

## HAYNIES CORNER ART DISTRICT REDEVELOPMENT

Evansville, Indiana

**Observations / Overview:** The Haynie’s Corner neighborhood has received a considerable amount of redevelopment attention in the last 30 years with mixed results. However, over the last 2 years, the Haynie’s Corner area has realized measurable success in terms of new investment and development in the retail, entertainment, restaurant and housing sectors. The success seems to coincide with the completion of the Millennial Plan for 2040, which includes a sub-area plan for the redevelopment of Haynie’s Corner. This plan can be viewed at: [www.seacplan.org](http://www.seacplan.org).

The Haynie’s Corner area provides a near-downtown urban living experience that is comfortable, affordable and within walking distance of the city center. The area also hosts a number of standing events such as First Fridays, Funk in the City, Sculpt EVV and others. It is also noteworthy that the Southwestern Indiana Arts Council is planning to relocate its offices to the former Alhambra Theater. This move would help to solidify art-related engagements in the Haynie’s Corner Art District.

Improving this near downtown area is an important consideration to the success of the redevelopment of the city center. Having affordable housing, near the downtown area, will help to create a vibrant and dynamic city center. New residents also create a customer base that helps to increase the viability of downtown retail stores and restaurants.

**Recommendations / Implementation Strategy:** The future public investments, amounting to over \$3,000,000, to support future private investment in the Haynie’s Corner area, include the following: Streetscape improvements creating a boulevard effect on Washington Avenue, near the

intersection with SE 2nd Street, public parking lot adjacent to 59 Adams that would extend north from Adams Avenue to Washington Avenue and a traffic circle at the intersection of SE 2nd Street, Parrott Avenue and Jefferson Avenue. Some of these improvements are identified in the image below.

**These improvements will stimulate the following development opportunities that will reflect private investment approaching \$8,500,000:**

1. Vacant lots near the intersection of Jefferson Avenue and SE 2nd Street: This collection of lots will accommodate a new mixed use development of considerable scale. The project will result in new retail opportunities on the first floor and additional housing opportunities on the second and third floors. Retail space should provide for the creation of 10 new jobs.
2. Dapper Pig Restaurant: The restaurant will offer

a true farm-to-table experience and add 30 new jobs.

3. In-fill development opportunities: The Evansville Brownfields Corporation owns some 30 vacant lots in or near the Haynie’s Corner neighborhood. These lots will be developed with single family homes.

4. Nano-Pub: Beer advocate is developing a nano-pub at 56 Adams Avenue. This new business will produce small batches of unique beers for tasting and selling to area establishments.

5. Mixed Use Development at the location of the former Haynie’s Drug Store: Retail commercial at ground level and housing above. Project should create 10 new jobs.

6. Redevelopment of Event Gallery along SE 3rd Street: Great new restaurant concept employing 20 people.

Haynies Corner Art District Redevelopment	Public	Private	Regional Cities	Total
Haynie’s Corner - Mixed Use	\$ 1,000,000	\$ 2,000,000		\$ 3,000,000
Haynie’s Corner - Restaurants	\$ 1,000,000	\$ 1,500,000		\$ 2,500,000
Haynie Corner future - Jefferson Avenue	\$ 1,000,000	\$ 3,000,000		\$ 4,000,000
Haynie’s Corner Art Pursuits				
Anticipated Future Haynie’s Corner Development		\$ 2,000,000		\$ 2,000,000
<b>Total</b>	<b>\$ 3,000,000</b>	<b>\$ 8,500,000</b>		<b>\$ 11,500,000</b>

