

WARRICK COUNTY WELLNESS TRAIL

Newburgh, Indiana

Observations / Overview: Located near the former I-164 (now I-69) and Lloyd Expressway cloverleaf intersection where Vanderburgh and Warrick Counties meet is the Epworth Road/Highway 66 Medical District, which also includes the Warrick Wellness Trail. This location is ideally suited to become the regional healthcare hub, within 56 miles of ten (10) Indiana counties, eight (8) Kentucky counties and four (4) Illinois counties. Major healthcare providers, Deaconess and St. Mary's Hospitals have already established prominent locations along this corridor. And now, supporting medical services such as outpatient facilities, oncology specialists, nursing studies programming, private doctors' practices, and medical support facilities have located in the medical cluster. Additional information on the Warrick Wellness Trail can be found at: <http://www.successwarrickcounty.com/business/warrick-wellness-trail/>

Warrick Wellness Trail offers a central location for hospitals, specialty clinics, medical practices, laboratories, research facilities, and pharmaceutical providers, along with lodging facilities and retail establishments.

Recommendations / Implementation Strategy: Warrick County and Success Warrick County have strategically planned and developed the eastern side of the I-69 and Lloyd Expressway exit to accommodate growth. Regional Cities funding in the amount of \$1,500,000 and Warrick County TIF resources will be used to complete the remaining infrastructure improvements to create a fully functional healthcare campus development. The map on the following page provides a schematic master plan of the Warrick Wellness Trail complex.

Future developments will solidify the Region's role as a center of healthcare and wellness. This significant cluster of healthcare-related employment opportunities will be a magnet for young professionals. With these infrastructure improvements and anchor tenants, Warrick County has attracted development interests that have plans for the following projects:

1. Major medical project on proposed School of Medicine site

The Epworth Road and Highway 66 Medical District was one of the candidate sites for the location of the IU School of Medicine Campus. With Indiana University deciding on a downtown Evansville location, this site remained available and has now been selected as the location for this medical project. The project, which remains confidential, is slated to begin in 2016 and create 175 new jobs. Estimated investment is \$75,000,000.

2. Hotel development

Healthcare developments have a propensity to support hotels. The Warrick Wellness Trail complex is no exception. The viability of the hotel developments is bolstered by the strategic location at the Lloyd Expressway and I-69 exit. The first hotel is slated to begin in 2016 and create 50 jobs. The second hotel will begin in 2018 and also create 50 new jobs. Estimated investment is \$15,000,000.

3. Medical Office Buildings

Developers plan to construct two medical office buildings (MOB); the first beginning in 2016 and creating 40 new jobs. The second MOB will start in 2017 and also create 40

new jobs. Estimated investment is \$20,000,000.

4. Continuing Care Retirement Community

Considering the breadth of healthcare resources within the area, a developer has been identified to create a continuing care retirement community. Developers were attracted to the project on account of proximity to healthcare but also due to the walkability of the area and the proximate location of retail shopping. This project will create 75 new jobs and is slated to begin in 2016. Estimated investment is \$11,000,000.

5. Life Style Apartment Development

The walkability of the area and proximate shopping options have also resulted in creating a Life Style Apartment Development. This project will begin in 2016 and create 4 new jobs. Estimated investment is \$9,000,000.

6. Hospital Related Development

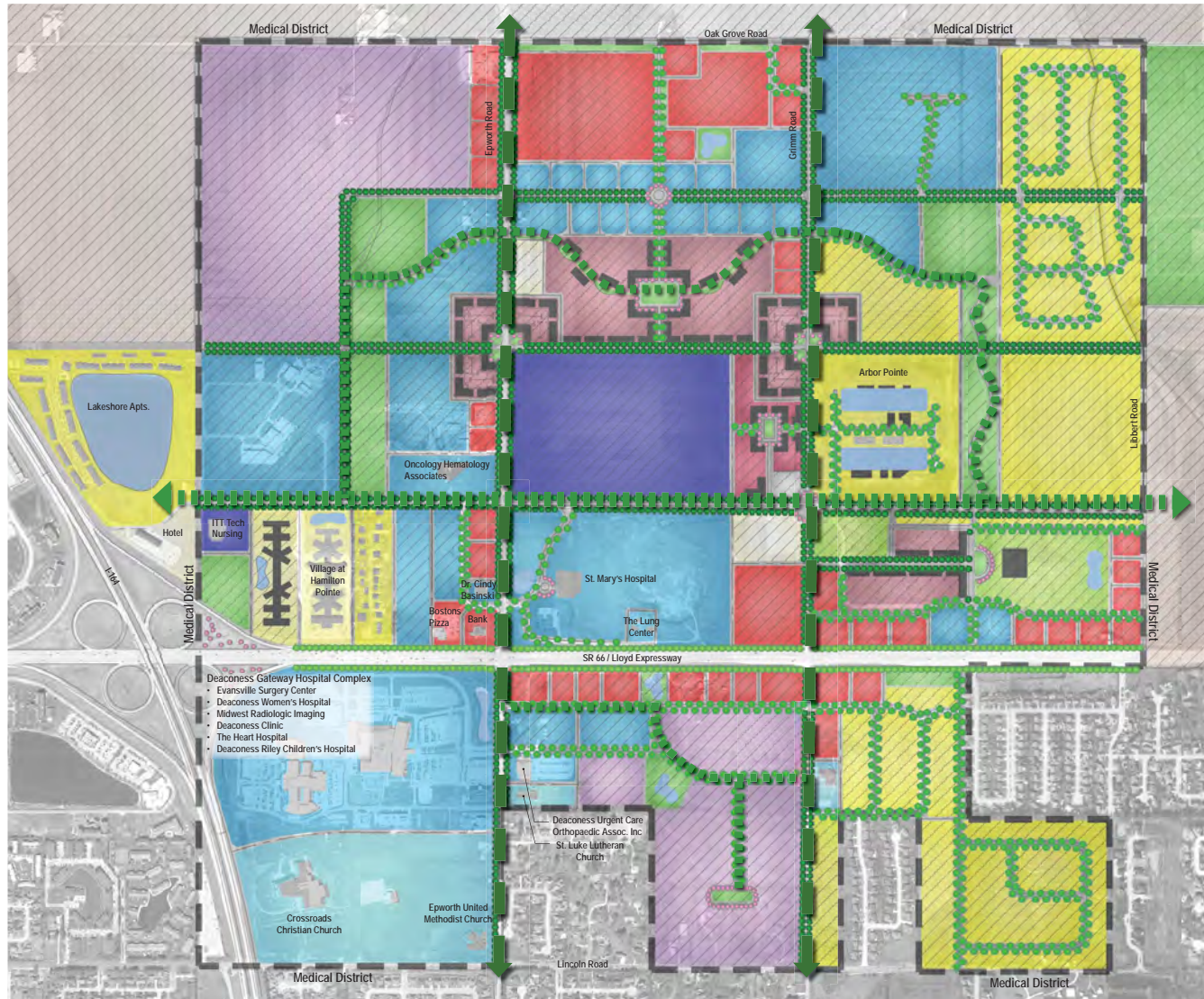
This confidential project is planning to invest in the Warrick Wellness campus on account of a critical mass of healthcare and wellness investments. The project will start in 2016 and create 60 new jobs. Estimated investment is \$20,000,000.

7. Related Supportive Future Investment

A project this scale will create additional retail and commercial development. Estimated investment is \$4,000,000.

Warrick County Wellness Trail	Public	Private	Regional Cities	Total
Infrastructure (streets, trails, landscaping)	\$ 9,000,000		\$ 1,500,000	\$ 10,500,000
Major medical project - Med School Site	\$ -	\$ 75,000,000	\$ -	\$ 75,000,000
Hotel 1	\$ -	\$ 7,000,000	\$ -	\$ 7,000,000
Hotel 2	\$ -	\$ 8,000,000	\$ -	\$ 8,000,000
Medical Building 1	\$ -	\$ 9,000,000	\$ -	\$ 9,000,000
Medical Building 2	\$ -	\$ 11,000,000	\$ -	\$ 11,000,000
Continuing Care Retirement Community	\$ -	\$ 11,000,000	\$ -	\$ 11,000,000
Life Style Apartment Development	\$ -	\$ 9,000,000	\$ -	\$ 9,000,000
Hospital Related Development	\$ -	\$ 20,000,000	\$ -	\$ 20,000,000
Future Investment		\$ 4,000,000		\$ 4,000,000
Total	\$ 9,000,000	\$ 154,000,000	\$ 1,500,000	\$ 164,500,000

MEDICAL DISTRICT MASTER PLAN



ZONING SCHEDULE			
SYMBOL	NOTES	ACRES	DENSITY TOTAL
[Yellow]	RESIDENTIAL - PRIVATE HOUSEHOLD	207.49	4/acres 830
[Light Yellow]	RESIDENTIAL - HOUSING FOR THE ELDERLY Retirement housing services Assisted-living services Live care or continuing care services In-home care services	16.95	40% FAR 295,302 sf
[White]	HOTELS, MOTELS, OR OTHER ACCOMMODATION SERVICES Hotel Rooming and boarding	10.71	75% FAR 349,763 sf
[Red]	RETAIL, SALES OR SERVICE Gasoline service Home Centers Department Store, warehouse club or superstore Grocery Store Beer, wine, and liquor store Full-service restaurant Cafe/cafeteria Bar or drinking place Fast food service Caterer Food service contractor Pharmacy or drug store Optical Computer and software Clothing, jewelry, luggage, shoes, etc.	94.51	75% FAR 3,087,572 sf
[Purple]	SCIENTIFIC AND TECHNICAL SERVICES Research and development services Legal services Facilities support services Employment Agency	129.89	75% FAR 4,242,573 sf
[Pink]	MIXED-USE BLOCK Townhomes Retail sales Clothing, jewelry, luggage, shoes, etc. Post office, courier service Art dealers, supplies, sales, service Books, magazines Food services Full-service restaurant Fast food service Bar or drinking place Pet or pet supply store Courier and postal services	53.61	50% FAR 1,167,598 sf
[Grey]	TRANSPORTATION SERVICES Local transit systems - bus, special needs, and other motor vehicles Employee bus transportation Taxi/cab/limousine service Courier and messenger service	0.96	75% FAR 31,272 sf
[Green]	ARTS, ENTERTAINMENT, AND RECREATION Performing Arts Movie Theaters Athletic club, fitness Bowling, tennis, pool	17.22	75% FAR 562,731 sf
[Light Green]	PARKS Natural and other recreational parks Trail Lake	81.07	
[Blue]	EDUCATION Colleges and Universities Technical, trade, and other specialty schools	45.83	75% FAR 1,497,234 sf
[Light Blue]	HEALTHCARE Ambulatory or outpatient care services Clinics Medical and diagnostic laboratories Nursing, supervision, and other rehabilitative services Hospital Physician offices	236.15	75% FAR 7,813,180 sf
[Light Blue]	EXISTING RELIGIOUS INSTITUTION	45.80	
[White]	FUTURE DEVELOPMENT	1,455	
[Red]	MIXED USE, COMPLEMENTARY TO CAMPUS	6.90	50% FAR 150,355 sf



Success Warrick County
Warrick Wellness Trail

