sedimentation and water pollution..

This juncture of ecological and human values has made riparian corridors a particular focus of current environmental stewardship efforts both nationwide and globally.

There is no generally agreed upon method for defining what constitutes a "riparian corridor". Methods range from arbitrary "50-foot" or "100-foot" setbacks measured relative to the channel bank, to complex geomorphological definitions that encompass adjacent floodplains, terraces, and upland slopes. Although definition of an arbitrary, limited corridor is certainly preferable to defining no protected or buffer zone adjacent to streams, ideally, riparian corridors should be defined on a functional basis, and encompass all the lands influenced by and interacting with the stream channel. These include the geomorphic floodplain (i.e. the historic floodplain within which the stream has meandered over time) and adjacent transitional uplands, as well as the stream channel and presently active floodplain.

In relatively undisturbed riparian zones, changes in the character of vegetation can be a guide to the functional limits of riparian corridors. Riparian corridors generally develop distinct plant communities different from surrounding uplands. In disturbed and highly modified riparian zones, vegetation may be lacking or even absent, and original geomorphological relationships may be obscured. Analysis of historic aerial photographs, maps, soil surveys, and other literature may offer clues as to the original corridor extent and condition.

Figure 16 - Riparian Corridors



Source: "A GIS Atlas for Indiana", Indiana University, Indiana Department of Transportation, and Bernardin, Lochmuller and Associates, Inc.

Figure 16 shows the principal riparian corridors in Allen County. For purposes of this report, riparian corridors are defined to include the 100-year floodplain of major streams, and a 120-foot width adjacent to smaller streams.

The City of Fort Wayne has adopted a River Greenway Overlay District (RGO) as part of the City's Zoning Code. The RGO encompasses FEMA-designated floodway zones, plus an additional 100 feet, along the City's three principal rivers - the St Joseph, St. Mary's, and Maumee. The Overlay District is administered by a separate River Greenway Committee of the Planning Commission. The Committee reviews proposed projects in the RGO for conformance to RGO objectives. The RGO promotes scenic, flood control, recreation, and compatible economic development objectives in addition to ecological health. Approximately 17 miles of pedestrian and bike trails have been constructed to date in the RGO, and future expansions are proposed. The City Board of Park Commissioners has prepared a Rivergreenway Plan to guide future planning efforts. The Greenway Consortium, a citizen's group founded in the 1980's, has also been active in river greenway planning efforts.

2.10 Other Natural Corridors

The "greenway" concept can also be applied to other, manmade corridors as an effective mechanism for increasing protected natural areas in an ecologically meaningful way. Continuous corridors are preferable to fragmented preservation efforts because they allow animals to move freely from place to place in search of food, shelter, and breeding habitats, which may all exist in different habitat types. Plants are able to colonize more effectively over a continuous area than widely separated ones. Many bird species also tend to follow and inhabit linear corridors during seasonal migrations.

Rail and utility corridors generally offer the highest potential as greenways because they tend to be separated from traffic, are typically continuous over significant distances, are controlled by a single or limited number of entities, and typically already include "buffer" space for safety and compatibility with surrounding land uses.

Like riparian corridors and greenways, rail and utility corridors also lend themselves to co-use as bicycle and pedestrian trails, and recreational use. Potential benefits to rail and utility companies from participation in "greenway" efforts include enhanced public image, assistance from local governments and citizen groups in securing and maintaining easements, and a share in the economic development benefits shown to be spurred by successful greenway development.

Recent incarnations of the Intermodal Surface Transportation Efficiency Act (ISTEA), the principal federal transportation funding act, explicitly provide support for establishment of greenway trails along railway corridors. Successful examples of greenway partnerships with pipeline, electric, and telecommunications utilities exist in Indianapolis, Michigan City, and elsewhere nationwide. Additional information regarding the development of greenway trails in Allen County may be found in the Transportation Existing Conditions report.

2.11 Floodplains and Floodplain Management

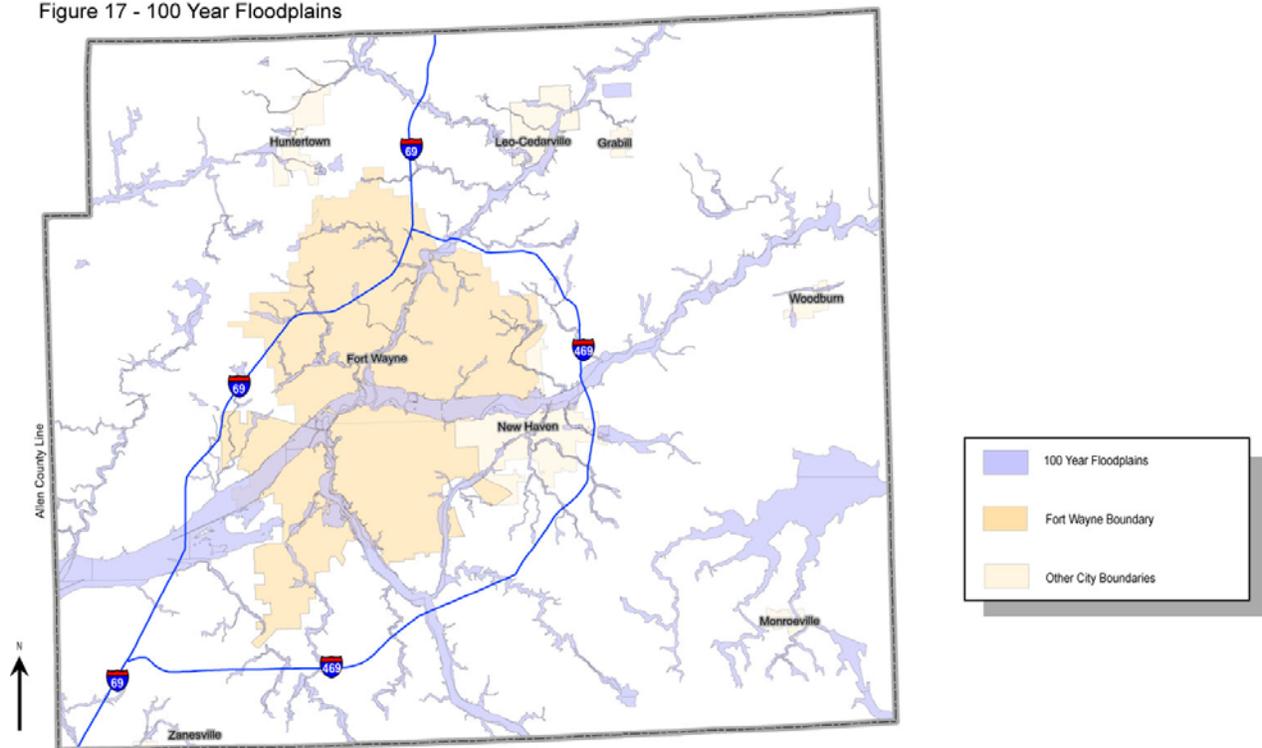
Floodplains are areas adjacent to streams and rivers subject to inundation at flow stages that exceed the capacity of the stream or river channel. For human planning purposes they are generally described in terms of the probability, or recurrence interval, associated with floodwaters reaching a particular elevation. For example, the "100-year floodplain" is defined as

the predicted elevation that water from a storm event with a 1 in 100 (1 percent) chance of occurring in any given year would reach if that "100-year" storm event did indeed occur.

The 100-year floodplain is, by convention, the most commonly defined flood interval used for human planning purposes. It is used by the Federal Emergency Management Agency (FEMA) as the basis for the National Flood Insurance Program (NIFP) and production of Flood Insurance Rate Map (FIRM) panels. Within the 100-year floodplain, a *floodway* and *floodway fringe* are generally recognized. The floodway may be thought of as the "active" part of the floodplain that actually conveys the floodwaters. The floodway fringe is the remaining area within the floodplain that is subject to inundation by standing or slack water, but is not actively involved in flood conveyance.

It is worth noting that floodplain areas associated with more frequent events are receiving increased attention for their importance in maintaining stream stability and ecological health. For example, observations of natural stream systems indicate that storm events with a recurrence interval of somewhere between 1 to 2-years (i.e. with a 100 to 50 percent chance of occurring in a given year) are principally responsible for maintaining stable stream form, and that a 50-year recurrence interval (2 percent chance) is associated with the degree of entrenchment a stream channel exhibits in relation to its floodplain. Unfortunately, modeling and mapping of these more frequent floodplain zones is as yet in its infancy. Currently, they are primarily being defined by researchers in the field of fluvial geomorphology, based on detailed stream measurements.

Figure 17 - 100 Year Floodplains



Source: Allen County iMap Database, 2004

The principal authorities with roles in floodplain management in Allen County are FEMA, IDNR, the Natural Resources Commission, the Maumee River Basin Commission, Allen County, and the City of Fort Wayne. Allen County and the City of Fort Wayne both have conventional floodplain management ordinances that incorporate minimum IDNR and FEMA requirements. As discussed in Section 2.9, the City of Fort Wayne has also established the RGO District along the St. Mary, St. Joseph, and Maumee Rivers, in part to promote flood control improvement. The Maumee River Basin Commission is a regional organization that promotes flood control, soil and water conservation, and water quality improvement objectives within the Maumee River watershed. The Maumee River Basin Commission has developed a Flood Control Master Plan for the Basin and provides financial assistance for stream obstruction removal and floodplain buyouts.

The City of Fort Wayne has historically been subject to flooding. Since a major flood struck the downtown area in 1982, many structural improvements have been made to mitigate flooding in the City. A flood dike system now helps protect much of the city. The city also has a state-of-the-art flood monitoring system that provides real-time rainfall and stream level information throughout the Fort Wayne area. Over the past several years, The City has worked with the Maumee River Basin Commission to remove businesses and residences from the flood plain through buyouts. The development of Headwaters Park near the City/County Building downtown provides a supplemental catch basin for periodic floodwaters.

The Association of State Floodplain Managers (ASFPM), of which Indiana is a member, has recently launched a "No Adverse Impact" (NAI) initiative, which promotes a more holistic approach to floodplain management. The NAI initiative is organized around the principle that the actions of one property owner should not adversely impact other property owners from a flooding standpoint. The NAI initiative promotes planning tools and approaches that improve upon the conventional "piecemeal" approach to floodplain regulation, which generally consists of permitting or licensing projects on a property-specific basis. The Maumee River Basin Commission is in the process of developing a basin wide NAI program.

Examples of measures which might be undertaken by municipalities consistent with an NAI approach to floodplain management include, but are certainly not limited to, improved floodplain mapping, cumulative tracking of floodplain impacts, stream setbacks, "greenway" ordinances such as the RGO, incorporating "green infrastructure" into site development plans, adoption of a Certified Floodplain Manager program, and establishing more stringent requirements for expansions or improvements to existing buildings in flood prone areas.

2.12 Air Quality

2.12.1 General

Historically, air quality in Allen County has been in attainment with national standards. A review of available U.S. EPA and IDEM compliance data also shows a generally low incidence of air violations at individual industrial facilities in the County. Only one facility in Allen County, the General Motors Assembly Plant in Fort Wayne, appears on IDEM's most recent state list of "Top 95% Emitters" with a rank of 69 out of a total of 82 facilities in terms of total

reported emissions. The "Top 95% Emitters" list is compiled based on periodic emissions reports that are required to be filed with IDEM and is not a record of emissions violations.

Despite Allen County's generally compliant history, recent changes to the federal ambient air standard for ground-level ozone have resulted in a "nonattainment" designation for the county, effective June 15, 2004. The nonattainment designation has implications for transportation planning, and for permitting of "major" new industrial sources or expansions. Background and implications of the ozone nonattainment designation are discussed in greater detail below.

2.12.2 Ozone Nonattainment Designation

U.S. EPA has established National Ambient Air Quality Standards (NAAQS) for six common air pollutants, referred to as the "criteria air pollutants. These are:

- carbon monoxide (CO)
- nitrogen dioxide (NO₂)
- ozone (O₃)
- lead (Pb)
- particulate matter (PM₁₀)
- sulfur dioxide (SO₂)

Compliance with NAAQS is assessed through ambient air monitoring and analysis of emission inventories. There are four ambient air monitors located in Allen County as shown in *Table 17* below. These air monitors are operated by IDEM and typically collect samples from the surrounding air on an hourly basis.

Emission inventories are also used to monitor NAAQS compliance. Emission inventories are compiled from reports of estimated emissions required to be submitted by certain facilities under Indiana's Emissions Reporting Rule (326 IAC 2-6). The rule generally requires facilities emitting criteria pollutants to submit emissions data on a triennial or annual basis, depending upon location, emissions potential, and other factors.

NAAQS compliance is a complicated matter to evaluate. NAAQS are generally expressed as a certain concentration in the ambient air that cannot be exceeded more than a given number of times during a specified averaging period. For example, an area is considered to be in compliance with the currently prevailing 1-hour ozone NAAQS if, based on a 3-year average, the standard of 0.125 ppm is not exceeded more than once in a three year period. NAAQS compliance is evaluated by IDEM and U.S. EPA, usually on a county-by-county basis. Since problems with attainment of NAAQS normally occur in urbanized areas, Metropolitan Statistical Areas (MSAs) are also used by U.S. EPA to define nonattainment area boundaries. MSA boundaries may cross county or even state lines, creating the need for regional cooperation and remedial strategies.

As mentioned above, Allen County has historically been in compliance with all NAAQS, including those for ozone. However, in 1997, U. S. EPA adopted a lower, 8-hour standard for ozone of 0.085 ppm to replace the 1-hour standard of 0.125 ppm. Compliance with the 8-hour standard is evaluated based on averaging together the 4th highest daily maximum 8-hour averages for each year over a 3-year period. If any 3-year average of these 4th highest values exceeds the 0.085 ppm standard, the area is considered to be in nonattainment.

The Leo High School monitor had a 4th highest 8-hour average of 0.088 ppm for ozone over the 2000-2003 and 2001 to 2003 periods, resulting in an ozone nonattainment designation for the Fort Wayne MSA, including all of Allen County. Final 8-hour ozone nonattainment designations were announced by US EPA on April 15th, 2004 and officially became effective June 15th, 2004.

As U.S. EPA has not yet fully implemented all aspects of the new 8-hour ozone standard, it is still unclear what the precise implications of the new nonattainment designation will be. Allen County is currently classified as a “basic” ozone nonattainment area, the least severe category.

At present it seems likely that, at minimum, IDEM will have to apply more stringent permitting and control requirements to larger industrial sources of ozone precursors (i.e. NO_x and VOCs) in Allen County, and that transportation conformity requirements will apply. Transportation conformity mandates certain coordination activities between transportation planners and air pollution control agencies, and requires planners to demonstrate that proposed transportation projects will stay within certain emission “budgets” for mobile sources. Transportation conformity implications of the new ozone nonattainment designation are further discussed in the Transportation section.

The current schedule calls for IDEM to submit a plan spelling out these requirements by 2007, and for Allen County to achieve compliance with the new ozone standard by 2009. Related rules imposing limitations on NO_x emissions from power plants (NO_x SIP Call Rules) are also expected to help remedy the ozone nonattainment problem. Emissions of VOCs from vehicles and industrial sources are the other principal sources of ozone nonattainment.

2.12.3 Permitted Facilities

IDEM's Office of Air Quality (OAQ) is the principal agency responsible for issuing and administering air pollution control permits in Allen County. *Table 18* in the appendix lists the Allen County facilities currently recorded in OAQ's permit tracking database. These generally include the county's larger industrial facilities, however, minor sources and sources with only registered or exempt equipment also appear in the database. Most facilities in the database are located in the City of Fort Wayne; however, significant industrial sources are also located in Grabill, Woodburn, Roanoke, and New Haven.

2.13 Brownfields

"Brownfields" is a term used to describe underutilized or abandoned properties, usually located in urban infill areas, which were formerly used for commercial or industrial purposes and have the potential to be redeveloped, but are complicated by the presence or perceived presence of environmental contamination. Highly contaminated sites, such as those on the federal Superfund list are generally not considered brownfields. The goal of brownfields redevelopment programs is to facilitate clean up and redevelopment of properties with relatively low levels of common industrial contaminants such as petroleum, solvents, and metals.

The principal brownfields program is U.S. EPA's **Brownfields Economic Redevelopment Initiative**, which provides grants to state and local government entities for eligible brownfields cleanups and programs. IDEM's Office of Land Quality (IDEM/OLQ) has used a federal Brownfields program grant to capitalize a state **Brownfields Cleanup Revolving Loan Fund** program, which provides low-interest loans for brownfields cleanup. In addition, the Indiana legislature established the **Environmental Remediation Revolving Loan Fund**, which similarly provides low-interest loans and grants to local communities for brownfields cleanups. Federal and state tax credits are also available for brownfields redevelopment. Brownfields funding is administered by the Indiana Development Finance Authority.

IDEM/OLQ also administers a Voluntary Remediation Program (VRP), which provides for agency review and certification of non-mandated cleanups. One of the first of its kind in the nation, the VRP program offers site owners a Certificate of Completion (COC), issued by IDEM, and a Covenant not to Sue (CNTS), issued by the Governor's Office, at the end of the process to provide assurances that remediation has been conducted properly. VRP sites tend to be at actively operating facilities, but brownfields sites are not precluded from participation and may indeed benefit from the assurances provided by the VRP.

To date, the City of Fort Wayne Redevelopment Department has completed two brownfields redevelopment projects in the City - one at the former **Bowser Pump Plant**, on Bowser Avenue just southeast of downtown, and at the former **Myers Petro** terminal on Leesburg Road at St. Francis University. The former Bowser Pump Plant has been redeveloped for housing, green space, and police facilities. The Myers Petro site has been redeveloped for new university facilities.

Table 19 in the appendix lists existing brownfields and VRP sites in Allen County

3.0 RESULTS OF ANALYSIS

3.1 Key Findings and Issues

Principal findings and issues identified as a result of compilation and analysis of the Environmental Stewardship Existing Conditions Inventory are summarized as a series of statements below.

Physiography, Ecoregions, and Geology

1. *Glaciation is the principal natural force responsible for shaping the County's landscape, underlying geology, and related natural resources. An understanding of the County's glacial origins greatly aids in understanding differences in topography, water supply availability and vulnerability, soil capability, ecological potential, and other fundamental environmental factors across the County.*
2. *The County lies across the boundary of two distinct ecoregions - the Eastern Corn Belt Plains (ECBP) and the Huron/Lake Erie Lake Plain (HELP). The original (i.e. pre-European settlement) condition of both regions was a virtually unbroken expanse of deciduous forest. The ECBP region was generally dominated by a mixed deciduous forest community while the HELP region was generally dominated by wetland forests. Though wide scale restoration to original condition is seldom feasible today, knowledge of original condition can help resource planners work with, rather than against, an area's inherent ecological potential and avoid costly misallocation of resources resulting from fundamentally inappropriate solutions.*

Policy Implications: Allen County lies at the juncture of three distinct physiographic regions (Maumee Lake Plain, Tipton Till Plains, and Steuben Morainal Lakes Area) and two distinct ecological regions (Eastern Corn Belt Plains and Huron/Lake Erie Lake Plain). These inherent, physical differences result in significant differences in the availability and vulnerability of key natural resources across the County, affecting (for example) soil capabilities and limitations, ecological restoration potential, and water supply availability and vulnerability from place to place within the County/City planning area.

An understanding and awareness of these differences should, ideally, inform not only natural resource planning efforts, but also the formulation of policies in other arenas, most notably with respect to Utilities and Land Use. Development of "blanket" policies and priorities that are uniformly applicable countywide may not be appropriate in all cases as a result of these differences. Where this is the case, a clear relationship to the underlying physiographic or ecological differences should be established and articulated in the policy itself, or in the formulation record. Where the relationship is not well understood based on available existing data, additional studies or investigation may be necessary as an initial step in policy development.

The original "natural" condition of most lands in Allen County was forested; with both upland and wetland deciduous forest communities represented depending upon variations in topography,

drainage, soils, aspect, microclimate and other factors. While restoration to "original" conditions is not always a feasible or desirable goal for natural resource planning efforts today, a forested condition represents the most appropriate ecological reference for such efforts and should at least be considered as a starting point for projects where ecological integrity figures prominently, such as acquisition or enhancement of nature preserves, wetland restoration projects, or restoration of stream corridors.

Soils

3. *Prime farmland soils are an abundant and significant resource in Allen County. 92% of the County's land area qualifies as prime farmland and Allen County has the highest total acreage of prime farmland in the State of Indiana. Loss of prime farmland reduces the overall efficiency of crop production, with adverse impacts on farming returns, food prices, and energy and chemical inputs. Conversion of prime farmland to urbanized uses is generally irreversible.*
4. *Approximately 40 % of the County's land area is occupied by hydric soils, and many additional soil types present in the County have the potential to encompass small inclusions of hydric soils. This has significant implications for construction, identification and protection of wetlands, drainage, and septic system siting.*

Policy Implications: The County's soil resources are among its richest natural assets and also pose the County and City with some of its most significant planning challenges. Current Land Use data indicates that approximately 65% of the County's total 422,484 acres is currently in active agricultural use (approximately 275,000 acres). Virtually all (94% percent) of this existing agricultural acreage qualifies as "prime" farmland, i.e., farmland best suited to producing crops most efficiently and economically on a sustained basis under standard management.

Land Use trend data indicates that, by several measures, suburban development on the outskirts of Fort Wayne is proceeding at increasingly lower densities in recent years (e.g. a 21 % decline in persons/acre 1987- 2003, a 39.5 % increase in urbanized land area versus a 12.3 % population increase 1987 - 1997, and a 27.3 % increase in per household land consumption 1987 to 2003), resulting in an overall higher rate of land conversion to developed uses, most of it occurring on former agricultural lands. This pattern of development also contributes to fragmentation of farmland as larger tracts of land are subdivided without regard to their positioning in the landscape and potential adverse impacts on agricultural efficiency. Similar trends are evident in surrounding counties as well. Analysis of regional commuter patterns and other demographic data indicates these areas are strongly influenced by growth in the City of Fort Wayne, which functions as the region's principal employment center. According to the American Farmland Trust's 1997 "Farming on the Edge" report, Fort Wayne and Indianapolis both show this pattern of prime farmland juxtaposed with high development. Between the two cities, a significant percentage of the state's prime farmland is at risk of being irrevocably converted to suburban and urban development.

Although some experts disagree, it is generally accepted that the United States is not in danger of running out of land for food production in an absolute sense within the foreseeable future. Within foreseeable human planning timeframes, concerns regarding the conversion of prime farmland to developed uses center more on issues of efficiency, compatibility, economics, cultural resources, and tradition, rather than on survival.

Prime farmland soils are valuable primarily because of their greater *efficiency* in producing crops. Continued, unrestricted loss of prime farmland inevitably shifts agricultural production onto less favorable lands at some point in time, resulting in the need for greater energy, chemical, and management inputs to maintain the same levels of production. Not only does this tend to drive up the cost of agricultural products, it also increases the consumption of other valuable and limited resources, such as energy, water, and chemical inputs. Correspondingly, it tends to increase the quantity and complexity of pollution associated with the processing of wastes and by-products. Technological innovations have shown a remarkable ability to keep pace with these changes and to artificially boost agricultural efficiency as a means of compensating for productivity losses. However, the upper limit on our ability to continue doing so is unknown, and the application of these technologies is not without its own costs.

Given the viability of agriculture in the County and the irrevocability of prime farmland losses to urban conversion, it seems prudent to at least consider the desirability of establishing some level of protection for Allen County's remaining prime farmlands. Obviously, farmland protection needs to be considered in the context of an overall County/City Land Use Plan. Many potential protection mechanisms exist, including (but not limited to) differential assessment, property tax relief, agricultural zoning districts, purchase of development rights, long-term contracts, and strategic assemblage of conservation easements.

Local farmland protection efforts are greatly facilitated by the existence of a supportive state-level framework and can be difficult to "pioneer" in the absence of such a framework. The State of Indiana currently allows agricultural zoning and applies use-value assessment to agricultural lands; however, it has yet to establish a true state-level farmland protection program, despite periodic consideration of the issue since the 1970's. In 2002, the Indiana Farmland Protection Technical Advisory Committee (IFPTAC) was established to implement terms of the Federal Farmland Protection Program, created by the Farm Security and Rural Investment Act of 2002. The Committee has a long-term goal of establishing a state-level farmland protection program, but in the short term administers federal funding provided under the Act, and makes technical recommendations to the NRCS State Technical Committee. A potential model for non-regulatory protection exists in Kosciusko County, where the IFPTAC has coordinated the purchase of approximately 400 acres of conservation easements using federal financial assistance in order to protect prime farmlands in a cohesive way.

Urban and suburban residents generally express feelings of support for farmland preservation at the urban fringe. However, the realities of coexistence are often quite a different story. While they tend to value surrounding farmlands for the "breathing room" or open space they provide, urban and suburban residents are often not prepared for or as accepting of the odors, fugitive dust, chemicals, heavy machinery, and late-night hours that go with most working farm operations. Land use compatibility can be a contentious and often overlooked aspect of farmland

preservation programs targeting the urban fringe. Conscious decision making, clearly articulated policies, meaningful public involvement, and provisions for dispute mediation go a long way toward minimizing these, as they do all, land use conflicts. Ongoing farming operations may also be provided with explicit relief from "new" nuisance suits by incoming residents.

The value of tradition as a factor in farmland protection should not be discounted. Although most of the nation's food supply today is actually generated by larger, commercial or contract farming operations, the ideal of the "family farm" is still widely upheld as an important aspect of our American heritage, particularly in the Midwest. Allen County is host to a large and vibrant Amish population which embodies the values of self-reliance, enterprise, cooperation, and family reflected in this ideal. Even though urban and suburban residents may not directly experience or benefit from this way of life, they may still find value in its continued existence and be supportive of policies that affirm it.

The prevalence of hydric soils in Allen County also poses significant planning challenges. Because of the presence of water, either from below in the form of a high water table or above in the form of flooding or ponding, hydric soils pose severe limitations to construction in general, and in particular, to the siting of conventional gravity residential septic systems. While this problem is certainly not unique to Allen County, the rate of septic system failures in the County prompted the State Legislature to enact County-specific legislation in 2002 (SEA 461) calling for IDEM/OWM to develop a general discharge permit to regulate discharging septic systems that were installed to replace failing conventional ones (327 IAC 15-14).

The IDEM permit only regulates discharging systems. The vast majority of on-site septic systems are regulated by the Allen County Department of Health in accordance with technical standards established by the Indiana State Department of Health (ISDH). The ISDH recently attempted to update these standards in 2003, but was proscribed in the 2004 Session by another piece of legislation (HEA 1017) from implementing certain groundwater monitoring requirements. ISDH subsequently withdrew the proposed standards and initiated a new rulemaking cycle in August 2004.

Alternative septic system designs such as pressurized systems, sand filters, mound systems and constructed wetlands can overcome some, but not all site limitations. They generally are more expensive to install, and require diligent maintenance on the part of homeowners in order to function properly. Absolute prohibition based strictly on soil suitability is certainly an option, but seldom a realistic one. Such policies are indifferent to all the other factors that contribute to a sensible pattern of growth and are politically contentious. The pattern of low-density suburban growth at the urban fringe, in advance of or without regard to the advancement of central utilities, poses the greatest potential for problems with septic system failures. Densities are high enough to concentrate the impacts of failures, yet not high enough to support centralized utilities. A coordinated planning approach which aligns Land Use and Utility needs and policies is arguably the most effective remedy.

Land and Vegetative Cover

5. *Although it is host to one of Indiana's largest populated areas, the County is still predominantly a rural county, with most of its acreage in active agricultural production.*
6. *The County's historical forests have largely been cleared and converted to agriculture and urban land uses. Today's forested areas are generally small and scattered along stream corridors and in small rural woodlots. The Cedar Creek corridor and Fox Island Park in the Little River watershed contain the County's largest remaining contiguous forested areas.*

Policy Implications: High resolution, quantifiable data on vegetative land cover types was not found to be available for Allen County. Data obtained for the Existing Conditions report was extracted for Allen County from the National Land Cover Data Set (NCLD) maintained by USGS. The NCLD data is 30-meter resolution raster (image) data which, although satisfactory for graphic display, does not readily lend itself to further manipulation and analysis. Land cover may be distinguished from land use by its focus on the type of vegetation (or lack thereof) covering the land, as opposed to how it is being used. For example, lands classified as "Agricultural" for land use purposes would typically not be further subdivided into areas covered by row crops or pasture grasses, as they typically would be for land cover analysis purposes. Good quality land cover inventory data is useful for many planning applications, including (but not limited to) runoff modeling and prediction, facility siting, watershed management, habitat analysis, land use planning, and monitoring land use change. The County and City may wish to consider developing a County-specific land cover database to facilitate future planning efforts. IDNR, NRCS, other conservation agencies, and local and state universities may be sources of technical or financial assistance in this regard.

Natural Heritage Features

7. *There are over 100 reported occurrences of rare, threatened, and endangered species on file for Allen County. Many, though not all, of these are historical in nature. Most are associated with established parks and nature preserves, however, a significant number are mapped within City of Fort Wayne corporate limits. Several federally endangered mussel species are reported in the St. Joseph River, Cedar Creek, and the Maumee River. As a general statement, mussels, amphibians, and plant species are most vulnerable to habitat loss due to their limited ability to move to a new location.*
8. *Over 30 species of plants, fish, and other aquatic organisms considered to be invasive are present or believed present in Allen County. Invasive species pose a potential threat to native species and natural communities in natural areas and surface waters. The St. Joseph, St. Mary's and Maumee Rivers are particularly vulnerable to invasion by several aquatic nuisance species due to their connection to the Great Lakes. Allen County Parks and Recreation and IDNR currently monitor and undertake periodic control activities for invasive plant and aquatic nuisance species.*
9. *Only about 0.2 percent of the County's total land area is currently set aside in the form of designated nature preserves. There are 13 designated preserves in the County, most of*

which are *accessible to the public. They contain high quality communities and rare habitats that have or are disappearing throughout the County and the state.*

Policy Implications: As stated above, less than 1 percent of County and City lands have been formally set aside with ecological preservation as their primary goal. All park lands (including those primarily used for human recreation) make up only 2 percent of total land area in the County and 8 percent of land in the City of Fort Wayne. Public opinion appears strongly in favor of expanding the amount of parkland and open space. Desired objectives vary from active to more contemplative forms of recreation, including an expressed concern for the preservation and restoration of functioning ecosystems. A "full spectrum" approach to parks and recreation would seem to be called, for, with ecological preservation objectives represented and distributed on a par with other objectives. Existing nature preserves and reported occurrences of rare or endangered species may form logical nuclei around which to acquire future areas. With the exception of Cedar Creek, preservation of exceptional aquatic communities would seem to be underrepresented. Based on rare or endangered species occurrences, potential opportunities would appear to exist along all three major rivers, including segments within the City of Fort Wayne. IDNR is a potential source of technical and financial assistance in this regard, as are the U.S. Fish & Wildlife Service, NRCS and other conservation agencies. An active and informed coalition of non-profit organizations such as the ACRES Land Trust, Izaak Walton League, Little River Wetlands Project, Cedar Creek and St. Joseph River watershed groups is an asset which, though already recognized, should be fully consulted and utilized in the formulation of relevant policies.

Because of their connection to the Great Lakes, Allen County's waterways are vulnerable to colonization by over 30 aquatic nuisance species, both plant and animal. There appear to yet be opportunities to monitor and minimize invasion by most of these aquatic species because they are not yet widely distributed beyond the Great Lakes. In the terrestrial environment, the primary concern is protection of high quality plant communities against colonization by invasive non-native plant species. As a general statement invasive species generally pose the greatest problem in "exceptional" ecological areas where high quality native plant and animal communities are present and desired to be maintained. Legal prohibition of invasive species is generally not effective because most invasive species are already "loose" in the environment at large. Prohibitions against use of nuisance aquatic species as bait might be an example to the contrary where this is the primary method by which the species has been distributed. "Early warning" monitoring and discovery, prompt intervention, and commitment to a long-term management strategy are generally required to be effective in controlling invasive species.

Ground Water Resources

10. *There are three major aquifer systems in the County: 1) the Hunteertown aquifer system in the north and northwest; 2) the Aboite aquifer system in the west; and the underlying limestone bedrock throughout the County. The Hunteertown and Aboite aquifers are near-surface systems formed in glacial deposits, while the bedrock aquifer is generally found at greater depths.*

11. *Groundwater is generally available throughout the County in sufficient quantities and yields to support domestic and agricultural needs. Large capacity wells to serve industrial and municipal uses are generally best developed at depth in the bedrock aquifer. Large capacity wells are generally used for public water supply, irrigation of golf courses, industrial, and energy production.*
12. *As a general statement, the Eel River Valley, Cedar Creek Canyon, and St. Joseph River Valley exhibit the highest sensitivity to potential groundwater contamination in the County, while the bedrock aquifer is generally the least sensitive. However, many factors enter into any determination of aquifer sensitivity, including the nature of aquifer materials, degree of confinement, position along the groundwater flow path, soil type, surface drainage patterns, the presence of potential contamination sources, and well withdrawal rates.*
13. *There are currently 107 active public water systems in Allen County. Of these, 104 rely on groundwater sources. Most are small noncommunity systems serving individual churches, schools, restaurants, parks, golf courses, rest areas, and businesses. The communities of Aboite, Grabill, Roanoke, Hometown, Harlan, Monroeville, and Woodburn rely on groundwater for drinking water supply.*
14. *Wellhead Protection Programs are currently required only for "community" public water systems that rely on groundwater. No similar protective requirements currently apply to the many small "noncommunity" public water systems in the County or to individual wells.*

Policy Implications: Ninety-seven percent of Allen County's 107 public water systems rely on groundwater, as well as thousands of individual residences utilizing private wells. Most public water supply systems are small, serving individual churches, schools, restaurants, parks, golf courses, rest areas, and businesses, although the communities of Aboite, Grabill, Roanoke, Hometown, Harlan, Monroeville, and Woodburn rely on groundwater for drinking water supply. Groundwater availability and quality generally appears to be sufficient to meet current needs; however, the County's heavy reliance on groundwater for drinking water obviously makes the quality and availability of future supplies an important issue. The adequacy of existing drinking water systems to meet current and future demands is addressed primarily under the Utilities element of the plan.

As stated above, the Eel River Valley, Cedar Creek Canyon, and St. Joseph River Valley generally exhibit the highest inherent sensitivity to potential groundwater contamination in the County, while the bedrock aquifer is generally the least sensitive. However, many factors enter into the question of groundwater sensitivity, including human-influenced factors such as the location of potential contaminating sources, withdrawal rates, and the position of wells in the groundwater flow pattern and with respect to other wells. Ultimately a definitive determination can only be made at the site-specific level. However, a general awareness of differences that are evident at a larger scale may be used as a basis for prioritizing groundwater protection planning efforts on a countywide basis.

The concept of a Wellhead Protection Plan provides a mechanism for integrating these many factors into a plan which both provides information and a basis for managing the potential for

contamination at the scale of individual wells or well fields. Currently, only the County's 11 "community" public water systems are required to have Wellhead Protection Plans. However, the Wellhead Protection Plan concept provides a model that could readily be expanded to all or additional subsets of wells in the County. The County's many "noncommunity" public water supply systems, large capacity wells, and wells sited in highly vulnerable areas would seem to be logical candidates.

135 wells are registered with IDEM as "significant withdrawal" wells, meaning they have the capacity to withdraw greater than 100,000 gallons per day (or 70 gallons per minute). They are used for drinking water supply, irrigation of nursery crops and golf courses, quarries, energy production, and industry. "Significant withdrawal" wells are required to report their actual withdrawal rates annually to IDNR, but not at the local level. As they constitute the largest groundwater withdrawals, it seems prudent to at least consider local monitoring of reported annual withdrawal rates. Local reporting of complaints from surrounding wells and preparation of Wellhead Protection Plans are other policy options that seem appropriate for consideration with regard to large capacity wells.

Surface Water Resources

15. *The confluence of three major rivers - the St. Joseph, St. Mary's, and the Maumee - and the County's position spanning a narrow divide between the Lake Erie and Mississippi River basins are the reason for initial human settlement of the County, first by Native Americans, and later by European settlers. Though diminished in strategic and commercial importance with the advent of the railroad and automobile, the "Three Rivers" confluence and historic portage routes have left the City of Fort Wayne and the County with a rich cultural legacy.*
16. *Many of the County's streams have been channelized or otherwise modified to improve drainage. Channelization, removal of streamside vegetation, maintenance dredging, and debris removal to facilitate drainage tend to have adverse impacts on natural stream stability and ecological health. Balancing inherently conflicting drainage and ecological objectives represents a significant surface water management challenge faced by both the City of Fort Wayne and the County.*
17. *Cedar Creek and the Little River are identified as "outstanding" waters at the state level. Cedar Creek is one of few streams in the County that remains largely unaltered and bounded by a reasonably contiguous, forested corridor. The bases for Cedar Creek's outstanding designation are its exceptional scenic and ecological values. The Little River is a highly modified stream, but has a rich historical heritage as part of the Wabash River Heritage Corridor.*
18. *Soils in Allen County are generally poorly suited to the siting of conventional septic systems. Septic systems are concentrated in the north part of the County. Failing septic systems are a potential source of high E.Coli levels in Cedar Creek and other streams in this part of the County. Other potential E.Coli sources include sewer overflows, improperly treated sewage treatment plant discharges, and waterfowl and livestock concentrations.*

19. *Permitted wastewater dischargers in the County consist primarily of municipal sewage treatment plants and industrial facilities, but also include development projects, transportation related facilities, and other facilities permitted for storm water discharges.*
20. *High levels of E.coli bacteria, nutrients, and PCBs and mercury in fish; and unaccounted for signs of impairment in aquatic communities are the principal reasons for water quality impairment in Allen County streams. Impairments in segments of Cedar Creek, the St. Joseph, St. Mary's, and Maumee Rivers, St. Joseph and Cedarville Reservoirs, Hamm Interceptor Ditch, Willow Creek, Black Creek, Flatrock Creek, Bullerman, Botern, Gromeaux, and Swartz-Carnahan Ditches, and Spy Run are severe enough to require preparation of Total Maximum Daily Loads (TMDLs) for the pollutants of concern. TMDLs are prepared by IDEM with input from stakeholders in the affected watersheds, typically over a time span of multiple years.*

Policy Implications: The City of Fort Wayne is the largest public water supply system in the County and the only one to rely on surface, rather than groundwater. This and its position at the confluence of three major Midwestern rivers make the quality and character of surface water resources a particular issue for the City. The adequacy and quality of current and future drinking water supply for the City is addressed under the Utilities element of the Plan. "Greenway" and Flood Control implications of the City's Three Rivers area downtown are addressed elsewhere in this report. Riverfront development and land use implications in the Three Rivers district are addressed under the Land Use element of the Plan.

Although no such rating exists, the overall quality of Allen County's surface waters might be described as "good to fair", based on current IDEM/OWM assessment data. High levels of E.coli bacteria, nutrients, PCBs and mercury in fish were found by IDEM in segments of several of the County's major streams (see list above), resulting in their designation as "impaired" and requiring preparation of a Total Maximum Daily Load (TMDL) program for each. The outcome of the TMDL process is essentially a watershed management plan involving input from landowners, watershed groups and other stakeholders in the watershed. The TMDL process provides a "ready made" framework for identifying the most seriously impacted waterways in the County, and for County and City efforts to remediate them. Active participation as a stakeholder in TMDL development for these streams represents a minimum policy "floor" for addressing the County's most pressing water quality problems. The County's three principal watershed groups are also potential stakeholders and partners in the TMDL development process and should be actively consulted early in or prior to initiation of the TMDL process by IDEM.

Cedar Creek and the Little River are designated as "outstanding" waters in the County. Cedar Creek is recognized for its scenic and high quality ecological values, while Little River is recognized primarily for its heritage value as part of the Wabash River corridor. These values are worthy of protection and consideration in future development and facility planning in their surrounding areas. The potential for overlay districts similar to the RGO in downtown Fort Wayne exists for both.

Wetlands

21. *The County's historical wetlands have largely been drained and converted to agriculture. Remaining wetlands are, for the most part, small and scattered over the landscape in localized depressions or adjacent to lakes, ponds, rivers and streams. Many of these smaller isolated wetlands are forested. Wetlands are most concentrated in the north and west of the County. Significant concentrations exist along the Little River, Cedar Creek, Aboite Creek, the St. Joseph above Cedarville Reservoir, and Hoffman Ditch.*

Policy Implications: Historically considered of little value, wetlands have come to be recognized as areas affording exceptional ecological and water quality values, including flood and storm flow attenuation, water quality improvement, groundwater recharge, and wildlife habitat. Wetlands are particularly important to amphibians, migratory birds, and as nursery areas for many fish and shellfish species. Because wetland habitats themselves are increasingly rare, many of the species dependent upon them are now considered threatened or endangered.

Wetlands are of importance to planners for the above resource values they afford, and because they are regulated as "waters of the U.S." under Sections 404 and 401 of the Clean Water Act. Administration of the Section 404 and 401 programs falls to the U.S. Army Corps of Engineers and IDEM/OWM, respectively; however, an increasing number of counties, cities, and other local government entities are incorporating or adopting wetland requirements of their own. A common strategy is to explicitly incorporate wetlands into site plan and/or subdivision plat reviews and require verification of Section 404/401 approvals as a condition of local approval. This is a realistic and effective way for local entities to serve as a "check" that wetland permitting requirements are being followed, collect information on wetland losses (and gains) in their community, provide comment regarding local impacts, and, if desired, to become involved in the quality and type of compensatory mitigation being offered. More aggressive strategies may include adoption of local wetland protection or wetland mitigation ordinances that exceed state and federal Section 404/401 requirements.

Existing wetlands (as shown in the National Wetlands Inventory compiled by U.S. Fish & Wildlife) are most concentrated in the north and west parts of the County. Most are small and scattered. Significant concentrations exist along the Little River, Cedar Creek, Aboite Creek, the St. Joseph above Cedarville Reservoir, and Hoffman Ditch. These areas may be initial targets for consideration with regard to formal wetland preservation. The prevalence of hydric soils in the County also presents significant opportunities for creation of new wetland areas. Where native hydric soils are still in place, restoration of wetlands can often be accomplished relatively easily by removing drainage tiles or otherwise restoring hydrology. Wetland preservation and restoration efforts should ideally be pursued within the context of a larger strategy for expanding overall land area devoted to ecological preservation, as discussed under Natural Heritage Features.

The County has the beginnings of a wetlands inventory in its iMap® Database, drawn from the National Wetlands Inventory (NWI) compiled by the U.S. Fish & Wildlife Service. The County/City may wish to consider refining this inventory using local information. Incorporating

wetlands into the development review process as suggested above could provide such information, and also allow the County and City to track future trends in wetland losses or gains.

Riparian and Other Corridors

22. *The original riparian setting of most streams in Allen County was most probably that of a continuous, mature forested corridor. Forested corridors have generally been greatly diminished or removed entirely to facilitate agriculture, development and drainage. Cedar Creek is a notable exception. Continuous, mature, vegetated riparian zones, ideally encompassing both active and historic floodplain areas as well as adjacent uplands, contribute significantly to stream stability and health through shading, sediment and nutrient filtering, bank stabilization, and attenuation of storm flows and flooding. Riparian zones also lend themselves to human aesthetic and recreational uses. Inherent conflicts often exist between these objectives and the desire to develop riparian corridors for agriculture, residential, or urban uses.*
23. *The River Greenway Overlay District (RGO) established by the City of Fort Wayne along the City's three principal rivers represents an example of how riparian zones may be defined and protected with resulting benefits for both human and ecological communities*
24. *Rail and utility corridors represent other corridors with the potential to contribute both human and ecological values when protected. Protection of linear corridors is generally more effective in an ecological sense than preservation of many small, isolated areas in a fragmented pattern because they allow plants to colonize more readily and animals to move freely among a diversity of habitat types within a single protected zone. Benefits to corridor owners include enhanced public image, assistance securing easements, assistance with maintenance, and enhanced economic development. Generally, successful corridor protection efforts are initiated by local government entities and proceed as public/private partnerships with utility or transportation companies.*

Policy Implications: There is significant public interest in expanding the existing system of trails and greenways in both the County and City. The River Greenway trail system in downtown Fort Wayne is popular and appears well utilized, as are other existing trails. An active coalition of trail advocacy groups representing different parts of the County exists, including (but not limited to) the Greenway Consortium, Aboite New Trails, Inc., The New Haven Parks & Recreation Department, and the Little River Wetlands Project. Trail proponents view trail and greenway systems not only as recreation areas, but also as transportation corridors. There is strong interest in moving beyond the existing recreational trail systems largely confined to parks and floodplain areas to establish meaningful linkages within and among communities capable of providing effective pedestrian and bicycle *transportation*, as well as recreation. The Northeast Indiana Regional Coordinating Council (NIRCC) has coordinated local trail proposals into a draft plan that provides a logical starting point for incorporation into the Comprehensive Plan. Because of their transportation focus and the need to coordinate with planned transportation improvements, trail expansions should be considered in concert with Transportation elements of the Plan.

The potential for greenways to simultaneously provide transportation, recreation, economic, and ecological values appears well understood and supported. From an ecological perspective, continuous corridors are preferable to fragmented preservation efforts because they allow animals to move freely over a wider area in search of food, shelter, and breeding habitats, which may exist in different locations. Plants are able to colonize more effectively over a continuous area than widely separated ones. Many bird species also tend to follow and inhabit linear corridors during seasonal migrations. Stream, rail and utility corridors offer the greatest potential in this regard because they tend to be separated from traffic and continuous over significant distances. Expansion of the existing River Greenway system, acquisition of additional riparian lands along Cedar Creek to fill in "gaps", and adoption of countywide stream setback or buffer requirements for all new development would seem to be three initial policy directions worth considering for their potential to contribute meaningfully to riparian corridor enhancement, capitalize on favorable existing conditions, and be reasonably implemented within near to mid-range planning timeframes.

Rail and utility corridors have additional advantages in that they are usually controlled by one or a limited number of entities and already include "buffer" space for safety and compatibility with surrounding land uses. Successful examples of greenway partnerships with pipeline, electric, and telecommunications utilities exist in Indianapolis, Michigan City, and elsewhere nationwide. Potential benefits to rail and utility companies from participation in greenway efforts include enhanced public image, assistance from local governments and citizen groups in securing and maintaining easements, and positive indirect economic development benefits shown to be spurred by successful greenway development.

Floodplains

Principal flood control agencies in Allen County include FEMA, IDNR, the Natural Resources Commission, The County, the City of Fort Wayne, and the Maumee River Basin Commission. Both the City and County have traditional flood control ordinances that reflect FEMA Flood Insurance Program and state requirements. The Maumee River Basin Commission is a regional organization that provides technical and financial assistance for flood control and storm water management.

The City of Fort Wayne has historically been plagued by floods. Significant structural projects and floodplain buyouts have been implemented in the City since a major flood in 1982.

The Association of State Floodplain Managers (ASFPM), a non-regulatory professional organization, has recently launched a "No Adverse Impact" (NAI) initiative, which seeks to promote a more holistic approach to floodplain management. Examples of strategies advanced by the NAI include improved floodplain mapping, cumulative tracking of floodplain impacts, greenway ordinances such as the City of Fort Wayne RGO District, "green infrastructure", and certification programs for floodplain management professionals. The Maumee River Basin Commission is in the process of developing a basin wide NAI program.

Policy Implications: Flooding is principally a concern in the City of Fort Wayne, although there are areas within the County which are also subject to significant flooding. Since a major flood

struck the downtown Fort Wayne area in 1982, many structural improvements have been made to mitigate flooding in the City. The City also has a state-of-the-art flood monitoring system that provides real-time rainfall and stream level information throughout the Fort Wayne area. Over the past several years, the City and the Maumee River Basin Commission have worked to remove businesses and residences from the flood plain through buyouts. The development of Headwaters Park near the City/County Building downtown provides a supplemental catch basin for periodic floodwaters.

Both the County and City have traditional flood control ordinances which reflect minimum FEMA requirements. The City has moved somewhat beyond traditional structural and regulatory approaches in establishing the River Greenway Overlay (RGO) District and in its use of floodplain buyouts in partnership with the Maumee River Basin Commission. The ASFPM's "No Adverse Impact" program would seem to offer an accessible, realistic and flexible model for the development of additional, forward-looking flood control and floodplain management policy tools with potential applicability in both the County and City. At minimum, the County and City should consider actively participating and assisting the Maumee River Basin Commission in its efforts to develop a regional NAI program. Expansion of the RGO District concept, cumulative tracking of floodplain impacts, incorporation of "green infrastructure" criteria into the site plan review process, and floodplain manager certification would seem to be reasonably achievable and effective NAI floodplain management strategies worthy of consideration in development of the Comprehensive Plan. Obviously, flood control and floodplain management issues are inseparable from Land Use and Utilities elements of the plan and need to be considered in concert with storm water management and land use policies and priorities.

Air Quality

25. Allen County was recently designated a nonattainment area with respect to new federal standards for ozone (effective June 15, 2004). Although the full implications of the new designation are still uncertain at this time, it is probable that, at minimum, more stringent requirements for "major" new or expanding industrial facilities and transportation planning will be applied on a countywide basis.

Policy Implications: Historically, Allen County and the Fort Wayne MSA have been in compliance with national air standards. However, with the recent change in U.S. EPA's ground level ozone standard, Allen County is now designated a "nonattainment" area for ozone, as of June 15, 2004. The designation is "basic", the least severe category provided for under the new rule. Nonattainment is attributed primarily to transportation-related emissions (i.e. fumes from cars) and nitrogen oxide emissions from power plants. IDEM/OAQ is principally responsible for implementing the new rules, which are extremely complex and not yet fully promulgated.

The current schedule calls for IDEM to submit a plan to U.S. EPA for achieving compliance by 2007, and for compliance to be achieved by 2009. At minimum, IDEM will have to apply more stringent permitting and control requirements to larger industrial sources of ozone precursors (nitrogen oxides and volatile organic compounds), such as power plants and coating lines, and demonstrate compliance with "transportation conformity" requirements. Although the application of stricter permitting requirements and controls to the industrial community is

"automatic" and primarily falls to IDEM, the County and City may wish to consider establishing one or more local programs to facilitate understanding and compliance with these new requirements as a strategy for offsetting potential stigmatizing effects. Related rules imposing limitations on nitrogen oxide emissions from power plants (NOx SIP Call Rules) are also expected to help remedy the ozone nonattainment problem.

Transportation conformity is a complex program that mandates certain coordination activities between transportation planners and air pollution control agencies, and requires planners to demonstrate that proposed transportation projects will stay within certain emission "budgets" for mobile sources (i.e. vehicles). The Northeast Indiana Regional Coordinating Council (NIRCC) is the principal agency that will work with IDEM on transportation conformity under the new rules. Transportation conformity may be achievable through mere attrition of older vehicles, or may require more aggressive measures such as mandatory carpooling, although the latter seems unlikely given the low severity of Allen County's designation. Transportation conformity will obviously need to be integrated into the Transportation element of the Comprehensive Plan.

Brownfields

26. The City of Fort Wayne's history and ongoing presence as a diverse manufacturing center make it a prime location for brownfields redevelopment. The City's Redevelopment Department has completed two successful brownfields projects to date, one at the former Bowser Pump Plant downtown, and one at the former Myers Petro terminal at St. Francis University. The City has defined a Brownfields Study Area in the downtown area. Although the bulk of the County's manufacturing base is located in Fort Wayne, significant industrial communities also exist in New Haven, Roanoke, Grabill, and Woodburn. Coordination of brownfields redevelopment efforts with IDEM's Voluntary Cleanup Program poses opportunities to "leverage" available funding, legal assurances, and technical assistance resources.

Policy Implications: The City of Fort Wayne has completed two successful brownfields projects in the downtown Fort Wayne area, and has defined a Brownfields Study Area for future downtown projects. In addition to continuing with implementation of present efforts, the City and County may wish to consider expanding the Study Area concept to encompass other areas within the City, and in other communities. The State's Voluntary Cleanup Program offers opportunities to extend the brownfields concept even further, for example, by tapping financial and technical resources available under both programs, or by using the VCP program to achieve cleanups on neighboring properties or on smaller sites which may not be eligible or explicitly included in brownfields agreements.

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APPENDIX A - Tables

Table 1 - Characteristics of Major Glacial Formations, Allen County, IN

Advance	Period	Formation	Deposit Characteristics	Comments
Erie Lobe	15,000 to 12,000 years ago	Lagro Formation	<ul style="list-style-type: none"> • Outwash sand and gravel • Lacustrine silt and clay • Stratified sand and gravel • Glacial till (clay loam to silty clay) 	Most recent glacial advance. Advanced from the east. Forms the principal surface till over most of Allen County and northeast Indiana, except in stream valleys where removed by erosion and in north/northwest part of county where Huntertown formation deposits dominate. Characteristically fine textured deposits confine Huntertown and Aboite aquifers.
Saginaw Lobe	17,000 to 15,000 years ago	Huntertown Formation	<ul style="list-style-type: none"> • Lacustrine sand • Lacustrine silt, clay, sand • Stratified sand, gravel, and mudflows • Glacial till (loam, to sandy loam) • Outwash sand 	At or near surface in north/northwest Allen County. Advanced from the north. Responsible for shaping characteristic “hummocky” terrain in this part of the county. Sandy basal outwash forms the basis of the productive Huntertown aquifer underlying northern townships (Eel River, Perry, Cedar Creek and portions of Washington, Springfield, and Lake).
Huron-Erie Lobe	22,000 to 17,000 years ago	Trafalgar Formation	<ul style="list-style-type: none"> • Outwash sand and gravel • Stratified sand, gravel, mudflows • Compacted glacial till (loam) 	Most extensive ice advance in Indiana. Advanced from the east. Largely buried now in Allen County under more recent deposits. Compacted till deposits are often encountered as hardpans in well drilling. Buried outwash deposits and channels underlie the Aboite aquifer system in western Allen County and Huntertown aquifer in north/northwest part of the county.

Table 2 - Major Soil Associations, Allen County, IN

Association Name	Characteristics	% County Area
Morley-Blount	Deep, moderately well-drained to somewhat poorly drained soils on uplands. Nearly level to steep slopes. Medium textures.	40
Blount - Pewamo	Deep, somewhat poorly drained to very poorly drained soils on uplands. Nearly level to gentle slopes. Medium to moderately fine textures.	26
Hoytville-Nappanee	Deep, somewhat poorly drained to very poorly drained soils on uplands. Nearly level slopes. Medium to fine textures.	19
Eel-Martinsville-Genesee	Deep, well-drained to moderately well-drained alluvial soils on stream bottoms and terraces. Nearly level to moderate slopes. Medium to moderately fine textures.	4
Martinsville-Belmore-Fox	Deep, well-drained soils on stream terraces and beach ridges. Nearly level to moderate slopes. Medium to moderately coarse textures.	3
Lenawee-Montgomery-Rensselaer	Deep, very poorly drained soils on uplands, stream terraces and rainears. Nearly level slopes. Medium to fine textures.	3
Renssalaer-Whitaker	Deep, somewhat poorly drained to very poorly drained soils on stream terraces and uplands. Nearly level to gentle slopes. Moderately coarse to fine textures.	3
Carlisle-Willette	Deep, very poorly drained mucky organic soils in upland depressions.	2

Table 3 - Prime Farmland Soils, Allen County, IN

Soil Unit Name	Abbreviation	Limitations
Belmore fine sandy loam, 2 to 6 percent slopes	BeB	None
Belmore loam, 0 to 2 percent slopes	BhA	None
Belmore loam, 2 to 6 percent slopes	BhB	None
Blount loam, 0 to 2 percent slopes	BlA	Requires drainage
Blount silt loam, 0 to 2 percent slopes	BmA	Requires drainage
Blount silt loam, 2 to 6 percent slopes	BmB	Requires drainage
Blount silt loam, 2 to 6 percent slopes, moderately eroded	BmB2	Requires drainage
Bono mucky silty clay	Bn	Requires drainage
Bono silty clay	Bo	Requires drainage
Brookston silt loam	Br	Requires drainage
Brookston silty clay loam	Bs	Requires drainage
Crosby loam, 0 to 2 percent slopes	CrA	Requires drainage
Crosby silt loam, 0 to 2 percent slopes	CsA	Requires drainage
Crosby silt loam, 2 to 6 percent slopes	CsB	Requires drainage
Crosby silt loam, 2 to 6 percent slopes, moderately eroded	CsB2	Requires drainage
Del Rey silt loam	Dr	Requires drainage
Eel loam	Ee	Requires protection from frequent flooding
Eel silt loam	Es	Requires protection from frequent flooding
Fox loam, 0 to 2 percent slopes	FmA	None
Fox loam, 2 to 6 percent slopes	FmB	None
Genesee fine sandy loam, sandy variant	Gn	Requires protection from frequent flooding
Genesee loam	Ge	Requires protection from frequent flooding
Genesee silt loam	Gh	Requires protection from frequent flooding

Table 3 - Prime Farmland Soils (Cont.)

Soil Unit Name	Abbreviation	Limitations
Genesee silty clay loam	Gm	Requires protection from frequent flooding
Gilford fine sandy loam	Go	Requires drainage
Haskins loam, 0 to 2 percent slopes	HaA	Requires drainage
Haskins loam, 2 to 6 percent slopes	HaB	Requires drainage
Hoytville silty clay	Hs	Requires drainage
Lenawee mucky silty clay loam	Le	Requires drainage
Lenawee silty clay loam	Ls	Requires drainage
Martinsville loam, 0 to 2 percent slopes	McA	None
Martinsville loam, 2 to 6 percent slopes	McB	None
Martinsville loam, 2 to 6 percent slopes, moderately eroded	McB2	None
Martinsville loam, gravelly substratum, 0 to 2 percent slopes	MeA	None
Martinsville loam, gravelly substratum, 2 to 6 percent slopes	MeB	None
Martinsville silt loam, 0 to 2 percent slopes	MfA	None
Mermill complex	Mh	Requires drainage
Miami loam, 2 to 6 percent slopes, moderately eroded	MkB2	None
Montgomery silty clay	Mn	Requires drainage
Montgomery silty clay loam	Mo	Requires drainage
Morley silt loam, 2 to 6 percent slopes	MrB	None
Morley silt loam, 2 to 6 percent slopes, moderately eroded	MrB2	None
Nappanee silt loam	Na	Requires drainage
Nappanee silty clay loam	Np	Requires drainage
Oshtemo fine sandy loam, loamy substratum, 0 to 2 percent slopes	OfA	None
Oshtemo fine sandy loam, loamy substratum, 2 to 6 percent slopes	OfB	None
Oshtemo sandy loam, 0 to 2 percent slopes	OsA	None
Oshtemo sandy loam, 2 to 6 percent slopes	OsB	None
Pewamo mucky silty clay loam	Pc	Requires drainage
Pewamo silty clay loam	Pe	Requires drainage

Table 3 - Prime Farmland Soils (Concl.)

Soil Unit Name	Abbreviation	Limitations
Rawson fine sandy loam, 2 to 6 percent slopes	RaB	None
Rawson loam, 0 to 2 percent slopes	RIA	None
Rawson loam, 2 to 6 percent slopes, moderately eroded	RIB2	None
Rensselaer loam	Rm	Requires drainage
Rensselaer mucky silty clay loam	Rn	Requires drainage
Rensselaer silt loam	Ro	Requires drainage
Rensselaer silty clay loam	Rs	Requires drainage
Shoals silty clay loam	Sh	Requires protection from flooding
St. Clair silt loam, 2 to 6 percent slopes	SaB	None
St. Clair silty clay loam, 2 to 6 percent slopes, moderately eroded	ScB2	None
Washtenaw silt loam (Prime farmland if drained)	Wh	Requires drainage
Westland loam	Ws	Requires drainage
Westland silty clay loam	Wt	Requires drainage
Whitaker fine sandy loam, 0 to 2 percent slopes	HnA	Requires drainage
Whitaker loam, 0 to 2 percent slopes	HoA	Requires drainage
Whitaker loam, 2 to 6 percent slopes	HoB	Requires drainage
Whitaker silt loam, 0 to 2 percent slopes	HpA	Requires drainage

Table 4 - Farmland Soils of Statewide Importance, Allen County, IN

Soil Unit Name	Abbreviation
Carlisle muck, drained, 0 to 1 percent slopes	Ca
Linwood muck, drained, 0 to 1 percent slopes	Lw
Adrian muck, drained, 0 to 1 percent slopes	Ta
Wallkill silt loam	Wa
Wallkill silty clay loam	Wc

Table 5 - Hydric Soils, Allen County, IN

Soil Unit Name	Abbreviation	Acreage	% Area
Bono mucky silty clay	Bn	285	0.1
Bono silty clay	Bo	1,367	0.3
Brookston silt loam	Br	222	<0.05
Brookston silty clay loam	Bs	284	<0.05
Carlisle muck, drained, 0 to 1 percent slopes	Ca	6,165	1.4
Gilford fine sandy loam	Go	203	<0.05
Hoytville silty clay loam	Hs	58,439	13.6
Lenawee mucky silty clay loam	Le	302	0.1
Lenawee silty clay loam	Ls	12,914	3.0
Linwood muck, drained, 0 to 1 percent slopes	Lw	135	<0.05
Mermill complex	Mh	786	0.2
Montgomery silty clay	Mn	418	0.1
Montgomery silty clay loam	Mo	1,125	0.03
Pewamo mucky silty clay loam	Pc	582	0.1
Pewamo silty clay loam	Pe	66,568	15.5
Rensselaer loam	Rm	1,822	0.4
Rensselaer mucky silty clay loam	Rn	208	<0.05
Rensselaer silt loam	Ro	725	0.2
Rensselaer silty clay loam	Rs	8,640	2.0
Tawas muck, drained, 0 to 1 percent slopes	Ta	403	0.1
Wallkill silt loam	Wa	307	0.1
Wallkill silty clay loam	Wc	300	0.1
Washtenaw silt loam	Wh	1,937	0.5
Westland loam	Ws	236	0.1
Westland silty clay loam	Wt	170	<0.05

Table 6 - Non-Hydric Soils with Potential Hydric Inclusions, Allen County, IN

Soil Unit Name	Hydric Components	Abbreviation
Belmore loam, 0 to 2 percent slopes	Westland	BhA
Berrien loamy fine sand, moderately fine substratum, 0 to 2 percent slop	Rensselaer	BkA
Blount loam, 0 to 2 percent slopes	Pewamo	BIA
Blount silt loam, 0 to 2 percent slopes	Pewamo	BmA
Blount silt loam, 2 to 6 percent slopes	Pewamo	BmB
Blount silt loam, 2 to 6 percent slopes, moderately eroded	Pewamo	BmB2
Crosby loam, 0 to 2 percent slopes	Brookston	CrA
Crosby silt loam, 0 to 2 percent slopes	Brookston	CsA
Crosby silt loam, 2 to 6 percent slopes	Brookston	CsB
Crosby silt loam, 2 to 6 percent slopes, moderately eroded	Brookston	CsB2
Del Rey silt loam	Bono	Dr
	Montgomery	
Eel loam	Unspecified	Ee
Eel silt loam	Unspecified	Es
Fox loam, 0 to 2 percent slopes	Westland	FmA
Genesee loam	Unspecified	Ge
Genesee silt loam	Unspecified	Gh
Genesee silty clay loam	Unspecified	Gm
Genesee fine sandy loam, sandy variant	Unspecified	Gn
Haskins loam, 0 to 2 percent slopes	Mermill Pewamo	HaA
Haskins loam, 2 to 6 percent slopes	Mermill	HaB
Whitaker fine sandy loam, 0 to 2 percent slopes	Rensselaer	HnA
Whitaker loam, 0 to 2 percent slopes	Rensselaer	HoA
Whitaker silt loam, 0 to 2 percent slopes	Rensselaer	HpA
Whitaker silt loam, 2 to 6 percent slopes	Rensselaer	HoB
Martinsville loam, gravelly substratum, 0 to 2 percent slopes	Rensselaer Westland	MeA
Martinsville silt loam, 0 to 2 percent slopes	Rensselaer	MfA

Table 6 - Non-Hydric Soils with Potential Hydric Inclusions (Concl.)

Soil Unit Name	Hydric Components	Abbreviation
Miami loam, 2 to 6 percent slopes, moderately eroded	Brookston	MkB2
Morley silt loam, 2 to 6 percent slopes	Pewamo	MrB
Morley silt loam, 2 to 6 percent slopes, moderately eroded	Pewamo	MrB2
Nappanee silt loam	Hoytville	Na
Nappanee silty clay loam	Hoytville	Np
Rawson fine sandy loam, 2 to 6 percent slopes	Mermill Pewamo	RaB
Rawson loam, 0 to 2 percent slopes	Pewamo	RIA
Rawson 2 to 6 percent slopes, moderately eroded	Mermill Pewamo	RIB2
St Clair silt loam, 2 to 6 percent slopes	Pewamo	SaB
St Clair silty clay loam, 2 to 6 percent slopes, moderately eroded	Pewamo	ScB2
Shoals silty clay loam	Unspecified	Sh

Table 7 - Reported Occurrences of Rare, Endangered, and Threatened, Species, Allen County, Indiana

Scientific Name	Common Name	Status	No. of Reports	Report Date	Figure ID
Mammals					
<i>Lynx rufus</i>	Bobcat	SE	3	1985, 1990	1
<i>Taxidea taxus</i>	American badger	SE	2	1986, 1988	2
Birds					
<i>Ardea herodias</i>	Great blue heron	**	4	1983, 1993	3
<i>Asio flammeus</i>	Short-eared owl	SE	1	1938	4
<i>Bartramia longicauda</i>	Upland sandpiper	SE	2	1975, 1980	5
<i>Buteo lineatus</i>	Red-shouldered hawk	SSC	2	1940, 1993	6
<i>Buteo platypterus</i>	Broad-winged hawk	SSC	1	1994	7
<i>Certhia americana</i>	Brown creeper	**	2	2000, 2001	8
<i>Circus cyaneus</i>	Northern harrier	SE	1	1988	9
<i>Dendroica cerulea</i>	Cerulean warbler	SSC	1	1991	10
<i>Falco peregrinus</i>	Peregrine falcon	SE, LE	1	2001	11
<i>Ixobrychus exilis</i>	Least bittern	SE	1	1997	12
<i>Lanius ludovicianus</i>	Loggerhead shrike	SE	1	1991	13
<i>Nyctanassa violacea</i>	Yellow crowned night heron	SE	1	1994	14
<i>Nycticorax nycticorax</i>	Back-crowned night heron	SE	2	1938, 1981	15
<i>Phalaropus tricolor</i>	Wilson's phalarope	SX	1	2002	16
<i>Sturnella neglecta</i>	Western meadowlark	SSC	1	1997	17
<i>Tyto alba</i>	Barn owl	SE	1	1990	18
<i>Wilsonia citrina</i>	Hooded warbler	SSC	1	1997	19

Table 7 - Reported Occurrences of Rare, Endangered, and Threatened, Species (Cont.)

Scientific Name	Common Name	Status	No. of Reports	Report Date	Figure ID
Reptiles					
<i>Clemmys guttata</i>	Spotted turtle	SE	1	None	20
<i>Clonophis kirtlandii</i>	Kirtlands snake	SE	2	1959, 1994	21
<i>Emydoidea blandingii</i>	Blandings turtle	SE	3	1903, 1970	22
<i>Sistrurius catenatus catenatus</i>	Eastern massasauga	SE, C	3	1973, 1974, 1994	23
Amphibians					
<i>Rana pipens</i>	Northern leopard frog	SSC	2	1997, 1999	24
Fish					
<i>Ammocrypta pellucida</i>	Eastern sand darter	SSC	1	1941	25
<i>Moxostoma valenciennesi</i>	Greater redhorse	SE	4	1991, 1996, 1997	26
<i>Percina evides</i>	Gilt darter	SE	1	1895	27
Mussels					
<i>Alasmidanta viridis</i>	Slippershell mussel	**	4	1988	28
<i>Epioblasma obliquata perobliqua</i>	White cats paw pearlymussel	SE, LE	7	1912, 1988, 1997,+	29
<i>Epioblasma torulosa rangiana</i>	Northern riffleshell	SE, LE	4	1988	30
<i>Lampsilis fasciola</i>	Wavyrayed lampmussel	SSC	4	1988, 1997	31
<i>Ligumia recta</i>	Black sandshell	**	10	1978, 1979, 1988+	32
<i>Obovaria subrotunda</i>	Round hickorynut	SSC	5	1979+, 1988	33
<i>Pleurobema cava</i>	Clubshell	SE, LE	8	1988, 1997+	34
<i>Ptychbranchus fasciolaris</i>	Kidneyshell	SSC	6	1988+, 1997	35
<i>Quadrula cylindrica cylindrica</i>	Rabbitsfoot	SE	1	1988	36
<i>Toxolasma parvum</i>	Lilliput	**	2	1988	37
<i>Villosa fabalis</i>	Rayed bean	SSC	4	1988+	38

Table 7 - Reported Occurrences of Rare, Endangered, and Threatened, Species (Concl.)

Scientific Name	Common Name	Status	No. of Reports	Report Date	Figure ID
Plants					
<i>Andromeda glaucophylla</i>	Bog rosemary	SR	1	1916	39
<i>Armoracia aquatica</i>	Lake cress	SE	1	1906	40
<i>Chelone obliqua speciosa</i>	Rose turtlehead	**	1	1947	41
<i>Circaea alpina</i>	Small enchanters nightshade	SX	1	1931	42
<i>Coeloglossum viride virescens</i>	Long-bract green orchis	ST	1	1974	43
<i>Crataegus succulenta</i>	Fleshy hawthorn	SR	1	1915	44
<i>Euphorbia obtusata</i>	Bluntleaf spurge	SX	1	1906	45
<i>Phlox ovata</i>	Mountain phlox	SE	3	1914, 1915, 1995	46
<i>Platanthera psycodes</i>	Small purple-fringe orchid	SR	1	1914	47
<i>Poa alsodes</i>	Grove meadow grass	SR	1	1995	48
<i>Scutellaria parvula parvula</i>	Small skullcap	SX	1	1933	49
<i>Spiranthes lucida</i>	Shining ladies tresses	SR	1	1998	50
<i>Spiranthes magnicamporum</i>	Great plains ladies tresses	SE	1	1988	51

+ Indicates live or fresh dead specimen reported. Other mussel reports are historical, subfossil or weathered shells.

LE = Federally endangered- in imminent danger of extinction throughout all or significant portion of national range

LT = Federally threatened – likely to become endangered throughout all or significant portion of national range in the foreseeable future

C = Candidate for listing as federally endangered or threatened

SX = Extirpated –once present in Indiana but now extinct in the state

SE = State endangered – in imminent danger of extinction in the state

ST = State threatened – likely to become endangered within the state

SR = Rare in the state of Indiana – Occurring at 11-20 known sites

SSC = Special concern - Animal species with known problems of limited abundance or distribution in Indiana which warrant close monitoring

WL = State Watch list - Same as special concern but applies to plants and insects

SR = State reintroduced – once extirpated but reintroduced to Indiana

** = Not assigned any of the above designations, but of interest in the state.

Table 8 - High Quality Plant Communities, Allen County, IN

Community	EORANK*	No. of Reports	Total Acres	Location
Central Till Plains Flatwoods	B, C	4	186	Fogwell Forest, McNabb-Walter, and Mengerson Nature Preserves, and private property
Mesic Floodplain Forest	C	1	27	McNabb-Walter Nature Preserve
Wet-Mesic Floodplain Forest	B, C	6	280	Bicentennial Woods, Rodenbeck, and Vandolah Nature Preserves
Dry Upland Forest	C	1	71	Fox Island Nature Preserve
Dry-Mesic Upland Forest	C	1	76	Lindenwood Nature Preserve
Mesic Upland Forest	B, C	4	177	Bicentennial Woods and Vandolah Nature Preserves, and private property
Dry-Mesic Prairie	B, C	2	6	Meno-Aki Nature Preserve and private property
Wetland Swamp Forest	C	1	10	Private property
Wetland Shrub Swamp	B, C	3	111	Bicentennial Woods and Fox Island Nature Preserves, and private property
Wetland Marsh	C	1	116	Fox Island Nature Preserves
Pond	C	1	2	Private property

* EORANK stands for “element occurrence rank” which is an index of overall value that takes into account the quality, condition, and long-term viability of a community, species population, or other natural feature. A=excellent; B= good; C=marginal

Table 9 - Indiana Invasive Species

Scientific Name	Common Name	Habitat
Plants		
<i>Allaria petiolata</i>	Garlic mustard	Woodlands, floodplain forests, stream corridors, yards and gardens
<i>Butomus umbellatus</i>	Flowering rush	Marshes, shorelines
<i>Cabomba caroliniana</i>	Carolina fanwort	Aquatic environments
<i>Celastrus orbiculatus</i>	Asian bittersweet	Woodland borders, old home sites, stream corridors, floodplains
<i>Coronilla varia</i>	Purple crown vetch	Fields, slopes, roadsides, fence rows, waste ground
<i>Cylindrospermopsis spp</i>	Blue green algae	Aquatic environments
<i>Egeria densa</i>	Brazilian elodea	Aquatic environments
<i>Eichhornea azurita</i>	Water hyacinth	Aquatic environments
<i>Elaeagnus umbellata</i>	Autumn olive	Reclamation sites, embankments, old fields, roadsides
<i>Lonicera japonica</i>	Japanese honeysuckle	Woodlands, stream corridors, fencerows, roadsides, trailsides, floodplains
<i>Lonicera maackii</i> , <i>L. morrowii</i> , <i>L. tartarica</i>	Amur, morrow and tartarian bush honeysuckles	Woodland understory, roadsides, stream corridors, floodplain forests
<i>Lythrum salicaria</i>	Purple loosestrife	Marshes, bogs, wet meadows, streambanks, shorelines
<i>Miriophyllum spicatum</i>	Eurasian watermilfoil	Aquatic environments
<i>Phalaris arundinacea</i>	Reed canary grass	Ditches, marshes, streambanks, shorelines
<i>Phragmites australis</i>	Common reed	Ditches, marshes, streambanks, shorelines
<i>Rhamnus cathartica</i> ,	Common buckthorn	Upland woods, old fields
<i>Rhamnus frangula</i>	Glossy buckthorn	Shrub swamps, bogs, moist woods, roadsides, old fields

Table 9 - Indiana Invasive Species (Concl.)

Scientific Name	Common Name	Habitat
Aquatic Nuisance Species		
<i>Aedes albopictus</i>	Asian tiger mosquito	Discarded tires, other containers, isolated pools of shallow, stagnant water
<i>Alosa pseudoharengus</i>	Alewife	Great Lakes, coastal waters
<i>Bythotrepea cederstroemi</i>	Spiny water flea	Great Lakes
<i>Cercopagis pengoi</i>	Fishhook water flea	Great Lakes
<i>Cipangopaludina spp.</i>	Oriental mystery snails	Great Lakes, coastal waters, rivers
<i>Corbicula fluminea</i>	Asiatic clam	Streams and rivers
<i>Ctenopharyngodon idella</i>	Grass carp	Rivers, lakes, ponds
<i>Cyprinus carpio</i>	Common carp	Large rivers, lakes, impoundments
<i>Dorosoma cepedianum</i>	Gizzard shad	Lakes, impoundments
<i>Dreissena polymorpha</i>	Zebra mussel	Great Lakes, large rivers
<i>Gasterosteus aculeatus</i>	Threespine stickleback	Great Lakes, coastal waters *
<i>Hypophthalmichthys molitrix</i>	Silver carp	Large rivers, impoundments
<i>Hypophthalmichthys nobilis</i>	Bighead carp	Large rivers, impoundments
<i>Morone americana</i>	White perch	Great Lakes, large inland lakes
<i>Neogobius melanostomus</i>	Round goby	Great Lakes
<i>Orconectes rusticus</i>	Rusty crayfish	Lakes, rivers, streams
<i>Petromyzon marinus</i>	Sea lamprey	Great Lakes
<i>Scardinius erythrophthalmus</i>	Rudd	Great Lakes

* Partially armored and unarmored freshwater subspecies populations of this fish (*Gasterosteus aculeatus* microcephalus; and *G. aculeatus williamsoni*) are not invasive and are considered endangered or threatened in some parts of the U.S.

Table 10 - Designated Nature Preserves, Allen County, IN

Name	Manager	Access	Acres	Location
Barrett Oak Hill Nature Preserve	ACRES, Inc, IDNR	Restricted	87	Allen/DeKalb Co. Line on Little Cedar Creek
Bicentennial Woods Nature Preserve	ACRES, Inc.	Open	80	Shoaf Rd., Huntertown
Fogwell Forest Nature Preserve	ACRES, Inc.	Open		
Fox Island Nature Preserve	Allen Co. Parks & Recreation Dept.	Open	270	Fox Island Park, near I-24/I-69 interchange, Aboite
Lindenwood Nature Preserve	Fort Wayne Parks Dept.	Open	86	Lindenwood Park, west Fort Wayne, near St. Francis College
Little Cedar Creek Wildlife Sanctuary	ACRES, Inc.	Restricted	18	Adjoining Barrett Oak Hill Nature Preserve along Little Cedar Creek in northern Allen Co.
McNabb-Walter Nature Preserve	ACRES, Inc.	By Permission	48	Northeast Allen County
Mengerson Nature Preserve	ACRES, Inc.	Open	35	Stellhorn Road @ Royal Oaks/Golden Acres
Meno-Aki Nature Preserve	Allen Co. Parks & Recreation Dept.	Open	120	Metea Park, Cedarville
Popp Nature Preserve	ACRES, Inc.	Restricted	21	On Ely Run, north of Fort Wayne
Rodenback Nature Preserve	Izaak Walton League	By permission Restricted	45 70	Adjoins Vandolah Nature Preserve along Cedar Creek
Vandolah Nature Preserve	ACRES, Inc.	Open	45	Vandolah Road. @ I-69 & Cedar Creek

Table 11 - Significant Withdrawal Wells, Allen County, IN

Owner	Water Use	No. of Wells	Capacity (gpm)
Allen County Parks - Metea Pk.	Public Water Supply	1	200
American Electric Power	Energy Production	1	190
Aquasource (4 locations)	Public Water Supply	20	215 to 1500
Arlington Park Association	Irrigation	2	150 & 300
Autumn Ridge Golf Club	Irrigation	2	120 & 400
Autumn Ridge Villas	Miscellaneous	1	120
Bernard Kelley (Trelan Nursery)	Irrigation	1	250
B.F. Goodrich	Industrial	3	400 to 500
BPO Elks Lodge Golf Course	Irrigation	2	80 & 175
Brookwood Golf Course	Irrigation	3	200 to 500
Casad LLC	Industrial	6	20 to 70
Cedar Creek Golf Club	Irrigation	1	300
Chestnut Hills Golf Club	Irrigation	1	250
Cinmas Corp.	Energy Production	2	250 & 500
City of Woodburn	Public Water Supply	3	140 & 184
Colonial Development	Irrigation	1	1000
Colonial Oaks Golf Club	Irrigation	2	750 & 750
Country Court Estates	Public Water Supply	2	50 & 200
Dana Corp. (Torque & Traction Mfg.)	Industrial	3	280 to 650
Deer Track Golf Club	Irrigation	3	20 to 325
East Allen Co. Schools (6 locations)	Public Water Supply	11	85 to 300
Fairview Golf Club	Irrigation	2	250 & 250
Fort Wayne Country Club	Irrigation	5	40 to 225
Fred Burke	Rural Use	1	180
Gables Management Group	Irrigation	1	80
General Mills	Irrigation	1	165
Gladieux Refinery, Inc.	Industrial	4	100 to 300
Greyfox Public Water Supply	Public Water Supply	2	35 & 90
Huntertown Utilities	Public Water Supply	3	460 to 500
John Felger	Irrigation	1	25(525 total w/ surface intake)
Keystone Concrete	Industrial	2	200 & 200
Lake Side Golf Club	Irrigation	2	150 & 300
Lakes at Chestnut Villas	Miscellaneous	1	80

Table 11 - Significant Withdrawal Wells (Concl.)

Owner	Water Use	No. of Wells	Capacity (gpm)
Maumee Valley Golf Club	Irrigation	1	250
Meridian Automotive Systems	Industrial	2	165 & 350
Orchard Ridge Country Club	Irrigation	4	80 to 300
Panhandle East Pipeline Co.	Irrigation	2	300 & 300
Parkview Hospital	Public Water Supply	1	250
Pine Valley Country Club	Irrigation	2	230 & 328
Pioneer Water	Public Water Supply	2	100 & 100
Pond-a-River Golf Club	Irrigation	1	15 (1015 w/ surface intake)
Regency Canterbury Ltd.	Irrigation	1	200
Richard Freeland	Miscellaneous	2	150 & 190
S&S Optical Co.	Energy Production	1	120
Slater Steels	Industrial	3	300 to 500
Southwest Allen County. Schools	Irrigation	3	50 to 50
Sycamore Hills Golf Club	Irrigation	2	400 & 400
Tom Kelley (2 locations)	Energy Production, Miscellaneous	4	30 to 250
Town of Grabill	Public Water Supply	2	300 & 300
Town of Monroeville	Public Water Supply	3	200 to 200
W & W Concrete, Inc.	Industrial	2	50 & 250
Willow Ridge Golf Club	Irrigation	2	450 & 450

Table 12 - Public Water Systems Using Groundwater, Allen County, IN

Water System Name	Location	Type	Population Served
Aboite Missionary Church	7222 W. Jefferson Blvd. Fort Wayne, IN 46804	NC	200
Allen Co. Police Reserve	3022 Easterday Rd. Fort Wayne, 46808	NC	50
Antioch Lutheran Church	14921 Minnich Rd. Hoagland, IN 46745	NC	60
Aqua Source – Aboite	Highway 14 West, FortWayne, IN 46818	C	28,000
Aqua Source – North End	2200 West Cook Rd. Fort Wayne, IN 46818	C	14,000
Arcola Rest Area - East	US Route 30 East Fort Wayne, IN 46808	NC	600
Arcola Rest Area - West	US Route 30 West Arcola, IN 46704	NC	600
Arcola School	11006 Arcola Road Arcola, IN 46704	NTNC	200
Ari Church of God	19225 Wappes Rd. Churbusco, IN 46723	NC	40
BF Goodrich	18906 U.S. Highway 24 Woodburn, IN 46797	NTNC	1700
Billy's	US 30 East Monroeville, IN 46773	NC	90
Black Creek Amish School	17116 Notestine Rd. Woodburn, IN 46797	NC	35
Brands Country Kitchen Supplies	310 Racquet Drive Fort Wayne, IN 46825	NTNC	75
Brookwood Golf Course	10304 Bluffton Rd.	NC	50
Byron Complex	2116 Carroll Rd. Fort Wayne, IN 46818	NTNC	700
Carroll Community Center	4506 Carroll Rd. Fort Wayne, IN 46808	NC	25
Cedar Creek Amish School #3	Page Rd. Grabill, IN 46741	NC	100
Cedar Creek Church of Christ	12606 Leo Rd Leo, IN 46765	NC	325
Cedar Creek Church of Christ Day Care	12606 Leo Rd Leo, IN 46765	NTNC	60

Table 12 - Public Water Systems Using Groundwater (Cont.)

Water System Name	Location	Type	Population Served
Cedar Creek Golf Club	10000 Garman Rd. Leo, IN 46765	NC	150
Cedarville Community Church	12828 Main St. Leo, IN 46765	NC	30
Cedarville Elementary School	12225 Hardisty Rd. Fort Wayne, IN 46845	NTNC	610
Cedarville Park	State Rd. 1 Leo, IN 46765	NC	2387
Checkerz Bar	1706 West Till Rd. Fort Wayne, IN 46818	NC	200
Church of Christ of East Allen	3800 Minnick Rd. New Haven, IN 47774	NC	60
City of Woodburn	4217 Ara Ct. Woodburn, IN	C	350
Colonial Golf Course	8218 Hugonord Rd. Fort Wayne, IN 46808	NC	200
Country Court Estates	10744 US 27 South Fort Wayne, IN	C	695
County Line Church of God	7716 N. County Line Rd. Auburn, IN 46706	NC	60
Dunfee Missionary Church	818 NW County Line Rd. Fort Wayne, IN 46818	NC	25
Dutch Made, Inc.	10415 Roth Rd. Grabill, IN 46741	NTNC	100
East Liberty United Methodist Church	12225 Barkley Rd. Monroeville, IN 46773	NC	25
Emmanuel Community Church	12222 US 24 West Fort Wayne, IN 46804	NC	150
Emmanuel Lutheran Church	9909 Wayne Trace Fort Wayne, IN 46816	NC	45
Faith Missionary Church	1613 Grove Drive Fort Wayne, IN 46808	NC	25
Fox Island Nature Preserve	7324 Yohne Rd. Fort Wayne, IN 46809	NC	100

Table 12 - Public Water Systems Using Groundwater (Cont.)

Water System Name	Location	Type	Population Served
Grabill Water Works	Sawmill Dr. Grabill, IN 46741	C	1113
Grayfox Public Water Supply	7303 Witling Blvd. Roanoke, IN 46783	C	104
Hanson Aggregates Midwest	6100 Ardmore Ave. Fort Wayne, IN 46809	NTNC	39
Harlan Elementary School	12616 Spencerville Harlan, IN 46743	NTNC	500
Heritage High School	13608 Monroeville Rd. Monroeville, IN 46773	NTNC	800
Hoagland Elementary School	12009 Hoagland Rd. Hoagland, IN 46745	NTNC	400
Hoagland Pizza	14810 First St. Hoagland, IN 46745	NC	25
Homestead Inn	10930 US 24 West Fort Wayne, IN 46809	NC	60
Hope United Methodist Church	6608 Hoagland Rd. Fort Wayne, IN 46745	NC	150
Huntertown Water Works	1707 Gump Rd. Huntertown, IN 46748	C	3780
Indiana State Police Fort Wayne District # 22	5811 Ellison Rd. Fort Wayne, IN 46804	NTNC	50
Izaak Walton League	17100 Griffin Rd. Huntertown, IN 46748	NC	25
Lake Chapel United Methodist Church	8205 Butt Rd. Fort Wayne, IN 46818	NC	60
Lassus Handy Dandy	12010 US Hwy 24 West Fort Wayne, IN 46825	NC	25
Leo Café	State Rd. 1 Leo, IN 46765	NC	25
Leo Elementary School	14815 Wayne St. Leo, IN 46765	NTNC	600
Leo High School	14600 Amstutz Rd. Leo, IN 46765	NTNC	1100

Table 12 - Public Water Systems Using Groundwater (Cont.)

Water System Name	Location	Type	Population Served
Leo Pizza	14515 Leo Rd. Leo, IN 46765	NC	25
Leo United Methodist Church	13527 Leo Rd. Leo, IN 46765	NC	75
M&W Countertops	11934 Witmer Rd. Grabill, IN 46741	NTNC	25
Maple Lane School	Springfield Center Rd. Grabill, IN 46741	NC	80
Maumee Valley Amish School	7630 Roberts Rd. Fort Wayne, IN 46123	NC	25
Maysville Region Water & Sewer District **	18633 State Rd. 37 Harlan, IN 46743	C	1500
McMillen Program Ctr – Gathering Center	17107 Griffin Rd. Huntertown, IN 46748	NC	26
McMillen Program Ctr - Hostel	17107 Griffin Rd. Huntertown, IN 46748	NC	75
McMillen Program Ctr – Lodge	17107 Griffin Rd. Huntertown, IN 46748	NC	125
McMillen Program Ctr – Whispering Pine	17107 Griffin Rd. Huntertown, IN 46748	NC	75
Meridian Automotive Systems	14123 Roth Rd. Grabill, IN	NTNC	400
Milan Ctr. Amish School	4614 Doty Rd. New Haven, IN 46774	NC	110
Mill Road Estates	15001 Mill Rd. Fort Wayne, IN 46816	C	75
Monroeville Water Works	101 South Water St. Monroeville, IN 46773	C	1530
Monson Chapel Methodist Church	11431 Lower Huntington Rd., Roanoke, IN 46783	NC	80
Muldoons	3620 E. Yoder St. Fort Wayne, IN 46819	NC	30
New Hope Worship Ctr.	9019 Stellhorn Rd. Fort Wayne, IN 46815	NC	25
Nine Mile Methodist Church	6303 Winters Rd. Fort Wayne, IN 46807	NC	25

Table 12 - Public Water Systems Using Groundwater (Cont.)

Water System Name	Location	Type	Population Served
North Leo Mennonite Church	P.O. Box 213, State Rd. 1 Leo, IN 46765	NC	40
Parkview Hospital	2200 Randallia Fort Wayne, IN 46805	NC	25
Pioneer Water	916 Coliseum Blvd. Leo, IN 46808	C	832
Pond-a-River Golf Course	26025 River Rd. Woodburn, IN 46797	NC	175
Prince of Peace Lutheran Church	12640 Saint Joe Rd. Grabill, IN 46741	NC	75
Quixote Hills Reception Hall	14013 Emmanuel Rd. Hoagland, IN 46745	NC	60
Red Cedar Ctr.	3900 Hursch Rd. Fort Wayne, IN 46845	NC	75
Renaissance Village Nursing Home	6050 S. 800 East 92 Fort Wayne, IN 46804	C	
Ridgeview Mennonite Church	10711 Roberts Rd. Woodburn, IN 46797	NC	75
Robinson Chapel United Methodist Church	12707 Tonkel Rd. Fort Wayne, IN 46845	NC	50
Ron Lunz	5915 Ardmore Ave. Fort Wayne, IN 46809	NC	30
Shiloh Reception Hall	3127 Carroll Rd. Fort Wayne, IN 46818	NC	70
South Scipio United Brethren Church	25000 Antwerp Rd. Harlan, IN 46743	NC	50
Southcrest Mobile Home Park	11420 Highway 27 South Fort Wayne, IN 46816	C	150
Southwest Assembly of God	7702 Smith Rd. Fort Wayne, IN 46809	NC	40
Springfield Ctr. Amish School	14735 Cuba Rd. Grabill, IN 46741	NC	170
St. Aloysius Catholic School	14607 Bluffton Rd. Yoder, IN 46798	NTNC	200
St. John Lutheran Church & School	12912 Franke Rd. Monroeville, IN 46773	NTNC	110

Table 12 - Public Water Systems Using Groundwater (Concl.)

Water System Name	Location	Type	Population Served
St. John's Lutheran Church	7914 West Cook Rd. Fort Wayne, IN 46818	NC	80
St. Joseph Hessen Cassel Catholic School	11521 Old State Rd. 27 S Fort Wayne, IN 46816	NTNC	200
St. Louis Catholic Church & School	15335 Lincoln Hwy East New Haven, IN 46774	NTNC	125
St. Mark's Lutheran Church	16933 Thiele Rd. Fort Wayne, IN 46819	NC	50
St. Patrick's Church of Arcola	Arcola Rd. Fort Wayne, IN 46818	NC	25
St. Paul's Lutheran Church	1910 Berthaud Rd. New Haven, IN 46774	NC	35
Suburban Bethlehem Lutheran Church	6318 West California Fort Wayne, IN 46818	NC	85
Suburban Lutheran School	6318 West California Fort Wayne, IN 46818	NTNC	220
The Hayloft	15112 Brunson Rd. Hoagland, IN 46745	NC	55
Three Kings Tavern	121 South 1 st , Box 41 Hoagland, IN 46745	NC	200
Trinity Presbyterian Church	9600 St. Joe Rd. Fort Wayne, IN 46835	NC	25
Wallen Pines	2921 Wallen Rd. Fort Wayne, IN 46808	NC	44
Westridge School	12310 Notestine Rd. Grabill, IN 46741	NC	60
Woodburn Water Works	22630 Front St. Woodburn, IN 46797	C	1321
Woodlan High School	17215 Woodburn Rd. Woodburn, IN 46797	NTNC	750
Zion Lutheran Church	7616 Bull Rapids Rd. Woodburn, IN 46797	NC	60

C = Community System

NC = Noncommunity System serving transient population

NTNC = Noncommunity System serving nontransient population

** = System uses purchased groundwater

Table 13 - Public Water Systems with Wellhead Protection Programs, Allen County, IN

Water System Name	Community Served
Aqua Source - North End Water Supply	Aboite
Country Court Estates	Country Court Estates Mobile Home Park
Grabill Water Works	Grabill
Huntertown Water Works	Huntertown
Monroeville Water Works	Monroeville
Mill Road Estates	Mill Road Estates Mobile Home Park
Pioneer Water	Private Residential Area (Leo)
Southcrest Mobile Home Park	Southcrest Mobile Home Park
Renaissance Village Nursing Home	Renaissance Village Nursing Home
Woodburn Water Works	Woodburn
City of Woodburn	Woodburn

Table 14 - Septic System Suitability Ratings of Soils, Allen County, IN

Soil Type	Abbreviations	Rating	Limitations
Belmore	BeB, BhA, BhB	Slight	Seepage
Berrien	BkA	Slight	Seepage
Blount	BIA, BmA, BmB, BmB2	Severe	Seasonal high water table, slow permeability
Bono	Bn, Bo	Severe	High water table, slow permeability
Brookston	Br, Bs	Severe	High water table, slow permeability
Carlisle	Ca	Severe	High water table
Chelsea	ChB, ChC, ChD	Slight	Seepage
Crosby	CrA, CsA, CsB, CsB2	Severe	Seasonal high water table, moderately slow permeability
Del Rey	Dr	Severe	Seasonal high water table, moderately slow permeability
Eel	Ee, Es	Severe	Flooding
Fox	FmA, FmB, FmC2	Slight	Seepage
Genesee	Ge, Gh, Gm, Gn	Severe	Flooding
Gilford	Go	Severe	High water table
Haskins	HaA, HaB,	Severe	High water table, moderately slow permeability

Table 14 - Septic System Suitability Ratings of Soils (Concl.)

Soil Type	Abbreviations	Rating	Limitations
Hoytville	Hs	Severe	High water table, slow permeability
Lenawee	Le, Ls	Severe	High water table, slow permeability
Linwood	Lw	Severe	High water table
Martinsville	McA, McB, McB2, McC2, MfA, MgC3, Me, MeB	Slight	Slope, seepage
Mermill	Mh	Severe	High water table, slow permeability
Miami	MkB, MIC2, MmC3	Moderate	Slow subsoil permeability, slope
Montgomery	Mn, Mo	Severe	High water table, very slow permeability
Morley	MrB, MrB2, MrC, MrC2, MrD2, MrE2, MsB3, MsC3, MsD3, MsE3	Severe	Slow permeability
Nappanee	Na, Np	Severe	High water table, very slow permeability
Oshtemo	OfA, OfB, OfC2, OsA, OsB	Slight	Seepage, slope
Pewamo	Pc, Pe	Severe	High water table, slow permeability
Plainfield	PIB, PIC	Slight	Seepage, slope
Rawson	RaB, RIA, RIB2, RIC2	Severe	Slow permeability
St. Clair	SaB, ScB2, ScC2	Severe	Very slow permeability
Shoals	Sh	Severe	High water table, flooding
Tawas	Ta	Severe	High water table
Wallkill	Wa, Wc	Severe	High water table, flooding
Washtenaw	Wh	Severe	High water table, moderately slow permeability
Westland	Ws, Wt	Severe	High water table, slow permeability
Whitaker	HnA, HoA, HoB, HpA	Severe	High water table, moderately slow permeability
Willette	Wu	Severe	High water table

Table 15 - NPDES Permitted Facilities, Allen County, IN

Facility Name	Location	Permit Type	Ownership
30/469 Travel Plaza		Storm Water	Private
Allen County Regional Sewer District	Arcola	Standard	Public
Allen County Regional Sewer District		Sludge	Public
Arcola Rest Area US 30	Arcola	Standard	Public
B & B Custom Plating	Hoagland	Standard	Private
Cambridge Industries, Inc.	Grabill	General Permit	Private
Canyon Run		Storm Water	Private
Carrington Pointe Mfg Housing	Fort Wayne	Storm Water	Private
Centennial Industrial Park		Storm Water	Private
Covington Road Water Treatment Plant	Fort Wayne	Standard	Private
Cross Creek Commons		Storm Water	Private
Dana Spicer Manufacturing Inc.	Fort Wayne	Standard	Private
Deli Depot Marathon Station	Fort Wayne	General Permit	Private
Dupont Water Treatment Plant	Fort Wayne	Standard.	Private
Edgewood Industrial Park Bulk Dist.		Storm Water	Private
Fort Wayne Metals	Fort Wayne	General Permit	Private
Fort Wayne Municipal STP	Fort Wayne	Sludge	Public
Fort Wayne Municipal STP	Fort Wayne	Standard	Public
Fort Wayne Wire Die, Inc.	Fort Wayne	Standard	Private
Grabill Water Works	Grabill	Standard.	Public
Hanson Aggregates, Ardmore Quarry	Fort Wayne	General Permit	Private
Hanson Aggregates, Midwest Quarry	Edgerton	General Permit	Private
Hanson Aggregates, Woodburn Quarry	Woodburn	Standard	Private
Havenwood Forest Subdivision	Woodburn	Standard	Pub/Pri.
Heritage High School		Sludge	Pub/Pri.
Hessen Utilities, Inc.	Fort Wayne	Standard	Pub/Pri.
Homestead Hills Subdivision		Storm Water	Private
Indiana-Purdue Parking Garage		Storm Water	Private
Leo Post Office Development		Storm Water	Private
Mechanics Laundry Div., Cintas	Fort Wayne	General Permit	Private
Mill Road Estates M.H.P.		Standard	Pub/Pri.
Monroeville Municipal STP		Sludge	Public
Monroeville Municipal STP	Monroeville	Standard	Public
Monroeville Water Works	Monroeville	Standard	Public
Mystic Woods		Storm Water	Private
New Haven STP	New Haven	Standard	Public

Table 15 - NPDES Permitted Facilities (Concl.)

Facility Name	Location	Permit Type	Ownership
New Haven STP		Sludge	Public
Norfolk & Western Railway Co.	Fort Wayne	Standard	Private
Praise Lutheran Church		Storm Water	Private
Raytheon	Fort Wayne	Standard	Private
Saint Joseph School		Standard	Pub/Pri.
Southcrest Mobile Home Park	Fort Wayne,	Standard	Pub/Pri.
Stellhorn Plaza (Road Project)		Storm Water	Private
Stone-Street Quarries, Inc.	Hoagland	Standard	Private
Stoneco, Ft. Wayne Quarry #16	Fort Wayne	General	Private
Sweetwater Sound, Inc. WWTP	Fort Wayne	Standard	Pub/Pri.
The Chapel		Storm Water	Private
The Oaks, Section 5		Storm Water	Private
Uniroyal Goodrich Tire Company	Woodburn	Standard	Private
Utility Center Inc.-Main Aboite		Sludge	Public
Utility Center Inc.-Main Aboite	Fort Wayne	Standard	Pub/Pri.
Utility Center, Inc.-Midwest	Fort Wayne	Standard	Pub/Pri.
Utility Center, Inc.-Midwest		Sludge	Pub/Pri.
Wallen Chase, Section 2		Storm Water	Private
Westwood North Subdivision		Storm Water	Private
Wildwood Plaza		Storm Water	Private
Winchester Ridge Subdivision		Storm Water	Private
Windsor Oak		Storm Water	Private
Woodburn Industrial Park		Storm Water	Private
Woodburn Municipal STP		Sludge	Public
Woodburn Municipal STP	Woodburn	Standard	Public
Woodlan High School		Sludge	Pub/Pri.

Table 16 - TMDL Segments in Allen County, IN

TMDL Water Body Name	Pollutants of Concern
Cedar Creek	E. Coli, PCBs
Maumee River	E. Coli, PCBs, Mercury
St. Joseph River	PCBs, Mercury
St. Joseph Reservoir	E. Coli, Algae, PCBs, Mercury
Cedarville Reservoir	E. Coli, Algae, Taste & Odor, PCBs, Mercury
St. Mary's River	E. Coli, PCBs, Mercury
Swartz-Carnahan Ditch	Biotic Impairment
Willow Creek	E. Coli
Bullerman Ditch	Biotic Impairment
Botern Ditch	Biotic Impairment
Black Creek	Biotic Impairment, Nutrients, Algae
Hamm Interceptor Ditch	Biotic Impairment, Nutrients
Gromeaux Ditch	Biotic Impairment
Flatrock Creek-Brown Ditch	Nutrients
Spy Run Basin	Biotic Impairment

Table 17 - Ambient Air Monitors, Allen County, IN

Monitor ID No.	Location	Pollutants Monitored
180030002	Leo High School, 14600 Amstutz Rd., Leo	O3
180030004	2022 North Beacon, Fort Wayne	O3, PM10, PM2.5
180030011	203 East Douglas Street, Fort Wayne	CO
180030014	Taylor University, Fort Wayne	PM2.5

Table 18 - Air Permit Facilities, Allen County, IN

Facility Name	Address	City/Town	Permit Type/Action
Admetco. Inc.	PO Box 10089	Fort Wayne	Registration
Advanced Machine & Tool Corp.	3708 Transportation Dr.	Fort Wayne	SSOA
Ajax Paving Industries, Inc.	7320 Lwr. Huntington Rd.	Fort Wayne	SSOA
All State Legal	4422 Dalman Rd.	Fort Wayne	Exemption
Allen Fabricators, In.	2001 E. Pontiac St.	Fort Wayne	Registration
American Indiana Michigan Power	4th & Clinton Sts.	Fort Wayne	FESOP Revocation (facility dismantled)
Aristoline, Inc.	5217 Industrial Rd.	Fort Wayne	Exemption
Attachment Technologies, Inc.	4419 Ardmore Ave.	Fort Wayne	FESOP Revocation (facility moved)
Avery-Dennison -Fasson Roll Div.	3011 Independence Dr.	Fort Wayne	Title V
B&B Custom Plating	6214 Hoagland Rd.	Hoagland	MSOP
BAE Systems Controls	PO Box 2232	Fort Wayne	Registration transfer (formerly Lockheed Martin)
Benchmark Construction, LLC	2711 Banks Ave.	Fort Wayne	FESOP
Brooks Construction Co., Inc.	PO Box 46899	Fort Wayne	FESOPs (multiple)
Bunn Excavating, Inc.	2402 Meyer Rd.	Fort Wayne	FESOP
C.H. Kraus, LLC	6212 Highview Dr.	Fort Wayne	SSOA
Chemcentral	7415 Nelson Rd. E.	Fort Wayne	Registration
CME Automotive	21600 Monroeville Rd.	Monroeville	Exemption
CSE Processing, Inc	356 Hartzell Rd.	New Haven	FESOP
ChromaSource, inc.	2701 S. Coliseum Rd. Suite 1206	Fort Wayne	FESOP Revocation (plant closure)
City of Fort Wayne Street Dept.	1701 S. Lafayette St.	Fort Wayne	FESOP
Clark Retail Enterprises, Inc.	2304 Sherman Blvd.	Fort Wayne	Exemption
Colwell General, Inc.	200 Sixth St.	Fort Wayne	Title V Revocation (facility relocation)
Creative Cabinet Co.	1615 Meyer Rd.	Fort Wayne	Registration renewal
Creative Coatings, Inc.	7505 Freedom Way	Fort Wayne	MSOP
Crown Group	4301 Engle Rd.	Fort Wayne	Title V Revocation (process change)

Table 18 - Air Permit Facilities (Cont.)

Facility Name	Address	City/Town	Permit Type/Action
Degussa Construction Chemicals	3401 Macarthur Dr.	Fort Wayne	MSOP
Deister Machine Co.	1933 E. Wayne St. (and adjacent properties)	Fort Wayne	FESOP
Dutch Made, Inc.	10415 Roth Rd.	Grabill	FESOP
Dutch Made, Inc.	16836 State Road 37	Harlan	SSOA
E&B Paving, Inc.	286 W. 300th North	Fort Wayne	SSOA (portable source)
E&B Paving, Inc.	7320 Lwr. Huntington Rd.	Fort Wayne	FESOP
E&B Paving, Inc.	320 S. Thomas Rd.	Fort Wayne	FESOP
Elite Enterprise/Compositives, Inc.	2701 S. Coliseum Blvd,	Fort Wayne	Title V
Engineered Polymer Solutions, Inc.	202 Jacobs Ave.	Fort Wayne	Title V
Foamex, LP	3005 Commercial Rd.	Fort Wayne	Title V
Fort Wayne Anodizing	2535 Wayne Trace	Fort Wayne	Exemption
Fort Wayne Developmental Ctr.	4900 St. Joe Rd.	Fort Wayne	MSOP
Fort Wayne Foundry, Lima Rd.	4910 Lima Rd.	Fort Wayne	Title V
Fort Wayne Foundry, Pontiac Rd.	2509 E. Pontiac St.	Fort Wayne	Title V
Fort Wayne Liquid Coatings	3700 E. Pontiac St.	Fort Wayne	FESOP
Fort Wayne Liquid Coatings	2401 Meyer Rd.	Fort Wayne	Title V
Fort Wayne Metals Research Products Corp.	9609 Indianapolis Rd.	Fort Wayne	Registration
Fort Wayne Pools, Inc.	6930 Gettysburg Pike	Fort Wayne	Title V
Franke Plating Works, Inc.	2109 E. Washington Blvd.	Fort Wayne	MSOP
General Electric - Electric Motors Plant	2000 Taylor St.	Fort Wayne	FESOP
General Electric - Industrial Systems Plant	1635 Broadway St. 1701 College St.	Fort Wayne	FESOP
General Motors - Assembly Plant	12200 Lafayette Ctr. Rd.	Roanoke	Title V
Gladieux Trading & Marketing	4133 New Haven Ave.	Fort Wayne	Exemption
Grabill Cabinet Company	13805 State St.	Grabill	Title V
Hanson Aggregates Midwest - Ardmore Quarry	6100 Ardmore Ave.	Fort Wayne	FESOP

Table 18 - Air Permit Facilities (Cont.)

Facility Name	Address	City/Town	Permit Type/Action
Hanson Aggregates Midwest - LHR Quarry	7320 Lwr. Huntington Rd.	Fort Wayne	SSOA
Hanson Aggregates Midwest - Woodburn II Quarry	22821 Dawkins Rd.	Woodburn	SSOA
Harlan Cabinets, inc.	12707 Spencerville Rd.	Harlan	SSOA
Harris Kayot, Inc.	2801 W. State St.	Fort Wayne	Title V
Holsum of Fort Wayne	136 Murray St.	Fort Wayne	MSOP
Hoosier Trailer & Truck Equipment	4830 Todd Dr.	Fort Wayne	Registration
Hy-Tec Fiberglass	2204 Suppliers Court	Fort Wayne	FESOP
Hydra-Tech, Inc.	3020 Commercial Rd.	Fort Wayne	Registration
ITT Aerospace/Communications	7310 Innovation Blvd.	Fort Wayne	FESOP
ITT A/C Technical Admin. Ctr.	1919 W. Cook Rd.	Fort Wayne	FESOP
Karl Schmidt Unisa, Inc.	2425 Coliseum Blvd.	Fort Wayne	Title V
Limited Corporation	4133 New Haven Rd.	Fort Wayne	Registration
Lincoln Foodservice Products, Inc.	111 N. Hadley Rd.	Fort Wayne	Title V
Lincoln Printing, Inc.	3310 Congressional Pkwy.	Fort Wayne	Exemption
Lone Star Industries, Inc.	4805 Investment Dr.	Fort Wayne	FESOP
MTI Insulated Products	9733 Indianapolis Rd.	Fort Wayne	Title V
MTI Insulated Products	4419 Ardmore Ave.	Fort Wayne	MSOP
Masterspas, Inc.	6827 Lincoln Pkwy.	Fort Wayne	Title V
Mattel, Inc.	3405 Meyer Rd.	Fort Wayne	Construction Permit
Meridian Automotive Systems	1381 Roth Rd.	Grabill	Title V
Metal Plate Polishing, Inc.	2413 Meyer Rd.	Fort Wayne	Registration
Midwest Rail, Inc.	1539 Estella Ave.	Fort Wayne	FESOP
Milliken Millwork, Inc	2701 S. Coliseum Blvd.	Fort Wayne	MSOP
Mullinex Packages	3511 Engle Rd.	Fort Wayne	Exemption
NUTEC Coatings	1602 Wabash Ave.	Fort Wayne	FESOP
National Serv-All Landfill	6231 McBeth Rd.	Fort Wayne	Title V
Nishikawa Standard Company	2808 Adams Center Rd.	Fort Wayne	MSOP
North American Van Lines	5001 U.S. Hwy 30 West	Fort Wayne	FESOP
Northeast Indiana Cremation Society, Inc.	2120 Autumn Lake Place	Fort Wayne	Exemption
Northeast Indiana Cremation Society, Inc.	222 N. Thomas Rd.	Fort Wayne	Registration

Table 18 - Air Permit Facilities (Cont.)

Facility Name	Address	City/Town	Permit Type/Action
Omni Source Corporation	1610 Calhoun St.	Fort Wayne	FESOP Revocation (plant shutdown)
Omni Source Corporation	2511 Taylor St.	Fort Wayne	FESOP
Omni Source Corporation	3601 Maumee Ave.	Fort Wayne	Registration
Omni Source Corporation	1145 Fairview	Fort Wayne	FESOP
Ottenweller Company, Inc.	3011 Congressional Pkwy.	Fort Wayne	Title V
Panhandle Eastern Pipe Line Co.	25419 Paulding Rd.	Monroeville	Title V
Parker Hannifin Corporation	1081 U.S. Hwy. 24 East	New Haven	Registration
Parkview Memorial Hospital	2200 Randallia Dr.	Fort Wayne	Title V
Perfection Bakeries, Inc	350 Pearl Street	Fort Wayne	FESOP
Phelps Dodge Magnet Wire	4300 New Haven Ave.	Fort Wayne	Title V
Plastic Composites Company	8301 N. Clinton Rd.	Fort Wayne	Title V
Polar King International, inc.	4424 New Haven Ave.		Title V
Poly Hi Solidur, Inc.	2710 American Way		Exemption
Precision Heat Treating Corp.	2711 Adams Center Rd.		Exemption
Precision Products Group	1430 Progress Rd.		MSOP
Primco, Inc.	4820 Industrial Rd.		SSOA
Quikcut, Inc.	4630 Allen Martin Dr.		FESOP
Rea Magnet Wire Company, Inc.	3600 E. Pontiac St.		Title V
Reckon Plating, Inc.	5300 S. Hanna St.		MSOP
Resource Recovery & Recycling	6525 Ardmore Ave.		SSOA (portable source)
Sherwin Williams Company	4717 Clubview Dr.		FESOP Revocation (plant closure)
Slater Steels	2400 Taylor St.		FESOP
Smith Metal Finishing, Inc.	6912 Derek Dr.	New Haven	Exemption
Smurfit-Stone Container Corp. (Jefferson - Smurfit Corp.)	102 W. Superior St.		FESOP
Stoneco	7320 Lwr. Huntington Rd.		SSOA
Superior Aluminum Alloys	14214 Edgerton Rd.	New Haven	Title V
Superior -Essex	1700 W. Swinney 1601 Wall St.		Title V
Tetra Pak Materials, Inc.	5201 Investment Dr.		FESOP

Table 18 - Air Permit Facilities (Concl.)

Facility Name	Address	City/Town	Permit Type/Action
The P.D. George Company	4300 New Haven Ave.		MSOP
The StonCor Group, Inc.	1310 Dividend Rd.		FESOP
Tippman-Graber Cabinet Co, LLC (Cabinets by Graber)	15202 Grabill Rd.	New Haven	MSOP
Tokheim Corporation	1601 Wabash Ave.		Title V Revocation (plant closure)
Torque-Traction Mfg. Tech. (formerly Dan Corp.)	2100 W. State Blvd.		Title V
Trelleborg Sealing Solutions (formerly Polymer Sealing Solutions)	2531 Bremer Rd.		Registration
Tuthill Corporation	8825 Aviation Dr.		MSOP
Uniroyal Tire Company	U.S. Hwy. 24 East	Woodburn	Title V
United Refuse Company, Inc.	6231 McBeth Rd.		Title V
Vee Engineering, Inc.	1615 Lombard St.		Title V
Verizon	19845 U.S Hwy 31 North	Westfield	Registration
W&W Concrete Company, Inc.	8201 W. County Line Rd.	Roanoke	SSOA (portable source)
Ward Aluminum Casting, inc.	642 Growth Ave.		FESOP
Ward Pattern & Engineering	7603 Opportunity Dr.		MSOP
Wayne Asphalt & Construction	6600 Ardmore Ave.		FESOP
Wayne Metal Protection Company	1511 Wabash Ave.		Exemption
Westwood Lumber Sales, Inc.	1407 Bandelier Rd.	New Haven	FESOP
Wieland Furniture, Inc	1337 Main St. 13802 Sawmill Rd.	Grabill	Title V

FESOP = Federally Enforceable Operating Permit

MSOP = Minor Source Operating Permit

SSOA= Source-Specific Operating Agreement

Table 19 - Brownfields and Voluntary Cleanup Sites, Allen County, IN

Site Name	Address	City/Town	Status
Brownfields Sites			
Former Bowser Pump Plant	2314, 2323 Bowser Ave 2513, 2514 Reed St.	Fort Wayne	Redeveloped for housing, greenspace, and police facilities
Former Myers Petro Facility	100 Leesburg Rd.	Fort Wayne	Redeveloped for university facilities
Voluntary Remediation Sites			
Dana - Spicer Axel Div.	210 W. State Blvd.	Fort Wayne	CNTS Issued
Ft. Wayne Terminal - Norfolk & Western RR	NW corner Nelson & Hartzell	New Haven	CNTS Issued
General Electric	1701 College St.	Fort Wayne	Active
Grant-Durban (former)	1615 Estella Ave.	Fort Wayne	COC Issued
Industrial Composites	4301 Merchant Dr.	Fort Wayne	CNTS Issued
ITT Aerospace	3700 E. Pontiac St.	Fort Wayne	Active
ITT Aerospace - Comm. Ctr.	3700 E. Pontiac St.	Fort Wayne	Active
Jefferson Smurfit Corp.	102 W. Superior St.	Fort Wayne	Active
Jones Transfer Company	5929 Moeller Rd.	Fort Wayne	Active
Marathon Bulk Plant # 56	2910 Connet St.	Fort Wayne	CNTS Issued
Metal Plate Polishing	2413 Meyer Rd.	Fort Wayne	CNTS Issued
Morrill Motors	3695 Northrop Street	Fort Wayne	Active
National Guard Armory	330 S. Clinton St.	Fort Wayne	COC Issued
NIPSCO - Ft. Wayne MGP	1501 Hale	Fort Wayne	Active
Norfolk Southern Railway - Ft. Wayne	7315 Nelson Rd.	Fort Wayne	Active
O'Daniel Oldsmobile	5321 Illinois Rd.	Fort Wayne	CNTS Issued
Panhandle Eastern Pipeline	25419 Pauling Rd.	Edgerton	CNTS Issued
Patton Electric	15012 Edgerton Rd.	Fort Wayne	COC Issued
Slater Steels (RCRA)	2400 W. Taylor St.	Fort Wayne	CNTS Issued
Slater Steels (TCE GW)	2400 W. Taylor St.	Fort Wayne	Active
Tuthill Corp	4204 Ferguson Rd.	Fort Wayne	COC Issued
Universal Plated Plastics	8710 Indianapolis Rd.	Fort Wayne	Withdrawn
UTC Aircraft Hanger 43	W. Perimeter Rd.	Fort Wayne	CNTS Issued

COC = Certificate of Completion
 CNTS = Covenant not to Sue

Community Facilities

Introduction

Community facilities, including educational (schools), governmental (safety offices, general government offices, etc), parks and recreation, cultural facilities, and historic and cultural resources all play a vital role in the delivery of services to the public and the quality of life in Allen County and the City of Fort Wayne. Their location, size, and accessibility impact the way service providers reach out to the community and effect how well a facility is utilized. The purpose of this chapter is to document and provide an assessment of schools, public safety, parks and recreation, and historic and cultural facilities and resources within both the incorporated and unincorporated areas of Allen County.

These facilities not only provide necessary services to the general public, but they also serve as a symbol of public service and governance and add stability, if properly sited, to the community's neighborhoods. They function as place makers in the community by providing needed gathering space as well as identity. As the County and City's population grows and changes, the demand for these services and the facilities that house them will grow as well. Over the past 50 years the land use pattern has changed dramatically, altering the relationship of these facilities to the population they serve. (See Land Use Chapter).

The chapter is organized into the following sections:

- Method and Scope
- Key Findings
- Policy Implications
- Schools –Existing Conditions
- Public Safety – Existing Conditions
- Parks and Recreation – Existing Conditions
- Cultural Facilities – Existing Conditions
- Historic Facilities and Resources – Existing Conditions
- Appendix

Method and Scope

This chapter documents the facilities that house public services in Allen County and the City of Fort Wayne and examines issues related to the delivery of these services. It is not an assessment of how effectively or efficiently these services are being delivered (e.g. cost or levels of service), but more an understanding of how these services are impacted by growth and development. This includes educational (both public and private), public safety, parks and recreation, and historic/cultural facilities and resources. Information was collected by Allen County and City of Fort Wayne staffs along with the Plan Element Work Group Members through interviews with administrative personnel and studies prepared by service providers. The level and extent of requested information (e.g. enrollment data) was not available for all service providers.

Key Findings

The following gives a brief overview of the key findings of the Community Facilities chapter:

Schools

- Enrollment trends in school districts in Allen County tend to be primarily affected by out-migration trends, then school quality and development.
- New enrollment in county school districts is primarily affected by out-migration from Fort Wayne Community Schools. Because of Fort Wayne’s diminishing growth in school age population, this out-migration will affect future enrollment in county schools.
- Well over sixty percent of the households in a school district do not have school age children or do not send their children to the schools within the district they reside. This is even higher in the East Allen County School District.
- Recently, Fort Wayne Community Schools has shown a decreasing enrollment pattern, while the enrollments of the three other Allen County school corporations increased.

- Even though the enrollment data in East Allen County Schools, shows a slight increase every year until 2003-2004, enrollment projections to 2007-2008 forecast a decreasing pattern: lower grades (under grade 5) are showing smaller enrollments, while most upper grades are showing increasing enrollments.
- In Northwest Allen County School District, a majority of new students come from Fort Wayne Community School District, followed by the East Allen County School District.
- A demographic projections report prepared for Northwest Allen County School District indicates that total enrollment in the Northwest Allen County schools will grow by 1,521 students, or 28.9 percent, between 2003-2004 and 2008-2009 as a result of continuing in-migration of young families.
- Northwest Allen County Schools need to maintain a growth of over 200 students a year to continue the level of revenue from the state due to a change in the state funding formula. This enrollment level may be difficult to maintain because of declining household size.
- Over the past five years, from 1999 to 2003, the total enrollment in the Fort Wayne Community Schools gradually increased until 2002 but dropped from that year. In particular, elementary school enrollment data shows a decreasing pattern from 2001.
- The Fort Wayne Community School District has experienced growth in its northern schools which may be attributed to continued residential development in the north, while southern schools have remained at the same or similar enrollment levels.
- The Fort Wayne Community School District has had an influx of new families into the City with many students who speak English as a second language.
- Current enrollment in the Lutheran Association for Elementary Education is 2,000 students (K-8). Enrollment in the Lutheran Schools is decreasing slightly due to shrinking congregations and continuous increase in the cost of tuition. Concordia Lutheran High School has 700 students.
- In addition to the Lutheran and Catholic schools, there are approximately 35 additional private and parochial elementary and high schools in Allen County. These include Montessori, academies, charter schools, Christian schools, and several Amish schools.
- There is concern among some school administrators over buses maneuvering within cul-de-sacs, which do not have adequate turning radius.
- There has been an unexpected slight increase in elementary age population in the Southwest Allen County Schools. The majority of new students are primarily coming from the Fort Wayne

Community Schools area, with periodic spikes in enrollment from outside Allen County.

Public Safety

- The Southwest Fire District is considering the purchase of land for a new station as a result of the growth in the area.
- The Fort Wayne Fire Department (established in 1839) employs 352 firefighters supported by 14 civilian employees and serves over 220,000 citizens within 91.9 square miles.
- Two new City of Fort Wayne fire stations are scheduled to be operational by January 1, 2006 to serve the Aboite annexation area. One is Station 18 at Scott and Covington Roads and the other is Station 19 at Liberty Mills and Homestead Road. Along with Station 17, these two new stations will serve the entire Aboite annexation area.
- The Fort Wayne Fire Department's average response time is 4 minutes and 30 seconds, which is in the excellent category level by national standards.
- With respect to water availability to control fires, the private utility AquaIndiana does not always provide adequate pressure for hydrants in some of the north and southwest areas of Allen County.
- The Fort Wayne Police Department has an authorized strength of 424 sworn officers, with a current actual strength of 413 officers. After the Aboite annexation, the Department will cover an area of 112 square miles.
- Twenty new officers are being hired to the Fort Wayne Police Department to accommodate the Aboite annexation.
- The review of development proposals for Crime Prevention Through Environmental Design (CPTED) is believed to be helpful and worthwhile in the prevention of crime.
- The Allen County Sheriff's Department has a total of 300 employees, 124 of which are sworn police officers. Although the Department has an overall Allen County jurisdiction of 660 square miles, their non-Fort Wayne patrol area (after the Aboite annexation) will be 548 square miles.
- There are no proposed changes to any existing Allen County Sheriff's Department facilities with the exception of the "4-B" complex, located on Lima Road, which is in need of replacement due to age, asbestos, etc.
- The Allen County Sheriff's Department has service agreements with Grabill and Leo-Cedarville for dedicated patrol time. Huntertown recently signed a contract with the Sheriff's Department resulting in the hiring of a County officer to work Huntertown exclusively.

- Increased calls for service for the Allen County Sheriff's department directly relate to population changes, traffic issues, school developments, and other new development.
- A large increase in the number of nursing homes and assisted living facilities has resulted in a relatively large concentration of EMS calls per facility.
- The New Haven Police Department employs a full-time staff of twenty-five. Eighteen police officers and six dispatchers provide twenty-four hour coverage for law enforcement and police/fire/EMS services dispatching.

Parks and Recreation

- The Allen County Park Department now has seven full-time, two full-time/part-time, and 22 part-time staff serving five parks totaling 898 acres.
- The Allen County Parks and Recreation Department's mission focuses on passive recreation with the emphasis on preservation, conservation, and environmental education, while the Fort Wayne Parks and Recreation Department's mission emphasizes opportunities for leisure time and being stewards of parklands, facilities, public trees, and other resources entrusted to their care.
- The Fort Wayne Parks and Recreation Department manages nearly 2,670 acres of land in 82 parks and maintains and operates over 90 structures with over 450,000 square feet under roof.
- During the Fort Wayne Parks and Recreation Department peak production season (spring-fall) the Park Division employs up to 103 employees; sixty (63) full time bargaining unit employees, twenty-five (25) seasonal and fifteen (15) full time supervisory, management, technical and support staff.
- Funding for parks and recreation within the City of Fort Wayne has not kept pace with the increasing demand placed on the system by the continued growth of the community, as well as the need to update existing infrastructure. The key issue for the Parks Department is serving a larger audience than what is paying for the services.
- The Fort Wayne Comprehensive Parks Master Plan indicates the need for special community committees in the Park Board and the importance of public input. The draft plan recommends "new funding components outside of user fees should be considered," but it does not state the funding sources in detail.
- When considering potential growth to the north, northwest, and west sides of Allen County, more active park acquisition should be pursued in these areas to meet future needs.
- The New Haven-Adams Township Park and Recreation Department has eight staff serving 18 parks totaling 286 acres. Their mission

statement affirms the importance of “developing and maintaining quality parks (including natural wooded areas), providing facilities and programs for people of all ages, and planning for the future facility requirements and activities that will serve the year-round recreational needs and interests of the community.”

- Additional municipal and township parks are located in Grabill, Harlan, Leo-Cedarville, Monroeville, Aboite Township and Jefferson Township.
- According to an analysis of projected park need in Allen County, about 1,223 acres of parkland will be needed by 2025. Sixty-six percent of that need is for block parks and special recreation areas.

Cultural Facilities

- The Allen County Public Library (ACPL) is a countywide system with taxing authority. The library system is composed of a main library in downtown Fort Wayne and 13 branch libraries located in Fort Wayne neighborhoods and in several Allen County communities.
- The Allen County Public Library (ACPL) is widely recognized as a primary community institution. Among the unique assets of the ACPL, the Fred J. Reynolds Historical Genealogy Department is the nation’s largest public genealogy research library, with more than 300,000 printed volumes and 314,000 items of microfilm and microfiche.
- The Fort Wayne/Allen County Convention and Visitors Bureau is a not-for-profit organization whose purpose is to expand Fort Wayne's economy by attracting convention and leisure visitors.
- Visitors spend \$370 million in Allen County each year. Over 5.3 million visitors come here annually for activities such as shopping, meetings, and leisure activities.
- The County’s tourist attractions and museums informally communicate to plan development of facilities, programs, or activities. Therefore, the cooperation among those organizations should be more active.
- Funding is a traditional concern while operating museums, historic sites, and attractions. Inadequate funding can lead to neglect of facilities and collections, limitations on operating hours, limited programs, and other problems. Also, inappropriate development in or around museums, historic sites, and attractions can lead to loss of historic character or attractiveness and ultimately contribute to decreased visitation rates.
- Arts United is the umbrella organization for non-profit arts groups in northeast Indiana, with a mission “to provide support to arts organizations and to unite and coordinate arts efforts in northeast Indiana.” Arts United provides leadership to the local arts

community and is the largest single source of financial support for the arts in the region. Arts United is the umbrella organization for non-profit arts groups in northeast Indiana, with a mission “to provide support to arts organizations and to unite and coordinate arts efforts in northeast Indiana.” Arts United provides leadership to the local arts community and is the largest single source of financial support for the arts in the region.

- Arts United owns and manages the Performing Arts Center, the Hall Community Arts Center and the historic Canal House, where the administrative offices are located. These buildings are all located in downtown Fort Wayne.
- There are other arts organizations with facilities and venues in Allen County that are not owned by Arts United. Among the other organizations or facilities are: The Embassy Centre, The Fort Wayne Philharmonic, The Scottish Rite Center, The Indiana University-Purdue University Fort Wayne (IPFW) School of Visual and Performing Arts, The University of St. Francis -Department of Art and Visual Communication, and The Arena Dinner Theater.
- The Grand Wayne Convention Center, along with the attached Hilton Hotel, opened in 1985. This facility is located in downtown Fort Wayne and attracts conventions, corporate meetings, trade shows, banquets, and other special events. The Grand Wayne Center is currently undergoing an expansion, expected to be completed in 2005.
- The Memorial Coliseum opened in 1952. This multi-purpose facility is also the location of the Memorial Coliseum Exposition Center and Memorial Stadium.

Historic and Cultural Resources

- Fort Wayne has 63 individual properties or districts that are designated as Local Historic Districts. Fort Wayne also has 41 properties or districts listed on the National Register of Historic Places within its boundaries. There are eight additional properties or districts listed on the National Register in Allen County, making a total of 49 county-wide. Even though these districts cannot provide complete protection, making information readily available about their location and significance is an important step toward preservation.
- Fort Wayne and Allen County have a combined total of approximately 39 potential historic districts, and many more individual properties, that are deserving of special recognition and protection, but are not currently designated as historic. Historic buildings, structures, and sites in Fort Wayne and Allen County have been documented through two major inventories that were

completed by 1996. The information in both surveys is considered out of date.

- The majority of the City and County's listed and eligible historic properties are concentrated in the urban areas developed prior to World War II. This emphasizes the importance of downtown revitalization, and creating a physical environment that supports the preservation of historic properties and districts.
- Historic farms and other agricultural properties, individual houses, bridges, cemeteries, and township schools are historic resource types that are among the most likely to be threatened by new development in Fort Wayne and rural Allen County.
- Fort Wayne and Allen County contain several heritage corridors. Among the county's historic corridors are: the river systems (the Maumee River Heritage Corridor and the Wabash River Heritage Corridor), Wayne Trace, the Piqua Road, The Wabash & Erie Canal, the various railroad lines, and the Lincoln Highway.
- The State of Indiana, Office of the Commissioner of Agriculture, sponsors the Hoosier Homestead awards program. There are approximately 85 Hoosier Homesteads in Allen County.
- Allen County has proven to have a rich archaeological heritage that shows evidence of all prehistoric periods. Archaeologists have identified and documented approximately 2,080 prehistoric and historic archaeological sites in Allen County as of September 15, 2004.
- The only Allen County archaeological site with any official historic designation is the Fox Island Nature Preserve Archaeological District, 4324 Yohne Rd.
- The Fort Wayne Historic Preservation Review Board (HPRB) is composed of seven-members, appointed by the mayor. It was established to preserve and protect historically or architecturally worthy buildings, structures, sites, and districts that serve as visible reminders of the historic heritage of the City of Fort Wayne.
- Allen County government does not have an historic preservation ordinance, nor does the county offer historic preservation programs. The same is true for all other municipal units within Allen County with exception of Fort Wayne.
- In addition to the historic preservation efforts of local and state governments, private preservation organizations and other interested groups such as ARCH, Inc., Historic Landmarks Foundation of Indiana (HLFI), and the Allen County-Fort Wayne Historical Society (the History Center) are involved in promotion and protection of Allen County's history and cultural resources.
- The goal of the Historic Preservation Strategy (currently underway) is to look at ways to improve the preservation of historic structures and other cultural resources in the incorporated and unincorporated

areas of Allen County. The outcome of this process will be a set of suggested policy recommendations for Allen County’s legislative bodies to consider and strategies for stakeholders to use to promote and preserve Allen County’s past.

Trends and Policy Implications

Derived from the assessment and the key findings, the following implications have been identified as a major step toward evolving plan policies.

Schools

- Many families are more informed about school performance and choose where to live based on the school with the best academic performance rather than choosing the most suitable community or neighborhood. This is often in the newer, better-funded districts at the periphery of the community, as evidenced by increasing enrollments in these districts and dropping or stabilizing enrollments in others.
- In-migration of students into Northwest Allen County Schools and Southwest Allen County Schools continues to grow, however at a lower rate. Much of this in-migration is coming from the Fort Wayne Community School District. However, elderly, empty nest, and other households with no school age children continue to increase in Fort Wayne. This will affect future enrollment patterns in county schools and may affect facility planning for these districts.
- Newer school facilities, their size, design and location, have taken on an altered form much like other suburban structures: large and infrequent, generally unadorned due to limited funding and surrounded by parking, located nowhere in particular. Students primarily arrive at these school facilities by bus (an added, frequently unaccounted for expense) and auto transit contributing to the vast areas reserved for parking. Several Allen County school districts bus children that are within walking distance of a facility, because they are located on a highly traveled, major arterial with no or little accommodation for pedestrians. Studies (Barker, *Big School, Small School*) show that the smaller the school facility, the better the student performance. These studies further state that elementary schools, in particular, should be smaller and more a part of a neighborhood (like a number of Fort Wayne and Allen County’s older schools) and located within a certain distance of homes thus giving students a choice to walk or use their preferred method of transportation.



The former Harlan High School.

Public Safety

- Safety services are not only hampered by the lack of connectivity (as indicated by the comments on “disconnected” cul-de-sacs), but

also by the lack of a sense of community. A study published by the Harvard School of Public Health found that community spirit and willingness to get involved reduced violent crime by as much as 40 percent. Race and income, according to the study, were not factors in determining whether or not people were willing to watch out for one another.

- The design of neighborhoods, streets, and houses also plays an important role in helping to create a sense of community. Residents on streets with low traffic volumes, for instance, have more contact with their neighbors than do neighbors on streets with high traffic volumes. And, the design of individual houses can help create a safe environment. Neighborhoods designed with prominent garages and fences and minimal windows facing the street result in few “eyes on the street.”

Parks and Recreation

- Like most urbanizing areas with low density development (see Land Use chapter), Allen County and the City of Fort Wayne are deficient in the number of neighborhood parks, block parks and special recreation areas. Low-density development is using up land at an increasing rate, thus reducing the opportunity to conserve large areas of open space. Open space has economic benefit, increasing property values of nearby homes and is an important contributor to a community’s quality of life. As densities increase and communities are made more compact, additional open space in the form of neighborhood parks will be an essential ingredient.
- Funding for parks and recreation, particularly within the larger Fort Wayne Parks and Recreation Department, has not kept pace with the increasing demand placed on the system by the continued growth of the community, as well as the need to update existing infrastructure. Other funding sources will need to be pursued to accommodate their expanding service area.

Historic and Cultural Resources

- Because the historic property inventories of Fort Wayne and Allen County are considered to be out of date, they should not be viewed as definitive lists of properties, sites, and potential districts. A comprehensive project is needed to reevaluate and update both the city and county surveys of historic properties. The new or updated inventory should be performed at a countywide level to ensure that the information is consistent. The information must be maintained and updated at regular intervals.
- In addition to properties that have been identified on various local, state and national registers, historic farms and other agricultural properties, individual houses, bridges, cemeteries, and township

schools are historic resource types that are among the most likely to be threatened by expansion and growth of Fort Wayne and new development in rural Allen County. Because the existing inventories of historic properties are quite dated, they do not reflect new information and new preservation interests that are emerging in the community.

- Heritage corridors, based on historic transportation systems, have been developed and promoted in other localities. Fort Wayne and Allen County have a number of historic transportation corridors that have recently gained attention. Among the county's historic corridors are: the river systems (the Maumee River Heritage Corridor and the Wabash River Heritage Corridor), Wayne Trace, the Piqua Road, The Wabash & Erie Canal, various railroad lines, and the Lincoln Highway. Each of these historic resources could be developed for heritage tourism or trail development in Allen County. Existing historical organizations such as the Allen County-Fort Wayne Historical Society, Canal Society of Indiana, and the Lincoln Highway Association would be natural partners. The National Park Service has recently reported to Congress with a Special Resource Study of the Lincoln Highway, including suggestions for developing historic resources and heritage tourism along the route(s).

Schools: Existing Conditions

This section examines the school district facilities within Allen County. It includes a look at changes in the school age population, current enrollment and enrollment trends. Allen County is comprised of four school districts: East Allen County Schools, Fort Wayne Community Schools, Northwest Allen County Schools, and Southeast Allen County Schools. Private and parochial schools including the Lutheran Association for Elementary Education and Catholic Schools of Fort Wayne were also included. The following information was summarized based on interviews with key school personnel, existing enrollment studies, demographic studies completed by McKibben Demographic Consulting and other supportive documentation. Some information was not available for this chapter including some school superintendents' interviews and demographic studies.

East Allen County Schools

Between 1999-2000 and 2000-2001, the total number of enrollment in East Allen County Schools increased slightly from 9,602 to 9,604. Enrollment data shows a slight increase every year until 2003-2004, enrollment projections until 2007-2008 forecast a decreasing pattern: lower grade (under grade 5) enrolled by a smaller number, while most upper grade

enrolled by increasing numbers in the previous years. With the graduation of upper grade, the total number of enrollment will decrease gradually. Well over sixty percent of the households in the East Allen County School District do not have school age children or do not send their children to the schools within the district. This is due in part to the growing number of “empty nesters” and slow increase in new families to the district. According to Mckibben Demographic Consulting, it usually takes 30 years after graduation of the last child from school before the original occupants of the house move out, allowing a new young family with school age children to move into that home.

Fort Wayne Community Schools

Fort Wayne Community Schools currently enroll about 32,000 students. The School District has had an influx of new families into the City with many students who speak English as a second language. There has been growth in its northern schools which may be attributed to continued residential development in the north. On the other hand, the southern schools have remained at the same or similar enrollment levels.

Over the past five years, from 1999 to 2003, the total enrollment in the Fort Wayne Community Schools gradually increased except for 2002-2003. The decrease between 2002 and 2003 is explained by the decreasing number of enrollment in elementary schools and the increasing numbers of enrollment in middle schools and high schools. Currently, only thirty-four percent of households in Fort Wayne have school age children and trends show a growing elderly population. This trend could lead to a possible decrease in enrollment for the school district.

Most of the elementary schools are located within residential neighborhoods, while middle and high schools are generally located or near large intersections and arterials with high traffic volumes. Students who live within a mile of an elementary school are expected to walk to school. There is no policy that would discourage students from walking to school.

All schools are available for scheduled activities in evenings and weekends, charging a fee to the group except for use by other government organizations. In addition, the South Side High School natatorium is open for community use and scheduled events.

Northwest Allen County Schools

The current total enrollment in the Northwest Allen County School District is 5,500 students with 600 employees and 330 teachers. The school district forecasts an estimated enrollment of 8,000 students in 2010. The district has increased its enrollment over the past years, and is forecast for substantial future growth: The demographic projections report indicates that total enrollment in the Northwest Allen County schools is projected to grow by 1,521 students, or 28.9 percent, between 2003-2004 and 2008-2009 as a result of continuing in-migration of young families.

Sixty-five percent of the district’s students live in Perry Township, 25 percent in Eel Township, and 10 percent in Lake Township. A majority of the new students transfer from Fort Wayne Community Schools and the East Allen County Schools. Approximately sixty-two percent of the households in the Northwest Allen School District do not have school age children or do not send their children to the schools within the district. A study team composed of administrators, teachers, and parents was formed to determine new school facility locations. The team recommended two elementary, one middle school, and one high school site. The process for planning for new schools includes an extensive amount of public outreach. The new school locations are as follows:

Location/Name	Level	Acreage*	No. of Students	Open
SW Corner of Gump and Coldwater Roads	Elementary School	30 acres/ 9,000 sq. ft.	550	Fall 2006
Bethel Road North of Carroll Creek (S. of new Carroll Middle School)	Elementary School	30 acres/ 9,000 sq. ft.	550	Fall 2008
Carroll Road/ Carroll Middle School	Middle School	180,000 sq. ft.	1,000	Fall 2004
Gump and Coldwater Roads (Feasibility study for new High School)	High School	250,000 sq. ft.	1,500	2010

**As a reference, standard school acreage is as follows:
elementary – 30 acres, middle – 40 acres, and high school – 65 acres.*

Source: Northwest Allen County School District

Currently, only the Huntertown Elementary School could be considered a neighborhood school or walkable from home. The new elementary schools are programmed to be more walkable. For liability reasons, students are not allowed to walk to school if they must cross a major thoroughfare.

Sixty-six percent of the school’s operating budget comes from the state, while local property taxes account for only a third of the operating budget. Northwest Allen County Schools need to maintain a growth of over 200 students a year to continue the level of revenue from the state due to a change in the state funding formula. This enrollment level may be difficult to maintain because of declining household size.

All schools are available for scheduled events, but permission is required to use the facilities and participants must be supervised due to safety issues. Playgrounds are open and available to everyone on weekends and evenings.

As part of the continuing development coordination with all Allen County school districts, new subdivision plans are routed to the superintendent by the Allen County Department of Planning Services.

Southwest Allen County Schools

There has been an unexpected but slight increase in elementary age population in the Southwest Allen County Schools. The majority of new students are primarily coming from outside Allen County and secondarily from within Allen County and from the Fort Wayne Community Schools' area. Southwest Allen County Schools are maintaining a growth rate of 80-160 new students per year.

No new schools are proposed. A new middle school will open in 2005 or 2006 on West Hamilton Road which will replace the existing middle school.

Only three elementary schools can be considered neighborhood schools surrounded by residential development. There has not been any real discussion on creating more neighborhood/walkable schools since no other new schools are currently proposed. Students are not allowed to walk to school based on distance, crossing major thoroughfares or railroad tracks, and absence of sidewalks.

Schools are available for scheduled events only. Groups are allowed to rent space at the schools at a minimal rate. Playgrounds and outside courts are open and available to everyone on weekends and evenings.

Residential development plans are routed to the school district by Allen County Department of Planning Services for review. The school district's transportation director and superintendent review plans.

Lutheran Association for Elementary Education

Current enrollment in the Lutheran Association for Elementary Education is 2,000 elementary students (K-8), while Concordia Lutheran High School has 700 students. Enrollment is shrinking slightly due to a decline in congregational size and continuing increase in tuition costs.

Thirteen schools are in the Lutheran Association for Elementary Education and 10 of these schools are located in Allen County, not including Concordia Lutheran High School. Currently, there are no school expansions or closures planned. Individual church congregations dictate school policy and the Association helps in providing coordination of resources and proposes curriculum. However, services are not supervised.

Ninety-eight percent of the students are bused or are dropped off, with very few schools within walking distance of a neighborhood. No overall bus system is provided, and only five schools are running a limited bus system owned by the congregations.

Most of schools are not available for use as (free) community centers. Individual congregations determine the use of facilities.

Catholic Schools - Diocese of Fort Wayne-South Bend

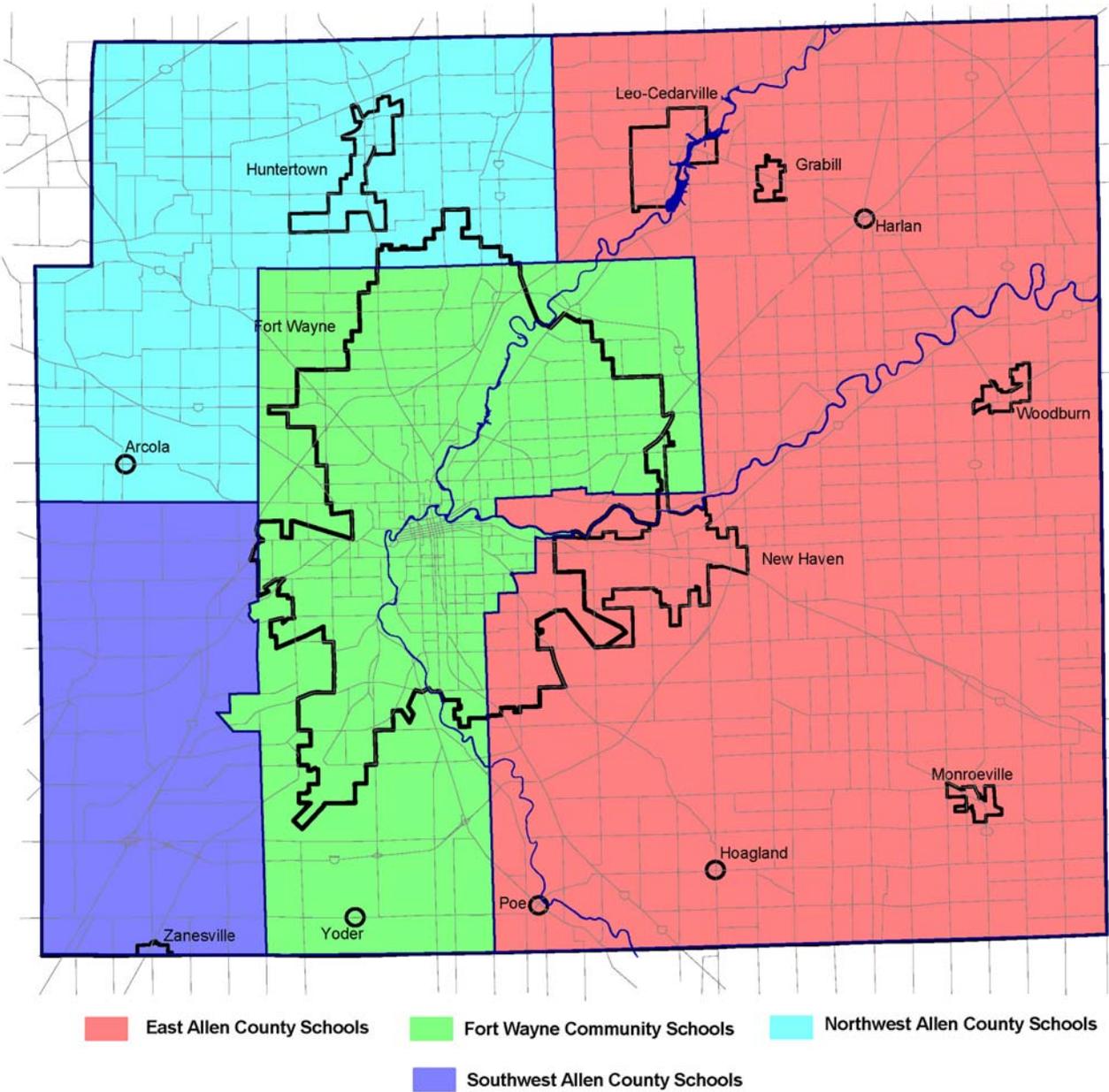
Current enrollment for Catholic elementary schools (K-8) in Allen County is 4,598. Catholic High School enrollment is 1,542.

There are 13 Catholic elementary schools located in Allen County and Two high schools.

Other Parocial and Private Schools

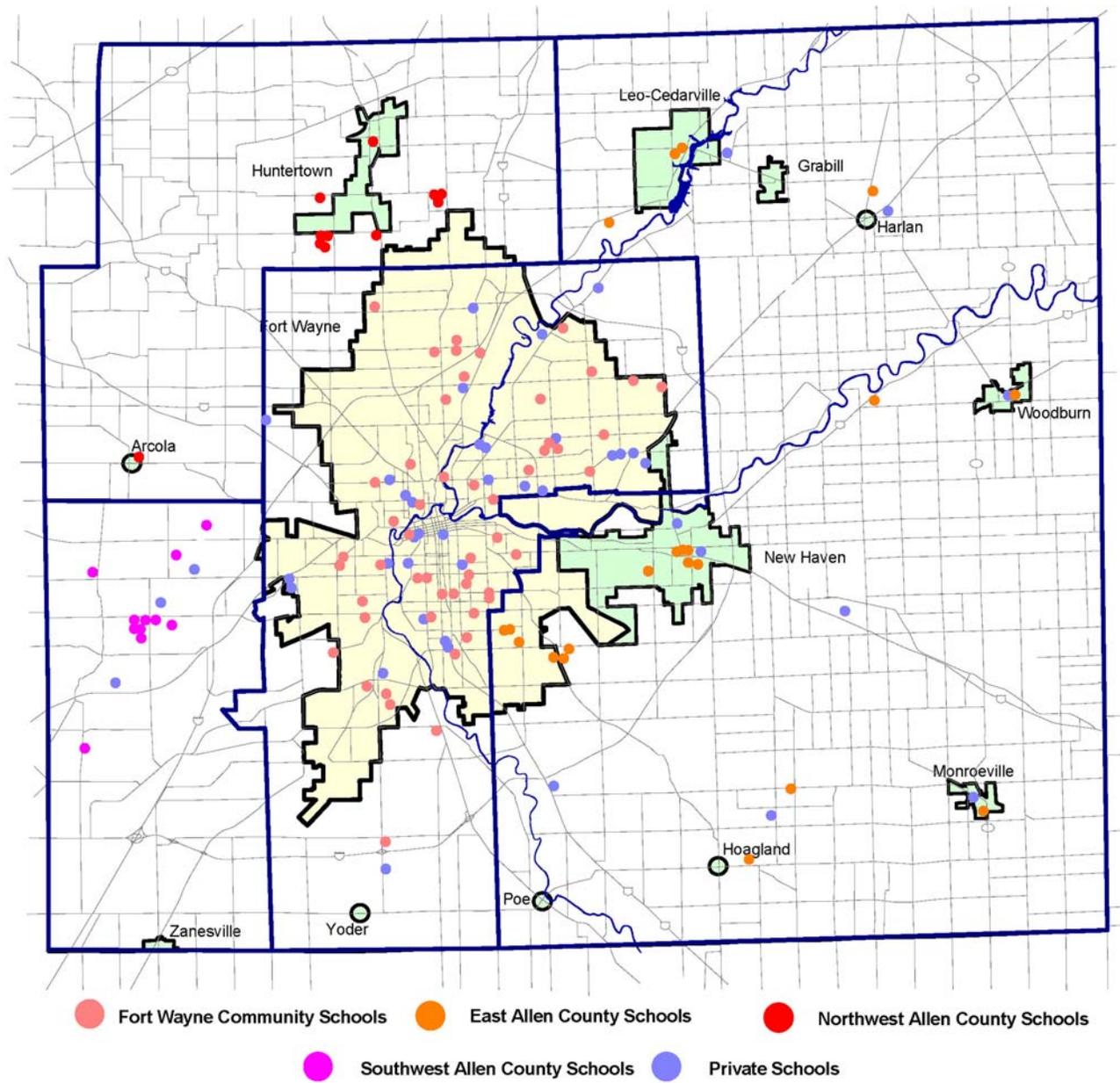
In addition to the Lutheran and Catholic schools, there are approximately 35 additional private and parochial elementary and high schools in Allen County. These include Montessori, academies, charter schools, Christian schools, and several Amish schools.

Map 1. School Districts, Allen County



Source: City of Fort Wayne

Map 2. Location of Schools, Allen County



Source: City of Fort Wayne

Public Safety: Existing Conditions

This section examines fire, emergency medical, and police services and facilities within Allen County. It includes an overview of the major safety facilities and issues dealing with the delivery of safety services. Allen County is comprised of five primary safety service providers: Fort Wayne Fire and Emergency Services, Allen County Fire and Emergency Services, the Fort Wayne Police Department, the Allen County Sheriff's Department and the New Haven Police Department. Monroeville and Woodburn also administer police departments. The following is based on interviews with key safety personnel, as well as other supportive documentation.

Fort Wayne Fire and Emergency Services

The Fort Wayne Fire Department (established in 1839) employs 352 firefighters supported by 14 civilian employees and serves over 220,000 citizens living in an area of 91.9 square miles. The Department's focus is to protect property and save lives through innovative fire prevention, public education and fire suppression, coupled with fire investigations that determine cause and origin. The Department provides 24-hour fire protection to residences and businesses in the City of Fort Wayne. The services include fire, EMS, Haz-Mat, search and rescue, and extrication.

Sixteen stations are strategically located and operated throughout the City. Station 17, located at 1910 Getz Road, also serves as a Fort Wayne Police Department Outpost. This enables police officers to access their computer, write paper work, and obtain much needed paper work without having to leave their area of service unattended. Two new fire stations are scheduled to be operational by January 1, 2006 to serve the Aboite annexation. One is Station 18 at Scott and Covington Roads and the other is Station 19 at Liberty Mills and Homestead Road. Along with Station 17, these two new stations will serve the entire Aboite annexation area.

In cases of emergency medical calls, response time is very important. Poorly placed addresses on residential and commercial buildings can be a problem. Wooden street sign markers can also be problematic and sometimes difficult to read, especially at night. Letters painted with reflective paint are easier to identify. Cul-de-sacs sometimes do not provide large enough turning radii, which can increase response times, especially if cars are parked along the curb. With respect to water availability to control fires, there is not adequate pressure for hydrants in some areas of the north and southwest areas of the City and County.

The Three Rivers Ambulance Authority (TRAA) is an oversight organization and has contract agreements with American Medical Response. Lutheran Hospital has its own ambulance. Firefighters are also beginning to provide medical response services more frequently. Fort Wayne Fire Department's average response time is four minutes and 30 seconds, which is in the excellent category level by national standards.

Allen County Fire and Emergency Services

Outside of the City of Fort Wayne, the provision of fire prevention and protection services is provided by fourteen other fire departments, some with full time paid staff and many with fully trained volunteer firefighters. These include the Aboite, Arcola, Cedar Canyons, Churubusco, Grabill, Hoagland, Huntertown, Monroeville, New Haven-Adams Township, Poe, Southwest Fire District, St. Joe, Washington and Woodburn Fire Departments (See Fire District Map 3).

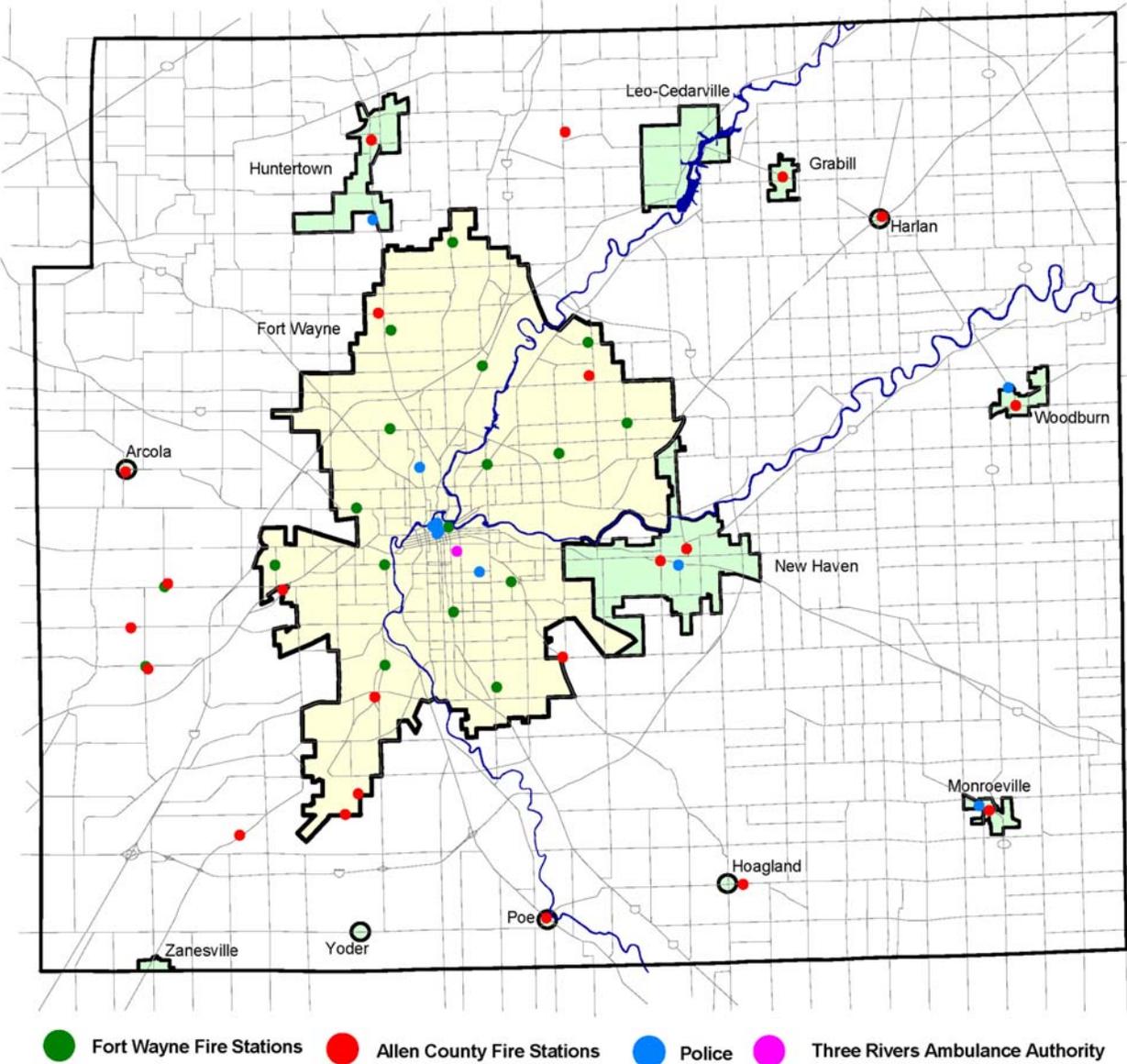
The New Haven-Adams Township Fire Department operates three fire stations and is considering a fourth station in the Landin Road area on the north side of the district to accommodate 600 new homes and to alleviate railroad blockage issues, while trying to maintain a four-minute response rate within a two-mile radius. New Haven Township has an Insurance Services Organizations (ISO) rating of five on a scale of one to 10 with one being the best.

The Southwest Fire District is considering the purchase of land for a new station as a result of area growth. Currently, there are 22 tanker trucks in Allen County for both hydrant and non-hydrant areas, as well as 18 County Emergency Medical Service (EMS) units.

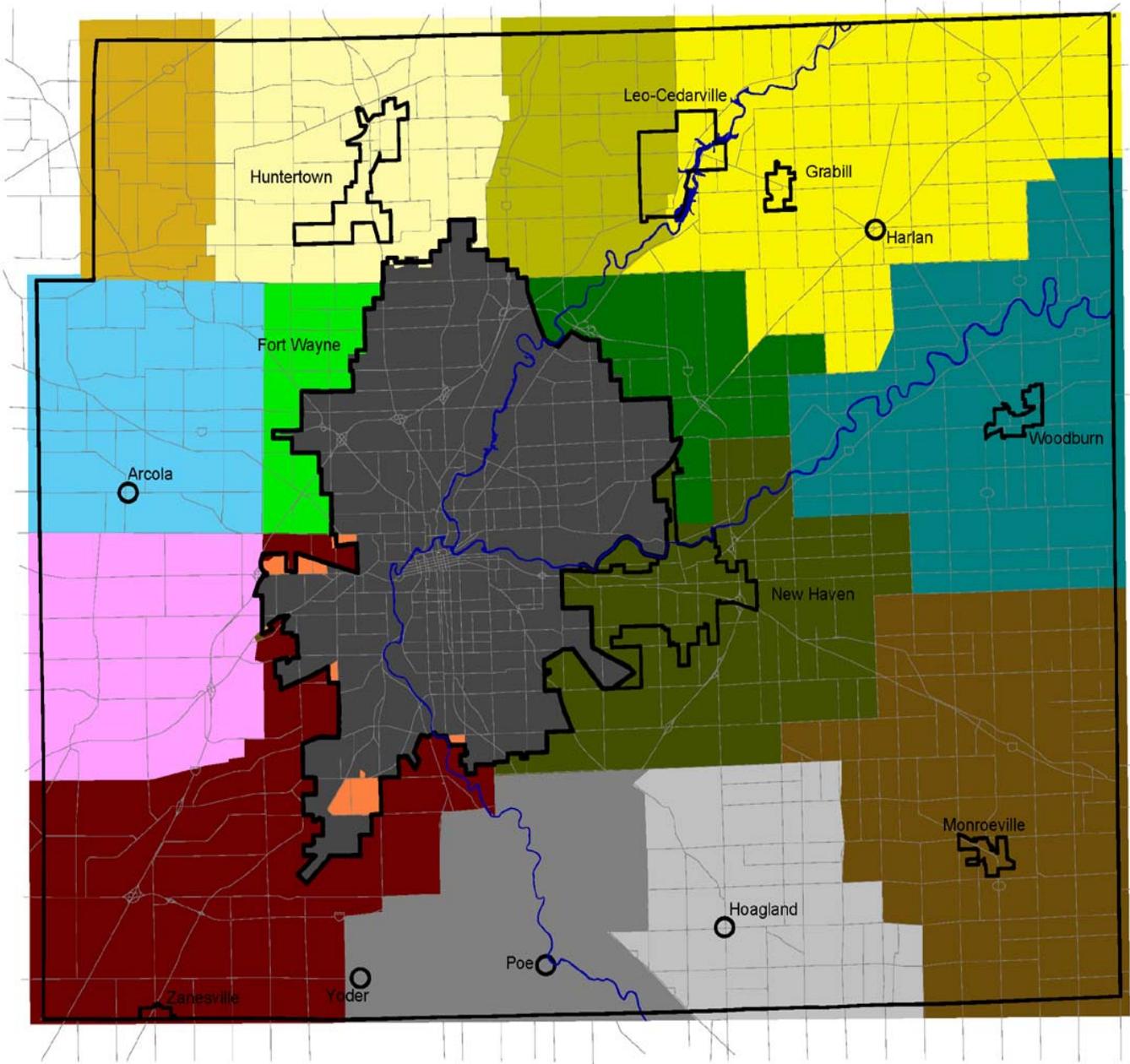
Although not universally accepted, interviews with a number of representatives of the fire and emergency service community indicated the following issues and concerns with respect to the current provision of fire safety services.

- Confusing location and non-standardization of addresses can cause delayed response times for emergency vehicles.
- Home or land based phone lines automatically dispatch emergency calls to the proper fire/police department, but cell phones do not, as yet, automatically trace emergency calls to the address of the call's origin.
- The proper location of fire hydrants on development plans, the review of development plans by fire departments, and the proper installation of sprinkler hookups in accordance with development plans is important.
- Several interviewed representatives indicated that rail traffic is noticeably increasing throughout the County, thereby resulting in potential fire and EMS delays.
- Certain types of land use such as airports, and large industrial or manufacturing complexes often require specialized equipment. Although fire departments can be held liable, they cannot always afford the required and proper equipment.
- An increase in the number of nursing homes and assisted living facilities has resulted in a comparatively large concentration of emergency calls per facility.
- Emergency alert systems, such as tornado sirens, home weather alert monitors and cable television alerts should be supported and encouraged. Tornado sirens in new subdivisions could be noted on development plans.

Map 3. Location of Emergency Services in Allen County



Map 4. Allen County Fire Districts



Fort Wayne Police Department

The Fort Wayne Police Department has an authorized strength of 424 sworn officers, with a current actual strength of 413 officers. The major organizational components of the department are as follows: Patrol Uniform Operations consisting of four divisions (Northeast, Northwest, Southeast, and Southwest), Investigative Support Division, and Information Services Division.

The City has recently renewed the lease of the Creighton Avenue Police Station from the McMillen Foundation through September, 2009. The presence of the police headquarters in the Hanna-Crieghton neighborhood may not necessarily deter or reduce crime. However, the removal of its stabilizing influence could adversely affect the neighborhood.

There are two “outpost” police facilities: one on Getz Road and the other on Lima Road. Currently, there are no patrol vehicles at these locations, but patrol vehicles will be needed in the future. A combination police/fire station at Liberty Mills and Homestead Roads will be built and operational by January 1, 2006. It will serve the Aboite annexation and eliminate the need for the current outpost on Getz Road. Twenty new officers are being hired by the Fort Wayne Police Department to accommodate the Aboite annexation.

The department noted that the review of development proposals for Crime Prevention Through Environmental Design (CPTED) is believed to be helpful and worthwhile in the prevention of crime.

The volume of police calls in the southeast and northwest quadrants of the City are generally comparable. The design and development of residential subdivisions and commercial areas does not pose the access problem that it can with fire trucks, school busses and EMS vehicles.

The City is hopeful in being able to install Global Positioning Systems in every patrol car. This will enable the Department to identify the precise location of every police vehicle. Eighty percent of the Department cars are taken home. The Fort Wayne Police Department has initiated a program involving the cross training of patrol officers to work with Community Corrections.

Allen County Sherrifs Department

The Allen County Sheriff's Department has a total of 300 employees, 124 of which are sworn police officers. The Department is made of specialized units, which are tasked with specific duties to help fulfill the mission of keeping Allen County residents safe and secure. The Allen County Jail is located downtown on the block surrounded by Calhoun St. on the West, Clinton St. on the East, Superior St. to the South, and Headwaters Park to the North. The Allen County Jail currently has 462 beds with an average inmate population of about 600. A proposed renovation project will add another 220 beds.

There are no proposed changes to any existing Sheriff's Department facilities with the exception of the "4-B" complex, located on Lima Road, which is in need of replacement due to age, asbestos, etc.

The Sheriff's Department has service agreements with Grabill and Leo-Cedarville for dedicated patrol time. Huntertown has signed a contract with the Sheriff's Department resulting in the hiring of a County officer to work Huntertown exclusively. The Department is hoping to expand on this arrangement to other Allen County communities and possibly to residential subdivision.

Increased calls for service for the Allen County Sheriff's department directly relate to population changes, traffic issues, school developments and other new developments. The community's "perceived" duties of the Department are changing. The Sheriff's Department has become more involved with the criminal justice system and jails than patrolling within the County. The City of Fort Wayne's annexation of part of Aboite Township may continue this trend as the Fort Wayne Police Department will be the primary patrolling agency.

New Haven Police

The City of New Haven now covers over ten square miles with a population of almost 14,000 people. To serve the current law enforcement needs of the community, New Haven Police Department employs a full-time staff of twenty-five. Eighteen police officers and six dispatchers provide twenty-four hour coverage for law enforcement and police/fire/EMS services dispatching.

Parks and Recreation: Existing Conditions

This section examines the parks and recreation services and facilities within Allen County/Fort Wayne. It includes an overview of the major park and recreation providers and issues dealing with the provision of park facilities and the delivery recreation services. Allen County/Fort Wayne is comprised of three major park organization and districts: Allen County Park Department, Fort Wayne Parks and Recreation Department, and the New Haven – Adams Township Park and Recreation Department. The following is based on interviews with key safety personnel and other supportive documentation.

Allen County

On July 19, 1965, the Allen County Park Board was formed. It was re-established with a seven-member board in 1985. The Allen County Park Department, which is controlled by the Allen County Park Board, has seven full-time, two full-time/part-time, and 22 part-time staff. Their responsibilities vary from serving the general public to maintaining programs and activities. Volunteers are one of the important assets of the Department, assisting with trail guiding, hayrides, bird observation building host/hostess, cross-country skiing, and any other programs. Most of the Department budget comes from user fees. For example, in 1999, \$91,000 was generated by its users and \$5,000 was appropriated by the Allen County Council.

The Allen County Park and Recreation Master Plan, adopted on March 14, 2001, provides a five-year planning direction for the years 2001-2005. The goals and objectives for the Master Plan can be found in the appendix of this chapter. The Allen County Parks and Recreation Department's mission focuses on "passive recreation with the emphasis on preservation, conservation, and environmental education". The Allen County and Fort Wayne Park departments have worked together to meet the recreational needs of Allen County citizens.

City of Fort Wayne

In 1863, the first city park (Old Fort Park, site of Anthony Wayne's first fort) was given to the city. The first Board of Park Commissioners was appointed in 1905. Today, a four member Board of Park Commissioners approves budget revenues and expenditures, passes bond issues, acquires and improves property, adopts new programs, establishes management policy and regulations for the Parks and Recreation Department.

The Fort Wayne Parks and Recreation Department manages nearly 2,670 acres of land and maintains and operates over 90 structures with over 450,000 square feet under roof. These structures range from a modest, pre-engineered, metal, open-air pavilion to a 48,000-square-foot botanical conservatory in the heart of downtown. The Department's parkland is comprised of several park types and sizes. For planning purposes the system

is considered in five planning districts. The four original planning districts used by the Fort Wayne Planning Department—Northwest, Northeast, Southeast, and Southwest—divided the city geographically into quadrants roughly defined by the rivers. A fifth planning district, Aboite, has been added to the city’s comprehensive master plan in anticipation of the Aboite annexation. To date, no parks or special recreation areas are owned or operated by the Department in this district, though there are existing park areas.

Funding for parks and recreation has not kept pace with the increasing demand placed on the system by the continued growth of the community, as well as the need to update existing infrastructure. Currently, Fort Wayne invests about \$47 per resident in parks and recreation services. Average expenditures in communities with populations between 300,000 and 400,000 (\$62 per resident) are almost one-third (32%) higher than Fort Wayne. These communities spend an average of an additional \$23 per resident, 64% more than Fort Wayne, on capital expenditures. Per capita figures vary based on the number of acres and recreation facilities maintained. The key issue for the Department is serving a larger audience than what is paying for the services.

Fort Wayne Parks and Recreation Department has become one of only 54 park systems in the country to receive national accreditation from the Commission for Accreditation of Park and Recreation Agencies (CAPRA). National accreditation requires parks and recreation departments to engage in a two-year self-assessment and peer review process. Agencies must respond to 156 standards in 10 categories that represent elements of effective and efficient operations.

The creation of a Comprehensive Parks and Recreation Master Plan was approved by the Fort Wayne Board of Park Commissioners in November 2002 and the Comprehensive Master Plan was approved by the Fort Wayne Parks and Recreation Department in 2004. The Plan indicates the need for special community committees within the Park Board and the importance of public input. It also recommends, “new funding components outside of user fees should be considered,” but it does not state the funding sources in detail. The plan is being developed using input from focus groups, stakeholder interviews, user group surveys, and a citywide citizen survey.

The Plan indicates that “determining how to make decisions regarding the protection of sensitive natural resources or cultural heritage is a significant challenge.” The Plan focuses on improving the existing park system more than pursuing acquisition or expansion. However, the Plan also says that the shift from the previous plan includes encouraging greater preservation of open space through the establishment of additional greenways, and supporting the expansion of the sidewalk and bikeway system to supplement greenway connections (see Appendix).

New Haven – Adams Township

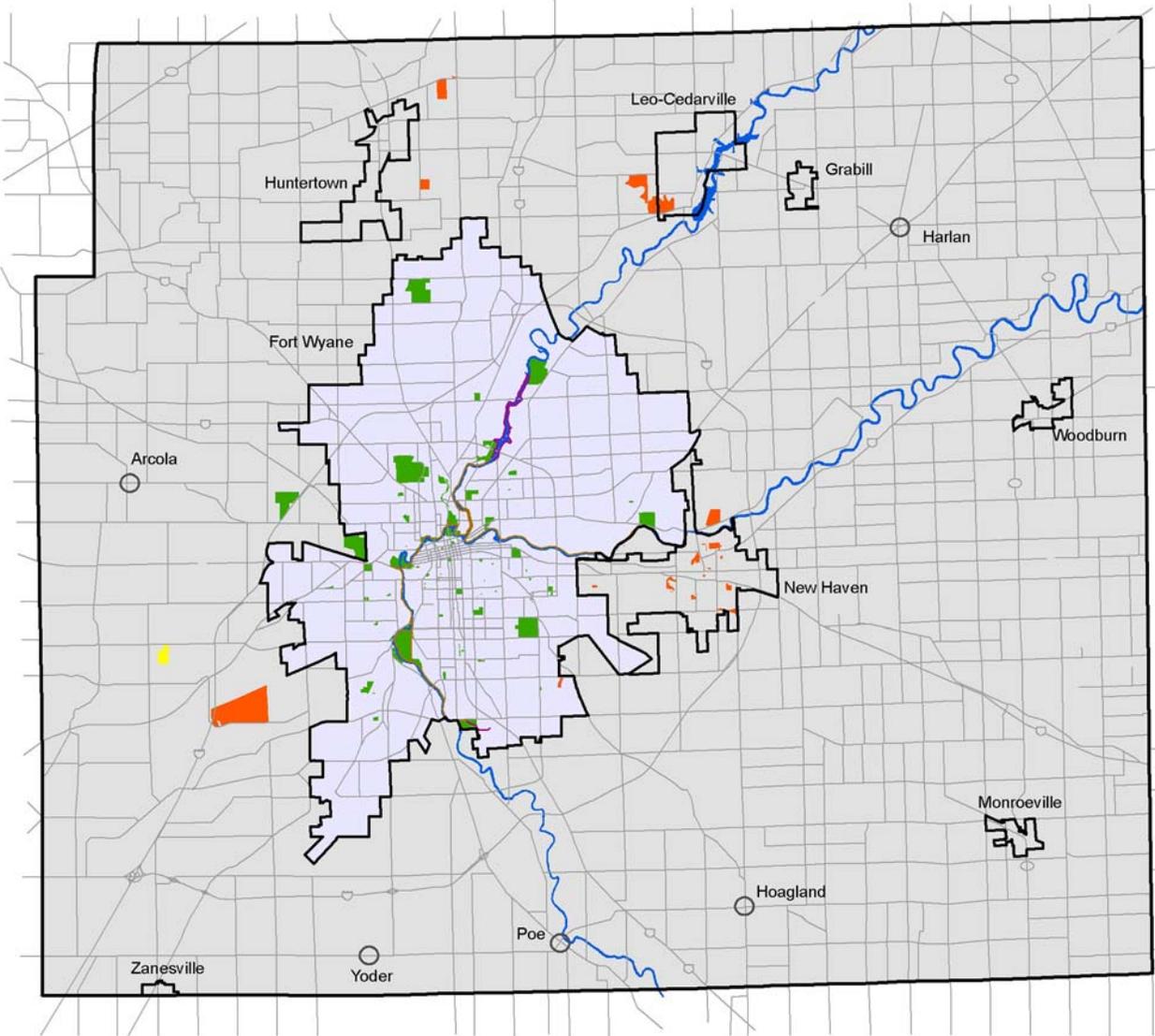
The New Haven Park and Recreation Board was established on November 10, 1955 and on June 8, 1982 Ordinance NO. G-82-10 was passed by the New Haven City Council reaffirming the New Haven – Adams Township Park and Recreation Department and Board of Directors’ powers, duties, and authority. The Park Board is comprised of five members; four appointments are made by the Mayor of New Haven and one appointment is made by the Allen County Circuit Court.

The five Year Master Plan (2004-2009) for New Haven-Adams Township was prepared by the Park and Recreation Department and was approved on January 5, 2004. The New Haven-Adams Township Park and Recreation Department’s mission statement affirms the importance of “developing and maintaining quality parks (including natural wooded areas), providing facilities and programs for people of all ages, and planning for the future facility requirements and activities that will serve the year-round recreational needs and interests of the community.”

The Plan indicates that major funding sources for the implementation of the Five Year Master Plan could come from Park Board revenues and local donations. The Plan recommends other possible sources: income from trust funds, bequests, gifts or special community fundraising activities, income derived from user fees, in-kind contributions of labor through the use of volunteer help, the use of a non-reverting fund program, general obligation, revenue bonds, county funds, and public/private partnership and Federal and State Sources of Funds such as local public works projects of the Economic Development Administration, Community Development Block Grant funds through the U.S. Department of HUD, the Land and Water Conservation Fund, Home Town Indiana Program, the National Recreational Trails Funding Act Program, Indiana State Agencies, and Urban Park and Recreation Recovery Act programs.

In addition to the Five Year Master Plan (2004–2009), the City of New Haven has developed a Comprehensive Trails and Pedestrian Walkways Master Plan. The Plan addresses the safety concerns of City residents and provides safe access to the downtown area, neighboring commercial areas, and the schools. Map 4 shows the location of park facilities in Allen County.

Acquisition is one of the primary goals of the Five Year Master Plan in New Haven-Adams Township. The Department has four parcels of land held as reserve land for future parks: Werling Road Property (7.5 acres) located on Werling Road for a community park or community center, Haskamp Property (80 acres) located on Hartzell Road, and Riverhaven North (one acre) located in Riverhaven for a future picnic and playground area.



- Parks in Fort Wayne
- Parks in Allen County
- Aboite Park
- Existing Rivergreenway Trails
- Proposed Rivergreenway Trails

Allen County and Fort Wayne Park Standards and Design Principles

The City of Fort Wayne’s Comprehensive Parks and Recreation Master Plan categorizes its parks into Block Parks, Neighborhood Parks, Community Parks, Regional Parks, and Greenways. Table 1 shows the park design principles based on these categories and Table 2 represents all the parks in Allen County according to the park design principles.

Table 1. Park Design Principle

Category	Size of Park	Service Radius	Age Segments Served
Block Park	2 acres or less	0.25 acres per 1,000 residents	One to two
Neighborhood Park	2 to 10 acres	1.5 acres per 1,000 residents	More than four
Community Park	10 to 50 acres	3 acres per 1,000 residents	Six to eight
Regional Park	More than 50 acres	4 acres per 1,000 residents	Ten
Greenway			Six to ten

Source: City of Fort Wayne, Comprehensive Parks and Recreation Master Plan

The Comprehensive Parks and Recreation Master Plan divided the City of Fort Wayne into five planning districts including the Northwest, Northeast, Southwest, Southeast, and Aboite. As can be seen in Table 2, the northwest planning district of the City of Fort Wayne has various park types in the district. The northeast planning district has no block parks, and southwest and southwest planning districts have no regional parks. In addition, Aboite planning district only has Aboite Township Park categorized as a Community Park.

Several municipalities, including Grabill, Leo-Cedarville, and Monroeville are proposing new parks. New Haven-Adams Township Park Department has more Block Parks, Neighborhood Parks, and Community Parks, but does not possess any regional parks and special recreation areas.

The Fort Wayne Comprehensive Parks and Recreation Plan indicates that “the total park acres, number and size of facilities, and number of different park types are out of balance,” citing the importance of “an equitable distribution of parks and services.” When considering potential growth to the north, northwest, and west sides of Allen County, more active park acquisition should be pursued in these areas to meet future needs.

Table 3 shows the projected park need in Allen County (including Fort Wayne, unincorporated Allen County and the incorporated towns), for 2025 based on parkland standards and population projections by the Holts Model as developed in the Demographics chapter. According to the analysis, about 1,223 acres of parkland will be needed by 2025. Sixty-six percent of that need is for block parks and special recreation areas. Parks and recreation goals and objectives for the State of Indiana Allen County and the City of Fort Wayne are found in the Appendix.

Table 2. Allen County Parks by Category

Areas	Planning District	Park Types												
		Block Parks		Neighborhood Parks		Community Parks		Regional Parks		Special Recreation Areas		Undeveloped**		
		(Name)	(Acres)	(Name)	(Acres)	(Name)	(Acres)	(Name)	(Acres)	(Name)	(Acres)	(Name)	(Acres)	
Allen County				Cooks Landing	4.5	Payton County Park	38.0	Fox Island	605.0					
								Metea County Park	250.0					
				(Sum)	4.5	(Sum)	38.0	(Sum)	855.0					
City of Fort Wayne*	Northwest	Zeis Park	0.05	Vesey Park	15.4	Franke Park	316.4	Buckner Farm Park	144.8	Trader's Point	4.5			
		Little Turtle Park	0.13	Gren Park	5.9	Johnny Appleseed Park	31.0	Salomon Farm	170.0	Historic Old Fort	1.5	Skate Park		
		Grisworld Playlot	0.57	Hamilton Park	16.5	Lawton Park	39.3			Northwood Middle School	8.0			
		Boone Street Playlot	0.33	Camp Allen	3.5	West Swinney Park	48.2			Lindenwood Nature Preserve	110.0			
		Wells Street Park	0.11	Bloomington East and West Park	11.6					Roosevelt Park	1.5			
		(Sum)	1.19	(Sum)	52.9	(Sum)	434.9	(Sum)	314.8	(Sum)	127.5			
	Northeast				Bob Arnold Northside Park	37.5	Shoaff Park	184.5	Kreager Park	172.6	Hanna's Ford	0.5		
					Jehl Park	3.7					Hurshstown Reservoir	360.0		
					Klug Park	2.0								
					Lakeside Park	23.8								
					Lions Park	14.4								
				(Sum)	81.4	(Sum)	184.5	(Sum)	172.6	(Sum)	360.5			
Southeast		Bowser Playground	0.92	Brewer Park	5.1	Headwaters Park	30.0			Courthouse Green				
		Brackenridge Playground	0.38	Casselwood Park	1.5	McMillen Park	168.2			Freimann Square	4.6			
		East Central Playlot (East Side)	1.00	East Central Park	3.7	Memorial Park	42.0			Japanese Garden	0.11			
		John Street Block Park	0.17	Hanna Homestead Park	2.5					Jennings Center	0.75			
		Nuckols Memorial Park	1.40	Lafayette Park	1.8									

Areas	Planning District	Park Types														
		Block Parks		Neighborhood Parks		Community Parks		Regional Parks		Special Recreation Areas		Undeveloped**				
		(Name)	(Acres)	(Name)	(Acres)	(Name)	(Acres)	(Name)	(Acres)	(Name)	(Acres)	(Name)	(Acres)			
		Old Fort Park	0.20	McCormick Park	12.4											
		Seiling Block Park	0.60	Reservoir Park	13.1											
		Summit Street Block Park	0.34	Weisser Park	20.0											
		Turpie Playlot	0.62													
		Williams Park	0.74													
		<i>(Sum)</i>	<i>6.37</i>	<i>(Sum)</i>	<i>60.1</i>	<i>(Sum)</i>	<i>240.2</i>	<i>(Sum)</i>		<i>(Sum)</i>	<i>5.46</i>					
	Southwest	Bass Playground	0.52	Indian Village Park	10.5	East Swinney Park	46.3			Botanical Conservatory	4.7					
		Ewing Park	0.74	Ketter Park	6.3	Foster Park	254.9			Community Center	1.8					
		Miner Playground	1.80	McCullough Park	4.1	Foster West Park	22.0			Guilden Park	8.2					
		Orff Park	0.02	Moody Park	5.1					Mason Drive LL Complex	11.0					
		Rudisill/Fairfield Park	0.10	Packard Park	4.5					Noll Park	9.2					
		West Central Playlot	0.09	Psi Ote Park	8.9					Salon Plaza	0.1					
				Rockhill Park	27.8					Strathmore Drive	0.8					
				Study Park	5.0											
		<i>(Sum)</i>	<i>3.27</i>	<i>(Sum)</i>	<i>72.2</i>	<i>(Sum)</i>	<i>323.2</i>	<i>(Sum)</i>		<i>(Sum)</i>	<i>35.8</i>	<i>(Sum)</i>	<i>0.0</i>			
	Aboite					Aboite Township Park										
	N.A***	Wabash Play	0.3	Rea Park	5.5			Tillman Park	70.0	Waynedale Gardens	1.1					
				Waynedale Park	8.0											
		<i>(Sum)</i>	<i>0.28</i>	<i>(Sum)</i>	<i>13.5</i>	<i>(Sum)</i>	<i>70.0</i>	<i>(Sum)</i>	<i>70.0</i>	<i>(Sum)</i>	<i>1.1</i>					
Grabill																Grabill Community Park "Jack R Harris Park"
																Grabill Park
Leo-Cedarville																Leo-Cedarville Park
																Proposed -Riverside Gardens
Monroeville																Monroeville Community Park

Areas	Planning District	Park Types											
		Block Parks		Neighborhood Parks		Community Parks		Regional Parks		Special Recreation Areas		Undeveloped**	
		(Name)	(Acres)	(Name)	(Acres)	(Name)	(Acres)	(Name)	(Acres)	(Name)	(Acres)	(Name)	(Acres)
New Haven-Adams Township		Park Office Park	2.5	Heatherwood Park	15.0	Havenhurst Park	30.0			Canal Landing	0.5	Haskamp Property***	80.0
		Riverhaven Park - South	2.5	Klotz Park	10.5	Jury Memorial Park & Pool	9.4			Community Trail (under development)	20.0	Riverhaven Park - North***	1.0
				Koehlinger - Yoder Park	23.5	New Haven Park & Pool	3.5					Werling Road Open Space***	7.5
				Meadowbrook Park & Pool	5.5	North River Rd. Nature Area	38.0						
				Moser Park	29.0								
				Schnelker Park	3.5								
				Sunnymede Park	3.5								
				(Sum)	70.9	(Sum)	134.5	(Sum)	80.0				
Total			16.11		375.10		1,301.70		1,457.40		550.84		

* Comprehensive Parks and Recreation Master Plan of Fort Wayne classified all the parks into five categories. The parks of other areas were classified according to the standards.

** These parks do not have any descriptions or locations.

*** These parks were categorized by their descriptions.

Table 3. Projected Park Need (2025), Allen County

	Standard Ratio¹	Existing Park Area, 2000	Current Ratio	Projected Park Area, 2025²	Projected Park Need
	(acres/1,000 population)	(acres)	(acres/1,000 population)	(acres)	(acres)
Neighborhood Parks	1.5	375.10	1.1	615.52	240.42
Community Parks	3.0	1,301.70	3.9	1,231.05	-70.65
Regional Parks	4.0	1,457.40	4.4	1,641.40	184.00
Others (block parks, special recreation areas, etc)	3.5	566.95	1.7	1,436.22	869.27
Total park land	12	3,701.15	11.2	4,924.19	1,223.04

¹ Standard ratios are guidelines of the City of Fort Wayne from the Comprehensive Parks and Recreation Master Plan.

² Based on 2025 population estimate (Holts), park areas were projected for 2025 under the same standard ratios.

Improvement Recommendations for the River Greenway System

According to the report, “*Improvement Recommendations for the RiverGreenway System,*” prepared by Jack L. Stark, Greenway Coordinator, Fort Wayne Parks and Recreation Department, the current condition of the Greenway is poor, while the community has expressed a desire for more greenways and pathways. A series of inspections of the River Greenway system informed recommendations for upgrading and improving the system. The report is divided into seven sections: Pavement, Signage and Markers, Bridge Underpasses, Trail Heads, Redesign, Maintenance, and Miscellaneous Projects. (Specific recommendations from this report can be found in the Appendix.) For a more detailed discussion of the River Greenway System, see the chapters on Transportation and Environmental Stewardship.

Cultural Facilities: Existing Conditions

Public Libraries

The Allen County Public Library (ACPL) is a countywide system with taxing authority. The library system is composed of a main library in downtown Fort Wayne and 13 branch libraries located in Fort Wayne neighborhoods and in several Allen County communities. The ACPL is widely recognized as a primary community institution, and is considered a top-ranked system nationally. Among the unique assets of the ACPL, the Fred J. Reynolds Historical Genealogy Department is the nation’s largest public genealogy research library, with more than 300,000 printed volumes and 314,000 items of microfilm and microfiche.

The library board held a series of community meetings in November 1998 to gather citizens’ opinions on library facilities and to hear their views on space needs for the future. A capital improvement plan was developed to ensure that ACPL facilities have adequate and appropriate space to serve the community for at least the next twenty years. The ACPL developed a plan to renovate and significantly expand the downtown main library and to construct several new branches that would replace existing, severely

overcrowded branches. The remaining branches are also being updated, expanded, and renovated to meet future needs. Adequate parking will also be provided at all library locations.

This wide-ranging building and improvement project is in progress, and a substantial portion of the work is complete. The main library is currently operating in a temporary downtown location while construction proceeds at the main library building.

Fort Wayne/Allen County Convention & Visitors Bureau

The Fort Wayne/Allen County Convention and Visitors Bureau (CVB) is a not-for-profit organization whose purpose is to expand Fort Wayne's economy by attracting convention and leisure visitors. The CVB is responsible for marketing Fort Wayne and Allen County as a desirable destination for convention, sporting, and tourism activities. The CVB operates an information center, and acts as a convention sales force and tourism promotion organization for the area, as well as a catalyst for economic development and growth. Visitors spend \$370 million in Allen County each year. Over 5.3 million visitors come here annually for activities such as shopping, meetings, and leisure activities.

Museums, Historic Sites, and Attractions

While the CVB is the most identifiable organization that can provide a voice for over thirty museums, historic sites, and attractions in Allen County, it is limited primarily to promotion and marketing activities. The County's tourist attractions and museums informally communicate to plan development of facilities, programs, or activities. Therefore, the cooperation among those organizations should be more active.

Funding is a traditional concern while operating museums, historic sites, and attractions. Inadequate funding can lead to neglect of facilities and collections, limitations on operating hours, limited programs, and other problems. Also, inappropriate development in or around museums, historic sites, and attractions can lead to loss of historic character or attractiveness and ultimately contribute to decreased visitation rates.

Arts Facilities and Organizations

Arts United

Arts United is the umbrella organization for non-profit arts groups in northeast Indiana, with a mission "to provide support to arts organizations and to unite and coordinate arts efforts in northeast Indiana." Arts United provides leadership to the local arts community and is the largest single source of financial support for the arts in the region. Arts United is the entity that brings the arts community together to address key issues and questions. The most important function of the

organization is fundraising and distribution of funds to dozens of member arts groups in the region. Arts United disbursed upwards of \$1.25 million to support area cultural activities.

Arts United owns and manages the Performing Arts Center, the Hall Community Arts Center and the historic Canal House, where the administrative offices are located. These buildings are all located in downtown Fort Wayne. Arts United also owns the Fort Wayne Ballet building, with responsibility for major capital repairs and acquisitions. Nearly 150,000 people pass through these facilities annually.

Community Arts Council (CAC)

The Community Arts Council (CAC), sponsored by Arts United, was created in 1981. Its mission is to provide a networking forum for area arts and humanities organizations, to assist them in achieving their goals, and to help further public awareness of the arts in northeast Indiana. Through the CAC, Arts United offers technical assistance and peer networking. Monthly meetings of the group are held from September through May each year. The CAC currently has 56 member organizations and three membership levels: Funded Members, Associate Members and Affiliate Members.

Other Arts Organizations

There are other arts organizations with facilities and venues in Allen County that are not owned by Arts United. The Embassy Theater Foundation owns the Embassy Centre, and maintains its operations and events. The Fort Wayne Philharmonic uses the Embassy as its primary performance venue; however the Philharmonic also maintains offices and practice facilities at 2340 Fairfield Ave. The Scottish Rite Center is a historic auditorium located in downtown Fort Wayne. It is owned by a fraternal organization that has been working to rehabilitate and revitalize the structure and its programs. The Indiana University-Purdue University Fort Wayne (IPFW) School of Visual and Performing Arts has diverse programs and facilities located on the IPFW campus. The University of St. Francis – School of Creative Arts also has an active program with modern educational and gallery facilities. The Arena Dinner Theater is located at W. Berry Street and Rockhill Street in the West Central Historic District.

Grand Wayne Center

The Grand Wayne Center, along with the attached Hilton Hotel, opened in 1985. This 100,000 square foot facility is located in downtown Fort Wayne near the Embassy Centre and the Allen County Public Library. The facility attracts conventions, corporate meetings, trade shows, banquets, and other special events.

The Grand Wayne Convention Center is currently undergoing an expansion, and the project is expected to be completed in 2005. The renovated facility will feature a new sub-divisible 50,000 square foot multi-purpose Convention Hall. This reconfiguration will result in an additional ballroom of 10,000 square feet, and up to 13 meeting rooms.

The Grand Wayne Convention Center operated during the construction until July 1, 2004, when it closed for renovation and reconfiguration, and for the existing structure to be joined with the new construction. The Center will reopen in spring 2005 as Indiana's second largest convention center.

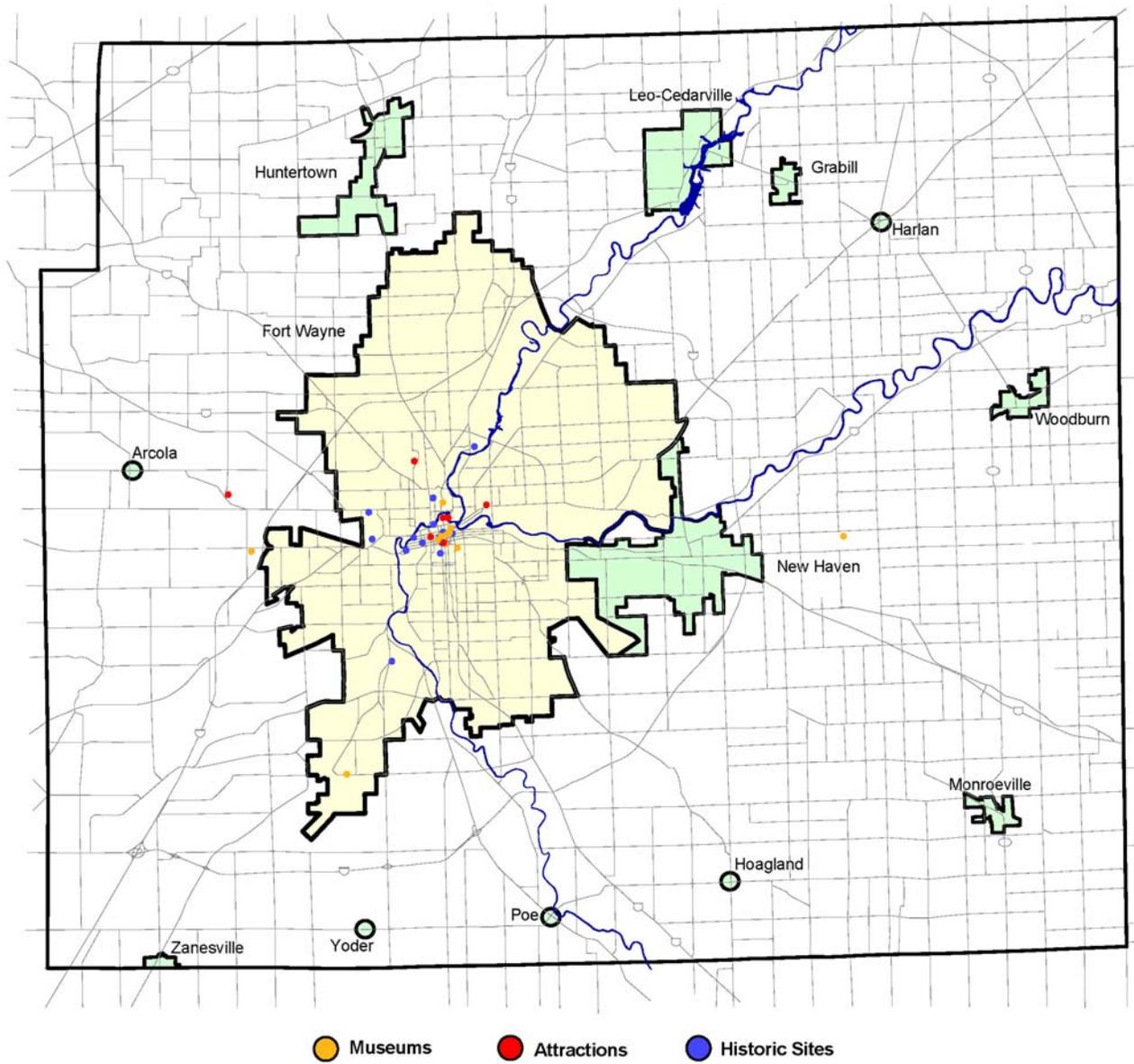
Allen County War Memorial Coliseum

The Memorial Coliseum, located at the southeast corner of Coliseum Boulevard and Parnell Avenue, opened in 1952 as a World War memorial. The arena is primarily used for major sports events, concerts, circuses, and stage presentations. The Memorial Coliseum Exposition Center attached to the arena is used for trade shows, retail expos, graduations, concerts, and sporting events. Also, Memorial Stadium is adjacent to the Memorial Coliseum used primarily by the Fort Wayne Wizards.

County-owned Public Facilities

The Allen County Commissioners control some significant public facilities. This includes the City-County Building, the Allen County Court House, and the Allen County Fairgrounds. The City-County Building is the location of city and county offices, meeting rooms and council chambers, and public meeting spaces such as the Omni Room. A National Historic Landmark, the Allen County Court House houses county courts and offices. It is open for public tours and can be used by arrangement for some special events. The Fairgrounds is a year-round facility that hosts the Allen County 4H Fair and a number of other family oriented events such as dances, rodeos, craft and antique shows. An estimated 225,000 people visit the fairgrounds each year. In addition to hosting the County Fair, the fairgrounds host other shows and events, ranging from computer expos and wedding receptions to horse sales and the Muddy River Run, a hot rod show.

Map 6. Museums, Attractions, & Historic Sites, City of Fort Wayne, Allen County



Source: City of Fort Wayne

Historic and Cultural Resources: Existing Conditions

The historic and cultural resources of Fort Wayne and Allen County are diverse and abundant. The U.S. Land Office opened in Fort Wayne in 1823 and the federal government offered vast tracts of land for sale. The abundant real estate available created new opportunities for settlement and development. Allen County was created by an act of the Indiana General Assembly on December 17, 1823, to go into effect in April 1824, and Fort Wayne was incorporated as a town in 1829.

From the eighteenth century to today, much of the history of Fort Wayne and Allen County consists of the story of changes in transportation modes, industrial and manufacturing innovations and technologies, opportunities and changes in agricultural economies, and the settlement of the area by people that represent a wide variety of nationalities and cultural groups. These forces, and others, shaped the City and the County, and the effects of these forces remain in the City and County's cultural and historical resources.

The portage route originally maintained by the Miami Indians allowed for river transportation between the St. Lawrence and Mississippi River valleys, and made the geography of the Fort Wayne area important for transportation. The Chief Richardville House on Bluffton Road, built in 1827, reflects this period. It is the oldest building in northern Indiana, and the oldest Native American structure in the Midwest. The construction of the Wabash & Erie Canal in the 1830s brought a "boomtown" character and great commercial and industrial growth to Fort Wayne and Allen County. The John Brown Stone Warehouse (or the "Canal House"), built in 1852, is one of few remaining buildings that was directly associated with the canal. Development of railroads and streetcars began in 1854 and led to the development of Fort Wayne as a center of industry and manufacturing in the later nineteenth century. There are many historic resources that show the effects of the railroads and industry (and the resulting wealth), such as Pennsylvania Station (Baker Street Station), the Olds Wagon Works building, Wayne Knitting Mills, the General Electric complex, the Allen County Courthouse (a National Historic Landmark), and the John H. Bass Mansion.

Horse-drawn streetcars, later replaced by electric streetcars, first came into use in Fort Wayne in 1872. The availability of streetcar service to outlying residential neighborhoods in the late nineteenth and early twentieth century led to a specific kind of residential development in Fort Wayne. The Williams Woodland Park and South Wayne historic districts are examples of "streetcar suburbs." The construction of improved roads has perhaps made the largest impact on the physical character of the community today. Automotive transportation needs have shaped both urban areas and the countryside, leading to a reduction in development density. The historic Southwood Park neighborhood in Fort Wayne is an example of early

suburban development based on automobile transportation. Cindy's Diner, built in 1954 in Fort Wayne, is an outstanding example of commercial architecture of the automotive age.

Historic and Cultural Resource Inventories

Historic Buildings, structures, and sites in Fort Wayne and Allen County have been documented through two major inventories that were completed in the 1990s. The Fort Wayne Historic Sites and Structures Inventory was completed and published in 1996 as an Interim Report, making the information somewhat accessible to the public and government agencies. Fieldwork for the Allen County inventory of historic sites and structures was completed in 1992; however the data was not published. The information in both surveys is considered out of date.

These inventories of historic sites and structures are snapshots of the community's cultural resources at a particular moment in time. In general, buildings, sites, structures and districts were included if they were built by c.1950, and represented the history of the community in a significant way, or if they were good examples of important architectural styles or building types. The two inventories also included a variety of outstanding historic bridges, all known cemeteries, and all historical markers. The combined inventory projects collected information on approximately 8,000 individual properties.

Because the two inventories are considered to be out of date, they should not be viewed as definitive lists of properties, sites, and potential districts. A comprehensive project is needed to reevaluate and update both the city and county surveys of historic properties. The new or updated inventory should be performed at a countywide level to ensure that the information is consistent, is published, and the information must be maintained and updated at regular intervals.

Most potential historic districts identified in Fort Wayne and Allen County surveys are residential neighborhoods; however there are also several industrial and commercial districts. Examples of potential or eligible historic districts include the Harrison Hill and Forest Park Historic Districts and the General Electric Historic District in Fort Wayne. Fort Wayne and Allen County have a combined total of approximately 39 potential historic districts and many more individual properties that are deserving of special recognition and protection, but are not currently designated as historic.

The majority of the City and County's historic properties are concentrated in the urban areas developed prior to World War II. Central city areas of Fort Wayne and New Haven contain significant concentrations of potential historic districts and properties. Monroeville also has a large historic area that was identified in the Allen County survey. Many other eligible historic properties are located on or near the historic transportation corridors, such as the railroads, South Calhoun Street, Lake, Wells, and

Broadway in Fort Wayne, and, for example, Besancon on the Lincoln Highway and Harlan on State Road 37. Significant historic properties, however, are scattered across the City and County.

Historic farms and other agricultural properties, individual houses, bridges, cemeteries, and township schools are historic resource types that are among the most likely to be threatened by expansion and growth of Fort Wayne and new development in rural Allen County. Because the existing inventories of historic properties are quite dated, they do not reflect new information and new preservation interests that are emerging in the community.

An emerging issue is heritage corridors. Several local and national groups exist that study and advocate the preservation of historic transportation systems. Among the county's historic corridors are: the river systems (the Maumee River Heritage Corridor and the Wabash River Heritage Corridor), Wayne Trace, the Piqua Road, The Wabash & Erie Canal, the various railroad lines, and the Lincoln Highway.

Cemeteries

Cemeteries provide a unique view of the history of a community and its people. Much like buildings, cemeteries can reflect the influence of both folk heritage and design professionals. Architects and landscape architects, as well as traditional religious groups and their cultures, have shaped the 144 known cemeteries and gravesites in Fort Wayne and Allen County. Some unique types of cemeteries, each within the Fort Wayne corporate limits, provide examples of Allen County's funerary variety: Lindenwood Cemetery, established in 1859 on West Main Street, Catholic Cemetery on Lake Avenue, five Lutheran cemeteries, Orthodox Jewish Cemetery, and Township cemeteries.

Archaeological Resources

Allen County has proven to have a rich archaeological heritage that shows evidence of all prehistoric periods. Archaeologists have identified and documented approximately 2,080 prehistoric and historic archaeological sites in Allen County, as of September 15, 2004. This figure represents more recorded archaeological sites than any other county in Indiana, and it includes sites of all periods from Paleoindian to American settlement of the nineteenth century. Growth in the area around Fort Wayne is a concern for professional archaeologists, and surveying and documenting sites and collections in this area is a high priority. The only Allen County archaeological site with any official historic designation is the Fox Island Nature Preserve Archaeological District, 4324 Yohne Rd.

The Indiana University-Purdue University, Fort Wayne (IPFW) Archaeological Survey is the only public archaeology program in northeast Indiana. It was created in 1981 as a community service enterprise and

instructional support service of the IPFW Anthropology program, serving as an umbrella for cultural resource and research-based archaeological activities within the geographic service area of the university. The Survey is committed to the dissemination of archaeological information and public involvement in midwestern archaeology.

Historic Preservation Programs

Fort Wayne

The City of Fort Wayne has a Historic Preservation Ordinance and maintains a Historic Preservation program within the Division of Community Development. The City has status as a Certified Local Government (CLG) and thus participates in state and federal historic preservation programs in conjunction with the Indiana Department of Natural Resources, Division of Historic Preservation and Archaeology, and the National Park Service. Fort Wayne has 63 individual properties or districts that are designated as Local Historic Districts. Fort Wayne also has 41 individual properties or districts listed on the National Register of Historic Places within its boundaries.

The Fort Wayne Historic Preservation Review Board (HPRB) is composed of seven members, appointed by the mayor. It was established to preserve and protect historically or architecturally worthy buildings, structures, sites, and districts that serve as visible reminders of the historic heritage of the city. This purpose is advanced by enforcing those provisions found in the Fort Wayne Historic Preservation and Protection Ordinance. The Board has jurisdiction over all buildings, sites, structures, and districts designated as “Local Historic Districts,” and reviews proposed exterior changes to those properties to ensure that the character defining historic features remain intact. The HPRB also reviews nominations for Local Historic Designation as well as National Register nominations. Staff of the Division of Community Development serves the HPRB.

Allen County

Allen County government has not established a historic preservation ordinance, nor does the county offer any historic preservation programs. The same is true for all other municipal units within Allen County (other than Fort Wayne). The Allen County Commissioners, however, recently submitted a National Register application that resulted in listing two historic houses that are owned by Allen County. There are currently eight individual properties or districts listed on the National Register in Allen County, in addition to the properties within Fort Wayne’s boundaries, making a total of 49 National Register listings in Allen County.

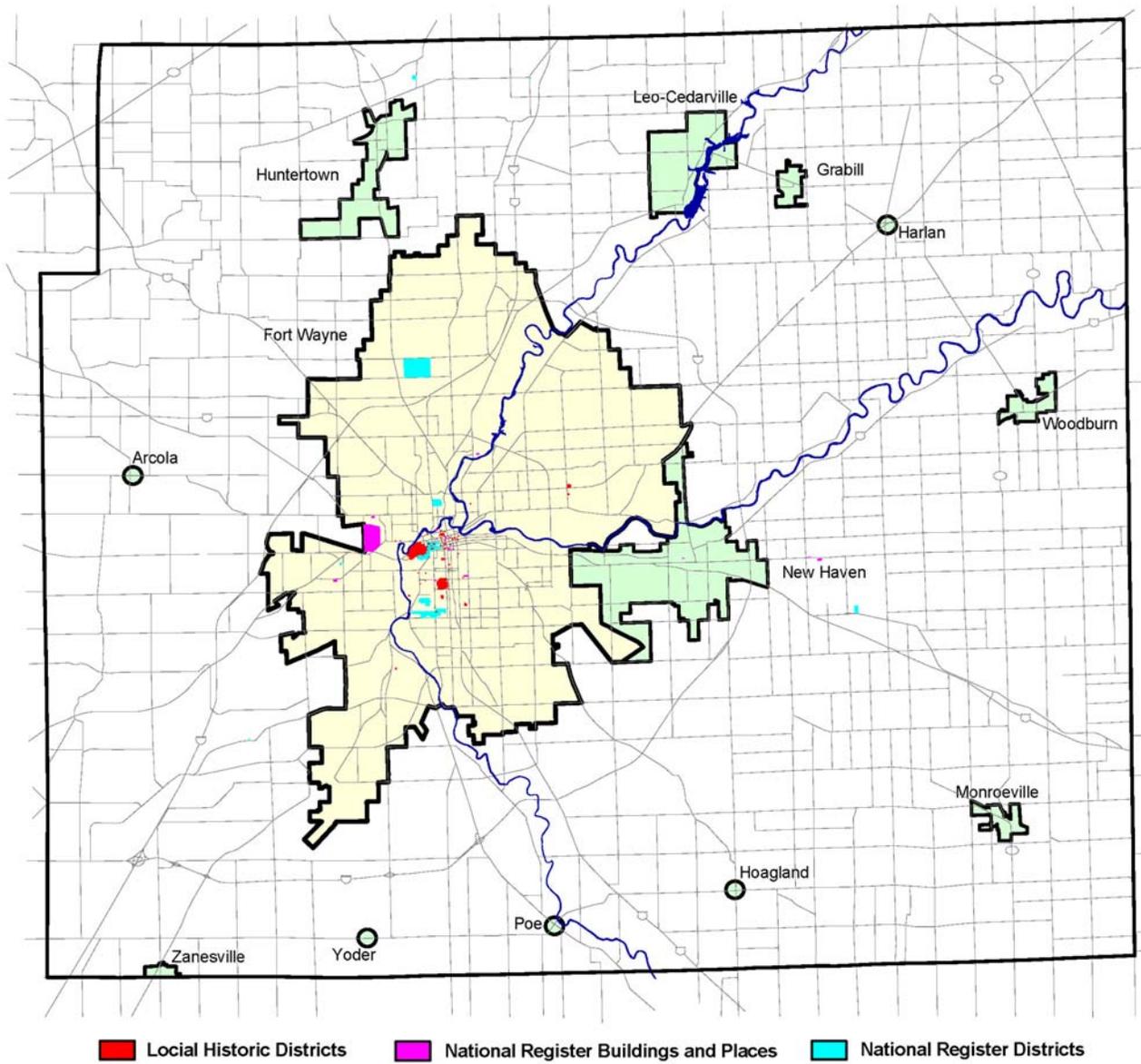
Other Preservation Programs

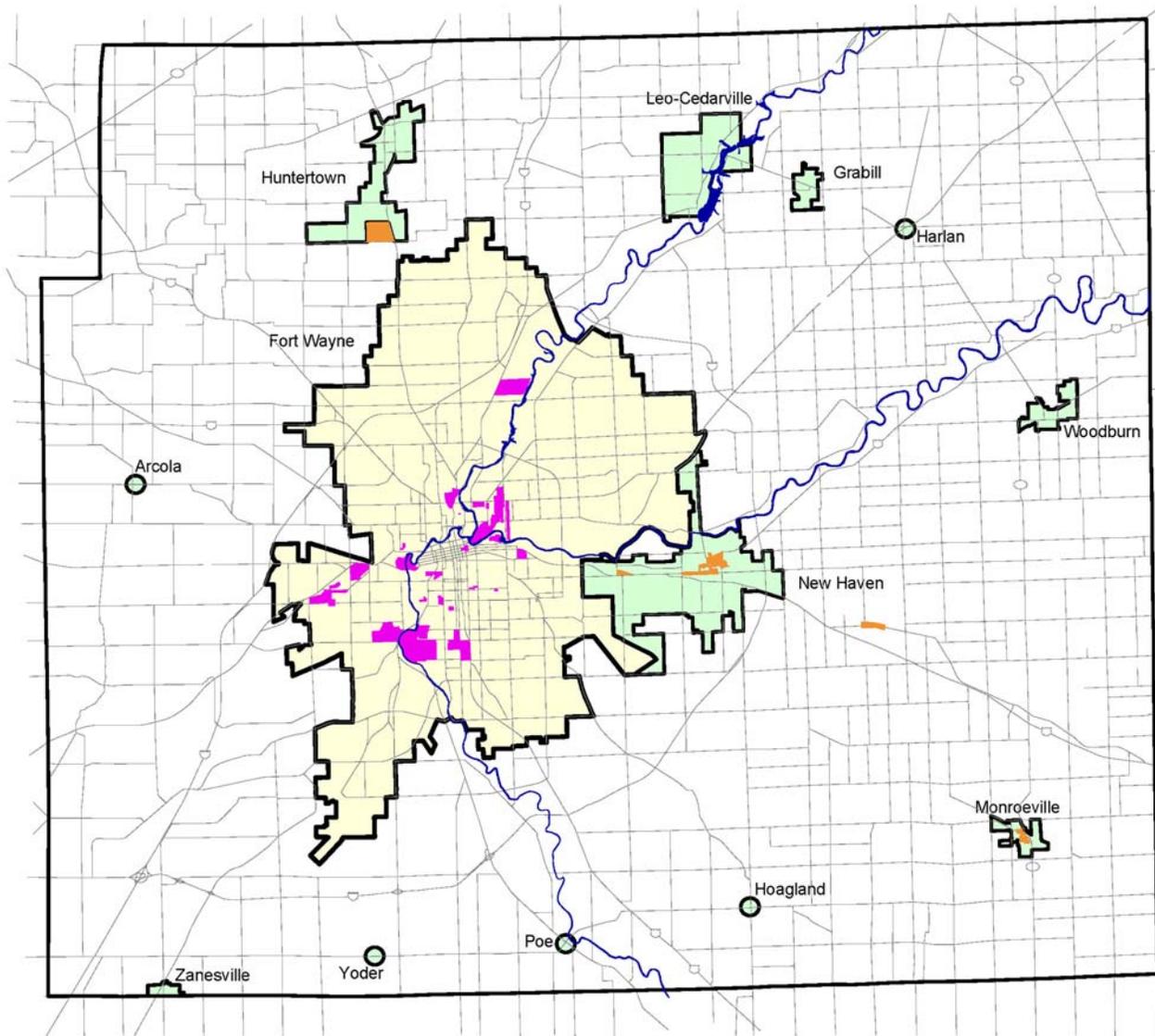
In addition to the historic preservation efforts of local and state governments, private preservation organizations and other interested groups such as ARCH, Inc., Historic Landmarks Foundation of Indiana (HLFI), and the Allen County-Fort Wayne Historical Society (the History Center) are involved in promotion and protection of Allen County's history and cultural resources. There are also many historical societies in Allen County that have interests related to either specific communities or special interests. Special interest groups are also active in specific topical areas of history, such as the Fort Wayne Railroad Historical Society. The State of Indiana, Office of the Commissioner of Agriculture, sponsors the Hoosier Homestead awards program. There are approximately 85 Hoosier Homesteads in Allen County.

Historic Preservation Strategy

The City of Fort Wayne is currently leading a project to develop and implement a Historic Preservation Strategy in cooperation with other governmental units in Allen County. The goal is to study and recommend ways to improve the preservation of historic structures and other cultural resources in Fort Wayne and Allen County. The expected outcome of this process will be a set of suggested policy recommendations for Allen County's legislative bodies to consider, and strategies for stakeholders to use to promote and preserve Allen County's past (see Appendix). A 20 member advisory committee has been established.

Map 7. Historic Districts, City of Fort Wayne





Potential County Historic Districts
 Potential Fort Wayne Historic Districts

Appendix

School Interviews

Fort Wayne Community Schools - Stephen L. Parker, Director of Facilities - 8/24/04

Lutheran Association for Elementary Education - Dr. Clifford Dietrich, Superintendent - 8/20/04

Northwest Allen County Schools - Steve Yager, Superintendent - 8/12/04

Southwest Allen County Schools - Jim Coplen, Business Manager - 9/22/04

Parks Inventory

City/Town	Address	Name	Acres	Amenities
Allen County	7324 Yohne Rd	Fox Island	650	270 acre nature preserve, nature center, fishing and swimming
Allen County	8401 Union Chapel Road	Metea County Park	250	Nature preserve
Allen County	600 Shoaf Rd	Cooks Landing	4.5	Roadside park with picnic tables, parking, fishing, canoe launch, shelter
Allen County	Huntertown	Payton County Park	38	Picnicking, trails, shelter
Fort Wayne	1700 Hoagland	Bass Playground	0.52	Basketball, Pavilion/Shelter, Playground
Fort Wayne	Sherman & Pape	Bloomington Park E & W	11.6	Ball Diamonds, Basketball, Fishing, Natural Open Space, Picnicking, Playground, Rivergreenway
Fort Wayne	E. State and Parnell	Bob Arnold Northside Park	37.5	Ball Diamonds, Basketball, Football/Rugby, Pavilion/Shelter, Picnicking, Playground, Restrooms, Soccer, Swimming Pool, Tennis Courts, Volleyball
Fort Wayne	1500 Boone & Mechanic	Boone Street Play lot	0.33	Playground
Fort Wayne	1100 S. Calhoun	Botanical Conservatory	4.7	Floral Display, Restrooms, Conservatory, Rentals, Meeting Rooms, Tours
Fort Wayne	Reed & Fisher Streets	Bowser Playground	0.92	Basketball, Pavilion/Shelter, Playground, Restrooms
Fort Wayne	Brackenridge & Monroe	Brackenridge Playground	0.38	Basketball, Playground
Fort Wayne	Pettit & Weisser Park	Brewer Park	5.1	Ball Diamonds, Basketball, Picnicking, Playground
Fort Wayne	Kroemer Rd. south of Leesburg Rd.	Buckner Farm Park	144.8	Natural Open Space, Undeveloped
Fort Wayne	Camp Allen Drive & Fair St.	Camp Allen Park	3.5	Basketball, Playground
Fort Wayne	Hessen Cassel & Casselwood	Casselwood Park	1.5	Basketball, Picnicking, Playground
Fort Wayne	233 W. Main St.	Community Center	1.8	Floral Display, Restrooms, Recreation Center, Rentals, Programs
Fort Wayne	600 Coombs	East Central Park	3.7	Natural Open Space
Fort Wayne	Roy & Reynolds	East Central Play lot (aka Eastside)	1	Ball Diamonds, Playground
Fort Wayne	1600 W. Jefferson Blvd.	East Swinney	46.3	Fishing, Floral Display, Natural Open Space, Picnicking, Restrooms, Rivergreenway, Tennis Courts, Historical - Swinney Homestead, Tennis Ctr., Welcome Beds
Fort Wayne	Ewing & Lewis	Ewing Park	0.74	Picnicking, Playground
Fort Wayne	3900 Old Mill Road	Foster Park	254.9	Ball Diamonds, Fishing, Floral Display, Golf Course, Natural Open Space, Pavilion/Shelter, Picnicking, Playground, Restrooms, Rivergreenway, Tennis Courts, Trails/Paths, Trails/Fitness, Volleyball, Foster Gardens, Bridal Glen, Lincoln Log Cabin Replica
Fort Wayne	Winchester Road	Foster West	22	Ball Diamonds, Restrooms, Rivergreenway, Soccer, Dog park
Fort Wayne	3411 Sherman Blvd.	Franke Park	316.4	Fishing, Ice Skating, Natural Open Space, Pavilion/Shelter, Picnicking, Playground, Restrooms, Trails/Paths, Zoo, Shoaff Lake, Day Camp, Outdoor Theatre, Sledding
Fort Wayne	200 E. Main St.	Freimann Square	4.6	Floral Display, Fountains
Fort Wayne	Trinity & Cambridge	Gren Park	5.9	Ball Diamonds, Pavilion/Shelter, Picnicking, Playground
Fort Wayne	Elizabeth & Griswold	Griswold Avenue Playlot	0.57	Playground, Rivergreenway
Fort Wayne	Van Buren St. & Michaels	Guildin Park	8.2	Boating/Sailing, Fishing, Natural Open Space, DNR Boat Ramp
Fort Wayne	Spring & Cherokee	Hamilton Park	16.5	Ball Diamonds, Basketball, Pavilion/Shelter, Picnicking, Playground, Restrooms, Tennis Courts

Fort Wayne	Gay & Lewis	Hanna Homestead Park	2.5	Ball Diamonds, Basketball, Pavilion/Shelter, Playground
Fort Wayne	St. Joe River Dr. & Parnell	Hanna's Ford	0.5	Natural Open Space, Riverbank
	Downtown, east and west side of Clinton Street, north of Superior Street	Headwaters Park	30	Festival Grounds, Recreational Water Fountain, Floral Display, Rivergreenway, Open Space
Fort Wayne	Spy Run Avenue	Historic Old Fort	1.5	Natural Open Space, Rivergreenway, Historic Reproduction of Old Fort Wayne
Fort Wayne	16000 Roth Road, Grabill	Hurshstown Reservoir	360	Boating/Sailing, Fishing, Picnicking, Special Notes: Grabill IN - BOW owned, the Fort Wayne Park and Recreation Department operates the program
Fort Wayne	1701 Bluffton Road	Indian Village (Sears) Park	10.5	Natural Open Space, Pavilion/Shelter, Picnicking, Playground, Rivergreenway
Fort Wayne	Main & Spy Run	Japanese Garden	0.11	Special Notes: Gift from Sister City - Takaoka, Japan. Owned by Arts United
Fort Wayne	Kendawa & White Eagle Drive	Jehl Park	3.7	Basketball, Picnicking, Playground, Trails/Paths, Trails/Fitness
Fort Wayne	1300 McCulloch	Jennings Center	0.75	Basketball, Playground, Restrooms, Recreation Center, Rentals, Programs
Fort Wayne	2500 Block of John Street	John Street Block Park	0.17	Playground
Fort Wayne	Coliseum at Harry Baals Dr.	Johnny Appleseed Park	31	Ball Diamonds, Basketball, Boating/Sailing, Camping, Fishing, Picnicking, Playground, Restrooms, Rivergreenway, Volleyball, Boat Ramp, Campground, Vietnam War Memorial. Location of Johnny Appleseed's grave as recognized by the National Register of Historic Places
Fort Wayne	Belmont & 5400 Buell	Kettler Park	6.3	Ball Diamonds, Basketball, Pavilion/Shelter, Picnicking, Playground, Restrooms, Tennis Courts
Fort Wayne	Leroy & Charlotte	Klug Park	2	Basketball, Playground
Fort Wayne	N. River Road	Kreager Park	172.6	Ball Diamonds, Natural Open Space, Pavilion/Shelter, Picnicking, Playground, Restrooms, Soccer, Tennis Courts, Trails/Paths
Fort Wayne	Glencoe & Lafayette Esplanade	Lafayette Park	1.8	Pavilion/Shelter, Playground, Tennis Courts
Fort Wayne	1401 Lake Ave.	Lakeside Park	23.8	Basketball, Fishing, Floral Display, Ice Skating, Pavilion/Shelter, Picnicking, Playground, Restrooms, Rivergreenway, Tennis Courts, Rose Gardens, Lake
Fort Wayne	1900 Clinton & Fourth	Lawton Park	39.3	Ball Diamonds, Fishing, Floral Display, Football/Rugby, Pavilion/Shelter, Picnicking, Playground, Restrooms, Rivergreenway, Kids Crossing Playground, Park and Recreation Department Maintenance Offices, Greenhouses
Fort Wayne	600 Lindenwood Avenue	Lindenwood Nature Preserve	110	Natural Open Space, Pavilion/Shelter, Trails/Paths, Environmental Study Area, Nature Trails
Fort Wayne	Carew & Hazelwood	Lions Park	14.4	Ball Diamonds, Basketball, Pavilion/Shelter, Picnicking, Playground, Restrooms, Tennis Courts
Fort Wayne	Lawton Place E. of Spy Run	Little Turtle Memorial	0.13	Historical - Site of Chief Little Turtles Grave
Fort Wayne	Belle Vista Drive	Mason Drive LL Complex	11	Ball Diamonds, Special Notes: Leased to Elmhurst Little League
Fort Wayne	Holly & 2300 Raymond	McCormick Park	12.4	Basketball, Pavilion/Shelter, Picnicking, Playground, Restrooms, Soccer
Fort Wayne	Broadway St. & Parkview	McCulloch Park	4.1	Pavilion/Shelter, Picnicking, Playground, Historical - Governor Samuel Bigger Gravesite

Fort Wayne	Oxford & 3900 Hessen Cassel	McMillen Park	168.2	Ball Diamonds, Basketball, Football/Rugby, Golf Course, Ice Skating, Pavilion/Shelter, Picnicking, Playground, Restrooms, Soccer, Swimming Pool, Tennis Courts, Indoor Ice Rink, Driving Range
Fort Wayne	2301 Maumee	Memorial Park	42	Ball Diamonds, Basketball, Pavilion/Shelter, Picnicking, Playground, Restrooms, Swimming Pool, Trails/Paths
Fort Wayne	Miner & Dewald	Miner Playground	1.8	Pavilion/Shelter, Playground
Fort Wayne	College & Jones	Moody Park	5.1	Basketball, Pavilion/Shelter, Picnicking, Playground
Fort Wayne	Taylor & Washington Rd.	Noll Park	9.2	Natural Open Space, Picnicking
Fort Wayne		Northwood Middle School	8	Ball Diamonds, Basketball, Playground, Trails/Paths, Special Notes: School / Park Site
Fort Wayne		Nuckols Memorial Park	1.4	Floral Display, Special Notes: Memorial to Councilman John Nuckols
Fort Wayne	Clay & Main	Old Fort Park	0.2	Special Notes: First City Park, Site of Original Old Fort Well
Fort Wayne	Main & Rockhill	Orff Park	0.02	Rivergreenway, Special Notes: Smallest Park, Wabash Erie Canal Aqueduct, Monument
Fort Wayne	Fairfield & Packard	Packard Park	4.5	Ball Diamonds, Pavilion/Shelter, Picnicking, Playground, Restrooms, Tennis Courts
Fort Wayne	Wennonah Lane	Psi Ote Park	8.9	Basketball, Pavilion/Shelter, Picnicking, Playground
Fort Wayne	Holly & Raymond	Rea Park	5.5	Natural Open Space
Fort Wayne	2300 Clinton	Reservoir Park	13.1	Basketball, Fishing, Ice Skating, Pavilion/Shelter, Playground
Fort Wayne	Catalpa & W. Jefferson	Rockhill Park	27.8	Ball Diamonds, Basketball, Pavilion/Shelter, Picnicking, Playground, Restrooms
Fort Wayne	1800 W. Main St.	Roosevelt Park	1.5	Natural Open Space, Rivergreenway
Fort Wayne	Rudisill & Fairfield	Rudisill/Fairfield Park	0.1	Natural Open Space
Fort Wayne	Dupont Road	Salomon Farm	170	Fishing, Natural Open Space, Trails/Paths, Special Notes: Undeveloped
Fort Wayne	Wayne & Webster	Salon Plaza	0.08	Natural Open Space
Fort Wayne	Wayne Trace & New Haven Ave.	Seiling Block Park	0.6	Playground, Special Notes: Historical-"Wayne Trace" Indian Route to Cincinnati
Fort Wayne	6401 St. Joe Rd.	Shoaff Park	184.5	Ball Diamonds, Basketball, Boating/Sailing, Fishing, Golf Course, Natural Open Space, Pavilion/Shelter, Picnicking, Playground, Restrooms, Soccer, Tennis Courts, Trails/Paths, Driving Range, Boat Ramp, Frisbee Golf Course
Fort Wayne	Clinton and 4th streets	Skate Park		20,000 square foot, professionally designed facility for inline skating and skate boarding
Fort Wayne	Strathmore & Covington Road	Strathmore Drive	0.8	Natural Open Space, Special Notes: Undeveloped
Fort Wayne		Study Park	5	Basketball, Pavilion/Shelter, Picnicking, Playground, Tennis Courts
Fort Wayne	1400 Block of Summit St.	Summit Street Block Park	0.34	Playground
Fort Wayne		Superior Property	2	Rivergreenway
Fort Wayne	600 Tillman	Tillman Park	70	Ball Diamonds, Natural Open Space, Picnicking, Playground, Restrooms, Rivergreenway, Soccer, Tennis Courts, Trails/Paths, Stewart McMillen Tennis Center
Fort Wayne	Fourth Street	Traders Point (RGW)	4.5	Natural Open Space, Rivergreenway
Fort Wayne	Turpie & Manford	Turpie Playlot	0.62	Playground
Fort Wayne	Irvington & Eastbrook	Vesey Park	15.4	Natural Open Space, Picnicking
Fort Wayne	1500 Block of Wabash St.	Wabash Play	0.28	
Fort Wayne	Broadriple & Beatty	Waynedale Gardens	1.1	Natural Open Space, Playground

Fort Wayne	2900 Koons & Elzy	Waynedale Park	8	Basketball, Pavilion/Shelter, Picnicking, Playground, Restrooms, Tennis Courts, Trails/Fitness
Fort Wayne	3000 Hanna	Weisser Park	20	Ball Diamonds, Basketball, Natural Open Space, Pavilion/Shelter, Picnicking, Playground, Restrooms, Tennis Courts, Recreation Center, Rentals, Programs
Fort Wayne	Wells & Third	Wells Street Park	0.11	Natural Open Space
Fort Wayne	Fairfield & Lavinia	West Central Playlot	0.09	Playground
Fort Wayne	1600 W. Jefferson Blvd.	West Swinney Park	48.2	Ball Diamonds, Fishing, Floral Display, Natural Open Space, Picnicking, Playground, Restrooms, Rivergreenway, Swimming Pool, Jaenicke Gardens, In-Line Skate Park
Fort Wayne	Calhoun & Wildwood	Williams Park	0.74	Natural Open Space
Fort Wayne	1700 Spy Run Ave.	Zeis Park	0.05	Natural Open Space
Grabill	1400 N. Main St.	Grabill Community Park "Jack R Harris Park"		
Grabill	13131 Indiana St.	Grabill Park		
Leo-Cedarville	St. Rd. 1 / St. Joseph Street	Leo-Cedarville Park		Pavilion, Playground
Leo-Cedarville	Schwartz Road	Proposed- Riverside Gardens		Will Have: Ball Diamonds, Flora, Grand Pavilion, Farmers Market, Restrooms, Open Space
Monroeville		Monroeville Community Park		Pavilion (w/ shower facilities)
New Haven	427 Broadway	Canal Landing	0.5	Picnic Area, Pavilion
New Haven		Under Development - Community Trail	20	Fishing, Pond/Creek/Wetland, Walking Trails
New Haven		Haskamp Property	80	
New Haven	211 N. Rufus St.	Havenhurst Park	30	Archery, Ball Diamonds, Basketball, Picnic Area, Playground, Pavilion, Restrooms, Soccer Fields, Tennis Courts, Walking Trails, Concessions, Volleyball
New Haven	920 Hartzell Road	Heatherwood Park	15	Basketball, Pond/Creek/Wetland, Picnic Area, Playground, Walking Trails
New Haven	1702 Glencoe Blvd.	Jury Memorial Park & Pool	9.4	Ball Diamonds, Basketball, Picnicking, Playground, Pavilion, Restrooms, Shuffleboard, Swimming Pool, Tennis Courts, Vending, Concessions, Volleyball
New Haven	6000 Attadena Dr.	Klotz Park	10.5	Ball Diamonds, Basketball, Pond/Creek/Wetland, Picnic Area, Playground, Pavilion, Concessions, Volleyball
New Haven	Minnich and Moeller	Koehlinger-Yoder Park	23.5	Pond/Creek/Wetland, Walking Trails
New Haven	1177 Woodmere	Meadowbrook Park & Pool	5.5	Ball Diamonds, Basketball, Playground, Pavilion, Restrooms, Swimming Pool, Vending
New Haven	601 Main St.	Moser Park	29	Ball Diamonds, Basketball, Fishing, Ice Skating, Pond/Creek/Wetland, Picnic Area, Playground, Pavilion, Restroom, Walking Trail, Concessions
New Haven	328 Bensman	New Haven Park & Pool	3.75	Basketball, Pond/Creek/Wetland, Picnic Area, Playground, Restroom, Swimming Pool, Tennis Courts, Vending
New Haven	1125 Hartzell St.	Park Office Park	2.5	Basketball, Picnic Area, Playground
New Haven	6330 Prize Ave.	Riverhaven Park - North	1	
New Haven	6330 Prize Ave.	Riverhaven Park - South	2.5	Picnic Area, Playground
New Haven	956 Park Ave.	Schnelker Park	3.5	Picnic Area, Playground, Pavilion, Restrooms, Shuffleboard, Volleyball
New Haven	2462 Medford	Sunnymede Park	3.5	Archery, Ball Diamonds, Basketball, Restrooms, Concessions
New Haven		North River Road Nature Area	38	Pond/Creek/Wetland, Walking Trails
New Haven		Werling Road Open Space	7.5	

Allen County Recreation Goals and Objectives

Allen County follows State Comprehensive Outdoor Recreation Plan goals. Numbered goals are from the State's Plan and bulleted ones are the goals of Allen County, which are consistent with the State's goals.

- Continue to work with Division of Historic Preservation and Archaeology, and Ball State University Department of Archeology to reduce or avoid impacts to archeological sites in Fox Island developments.
- Continue environmental education programs at Fox Island, Metea, and Payton Parks, and at offsite locations.
- Continue to develop ACPR web site to inform public about properties and programs.
- Continue to provide access to and promote appropriate use of Cedar Creek from Cooks Landing and Metea Parks. Continue to explore land acquisition opportunities along Cedar Creek.
- Encourage and promote outdoor recreation participation.
- Promote opportunities for outdoor recreation activities within and beyond Allen County Parks and Recreation Department.
- Continue development of Fox Island Bowman Lake improvements and multipurpose trails. Construct additional trails and related features, picnic shelters and a Nature Center building designed to provide multiple needs of visitors at Metea. Create a master plan for Payton Park development. Continue to explore land acquisition opportunities throughout Allen County.
- Promote the value of parks and recreation as a tool to promote environmental quality, economic development and tourism to local government, business and civic groups. Support Invent Tomorrow's Arts and Parks Committee goals that are in common with the Allen County Parks and Recreation Department. Work with Fort Wayne City Parks to promote the values of parks.
- Protect and expand Indiana's wetlands, riparian habitats, and water/river recreation resources.
- Work with Fort Wayne City Parks, River Greenway Consortium, Allen County Surveyor, Little River Wetlands Project, Inc. and other groups to enhance and expand trail opportunities in riparian corridors.
- Continue to manage the Fox Island and Meno-Aki nature preserves. Continue to explore land acquisition opportunities in the Cedar Creek and Little River watersheds, as well as other riparian, wetland and woodland areas.
- Provide long-term, consistent funding for outdoor recreation and resource conservation at the state and local level.
- Continue user fee based activities at all Allen County parks. Continue to promote the need for public support through user fees.

Continue to design and acquire facilities that are self-sufficient and income producing.

- Acquire lands for outdoor recreation and resource conservation.
- Continue to expand trail systems and recreation facilities as appropriate throughout the County Park system. Explore Allen County Parks and Recreations role in expanding greenway systems.
- Expand the use of public and private partnerships for providing outdoor recreation opportunities. Continue to work with the Fox Island Alliance, Friends of Metea, Little River Wetlands Project Inc., Invent Tomorrow, National Serv-all Landfill, Stoneco Quarry, and others to provide and explore outdoor recreation opportunities.
- Acquire lands as opportunities arise throughout Allen County. Explore partnering with adjoining counties to develop regional parks with shared boundaries.
- Support legislation easing acquisition of abandoned railroad corridors for recreation and transportation in Indiana. Explore opportunities and support local efforts to acquire abandoned railroad corridors for recreation and transportation.

Allen County Master Plan Objectives

1. Solicit public participation in the planning process and develop a user view of strengths, weaknesses, needs, and desires.
2. Identify and prioritize issue and opportunities that develop through the planning process.
3. Develop a five-year action plan that will be addressed by the Park Board.

City of Fort Wayne Plan Recommendations

The vision strategies of the City of Fort Wayne are prepared based on the following seven planning themes:

1. Theme One: Rich Tradition of Stewardship
2. Theme Two: Equitable Distribution of Parks and Services
3. Theme Three: Physical Connectivity
4. Theme Four: Essential Services
5. Theme Five: Social Connectivity
6. Theme Six: Economic Development
7. Theme Seven: Sufficient Funding

Strategies have goals and sub-strategies but in this document, only primary strategies and goals are included.

Strategy One: Celebrate the park system's rich tradition of stewardship.

The Fort Wayne Parks and Recreation Department will celebrate the rich 100-year tradition of stewardship, quality parks, open space, and greenways by prioritizing resources to maintain existing parks and

facilities to meet the high expectations of the community, and by developing standards for design and maintenance to continue sustainable growth of the system in the future.

Goal:

Recognize the qualities that distinguish the Fort Wayne Parks and Recreation System and establish an operational and funding structure to maintain those qualities and perpetuate them in future development.

Strategy Two: Provide an equitable distribution of parks and services.

The Fort Wayne Parks and Recreation Department will provide an equitable balance of neighborhood parks, community parks, regional parks, special recreation areas, and greenways throughout the city.

Goal:

Balance the park and recreation system by adopting standards for park classifications and the amount of park land and facilities appropriate for the city and each of its planning districts.

Strategy Three: Connect the parks through greenways and trails.

The Fort Wayne Parks and Recreation Department will connect neighborhood parks, schools, and other destinations through greenways and trails to increase recreational opportunities throughout the city.

Goal:

Develop greenways and facilities that interconnect parks and key points of interest in the community.

Strategy Four: Establish and define the park system's essential services.

The Fort Wayne Parks and Recreation Department will establish and define its essential services and commit sufficient resources to meet the needs of residents on an equitable, citywide basis.

Goal:

Establish a clear vision for each essential service, create appropriate service standards, and provide adequate funding to meet the needs and expectations of Fort Wayne residents.

Strategy Five: Connect the community socially through parks, facilities, and events.

The Fort Wayne Parks and Recreation Department will connect the community socially to encourage broader participation in programs and events that unite neighborhoods as well as the entire community.

Goal:

Enhance existing parks and community heritage features and develop destination parks and events that interconnect citizens and visitors and contribute to the overall quality of life in Fort Wayne.

Strategy Six: Enhance the park system’s role in economic development.

The Fort Wayne Parks and Recreation Department will enhance its role as a catalyst for economic growth in the city.

Goal:

Take an active role in supporting economic development through the provision of quality parks and facilities, development of downtown gardens and landscapes, and sponsorship of special events to improve the livability of the community and promote increased tourism.

Strategy Seven: Secure sufficient funding to maintain and enhance the park system.

The Fort Wayne Parks and Recreation Department will secure sufficient funding to maintain and enhance the parks and recreation system through revenue strategies consistent with the community’s values.

Goal:

Establish new funding sources and an appropriate balance of revenue strategies to help cover the operational and capital costs of the Department.

New Haven – Adams Township Plan Objectives

- Solicit public participation in the planning process and develop a user view of strengths, weakness, needs and desires.
- Identify and prioritize issues and opportunities that develop through the planning process.
- Develop a long-range action plan that will be addressed by the Park and Recreation Department in the next five years.

Acquisition

Goal: To acquire land for park and recreational purposes in a manner appropriate for the needs of the community.

Objectives:

- A. The provisions of the New Haven subdivision control ordinance will be utilized to provide land for recreational activities and open space requirements in residential neighborhoods.
- B. Acquire land adjacent to existing parks in areas designated as future growth areas.
- C. Identify areas of the park district currently void of parks or recreation facilities and establish a priority for acquisition in order to increase public accessibility to the park system.

- D. When and where possible, the recreational use should be located in conjunction with other appropriate public facilities such as schools.
- E. The size of recreational facilities should be adequate for the function and purpose they will serve.
- F. Encourage the establishment of cooperative agreements with private agencies and groups to be pursued in the development of recreational facilities.

Preservation and Conservation of Cultural and Historic Values

Goal: To actively preserve areas with significant natural ecological features and historic sites to provide a quality park system.

Objectives:

- A. Natural wooded areas, flood plains or other appropriate lands should be designated as open space.
- B. Lands or structures of historic or cultural importance should be identified, designated and preserved.
- C. Encourage the preservation of historic sites by coordinating efforts with agencies having similar interests.
- D. Develop educational programming for all age groups focused on the preservation of historic and ecological sites in the park district.
- E. Preserve rural township character through the acquisition of passive recreational lands.

Programming and Coordination of Citizen Participation and Accessibility

Goals:

- 1. To develop park areas with both active and passive facilities.
- 2. To develop recreation programs that meet the design and interests of the community’s park district patrons.

Objectives:

- A. Determine the community’s needs for recreational facilities and programs.
- B. Offer a variety of programmatic activities to fulfill the leisure time of all citizens of the New Haven – Adams Township Park District regardless of age, race, creed, color, gender or handicap.
- C. Provide a playground within one-half mile walking distance of every major existing residential neighborhood.
- D. Adequately publicize all available programs and facilities.
- E. Seek out and utilize, where possible, local groups, businesses, schools and service organizations to provide additional recreational activities while minimizing the Board’s role in recreational programming.

Implementation/Fiscal Resources

Goal: To explore all community and financial resources to support, operate and improve the New Haven-Adams Township Park Department.

Objectives:

- A. Establish cooperative partnerships with both organized groups and individual citizens of the community.
- B. Identify all volunteers and financial donors within the community.
- C. Encourage and organize volunteer resources for active support of the park and recreation programs.
- D. Identify and pursue community resources for gifts of land, money and materials to support the park system.
- E. Identify and actively pursue all appropriate park grants and assistance programs.
- F. Develop a detailed park system's "needs list" for potential donors.
- G. Actively pursue public/private partnership agreements with developers to maximize comprehensive park space.
- H. Effectively and actively market the park programs and facilities in order to increase the client base and separate additional revenues from user fees.

Accessibility

Goal: To provide equal accessibility to all disabled persons in order to not only meet the American Disability Act (ADA) requirements, but to provide safe and enjoyable recreational experiences to all park patrons.

Objectives:

- A. The Park Board shall consistently evaluate the needs of disabled park patrons in order to determine deficiencies in the park system.
- B. The Park Board shall consistently evaluate the accessibility and safety of all park programs, park facilities, and park equipment in order to determine their adequacy.

Improvement Recommendations for the River Greenway System

- **Section 1: Pavement.** The condition of pavement within the Greenway varies and improvement is necessary. The entire length of the Greenway should be inspected and a predetermined length of pathway should be repaved every year. In addition, the long-term goal is that the Greenway should be kept in "skateable" condition throughout its length.

- **Section 2: Signage and Markers.** Signage along the Greenway system needs to be improved significantly. For example, important landmarks and features should be identified, old signage should be removed, and a uniform system of signs should be designed for the existing Greenway. Attractive, informative and well-maintained signage system provides the quality of the Greenway System to the users. It is recommended that a viable and user-friendly signage system be installed throughout the region.
- **Section 3: Bridge Underpasses.** There are fourteen bridge underpasses on the present Greenway system. Most of them are unattractive by their nature and location in the flood plain and by the presence of homeless and their trash. In the short term, a chain link fence under the Harrison Street Bridge needs to be installed to stop the overnight lodgers. The pathways under the Fairfield/Wells Bridge and the Sherman Street Bridge need to be repaved. Also, the drain pipe should be repaved to stop the constant sinking of the path, and the dirt pile should be leveled and the surrounding soil should be removed. For a long term solution, it is recommended that the underpasses be redesigned by a landscape architect to make the underpasses more attractive, to widen and raise the pathway a few inches to elevate it from the adjacent surfaces, and so on.
- **Section 4: Trail Heads.** Even though the Greenway maps distributed by the Park Department shows parking areas at trail heads, there is no indication that the Greenway is nearby. It is recommended that parking sites be identified at the locations indicated on the map and that other convenient sites need to be added.
- **Section 5: Redesign.** Some parts of the Greenway design have proven to be unsafe and inconvenient, or require excessive maintenance. These areas need to be redesigned to make the Greenway safer and more convenient for the users. Pathway design should give consideration to drainage over the long term and all new pathways and reconstructed pathways need to be designed to be at least 10 feet in width and 12 feet in width in high traffic areas.
- **Section 6: Maintenance.** The maintenance of the Greenway System should take into account all of the aspects of Greenway routing and construction. It passes through well-manicured city parks, along muddy floodway riverbanks, on city streets, across county bridges and on top of and at the bottom of flood control levees. Resources in the Park Department should be increased and budgets should be provided for the necessary equipment and access to subcontractors to handle difficult tasks. Furthermore, a contractual relationship between the Park Department and the various city departments needs to be devised for Greenway maintenance.

- **Section 7: Miscellaneous Projects.** Recommendations, in addition to the previous sections, include: 1. Remove all of the old wooden signposts; 2. Along Edgewater Avenue, the riverbank is eroding and may soon threaten the pathway; 3. Along the pathway between Clinton Street Bridge and North Calhoun Street, remove chain-link fence and barbed wire at the top of the old concrete wall; 4. A program for silt-curb should be developed to improve drainage of water away from the pathway; 5. Two monuments along the Greenway should be repaired.

Allen County Public Library Facilities

Main Library (Temporary location)

200 East Berry Street
Fort Wayne, IN 46801
Phone: (260) 421-1200

Main Library (Vacant-work in progress)

900 Webster Street
Fort Wayne, IN 46802
(Note: The main library is currently closed for remodeling and expansion. Completion is expected in 2006.)

Aboite Branch Library

5630 Coventry Lane
Fort Wayne, IN 46804
Phone: (260) 421-1310

Dupont Branch Library

536 E. Dupont Road
Fort Wayne, IN 46825
Phone: (260) 421-1315

Georgetown Branch Library

6660 East State Blvd.
Fort Wayne, IN 46815
Phone: (260) 421-1320

Grabill Branch Library (Currently under construction-completion Spring, 2005)

13521 State St.
Grabill, IN 46741

Harlan Branch Library

17530 State Road 37, P.O. Box 314
Harlan, IN 46743
Phone: (260) 421-1325
(Note: This branch will be closed and replaced by the new branch in Grabill.)

Hessen Cassel Branch Library
3030 East Paulding Road
Fort Wayne, IN 46816
Phone: (260) 421-1330

Little Turtle Branch Library
2201 Sherman Blvd.
Fort Wayne, IN 46808
Phone: (260) 421-1335

Monroeville Branch Library
115 Main Street
Monroeville, IN 46773
Phone: (260) 421-1340

New Haven Branch Library
648 Green Street
New Haven, IN 46774-1681
Phone: (260) 421-1345

Pontiac Branch Library
2215 S. Hanna Street
Fort Wayne, IN 46803-2431
Phone: (260) 421-1350

Shawnee Branch Library
5600 Noll Avenue
Fort Wayne, IN 46806
Phone: (260) 421-1355

Tecumseh Branch Library
1411 East State Street
Fort Wayne, IN 46805
Phone: (260) 421-1360

Waynedale Branch Library
2200 Lower Huntington Road
Fort Wayne, IN 46819
Phone: (260) 421-1365
(Note: This branch is currently closed for remodeling.)

Woodburn Branch Library
4701 State Road 101 North
Woodburn, IN 46797
Phone: (260) 421-1370

Historic Preservation Strategy
Goal

The goal of the Historic Preservation Strategy is to look at ways to improve the preservation of historic structures and other cultural resources in Allen County. The outcome of this process will be a set of suggested policy recommendations for Allen County’s legislative bodies to consider and strategies for stakeholders to use to promote and preserve Allen County’s past. The project began in October 2004.

Timeline

- Phase 1: Introduction
- Phase 2: Topic Discussions
- Phase 3: Draft Recommendations
- Phase 4: Public Review
- Phase 5: Refining Draft
- Phase 6: Presentation
- Phase 7: Implementation

Phase	Months											
	1	2	3	4	5	6	7	8	9	10	11	12
	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.
1: Introduction												
2: Topic Discussions												
3: Draft Recommendations												
4: Public Review												
5: Refining Draft												
6: Presentation												
7: Implementation												

Roles of Staff

The City of Fort Wayne Planning Department staff will manage and actively participate in the project. Staff will be responsible for research, writing, and presentations of information at Committee meetings. Staff will also produce relevant GIS maps and other materials and make them available for the Committee’s use. Prior to the first Committee Meeting, staff will compile an educational packet of material that will orient Committee members to the benefits of Historic Preservation and the current Fort Wayne Historic Preservation program. The packet will also include a summary of historic preservation related comments collected during the Comprehensive Plan public meetings. At subsequent meetings staff will prepare and present information on a variety of

relevant topics in Historic Preservation. Staff will maintain meeting notes and records and make them available to Committee members after each meeting.

Staff will draft recommendations for the Historic Preservation Strategy based on discussion and recommendations of the Committee, and will present the draft recommendations to the Committee and to the public. Staff will make any appropriate revisions to the recommendations, and ultimately will present the recommendations to the appropriate governing bodies. Staff will prepare suggested methods for implementation of the recommendations, and make a presentation to the Committee.

In general, staff will be responsible for reproduction and distribution of materials, emails, mailings, meeting scheduling, and other logistical and administrative functions.

Roles of Committee

The 20 members of the Historic Preservation Strategy Committee will partner with City Planning Staff to develop the Historic Preservation Strategy. Members will represent a wide range of professional expertise, and will include; Fort Wayne Historic Preservation Review Board members, history and preservation interest groups, a Realtor, an architect, an archaeologist, and representatives of various Fort Wayne, Allen County, and small town governing bodies. The Committee is strongly encouraged to choose a Chairperson and Vice-Chairperson.

The Committee will be facilitated by city staff, and will be provided with material and presentations on current issues and practices in the field of Historic Preservation, with emphasis on “best practices” and how these issues could be relevant to the historic resources of Fort Wayne and Allen County, including the small towns and rural areas. The Committee will respond to concepts and draft documents from staff, and will analyze, prioritize, and balance Historic Preservation with other community issues. The Committee will provide important input into the plan by selecting and refining preferred themes, and will act as a sounding board for staff. Committee members should expect to meet 10 times in a 1-year period. Meeting length is expected to average 1 ½ to 2 hours. Committee members are also encouraged to attend the public meeting(s) and any of the presentations to various governing bodies.

Scope of Work

Phase 1 Introduction: In phase 1, we will discuss the purpose for developing a historic preservation strategy for Fort Wayne/Allen County. This phase will include an introduction to the benefits of historic preservation, policies and ordinances that are currently in place (in Fort Wayne), and a review of historic preservation related comments

collected during the Allen County/Fort Wayne Comprehensive Plan public meetings.

Month 1

Committee Meeting 1 - Introduction/overview/review of public comments

Committee Meeting 2 - Overview of current preservation regulations and policies (FW Historic Preservation Ordinance, Historic Preservation Review Board, local district designation, other city policies)

Phase 2: Topic Discussions in this phase we will cover a variety of issues addressing ways to improve historic preservation in Fort Wayne and Allen County. Each meeting session will cover one or two topics and will include an overview of existing programs and policies, examples of what other communities are doing (best practices), and open discussion on what may work for our community.

Month 2

Committee Meeting 3 - Topics: Current Indiana Enabling Legislation for Historic Preservation, Historic Preservation Commissions, And Countywide HP Commissions

Committee Meeting 4 - Topics: Rural Heritage, Rural Cultural Resources, Historic Corridors

Month 3

Committee Meeting 5 - Topics: Improving Government Policies and Procedures, Financial Incentives for Property Owners

Month 4

Committee Meeting 6 - Topics: Education, Marketing, Outreach, and Promotion

Phase 3 Draft Recommendations: Based upon the committee’s discussions in phase 2, a set of recommendations will be drafted by staff and presented to the committee. These will be revised based upon the committee’s review.

Months 5-6

Developing Draft - Staff will compile information collected; issues discussed by the committee and develop a set of draft recommendations

Month 7

Committee Meeting 7 - Draft recommendations are presented to the committee for review and comment.

Phase 4: Public Review In this phase, the public will have an opportunity to review the draft recommendations for the strategy and provide ideas and comments. This meeting will be open to all Allen County residents.

Month 8

Public Meeting – Time and location TBD.

Phase 5: Refining Draft Based upon the public meeting comments, staff and the committee will determine where changes are necessary and make appropriate changes.

Month 9

Committee Meeting 8 - Discussion of public meeting comments and revision of draft recommendations

Phase 6: Presentations In phase 6, if applicable, staff would present the recommendations to the following groups: FW City Council, Allen County Commissioners, Woodburn City Council, Leocedarville City Council, New Haven City Council, Grabill Town Council, Monroeville Town Council, and Hunteertown Town Council.

Months 10-11

Presentations – Various locations

Month 11

Committee Meeting 9 - Staff and the committee will discuss the outcome of the various presentations and determine what changes to the strategy are necessary.

Phase 7: Implementation Plan Staff and the Committee will meet to determine the best means to implement the strategy's recommendations.

Month 12

Committee Meeting 10 - Staff and committee members will discuss methods to execute the strategy's recommendations.

Twenty Member Advisory Committee:

- (2) Historic Preservation Review Board Member
- (1) ARCH
- (1) History Center

- (1) County Historian
- (1) West Central Neighborhood Association
- (1) Williams Woodland Neighborhood Association
- (1) AIA Northeast Indiana Chapter representative
- (1) Board of Realtors
- (1) Archaeologist
- (1) Allen County Commissioners (appointee)
- (1) Fort Wayne Mayor (appointee)
- (1) Allen County Council (appointee)
- (1) Fort Wayne City Council (appointee)
- (1) City of New Haven (Council appointee)
- (1) City of Leo-Cedarville (Council appointee)
- (1) City of Woodburn (Council appointee)
- (1) Town of Grabill (Council appointee)
- (1) Town of Monroeville (Council appointee)
- (1) Town of Huntertown (Council appointee)

List of Historic Properties and Districts of the City of Fort Wayne and Allen County

Updated through December 6, 2004, this list includes all properties in Fort Wayne and Allen County that have obtained any type of historic designation. Each entry includes the historic name of the property or district, the year of listing in parentheses, and the address of the property. The types of historic designation are: Fort Wayne Local Historic Districts, the Indiana State Register of Historic Places, the National Register of Historic Places, the Historic American Buildings Survey, and one National Historic Landmark.

Fort Wayne Local Historic Districts

The Fort Wayne Historic Preservation and Protection Ordinance provides for Local Historic Designation. Local Historic District designation may be applied to a single property or a group of properties. Upon designation, a design review process, prescribed by the ordinance, regulates proposed exterior changes by requiring property owners to apply for and obtain a Certificate of Appropriateness before a building permit can be issued or exterior work begun.

The Landing (1965)

Chief Richardville Residence (1966)
5705 Bluffton Rd.

Embassy Theater/Indiana Hotel (1975)
121 West Jefferson Blvd,

Canal House (1976)
114 East Superior St.

Engine House No. 3 (1977)
226 West Washington Blvd.

Trinity Episcopal Church (197?)
611 West Berry St.

Hugh McCulloch House (1980)
616 West Superior St.

Old National Mill Building (1983)
(Market Building)
817 South Barr St.

Business Equipment Company (1983)
618-620 South Calhoun St.

Atlantis Travel Building (1983)
916 South Calhoun St.

Mommer Building (1984)
814 South Calhoun St.

Maier/DeWood Residence (1984)
818 South Lafayette St.

Elektron Building (1984)
215 East Berry St.

West Central Historic District (1984-1985)

Williams-Woodland Park Historic District (1985)
Knights of Pythias Hall (1985)
120-122 West Washington Blvd.

Freistroffer Block (1986)
(Some Wear on Main)
207 West Main St.

Engine House No. 5 (1987)
1405 Broadway

Kresge-Groth Block (1989)
914 South Calhoun St.

Schmitz Block (1989)
926-930 South Calhoun St.

Blackstone Building (1989)
112 West Washington Blvd.

Fort Wayne Printing Building (1989)
114 West Washington Blvd.

Dr. Schulz Office/Residence (1990)

(Betty's Antiques)
1421 Broadway

Pennsylvania RR Station (1990)
(Baker Street Station)
231 West Baker St.

Cindy's Diner (1991)
830 South Harrison St.

Welch Hardware Building (1991)
(Bercot)
1915-17 South Calhoun St.

Doubleday Building (1991)
437-441 East Berry St.

Troy Laundry Building (1991)
1717 South Calhoun St.

Rialto Theater (1993)
2614-16 South Calhoun St.

Stellhorn Photo (1995)
816 South Calhoun St.

Eakins-Kline House (1995)
521 West Wayne St.

R.C. Bell House-Klaehn Funeral Home (1995)
420 West Wayne St.

Tilbury Farm (1996)
1928 Reed Rd.

Mordhurst Oriental Drug Store (1997)
(Klingler Jewelers)
812 South Calhoun St.

Old City Hall/ACFW Historical Museum (1997)
302 East Berry St.

Shawnee Place Historic District (1998)

Engine House No. 10 (1998)
1245 East State Blvd.

Hildebrand Hardware Buildings (1998)
2036 & 2042 Broadway

Broadway Theater (1998)
2441 Broadway

William & Edith Mossman House (1998)

450 West Oakdale Dr.

Engine House #7 (1998)
1716 West Main St.

William D. Bostick House (1998)
533 West Washington Blvd.

William Moellering & Sons Bldg. (1999)
1301-09 Lafayette St.

Fairfield-Nestel House (1999)
813-15 West Creighton Ave.

J. Ross McCulloch House (1999)
334 East Berry St.

Hoosier Store #28 (1999)
3412 Fairfield Ave.

Gerding's Drug Store (1999)
3414 Fairfield Ave.

Sophia & Elizabeth DeWald House (1999)
460 East DeWald St.

Henry J. Baker House (1999)
1004-1008 Delaware Ave.

George Fox House (1999)
803 Walnut St.

Dryer-Flick House (1999)
143 Waldron Circle

Bostick-Keim House (2000)
426 East Wayne St.

Braun-Leslie House (2000)
4817 East State Blvd.

Fort Wayne Engraving Company Bldg. (2000)
120 West Superior St.

Commercial Building (2000)
1111-1113 Broadway

Spiegel Block (2001)
1401 Broadway

Col. Sion & Eliza Bass House (2001)
509 West Washington Blvd.

South Side Farmers Market (2001)
3300 Block Warsaw Street

Harry A. Keplinger House (2002)
125 West Creighton Ave.

Hiram B. Woolsey House (2002)
129 West Creighton Ave.

Clyde A. Jackson House (2002)
130 West Creighton Ave.

International Harvester Tower (2003)
2701 S. Coliseum Blvd.

Macbeth House and Office (2003)
419 E. Wayne St.

William and Louise Thiel House (2003)
1522 W. Main St.

Indiana State Register of Historic Places

The criteria for listing properties on the State Register are virtually the same as the National Register of Historic Places criteria. Listing protects historic properties from adverse effects of state-funded construction projects.

Fox Island Nature Preserve Archaeological District (1983)
4324 Yohne Rd.
Fort Wayne

Bash Building (1990)
126 W. Columbia St.
Fort Wayne

William and Louise Thiel House (2003)
1522 W. Main St.
Fort Wayne

National Register of Historic Places

The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. Listing protects properties from the adverse effects of federally funded projects. The National Park Service administers the National Register, with the assistance of the Indiana DNR-Division of Historic Preservation and Archaeology and the City of Fort Wayne as a Certified Local Government (CLG).

Johnny Appleseed Memorial Park (1973)
3800 block Parnell Ave., east side

Fort Wayne City Hall (1973)
302 East Berry St.

Embassy Theater/Indiana Hotel (1975)
121 West Jefferson Blvd.

William S. Edsall House (1976)
305 West Main St.

Allen County Courthouse (1976)
715 South Calhoun St.

Lindenwood Cemetery (1978)
2324 West Main St.

Trinity Episcopal Church (1978)
611 West Berry St.

Christian G. Strunz (Sponhauer) House (1979)
1017 West Berry St.

Engine House No. 3 (1979)
226 West Washington Blvd.

Cathedral of the Immaculate Conception (1980)
1117 South Calhoun St.

Robert M. Feustel House (1980)
4101 West Taylor St.

Hugh McCulloch House (1980)
616 West Superior St.

John Claus Peters House (1980)
832 West Wayne St.

Thomas W. Swinney House (1981)
1424 West Jefferson St.

John H. Bass Mansion (1982)
2701 Spring St.

Journal Gazette Building (1982)
701 South Clinton St.

St. Paul's Evangelical Lutheran Church (1982)
1126 South Barr St.

Fairfield Manor (1983)
2301 Fairfield Ave.

Harry A. Keplinger House (1983)
235 West Creighton Ave.

Craigville Depot (1984)
Ryan and Edgerton Rds.
New Haven vicinity

West End Historic District (1984)

Horney Robinson House (1985)
7320 Lower Huntington Rd.
Fort Wayne vicinity

Fisher West Farm (1985)
17935 West Rd.
Huntertown vicinity

Kresge-Groth Building (1988)
914 S. Calhoun St.

Schmitz Block (1988)
926-930 South Calhoun St.

Blackstone Building (1988)
112 West Washington Blvd.

Fort Wayne Printing Building (1988)
114 West Washington Bldg.

Louis Mohr Block (1988)
119 West Wayne St.

Wells Street Bridge (1989)
Wells St. at St. Mary's River

Randall Building/Wayne Hardware (1990)
616-18 South Harrison Blvd.

St. Peter's Square (1991)
Roughly bounded by St. Martin, Hanna, East Dewald, & Warsaw Sts.,
including 518 E. Dewald.

Williams-Woodland Park Historic District (1991)

Masonic Temple (1991)
206 East Washington Blvd.

South Wayne Historic District (1992)

The Landing (1993)

St. Vincent Villa/YWCA (1994)
2000 Wells St.

Dutch Ridge Historic District (1995)
17915 and 17819 Old Auburn Rd. and Salem Reformed Church
Cemetery Huntertown vicinity

St. Louis Besancon Historic District (1995)
15529-15535 East Lincoln Highway
New Haven vicinity

New York, Chicago, & St. Louis Railroad Steam Locomotive No. 765 (1996)
15808 Edgerton Rd.
New Haven

Chief Jean-Baptiste de Richardville House
(Chief Richardville Residence) (1997)
5705 Bluffton Rd.

John Brown Stone Warehouse (1997)
114 East Superior St.

Pennsylvania Railroad/Baker Street Station (1998)
221 West Baker St.

Oakdale Historic District (2000)

McCulloch-Weatherhogg Double House (2001)
334-336 East Berry St.

Smith Field (2003)
426 W. Ludwig Rd.

Wabash Railroad Depot (2003)
530 State St.
New Haven

John and Dorothy Haynes House (2004)
3901 N. Washington Rd.

Irene Byron Tuberculosis Sanitorium-Physicians' Residences (2004)
12371 and 12407 Lima Rd.

Alexander T. Rankin House (2004)
818 S. Lafayette St.

Historic American Buildings Survey

The Historic American Building Survey (HABS) program began in 1933 as a Civil Works Administration effort. Buildings that have undergone HABS documentation have been measured, photographed, researched, and carefully drawn. This permanent record is stored in the Library of Congress.

Aboite Township District School No. 5 (Year Unknown)
Aboite Center Rd. near Homestead Rd.
Fort Wayne vicinity

Pleasant Township School (Demolished) (1972)
SW corner Smith and Ferguson Rds.

Fort Wayne vicinity

Thomas W. Swinney House (1934)

1424 West Jefferson St.

Fort Wayne

National Historic Landmark

The National Historic Landmark (NHL) program was initiated by the Historic Sites Act of 1935. Properties designated as NHLs have been recognized by the Secretary of the Interior as having significance for all Americans.

Allen County Courthouse (2003)

715 South Calhoun St.

Fort Wayne

Community Identity



International Harvester tower

Introduction

A community's identity is based in part on how the physical environment (that has been discussed in the Land Use chapter) is perceived by its inhabitants. The appearance of a community is important because it can contribute positively or negatively to the community's sense of pride, it can help orient or disorient those finding their way, it can establish or detract from one's sense of place, and it can leave a lasting impression—good or bad—on visitors. Understanding how the physical (man-made and natural) elements of the community are perceived is also critical to establishing strategies directed toward their preservation, enhancement, or even application in other areas of the community.

The following chapter looks at major visual elements and other character-defining features in the Allen County-Fort Wayne community and identifies the role they play in contributing to the community's uniqueness. Many of these elements — historic buildings, corner stores, landmarks, parks etc. — all play a part in forming a community's overall identity.

This chapter is organized into the following sections:

- Method and Scope
- Key Findings
- Policy Implications
- Natural Features and Landscaping
- Landmarks
- Commercial Features
- Attractions
- Distinctive Development and Adaptive Reuse
- Diversity
- Miscellaneous

Method and Scope

In reviewing the comments culled from the various public meetings held throughout the City and County as a part of the Comprehensive Plan development process, it was noted that a majority of people feel that the Fort Wayne-Allen County community has no identity...or at least, no positive identity. Typical comments included: “We need to promote a positive community identity”; “Develop and improve self-image”; and “Help adjust our collective attitude. This is not Fort nowhere, it’s a great place.” The concepts of "utilizing our community strengths," "promoting cultural diversity," and "paying attention to our community appearance," were also stressed. As one respondent stated, we need to “identify unique, positive character assets, then preserve and enhance them.” In organizing the comments by similarity of thought or idea, the following major thematic groups emerged: identity, attractiveness, diversity, downtown, history/preservation, small town character, and landscape.

To develop and expand on the public comments regarding community appearance, a focus group was organized to examine this issue. These individuals were selected for their community involvement and professional skills in advertising, art, design, education, landscaping, preservation, and video production. This group was asked to identify those items that are unique to the Fort Wayne-Allen County community, character-defining features of the City and County, and those elements of design, cultural heritage, or natural features, that imparted a sense of place and had a positive effect on community character. Group members were asked to poll their friends and coworkers. Responses came from people ranging from 15 to 85 years old, from lifetime city and county residents to relative newcomers.

The results of this examination are listed below as a series of bullet points roughly grouped in relation to the themes identified in the community meeting comments. The following are features that should be enhanced and promoted to develop the character of the community and improve community appearance. For a further description of the programs and activities related to historic preservation (districts, landmark properties and historic corridors) see the Community Facilities chapter.

Key Findings

The following gives a brief overview of the key findings of Community Identity:



From the Downtown skyline ...



...to the open farm fields and in between, Allen County exhibits a diverse visual character.

- Twenty areas were identified as having natural significance or were recognized for their exceptional landscaping.
- Landmarks range from buildings and structures with architectural importance – the Performing Arts Center by Louis Kahn – to restaurants and diners like Cindy’s Diner in Fort Wayne.
- Commercial features vary from Glenbrook Mall, a suburban shopping center, to The Landing in downtown Fort Wayne.
- The Museum of Art, Botanical Gardens, and the annual Johnny Appleseed Festival are regional attractions that bring in visitors from outside the County and positively contribute to the area's economic development.
- The rural landscape is characterized by farm houses, barns and outbuildings, all fitting naturally within their respective settings.
- Adaptive reuse of existing buildings offers the opportunity for more creative, unique developments while recycling building materials and returning vacant properties to productive use.
- Fort Wayne has a history of innovation, and efforts should be made to reinforce that reputation.
- The three rivers running through Fort Wayne/Allen County were consistently noted as the community’s primary character-defining feature and the one item that ties the city and county together.
- The Fort Wayne parks system and the patterns made by the agricultural use of land in the county—with plowed fields, hedgerows, pastures and wooded plots—were emphasized as important character-defining features and positive elements in determining community identity.
- There is significant potential for the areas that define the County’s rural identity to be lost as growth pressure to move outward – especially in western and northern Allen County – increases.
- Unique areas within the downtown and surrounding neighborhoods are in jeopardy of being lost as the population moves outward.

Policy Implications

- In addition to the officially identified historic districts, structures and landmarks located throughout Allen County (including Fort Wayne, unincorporated Allen County and the County’s smaller jurisdictions) there are a number of sites that, because of their unique characteristics, have contributed, in total, to the areas identity. Because they have not been formally recognized and may not have scenic, historical or architectural significance does not mean they are not important to residents in the community. These

community “identifiers” are in the greatest jeopardy of being lost to development.

- There are certain characteristics of these “place-making” buildings, sites and corridors (e.g. design, materials, signage, etc.) that can be further enhanced by incorporating their qualities into new development.

Natural Features and Landscaping

The three rivers running through Fort Wayne-Allen County are consistently noted as the community’s primary character-defining feature and the one item that ties the city and county together. It is also consistently noted that the rivers are drastically underutilized and ignored, and are in desperate need of attention. As important as the rivers were in the early development of Fort Wayne (indeed, the primary reason for the City’s existence), they receive little attention at this point in time. Environmentally responsible use and development coupled with removal of both man-made pollution and excessive overgrowth would deliver a tremendous community benefit.

The Fort Wayne parks system and the patterns made by the agricultural use of land in the county (plowed fields, hedgerows, pastures and wooded plots) are emphasized as extremely important character-defining features and positive elements in determining community identity.

- **The three rivers – these are overlooked and underutilized.** Better connections to the waterways, and concentrated beautification/cleanup efforts would add greatly to community identity/image. Clean up emphasized.
- **Park system is important.** Attention should be given to identifying the unique qualities of each park, and resources found to enhance these qualities for the overall benefit of the community. The Fort Wayne park system has been determined potentially eligible for the National Register of Historic Places, a determination not found in many communities.
- **Kessler system of parks and boulevards in Fort Wayne.** Only a handful of communities in the U.S. can claim to have plans developed by noted landscape architect/planner George Kessler. Indianapolis has recently capitalized on their Kessler park plans by achieving a National Register listing.
- **Rudisill, Anthony, and State Blvds.** In Ft. Wayne (Part of Kessler Plan)
- **Headwater’s Park**, Clinton & Superior Sts., Ft. Wayne.
- **Foster Park** (Lilacs).
- **Freimann Square.**
- **Lakeside Rose Gardens**, 1400 Lake Ave., Ft. Wayne.
- **Reservoir hill** (Reservoir Park),



Entry maker to the City of Fort Wayne



Typical image of Allen County's extensive rural landscape

- **Salomon Farm**, 817 W. Dupont Rd., Ft. Wayne.
- **The river greenway system.**
- **Tree-lined streets are important.** Blooming trees such as those along Broadway are notable.
- **The “Welcome to Fort Wayne” signs.** These were created in manicured plantings at Indian Village and Swinney Park (SW and W entries into the city) are unique features rarely seen elsewhere. The detailed pruning and maintenance involved in the care of these markers implies that this is a community that is aware of its appearance.
- **The Main Street median development in downtown Fort Wayne.** Creating more median gardens to show off Allen County and Fort Wayne parks and corridors, would impress outsiders visiting the area for the first time. Main corridors enhanced with unique landscaping, center strips added with planting space for blooming perennials, attractive light poles and signage would these streets from others...as if to say, “This street is special and we want you to know it!”
- **The deeply-wooded, lush, natural beauty of the Cedar Creek area.** Wonderful contrast to urban development and open fields.
- **Lindenwood Cemetery**, 2324 W. Main St., Ft. Wayne. Park-like setting with wonderful monuments. A wonderful combination of history, landscape, and planning.
- **Fox Island Park and Nature Preserve**, 7324 Yohne Rd., Ft. Wayne.
- **Prairie Marsh/Wabash outwash**, US 24 & Huntington Rd. area.
- **Little River Wetland**
- **Rural landscape and its defining patterns.** Plowed fields and wooded areas punctuated with rural buildings.



Allen County Courthouse and Courthouse Green

Landmarks

Numerous references were made regarding the preservation of historic architecture, neighborhoods, downtown, etc. Due to the number of historic resources existing in the community, it is best to refer to the Historic Sites and Structures Inventories completed for both Fort Wayne and Allen County when issues arise regarding the identification of these unique character-defining features. These should not be viewed as definitive lists however, since the passage of time and changes wrought by man or nature can either add to or detract from a site's significance. The following structures were individually noted in the comments received and are therefore listed by name. Any historic designation is also noted: LHD-local historic district or NR-National Register.

- **The Allen County Courthouse and Courthouse Green.** A National Historic Landmark.
- **Lincoln Tower**, 116 E. Berry St., Ft. Wayne.



Church spires above the tree canopy are a way finding device



The Coliseum-a major regional facility and landmark



Performing Arts Center

- **International Harvester Tower (LHD)**
- **Carillon on top of Lincoln Tower.** This carillon is a pleasant memory to many residents. Music floating through a downtown area from one of its tallest buildings is a unique experience rarely found other than at the Christmas season. Needs to be fixed and reactivated.
- **One Summit Square, the tallest building in downtown Ft. Wayne,** Bounded by Calhoun, Wayne, Washington, and Clinton St.
- **Rialto Theater (LHD)** 2614-16 Calhoun St and **Scottish Rite Auditorium (NR),** 431 W. Berry St.
- **Federal Building,** 1300 S. Harrison St. & **Lincoln Life Insurance Building,** 1301 S. Harrison St., Ft. Wayne.
- **Chief Richardville House (LHD & NR),** 5705 Bluffton Rd., Ft. Wayne.
- **Embassy Theater (LHD & NR),** 121 W. Jefferson Blvd., Ft. Wayne.
- **The Cathedral of the Immaculate Conception (NR),** 1117 S. Calhoun St., Ft. Wayne.
- **Filtration Plant ,** 1100 Griswold Dr., Ft. Wayne.
- **Canal House(LHD & NR),** 114 E. Superior St., Ft. Wayne.
- **Swinney Homestead (LHD & NR),** 1424 W. Jefferson Blvd., Ft. Wayne.
- **Bass Mansion at University of St. Francis (NR),** 2701 Spring St., Ft. Wayne.
- **Carol Lombard House(LHD & NR),** 704 Rockhill St., Ft. Wayne.
- **Klaehn Funeral Home (LHD & NR),** 420 W. Wayne St., Ft. Wayne.
- **St. Louis Besancon,** 15529-15535 E. Lincoln Highway.
- **Architecture of older churches,** i.e. spires.
- **The Performing Arts Center,** 303 E. Main St., Ft. Wayne. Designed by Louis Kahn.
- **Concordia Theological Seminary,** 6600 N. Clinton St., Ft. Wayne. Campus by architect Eero Saarinen & landscape architect Dan Kiley. The combined talents of recognized master designers create a unique setting that is known worldwide.
- **Historic Fort Wayne,** 1200 Block of Spy Run Ave., Ft. Wayne ***
- **The Coliseum,** 4000 Parnell Ave., Ft. Wayne **

A community can be known for a special restaurant, bar, ice cream parlor, etc. The following locations are unique and will not be found elsewhere. Whether “officially” designated or not, these establishments are local landmarks.

- **Henry’s Bar,** 536 W. Main St., Ft. Wayne. Perfect combination of urban neighborhood bar, good food, and historic character. The

original character-defining interior features have not been compromised as the business has expanded.

- **Cindy's Diner (LHD)**, 830 S. Harrison St., Ft. Wayne. Historic 1954 diner.
- **Power's Hamburgers**, 1402 S. Harrison St., Ft. Wayne.
- **Casa d' Angelo**, 3402 Fairfield Ave., Ft. Wayne.
- **Coney Island**, 131 W. Main St., Ft. Wayne. (A place from another time)
- **Zesto**, Creighton Ave. & Broadway, Ft. Wayne.
- **Three Kings Tavern**, 121 S. First St., Hoagland and **The Whippy** in Monroeville



The Landing, Fort Wayne

Commercial Features

- **Glenbrook Mall and Jefferson Pointe** in Fort Wayne are large, notable, distinctive shopping developments that also serve as regional attractions.
- **The Landing**, Columbia St. The original heart of Fort Wayne. This historic commercial district has a cohesive, identifiable character. Should be connected to other developments/districts downtown by attractive pedestrian pathways.
- **Traditional/historic neighborhood commercial districts** such as Broadway, Calhoun St., Wells St. in Fort Wayne, or the heart of Waynedale have a distinctive character.
- **Farmers Market**, Warsaw Street, Ft. Wayne. Only place in town for this type of experience. Should be enhanced and promoted.

Attractions

- **Allen County Public Library System** is a significant/positive community feature especially noted for the genealogy department.
- **The Lincoln Museum**, 200 E. Berry St., Ft. Wayne.
- **Museum of Art**, 311 E. Main St., Ft. Wayne. Does not possess a notable, world-class collection, but provides an excellent venue for hosting high-quality traveling exhibits.
- **The Fort Wayne Philharmonic.**
- **The Fort Wayne Children's Zoo**, 3411 Sherman Blvd., Ft. Wayne.
- **The Botanical Conservatory**, 1100 S. Calhoun St., Ft. Wayne
- **Wizards** baseball team.
- **Komets Hockey Team.**
- **Johnny Appleseed Festival**, Fort Wayne. Popular event with early Fort Wayne heritage theme.
- **Grabill Days Festival.** Viewed as the festival that still retains its small-town character.
- **Christmas lighting displays in downtown Fort Wayne...** especially Santa & Wreath. A local and area holiday attraction.



Landmark sign on Pearl Street

- **Unique, large-scale, landmark signs** in Fort Wayne, such as the never-ending Sunbeam Bread loaf on Pearl Street, the General Electric sign between Fairfield Avenue and Broadway, and the Club Soda sign with its moving bubbles on Superior St., are unique and loaded with character. The Embassy Theater marquee with its neon and choreographed light bulb patterns has recently been renovated and complimented by a new blade sign. The Scott’s Grocery cornucopia sign at 5300 Old Decatur Road, Ft. Wayne, has been altered from its original design, but maintains its status as a landmark for those entering Fort Wayne from the south.
- **The smell of bread from Sunbeam Bakery, 350 Pearl St., and Holsum Bakery, 136 Murray St., Ft. Wayne.** Few other cities have downtown areas that smell this good.

Distinctive Development and Adaptive Reuse

Adaptive reuse of existing buildings offers the opportunity for more creative, unique developments while recycling building materials and returning vacant properties to productive use. This also reinforces community identity by blending the past with the present. Specific financial incentives are often available to assist developers with imagination. Fort Wayne has a history of innovation, and efforts should be made to recover that reputation.

A number of comments also addressed the older neighborhoods as the heart of the city for their uniqueness and variety in both architecture and layout, sense of community with sidewalks and porches that promote interaction with neighbors, and construction value.

The general feeling is that City and County agencies should strive for significant development that reinforces the character of the community rather than promoting generic development that could be found in any city, anywhere.

Good examples of adaptive reuse—potential models for future efforts—include:

- **The Rolland Center** (arts bldg.) at University of St. Francis. Adaptive reuse of brownfield building.
- **The Troy Laundry Building**, 1717 S. Calhoun St., Ft. Wayne. Adaptive reuse of unique local landmark building creates distinctive development that adds character and vitality to the Calhoun St. corridor.
- Turning the former intersection of **Broadway and Beaver St.** in Fort Wayne into a landscaped plaza with a fountain that allows outdoor dining at Chappell’s Coral Grill is an excellent example of an innovative/well-done development that has added character, vitality, and visual interest to the surrounding neighborhood while serving practical needs.



Older Fort Wayne residential neighborhoods



Historic Columbia Street bridge



Grabill entry feature and town gathering

- **Lutheran Park**, bordered by Fairfield, Kinnaird, South Wayne, and Home Avenues. Location of former Lutheran Hospital complex turned into new well-detailed greenspace development by private organization. Excellent detail. Should encourage similar developments by others.
- **The General Electric Complex**, 1635/36 Broadway. A large landmark industrial complex, important in the history and development of Fort Wayne. As the company continues to downsize and move operations, plans should be made for adaptive reuse of these distinctive buildings.
- **St. Peter’s-Zion**, Hanna, Dewald & Creighton Streets, Ft. Wayne. Adaptive reuse of National Register listed school coupled with new construction that brings new and renovated housing, social services, and a library to inner-city neighborhood.
- **Excellent historic bridges and recent bridge rehabilitation:** Parnell Ave @ St. Joseph River, Tennessee Ave. @ St. Joseph River, Main St. @ St. Mary’s River, Columbia St. @ Maumee River, and historic Wells St. Bridge. In some cases this entailed reversing earlier rehabs that simplified the structures by removing decorative details in favor of strictly utilitarian options and returning character-defining elements such as decorative balustrades and lighting that enhance the area and city.
- **Neighborhood markers**, i.e. Oakdale, Forest Park, South Wood Park, Harrison Hill, etc. Distinctive masonry markers at the main entries to residential developments in Fort Wayne set the tone for the development and instantly help create that “sense of place”.
- **Scenic older neighborhoods**, i.e. South Wood Park, Wildwood Park, and Forest Park Blvd. Homes in these neighborhoods may be compatible in massing, setback, and yard size but the variety of stylistic detailing, even among houses of the same architectural style or type, clearly distinguishes each house from its neighbor. The characteristic retention of existing trees and often gently curving streets add to the character and “sense of place”.

Diversity

Areas that represent distinctive cultural heritage help broaden the character and add flavor to a community’s identity.

- **The Amish.** Easily identifiable, distinctive lifestyle is characteristic of several settlements in the county.
- **Cultural concentrations** – neighborhoods and their associated commercial enterprises (Asian, Hispanic). Positive community features that should have some coordinated development to enhance and display their unique characteristics, such as color use, signage, decorative detail on buildings, etc. to develop identifiable sense of place.

Historic Corridors

Several roadway corridors leading into the County and City began very early in the County's history. They represent an excellent opportunity to tell the story of the area's early settlement and heritage through roadway markers and signage directed at tourists and sightseers. Map 9.1 shows the general location of the corridors. The following lists the major historic routes into the area:

- **Wayne Trace.** The route followed by General Anthony Wayne's army in its departure from the fort in 1794, which was improved and widened into a public highway as the years passed.
- **Lima Road.** Initially laid out in the 1830's, the Lima Road was a major northern route connecting Fort Wayne and Lima (present day Howe, Indiana). The roadway became Fort Wayne's first "plank road" in 1848-49 when large, rough-hewn planks of wood were installed as paving. Plank roads were promoted by Judge Samuel Hanna as a means of overcoming the numerous swamps surrounding Fort Wayne and encouraging the transportation and commerce necessary for growth of the town.
- **Piqua Road.** An early road leading southeast from Fort Wayne toward Piqua, Ohio. Due to poor construction and natural marshes, the road was difficult to travel; it was taken over by a stock company in 1850 that graded and planked from Fort Wayne to Willshire, Ohio, installed a line of daily stages, and erected toll houses to collect revenue. Today the route is commonly known as Decatur Road or US 27 & 33.
- **Winchester Road.** An 1824 election was held to select three justices of the peace for Allen County. The first act of this board was to accept a report filed to survey and locate the Winchester Road, "from Vernon, in Jennings County, by way of Greensburg, Rushville, and Newcastle, to Fort Wayne." This route became Allen County's first established rural highway.
- **Indianapolis Road.** First route surveyed through Pleasant Township, leading southwest to Indianapolis.
- **Bluffton Road.** This early route was originated and surveyed by William and Samuel Edsall. It was completed as a plank road in 1850.
- **Lower Huntington Road.** Initially surveyed in 1842 this route encouraged settlement in Lafayette Township and later developed into a major thoroughfare leading southwest.
- **Wabash and Erie Canal Corridor (US 24).** Constructed between 1832 and 1843, the Wabash and Erie Canal was the longest canal project undertaken in the United States. Connecting Lake Erie and the Ohio River via the Maumee and Wabash River valleys, the canal was a practical solution to the transportation problem of

reaching the frontier interior. Although it proved to be a financial disaster, the canal successfully opened up extensive portions of the pioneer state of Indiana, bringing people and greater commerce to inland communities such as Fort Wayne.

- **Lincoln Highway.** Established in 1913, the Lincoln Highway was one of America's first coast-to-coast highways. Beginning in New York City and ending in San Francisco, the Lincoln Highway played an important role in the development of the automobile's influence on way of life in 20th century America.
- **Clinton Street-Leo Road.** Early northeast travel route. Town of Leo formed in 1849.
- **Maysville Road.** 1849 stage line established between Fort Wayne and Maysville. The town of Maysville was platted in 1859 by Ezra May. Located adjacent to Harlan, which was platted in 1853.



Huntertown Town Hall, Huntertown
Indiana

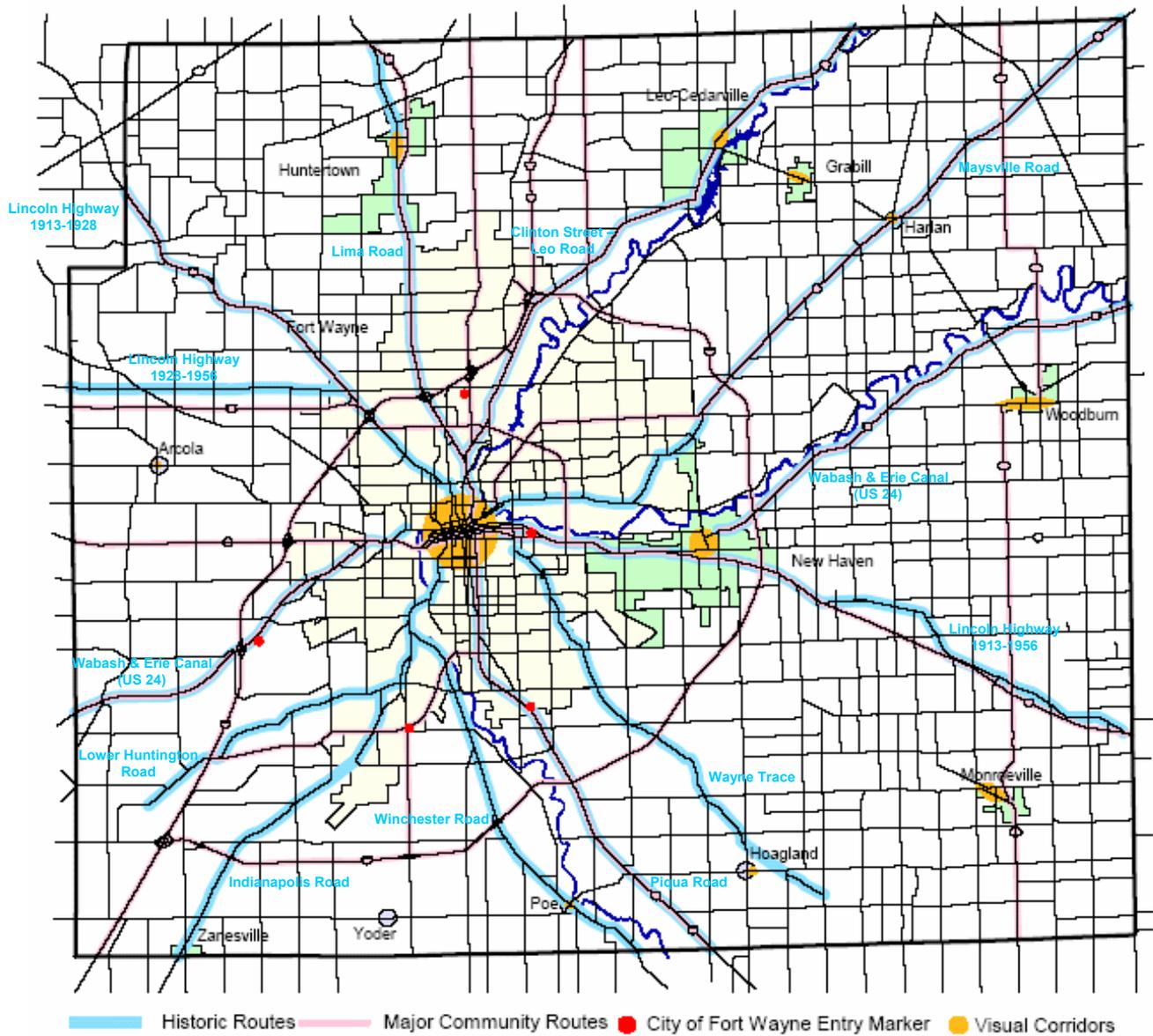


General Motors Assembly Plant
sign

Miscellaneous

- **Barns.** Many with regionally characteristic rainbow, or arched, roofs.
- **One-room schoolhouses.**
- Atmosphere of **Grabill, Huntertown, Monroeville, Woodburn, Leo-Cedarville, and New Haven.**
- **Churches** of all denominations.
- **Indiana Institute of Technology campus,** 1600 E. Washington Boulevard, Ft. Wayne. Expansion with distinctive new construction on main campus provides a positive landmark when entering Fort Wayne from the East.
- **Variety of schools:** parochial, public, and private.
- **South Side H. S.,** 3601 S. Calhoun St. and **North Side H.S.,** 475 E. State Blvd., Ft. Wayne. Architecturally outstanding 1920's era schools that have been appropriately expanded and renovated to continue serving the community.
- **The General Motors plant, 12200 Lafayette Center Rd., Ft. Wayne,** and supporting industries.

Map 9.1: Historic Corridors



Source: City of Fort Wayne