

LEWISVILLE, INDIANA

COMPREHENSIVE PLAN

DRAFT

DECEMBER 1, 2025



AMERICAN
STRUCTUREPOINT
INC.

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Executive Summary

Purpose

The Lewisville Comprehensive Plan provides a clear, actionable roadmap to guide community investment, land use decisions, and public policy over the next decade. Its purpose is to preserve the Town’s small-town character while addressing long-standing challenges related to population decline, aging housing, limited services, and economic leakage. The plan establishes a shared community vision developed through extensive public and stakeholder engagement and identifies strategic priorities designed to sustain Lewisville’s quality of life, strengthen its economic base, and position the Town for future opportunity. Residents overwhelmingly expressed pride in Lewisville’s friendliness, history, and walkable core—and emphasized the need for coordinated investment in the park, downtown, communication, and neighborhood appearance. This plan honors that direction by centering its goals and actions on initiatives that are realistic, community-driven, and designed to generate visible momentum.



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Scope

The Town of Lewisville Comprehensive Plan began in January 2025. The plan includes several long-term projects and recommendations aimed at strengthening Lewisville's future. While the Comprehensive Plan makes land use and project recommendations, **the formal adoption of those recommendations will constitute a component of the Henry County Comprehensive Plan**; their cooperation and assistance in this matter are appreciated.

This plan addresses the full range of issues that influence Lewisville's long-term resilience, including land use and development, housing, transportation, utilities, economic development, placemaking, natural resources, agriculture, public facilities and services, and historic and cultural assets. The scope reflects both local priorities and regional dynamics, recognizing Lewisville's relationship to nearby communities, the South Henry School Corporation, Henry County, and transportation corridors such as US 40, IN-103, and I-70. The plan integrates demographic analysis, infrastructure assessments, market findings, and community input to form a holistic, implementation-ready guide for decision-making.

Process

The planning process combined data-driven research with robust community engagement. It began with a detailed Existing Conditions Report covering demographics, housing, retail leakage, transportation, zoning, utilities, and environmental features. Engagement activities included a public pop-up event at the community park, an online survey, stakeholder interviews with county agencies and local institutions, and a hands-on steering committee workshop. This input helped identify key values—such as walkability, neighborliness, historic identity, and park-based community life—as well as the Town's most pressing needs, including improved communication, drainage and street upgrades, expanded amenities, and additional housing options. The resulting plan reflects these insights, using them to shape strategic goals and achievable recommendations.

A steering committee oversaw the development of the plan and maintained frequent contact with the project team. The plan involved a dedicated public engagement opportunity at Lewisville Community Park, as well as conversations with community stakeholders, canvassing the town, and an online survey. An Existing Conditions Report, which analyzes the community's strengths and challenges, is available in the Appendix.

Outline of Key Goals

To guide Lewisville's future, the plan establishes five goals:

1. **Strengthen Community Identity & Engagement** – Build a unified, active community through improved communication, volunteerism, and shared experiences.
2. **Promote & Market the Town Through Effective Communication** – Establish clear, consistent channels for informing residents, coordinating partners, and promoting Lewisville's strengths.

3. **Maintain High-Quality Infrastructure & Public Services** – Prioritize drainage, street maintenance, utilities, and service upgrades that support quality of life and future development.
4. **Promote Quality Residential Development & Pride of Ownership** – Reinforce neighborhood stability, support property maintenance, and encourage compatible infill housing.
5. **Leverage the Park and Historic Assets as Catalysts for Growth** – Use the park, the Guyer Opera House, the Houston Brick Building, and National Road heritage to attract visitors, strengthen identity, and support business activity.

To move these goals into action, the plan identifies **12 Critical Path Strategies**—high-impact, achievable initiatives deliverable within the next five years. These include implementing a comprehensive park upgrade plan, launching a signature annual community event, establishing a Community Action Committee, enhancing downtown lighting and streetscape elements, improving drainage, creating a heritage tourism plan, strengthening code enforcement, building a multi-channel communications system, improving trail and sidewalk connections to the park, recruiting small businesses, adopting a 5-year Capital Improvement Plan, and deploying new branding and gateway signage. Each strategy is paired with specific action steps, responsible parties, time frames, and funding considerations to support transparent and achievable implementation.

Ultimately, this Comprehensive Plan positions Lewisville to make steady, visible progress through focused investments, stronger partnerships, and community-driven leadership. It recognizes that small towns thrive not through large-scale transformation, but through incremental wins that build trust, reinforce identity, and improve daily life. By executing the goals and Critical Path Strategies outlined in this plan, Lewisville can preserve what makes it special while creating new opportunities for residents, visitors, and future generations.

Acknowledgements

Special Thanks

Thank you to everyone who participated in the development of this document. Comments and discussions received through public participation at our booths, surveys, targeted interviews with stakeholders, or our steering committee meetings were crucial to the accuracy of this plan. The participation and feedback from the Lewisville community contributed significantly to the success of this planning process and the development of this document.

This project was partially funded by the Indiana Office of Community and Rural Affairs. The Henry County Plan Commission is expected to adopt this plan as a component of its Countywide Comprehensive Plan.

Town Council

- **Richard Craig**, President
- **Tom Saunders**, Council Member
- **Tim Richardson**, Council Member

- **Jayana Posey**, Clerk-Treasurer

Steering Committee

- **Tom Saunders**, Town Council Member
- **Jayna Posey**, Clerk-Treasurer
- **Justin Thompson**, Citizen Member
- **Nancy McCullins**, Citizen Member
- **Cindy Spade**, Citizen Member

Consultants

- **Philip Roth**, American Structurepoint Inc.
- **Keeley Stingel**, Driving Change

1.0 Introduction

Lewisville is a town of just over 320 people in southeast Henry County. Lewisville is approximately one hour from Indianapolis and 40 minutes from Muncie. The community is currently engaged in a comprehensive and strategic planning process, and this report was developed to inform these discussions. The conditions and geography of Lewisville create challenges and opportunities that should be thoroughly considered throughout the planning process.

Lewisville is less than three miles from I-70, which connects it to Dayton and Indianapolis, both of which are within an hour's drive. US 40 follows a similar route to I-70, traveling east-west through Lewisville. Neighboring communities include Spiceland, Dunreith, Straughn, and Raleigh.

What is a Comprehensive Plan?

What is a Comprehensive Plan?



ACTION PLAN **FOR A COMMUNITY'S VISION** **OVER THE NEXT 20 YEARS** **PEOPLE • ECONOMY • PLACE**

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A comprehensive plan is a set of guidelines and policy statements for successful decision-making in private development projects and community initiatives for the public good. The plan's purpose is to guide the community in realizing its vision. A comprehensive plan is a tool for community leaders to

manage the quality, quantity, and location of their growth. It provides a picture of the current point in time and goals for the future, guiding long-term development, investment, and growth.

A comprehensive plan assists in making informed decisions about policy, land use, and infrastructure, and helps gather input from various sources to build consensus around the plan. Its most effective form is a living document that should be updated as change occurs in the community's land use, transportation, infrastructure, resources, demographics, and priorities.

Although the plan references future land use, it does not constitute a comprehensive plan that meets the requirements of Indiana Code 36-7-4-500 et seq.; the Town itself does not have the jurisdiction to adopt a comprehensive plan. **However, pertinent elements of this strategic plan are intended to be integrated into the Henry County Comprehensive Plan developed by the Henry County Plan Commission, which has land use planning jurisdiction over Lewisville and the surrounding areas.**

This plan is not a zoning document, nor does it restrict land use; zoning classifications within Lewisville do not change as a result of the recommendations outlined in this plan. The comprehensive plan is not the only part of the decision-making process. It does not provide a solution for all the community's challenges. Some recommendations may require further in-depth studies to provide the best solution to specific issues.

It should be noted that Lewisville does not currently have a plan commission or board of zoning appeals; land use recommendations and development ordinance amendments must be made through the Henry County Area Plan Commission, which has planning and zoning jurisdiction over the Town.

Did you know?

As noted earlier, the Lewisville Comprehensive Plan is intended to be incorporated into the Henry County Comprehensive Plan. Communities may adopt comprehensive plans as described by Indiana Code to promote public health, safety, morals, convenience, order, or the general welfare, and for the sake of efficiency and economy in the development process.

Although the Town of Lewisville does not have a plan commission and therefore does not fall under the requirements of I.C. 36-7-4-500, it has nevertheless elected to follow the code's standards for developing and evaluating a comprehensive plan. Required elements include the following:

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

How This Document is Organized

The organization of this document loosely follows the timeline of the four phases described in the planning process graphic. Firstly, an existing conditions report was created, providing pertinent information about the Town of Lewisville and its people. The complete Existing Conditions report is included in the Appendix, with key trends discussed in the following section.

This plan identifies goals and objectives based on the public input received during phase 1 of Lewisville's Comprehensive Plan development. An overview of the public engagement process and its results is discussed in the Community Engagement Overview section. This document describes the vision statements that act as guiding principles for each goal section of the Comprehensive Plan. Following

that, the goals and objectives are provided. The goals and objectives aim for broad guidelines to achieve the community’s vision.

Following the goals and objectives is the implementation section of the plan, which includes best practices, recommendations, and critical path strategies. These identified objectives are relatively low in cost, quick to complete, or require fewer human resources. Critical path strategies include direct, actionable steps, an estimated timeline, and an estimated cost.

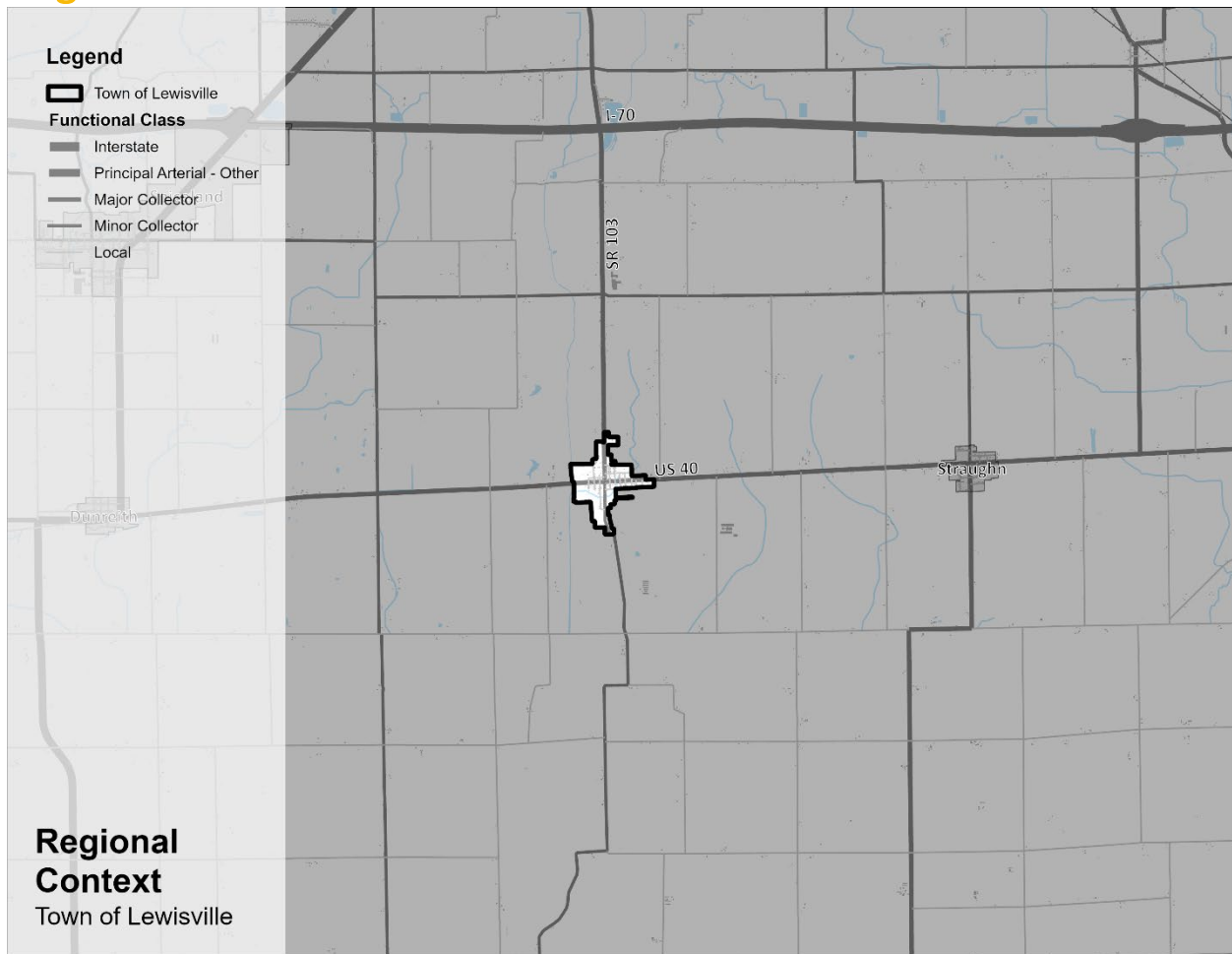
Planning Process			
Phase 0: Project Initiation	Phase 1: Information Gathering	Phase 2: Draft Plan Development	Phase 3: Implementation
March - June	July - September	October – November	December - March
<ul style="list-style-type: none"> • Internal Project Kick-off • Data Transfer • Establishing Review Team (Meeting #1) • Project Website and Branding 	<ul style="list-style-type: none"> • Existing Conditions • Review Team Meeting #2 • Stakeholder Meetings • Public Open House and Survey 	<ul style="list-style-type: none"> • Draft Goals, Objectives, and Strategies • Review Team Meeting #3 • Public Open House and Survey • First Draft of Comprehensive Plan 	<ul style="list-style-type: none"> • Review Team Meeting #4 • Critical Path Strategies • Draft for Public Review • Final Draft Plan • Plan Adoption

2.0 General Background

The Community Profile provides an overview of key trends from the Existing Conditions Report. The complete Existing Conditions Report can be found in the Appendix.

Lewisville, Indiana, was founded on Christmas Day (December 25) in 1829. It has a population of about 320 people. One founder of Lewisville was Lewis C. Freeman, the Town's namesake. Lewisville is home to several historic buildings, including the Guyer Opera House, which is listed on the National Register of Historic Places. Another historic building is the Houston Brick Building, the oldest brick building in Lewisville and on the entire route of US 40. These historic buildings still host their original façades, and others can be found on Main Street in Lewisville.

Regional Overview



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Lewisville is located in southeastern Henry County along the historic U.S. Route 40 corridor, one of the most significant east–west transportation routes in the region. Positioned less than three miles from

Interstate 70, the town sits at a strategic junction that links it to larger regional centers such as Indianapolis to the west and Richmond and Dayton, Ohio to the east. This proximity provides residents with access to employment, shopping, education, and health services while allowing Lewisville to maintain its distinctly rural, small-town character. Nearby communities—including Dunreith, Straughn, Spiceland, and the Township of Raleigh—form a network of small settlements that collectively rely on the regional transportation and utility systems that traverse Henry County.

Although small in population, Lewisville plays a unique role in the region as a historic waypoint along the National Road. The Guyer Opera House, Houston Brick Building, and the traditional downtown block structure connect the town to the story of early Indiana settlement and east–west migration. Within Henry County, the town benefits from regional economic and infrastructure initiatives, including INDOT improvements along U.S. 40 and ongoing countywide planning and development efforts. These regional dynamics—strong transportation access, historic identity, and strategic adjacency to larger markets—shape Lewisville’s opportunities for reinvestment, tourism, small-business development, and long-term community stability.

Existing Conditions

Demographic Conditions

Population Trends

Lewisville has experienced significant population decline over the past several decades. From 2000 to 2020, the town lost nearly 18 percent of its residents, dropping to 337 people. Historical census data shows population growth from 1900 until mid-century, followed by decline beginning in the 1980s. Projections estimate continued decline to between **209 and 257 residents by 2050**, depending on the scenario.

All comparison communities tracked in the ECR show stagnation or decline, indicating a broader regional demographic pattern.

Age & Household Characteristics

Lewisville's median age is **41.3**, slightly younger than Henry County. The population is relatively evenly distributed across age groups, although the 55–59 cohort is the largest. Average household size is 2.41 persons, consistent with statewide averages.

Race & Ethnicity

Lewisville is **97.9% White**, with very limited diversity—common among rural Indiana communities of similar size.

Income & Poverty

The median household income—**\$73,532**—is higher than most comparison communities and Henry County. Yet **21.3% of households fall below the poverty line**, suggesting uneven income distribution. This combination of relatively high incomes and high poverty rates indicates pockets of economic vulnerability.

Key Implications

- Population decline affects school viability, housing turnover, and long-term fiscal capacity.
- Demographic stabilization will require new housing, targeted amenities, and strategies to attract younger households.
- The coexistence of high incomes and high poverty suggests the need for policies that support affordability and workforce opportunity.

Housing Conditions

Housing Stock Characteristics

Lewisville's housing stock is overwhelmingly **single-family detached (96%)**, with only two multifamily units and three mobile homes in the entire community.

The town's housing is old:

- **A majority of homes were built before 1939**, and
- **No new units have been built since 2010.**

The age and limited variety of housing types indicate a need for reinvestment and diversification.

Occupancy & Home Values

- **78.7% owner occupancy**, indicating stability and long-term residency.
- Median home value is **\$178,846**, comparable to Henry County and accessible for first-time buyers.

Key Implications

- Aging housing will require reinvestment, property maintenance support, and potential infill strategies.
- Housing diversity is limited, constraining opportunities for young adults, seniors wishing to downsize, and new households.
- Vacant and underused parcels offer opportunities for incremental residential growth.

Economic Conditions

Employment Structure

Only **48 workers** are employed within Lewisville, primarily in wholesale, finance/insurance, retail, and public administration. The town has a **zero percent unemployment rate**, but almost all residents commute elsewhere for work. Daytime population falls to 240 people on a typical weekday.

Retail Gap Findings

The ECR identifies significant retail leakage in nearly every category:

- **Motor vehicle parts**
- **Food services (especially sit-down restaurants)**
- **General merchandise**

Leakage in the 10-, 15-, and 30-minute drive trade areas exceeds **\$15 million, \$161 million, and \$533 million**, respectively. Surpluses exist only in gasoline stations and furniture/home furnishings.

This indicates strong potential for capturing local and regional spending with targeted commercial development.

Assessed Value & Fiscal Context

Assessed value patterns show a predominantly residential tax base, with limited commercial or industrial land to diversify revenues. This is typical for a community of Lewisville's size but underscores the importance of incremental business growth.

Key Implications

- Lewisville functions as a bedroom community with minimal local employment.
- Bringing even small-scale retail—such as convenience goods, food service, or a small market—could materially reduce leakage.
- Local entrepreneurship support could build off the town's identity and civic culture.

Land Use and Zoning

Existing Land Use

Lewisville covers approximately **141 acres**, with land uses distributed as follows:

- **Single-family residential:** 58.8%
- **Institutional (town hall, school, churches):** 22.3%
- **Vacant:** 10%
- **Agricultural:** 6.2%
- **Commercial:** 2.2%
- **Utilities and multifamily:** <1% combined

Vacant land—mostly scattered parcels—offers infill and redevelopment opportunities.

Zoning

Zoning is administered by Henry County and includes A1 (agricultural), R1/R2/R3 residential, LB/GB business, and small vacation parcels. **A1 (Agricultural)** remains the largest zoning district within town limits (37%), despite the built environment being mostly residential. This mismatch indicates the need for modernized and locally responsive zoning.

Development Activity

No recent building permit activity or new subdivisions have occurred. Housing and commercial development has been stagnant for more than a decade.

Key Implications

- Outdated zoning constrains new residential development and mixed-use opportunities.
- Residential infill, small commercial uses, and intentional redevelopment of key parcels should be supported.
- Annexation may be appropriate for targeted housing growth areas, as noted in steering

committee discussions.

Transportation & Mobility

Roadway Network

Lewisville's street network consists of local streets supported by two major collectors:

- **US 40 (Main Street)** – major east–west connector
- **IN 103 (1st Street)** – major north–south connector

Local traffic volumes are low; the highest AADT (2,678) occurs on US 40 east of IN 103.

Regional Connectivity

I-70 lies just south of town, providing east–west access to Indianapolis and Dayton. IN-3, a principal arterial, is about four miles west.

Planned Improvements

INDOT has projects scheduled or underway for drainage improvements and small structure replacements on US 40 and IN 103, to be completed in 2025.

Rail & Transit

- Nearest rail line is five miles northeast.
- LifeStream provides demand-response curb-to-curb service with low fares.

Trails & Sidewalks

The **National Road Heritage Trail** passes through Lewisville for approximately 2.5 miles, offering a regional non-motorized connection. Public comments highlighted the community's desire for improved sidewalks and walkability.

Key Implications

- The town's compact form and grid network support enhanced pedestrian improvements.
- Street maintenance and drainage—recurring themes in public comments—will require targeted capital investment.
- Trail enhancement and connections to parks and downtown can reinforce placemaking.

Utilities & Infrastructure

Electric & Water

Lewisville benefits from owning portions of its electric utility infrastructure, supplemented by Duke and REMC, providing redundancy and cost stability. Water infrastructure requires ongoing maintenance attention, as emphasized by the steering committee's focus on asset management.

Internet & Broadband

Multiple providers (Frontier, Xfinity, Starlink, others) offer fiber, DSL, or satellite broadband—an advantage for remote workers and future growth.

Stormwater & Drainage

Flooding is a notable concern, particularly around Harrison Street and areas adjacent to Applebutter Creek and the Flatrock River. Several structures lie within flood-prone areas.

Key Implications

- Infrastructure investment—streets, drainage, water—is a core long-term need.
- Pursuing grants (OCRA, SRF, USDA) will be essential.
- Broadband access provides a competitive advantage for attracting households and home-based businesses.

Environmental Conditions

Water Resources

Flatrock River and Applebutter Creek define Lewisville’s hydrology. Their proximity brings both amenity value and regulatory constraints.

Floodplains

Flood hazard areas affect several structures and limit certain types of development without mitigation.

Soils

Central Lewisville has poorly drained soils, which complicate development and reinforce the need for updated stormwater solutions.

Key Implications

- Drainage planning will need to align with environmental constraints.
- Floodplain properties may be suitable for open space, trails, or low-impact uses.
- Environmental stabilization supports long-term housing and business reinvestment.

Key Anchor Institutions

Lewisville’s stability, identity, and long-term resilience are closely tied to several anchor institutions—organizations that provide essential services, support daily life, and serve as long-standing pillars of the community. Although the Town is small, these institutions play an outsized role in shaping local quality of life, supporting economic activity, and sustaining the social fabric. Their continued strength is critical to implementing the comprehensive plan and achieving the community’s long-term vision.

- **South Henry School Corporation** is one of the most influential anchors for Lewisville and the surrounding rural communities. Located just over a mile north of Town, the Tri Elementary and Tri Junior-Senior High School campus provides not only K–12 education, but also early college opportunities through its partnership with Ivy Tech. Schools serve as year-round hubs for youth and families, and stakeholders identified opportunities for stronger collaboration—including joint programming, community-service initiatives, and more visible engagement in town-wide events. Because more than one-third of the district’s students enroll from outside the district, the schools also serve as a regional attractor, strengthening Lewisville’s identity as a family-

oriented community.

- **The Lewisville Community Park** functions as the Town’s primary gathering space and recreational anchor. With playgrounds, ball diamonds, disc golf facilities, and rentable shelters, the park is the site of most community events, festivals, and seasonal activities. Stakeholders repeatedly described the park as Lewisville’s greatest asset—a place where the community convenes, children play, and local traditions are celebrated. Planned improvements, including facility upgrades, new programming, and expanded amenities, position the park to remain the heart of civic life for decades to come.
- **Local Government and Public Safety Services** form another essential institutional backbone. The Town Office and Lewisville-Franklin Township Volunteer Fire Department provide core municipal functions, including administration, permitting, public safety, and community support. These institutions also serve as trusted points of contact for residents. As the Town evaluates growth, zoning authority, and long-term infrastructure investment, these agencies will remain key to implementing the plan’s recommendations and maintaining a responsive, well-managed local government.
- **Regional Partners and Service Providers**—including the Henry County Health Department, LifeStream (curb-to-curb transit), local churches, the public library network, and Henry County utilities—strengthen the community beyond Town boundaries. The Health Department, in particular, serves as a crucial partner in addressing transportation barriers, housing insecurity, youth mental health, and access to medical care, especially given the county’s provider shortages. These institutions will be essential collaborators in shaping long-term strategies around public health, mobility, and family stability.

Collectively, these anchor institutions provide the foundation upon which Lewisville can pursue revitalization, reinforce its small-town character, attract new families, and build a more resilient future. Their roles—as service providers, community conveners, and regional connectors—make them indispensable partners in the success of this comprehensive plan.

Key Trends

The planning process revealed a consistent set of community priorities and underlying conditions that shape Lewisville’s future. While data highlights long-term population decline, aging housing, and retail leakage, the public engagement process reaffirmed that Lewisville possesses strong small-town character, committed residents, and strategic location advantages. The themes below represent the shared values, needs, and opportunities identified across all engagement and analysis efforts.

Trend 1. Strengthening Small-Town Identity and Community Life

Lewisville residents value the town’s quiet, friendly, small-town character. Public input overwhelmingly expressed a desire for stronger social connections, enhanced civic engagement, and a more vibrant community atmosphere.

Pros

- Strong community pride and desire for involvement.
- Longstanding historic identity (Guyer Opera House, Houston Brick Building).
- Manageable scale that allows for close relationships and personal connections.

- Volunteers exist and are willing to help when coordination is provided.

Cons

- Limited communication channels; residents often do not hear about events or opportunities.
- Few programmed community activities or traditions beyond existing park events.
- Lack of organized volunteer structure leads to inconsistent participation.
- Perceived distance between residents and town governance due to limited outreach.

Opportunities

- Establish a **Community Action Committee** to coordinate volunteers and events.
 - Create a **signature event** and recurring programming to build identity.
 - Develop a unified community brand and communication strategy (newsletter, calendar, volunteer list).
 - Strengthen partnerships with churches, civic groups, and the school to widen engagement.
-

Trend 2. Housing Reinvestment, Property Maintenance, and Pride of Ownership

Lewisville's housing stock is older and increasingly in need of reinvestment. Stakeholders repeatedly noted concerns about property cleanup, deteriorating structures, and a lack of diverse housing options.

Pros

- High homeownership rate indicates stability and local investment.
- Affordable baseline housing costs compared to regional markets.
- Strong interest in revitalizing and maintaining historic homes.
- Available land in and around town for low-scale residential infill.

Cons

- Many homes are aging, with some requiring significant rehabilitation.
- Code enforcement is challenging with limited staff capacity.
- Some properties negatively affect neighborhood appearance and property values.
- Limited new housing supply over the last decade.

Opportunities

- Strengthen and support consistent **code enforcement** tied to clear standards.
 - Create homeowner pride initiatives (cleanup days, façade contests, "best block" awards).
 - Identify strategic infill sites and consider **annexation** for quality development.
 - Coordinate with County EDC and utilities to extend infrastructure to appropriate residential areas.
-

Trend 3. Infrastructure, Drainage, and Utility Systems

Residents expressed clear concerns about road conditions, flooding, drainage, and long-term maintenance needs for water and electric utilities. INDOT improvements provide a timely opportunity for coordination.

Pros

- A manageable set of streets and utilities allows for phased and targeted improvements.
- INDOT investments on US 40 and nearby corridors provide leverage points.
- Residents widely support infrastructure improvements and understand funding limitations.
- Electric and broadband providers are generally responsive and engaged.

Cons

- Roadway conditions on several key streets (Main, 1st) are a recurring concern.
- Drainage and flooding issues (notably near Harrison Street) remain unresolved.
- Limited staff capacity to manage capital improvement planning.
- Long-term water system needs require ongoing funding and prioritization.

Opportunities

- Develop a **Pavement Asset Plan** to prioritize incremental street repairs.
 - Coordinate drainage projects with INDOT and potential OCRA opportunities.
 - Pursue SRF, USDA, and OCRA funding to support utility upgrades.
 - Offer annual “State of Infrastructure” updates to maintain transparency and support.
-

Trend 4. Park Activation and Public Realm Enhancement

The park is consistently described as Lewisville’s most valued community asset. Residents view it as central to town identity, and improvements there symbolize broader revitalization.

Pros

- Strong public support for park-based activities and improvements.
- Existing park assets provide a good foundation for expansion.
- Historic small-town setting amplifies the impact of public realm investments.
- Opportunity for partnerships (e.g., schools, civic groups, FFA) to support maintenance.

Cons

- Outdated amenities (shelter, restrooms, lighting) diminish usability.
- Limited programming leads to underutilization of a key asset.
- Current maintenance levels depend heavily on volunteers.
- Lack of wayfinding or branding reduces visibility of park events.

Opportunities

- Upgrade park amenities to expand hosting capabilities.
 - Develop a year-round event series (concerts, movies, seasonal gatherings).
 - Formalize partnerships with FFA or volunteer organizations for trail maintenance.
 - Use the park as a hub for placemaking, branding, and community identity.
-

Trend 5. Downtown Revitalization and Small Business Development

Although downtown Lewisville has strong architectural assets, the corridor struggles with limited commercial activity and leakage to nearby communities.

Pros

- Distinctive historic buildings create an authentic small-town aesthetic.
- US 40 provides visibility and pass-through traffic.
- Community interest in small retail, a café, or a small market is strong.
- Smaller-scale business development is feasible and consistent with community character.

Cons

- Retail leakage in nearly all categories—especially groceries and dining.
- Limited available buildings in move-in-ready condition for commercial tenants.
- Lack of streetscape improvements and consistent lighting.
- Small customer base makes some businesses difficult to sustain without external draw.

Opportunities

- Targeted recruitment of small-format businesses (market, café, boutique retail).
 - Promote historic assets as part of a downtown identity strategy.
 - Pursue small façade or lighting improvements as visible early wins.
 - Support entrepreneurs with marketing tools and coordinated promotion.
-

Trend 6. Communication, Branding, and Local Capacity

Residents repeatedly noted that communication is one of Lewisville's biggest weaknesses. The town has few formal mechanisms for outreach, and information often spreads inconsistently.

Pros

- Broad recognition across the community that communication needs improvement.
- Strong desire among residents to stay informed and participate.
- Simple tools (Facebook, email list, flyers, website updates) can yield substantial results.
- High-quality local stories, history, and volunteer culture provide branding material.

Cons

- No centralized source of news or events.
- Lack of regular updates from the town leads to confusion and missed opportunities.
- Limited staff capacity to manage communications.
- No consistent branding or messaging for the town.

Opportunities

- Create a community **newsletter**, **calendar**, and **welcome packet**.
 - Develop a marketing video promoting the town.
 - Establish a unified brand for signage, events, and online presence.
 - Use communication improvements to increase volunteer engagement and transparency.
-

Trend 7. Governance, Planning Authority, and Implementation Capacity

Residents and stakeholders have raised questions about how Lewisville should handle zoning, implementation, and long-term planning authority.

Pros

- A comprehensive plan provides a roadmap for decision-making and grant pursuit.
- Strong public and steering committee support for clearer direction.
- Collaborative relationships with the County, INDOT, and utility partners.
- The town’s modest size allows for manageable implementation sequencing.

Cons

- Limited staff and volunteer capacity to manage long-term projects.
- County-controlled zoning may limit local decision-making.
- Inconsistent public input over the years has led to delays in policy reforms.
- Perception that “nothing happens” undermines confidence in implementation.

Opportunities

- Clarify whether Lewisville should **resume planning authority** or pursue hybrid arrangements.
- Create annual implementation work programs tied to the Critical Path Strategies.
- Formalize relationships with regional partners for grant writing and project delivery.
- Use small, visible wins (e.g., park upgrades, downtown lighting) to build momentum.

Past Planning Efforts

Part of the planning process involves revisiting past planning efforts from the Town, county, and region. Past plans provide an insight into what was essential to the community and how it has changed. The goals and objectives discussed in the following sections were partly developed based on goals from other relevant plans.

Lewisville does not have any existing plans for the community. In Indiana, communities that do not have comprehensive plans cannot exercise zoning or subdivision regulations. However, Henry County developed a Comprehensive Plan in 2018. As a point of note, New Castle, IN, also produced a Five-Year Park Master Plan, though this plan was created to serve their community from 2016 to 2020.

<u>Planning Document</u>	<u>Goals</u>
Henry County Comprehensive Plan (2018)	<p>Vision Statement</p> <ul style="list-style-type: none"> • Henry County is becoming East Central Indiana’s premier community for education, commerce, agriculture, and family opportunities. Come home to an engaged and invested community where unified leadership encourages innovation to sustain an excellent quality of life. <p>Vision/Values</p> <ol style="list-style-type: none"> 1. Find a home for your stage and lifestyle. 2. Find quality dependent care. 3. Attend schools that offer a superior education. 4. Access career opportunities with employers that pay self-sustaining wages. 5. Age-in-place. 6. Have adequate, reliable utilities. 7. Have access to or otherwise be among a talented and agile workforce. 8. Easily move about the county.

Planning Document	Goals
	<p>9. Find a greater variety of shopping, dining, and entertainment options.</p> <p>10. Live in a community that is attractive and well cared for.</p> <p>Policy Objectives: People</p> <ol style="list-style-type: none"> 1. Seek to reduce the time it takes for residents to meet their everyday travel needs. 2. Allow for developments that are compact with convenient access to jobs, services, and amenities, while limiting those that are not. 3. Seek out the other hidden costs of development, including those that adversely impact environmentally sensitive areas, or remove prime farm land from production. <p>Policy Objectives: Places</p> <ol style="list-style-type: none"> 1. Prioritize infill housing and the redevelopment of non-residential areas – increasing both residential densities and the intensity of nonresidential developments over time—to increase the feasibility of installing or upgrading utility infrastructure and maintaining operations over time. 2. Allow for and accommodate the siting of wind and solar energy projects, by ensuring that applicable regulations offer both clarity and stability, as well as a degree of flexibility so that regulators can continue to incorporate new information and properly mitigate impacts. 3. Ensure that all applicable land use and subdivision control regulations are an accurate reflection of the need to effectively deliver sustainable utility infrastructure. 4. Mitigate the effects of deferred maintenance on all public utilities by right-sizing local utility rates to cover the true costs of operating and maintaining a public utility, and allowing for the establishment of a reserve fund for each. 5. Reduce the amount of paved and hard surfaces in the more developed parts of the Henry County community. 6. Remove local barriers to the installation, expansion or upgrading of broadband throughout the county. <p>Policy Objectives: Progress</p> <ol style="list-style-type: none"> 1. Acquire property for redevelopment or economic development purposes. 2. Dispose of property acquired for redevelopment or economic development purposes. 3. Hold and use property for redevelopment and economic development purposes. 4. Clear property for redevelopment or economic development purposes. 5. Remediate properties of any environmental contaminants for redevelopment or economic development purposes.

Planning Document	Goals
	<p>6. Repair, remodel, maintain, or otherwise improve property that was acquired for redevelopment or economic development purposes.</p> <p>Strategies/Actions:</p> <p>7. Reduce both the number and severity of land use conflicts in both the developed and undeveloped parts of the county.</p> <p>8. Expand housing and transportation options, and social networks, to meet the changing needs of older residents.</p> <p>9. Increase the County’s capacity to properly administer and enforce local zoning and building regulations.</p> <p>10. Make use of the excess capacity present in existing infrastructure, assets, or services, and foster opportunities for a thriving shared economy throughout the county.</p> <p>11. Improve and enhance the county’s natural environments, while preserving and protecting Henry County’s surface water features, groundwater resources, and wildlife habitats.</p> <p>12. Re-establish and then grow the local workforce in conjunction with local education, dependent care, and economic development efforts.</p> <p>13. Reinvest in the county’s existing residential neighborhoods.</p> <p>14. Assist law enforcement and emergency responders by ensuring that the built environment contributes to, rather than detracts from, efforts to their efforts to protect and serve the Henry County community.</p> <p>15. Ensure that all administrative processes, procedures, and regulations continue to reflect the vision and values of the larger Henry County community.</p> <p>16. Reaffirm the county’s commitment to good governance.</p> <p>17. Advance local efforts to innovate and create, beginning with the retention and expansion of existing businesses and direct outreach to past graduates.</p> <p>18. Enhance the local quality of life offered by the various communities throughout the county.</p> <p>19. Improve the County’s position in terms of its collective ability to operate and maintain the County’s public assets and liabilities.</p> <p>20. Plan for the continuation, expansion, and growth of agricultural uses and agriculture-related businesses.</p> <p>21. Improve traffic conditions and enhance mobility within and around the county.</p> <p>22. Improve the design aesthetic of developed areas and increase efforts to ensure that the condition of privately owned property contributes to the attractiveness of the community.</p> <p>23. Reinvest in existing cities and towns by moderately increasing residential densities and the intensity of non-residential development.</p>

Planning Document	Goals
<p>New Castle Five-Year Park Master Plan (2016)</p>	<p>Goals and Objectives of Parks Board</p> <p><i>Continue to maintain and upgrade facilities and equipment</i></p> <ol style="list-style-type: none"> 1. Maintain current and future programs and facilities at a high level of quality 2. Provide recreational programs and facilities for all ages and user groups in the community 3. Renovate the older infrastructure of the parks 4. Utilize life-cycle costs as a planning tool in facility renovation and expansion and equipment replacement that facilitates maintaining a high level of quality in facilities and reduces maintenance costs of equipment 5. Evaluate security/safety needs 6. Review ADA compliance at the parks 7. Weigh and evaluate current needs prior to expansion 8. Conduct a cost benefit analysis <p><i>Provide family friendly and inclusive park experience</i></p> <ol style="list-style-type: none"> 1. Reduce vandalism and improve security efforts 2. Keep parks clean and visually pleasing 3. Provide safe areas and equipment for children to play 4. Develop accessible play areas and restrooms <p><i>Grow funding for parks</i></p> <ol style="list-style-type: none"> 1. Creation of a park foundation <ul style="list-style-type: none"> • Create a pass through account at the foundation • Appoint committee of park board members or volunteers to work on development of the organization, fund raising etc. • Review Columbus Park Foundation formation documents • Create bylaws and incorporation documents • Appoint board members per bylaws • Evaluate the current opportunities for funding • Fees • Budget • Grants • Foundations 2. Explore the possibilities of other funding sources <ul style="list-style-type: none"> • Grants (state and federal) • Develop facilities as revenue streams (rental/user fees for shelters) <p><i>Support the implementation of the trail plan</i></p> <ol style="list-style-type: none"> 1. Use proposed new trails pedestrian plan for development and submission of grant request 2. Implement after funded 3. Develop or improve walking paths in the parks (Osborne and Baker) 4. Evaluate usage

Planning Document	Goals
	<p>5. Review annually trail network throughout the Town and continue to support next phase</p> <p>Park Improvements Recommendations</p> <ol style="list-style-type: none">1. [New Castle] Should use resources to maintain existing park facilities and equipment instead of building new parks.2. Signage in parks and wayfinding signs outside parks needs to be assessed and upgraded.3. A new or upgrade to existing park facilities with a focus on ADA and safety surface needs.4. Support of the trail network and trails inside parks.

3.0 Comprehensive Planning Committee and Outreach

Community engagement is a vital part of the planning process. It guides the development of the comprehensive plan along the way. Engagement for the Town of Lewisville Comprehensive Plan included steering committee meetings, stakeholder conversations, surveys, and public engagement events. The goals and objectives discussed in the next section were heavily influenced by the feedback received from the public during the community engagement activities.

Steering Committee Meetings

The Steering Committee is a coalition of local leaders who work together with the project team, guiding the process, providing immediate feedback, and deciding the final character of the plan. Members were selected by the Town Council based on their roles in the community and the perspective they brought regarding its future. The Steering Committee consisted of the following members and their respective organizations:

- **Tom Saunders**, Town of Lewisville Council Member
- **Jayna Posey**, Town of Lewisville Clerk-Treasurer
- **Justin Thompson**, Citizen Member
- **Nancy McCullins**, Citizen Member
- **Cindy Spade**, Citizen Member

Throughout the project, the Steering Committee met 6 times. It reviewed all project materials before they were released to the general public. The Steering Committee helped suggest community stakeholders to meet with, provided insight on local public events and happenings, refined goals and objectives, and drafted the future land use plan. The provided timeline outlines documented meeting dates and highlights the significant discussions held at each meeting.

Steering Committee Meeting Timeline	
Meeting Date	Meeting Agenda
02-28-2025	Schedule of future meetings, potential public engagement events, and list of stakeholders were discussed.
05-01-2025	Discussed potential conflicts for future meetings, including council meetings and personal schedules. Planned a public outreach event for June 14.
06-26-2025	Reviewed participant feedback from the public outreach event. Distilled instructions to conduct a successful canvassing event.
07-17-2025	Discussed the status of the public survey for collection and synthesis.
07-24-2025	Reviewed the Existing Conditions Report, the stakeholders list, and the community survey summary.
09-27-2025	Strategic Planning exercises, Goals and Objectives workshops.
11-08-2025	Land use policy and mapping exercise, refinement of goals and objectives, reviewed funding and implementation opportunities.

Stakeholder Interviews

A successful comprehensive plan depends on the active participation of residents, business owners, service providers, and public officials who understand Lewisville’s needs from multiple perspectives. Between August and October 2025, the project team conducted a series of stakeholder interviews with county departments, regional agencies, community institutions, and local leadership. These conversations offered detailed insight into the challenges and opportunities shaping Lewisville and southeast Henry County. Stakeholders included the South Henry School Corporation, the County Public Library, the County Health Department, and INDOT Greenfield District. Other stakeholders were solicited, but interviews with those stakeholders did not materialize.

Across these meetings, several consistent themes emerged regarding community well-being, infrastructure, and access to essential services. The Henry County Health Department emphasized longstanding gaps in affordable housing and transportation for residents on the county’s southeastern edge, including Lewisville. Limited transportation options—particularly for medical appointments and after-school activities—were identified as a barrier for lower-income families, especially where vehicle ownership is limited. Health officials also described significant community health concerns, including substance-use challenges, food insecurity, and a shortage of local healthcare providers; the county currently has approximately 940 residents per mental-health provider . These constraints connect directly to broader issues of family stability, youth engagement, and access to preventive care.

Stakeholders also spoke to infrastructural pressures facing the broader county and their implications for Lewisville. Discussions with county and state partners touched on the condition of rural roadways, drainage challenges, and the strain placed on schools and youth-serving organizations by limited after-hours transportation and program capacity. Interviews with community institutions—including the public library and other civic partners—noted opportunities for deeper collaboration with the Town, particularly around youth programming, community gathering, and information-sharing. Likewise, local elected officials emphasized the importance of strengthening communication, celebrating local identity, and channeling volunteer energy toward tangible community improvements .

Finally, the interviews highlighted important opportunities for future investment. Stakeholders consistently expressed that Lewisville’s strong sense of community, its park, its historic assets, and its proximity to regional transportation routes are key advantages. Expanding trails, improving public information channels, coordinating with nearby rural residents, supporting small businesses, and pursuing selective housing development were all identified as feasible strategies with meaningful local support. Taken together, the interviews underscore that while Lewisville faces real constraints—particularly in housing, transportation access, health services, and infrastructure—there is a high degree of community commitment and an eagerness among partners to collaborate on solutions that strengthen the Town’s long-term vitality.

Public Engagement Event

Public outreach was held to gather input from the community and spread awareness about the comprehensive plan effort. The project team gathered public input at a designated public engagement event on June 14, 2025. The aggregated participant responses and reflections can be found in the Appendix.

Key Themes

- Participants frequently described Lewisville as welcoming, walkable, and affordable.
- The community park functions as the heart of Lewisville’s civic identity and social life. Despite flood damage earlier this year, it remains a central gathering space.
- The reliance on volunteerism raises concerns about long-term capacity for the maintenance of any proposed improvements.
- The desire for upgraded lighting suggests interest in decorative or pedestrian-friendly fixtures, not just functionality.
- Residents value accessible, family-oriented recreation that supports active lifestyles and social gathering.
- Infrastructure needs are foundational concerns, particularly in terms of road quality, utilities, and public facilities. Investment priorities are oriented toward essential upgrades.

Online Survey/Canvassing

A survey was opened to the public on June 9, 2025, and remained open for approximately 30 days. The survey asked various questions about the Town and its future. Following the conclusion of the survey, a canvassing event was conducted in the area from July 19 to July 20, offering residents an additional opportunity to participate in the questionnaire. The survey and public canvassing were advertised [**on what platforms/through what methods**]. In total, 30 respondents provided feedback using these methods. The aggregated survey responses can be found in the Appendix.

Key Themes

- Lewisville’s low crime rate, proximity to other cities, and well-maintained park facilities and programming are considered some of its greatest strengths.
- Some of Lewisville’s most significant challenges include the underserved downtown area, a limited housing supply, and a lack of local job opportunities.
- Community members wish to see a limited to moderate growth in Lewisville, with proposed growth occurring in the downtown area and along the outskirts. Community members strongly favor revitalizing the downtown area with new businesses and housing options, and would also like to see the development of mixed-use areas and expanded single-family neighborhoods.
- Consistent with the dedicated public engagement event, respondents hold concerns for the state of their infrastructure, with streets, water supply, and sidewalks being mentioned most frequently in the survey.
- The introduction of a grocery store, as well as restaurants and small, locally-owned businesses, is a high priority for development.

What We Heard

A summary of the key takeaways from all community engagement efforts is provided below. The project team used feedback from both stakeholders and the public to inform the goals, objectives, strategies, and recommendations outlined in this plan. Each goal section contains relevant viewpoints from the executed engagement opportunities to justify the proposed strategies.

Small Town, Big Community

The most common theme is that residents value Lewisville’s intimate scale, familiarity, and neighborly culture. Residents cited low crime rates, quietness, cleanliness, and accessibility as key quality-of-life advantages to living in the Town of Lewisville. The Guyer Opera House, the community park, and the roller rink are often regarded as sources of great pride, and there is a general sense of shared responsibility to maintain the community's beauty by recruiting volunteers. Some mentioned the historic and cultural significance of the town, even going so far as to mention deep family ties as contributing to the town's fabric.

Infrastructure and Maintenance

Residents continue to emphasize road paving, sidewalks, and drainage concerns, citing these as their primary desires for improvement. There are also specific concerns regarding flooding from the Flat Rock River, as well as a need to prevent the loss of park operations, which would have occurred earlier in the year had there not been a timely response from community volunteers to assist in the cleanup. That reliance on volunteerism, however, may pose a secondary challenge for long-term maintenance of improvements as the town takes on even a conservative amount of growth. Considerations should be taken to address this increasing need.

Revitalizing the Downtown

Participants voted strongly to see the focus of development occurring in the downtown core of Lewisville. Increasing local businesses and job opportunities, while providing housing and amenities in this area, will improve the town’s economy and convenience, and help strengthen the sense of community by elevating Lewisville’s small-town charm.

Neighborhood Beautification

Though volunteerism within the community is heavily celebrated, individual properties may leave something to be desired. Many community members expressed the need for downtown façade treatments and to enforce the beautification of individual properties and homes within the town limits.

Community Park

The Lewisville Community Park emerged as one of the strongest and most consistent themes throughout public involvement. Residents described the park as the “heart of the town” and the most visible symbol of community life, noting that well-attended events, everyday gatherings, and informal recreation all center on this space. Engagement activities revealed a strong desire to enhance the park’s role as a community anchor—through updated amenities, improved lighting, shelter upgrades, and expanded year-round programming such as concerts, seasonal festivals, and movie nights. Participants emphasized that investing in the park is not merely an aesthetic or recreational improvement; it represents an opportunity to strengthen civic pride, increase social connection, and create positive momentum for the entire community. The park is widely viewed as the most achievable, high-impact starting point for revitalization in Lewisville.

4.0 Community Vision

The review team members created a community vision statement for Lewisville's Comprehensive Plan. The vision statement is unique to the community's personality, aspirations, and culture.

Vision Statement

Lewisville is a welcoming and walkable small town where neighbors know each other, families gather in the park and along Main Street, and residents and visitors alike share pride in the community's historic charm, active spirit, and sense of belonging. It is a place where commerce, community, and character come together to create opportunity and enjoyment for all.

Mission Statement

To preserve small-town character while investing in Lewisville's future—strengthening its park and downtown as community hubs, supporting local businesses, improving infrastructure, and engaging residents of all ages in shaping and sustaining the town they call home.

Goals and Objectives

Goals are the targeted statements identified in the plan to see measurable outcomes in the community. These goals are designed to align with the plan's focus areas and connect all objective statements to familiar themes.

Goal 1: Strengthen Community Identity and Engagement

- **Objective 1.1** Identify partnering organizations.
- **Objective 1.2:** Establish a Community Action Committee.
 - Conduct reconnaissance to identify potential candidates for the committee.
 - Develop a leadership recruitment and development program to encourage long-term commitment from committee members.
 - Create and implement an annual agenda that seeks to coordinate volunteer initiatives, town events, and communications.
- **Objective 1.3:** Create signature events (e.g., 250th Anniversary Celebration, Stoplight Festival) that build local pride and attract visitors.
- **Objective 1.4:** Develop ongoing community gatherings at the park and town hall (e.g., senior breakfasts, seasonal festivals).
- **Objective 1.5:** Produce a welcome packet for new residents and an online newsletter to sustain outreach.

Goal 2: Promote Lewisville through Effective Communication

- **Objective 2.1:** Develop a town slogan and brand identity.
- **Objective 2.2:** Launch an official town website and social media presence to market local amenities and businesses.
- **Objective 2.3:** Create a marketing video showcasing Lewisville's history, downtown, and park system.

- **Objective 2.4:** Maintain a volunteer and communications list to improve transparency and civic involvement.
- **Objective 2.5:** Develop partnerships with local schools, churches, and civic groups for information-sharing and event collaboration.

Goal 3: Maintain and Improve Quality Infrastructure

- **Objective 3.1:** Adopt and annually update a Pavement Asset Management Plan.
- **Objective 3.2:** Secure funding for water and stormwater system maintenance through OCRA, SRF, USDA, or Community Crossings Grant programs.
- **Objective 3.3:** Collaborate with IMPA to modernize and maintain the electric system.
- **Objective 3.4:** Integrate stormwater and drainage improvements into future capital planning.

Goal 4: Support Quality Housing and Neighborhood Pride

- **Objective 4.1:** Strengthen code enforcement through the appointment of a Town Marshall to maintain property conditions and community aesthetics.
- **Objective 4.2:** Encourage infill housing and extend utilities for context-appropriate residential development.
- **Objective 4.3:** Consider annexation when new development supports compact and efficient growth.
- **Objective 4.4:** Promote home beautification programs (e.g., decorating contests, property cleanup days).

Goal 5: Leverage the Park and Historic Assets as Catalysts for Growth

- **Objective 5.1:** Implement an action plan for park upgrades—including courts, shelters, lighting, and trees.
- **Objective 5.2:** Coordinate with Junior Achievement, FFA, and local schools to involve youth in park stewardship and events.
- **Objective 5.3:** Pursue grants (IDNR, Creating Spaces, Henry County Community Foundation) for recreation and beautification.
- **Objective 5.4:** Develop a heritage tourism plan.

Subject	Relevant Lewisville Goal(s)	Supporting Objectives / Topics	Notes on Coverage
1. Land Use	Goals 3, 4, 5	Future land use policy, infill development readiness, zoning modernization, identification of redevelopment areas, annexation considerations	Needs a dedicated Future Land Use Map and land-use policy explanations; ensure consistency with County zoning framework
2. Government & Fiscal Capacity	Goals 1, 2, 3	Community Action Committee, volunteer coordination, communications strategy, capital planning, grant alignment, administrative efficiency	Add brief narrative on town capacity constraints, relationships with County, and potential planning authority options

Subject	Relevant Lewisville Goal(s)	Supporting Objectives / Topics	Notes on Coverage
3. Public Facilities & Services	Goals 1, 3, 4	Utility maintenance, water system upgrades, electric modernization, drainage and stormwater improvements, emergency services coordination	Should incorporate project sheets or a capital improvements summary for water, streets, and drainage
4. Placemaking	Goals 1, 2, 5	Streetscape improvements, lighting, signage, branding, activation of downtown spaces, beautification initiatives	Steering-committee input strongly supports this; should be tied to CPS items and small-win projects
5. Economic Development	Goals 2, 5	Downtown revitalization, small business recruitment, retail leakage response, marketing video, business promotion	Retail gap analysis already supports this; expand with targeted recruitment strategies (market, café, food services)
6. Housing	Goals 1, 4	Housing reinvestment, code enforcement, infill identification, property cleanup, historic-home rehabilitation, development-readiness	Expand narrative to tie demographics to housing needs; include tools such as incentives, partnerships, and education
7. Transportation	Goals 1, 3, 5	Pavement Asset Plan, sidewalk and trail connectivity, INDOT coordination on US 40, drainage tied to transportation assets	Add map(s) of street classifications and priority improvements; clearly align with CPS for infrastructure
8. Agriculture	Goals 1, 4	Rural residential compatibility, farmland preservation where appropriate, edge-area planning, ag-adjacent business support	Should remain concise; emphasize context rather than major policy shifts given town size
9. Natural Resources	Goals 3, 4	Drainage management, floodplain considerations, tree canopy, waterway management, conservation practices	Link this section more tightly to hazard mitigation and stormwater planning
10. Parks & Recreation	Goals 1, 2	Park event expansion, shelter upgrade, lighting, volunteer trail maintenance, year-round programming	Very strong public input support; this should be a highlighted CPS item (signature event, park upgrades)
11. Broadband Access	Goals 2, 3	Marketing/community outreach infrastructure, business readiness, modern service expectations for housing and residents	Should include summary of provider coverage and any known service gaps
12. Historic & Archaeological Resources	Goals 1, 5	Downtown historic structures (Guyer Opera, Houston Brick), preservation awareness, façade improvements,	Strong alignment with placemaking and economic development; include inventory

Subject	Relevant Lewisville Goal(s)	Supporting Objectives / Topics	Notes on Coverage
		heritage tourism	and preservation recommendations
13. Hazard Mitigation	Goals 3, 4	Flooding near Harrison Street, stormwater/culvert issues, emergency preparedness, siting of new development outside floodplain	Should incorporate drainage priorities into infrastructure CPS and future capital planning

Objective Statements

The objective statements are essential for understanding the more detailed strategies mentioned later in this plan.

The objective statements are policy objectives related to the previously mentioned goal topics. These statements are aspirational, guiding the community toward its future goals and the overall Community Vision. They were created using a variety of data inputs. The primary sources when crafting these statements include:

- Past planning documents from the community at large,
- Input from the public engagement survey and canvassing,
- Input from various stakeholder groups,
- Input from the designated public engagement event.

Strategies

Strategies are concrete initiatives intended to carry out an idea, goal, or objective identified within the plan. Each strategy will be a specific projection or program to implement. The implementation section of this plan further sorts approaches into critical path strategies, which are seen as high-priority tactics that the Town should implement over the next three to five years. More details about critical path strategies will be discussed in the implementation section. The strategies listed in the following sections were developed in accordance with the goals and objectives. Additional best practices provide examples for implementing specific strategies.

5.0 Analysis By Subject

A comprehensive plan aims to outline and guide Lewisville toward achieving its fullest potential and vision. A comprehensive plan must address a wide range of topics that affect the community to address all future ideas. These topics, or focus areas, become the goals that influence the objectives and strategies within this plan. Since this planning effort falls under the guidance of the Office of Rural and Community Affairs (OCRA) guidelines, it also addressed specific topics from their stated comprehensive plan guidelines. The topics for the Town of Lewisville include:

- Land Use
- Transportation
- Government and Fiscal Capacity
- Public Facilities and Services
- Placemaking
- Economic Development
- Housing
- Agriculture
- Natural Resources
- Parks and Recreation
- Broadband Access
- Historic and Archaeological Resources
- Hazard Mitigation

This chapter covers the 13 OCRA subject topics previously listed. Each subject matter has its own section with key components, including:

- Category Overview
- Relevant comprehensive plan goals
- Objective statements
 - Strategies
- Implementation
- What we heard
- Best practices (if applicable)

Land Use

Land use describes the type of activity that can occur on a parcel of land or in the structure located on the parcel. Land use is described in both visual and written formats, including a land use map and corresponding category descriptions. Typical land use categories include residential, commercial, industrial, institutional, agriculture, parks and recreation, and vacant land.

The Land Use Plan for Lewisville is organized into two complementary components: **Land Use Policy Areas**, which describe the *strategic intent* for different parts of town, and **Land Use Design Categories**, which describe the *types of uses* that are appropriate within each area. This two-part approach provides both the flexibility needed for long-term planning and the clarity necessary to guide zoning, development review, capital improvements, and future land use decisions. By separating policy from

design, the Town can articulate where and how change should occur, while maintaining predictable use patterns that reflect the town’s character and infrastructure capacity.

Land Use **Policy Areas** identify the *purpose and direction* of future change across the community. These categories are strategic in nature: they signal where the community expects growth, where reinvestment should be encouraged, where historic or stable neighborhoods should be maintained, and where special corridor or district planning is needed. Policy areas guide *how the Town and its partners allocate resources*, including utility extensions, streetscape upgrades, code enforcement, park improvements, economic development efforts, and preservation initiatives. They also help residents and property owners understand the town’s long-range priorities without prescribing specific site-level design or use requirements.

Land Use **Design Categories**, by contrast, describe *the character of development* expected in different parts of town. These reflect the traditional categories used in zoning—residential, commercial, industrial, institutional, and agricultural uses. Design categories align with existing and future zoning districts and serve as the bridge between the Comprehensive Plan and the zoning code. While policy areas answer the question, “*What should happen here over time?*” design categories answer the question, “*What types of uses are suitable here today and in the future?*” Together, these two components give Lewisville the ability to plan proactively while ensuring compatibility with its small-town identity and regulatory environment.

Land Use Policy Areas

Redevelopment Areas

Areas where major changes in use, intensity, or configuration are anticipated. These often include underused or vacant structures—particularly historic buildings—where significant reinvestment, adaptive reuse, or site reconfiguration is desirable.

Revitalization Areas

Established residential or mixed-use areas that show signs of decline or deferred maintenance. The goal is to stabilize and upgrade these areas through housing reinvestment, code enforcement, beautification, and incremental improvements.

Growth Areas

Locations where new development—primarily residential and small-format commercial—can be strategically accommodated. Growth areas are selected based on infrastructure capacity, access, adjacency to existing development, and minimal environmental constraints.

Corridors

Key travel routes such as U.S. 40 or connections to the park and downtown. Corridor policies emphasize safety, walkability, signage, lighting, façade improvements, and small-scale commercial activity compatible with the town’s scale.

Districts

Geographic areas with a unified character or function, such as downtown, the park, or institutional complexes. District policies support coordinated improvements, thematic design elements, and cohesive use patterns.

Stabilization Areas

Neighborhoods or rural-edge areas where current patterns are appropriate and should be maintained. Policies emphasize property upkeep, preservation of rural character, and compatibility between new development and existing homes.

Land Use Design Categories

Residential

Single-family homes, accessory dwelling units, senior housing, and small-scale attached housing where appropriate. The intent is to maintain Lewisville's neighborhood character while allowing compatible infill and reinvestment.

Commercial

Small-scale retail, services, cafés, specialty shops, and office uses. In Lewisville, commercial design is expected to remain modest in scale and concentrated in downtown and along U.S. 40.

Industrial

Light industrial or craft-production uses appropriate in limited locations with adequate access and buffering. Given Lewisville's small scale, industrial development remains a minor component of the design framework.

Institutional

Public buildings, churches, schools, utilities, and other civic uses. Institutional areas play an important role in community identity and activity patterns.

Agriculture

Active farmland, open space, and rural landscapes at the edges of town. These areas preserve Lewisville's rural character, contribute to the local economy, and provide transition zones between the community and surrounding countryside.

Maps 1 and 2 show the policy and design frameworks for the Town of Lewisville.

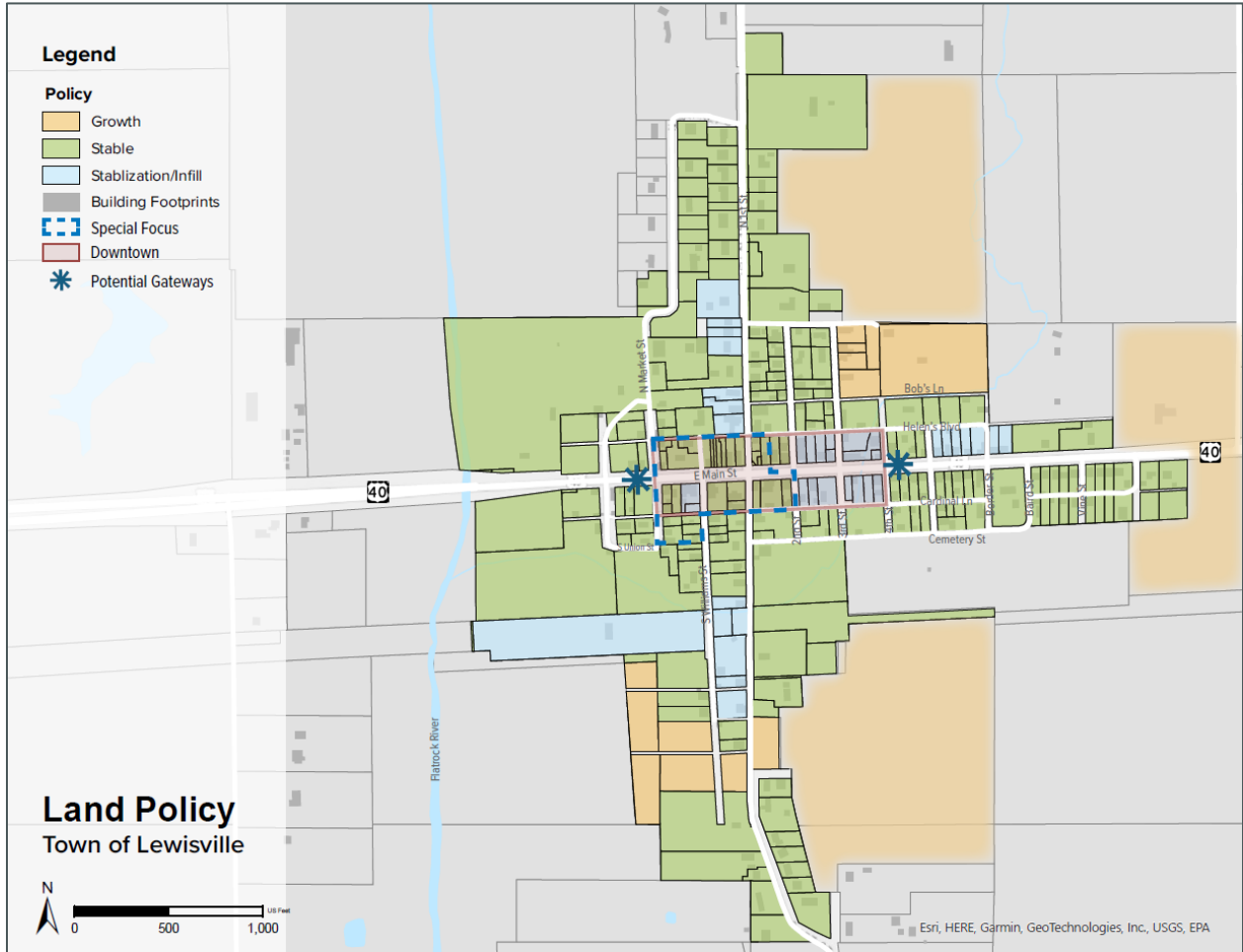


Figure 1: Land Use Policy

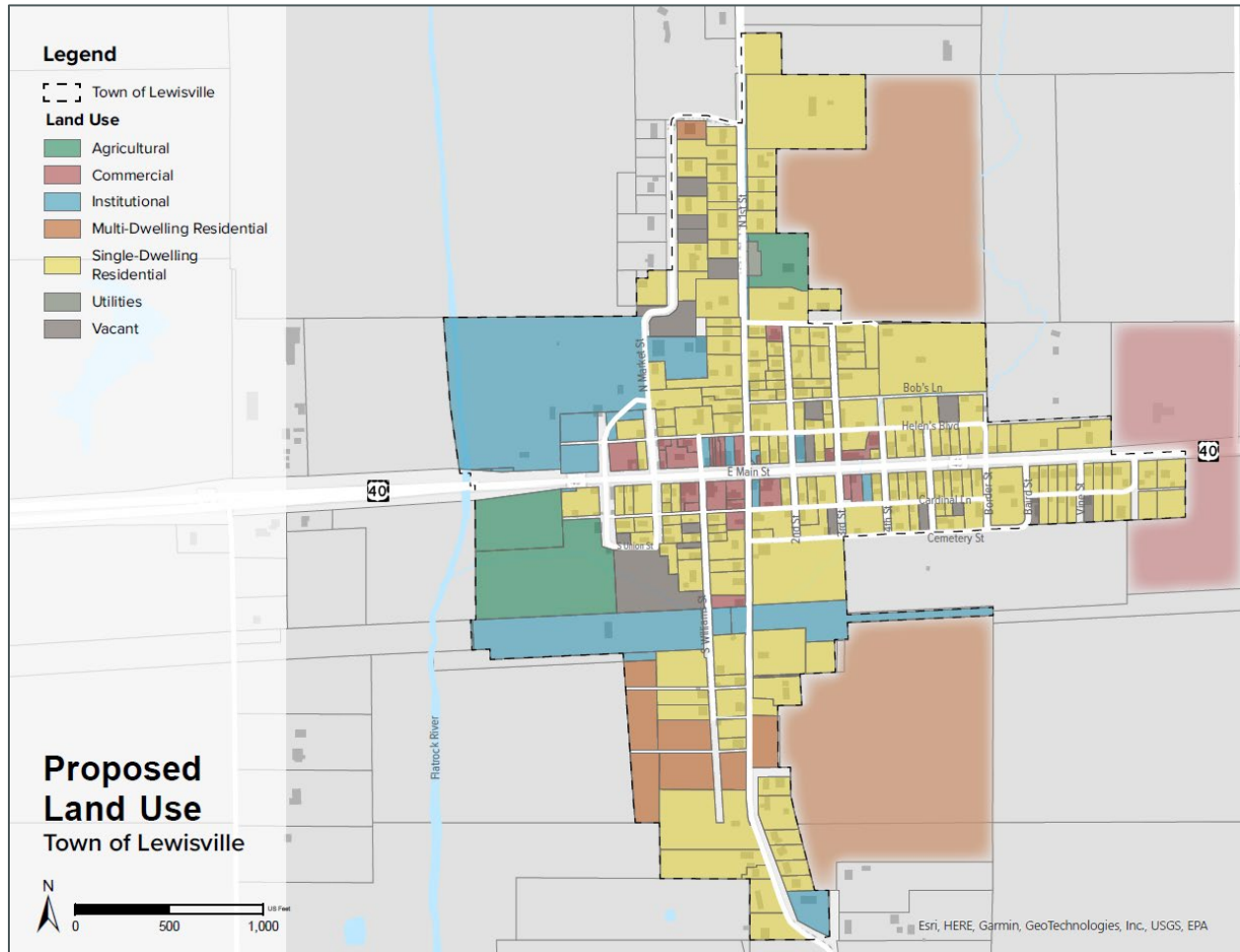


Figure 2: Land Use Design

Findings

- Lewisville’s land use pattern is dominated by low-density residential and agricultural areas with a small historic commercial center along U.S. 40.
- Zoning is controlled by Henry County and does not reflect Lewisville-specific needs for mixed-use, infill, or small-scale redevelopment.
- Residents expressed interest in compact growth, housing on available parcels, and stronger alignment between land use and infrastructure.
- The community sees historic buildings as anchors for future redevelopment.

Relevant Goals

- Goal 3: Maintain High-Quality Infrastructure & Public Services
- Goal 4: Promote Quality Residential Development & Pride of Ownership
- Goal 5: Leverage the Park and Historic Assets as Catalysts for Growth

Relevant Objectives

- Objective 3.1: Align land use with infrastructure capacity.

- Objective 4.1: Encourage infill and compatible new housing.
- Objective 5.4: Develop a heritage tourism plan.

Strategies

- Prepare and adopt a Future Land Use Policy Map identifying infill, redevelopment, and stabilization areas.
- Review and refine zoning (with County or through re-assumed local authority) to support small-scale mixed-use downtown, infill, and park-adjacent development.
- Use historic assets and the park as priority areas for development incentives.
- Create design guidelines to reinforce small-town form and protect historic character.

Implementation

Implementation will begin by coordinating with the Henry County Area Plan Commission for adoption of pertinent elements of the Future Land Use Policy and Design Maps, and integrating them into land use development decisions. The Town should align capital improvements—especially streets, drainage, and park amenities—with desired land-use outcomes. Historic buildings and the park should be prioritized as redevelopment anchors, shaping decisions about where to focus investment and where to direct new housing or commercial infill.

Government and Fiscal Capacity

Effective local governance and strong fiscal capacity form the foundation of Lewisville’s ability to implement this Comprehensive Plan. As a small town with limited staff and resources, Lewisville relies heavily on the commitment of its elected officials, volunteers, and civic partners to deliver essential services, maintain infrastructure, and advance community priorities. Public input throughout the planning process consistently emphasized the need for clearer communication, stronger coordination among local groups, and transparent decision-making. At the same time, residents expressed confidence that meaningful progress can be achieved when leadership, volunteers, and community partners are aligned behind a shared purpose.

Findings

- The Town has limited administrative staff and relies heavily on volunteers and elected officials.
- Public input emphasized the need for clearer communication, better coordination, and more visible project progress.
- Residents support establishing a Community Action Committee and improving funding strategies for park and infrastructure projects.

Relevant Goals

- **Goal 1:** Strengthen Community Identity & Engagement
- **Goal 2:** Promote & Market the Town Through Effective Communication
- **Goal 3:** Maintain High-Quality Infrastructure & Public Services

Relevant Objectives

- **Objective 1.1:** Establish a Community Action Committee.
- **Objective 2.1:** Improve public communication and transparency.

- **Objective 3.2:** Increase capacity for capital planning and grant pursuit.

Strategies

- Form a Community Action Committee with defined roles for events, park support, and communications.
- Establish an annual public-facing “State of the Town” update.
- Develop a 5-year Capital Improvement Plan (CIP) aligned with OCRA, IDNR, INDOT, SRF, USDA, and philanthropic grants.
- Coordinate regularly with County officials, INDOT, utilities, and school partners.

Implementation

Implementation centers on strengthening organizational structures that allow the Town to accomplish more with limited staffing. Creating the Community Action Committee will offload tasks related to events, communications, and park stewardship. Meanwhile, the Town Council should adopt a simplified CIP and maintain an active grant calendar. Annual public updates on progress will build trust and help sustain momentum.

Public Facilities and Services

Public facilities and services form the backbone of Lewisville’s quality of life and its capacity for future growth. As a community that owns and manages key utilities—including water and electric systems—the Town maintains an uncommon degree of local control over essential infrastructure. This autonomy allows Lewisville to tailor services to local needs, but it also places significant long-term maintenance, funding, and operational responsibilities on a small municipal organization. Public input and existing-conditions analysis highlighted the importance of addressing street conditions, drainage issues, public facility upkeep, and reliable utility services as central components of the Town’s long-range vision.

Findings

- Water and electric systems are locally controlled, giving the Town autonomy but also requiring sustained reinvestment.
- Public input emphasized the need for drainage fixes, street maintenance, updated park facilities, and clearer property maintenance standards.
- Facilities like the park shelter, town hall, and lighting need modernization.

Relevant Goals

- **Goal 1:** Strengthen Community Identity & Engagement
- **Goal 3:** Maintain High-Quality Infrastructure & Public Services
- **Goal 5:** Leverage the Park and Historic Assets as Catalysts for Growth

Relevant Objectives

- **Objective 3.3:** Improve water, electric, and drainage systems.
- **Objective 5.1:** Implement an action plan for park upgrades.
- **Objective 5.3:** Pursue grants for recreation and beautification.

Strategies

- Complete utility condition assessments and rate reviews.
- Develop and implement a prioritized drainage and street repair plan.
- Upgrade park infrastructure—courts, shelter, lighting, and tree canopy.
- Pursue grants to modernize facilities and improve public spaces.

Implementation

Public facilities implementation will rely on bundling improvements into grant-ready projects tied to the CIP. Near-term efforts should focus on high-visibility upgrades—park shelter, lighting, and drainage fixes—while longer-term service improvements can be phased through SRF, USDA, and OCRA funding. Regular communication of progress will help maintain public support.

Placemaking

Placemaking involves strengthening the connection between people and the places they jointly inhabit. The process is used to engage the community and inspire residents to reimagine the use of their spaces. Placemaking focuses on creating spaces that are the heart of the community, prioritizing people and their interactions with the everyday environment. Placemaking involves urban design, streetscaping, beautification, and branding to create unique, safe, and welcoming environments. Several topical areas within placemaking are discussed below:

Community Wellness

A successful placemaking strategy enhances not only the built environment, but also the physical, mental, and social well-being of residents. In Lewisville, community wellness is shaped by factors such as access to healthy food, transportation options, recreational opportunities, and social support networks. Stakeholder interviews revealed persistent challenges related to health access and mobility: limited transportation options make it difficult for some residents—especially low-income households, seniors, and youth—to reach medical providers, participate in after-school activities, or access fresh food. The county’s ratio of 940 residents per mental health provider underscores the importance of strengthening local supports and creating community-based programs that encourage connection, exercise, and proactive care.

Public spaces such as the Lewisville Community Park play a critical role in advancing wellness. The park serves as the town’s primary venue for physical activity, informal recreation, and community events. Planned improvements—such as enhanced courts, upgraded shelters, and expanded programming—will deepen the park’s role as a hub of active living. Walking and biking connections, including the National Road Heritage Trail, offer additional opportunities to integrate outdoor activity into daily life. As the Town implements the comprehensive plan, improving sidewalks, addressing drainage and street conditions, and promoting safe routes to school will directly support healthier lifestyles for residents of all ages.

Wellness in a small community is also social. As stakeholders emphasized, Lewisville benefits from a strong sense of neighborliness, long-standing personal ties, and a community that “shows up” for one another. Placemaking strategies that reinforce these bonds—such as community breakfasts, volunteer-driven events, and a structured Community Action Committee—can help combat isolation, build trust, and strengthen intergenerational connections. When community members feel included, supported, and cared for, overall

wellness improves.

Culture

Lewisville’s cultural identity is rooted in its small-town charm, historic character, and strong tradition of community gatherings. The town’s heritage—embodied by the Guyer Opera House, the Houston Brick Building, and the historic fabric of Main Street—forms the foundation for its cultural landscape. These assets contribute not only to civic pride but also to placemaking opportunities centered on history, storytelling, and local creativity. As the Town considers long-term revitalization, reinforcing these cultural anchors through façade improvements, interpretive signage, public art, and heritage-based programming can strengthen Lewisville’s sense of place.

Community events are central to Lewisville’s cultural life. Seasonal celebrations, Halloween festivities, park events, and the anticipated 250th anniversary provide shared experiences that knit the community together. Stakeholders repeatedly noted that the town values its traditions, enjoys coming together for celebrations, and sees events as a core component of its identity. Strengthening the event infrastructure—through improved park facilities, marketing, committee support, and a consistent annual calendar—will bolster these cultural threads and elevate Lewisville’s profile in the region.

Local creativity and volunteerism are also major cultural strengths. Residents’ willingness to contribute ideas, host events, assist with maintenance, and lead new initiatives reflects a deep, place-based commitment. Placemaking strategies that cultivate and celebrate this grassroots energy—such as public art contests, “porch pride” decorating events, children’s entrepreneurship markets, or community storytelling projects—provide opportunities for residents to shape Lewisville’s public realm. A culturally vibrant community is one where people see themselves reflected in the places around them.

Education

Education is a cornerstone of placemaking because schools serve as visible, accessible community anchors. The South Henry School Corporation plays an essential role not only in academic preparation, but also in bringing families into Lewisville for sports, activities, and school events. The presence of both Tri Elementary School and Tri Junior-Senior High School just outside town helps shape Lewisville’s identity and supports long-term community vitality. With more than one-third of students choosing to attend from outside the district, the schools contribute significantly to the area’s social and economic fabric.

Placemaking strategies should strengthen the connection between the Town and the school system. Opportunities include creating student service-learning projects, engaging youth in volunteer efforts, co-hosting events, and involving students in community planning activities. A stronger partnership with the schools can foster youth leadership, build civic pride, and create more intergenerational connections—responding directly to stakeholder concerns about youth disconnection, anxiety, and the need for structured, purposeful engagement.

Education also extends beyond the school campus to include lifelong learning, access to information, and community programming. Libraries, mentoring programs, and local nonprofits all contribute to the educational ecosystem. By supporting these institutions—whether through

improved communication, shared meeting spaces, or joint programming—the Town can ensure that learning remains a defining part of Lewisville’s placemaking strategy. A community that invests in education at all ages is a community positioned for long-term resilience.

Findings

- Lewisville residents deeply value the town’s character, historic buildings, and small-town appearance.
- Public input strongly supported beautification, lighting upgrades, clean-up days, flower beds, and façade improvements.
- The park and downtown are seen as essential placemaking catalysts.

Relevant Goals

- **Goal 1:** Strengthen Community Identity & Engagement
- **Goal 2:** Promote & Market the Town Through Effective Communication
- **Goal 5:** Leverage the Park and Historic Assets as Catalysts for Growth

Relevant Objectives

- **Objective 1.3:** Enhance community appearance and pride.
- **Objective 2.2:** Establish a unified community brand.
- **Objective 5.1:** Upgrade park amenities.
- **Objective 5.4:** Develop a heritage tourism plan.

Strategies

- Establish town-wide cleanup days and home-decorating contests.
- Design and adopt a town branding package for use on signage, print media, and digital tools.
- Install placemaking features in downtown and around the park—banners, lighting, benches, planters.
- Expand beautification partnerships with local schools, civic groups, and churches.

Implementation

Implementation will be phased, combining volunteer-led beautification efforts with capital investments in lighting and streetscape improvements. Early wins should focus on the park and downtown, reinforcing the role of historic assets as placemaking anchors. Branding should precede major signage or wayfinding upgrades to ensure consistency.

Economic Development

Economic development in Lewisville is shaped by the town’s small scale, historic character, and regional context. While Lewisville is not positioned to become a major jobs hub or industrial center, it plays an important role within the broader Henry County economy by offering a welcoming community environment, historic assets, and strategic access along U.S. 40 and Interstate 70. Public engagement consistently reinforced that residents value small businesses, locally driven entrepreneurship, and destination-oriented activities that align with the town’s identity—particularly those connected to historic buildings and the community park. Rather than pursuing large-scale industrial recruitment, Lewisville’s economic development strategy focuses on supporting modest commercial activity,

encouraging local investment, and creating the conditions for a resilient and vibrant small-town economy.

Findings

- Retail leakage is significant; residents desire a small grocery, food options, and additional local services.
- Historic buildings offer tourism and small-business development opportunities.
- Downtown lacks lighting, façade cohesion, and active public spaces but is viewed positively by residents.
- The park is seen as a driver for local business activity during events.

Relevant Goals

- **Goal 2:** Promote & Market the Town Through Effective Communication
- **Goal 5:** Leverage the Park and Historic Assets as Catalysts for Growth

Relevant Objectives

- **Objective 2.2:** Develop a community brand for business and visitor outreach.
- **Objective 5.1:** Improve park facilities to support events that draw visitors.
- **Objective 5.4:** Develop a heritage tourism plan.

Strategies

- Recruit small-format businesses aligned with community needs (market, café, services).
- Promote Lewisville’s historic assets and National Road heritage.
- Use park events as economic drivers—vendor spaces, food trucks, event weekends.
- Pursue façade improvements, lighting, and minor streetscape upgrades to strengthen downtown visibility.

Implementation

Economic development implementation should begin with recruitment strategies and promotional materials tied to branding. Park upgrades will enable more frequent and better-attended events that support local businesses. Over time, downtown improvements can be phased to enhance walkability, visibility, and historic character, creating a supportive environment for entrepreneurship.

Housing

Housing plays a central role in Lewisville’s long-term stability, quality of life, and community identity. As a small town with an aging housing stock and limited recent development, Lewisville faces challenges common to rural communities across Indiana: older homes in need of reinvestment, pockets of deferred maintenance, and a lack of modern housing options that can meet the needs of young families, seniors, and workers. Public input throughout the planning process clearly reflected these concerns, emphasizing the importance of property maintenance, neighborhood appearance, and pride of ownership. Residents also expressed support for new housing in appropriate locations, provided it complements existing neighborhood character and respects the town’s small scale.

Findings

- Housing stock is old and in need of reinvestment; property maintenance issues are frequently cited.
- Few new homes have been built in recent decades.
- Residents support cleanup initiatives, code enforcement, and incentives for owner investment.
- Housing demand is low but stable; infill opportunities exist within town boundaries.

Relevant Goals

- **Goal 1:** Strengthen Community Identity & Engagement
- **Goal 4:** Promote Quality Residential Development & Pride of Ownership

Relevant Objectives

- **Objective 1.3:** Improve neighborhood appearance and pride.
- **Objective 4.1:** Encourage infill and compatible new housing.
- **Objective 4.2:** Strengthen property maintenance and code enforcement.

Strategies

- Identify infill housing sites and establish guidelines for compatibility.
- Formalize code enforcement processes and communicate them clearly.
- Provide recognition programs (e.g., “Pride in Lewisville” awards) to encourage home upkeep.
- Coordinate with utilities to support service extensions for eligible developments.

Implementation

Housing initiatives should begin with clearly defining infill sites and establishing an enforcement and communication protocol for property maintenance. The Town should work with County zoning to allow small-lot infill and flexible housing types. Complementary beautification programs can help build pride and momentum for reinvestment.

Transportation

Transportation in Lewisville plays a defining role in mobility, safety, and the overall functioning of daily life. As a small community situated along the historic U.S. 40 corridor and within close proximity to Interstate 70, Lewisville benefits from strong regional access despite its modest size. Within the town, however, transportation needs are shaped by aging street infrastructure, limited pedestrian connectivity, and persistent drainage concerns that often intersect with roadway conditions. Public input throughout the planning process emphasized several priorities: improving the condition of local streets, addressing stormwater issues that affect travel and safety, enhancing walkability, and strengthening connections between neighborhoods, downtown, and the community park.

Findings

- Residents highlighted the poor condition of several local streets and the need for ongoing maintenance.
- Drainage issues are closely tied to transportation corridors.
- INDOT improvements along US 40 present coordination opportunities.

- Walkability and trail connectivity are limited; park-to-downtown connections are desired.

Relevant Goals

- **Goal 1:** Strengthen Community Identity & Engagement
- **Goal 3:** Maintain High-Quality Infrastructure & Public Services
- **Goal 5:** Leverage the Park and Historic Assets as Catalysts for Growth

Relevant Objectives

- **Objective 3.3:** Improve drainage and roadway systems.
- **Objective 5.1:** Upgrade park access points and multi-use routes.

Strategies

- Develop a **Pavement Asset Plan** to sequence repairs.
- Coordinate street drainage repairs with transportation projects.
- Improve sidewalk and trail connections—especially between the park, downtown, and neighborhoods.
- Collaborate with INDOT to enhance crosswalk visibility and corridor lighting.

Implementation

Transportation implementation requires synchronized planning between the Town, INDOT, and the County. A Pavement Asset Plan will guide maintenance sequencing, while grant opportunities (Community Crossings, OCRA, IDNR) can fund sidewalk and trail extensions. Early-phase projects should target park access and highly visible corridors to elevate community perception.

Agriculture

Agriculture plays a relatively small direct role in Lewisville’s local economy, but it remains one of the most defining elements of the town’s setting, identity, and long-term land use context. Surrounded by productive farmland and rural landscapes, Lewisville’s character is inseparable from the agricultural uses that frame its edges, shape viewsheds, influence development patterns, and contribute to the community’s sense of place. While the town itself is unlikely to host large-scale agricultural operations or processing facilities, the agricultural lands that lie just beyond its boundaries help maintain the rural environment that residents value and consistently referenced during public engagement. These areas also serve as important transitions between the town’s neighborhoods and the broader countryside of Henry County.

Findings

- Agricultural land surrounds Lewisville and contributes to local identity and economy.
- Residents value the rural setting but wish to direct new development toward existing neighborhoods, not farmland.
- Interest exists in ag-adjacent businesses (farm stands, ag-tourism, partnerships for beautification and events).

Relevant Goals

- **Goal 1:** Strengthen Community Identity & Engagement

- **Goal 4:** Promote Quality Residential Development & Pride of Ownership
- **Goal 5:** Leverage the Park and Historic Assets as Catalysts for Growth

Relevant Objectives

- **Objective 4.1:** Ensure new housing complements rural edges.
- **Objective 5.4:** Incorporate agricultural heritage into tourism planning.

Strategies

- Maintain lower-intensity land uses at the town's edges.
- Explore agritourism partnerships tied to heritage and park events.
- Encourage site layouts that step down to agricultural areas.
- Highlight agricultural heritage in branding and marketing.

Implementation

Agricultural implementation focuses on policies that respect farmland while allowing appropriately scaled development at the edges. The Town should reflect rural-transition principles in its future land use map and incorporate agricultural heritage into park events and heritage tourism activities.

Natural Resources

Natural resources play an important role in shaping Lewisville's environment, development patterns, and overall quality of life. Although the town has a relatively compact footprint, natural features such as tree canopy, open spaces, stream corridors, and flood-prone areas strongly influence where and how growth can occur. Stakeholder and public input consistently highlighted concerns related to drainage, localized flooding, and stormwater management—issues that directly intersect with the town's natural systems. At the same time, residents expressed strong interest in beautification, tree planting, and improving the ecological health of community spaces, particularly within the park and along key corridors.

Findings

- Flooding and drainage issues are significant concerns.
- Floodplain areas limit development in certain sections of town.
- Public input emphasized tree planting and beautification, especially in and around the park.

Relevant Goals

- **Goal 3:** Maintain High-Quality Infrastructure & Public Services
- **Goal 4:** Promote Quality Residential Development
- **Goal 5:** Leverage the Park and Historic Assets as Catalysts for Growth

Relevant Objectives

- **Objective 3.3:** Improve drainage infrastructure.
- **Objective 5.1:** Plant new trees and enhance natural spaces in the park.

Strategies

- Undertake a targeted drainage study.

- Incorporate green infrastructure (rain gardens, infiltration basins) into capital projects.
- Expand the park canopy with new tree plantings.
- Use natural resources to enhance heritage tourism and public space quality.

Implementation

Natural-resource implementation begins with prioritizing drainage projects in the CIP and coordinating with INDOT and County engineers. Park investments should integrate tree plantings and naturalized landscapes. Long-term, natural resource management should dovetail with hazard mitigation and aesthetic improvements.

Parks and Recreation

Parks and recreation are central to Lewisville’s identity, quality of life, and community pride. More than any other topic raised during the planning process, residents consistently described the Lewisville Community Park as the heart of the town—a place where families gather, events are held, and the community’s small-town character is most visible. Public engagement revealed widespread enthusiasm for improving the park’s facilities, expanding programming, and positioning the park as a catalyst for community engagement, tourism, and local economic activity. The park is not only a recreational asset; it is a symbol of who Lewisville is and what residents envision for the town’s future.

Because Lewisville is a small community with limited resources, the Parks and Recreation strategy focuses on targeted, high-impact improvements—upgrading courts, shelters, lighting, and landscaping; expanding events and programming; building partnerships with local youth groups; and pursuing grants that can stretch local dollars. Enhancing the park is also a core component of the town’s broader revitalization efforts, connecting directly to downtown activity, heritage tourism, and community branding. By aligning facilities, programs, and partnerships with the town’s goals, Lewisville can strengthen its most valued public space and continue building a vibrant, engaged community for residents of all ages.

Findings

- The park is the most valued public space and the strongest theme in all public input.
- Residents want upgraded courts, shelter, lighting, and new programming.
- Youth involvement (FFA, school groups) was strongly supported.
- The park is viewed as a catalyst for community identity and tourism.

Relevant Goals

- **Goal 1:** Strengthen Community Identity & Engagement
- **Goal 2:** Promote & Market the Town
- **Goal 5:** Leverage the Park and Historic Assets as Catalysts for Growth

Relevant Objectives

- **Objective 5.1:** Implement park upgrade action plan.
- **Objective 5.2:** Coordinate youth involvement in stewardship.
- **Objective 5.3:** Pursue grants for park improvements.

Strategies

- Upgrade courts, shelter, lighting, and playground features.
- Formalize youth stewardship partnerships.
- Establish a recurring schedule of park events.
- Use grant programs (IDNR, Creating Spaces, HCCF) to fund improvements.

Implementation

Park implementation should occur first in the plan's timeline to build community momentum. Early grants can support visible upgrades, while youth partnerships can sustain maintenance. Events programming can begin even before capital improvements are fully implemented, helping establish the park as a central gathering space.

Broadband Access

Broadband access has become an essential component of modern community life—shaping everything from education and employment to communication, business development, and public engagement. Although Lewisville is a small town, reliable high-speed internet is critical to ensuring residents can participate fully in today's digital environment. Public outreach and stakeholder discussions underscored this importance: while broadband coverage in Lewisville is generally adequate, gaps and inconsistencies remain, and residents expressed a strong desire for clearer communication tools, online updates, and digital access to town services. Businesses and remote workers also depend on reliable connectivity, making broadband a foundational element of the town's long-term competitiveness and quality of life.

Because major infrastructure buildout is not anticipated within Lewisville's limits, the strategy focuses on closing service gaps, partnering with providers, and improving the Town's own digital presence through newsletters, email lists, website updates, and project dashboards. Broadband is also a key enabler for many of the plan's goals—including marketing the town, supporting small businesses, and expanding youth, school, and community programs at the park. By enhancing digital connectivity and improving the Town's online communication tools, Lewisville can provide residents with better access to information, strengthen civic engagement, and position itself to benefit from future technological investments.

Findings

- Broadband availability is generally good, but some gaps remain.
- Residents emphasized the importance of connectivity for communication, schooling, and business.
- Businesses increasingly require reliable service; broadband influences housing desirability.

Relevant Goals

- **Goal 2:** Promote & Market the Town
- **Goal 3:** Maintain High-Quality Infrastructure
- **Goal 4:** Promote Quality Residential Development

Relevant Objectives

- **Objective 2.2:** Use digital tools to communicate with residents.

- **Objective 3.3:** Ensure infrastructure supports broadband expansions.

Strategies

- Coordinate with broadband providers to identify and close service gaps.
- Expand digital communications (newsletter, email list, website updates).
- Use broadband data in marketing to potential residents and businesses.

Implementation

Broadband implementation will rely on collaboration with providers to address gaps and advocate for upgrades. The Town should ensure digital communications are leveraged to their fullest and incorporate broadband considerations into development reviews and infrastructure planning.

Historic and Archaeological Resources

Lewisville’s historic resources are among its most distinctive and valuable community assets. Buildings such as the Guyer Opera House and the Houston Brick structure, along with the town’s location on the historic National Road, give Lewisville a character and heritage that set it apart from other small towns in the region. These sites embody the community’s origins, reflect its cultural identity, and hold significant potential for tourism, storytelling, education, and economic activity. Public engagement revealed a strong desire to preserve and celebrate these historic features—not only for their architectural or cultural value, but also for their capacity to bring people together, attract visitors, and strengthen local pride.

While large-scale preservation projects may be beyond the town’s current capacity, targeted reinvestment, interpretive signage, walking tours, and coordinated heritage tourism can meaningfully enhance the visibility and economic contribution of these resources. Protecting historic structures, encouraging adaptive reuse, and highlighting Lewisville’s role along the National Road also reinforces downtown revitalization efforts and provides a compelling narrative for marketing the town. By recognizing, preserving, and actively promoting its historic and archaeological resources, Lewisville can honor its past while strengthening its identity and supporting future growth.

Findings

- Lewisville’s historic assets—Guyer Opera House, Houston Brick Building, National Road legacy—are central to community identity.
- Downtown contains multiple structures with heritage value but needs reinvestment.
- Public input strongly favored using historic buildings as part of marketing and tourism.

Relevant Goals

- **Goal 1:** Strengthen Community Identity
- **Goal 5:** Leverage the Park and Historic Assets as Catalysts for Growth

Relevant Objectives

- **Objective 5.4:** Develop a heritage tourism plan.
- **Objective 1.3:** Strengthen sense of place through preservation and beautification.

Strategies

- Conduct a simple historic asset inventory.
- Promote historic sites through branding and tourism materials.
- Integrate historic buildings into downtown revitalization strategies.
- Use the park as a staging area for heritage events and walking tours.

Implementation

Historic-resource implementation should begin with documenting existing resources and integrating them into branding and tourism efforts. Over time, the Town can pursue façade improvements, interpretive signage, and events that highlight the town’s history and draw visitors downtown and to the park.

Hazard Mitigation

With the increasing frequency of natural disasters and global pandemics, hazard mitigation and emergency planning are more important than ever. While the level of risk involved in each scenario differs by the community, being prepared and proactive is always better than being reactive. The hazard mitigation section aims to minimize the adverse effects of disasters through mitigation, preparedness, and recovery planning.

Findings

- Flooding and drainage remain the most significant hazard concerns.
- Some areas sit within the floodplain, limiting development.
- Residents emphasized the need for stormwater upgrades and improved emergency communication.

Relevant Goals

- **Goal 3:** Maintain High-Quality Infrastructure
- **Goal 4:** Promote Quality Residential Development

Relevant Objectives

- **Objective 3.3:** Reduce flooding through targeted drainage improvements.
- **Objective 4.1:** Ensure new housing avoids hazard areas.

Strategies

- Update the local hazard inventory.
- Prioritize drainage fixes in high-risk areas.
- Improve emergency notifications through enhanced communication tools.

Implementation

Hazard mitigation efforts should begin with integrating stormwater and drainage improvements into a capital improvements plan and program (CIPP). The Town should align land-use policy with hazard areas to prevent new development in vulnerable locations. Communication improvements can ensure residents receive timely updates during events, enhancing public safety.

6.0 Implementation and Critical Path Strategies

In the prior section, goals and objective statements are shown to guide the community's vision through recommendations, transitioning to strategies that are straightforward guidelines for implementing those recommendations. Strategies that are considered high-priority are developed in this section into Critical Path Strategies. This portion of the plan is designed to facilitate implementation, outline related goals, identify action items, specify individuals or organizations involved, and provide an estimated timeline and cost for each project.

Each strategy identified as a critical path strategy should be considered a top priority. Strategies are typically short-term initiatives that involve affordable projects, which can create momentum and showcase immediate progress for the community. Some projects will be long-term and require extended timelines, additional budgeting, or increased staff resources. Strategies might apply to multiple goals or objective statements. Strategies that directly address multiple goals will be identified. Strategies might also address the first step in completing a long-term goal.

Critical Path Strategies

The following pages guide Lewisville and community partners in implementing the identified Critical Path Strategies. Each program's dedicated work plan will have a timeframe of no more than five years and an estimated cost.

Some proposed projects and programs will incorporate public outreach and engagement activities in their planning process. To provide transparency in the decision-making and implementation process, responsible parties must keep the public informed of the changes and progress resulting from the implementation of this plan. All identified Critical Path Strategies will benefit from informing the public of potential changes, anticipated impacts and benefits, and when the community can expect to see those changes implemented. Public outreach will give businesses and residents time to prepare for the changes, become educated about and aware, and potentially reduce adverse public reactions.

CPS 1: Implement the Lewisville Community Park Upgrade Plan	
Purpose: Deliver visible, high-impact improvements to the community's most valued public space.	
<u>Action Steps</u>	<u>Parties to Involve</u>
<ol style="list-style-type: none"> 1. Conduct a park facility assessment and establish design priorities. 2. Upgrade shelter, lighting, courts, benches, and tree canopy. 3. Improve ADA access and parking. 4. Coordinate youth stewardship with JA, FFA, and school groups. 5. Pursue grants (IDNR, Creating Spaces, HCCF). 	<ul style="list-style-type: none"> ● Lead: Town of Lewisville ● Partners: Henry County Community Foundation, IDNR, Local Schools/FFA, Civic Groups
	<u>Related Goal Categories</u>
	<ul style="list-style-type: none"> ● Parks & Recreation ● Placemaking ● Public Facilities & Services ● Natural Resources
Time Frame: 2-4 years (phased)	
Estimated Cost: \$150,000 - \$350,000 (depending on lighting and court upgrades)	
NOTE: Pursuing IDNR funding will require development of a compliant Parks and Recreation Master Plan, which will increase the costs and time.	

CPS 2: Establish the Community Action Committee (CAC)	
Purpose: Create the volunteer infrastructure needed to implement plan initiatives.	
<u>Action Steps</u>	<u>Parties to Involve</u>
<ol style="list-style-type: none"> 1. Adopt a Town Council resolution establishing the CAC. 2. Recruit representatives from churches, schools, civic groups, and residents. 3. Develop an annual work program (events, beautification, communications). 4. Oversee volunteer days, decorating contests, and basic park programming. 	<ul style="list-style-type: none"> • Lead: Town Council • Partners: Civic Groups, Local Churches, Schools, Businesses
	<u>Related Goal Categories</u>
	<ul style="list-style-type: none"> • Government & Fiscal Capacity • Placemaking • Parks & Recreation
Time Frame: 6 months to establish; ongoing thereafter	
Estimated Cost: Minimal (<=\$5,000 annually for materials and supplies)	
NOTE: The CAC is assigned responsibilities in later critical path strategies, so this strategy should be done as soon as possible.	

CPS 3: Launch a Signature Annual Event	
Purpose: Build community identity and increase visitation to downtown and the park.	
<u>Action Steps</u>	<u>Parties to Involve</u>
<ol style="list-style-type: none"> 1. Select event theme (e.g., 250th Anniversary kickoff, Fall Fest, Historic Lewisville Day). 2. Obtain permits, sponsors, and vendor participation. 3. Develop event marketing using town branding. 4. Integrate youth participation, food trucks, and live music. 	<ul style="list-style-type: none"> • Lead: Community Action Committee • Partners: Town of Lewisville, Local Businesses, Schools, Tourism Groups
	<u>Related Goal Categories</u>
	<ul style="list-style-type: none"> • Placemaking • Economic Development • Parks & Recreation • Historic Resources
Time Frame: 9-12 months	
Estimated Cost: \$10,000 - \$30,000 (sponsors may help offset this cost)	

CPS 4: Downtown Lighting and Streetscape Improvements	
Purpose: Improve safety, aesthetics, and the visibility of historic downtown.	
<u>Action Steps</u>	<u>Parties to Involve</u>
<ol style="list-style-type: none"> 1. Conduct downtown walk audit to identify lighting gaps. 2. Install LED fixtures, pole banners, and seasonal elements. 3. Add benches, planters, and small streetscape components. 4. Coordinate improvements with business owners and utilities. 	<ul style="list-style-type: none"> • Lead: Town of Lewisville • Partners: IMPA, Local Businesses, Henry County Community Foundation
	<u>Related Goal Categories</u>
	<ul style="list-style-type: none"> • Historic Resources • Economic Development
Time Frame: 1-2 years	
Estimated Cost: \$75,000 - \$150,000 (depending on fixture selection)	

CPS 5: Drainage & Stormwater Priority Improvements	
Purpose: Address flooding and hazard-related infrastructure challenges.	
<u>Action Steps</u>	<u>Parties to Involve</u>
<ol style="list-style-type: none"> 1. Conduct a focused drainage study (Harrison St. priority). 2. Identify top 3–4 culvert/ditch repair locations. 3. Apply for OCRA + FEMA hazard mitigation funding. 4. Integrate upgrades with street resurfacing schedules. 	<ul style="list-style-type: none"> • Lead: Town of Lewisville • Partners: INDOT, Henry County Surveyor, OCRA, Consultant Engineers
	<u>Related Goal Categories</u>
	<ul style="list-style-type: none"> • Natural Resources • Hazard Mitigation • Public Facilities & Services • Transportation
Time Frame: 1-3 years	
Estimated Cost: \$200,000 - \$500,000 (depending on scope)	

CPS 6: Develop a Heritage Tourism Plan	
Purpose: Leverage the Guyer Opera House, Houston Brick Building, and National Road history for economic activity.	
<u>Action Steps</u>	<u>Parties to Involve</u>
<ol style="list-style-type: none"> 1. Inventory historic buildings and cultural sites. 2. Create walking route, interpretive signage, and story points. 3. Link heritage tourism to park events and downtown revitalization. 4. Prepare promotional materials for website and visitor packets. 	<ul style="list-style-type: none"> • Lead: Town of Lewisville • Partners: Guyer Opera House Board, Indiana Landmarks, HCCF, Local Historians
	<u>Related Goal Categories</u>
	<ul style="list-style-type: none"> • Historic & Archeological Resources • Economic Development • Parks & Recreation
Time Frame: 6-12 months	
Estimated Cost: \$25,000 - \$60,000 (depending on signage and marketing)	

CPS 7: Strengthen Code Enforcement & Property Maintenance	
Purpose: Improve neighborhood appearance and housing stability.	
<u>Action Steps</u>	<u>Parties to Involve</u>
<ol style="list-style-type: none"> 1. Establish a clear enforcement workflow with documented steps. 2. Communicate expectations via website, newsletters, and welcome packets. 3. Coordinate cleanup days with the CAC. 4. Track and report progress annually. 	<ul style="list-style-type: none"> • Lead: Town of Lewisville • Partners: Henry County Planning & Legal Counsel, Community Action Committee
	<u>Related Goal Categories</u>
	<ul style="list-style-type: none"> • Housing • Placemaking • Public Facilities & Services
Time Frame: 6-12 months to establish; ongoing	
Estimated Cost: Minimal to \$10,000 (legal and communications)	

CPS 8: Launch a Multi-Channel Communication System	
Purpose: Fix one of the most commonly cited public concerns—communication.	
<u>Action Steps</u>	<u>Parties to Involve</u>
<ol style="list-style-type: none"> 1. Create town newsletter (digital + limited print). 2. Launch volunteer subscription email list. 3. Maintain updated community calendar. 4. Expand website with project updates, grants, and progress dashboards. 	<ul style="list-style-type: none"> • Lead: Town Staff / CAC Communications Subgroup • Partners: Schools, Churches, Local Businesses
	<u>Related Goal Categories</u>
	<ul style="list-style-type: none"> • Government & Fiscal Capacity • Broadband • Economic Development
Time Frame: 3-6 months	
Estimated Cost: \$3,000 - \$8,000 per year (possibly offset by advertising)	

CPS 9: Improve Trail & Sidewalk Connections to the Park	
Purpose: Connect neighborhoods to the park and downtown safely.	
<u>Action Steps</u>	<u>Parties to Involve</u>
<ol style="list-style-type: none"> 1. Identify priority sidewalk/trail gaps. 2. Apply for IDNR or OCRA trail grants. 3. Coordinate with FFA/schools for trail maintenance projects. 4. Build 1–2 high-priority segments. 	<ul style="list-style-type: none"> • Lead: Town of Lewisville • Partners: CAC, IDNR, INDOT, Local Schools/FFA, HCCF
	<u>Related Goal Categories</u>
	<ul style="list-style-type: none"> • Transportation • Parks & Recreation • Natural Resources
Time Frame: 2-3 years	
Estimated Cost: \$50,000 - \$250,000 (depending on segment length)	

CPS 10: Develop a Small Business Recruitment & Support Program	
Purpose: Attract a small market, café, or service business to downtown.	
<u>Action Steps</u>	<u>Parties to Involve</u>
<ol style="list-style-type: none"> 1. Identify priority business types (market, eatery, services). 2. Prepare recruitment materials using the branding package. 3. Engage property owners regarding tenant readiness. 4. Offer small incentives (fee waivers, marketing support). 	<ul style="list-style-type: none"> • Lead: Town of Lewisville • Partners: Businesses, Henry County EDC, Chamber, HCCF
	<u>Related Goal Categories</u>
	<ul style="list-style-type: none"> • Economic Development • Placemaking • Historic Resources
Time Frame: 1-2 years	
Estimated Cost: \$10,000–\$30,000 annually (if incentives included)	

CPS 11: Adopt a 5-year Capital Improvement Plan and Program (CIPP)	
Purpose: Provide structure for funding, sequencing, and grant pursuit.	
<u>Action Steps</u>	<u>Parties to Involve</u>
<ol style="list-style-type: none"> 1. Compile project list (streets, drainage, park, utilities) and develop cost estimates. 2. Rank projects by urgency, readiness, and grant eligibility. 3. Match projects to funding cycles (OCRA, INDOT, IDNR, SRF). 4. Update annually with transparent reporting. 	<ul style="list-style-type: none"> • Lead: Town of Lewisville • Partners: Engineering Consultants, INDOT, OCRA, Utility Providers
	<u>Related Goal Categories</u>
Time Frame: 6 months to prepare; annual updates	
Estimated Cost: \$25,000 - \$50,000 (consultant-supported)	

CPS 12: Branding, Wayfinding, and Gateway Initiative	
Purpose: Strengthen community identity and support tourism and business development.	
<u>Action Steps</u>	<u>Parties to Involve</u>
<ol style="list-style-type: none"> 1. Develop official branding (logo, colors, tagline). 2. Install gateway signage at town entrances. 3. Implement wayfinding to park, downtown, and historic sites. 4. Integrate branding into all digital channels and printed materials. 	<ul style="list-style-type: none"> • Lead: Town of Lewisville • Partners: CAC, Businesses, INDOT (for sign permitting)
	<u>Related Goal Categories</u>
Time Frame: 1-3 years	
Estimated Cost: \$40,000 - \$100,000 (depending on signage materials and level of consultant support)	

How to Use Critical Path Strategies

The following pages guide the Town of Lewisville and community partners in implementing the identified Critical Path Strategies. Each program's dedicated work plan will include a timeframe of no longer than five years and an estimated cost.

Public Outreach and Awareness

Some proposed projects and programs will incorporate public outreach and engagement activities in their planning process. To provide transparency in the decision-making and implementation process, responsible parties must keep the public informed of the changes and progress resulting from the implementation of this plan. All identified Critical Path Strategies will benefit from informing the public of potential changes, anticipated impacts and benefits, and when the community can expect to see those changes implemented. Public outreach will give businesses and residents time to prepare for the changes, become educated about and aware, and potentially reduce adverse public reactions.

Updating the Plan

The following measures should be taken to ensure that the recommended strategies and action steps continue to move the community toward its vision and that the plan accurately reflects its collective vision and values over time.

- Prepare an annual report that highlights how the plan was utilized and the effectiveness of its contents. Pay particular attention to the implications of how one part of the plan affects or relates to another part.
- Establish a five-year review and update process to regularly examine and revise the plan's contents. Items of particular importance to examine are:
 - Updates to sociodemographic information.
 - Relevance of identified policy objectives.
 - Advancement in best practice in land use, transportation, or zoning.
 - Changes to the local regulatory environment.
- Convene a community engagement process with inter-local cooperation to complete the first two measures.

Appendix A: Existing Conditions and Public Outreach Report (FULL)

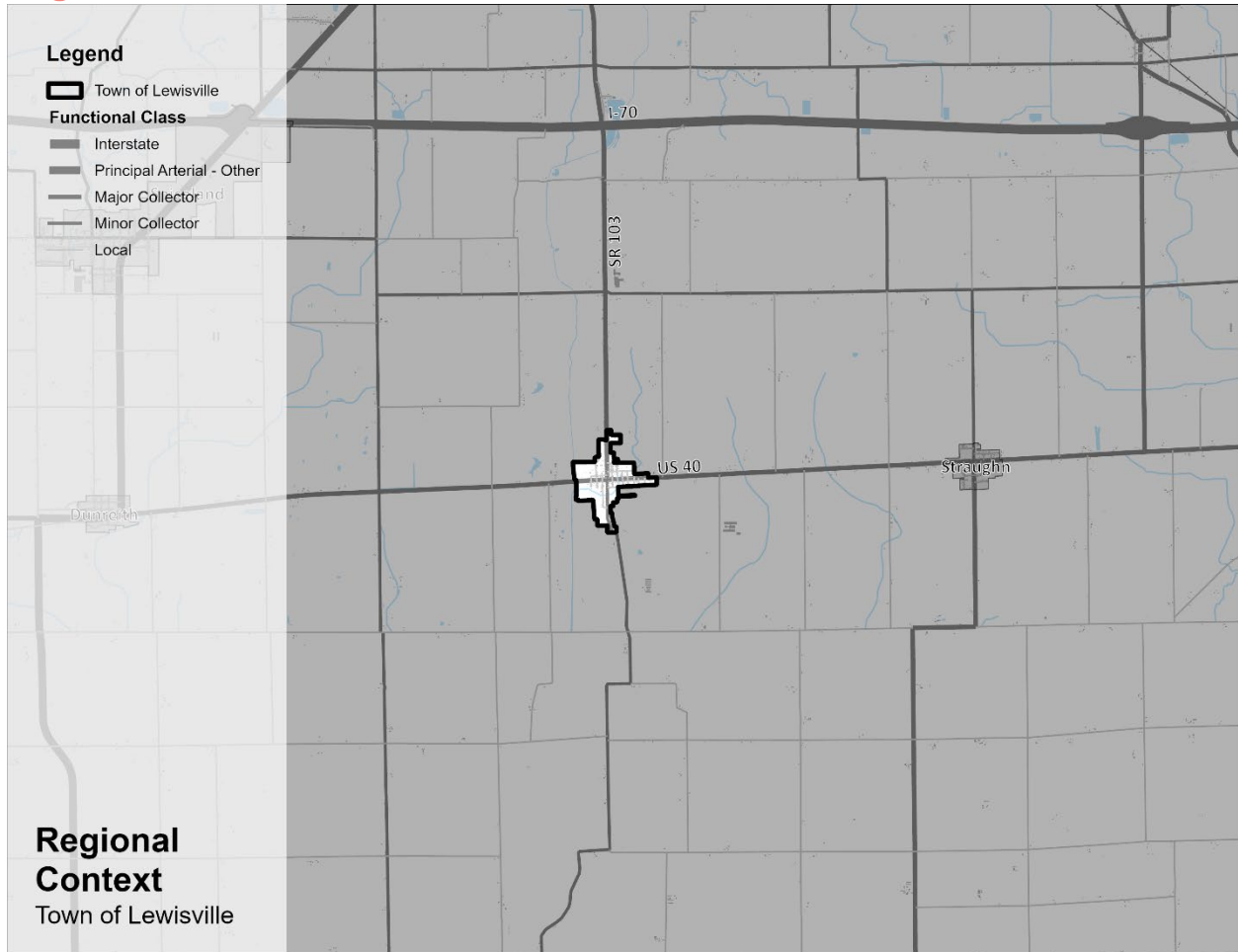
Introduction

Lewisville is a town of just over 320 people in southeast Henry County. Lewisville is just under an hour from Indianapolis and 40 minutes from Muncie. Currently, the community is engaged in a comprehensive and strategic planning process, and this report was developed to inform those discussions. The conditions and geography of Lewisville create challenges and opportunities that should be thoroughly considered throughout the planning process.

Foundation and History

One founder of Lewisville was Lewis C. Freeman, the Town's namesake. Lewisville is home to several historic buildings, including the Guyer Opera, which is on the National Register of Historic Places. Another historic building is the Houston Brick Building, the oldest brick building in Lewisville and on the entire route of US 40. These historic buildings still host their original façades, and others can be found on Main Street in Lewisville.

Regional Context



Lewisville is less than three miles from I-70, which connects it with Dayton and Indianapolis, both an hour's drive away. US 40 follows a similar route to I-70 and travels east-west through Lewisville. Neighboring communities include Spiceland, Dunreith, Straughn, and Raleigh.

Report Process

The Existing Conditions Report (ECR) is a preliminary step in the comprehensive planning process. When preparing to update a comprehensive plan, it is vital to understand where the community is currently. The ECR summarizes the findings from extensive research on the past and current strengths, weaknesses, opportunities, and threats specific to Lewisville. Topics considered include demographics, housing, employment, economy and market, land use and development, transportation, private and public services, history, environmental conditions, and community input. The ECR will inform the policy and recommendations made in the comprehensive plan.

Existing Document Review

While the Town of Lewisville does not have past planning documents, it is essential to understand the objectives of surrounding municipalities and higher levels of government to allow for coordinated efforts on similar goals.

Henry County Comprehensive Plan, 2018

The Henry County Comprehensive Plan aims to provide forward-thinking guidance to policy and development decisions within the county for years to come.

Key Themes

Vision/Values: The plan sets ten guiding principles for the County, that a resident should be able to:

1. Find a home for your stage and lifestyle.
2. Find quality dependent care.
3. Attend schools that offer a superior education.
4. Access career opportunities with employers that pay self-sustaining wages.
5. Age-in-place.
6. Have adequate, reliable utilities.
7. Have access to or otherwise be among a talented and agile workforce.
8. Easily move about the county.
9. Find a greater variety of shopping, dining, and entertainment options.
10. Live in a community that is attractive and well cared for.

Recommendations: Recommendations are broken down into people, places, and progress categories.

- **People:** This section analyzes existing demographics and economic conditions and recommends adequately providing for all life stages, improving the county's image, and modifying local regulations to accommodate housing suitable for an elderly population.
- **Places:** This section examines land use, parks and recreation, transportation, and utilities. It thoroughly explores all land use categories and addresses the needs of the people analyzed in the previous section with its recommendations.
- **Progress:** This section suggests growth management techniques, including laying out corridors suitable for development, addressing vacancies, land use conversions, and placemaking. It also explores economic development through business expansion, small business support, collaborative economic development, and tourism. Finally, it addresses administrative policy and procedures, specifically code enforcement and tax increment financing.

Comparison Communities

Many of the Lewisville statistics are compared to those of the State of Indiana, Henry County, or selected comparison communities to understand demographic data in context. Comparison communities were chosen because they contain characteristics similar to those of Lewisville. If Lewisville reports statistics much higher or lower than the comparison communities, that is a sign that a deeper look may be necessary to understand the reason. The comparison communities were chosen for the following reasons:

- **Kennard, IN:** Kennard is just over 10 miles northwest of Lewisville. It was selected because of its size and geography, which are similar to Lewisville.
- **Mount Summit, IN:** Mount Summit is located approximately 13 miles north of Lewisville, near IN-3 and US 36. Mount Summit was selected for its similar geography and size.
- **Spiceland, IN:** Spiceland is about five miles northwest of Lewisville. Spiceland was selected for its similar geography and small size.

Demographics

Overview

Demographic data describes the characteristics of a community relating to population, age, race, ethnicity, and income. These metrics create a stronger understanding of who lives in Greencastle and what unique opportunities or challenges the City faces. The gathered data is primarily reported by the US Census Bureau and interpreted or extrapolated by the following sources:

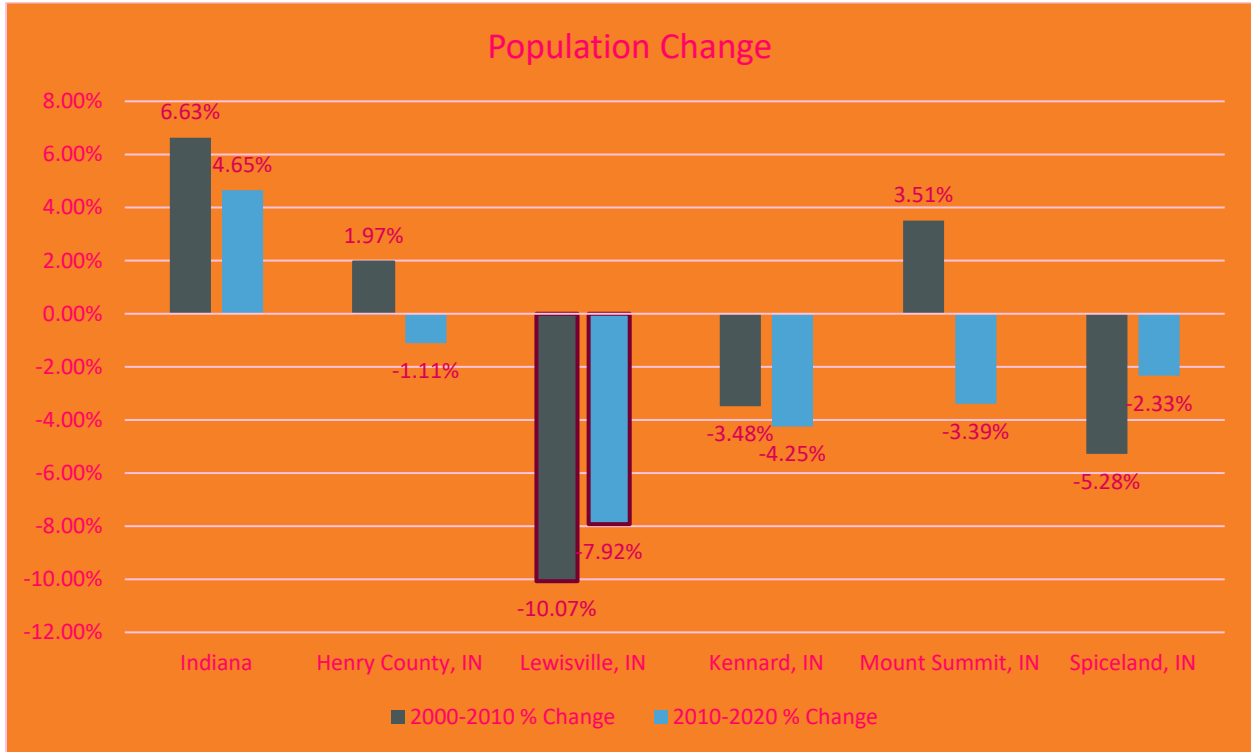
- **US Census Bureau American Community Survey:** In addition to the decennial census, the US Census Bureau conducts dozens of other censuses and surveys, including the American Community Survey. The American Community Survey is an ongoing effort that gathers information from a community through a small sample rather than the extensive 10-year survey with which most people are familiar.
- **US Census Bureau OnTheMap:** This online tool reports census data related to employment and commuting. When this report was written, the latest data for Greencastle on OnTheMap was from 2021.
- **ESRI Community Analyst:** ESRI Community Analyst is a powerful tool for analyzing data within a specific geographic location. ESRI allows data to be observed at a very local level and compared with surrounding groups.

Population

A community's population has some of the broadest implications of any other demographic statistic. The number of people living in the community will impact the tax revenue available to provide essential services. Historic population analysis will help determine whether the community is expected to grow or shrink in the coming decades so that the administration can plan accordingly. The population of Lewisville as of the 2020 census was 337.

Population Comparisons

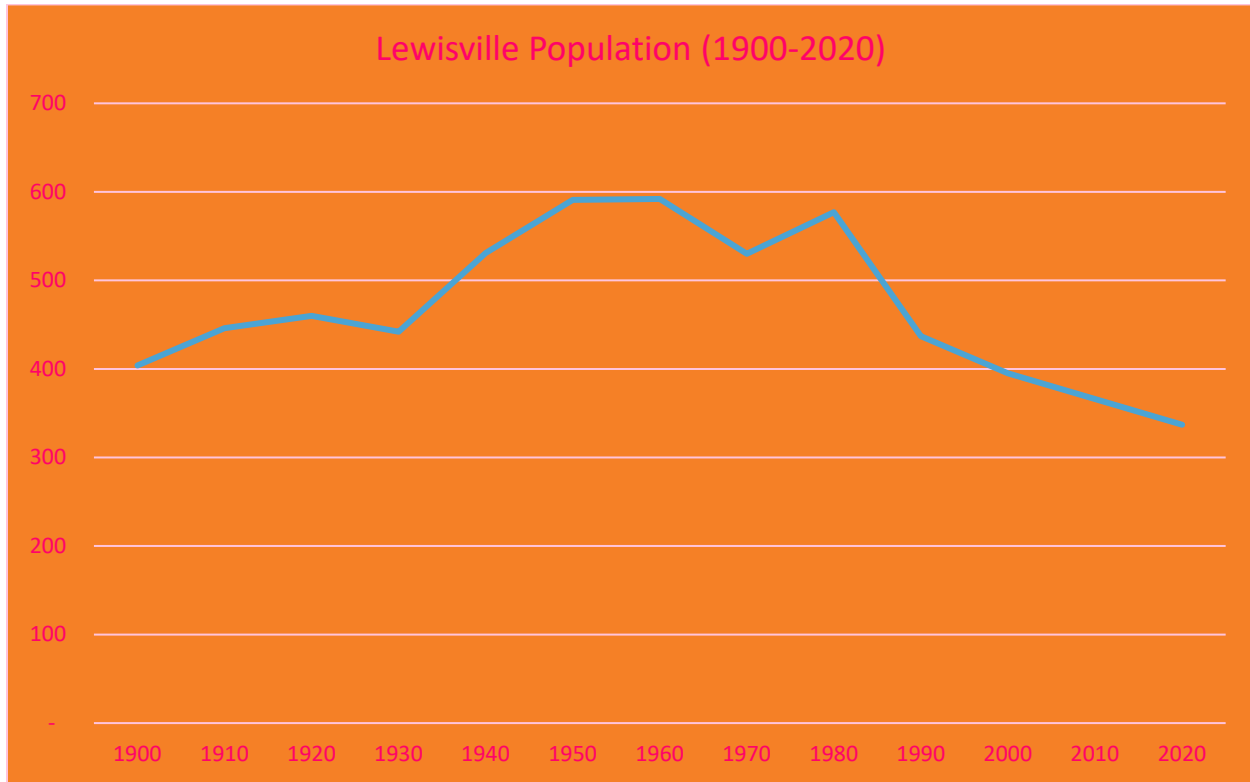
Lewisville has seen a significant population loss since 2000, with a 10.1 percent decrease from 2000 to 2010 and another 7.9 percent decrease from 2010 to 2020. While more significant in Lewisville, all comparison communities also saw a decline from 2010 to 2020, and all but Mount Summit saw a decline from 2000 to 2010. Henry County grew from 2000 to 2010 by 2.0 percent and lost 1.1 percent from 2010 to 2020. The State of Indiana saw an increase in population during both decades.



Source: ESRI Business Analyst

Historical Change

Lewisville's population grew from 1900 to the midcentury, with a dip in the 1960s. It then fell significantly from 1980 to 1990 and continued to lose population into the present.



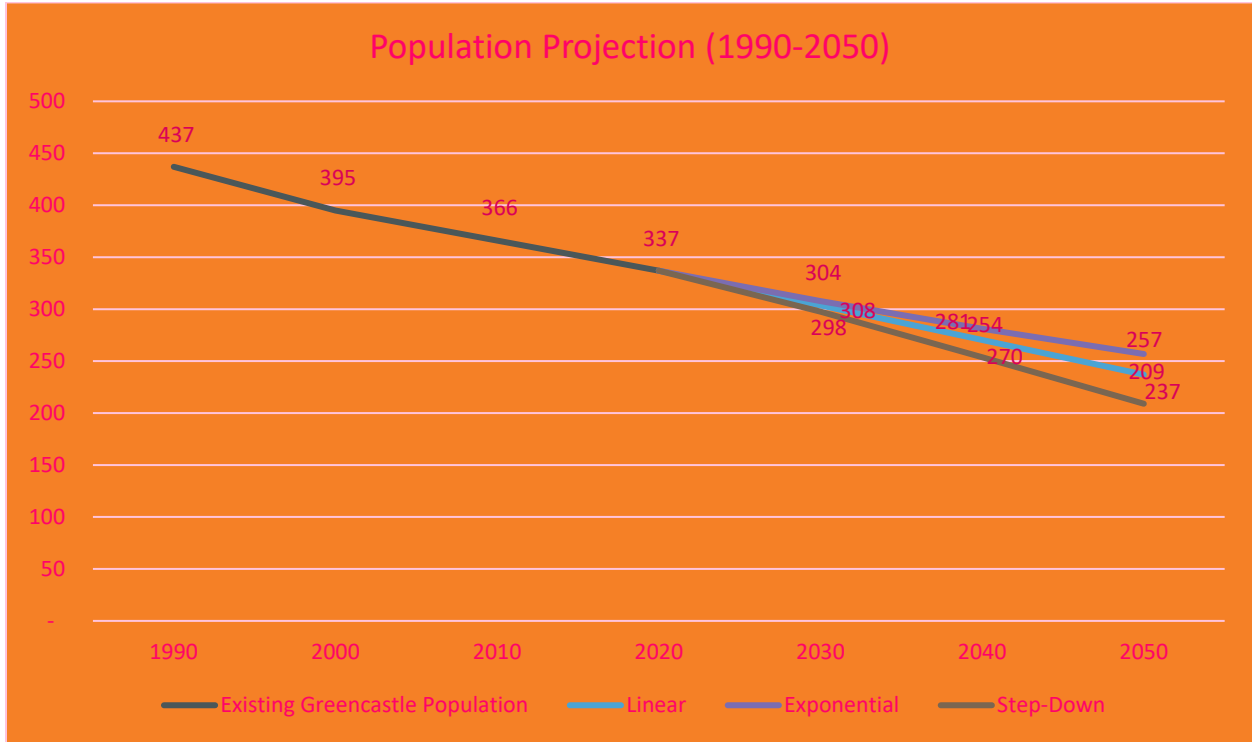
Source: StatsIndiana

Population Projection

Population projections forecast what future population growth or decline may look like for a community. Lewisville has experienced population growth over the past few decades, which is expected to continue. Projections indicate that by 2050, the Town's population could reach 209 residents, representing a loss of 128 people from the 2020 Census.

The following three population projection scenarios have been considered to provide a range of possible future outcomes:

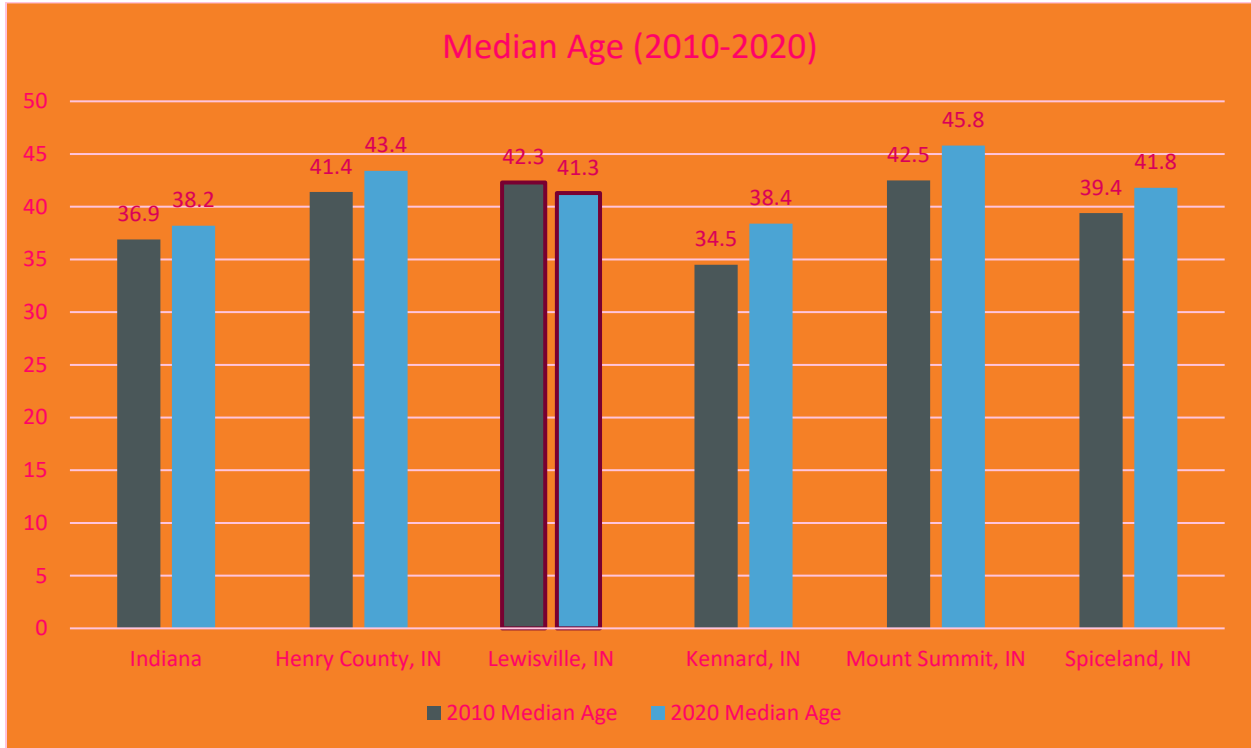
1. **Linear Growth Projection (1900-2050):** This projection assumes an average annual population increase based on historical trends. Under this scenario, the population would reach approximately 237 by 2050.
2. **Exponential Growth Projection (1900-2050):** This scenario assumes a decline at a similar rate to past decades, with a 9.5 percent decrease in population each decade. By 2050, this would result in a population of approximately 257.
3. **Step-Down Projection (1990-2050):** This projection uses the portion of Henry County's population attributed to Lewisville and with growth projections for Henry County to estimate the growth rate for Lewisville. Under this scenario, the population may decline to 209 residents.



Source: US Census Bureau, StatsIndiana, and American Structurepoint

Median Age

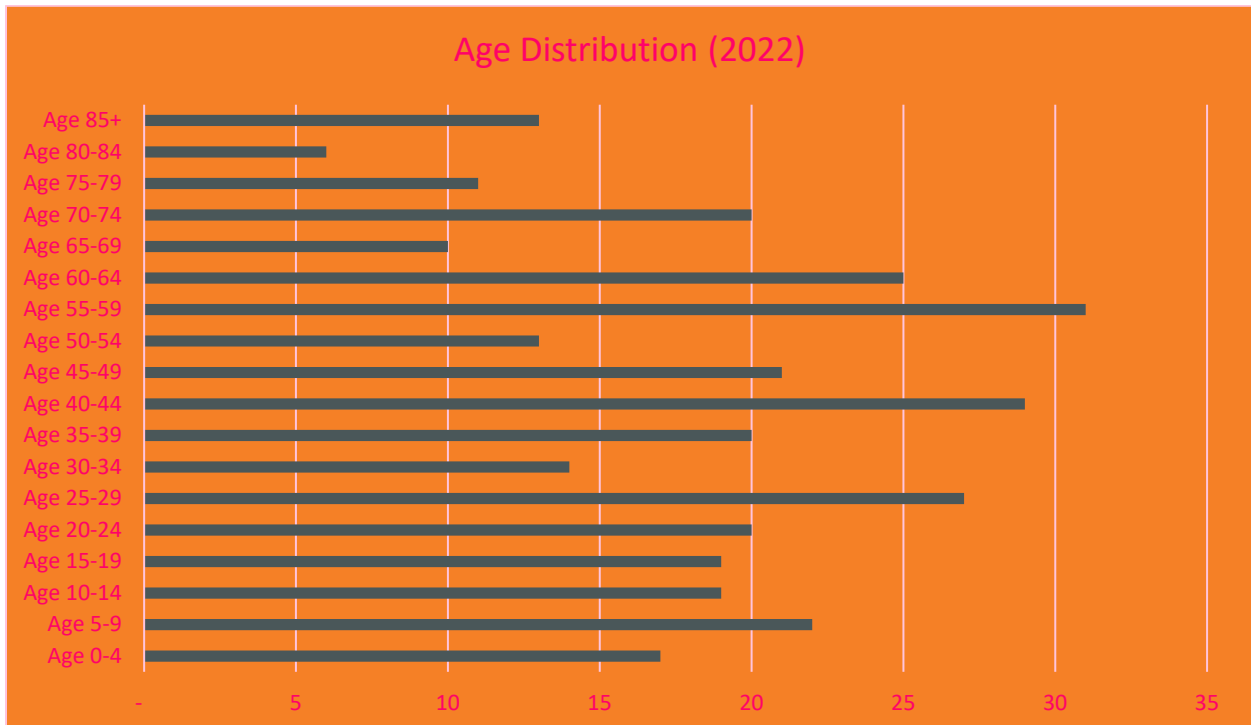
The median age in Lewisville is 41.3, down from 42.3 in 2010. The median age is relatively similar to that of the comparison communities. The State of Indiana’s median age is slightly younger, and Henry County’s is slightly older. It is unique among all geographies analyzed that the median age in Lewisville decreased from 2010 to 2020.



Source: ESRI Business Analyst

Age Distribution

The largest five-year age group in Lewisville is 55-59 years old. Overall, age groups are relatively evenly distributed in Lewisville.



Source: ESRI Business Analyst

Race

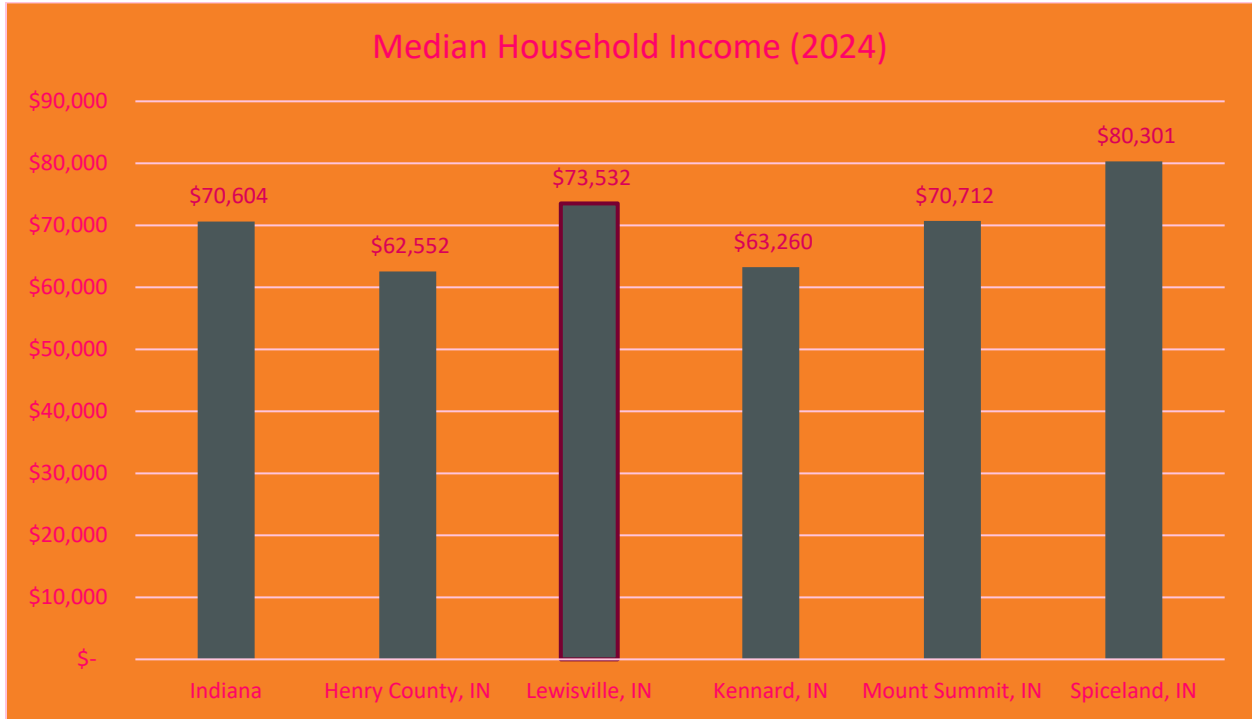
Lewisville has a predominantly White population of 97.9 percent. The next most common racial identity is other, at 1.8 percent, followed by Asian at 0.3 percent. No other racial identities are reported in Lewisville.



Source: ESRI Business Analyst

Income

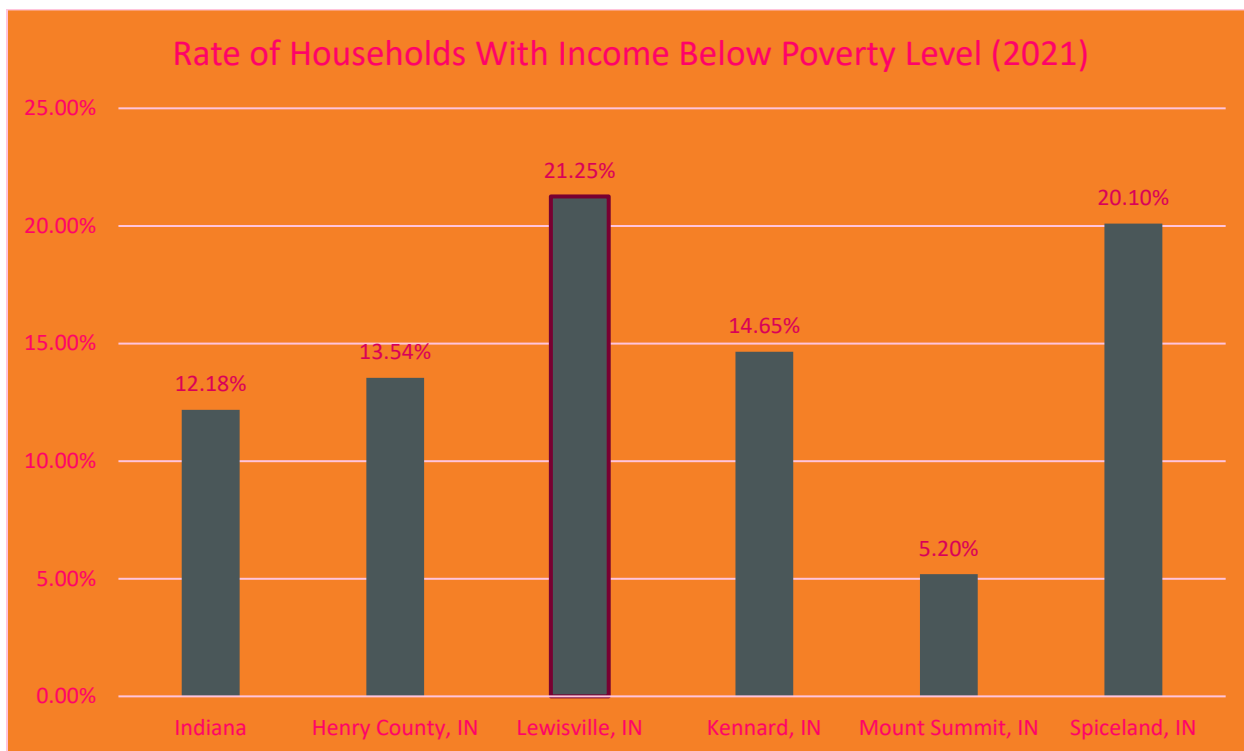
The median household income in Lewisville was estimated at \$73,532 in 2024. That is higher than that of Indiana, Henry County, Kennard, and Mount Summit. Spiceland has a higher median household income of \$80,301.



Source: ESRI Business Analyst

Poverty

The poverty threshold is set based on the size and composition of a household. In Lewisville, 21.3 percent of households fall below the federally set poverty threshold, the highest of all geographies analyzed. Spiceland is similar, at 20.1 percent.



Source: ESRI Business Analyst

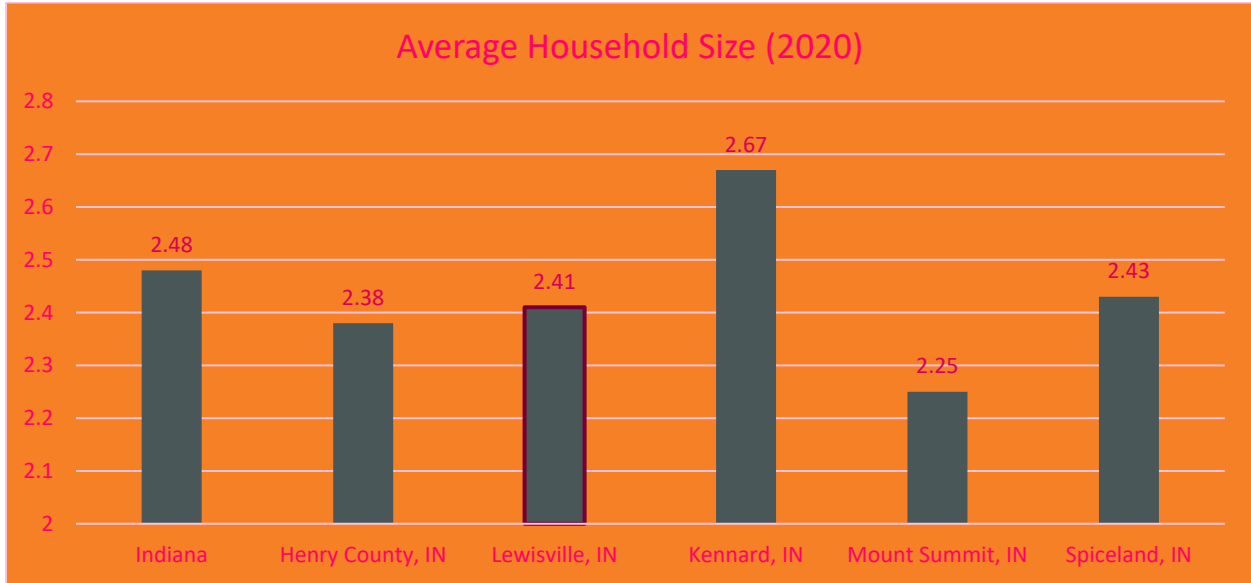
Conclusion

Lewisville’s demographic profile reveals a community facing gradual population decline, aging trends, and notable economic disparities, despite a relatively high median household income. The town’s unique position—experiencing both income strength and high poverty rates—suggests wealth is unevenly distributed, and economic vulnerability remains a concern for many residents. The steady loss of population since 1980, combined with projected future declines, underscores the need for strategic planning to attract and retain residents, particularly younger households. However, Lewisville’s relatively balanced age distribution and small-town character offer a foundation for future revitalization efforts. Understanding these demographic dynamics will be essential in guiding housing, infrastructure, and economic development policies throughout the comprehensive planning process.

Housing

Households

The average household size in Lewisville is 2.41 people per household. That is smaller than that in Kennard and roughly the same as Spiceland, while it is larger than that in Mount Summit. Indiana and Henry County have average household sizes similar to Lewisville’s at 2.48 and 2.38.

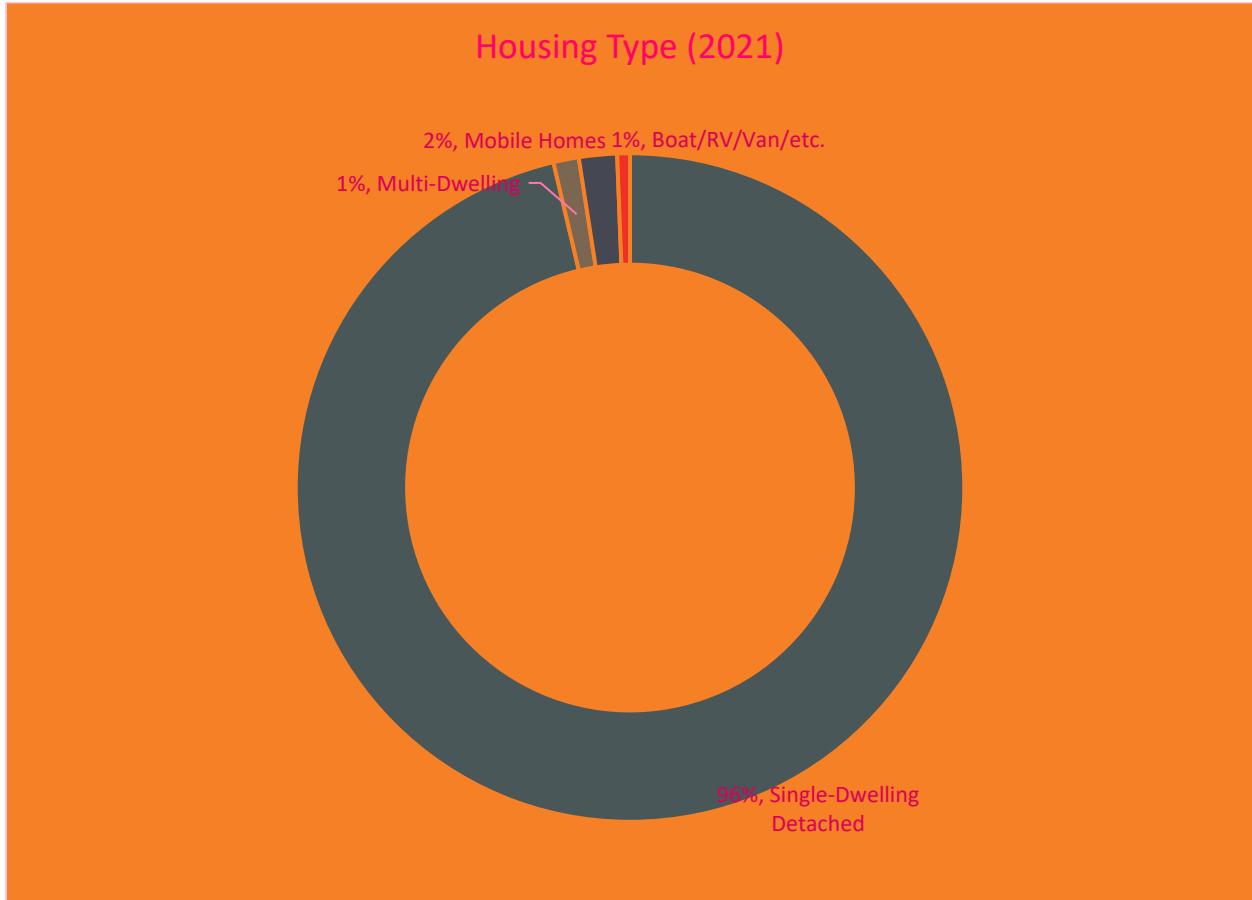


Source: ESRI Business Analyst

Housing Type

Lewisville offers several housing types, including single-family detached units, mobile homes, multi-dwelling units, and boat/RV/van units.

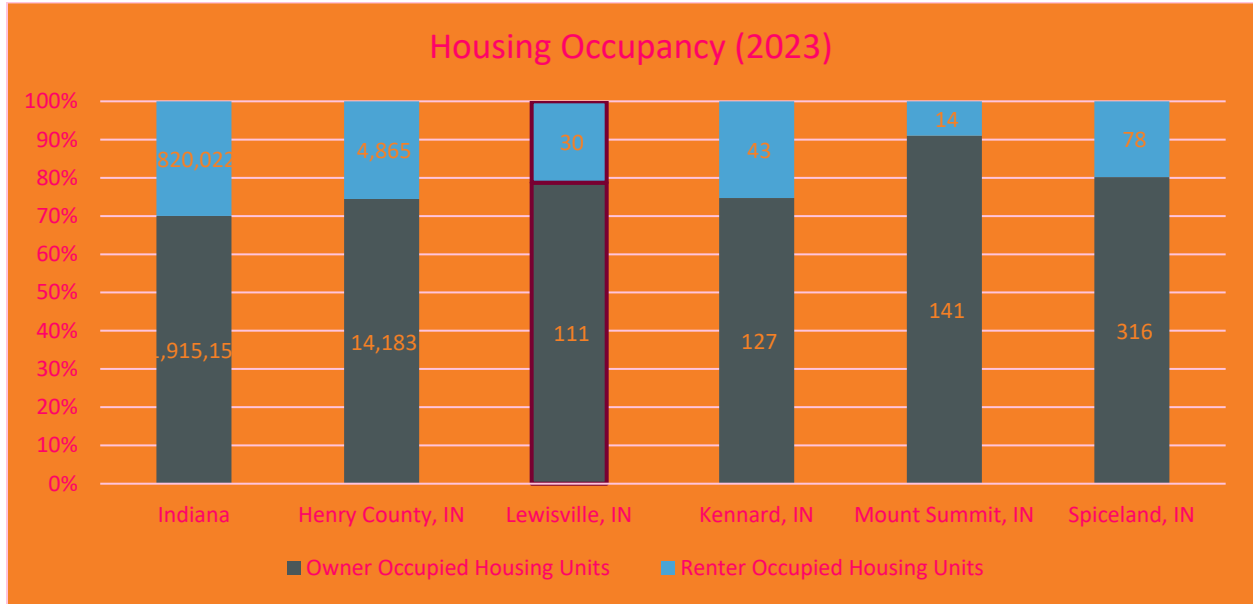
1. **Single-Dwelling Detached Units:** The most common type of housing in the Town of Lewisville, these units accounted for 157 housing units, or 96 percent, in 2022. These detached homes are typically one-family residences on individual lots, providing ample space and privacy for homeowners.
2. **Mobile Homes:** Three mobile homes are present in Lewisville. They provide affordable housing options for many residents and contribute to the diversity of housing types available in the Town.
3. **Multi-Dwelling Units:** In 2022, the Town of Lewisville had two multi-family housing units, such as apartment buildings or townhomes with shared walls. These units cater to various households, including those looking for rental properties or more compact living arrangements.
4. **Boat/RV/Van/etc.:** One housing unit in Lewisville falls into this category. This type of housing can represent a highly affordable housing choice, a more transient resident, or an odd unit that does not fit other categories.



Source: ESRI Business Analyst

Occupancy

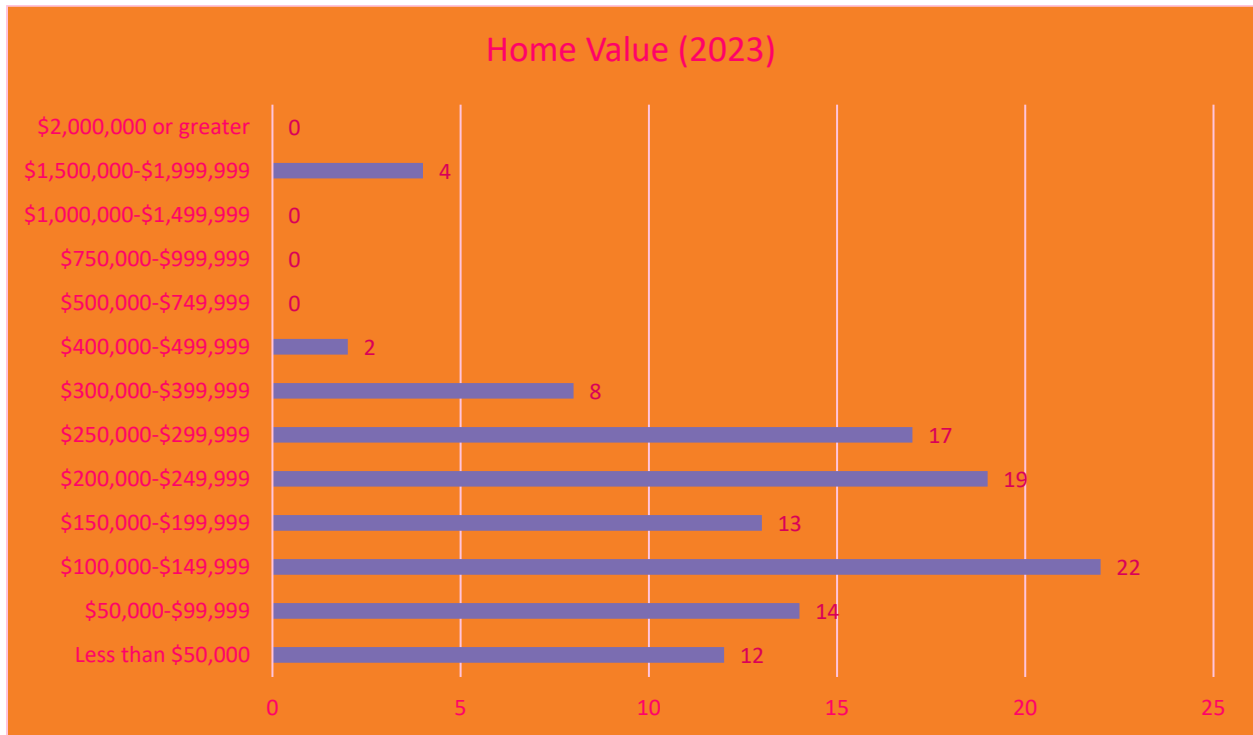
When a home is owned rather than rented, the occupant may be more likely to stay in the community and have wealth-building opportunities through property ownership. Lewisville has an owner-occupancy rate of 78.7 percent, similar to that in Spiceland, lower than Mount Summit, and higher than Kennard, Henry County, and the State of Indiana benchmarks.



Source: ESRI Business Analyst

Home Values

When divided into groups as shown in the chart below, the group with the most homes in it, 22, is valued from \$100,000 to \$149,999. Only 14 homes are valued over \$300,000.

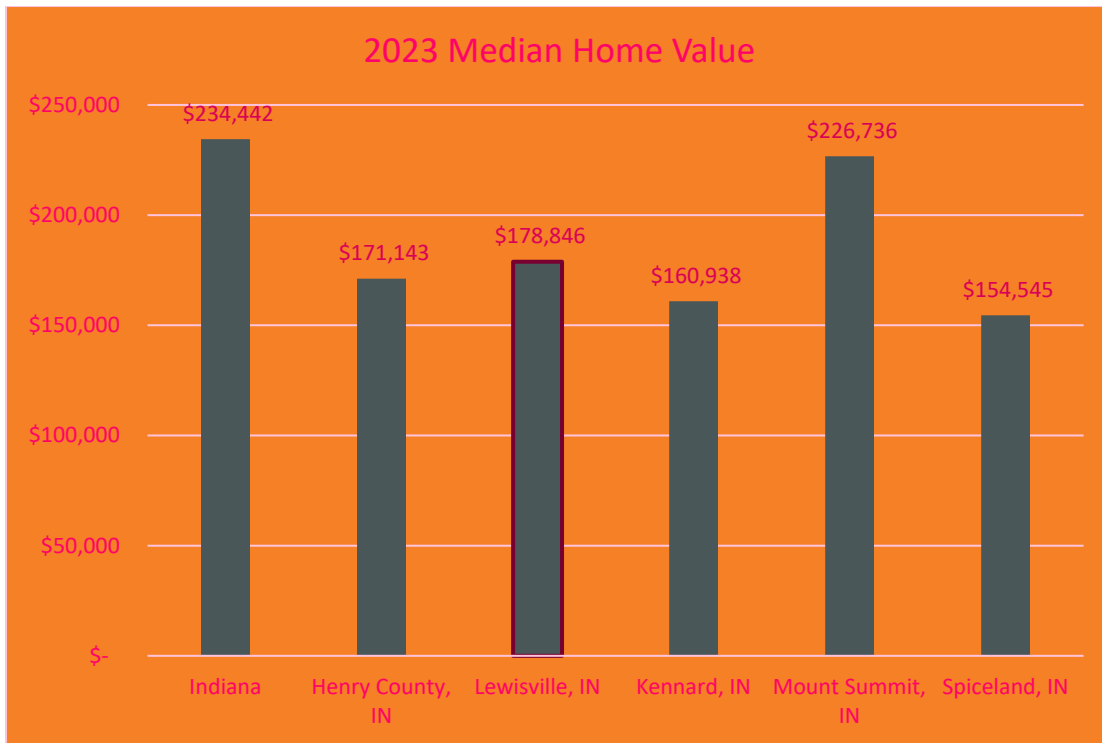


Source: ESRI Business Analyst

Median Home Value

The median home value in Lewisville is \$178,846. That is higher than Kennard and Spiceland, but lower

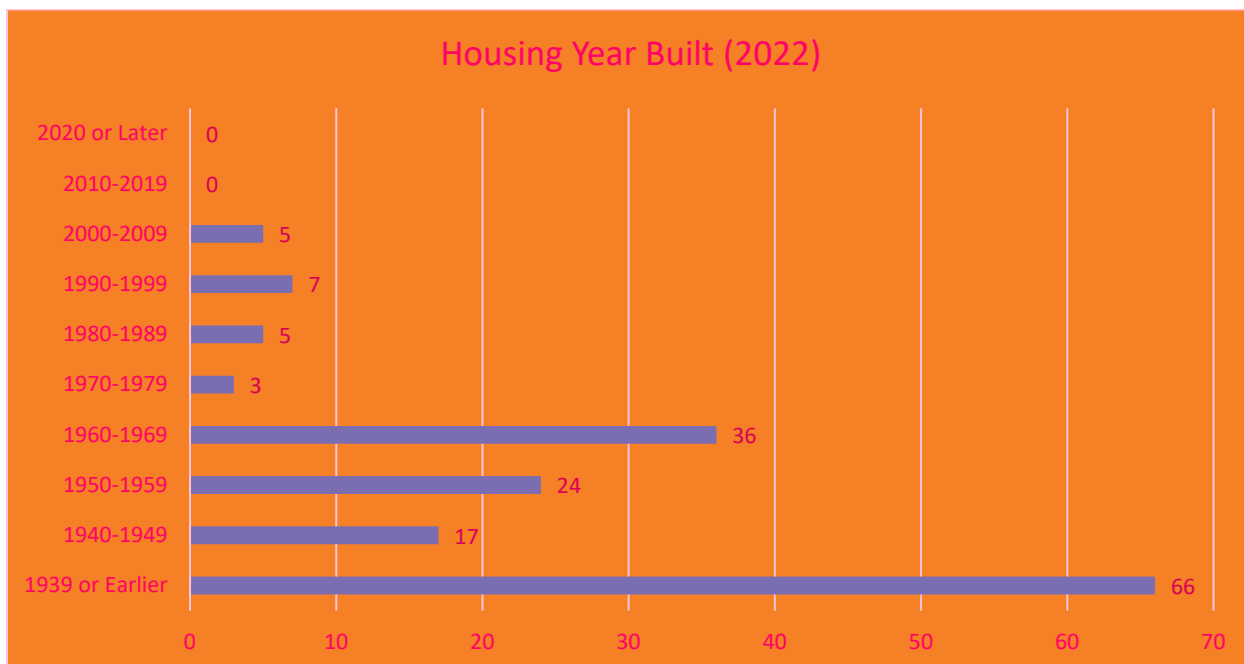
than Mount Summit and the State of Indiana benchmark. It is similar to the median home value in Henry County, but slightly higher.



Source: ESRI Business Analyst

Age of Housing Units

The majority of housing units in Lewisville were constructed prior to 1939. The decade with the most housing units built after 1939 was the 1960s, with 36. As of 2022, no new housing units had been constructed since 2010.



Source: ESRI Business Analyst

Conclusion

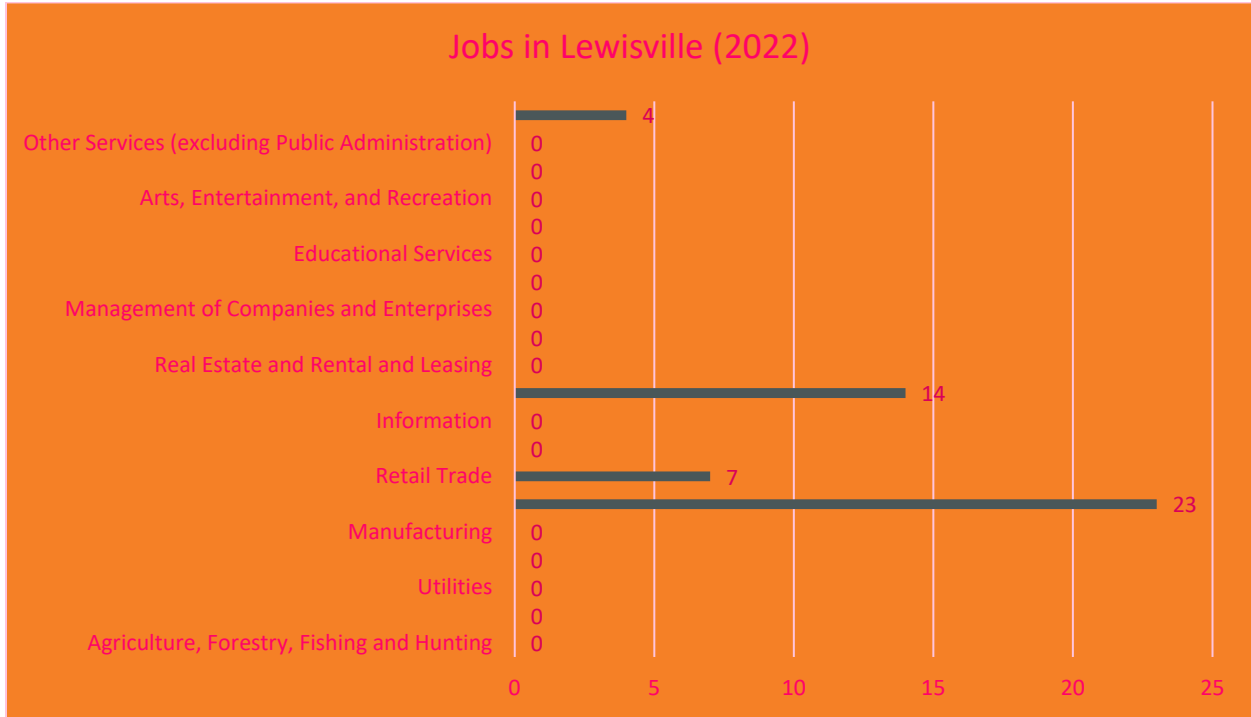
Lewisville’s housing stock reflects the characteristics of a small, historically rooted community with limited recent development. The dominance of single-family detached homes, coupled with an exceptionally high owner-occupancy rate, underscores the town’s stable, ownership-oriented character. However, the aging condition of the housing—much of it built before 1939—and the near absence of new construction since 2010 signal a need for reinvestment in existing homes and encouragement of new residential development. While home values remain moderate and competitive within the region, the limited variety of housing types may pose challenges for attracting a broader range of residents, particularly younger households or those seeking affordable rental options. Future planning efforts should balance preserving community character with strategies that diversify housing choices and reinvigorate the town’s residential base.

Employment

Industry

There are 48 workers in Lewisville. Of the twenty industries represented in US Census data, workers in Lewisville work in four industries. The largest is wholesale trade with 23 workers, followed by finance and insurance with 14 workers, retail trade with 7, and public administration with 4.¹

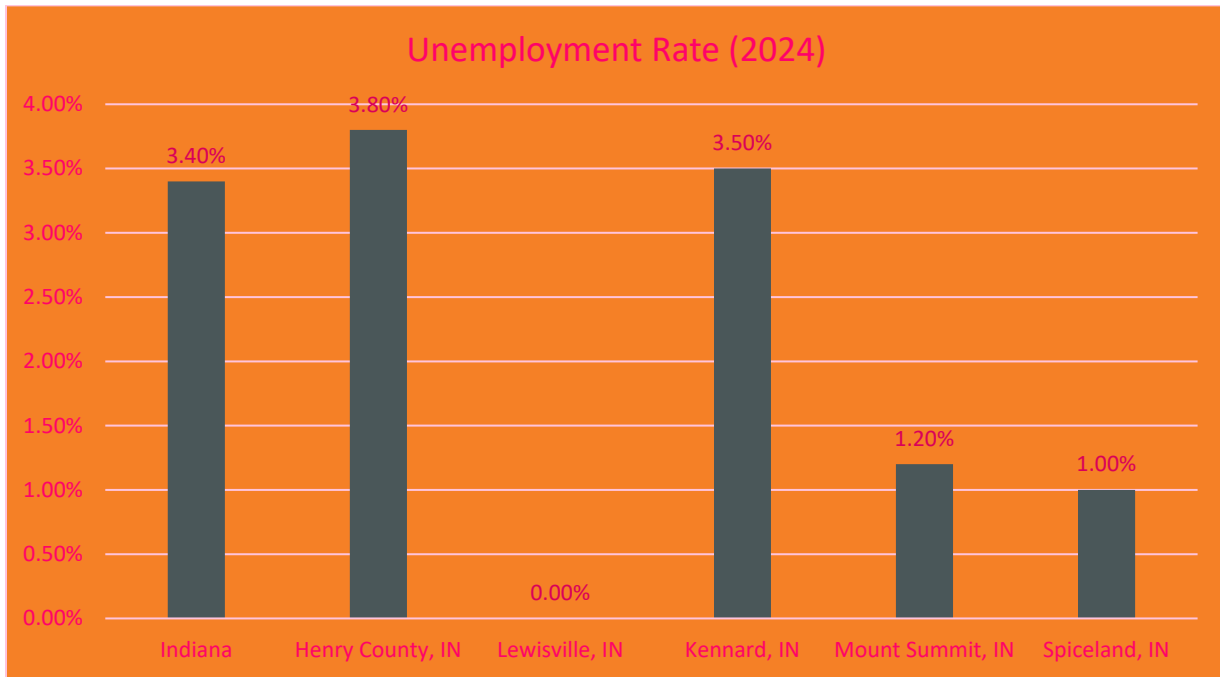
¹ Finance and insurance are grouped in one category and its presence does not necessarily mean both finance and insurance jobs exist in Lewisville; all workers could be in finance or all in insurance.



Source: ESRI Business Analyst

Unemployment

Lewisville has a zero percent unemployment rate. That is the lowest of all geographies analyzed.



Source: ESRI Business Analyst

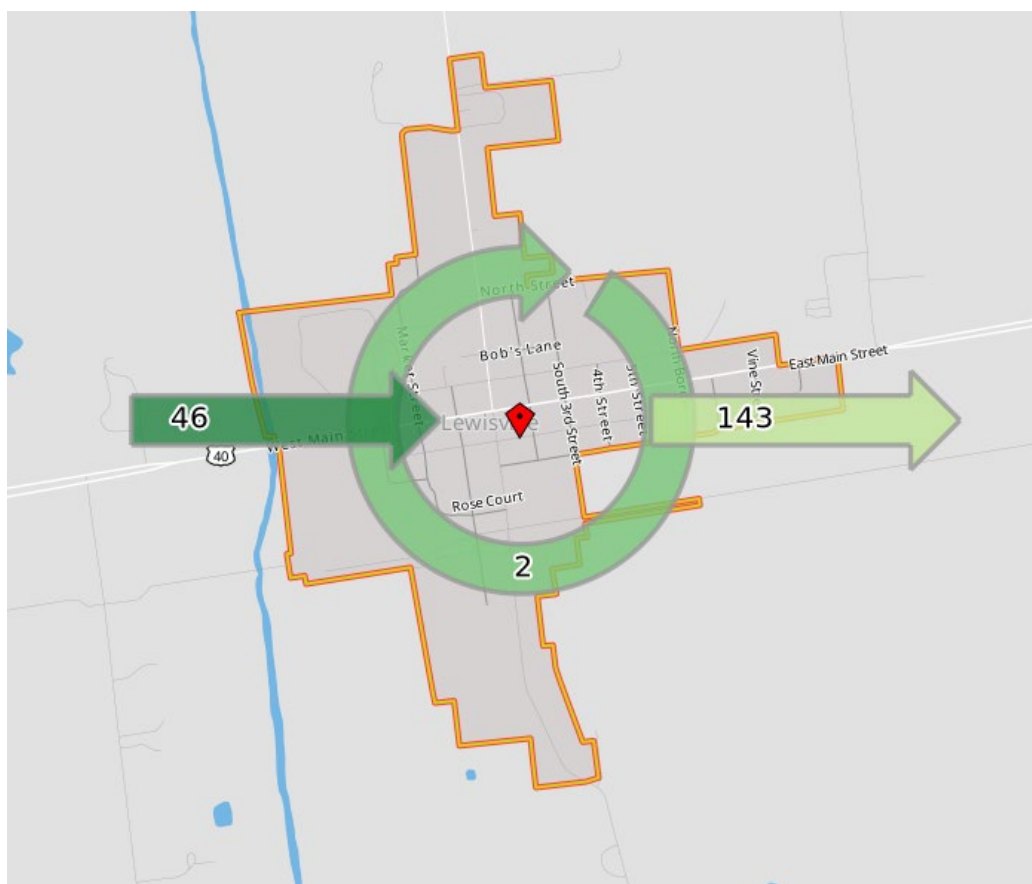
Daytime Population

The daytime population represents what the community looks like during the workday. A lower daytime population than the overall population means people leave the community for work each day. A higher daytime population means more people commute into the community than out of it. The daytime population in Lewisville in 2024 was 240, meaning more people were commuting out of Town than in.

Commuter Behavior

On average, 46 people commute into Lewisville for employment each day. Only two people both live and work in Lewisville. Five workers in Lewisville are from New Castle, making up 10.4 percent, while two are from Hagerstown, making up 4.2 percent.

Some of the most common communities to which Lewisville residents commute are Indianapolis at 10.3 percent of residents, New Castle at 8.3 percent, and Spiceland at 4.1 percent.



Source: US Census OnTheMap

Conclusion

Lewisville's employment profile reveals a small, specialized workforce with limited local job opportunities. The town's economic base is relatively narrow, with just 48 workers employed across four industries—primarily wholesale trade and finance and insurance. The reported zero percent unemployment rate suggests that those seeking work are employed, but likely not within town limits. The low number of residents who live and work in Lewisville, combined with a significantly lower

daytime population, highlights the town’s role as a bedroom community, with most residents commuting elsewhere for employment. That dynamic underscores the importance of regional job access while also pointing to an opportunity for the Town to encourage local economic development that diversifies employment options, supports local entrepreneurship, and strengthens the community’s long-term economic resilience.

Economy and Market

Retail Gap Analysis

A retail gap analysis demonstrates current sales and revenue generated locally and how much money “should” be spent based on the local population’s disposable income. An analysis was conducted for the Town. The map below illustrates the three trade areas calculated via drive times from central Lewisville.

A retail gap analysis helps to:

- Uncover unmet demand and possible opportunities.
- Understand the strengths and weaknesses of the local market area; and,
- Measure the difference between actual and potential retail sales.

“Leakage” and “surplus” are the two categories used in a retail gap analysis.

- **Leakage** in a local market means that people living in a trade area are spending money outside of that trade area. That indicates that additional disposable income could be captured in the trade area but is being lost or “leaking” to competing shopping districts.
- A **surplus** in a local market means more money is being invested in developing local businesses and specialty niches than the trade area’s population “should be” spending. A surplus can have multiple meanings:
 - A saturation of the number of businesses in the trade area without enough disposable income to support them all.
 - The trade area in various retail businesses and services is increasing, with additional shoppers beyond the residents’ spending power.

Retail Category	10-Minute Drive Trade Area	15-Minute Drive Trade Area	30-Minute Drive Trade Area
Total retail trade, including food and drink	15,322,834	166,077,887	533,040,635
Motor vehicle and parts dealers	11,513,672	73,590,028	144,053,513
Furniture and home furnishings stores	-2,467,818	3,100,152	20,250,046
Electronics and appliance stores	707,208	5,093,278	14,366,371
Building materials, garden equipment, and supplies dealers	1,870,581	10,137,547	46,264,487
Food and beverage stores	6,121,645	28,685,147	28,482,538
Health and personal care stores	3,148,327	14,051,011	29,858,885
Gasoline stations	-34,203,649	-147,851,995	-266,989,400
Clothing and clothing accessories stores	2,343,652	13,933,904	51,397,275
Sporting goods, hobby, musical instruments, and bookstores	671,945	1,763,858	10,622,274
General merchandise stores	5,733,561	33,236,869	11,465,263
Miscellaneous store retailers	1,179,733	4,806,235	4,222,994
Non-store retailers	11,225,470	80,101,268	289,451,763
Electronic shopping and mail-order houses	11,476,834	85,683,611	318,389,967
Food services and drinking places (alcoholic beverages)	7,478,506	45,430,585	149,594,627
Special food services	593,332	365,574	9,668,471
Drinking places (alcoholic beverages)	298,500	866,086	4,319,761
Restaurants and other eating places	6,586,674	44,198,925	135,606,396
Full-service restaurants	2,808,359	17,094,588	48,847,019
Limited-service restaurants	3,257,205	24,344,864	48,847,019
Cafeterias, grill buffets, and buffets	19,669	-204,400	-1,008,880
Snack and non-alcoholic beverage bars	501,441	2,963,872	11,151,357
Surpluses are shown in red. Leakages are shown in black.			

Source: US Census OnTheMap

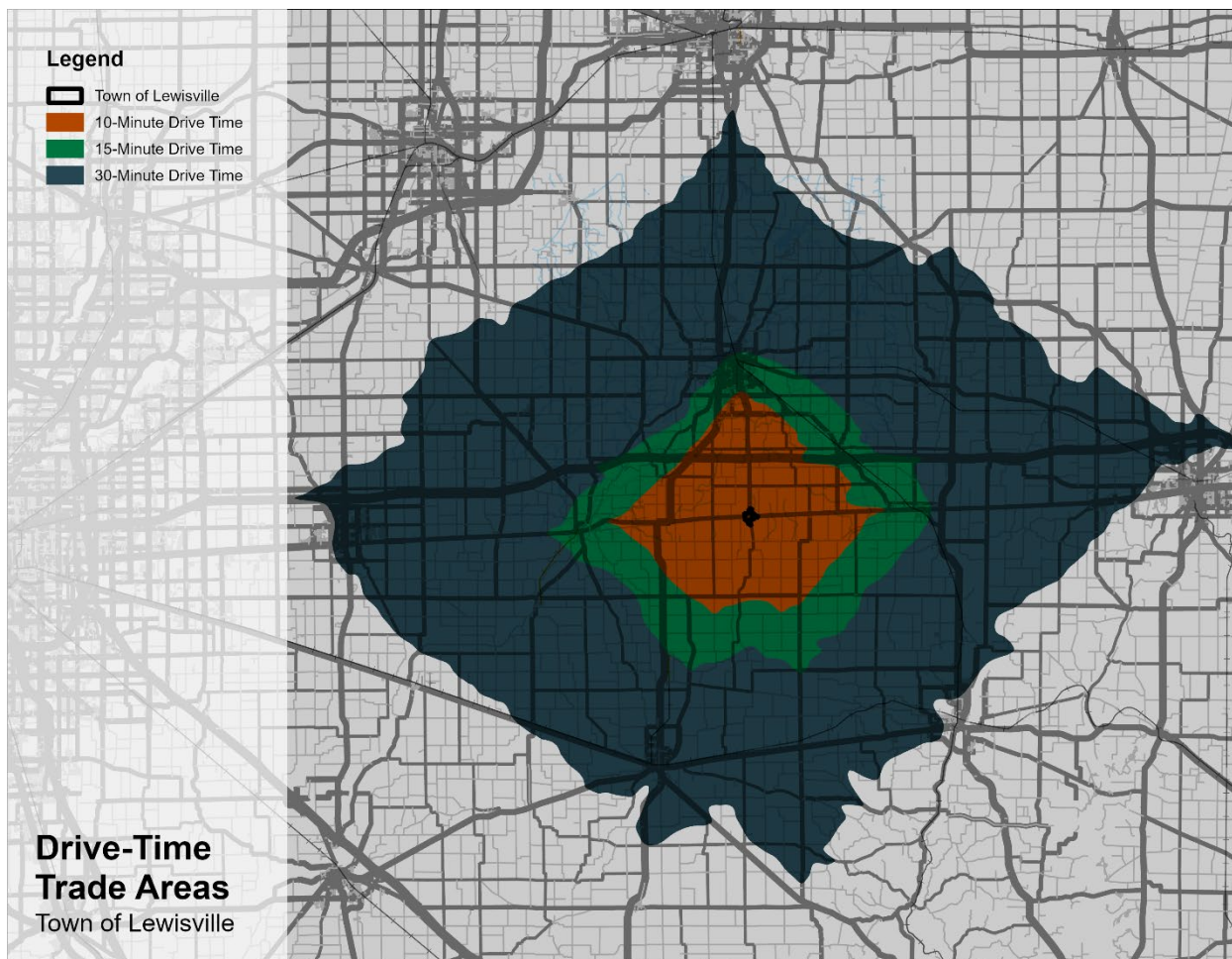
Trade Areas

10-, 15-, and 30-minute drive times from central Lewisville were selected for this analysis.

10-Minute Drive Time: This trade area reaches the southern portions of New Castle, the Towns of Dunreith, Ogden, and Spiceland, with surrounding rural areas.

15-Minute Drive Time: This trade area covers most of the Town and surrounding areas, including most of the City of New Castle, and other surrounding communities such as Knightstown and Cambridge City.

30-Minute Drive Time: This trade area includes a larger area, including Rushville, Greenfield, and portions of Richmond. This trade area almost reaches Muncie and suburban Indianapolis.



10-Minute Drive Time Trade Area

This trade area shows an overall leakage of approximately 15.3 million dollars.

The surpluses present are in gasoline stations and furniture and home furnishing stores. These two retail sectors are the only surpluses in the 10-minute drive area. A surplus shows that demand is met, and commuters come into the trade area from outside for these goods and services.

The highest leakages are found in motor vehicle and parts dealers, and food services and drinking places, especially from restaurants and other eating places. That signifies a higher demand for these industries than the presence of suppliers within the given area.

15-Minute Drive Time Trade Area

This trade area has an overall leakage of approximately 161.1 million dollars.

In the 15-minute drive trade area, the only two retail categories with surpluses are gasoline stations and cafeterias, grill buffets, and buffets. The gas station surplus is even more significant in this trade area than in the 10-minute drive area, at 147.9 million dollars.

The largest leakages in this trade area are the same as those in the 10-minute drive area, within the retail categories of motor vehicle and parts dealers, food services, and drinking places. These leakages become significantly larger in this trade area.

30-Minute Drive Time Trade Area

The 30-minute drive trade area sees a 533.0-million-dollar leakage.

The surpluses and largest leakages are the same in this area as in the 15-minute drive area.

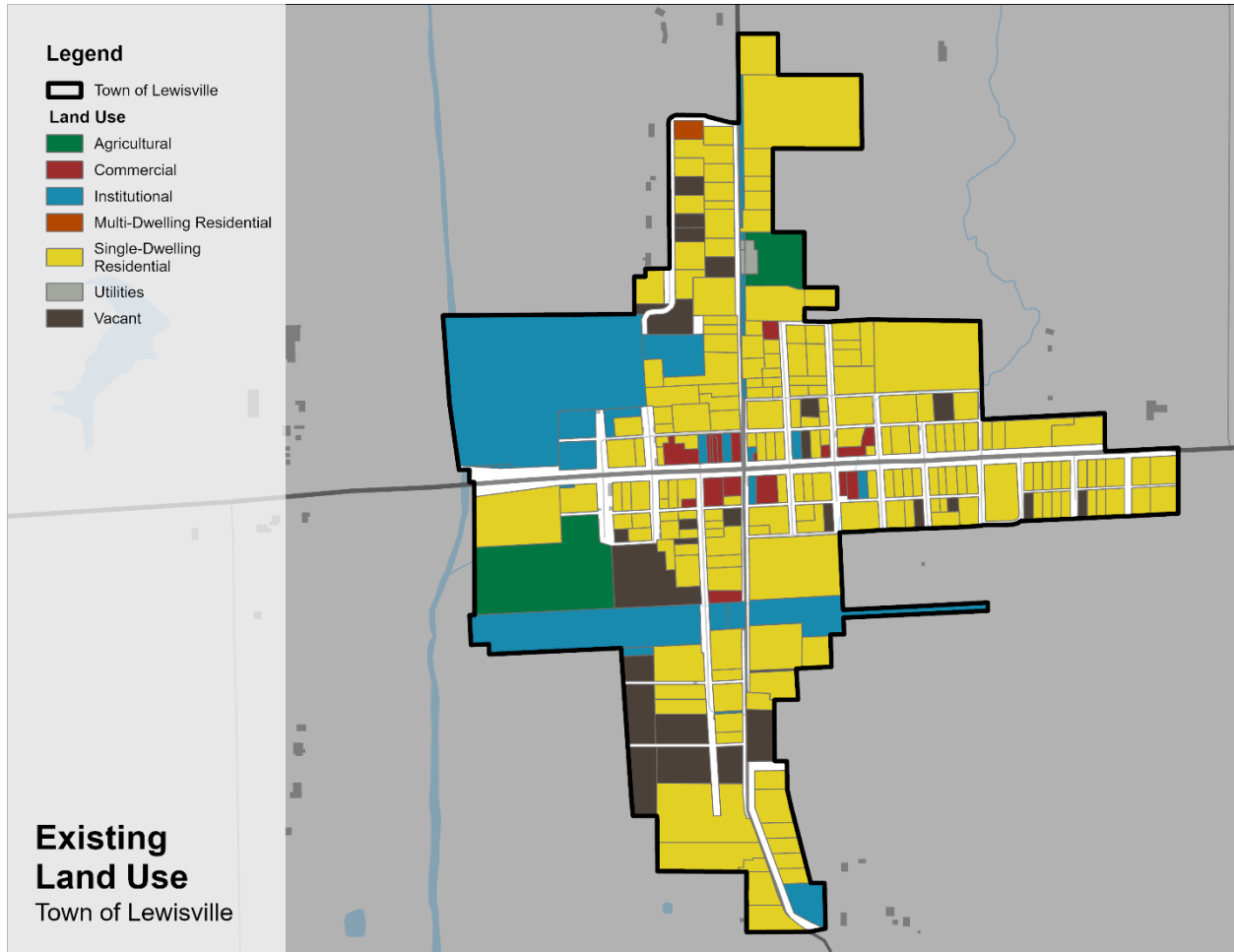
Conclusion

The retail gap analysis for Lewisville reveals substantial opportunities to strengthen the town's local economy by capturing a greater share of resident and regional spending. Across all three trade areas—10, 15, and 30 minutes—there is significant retail leakage, particularly in categories such as motor vehicle and parts dealers, food services, and drinking places. That indicates unmet demand and suggests that residents travel outside the area to meet everyday needs, presenting a clear market opportunity for targeted business recruitment or expansion. While there are some surpluses, notably in gasoline stations and furniture and home furnishing stores, these are limited and do not offset the broader trend of economic leakage. By identifying the sectors with the highest growth potential, Lewisville can pursue strategies to attract businesses that meet local demand, reduce retail leakage, and foster a more vibrant and self-sustaining local economy.

Land Use and Development

Existing Land Use and Development

Land use describes the activity taking place on the land regardless of the zoning district. The Property Tax Management System Code determines the land use for each parcel.



Land Use by Acreage

The most prominent land use in Lewisville is single-dwelling residential, which accounts for 58.7 percent of the town's land use, or 83.1 acres. The next most prominent is vacant land, at ten percent, or 14 acres. The least prominent are multi-dwelling residential, with only one 0.4-acre parcel, and utilities, also at 0.4 acres, consisting of three parcels.

Land Use	Acres	Percentage
Agricultural	8.7	6.2%
Commercial	3.2	2.2%
Multi-Dwelling Residential	0.4	0.3%
Institutional	31.6	22.3%
Single-Dwelling Residential	83.1	58.8%
Utilities	0.4	0.3%
Vacant	14.0	10.0%
Total	141.4	

Zoning and Policy

Zoning sets the land use guidance for new development. Existing land use is not always consistent with the current zoning district or requirements. Henry County sets the existing zoning in Lewisville. The zoning districts present in Lewisville include A1, GB, LB, R1, R2, R3, and vacation.

Zoning District Descriptions²

Agricultural

The agricultural zoning district in Lewisville is A1. This district is intended to preserve agricultural land with a maximum density of one dwelling unit per 20 acres. Agricultural functions are the primary use, but some other uses are permitted, many with commission approval.

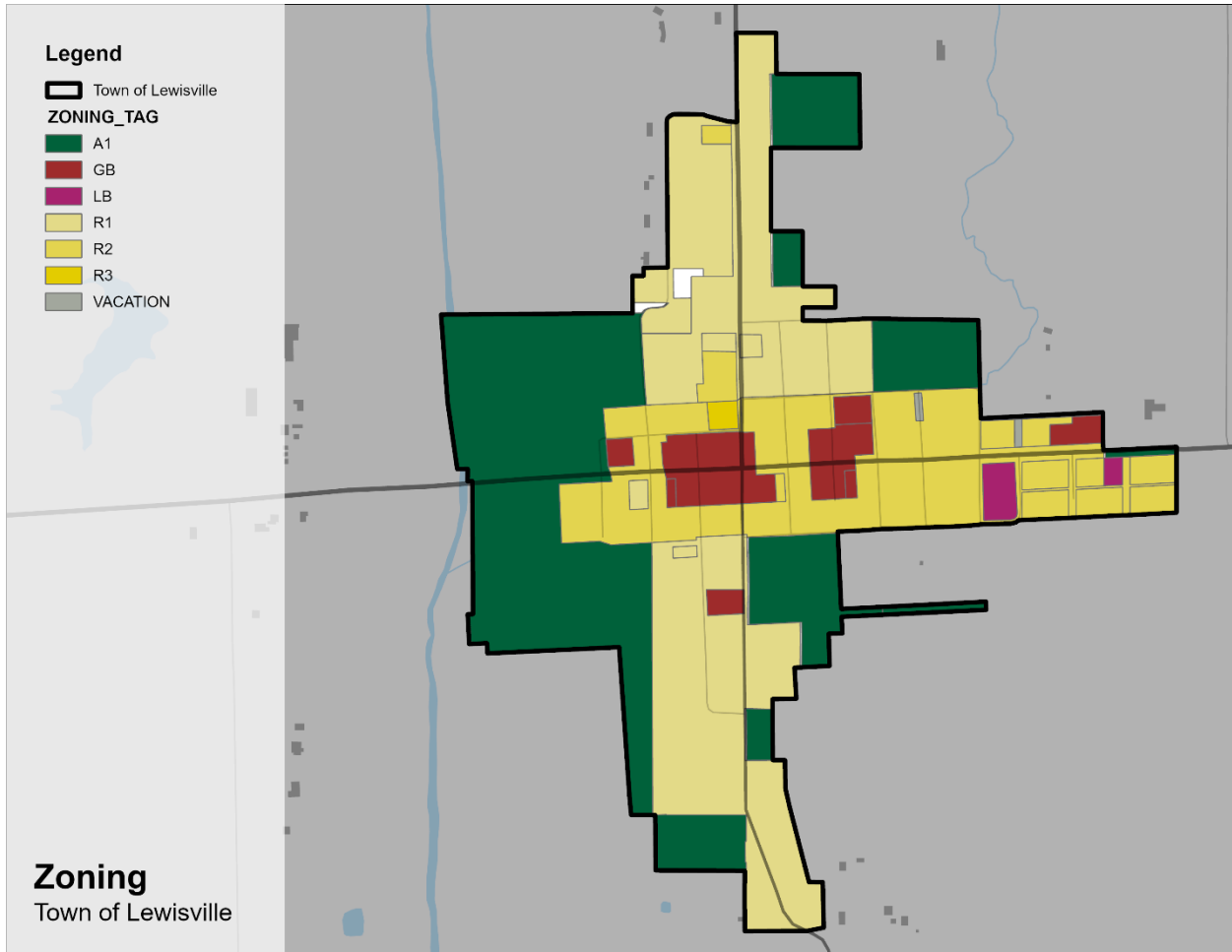
Commercial

1. **General Business (GB):** This district is intended to provide areas for all businesses, including shopping centers and large department stores.
2. **Local Business (LB):** This district is intended to provide convenient businesses for daily shopping within a neighborhood.

Residential

1. **Single Family Residential (R1):** The R1 district is intended to permit single-family dwelling units in urbanizing areas of the County. Density is limited to 2.5 dwelling units per acre for areas with sewer service and one unit per acre for areas without sewer service.
2. **Medium Density Residential (R2):** The R2 district is intended to permit medium-density residential, including one- and two-family residential units, not to exceed four units per acre. Density is limited to one unit per acre for areas without sewer service.
3. **Two—and Multiple-Family Residential (R3):** The R3 district is intended to permit two and multi-family units. Density is limited to six dwelling units; centralized sewer and water are required for high-density developments.

² Henry County Development Code



Zoning Districts by Acreage

The largest zoning district in Lewisville is A1, with four large parcels comprising 61.1 acres, or 37 percent. The next largest is R1, at 54.5 acres, or 33.0 percent, from 7 parcels. Meanwhile, R2 represents the largest number of parcels, 13, while only representing 22.2 percent of the acreage, at 36.6 acres.

Land Use	Acres	Percentage
A1	61.1	37.0%
GB	10.0	6.1%
LB	1.6	1.0%
R1	54.5	33.0%
R2	36.6	22.2%
R3	0.6	0.4%
Vacation	0.3	0.2%
Total	165	

Conclusion

Lewisville’s land use and zoning patterns reflect a primarily residential, small-town character with limited commercial and agricultural activity. The majority of land is occupied by single-dwelling residential uses, supported by a significant amount of institutional and vacant land. That provides both a stable core of established neighborhoods and opportunities for infill development or public investment. However, outdated or underutilized zoning designations—such as large tracts of A1 agricultural zoning within town boundaries—may constrain the flexibility needed for future residential or mixed-use development. Inconsistent alignment between existing land use and zoning policies further underscores the need for updated zoning regulations tailored to the community’s evolving needs. As Lewisville plans for its future, strategic zoning and land use policy adjustments will be essential to accommodate growth, encourage reinvestment, and preserve the town’s rural and residential identity.

Transportation

Roadway Classification

Roadways are classified based on their usage or phase of travel. Typically, a trip will begin on a local road, then travel onto a collector, an arterial, and maybe an interstate. Then, a driver will travel back down the classifications in reverse order, returning to a local road.

Within the Town of Lewisville, three functional classifications of roadways are present—minor collectors, major collectors, and local roads. On a slightly larger scale, nearby Lewisville is a principal arterial and an interstate. One common roadway type is missing at both scales: the minor arterial.

Interstates

While no interstates enter the Town boundaries, Lewisville sits just under three miles south of I-70, which provides a connection to Indianapolis to the west and Dayton to the east.

Principal Arterials

Four miles west of Lewisville, IN-3 is classified as a principal arterial. IN-3 runs north-south through eastern Indiana. Regionally, this road connects to Greensburg to the south and New Castle and Muncie to the north.

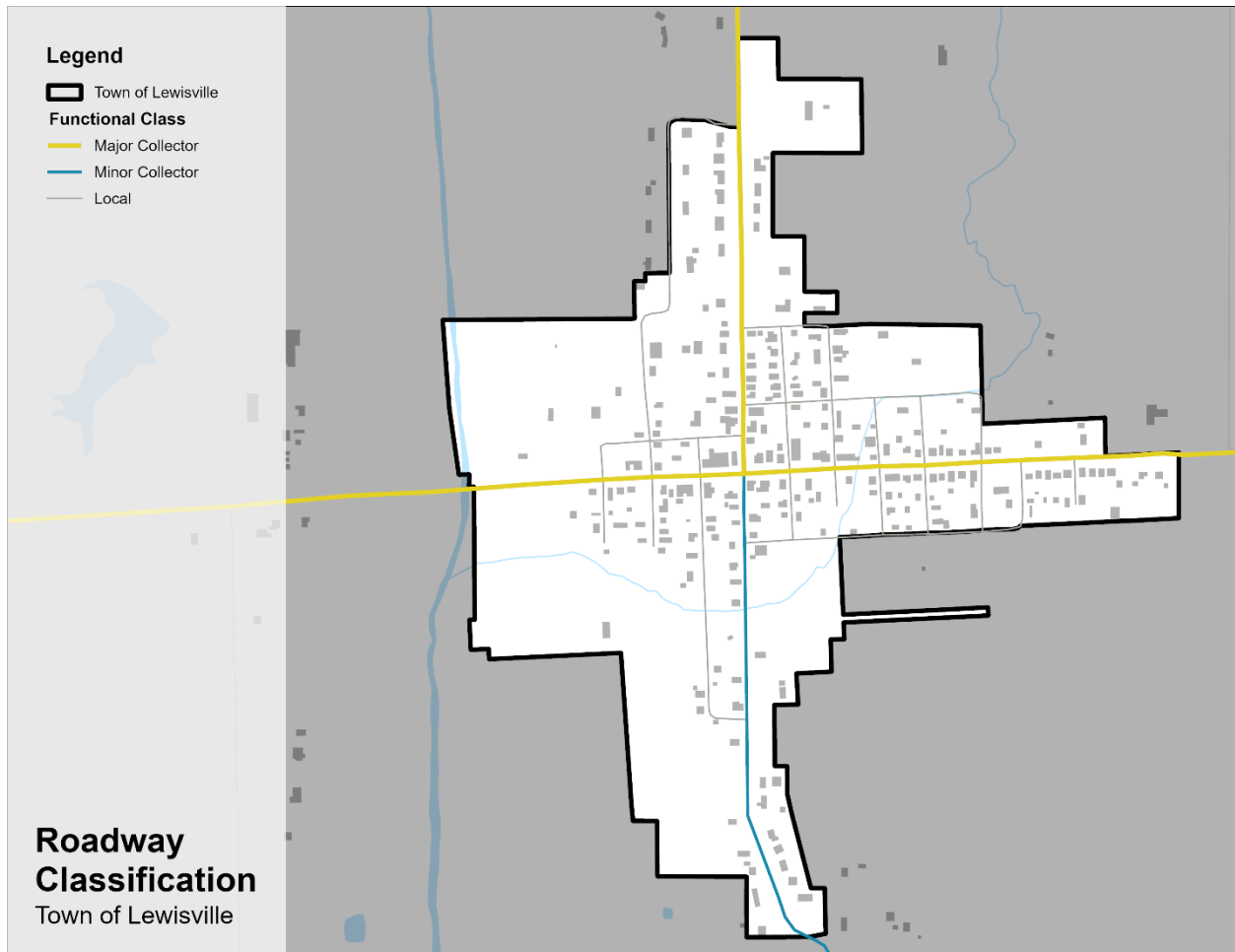
Collectors

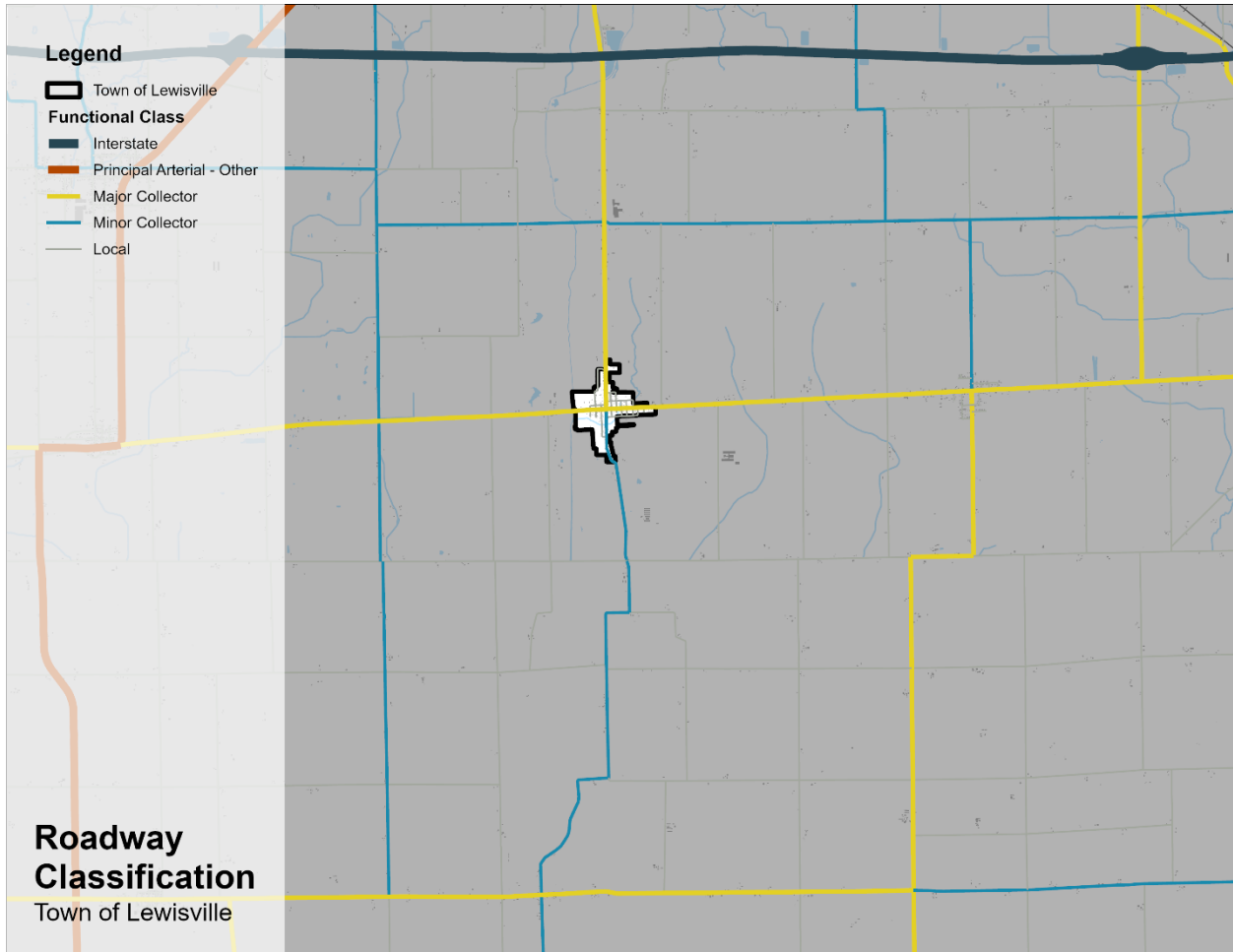
Collectors in Lewisville are represented by Main Street/US 40 and First Street/IN-103.

1. **Main Street/US 40:** In Lewisville, Main Street/US 40 is classified as a major collector. This east-west highway has a total length of 2,286 miles as it crosses the United States, connecting from Utah to New Jersey. Locally, it connects to Greenfield and Indianapolis to the west and Richmond to the east.
2. **IN-103:** North First Street/IN-103 is another major collector connecting Lewisville at Main Street to US 36, east of Mount Summit—passing through New Castle along the route.
3. **South First Street:** South First Street is classified as a minor collector. This road becomes South Henry County Road 175 East once it exits the Town boundary, and travels approximately one mile south to East County Line Road.

Local Roads

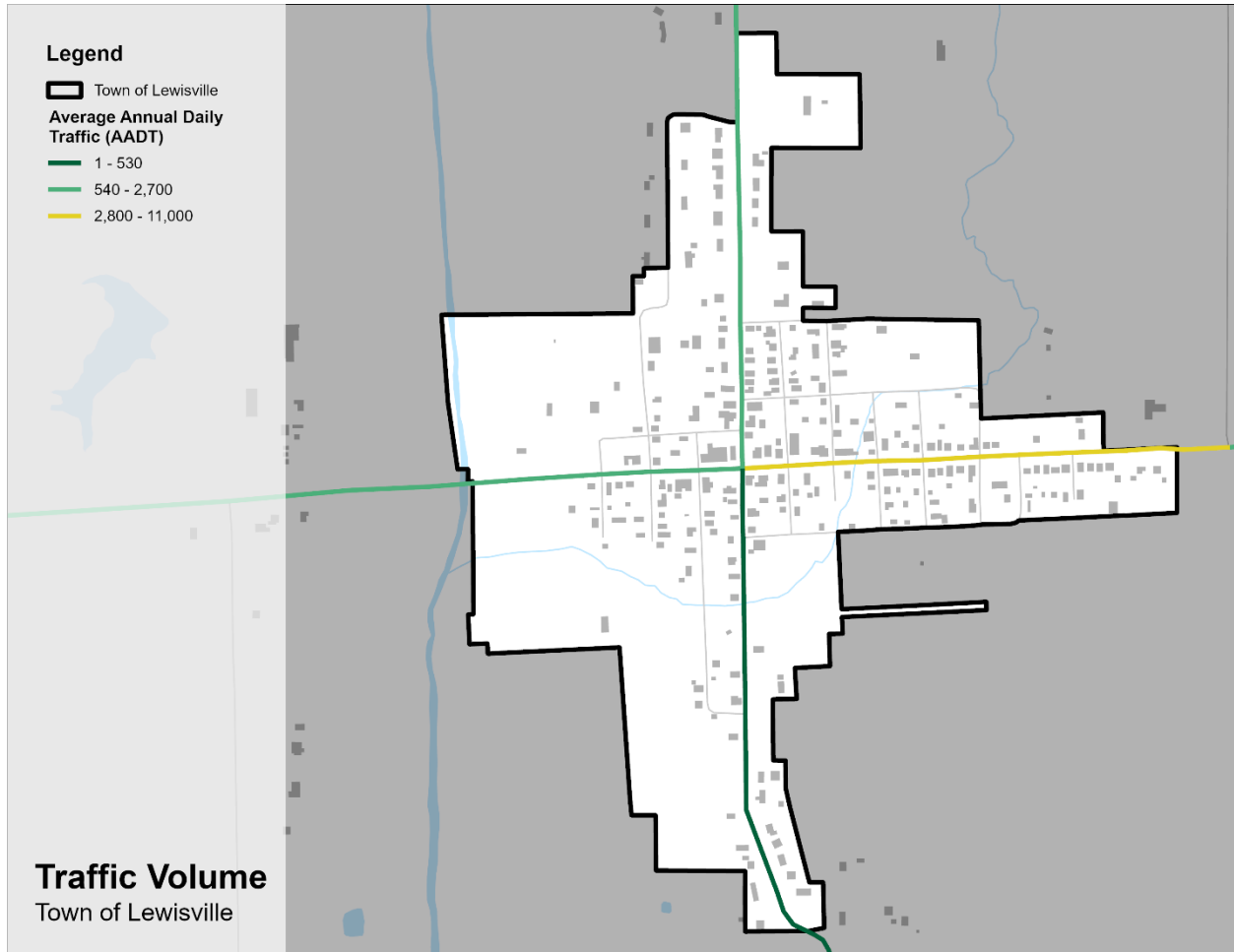
All other roads within the Town of Lewisville are local roads. These roads serve for very short trips within neighborhoods and to connect drivers to collectors for further travel.





Traffic Volumes

Average Annual Daily Traffic (AADT) measures annual traffic volume divided by 365 days to provide a daily average. The highest traffic volume in Lewisville is on Main Street/US 40 east of First Street/IN 103, with 2,678 AADT. West of First Street, the AADT reduces to 2,606 at Union Street and 2,485 as it exits the Town. AADT on First Street south of Main Street is 321, north of Main Street, where IN 103 begins, it is 1,716.



Anticipated Improvements

The Indiana Department of Transportation has two planned improvements near and in Lewisville: a drain ditch correction on US 40 from Hancock County Road 400 East in Greenfield to Union Street in Lewisville. That improvement totals 19.9 miles. The other is construction of small structures and drains on IN 103 from East Henry County Road 300 South to 2.47 miles north of US 40, totaling 5.1 miles.

The US 40 project, which is estimated to cost \$1,116,880, is expected to be completed in the third quarter of 2025. The IN 103 project, which is estimated to cost \$283,864, is also expected to be completed in the third quarter of 2025.

Railroads

The nearest railroad to Lewisville is the Connersville & New Castle Railroad, which passes about five miles northeast of Town and connects Connersville and New Castle.

Public Transportation

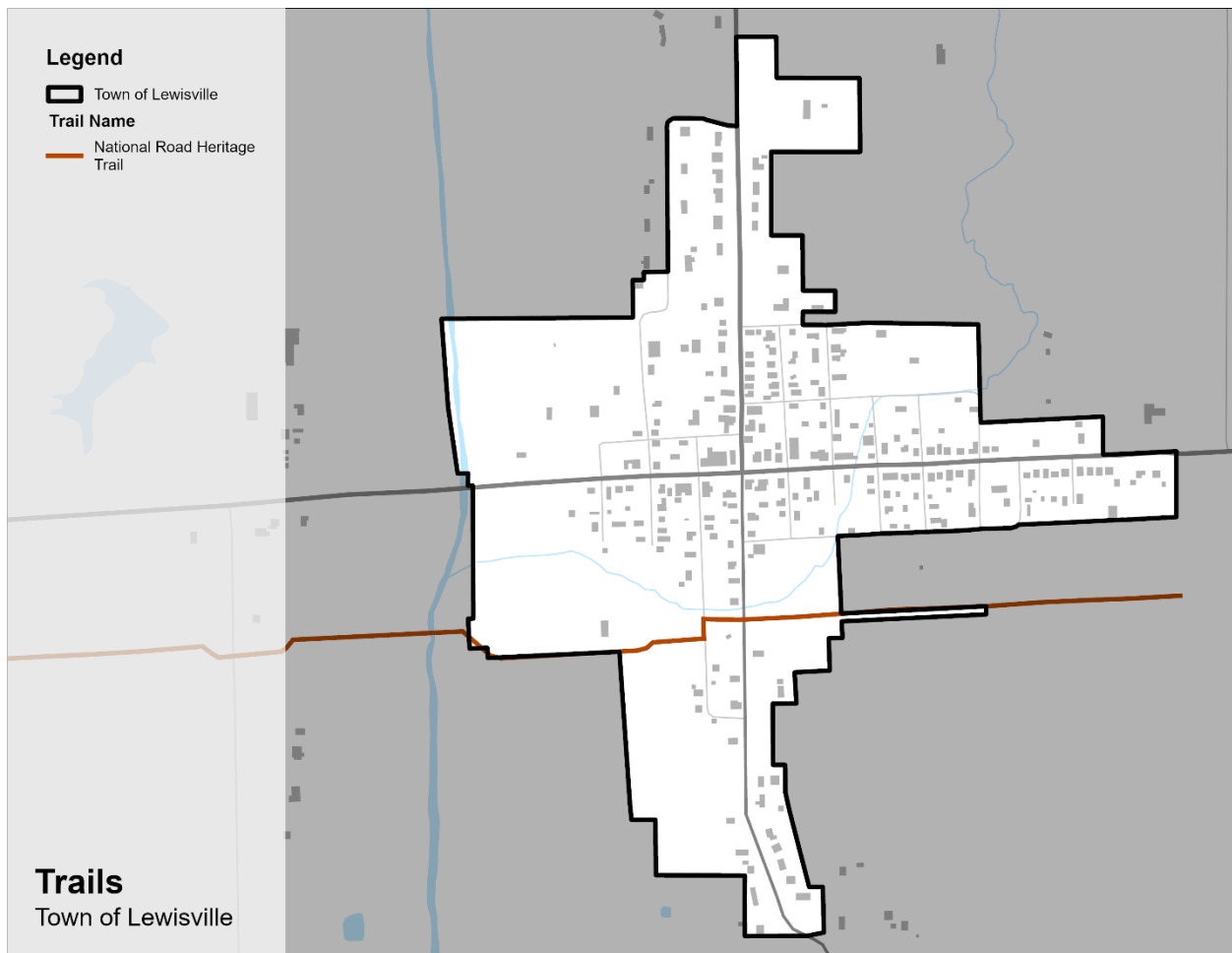
Curb-to-curb transportation is offered throughout Henry County, including Lewisville, via LifeStream. Rides should be scheduled 48 hours or more in advance. The fare is \$1.00 for those 60 or older and 17 or younger. Otherwise, the fare is \$2.00.

Non-Motorized Transportation

Extensive non-motorized transportation use can be challenging in rural areas due to the necessity of long-distance travel for many services. Still, paths and trails can provide more affordable and accessible transportation to anyone who cannot drive for any one of numerous reasons.

Trails and Multi-Use Path

The National Road Heritage Trail travels east-west through Lewisville. It starts at South Henry County Road 25 West. It ends just east of Lewisville, for a total distance of approximately 2.5 miles.



Conclusion

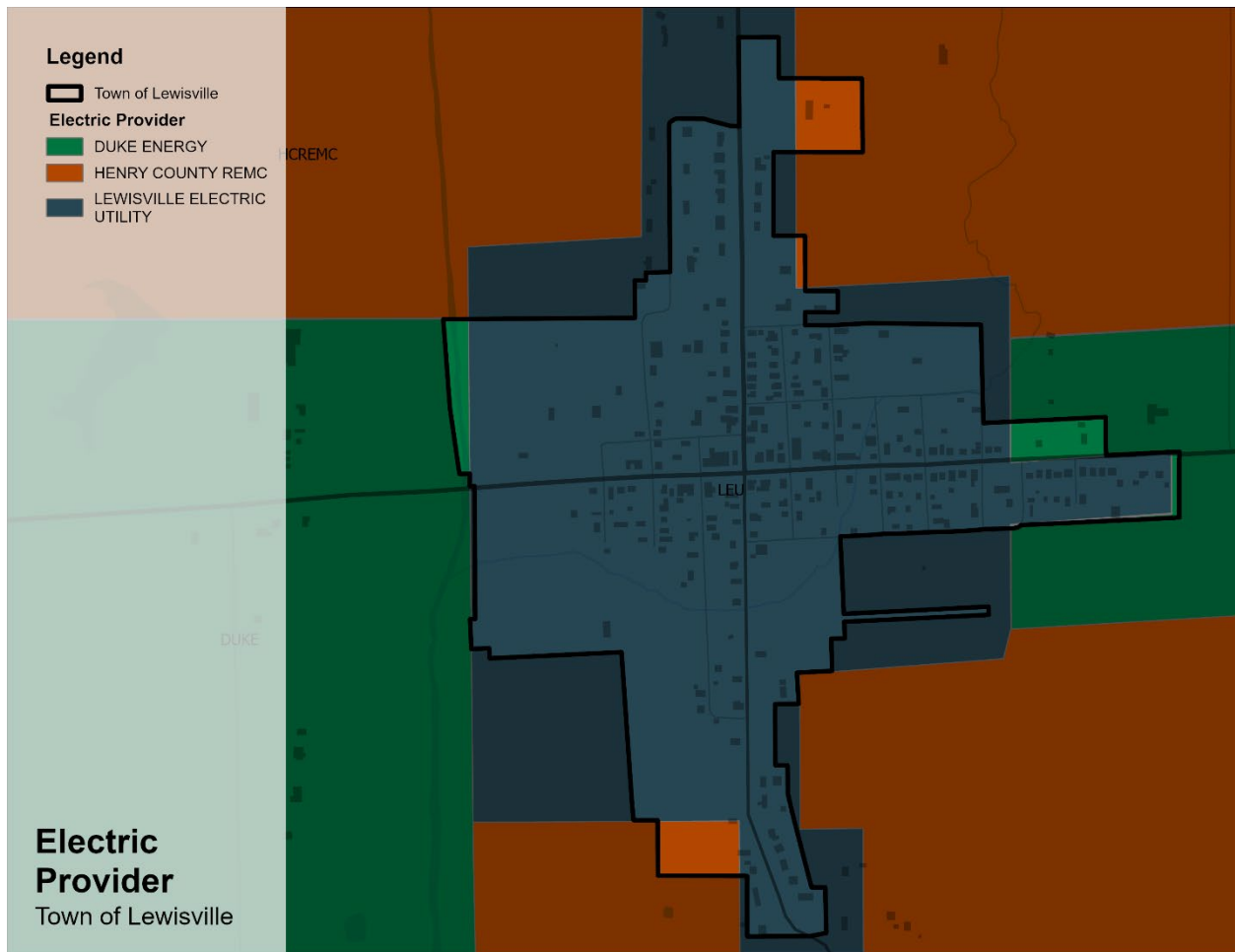
Lewisville's transportation network is defined by a modest but functional hierarchy of local and collector roads, with strong regional connectivity due to its proximity to US 40, IN 103, and I-70. While the town

lacks a minor arterial roadway within its boundaries, nearby state and interstate routes support access to larger urban centers like Indianapolis and Dayton. Local traffic volumes remain low, reflecting Lewisville’s small-town character. However, key corridors like Main Street and IN 103 are important connectors. Planned INDOT improvements to US 40 and IN 103 will enhance roadway conditions and drainage infrastructure, further supporting regional mobility. Non-motorized transportation remains limited but is anchored by the National Road Heritage Trail, which offers a valuable east-west corridor for walking and biking. Public transit via LifeStream provides basic curb-to-curb options for those without access to a personal vehicle, although advance scheduling is required. As Lewisville plans for the future, continued investment in roadway maintenance, trail expansion, and local transit access will help ensure a safe, connected, and inclusive transportation system.

Utilities

Electric Service

Lewisville Electric Utility covers most of the town. Duke Energy covers some areas near town boundaries on the east and west, and Henry County Rural Electric Membership Cooperative on the north and south.



Need a source. If accurate, note that Lewisville’s service area extends outside of the City proper.

Internet and Broadband

5G home, cable, digital subscriber line , fiber, fixed wireless, and satellite internet are available in Lewisville. Internet coverage is provided by Frontier, New Libson Broadband and Communications (NLBC), Starlink, T-Mobile Home Internet, Verizon Home Internet, Viasat, and Xfinity.

Conclusion

A mix of public and private utility providers serve Lewisville, ensuring basic electric and broadband services are widely available throughout the community. The Town’s electric service is primarily managed by Lewisville Electric Utility, with additional coverage by Duke Energy and Henry County REMC at the edges. Broadband access is relatively robust for a rural area, with multiple technologies—including fiber and 5G home internet—offered by various providers. This diversity in service options positions the Town well to meet both current and future residential and business connectivity needs, although continued investment in reliability and speed may be necessary as digital demands grow.

Civic and Community Facilities

Educational Facilities

The South Henry School Corporation is just over a mile north of Lewisville. This school campus encompasses Tri Elementary School and Tri Junior-Senior High School. One-third of South Henry School students choose to attend from outside the district. Tri Junior Senior High School offers early college credits through a partnership with Ivy Tech Community College.

Parks and Community Facilities

Lewisville Community Park sits along Main Street on the northwest side of Town. The park features two baseball diamonds, a playground, disc golf courses, and shelter structures with rental availability.

Civic Facilities

In the center of Lewisville sits the Town Office, at 101 East Main Street, which houses the Lewisville Police Department and other offices. Down the road is a United States Postal Service location. In the northwest of Town is the Lewisville-Franklin Township Volunteer Fire Department, at 301 North Market Street.

Conclusion

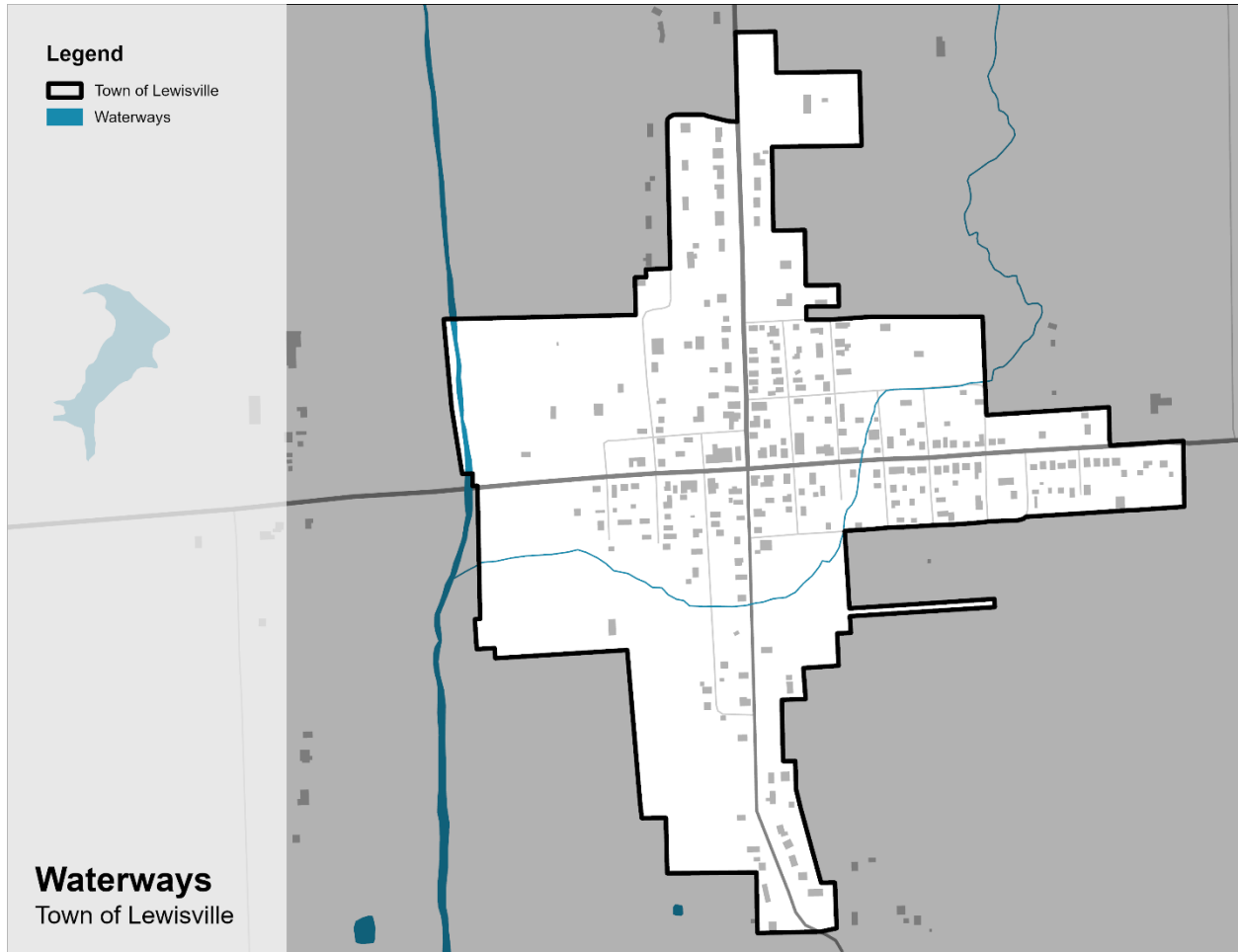
Lewisville’s civic and community facilities provide essential services and gathering spaces that support the town’s identity and quality of life. The nearby South Henry School Corporation offers strong educational opportunities, including early college credit access, which draws a significant number of students from outside the district. The centrally-located Lewisville Community Park serves as a key recreational asset, offering amenities for youth sports, casual play, and community events. Civic infrastructure, including the town office, post office, and volunteer fire department, ensures that local government, safety, and communication needs are met within close proximity. Together, these facilities

form a solid foundation for civic engagement and community cohesion, though continued investment in their maintenance and enhancement will be important as the town plans for future growth.

Environmental Conditions

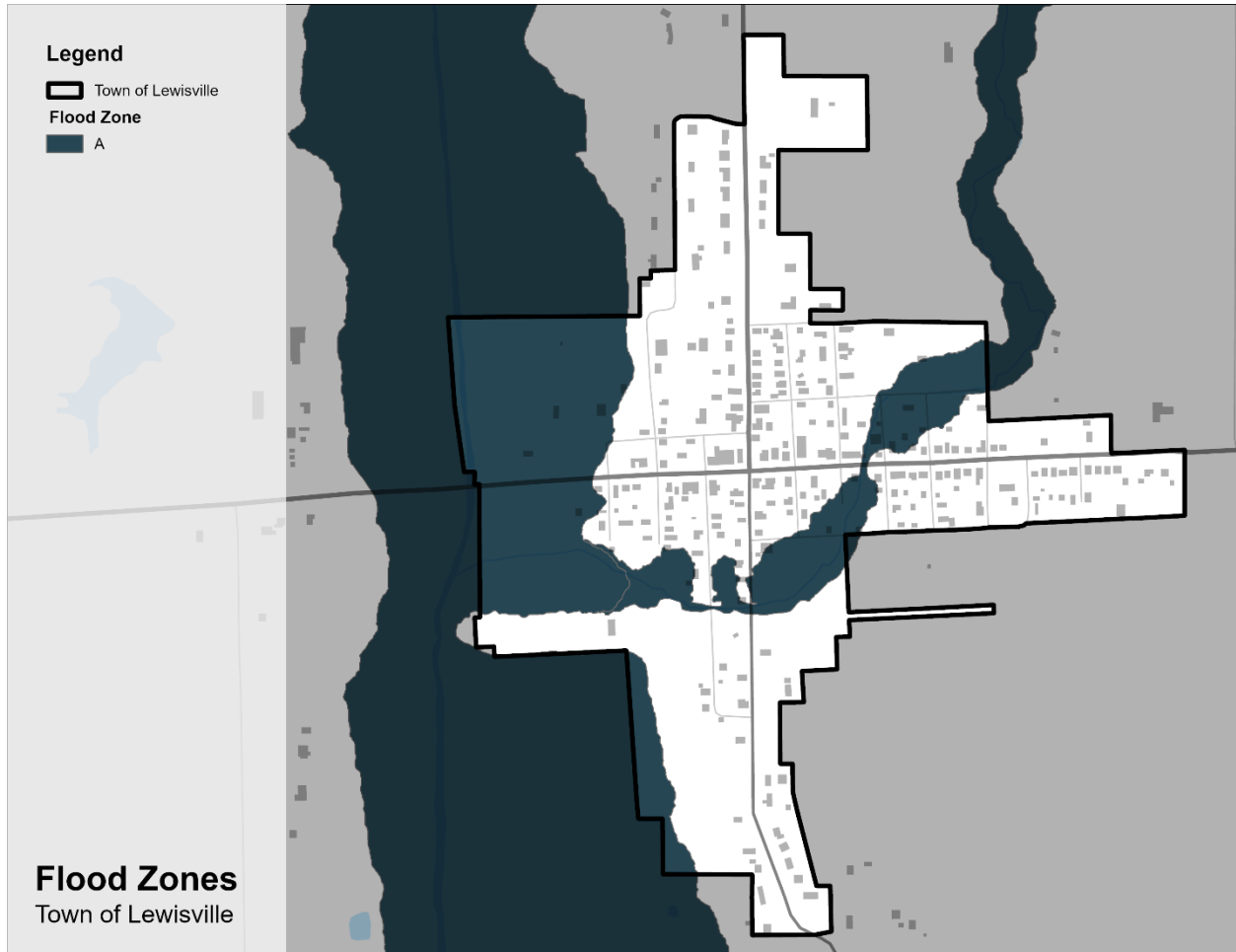
Waterways

Two waterways flow through Lewisville: Applebutter Creek and Flatrock River. Flatrock River is a tributary of the White River and runs north-south on the west end of Lewisville. Applebutter Creek flows south of town before winding northward and passing through the east side.



Floodplains

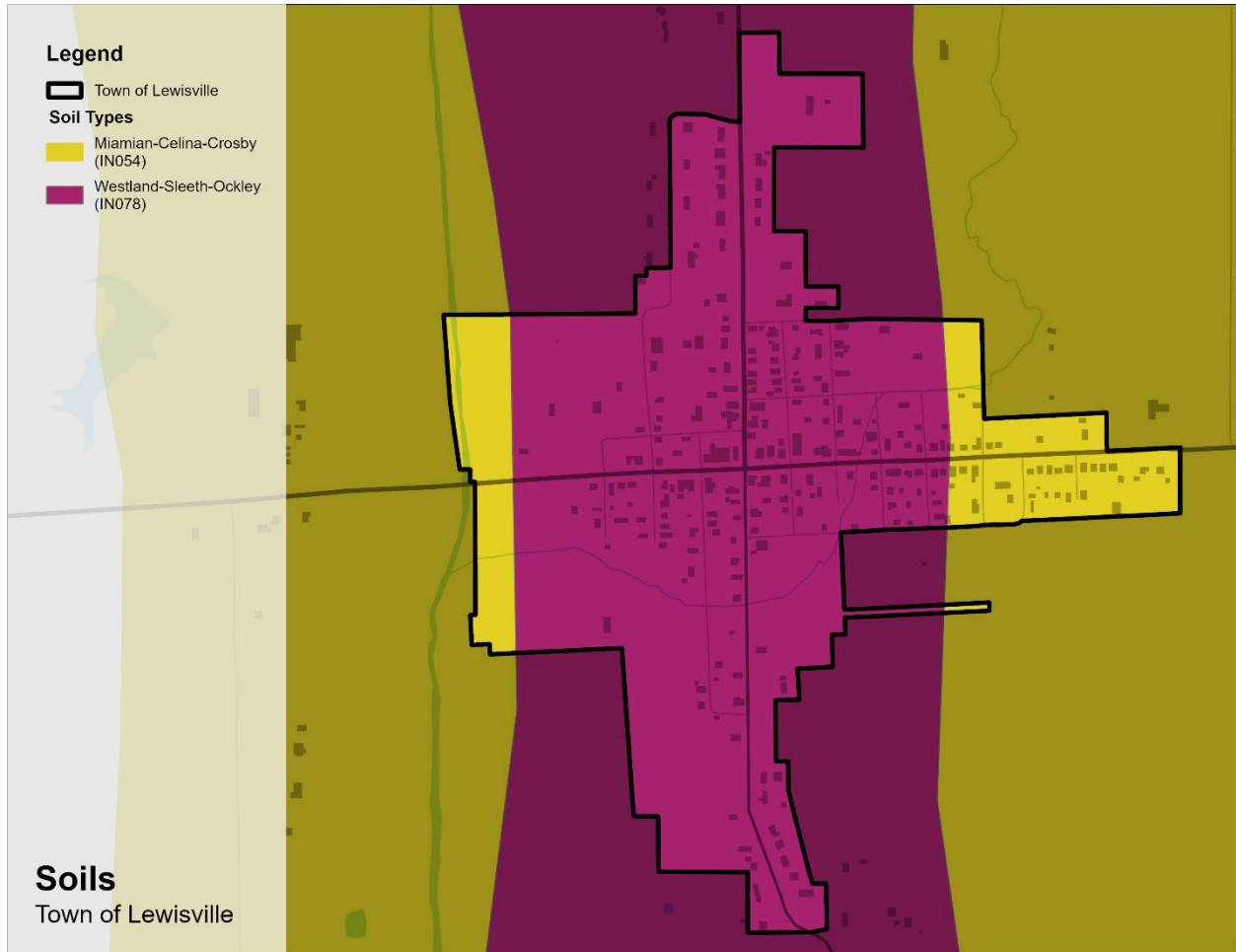
Floodplains in Lewisville follow the course of the Flatrock River and Applebutter Creek as they weave through Town boundaries. Several building footprints are within floodplains, especially near Applebutter Creek.



Soil

Two soil types are present in Lewisville, Miamian-Celina-Crosby and Westland-Sleeth-Ockley.

1. **Miamian-Celina-Crosby:** Located on the eastern and western edges of Lewisville, the Miamian series soils are deep and well-drained. In agriculture, they are used for corn, soybeans, wheat, oats, meadows, and legume-grass mixtures. The native vegetation type is deciduous forest.
2. **Westland-Sleeth-Ockley:** Running through the center of Lewisville, Westland series soils are deep and poorly drained. They are found in depressions, outwash plains, stream terraces, and glacial drainage channels. They are frequently used in agriculture for corn, soybeans, small grain, and grass-legume hay. The native vegetation types are forested and herbaceous wetlands.



Conclusion

Lewisville’s natural environment is defined by its waterways, floodplains, and agricultural soils, each significantly shaping land use and development considerations. The Flatrock River and Applebutter Creek provide natural drainage and ecological value, but also create flood risks, particularly in areas with structures built within mapped floodplains. The town’s soils—ranging from well-drained Miamiian-Celina-Crosby on the edges to the poorly drained Westland-Sleeth-Ockley in the center—support diverse agricultural uses but also present challenges for development, especially in low-lying or water-saturated areas. As Lewisville grows and plans for the future, thoughtful integration of environmental constraints and opportunities will be essential to protect natural assets, manage flood risks, and guide sustainable land use decisions.

Public Input

Public Engagement

The consultant team conducted a public engagement event on Saturday, June 14th, 2025. This event included a raffle to bring the community together, engagement boards with sticky-dot voting on various

comprehensive plan topics, and survey promotion. There were 25 total attendees, excluding those on the steering committee. Event attendees commented on a variety of topics.

What We Heard

Park: Residents stated that the park is a key asset for the Town, but a more stable restroom facility was suggested. Some commented that access to the park is difficult because of US 40. The park is maintained by volunteer work.

Governance: The Town struggles to maintain the three-member Town council, so expanding the local government would be difficult.

Traffic: Rumble strips and crosswalks have had mixed results in calming traffic. It was shared that truck brakes and engine noises are a common nuisance.

Engagement Boards

Five boards were provided at the public engagement event to gauge opinions and interest in potential improvements.

I Want Lewisville to Be:

This board provided nine words or short phrases for attendees to describe what they would like Lewisville's future to look like. The two most common answers were walkable and welcoming, with eight votes. Sustainable and left alone both received zero votes.

Phrase	Tally
Thriving	4
Sustainable	0
Welcoming	8
Walkable	8
Peaceful	3
Affordable	6
Historic	4
Accessible	4
Left Alone	0

Downtown Development

The downtown development board provided examples and photos of possible improvements to Downtown Lewisville and various business types.

The improvement side of the board asked, "What types of design improvements would you like to see in Downtown Lewisville?" This question included wider/more sidewalks, streetlights, façade improvements, and signage/wayfinding as options. The most selected answer was streetlights, despite Lewisville already having streetlights. Respondents likely want to see more, or nicer-quality, streetlights installed. The other side of the board asked, "What types of businesses and services would be successful in Downtown Lewisville?" The most popular choice was a small market.

Improvement	Tally
More/Wider Sidewalks	0
Streetlights	10

Façade Improvements	6
Signage and Wayfinding	3

Business Type	Tally
Ice Cream Shop	6
Bakery/Coffee Shop	8
Restaurant	4
Small Market	15

Amenities & Infrastructure

This board asked three questions, starting with, “What types of recreational amenities would you like to see more of?” The most selected answer was sports courts with nine votes, but trails and playground equipment were very close behind at eight votes.

Amenity	Tally
Walking/Biking Trail	8
Playground Equipment	8
Sports Courts	9
Historical tourism	4

The next question on the board asked, “What improvements are needed most?” By a significant margin, roadway condition was the most selected answer.

Improvement	Tally
Roadway Condition	11
Sidewalk/Path Condition	4
Pedestrian Accessibility	0
Water/Sewer	6
Broadband	1

The final question on this board asked, “How do you get around Lewisville?” Driving received the most responses with twelve, but walking also received a significant portion with nine votes.

Method	Tally
Driving	12
Biking	6
Walking	9
Other	4

Community Priorities

The community priorities board provided several government areas and asked participants to distribute \$1,000 in “budget bucks” among the topics. These participants' most highly funded areas were parks and amenities at \$4,000 total. The lowest total was Quality of Life, which received \$500.

Area	Total
------	-------

Utilities and Services	\$1,600
Downtown Improvements	\$1,200
Quality of Life	\$500
Roads and Transportation	\$1,700
Housing Development	\$2,300
Economic Development	\$1,800
Parks and Amenities	\$4,000
Support School System	\$2,100
Public Safety	\$3,000

Tell Us More

This board provided open-ended topics for attendees to comment on. The following received comments:

Topic	Comment
Town Funding	“More funding for the Town.”
Community	“Clean Up”
Housing	“More affordable units”
Transportation	“Connection to I-70”
Parks and Rec	“Public Restrooms” “Pickleball and Merry-go-round” “More swings in the park for big kids and little kids. Also, baseball diamonds.” “More picnic tables for the Lion Club building in the park.”
History	“Preserve old Hotel Building on 40”

Survey

See Appendix B.

Conclusion

Public outreach—including the June 2025 park pop-up, the community survey, and open-ended comments—revealed a community that deeply values Lewisville’s small-town character, sense of safety, and walkability, but is concerned about aging infrastructure and limited local services. Residents consistently highlighted the need for street and sidewalk improvements, better drainage (particularly on Harrison Street), and more reliable broadband. Many expressed frustration with property maintenance issues, abandoned structures, and the absence of a small grocery or convenience store. Parks and recreation were viewed as central to community life, with strong support for upgraded playgrounds, sports courts, and expanded amenities. Survey responses also pointed to a desire for improved communication—such as a town newsletter, website updates, and a community event calendar—to strengthen engagement and awareness of local initiatives. Overall, public input emphasized a desire to preserve Lewisville’s welcoming, neighborly character while investing in practical improvements that enhance daily life.

Summary and Themes

Lewisville, Indiana, is a small town with a deep-rooted residential character, defined by its stable neighborhoods, proximity to major transportation corridors, and strong civic institutions. While its population has steadily declined over recent decades—falling to 337 in 2020 and projected to continue decreasing—the town retains key strengths. High rates of homeownership, strong household incomes relative to nearby communities, and access to quality education through the South Henry School Corporation contribute to a solid quality of life. However, the aging housing stock, limited new development, and high local poverty rates point to underlying economic and social vulnerabilities that require attention.

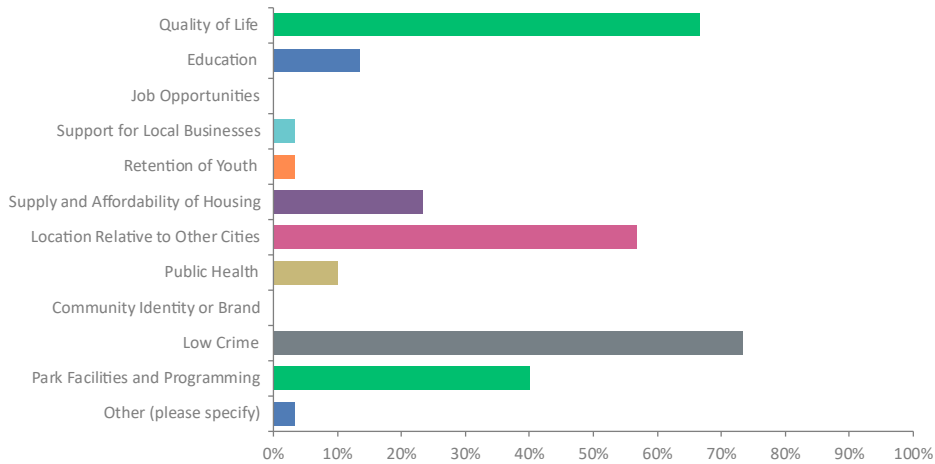
The town's economy and land use patterns reflect its role as a satellite community. Local employment opportunities are scarce, with only 48 workers employed across four industries, and most residents commuting elsewhere for work. A retail gap analysis reveals significant leakage in nearly all retail sectors, underscoring the lack of goods and services available within town limits. Despite this, Lewisville is well-positioned geographically to capture a portion of this unmet demand with targeted commercial development. However, zoning and land use policies require modernization to align with current needs and to better support new housing, retail, and mixed-use investment, especially as much of the town remains zoned for low-density agriculture or single-family housing.

Infrastructure and environmental conditions further shape the town's development outlook. While transportation networks are generally adequate, upcoming roadway improvements and an existing trail system provide opportunities for greater multimodal connectivity. Utilities and broadband coverage are reliable, offering an advantage in today's digital economy. Meanwhile, environmental features like floodplains and poorly drained soils present constraints that must be factored into future planning. Overall, Lewisville faces real challenges such as demographic decline, economic leakage, and an aging built environment, but also holds significant potential. The town can position itself for a more resilient and prosperous future with strategic reinvestment and land use reform.

Appendix B: Survey Results

Q1: Pick Lewisville's top three assets from the following list.

Answered: 30 Skipped: 0



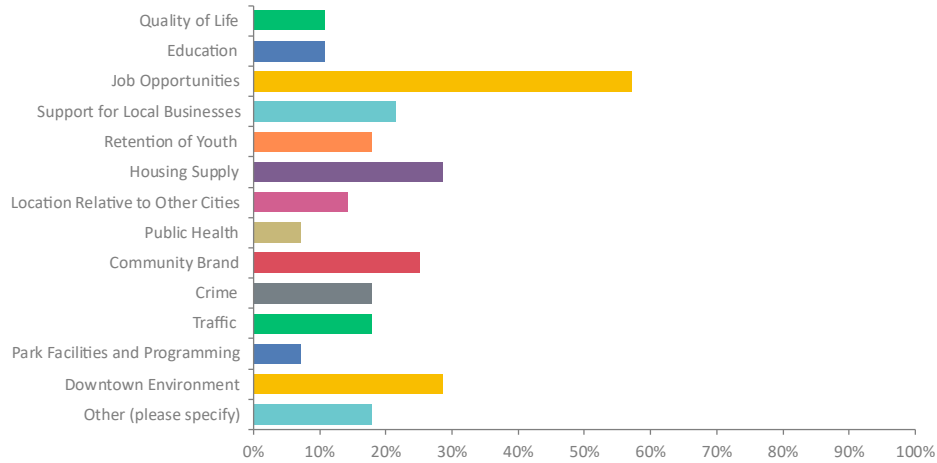
Q1: Pick Lewisville's top three assets from the following list.

Answered: 30 Skipped: 0

ANSWER CHOICES	RESPONSES	
Quality of Life	66.67%	20
Education	13.33%	4
Job Opportunities	0.00%	0
Support for Local Businesses	3.33%	1
Retention of Youth	3.33%	1
Supply and Affordability of Housing	23.33%	7
Location Relative to Other Cities	56.67%	17
Public Health	10.00%	3
Community Identity or Brand	0.00%	0

Q3: Pick Lewisville's top three challenges from the following list.

Answered: 28 Skipped: 2



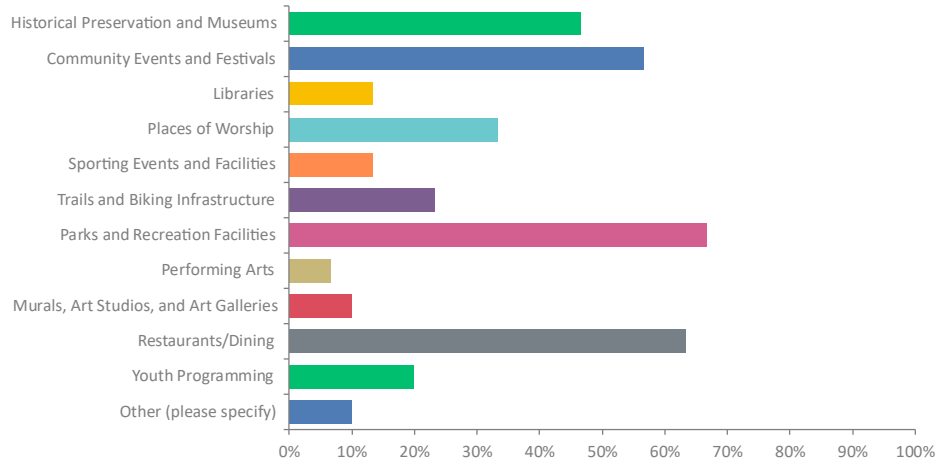
Q3: Pick Lewisville's top three challenges from the following list.

Answered: 28 Skipped: 2

ANSWER CHOICES	RESPONSES	
Quality of Life	10.71%	3
Education	10.71%	3
Job Opportunities	57.14%	16
Support for Local Businesses	21.43%	6
Retention of Youth	17.86%	5
Housing Supply	28.57%	8
Location Relative to Other Cities	14.29%	4
Public Health	7.14%	2
Community Brand	25.00%	7
Crime	17.86%	5

Q4: Which of the following community amenities are most important to you? Choose up to five.

Answered: 30 Skipped: 0



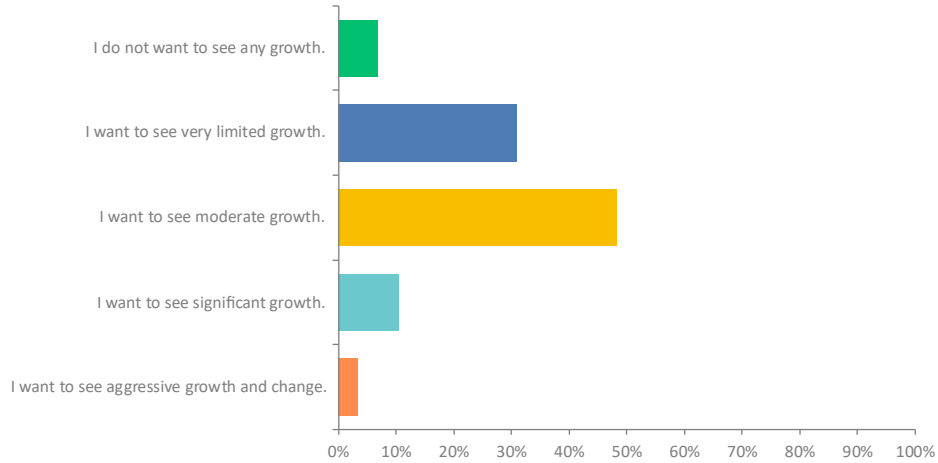
Q4: Which of the following community amenities are most important to you? Choose up to five.

Answered: 30 Skipped: 0

ANSWER CHOICES	RESPONSES	
Historical Preservation and Museums	46.67%	14
Community Events and Festivals	56.67%	17
Libraries	13.33%	4
Places of Worship	33.33%	10
Sporting Events and Facilities	13.33%	4
Trails and Biking Infrastructure	23.33%	7
Parks and Recreation Facilities	66.67%	20
Performing Arts	6.67%	2
Murals, Art Studios, and Art Galleries	10.00%	3

Q7: How do you feel about the prospect of Lewisville growing?

Answered: 29 Skipped: 1



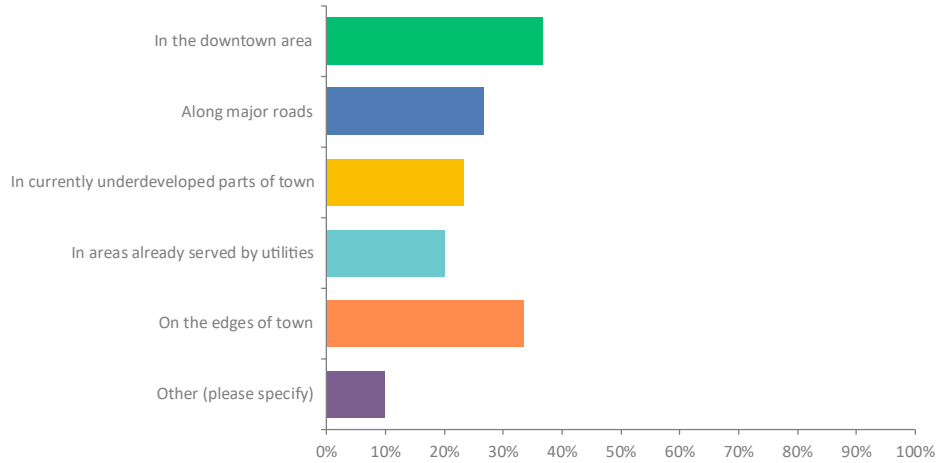
Q7: How do you feel about the prospect of Lewisville growing?

Answered: 29 Skipped: 1

ANSWER CHOICES	RESPONSES	
I do not want to see any growth.	6.90%	2
I want to see very limited growth.	31.03%	9
I want to see moderate growth.	48.28%	14
I want to see significant growth.	10.34%	3
I want to see aggressive growth and change.	3.45%	1
TOTAL		29

Q8: If Lewisville grows, where should growth be prioritized? (Choose all that apply)

Answered: 30 Skipped: 0



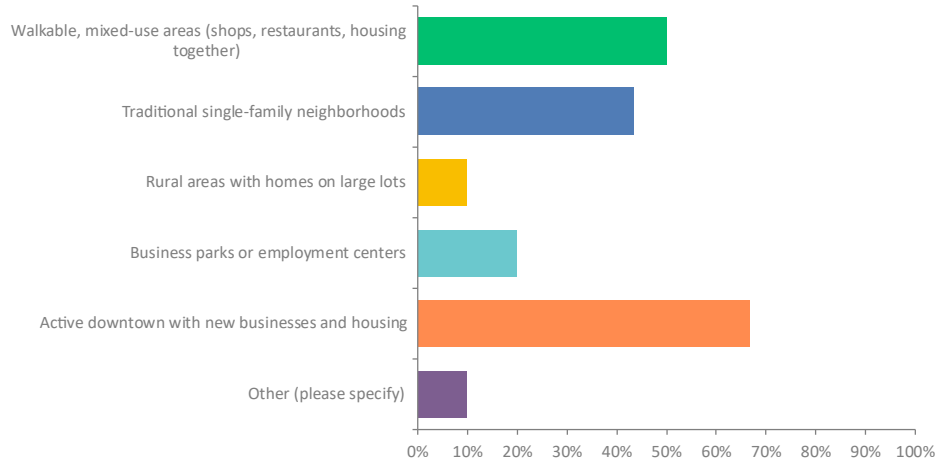
Q8: If Lewisville grows, where should growth be prioritized? (Choose all that apply)

Answered: 30 Skipped: 0

ANSWER CHOICES	RESPONSES	
In the downtown area	36.67%	11
Along major roads	26.67%	8
In currently underdeveloped parts of town	23.33%	7
In areas already served by utilities	20.00%	6
On the edges of town	33.33%	10
Other (please specify)	10.00%	3
TOTAL		45

**Q9: If Lewisville grows, what types of places would you like to see?
(Choose up to three)**

Answered: 30 Skipped: 0



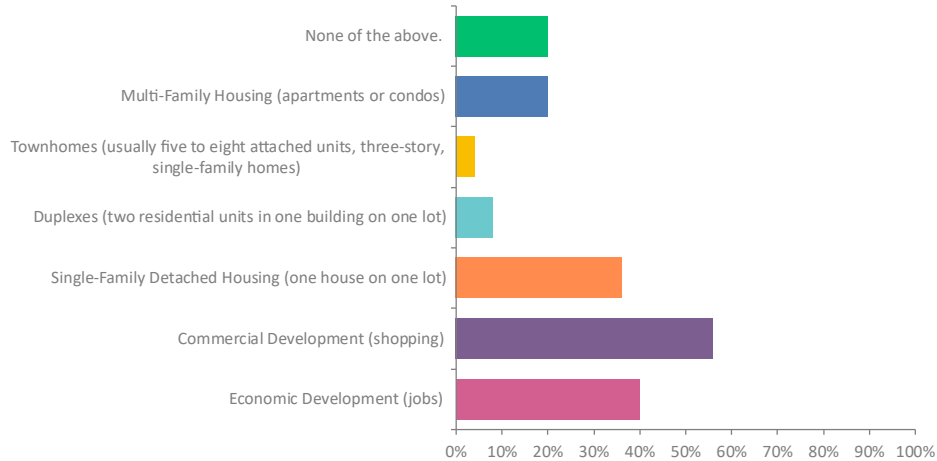
**Q9: If Lewisville grows, what types of places would you like to see?
(Choose up to three)**

Answered: 30 Skipped: 0

ANSWER CHOICES	RESPONSES	
Walkable, mixed-use areas (shops, restaurants, housing together)	50.00%	15
Traditional single-family neighborhoods	43.33%	13
Rural areas with homes on large lots	10.00%	3
Business parks or employment centers	20.00%	6
Active downtown with new businesses and housing	66.67%	20
Other (please specify)	10.00%	3
TOTAL		60

**Q10: What type of growth/development does Lewisville need more of?
Choose any that you would like to see.**

Answered: 25 Skipped: 5



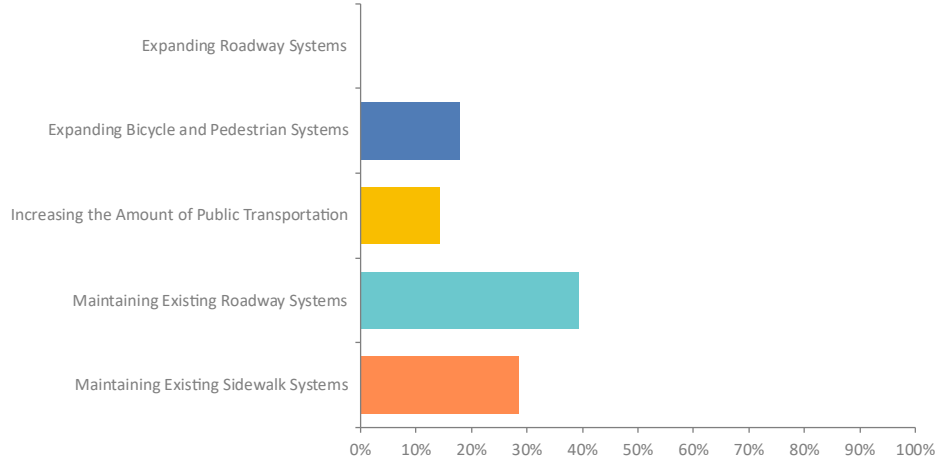
**Q10: What type of growth/development does Lewisville need more of?
Choose any that you would like to see.**

Answered: 25 Skipped: 5

ANSWER CHOICES	RESPONSES	
None of the above.	20.00%	5
Multi-Family Housing (apartments or condos)	20.00%	5
Townhomes (usually five to eight attached units, three-story, single-family homes)	4.00%	1
Duplexes (two residential units in one building on one lot)	8.00%	2
Single-Family Detached Housing (one house on one lot)	36.00%	9
Commercial Development (shopping)	56.00%	14
Economic Development (jobs)	40.00%	10
TOTAL		46

Q11: Which one of the following transportation projects would best benefit Lewisville?

Answered: 28 Skipped: 2



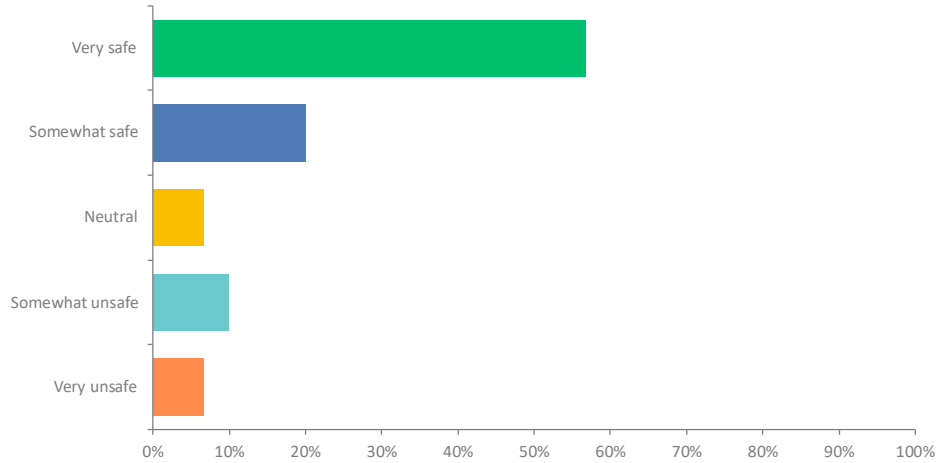
Q11: Which one of the following transportation projects would best benefit Lewisville?

Answered: 28 Skipped: 2

ANSWER CHOICES	RESPONSES	
Expanding Roadway Systems	0.00%	0
Expanding Bicycle and Pedestrian Systems	17.86%	5
Increasing the Amount of Public Transportation	14.29%	4
Maintaining Existing Roadway Systems	39.29%	11
Maintaining Existing Sidewalk Systems	28.57%	8
TOTAL		28

Q12: How safe do you feel walking or biking in Lewisville?

Answered: 30 Skipped: 0



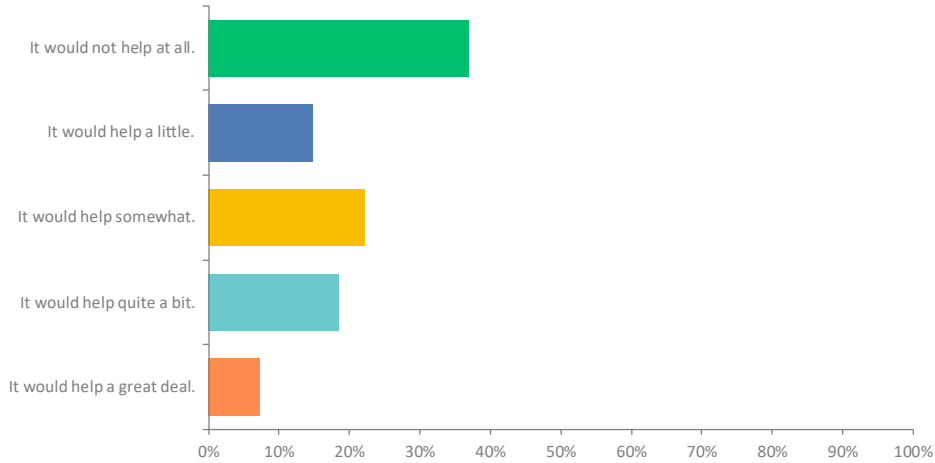
Q12: How safe do you feel walking or biking in Lewisville?

Answered: 30 Skipped: 0

ANSWER CHOICES	RESPONSES	
Very safe	56.67%	17
Somewhat safe	20.00%	6
Neutral	6.67%	2
Somewhat unsafe	10.00%	3
Very unsafe	6.67%	2
TOTAL		30

Q14: To what extent do you think it would benefit the Town to build additional bicycle trails and sidewalks?

Answered: 27 Skipped: 3



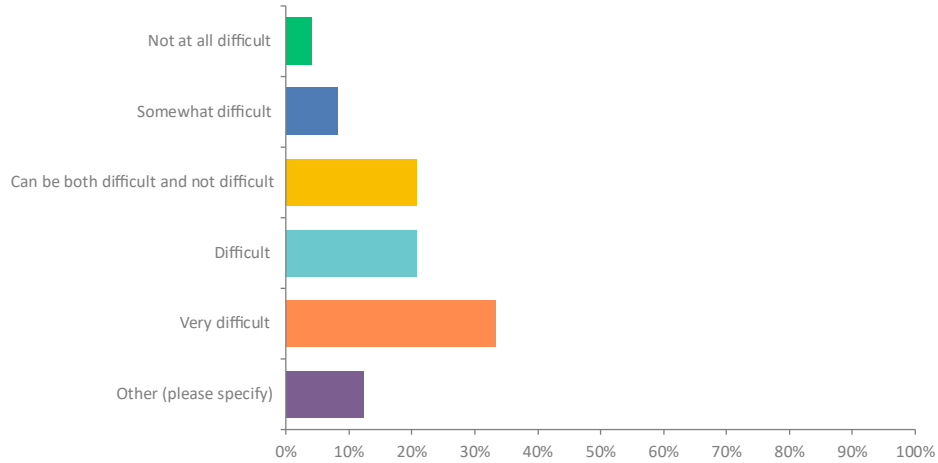
Q14: To what extent do you think it would benefit the Town to build additional bicycle trails and sidewalks?

Answered: 27 Skipped: 3

ANSWER CHOICES	RESPONSES	
It would not help at all.	37.04%	10
It would help a little.	14.81%	4
It would help somewhat.	22.22%	6
It would help quite a bit.	18.52%	5
It would help a great deal.	7.41%	2
TOTAL		27

Q15: How difficult is it for people who don't drive to find reliable transportation for everyday needs?

Answered: 24 Skipped: 6



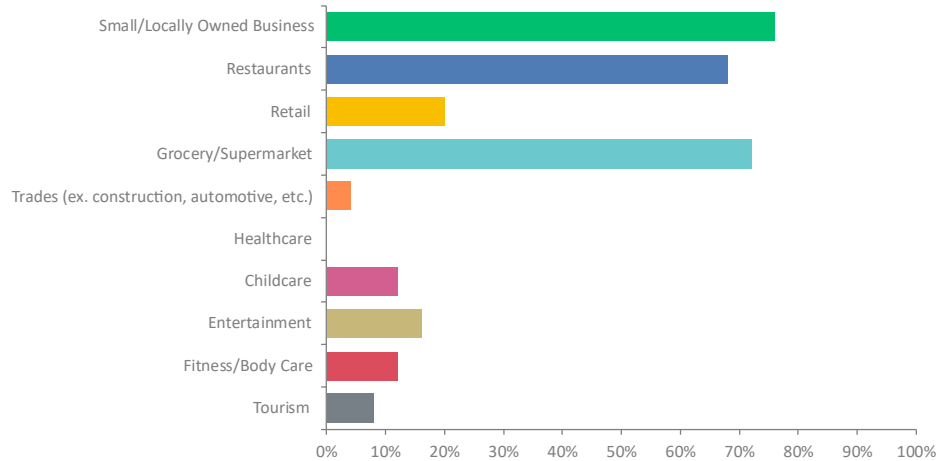
Q15: How difficult is it for people who don't drive to find reliable transportation for everyday needs?

Answered: 24 Skipped: 6

ANSWER CHOICES	RESPONSES	
Not at all difficult	4.17%	1
Somewhat difficult	8.33%	2
Can be both difficult and not difficult	20.83%	5
Difficult	20.83%	5
Very difficult	33.33%	8
Other (please specify)	12.50%	3
TOTAL		24

Q17: What type of businesses does Lewisville need more of? Choose up to three.

Answered: 25 Skipped: 5



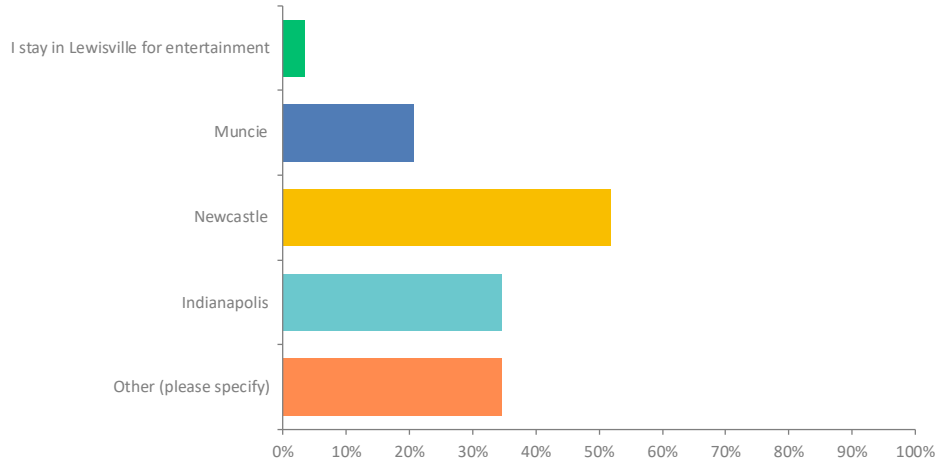
Q17: What type of businesses does Lewisville need more of? Choose up to three.

Answered: 25 Skipped: 5

ANSWER CHOICES	RESPONSES	
Small/Locally Owned Business	76.00%	19
Restaurants	68.00%	17
Retail	20.00%	5
Grocery/Supermarket	72.00%	18
Trades (ex. construction, automotive, etc.)	4.00%	1
Healthcare	0.00%	0
Childcare	12.00%	3
Entertainment	16.00%	4
Fitness/Body Care	12.00%	3

Q18: Where do you usually go for entertainment (events, restaurants, bars, activities, etc.)?

Answered: 29 Skipped: 1



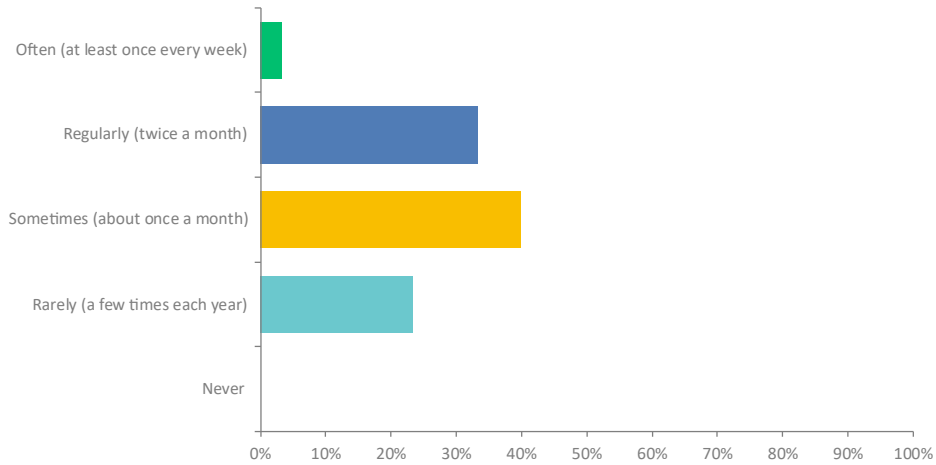
Q18: Where do you usually go for entertainment (events, restaurants, bars, activities, etc.)?

Answered: 29 Skipped: 1

ANSWER CHOICES	RESPONSES	
I stay in Lewisville for entertainment	3.45%	1
Muncie	20.69%	6
Newcastle	51.72%	15
Indianapolis	34.48%	10
Other (please specify)	34.48%	10
TOTAL		42

Q19: How often do you visit the park in Lewisville?

Answered: 30 Skipped: 0



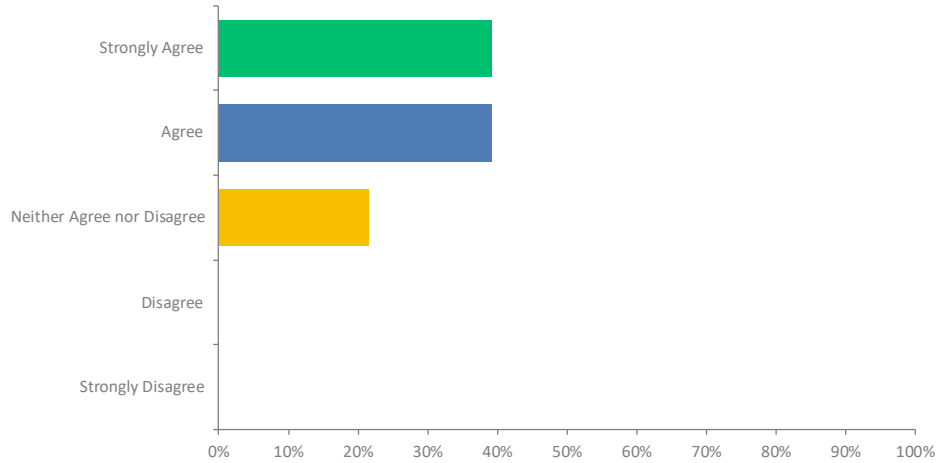
Q19: How often do you visit the park in Lewisville?

Answered: 30 Skipped: 0

ANSWER CHOICES	RESPONSES	
Often (at least once every week)	3.33%	1
Regularly (twice a month)	33.33%	10
Sometimes (about once a month)	40.00%	12
Rarely (a few times each year)	23.33%	7
Never	0.00%	0
TOTAL		30

Q21: Lewisville should focus on the renovation of older homes and/or encouraging new housing where needed in town.

Answered: 28 Skipped: 2



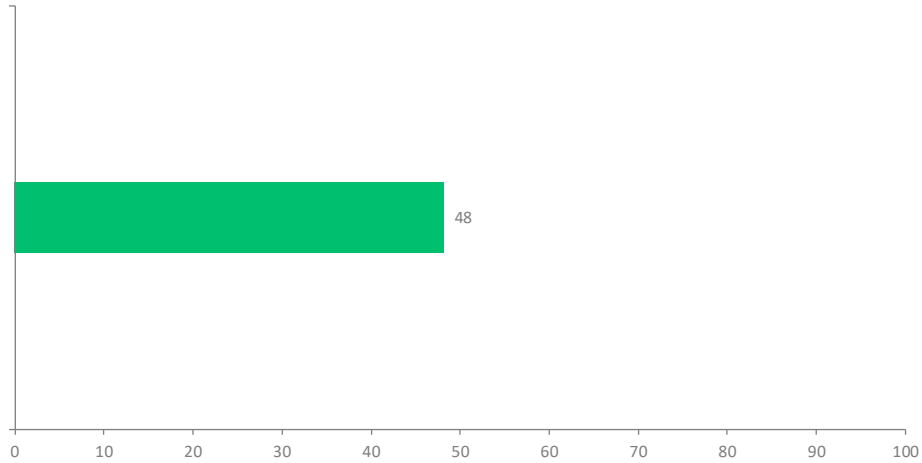
Q21: Lewisville should focus on the renovation of older homes and/or encouraging new housing where needed in town.

Answered: 28 Skipped: 2

ANSWER CHOICES	RESPONSES	
Strongly Agree	39.29%	11
Agree	39.29%	11
Neither Agree nor Disagree	21.43%	6
Disagree	0.00%	0
Strongly Disagree	0.00%	0
TOTAL		28

Q22: Should Lewisville focus more on the preservation of agricultural land or growth of town?

Answered: 27 Skipped: 3



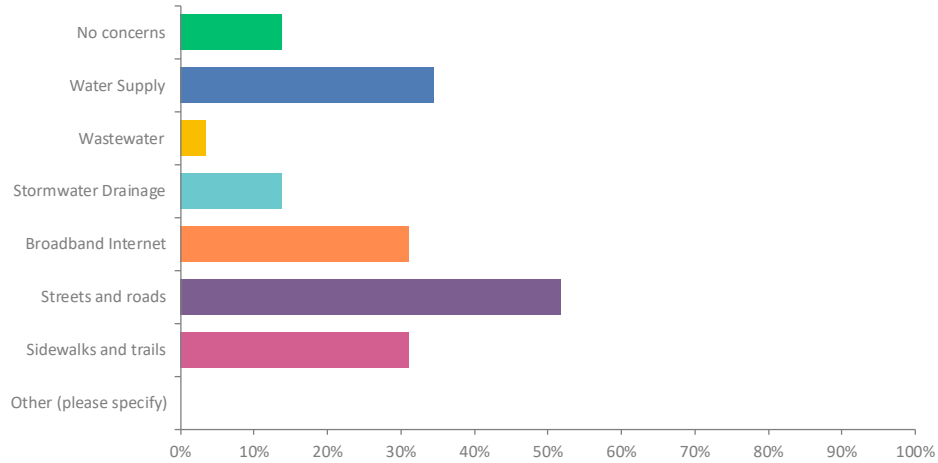
Q22: Should Lewisville focus more on the preservation of agricultural land or growth of town?

Answered: 27 Skipped: 3

ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	48	1,302	27

Q23: Are there infrastructure needs that concern you?

Answered: 29 Skipped: 1



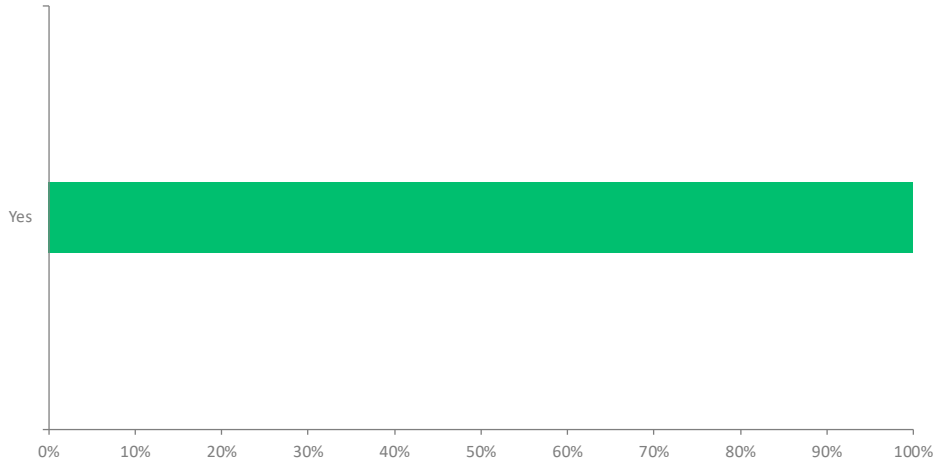
Q23: Are there infrastructure needs that concern you?

Answered: 29 Skipped: 1

ANSWER CHOICES	RESPONSES	
No concerns	13.79%	4
Water Supply	34.48%	10
Wastewater	3.45%	1
Stormwater Drainage	13.79%	4
Broadband Internet	31.03%	9
Streets and roads	51.72%	15
Sidewalks and trails	31.03%	9
Other (please specify)	0.00%	0
TOTAL		52

Q24: Do you live within the Lewisville town boundary?

Answered: 28 Skipped: 2



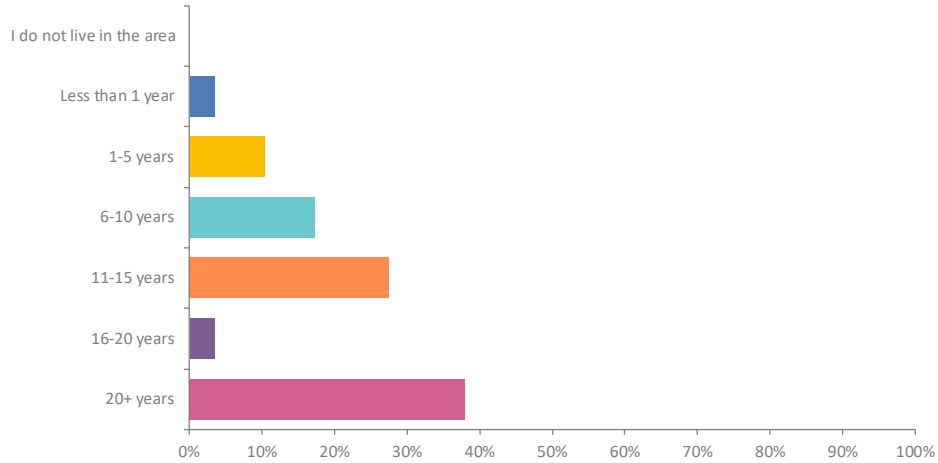
Q24: Do you live within the Lewisville town boundary?

Answered: 28 Skipped: 2

ANSWER CHOICES	RESPONSES	
Yes	100.00%	28
TOTAL		28

Q25: How long have you lived at your primary residence?

Answered: 29 Skipped: 1



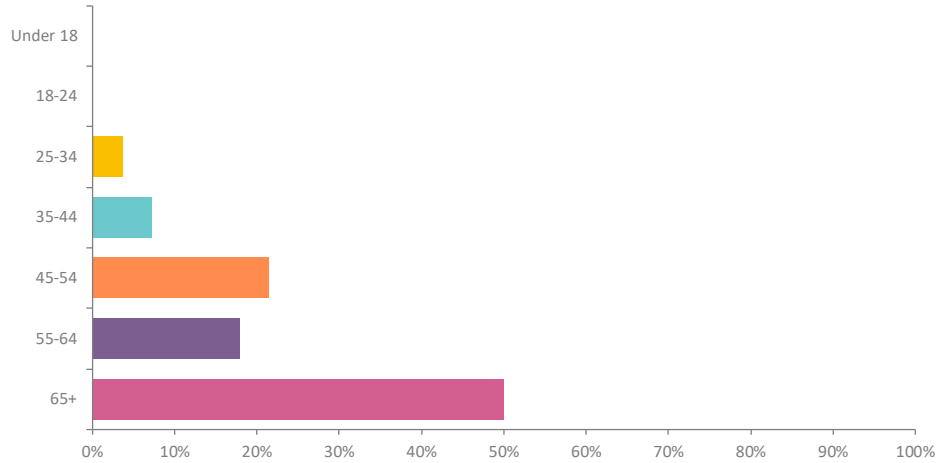
Q25: How long have you lived at your primary residence?

Answered: 29 Skipped: 1

ANSWER CHOICES	RESPONSES	
I do not live in the area	0.00%	0
Less than 1 year	3.45%	1
1-5 years	10.34%	3
6-10 years	17.24%	5
11-15 years	27.59%	8
16-20 years	3.45%	1
20+ years	37.93%	11
TOTAL		29

Q26: How old are you?

Answered: 28 Skipped: 2



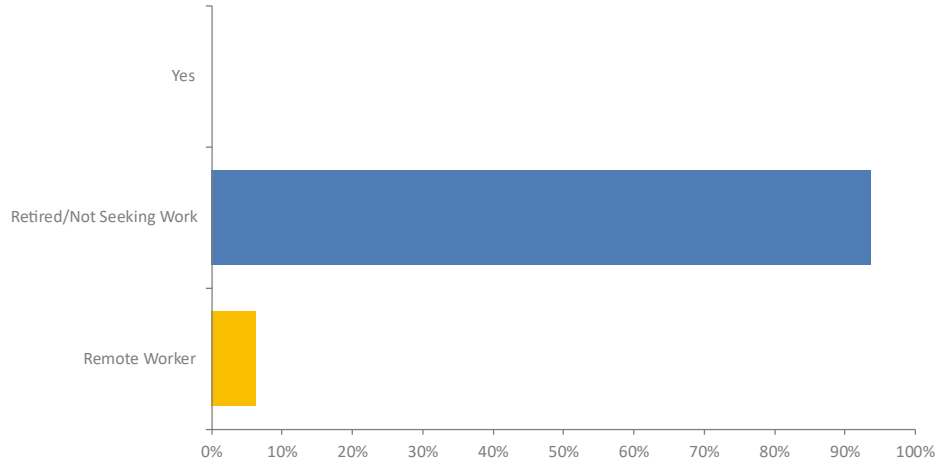
Q26: How old are you?

Answered: 28 Skipped: 2

ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	0.00%	0
25-34	3.57%	1
35-44	7.14%	2
45-54	21.43%	6
55-64	17.86%	5
65+	50.00%	14
TOTAL		28

Q27: Is your workplace within Lewisville's town boundary?

Answered: 16 Skipped: 14



Q27: Is your workplace within Lewisville's town boundary?

Answered: 16 Skipped: 14

ANSWER CHOICES	RESPONSES	
Yes	0.00%	0
Retired/Not Seeking Work	93.75%	15
Remote Worker	6.25%	1
TOTAL		16