

TOWN OF SILVER LAKE

Through this data collection and analysis, the County, and the incorporated communities, can better understand what is happening today and what can be expected for the future. The key finding conclusion statements, highlighted within each community section, set the stage for the goals, objectives, and recommendations outlined within the final FORWARD Kosciusko County Comprehensive Plan. Unless otherwise noted, all data points were gathered from the US Census.



SILVER LAKE

PEOPLE

Demographic Trends

Silver Lake saw slow growth in population from 2000 to 2010, but it has stagnated in the last decade. The Town's total population is 948 people, about 1.2% of the County's total population. Silver Lake has grown by 73.6% since 2000, and is estimated to only grow another 4.3% by 2030. Silver Lake's low predicted growth is shared by other lake communities, where lack of developable land may stunt future growth projections.

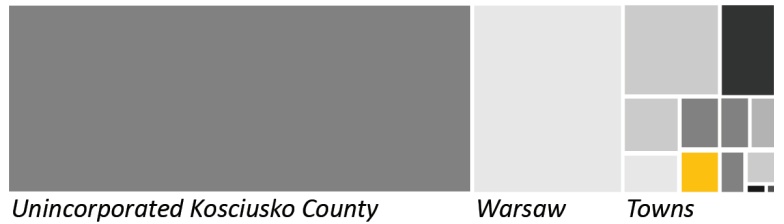
The median age of residents living within Silver Lake is 41.2 years, an increase from 2010 when the median age was 38.1 years. This slight increase in the average age may indicate that many of the Town's residents are aging in place or retirees are returning to the Community. The largest age cohort living within Silver Lake are those between 25 and 34 years of age (13.5%), while 18.7% of the Town's population is over the age of 65.

Approximately 97.2% of those living within Silver Lake identify as Caucasian, 0.4% identify as American Indian and Alaska Native, 0.4% as Asian, and 2.0% as Two or more races. In addition, 3.1% of residents also identify as Hispanic or Latino in origin, an increase from 0.6% in 2010.

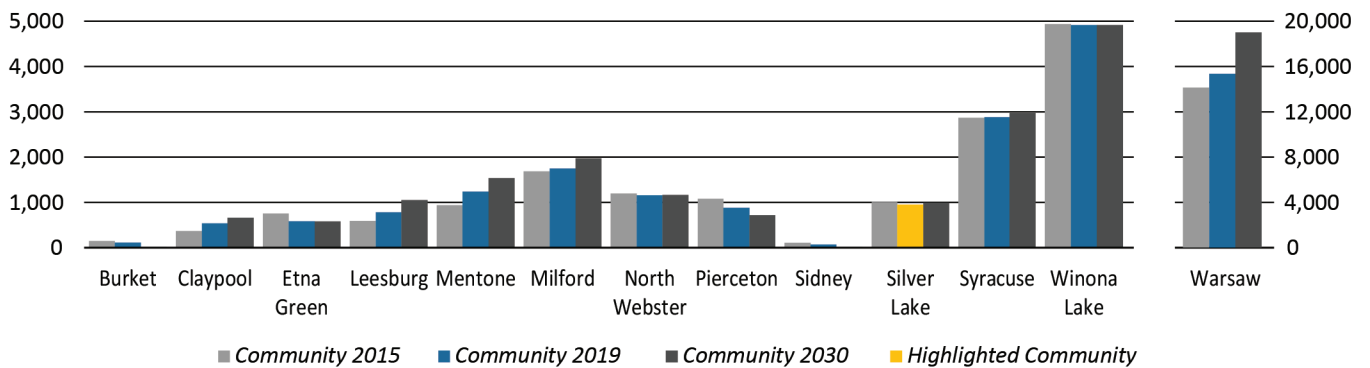
Silver Lake's median household income is \$48,281, a 24.6% increase since 2010 and \$13,085 (21.3%) less than the County's median household income. The Town's income per capita (\$25,554) increased 20.8% from 2010 to 2019, one of the larger changes when compared against other communities within the County. Per capita income is the average income of an area spread among all residents (including children) and is most often used to describe a community's purchasing power or income per resident. The Town's increase in median household and per capita income is not reflected by the poverty rate (25.0%), which has greatly increased since 2010 (11.8%).

948

Total population (2019)



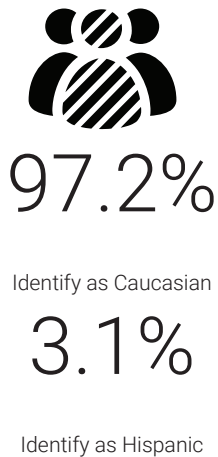
Population Growth



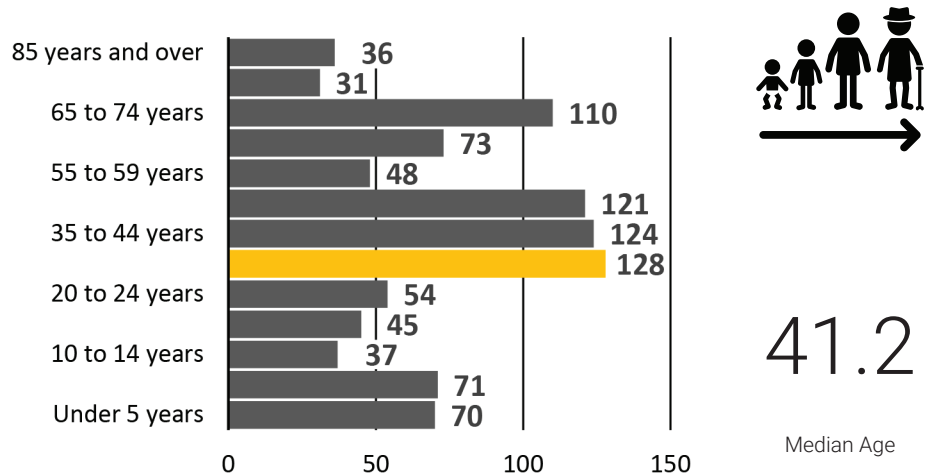
Income and Poverty



Race and Ethnicity



Population Age



Employment and Industry

Of residents 25 years or older, 78.4% have a high school degree or higher and 7.0% have a bachelor degree or higher. Silver Lake saw a decrease in educational attainment since 2010 when 80.1% of residents over the age of 25 had a high school degree or higher, but also saw an increase in those with bachelor degrees or higher (4.8%).

Although Silver Lake saw an increase in population since 2000, the Town's total labor force (60.2% of residents over the age of 16) has decreased by 8.8% since 2010. The decrease in the Town's labor force could be explained due to the increase in the population's average age, as more residents are retiring within the Community. Manufacturing industries (37.5%) employ nearly half of Silver Lake's residents, while retail trade industries (18.1%) are the second largest employers. The average earning for manufacturing jobs within the County is \$91,815, the second highest out of all major industry types.

The mean travel time for Silver Lake residents is 22.2 minutes. About 73.5% of residents are driving to work alone, while 18.9% carpool with others and 3.8% walk to work. The majority of residents are commuting outside of the Community (86.7%) for work, while only 13.0% are commuting outside the County for work. An estimated 7,549 Kosciusko County residents leave the County for work each day.

459 Total Residential Labor Force (2019)

94.1%

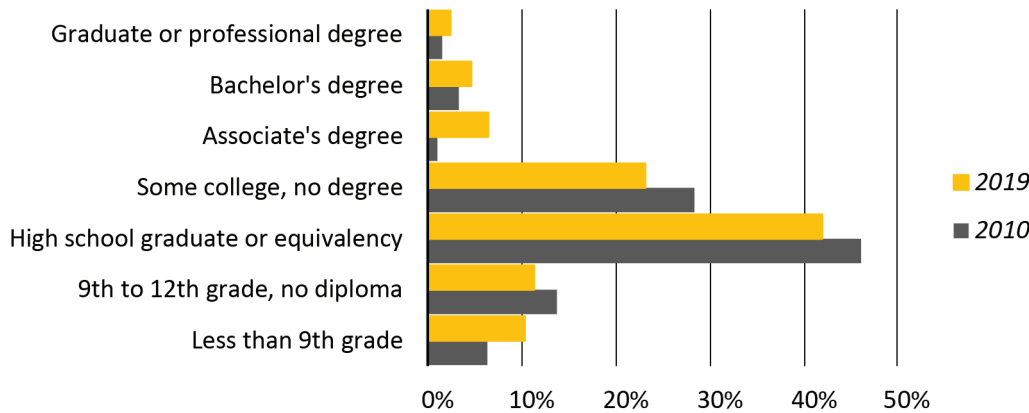
Of the local labor force is employed



5.9%

Of the local labor force is unemployed

Educational Attainment



78.4%

Have obtained a high school degree or higher

Average Earnings for Manufacturing Jobs



\$91,815

Average earnings within the County

Second highest out of all major industry types

Commuting Time



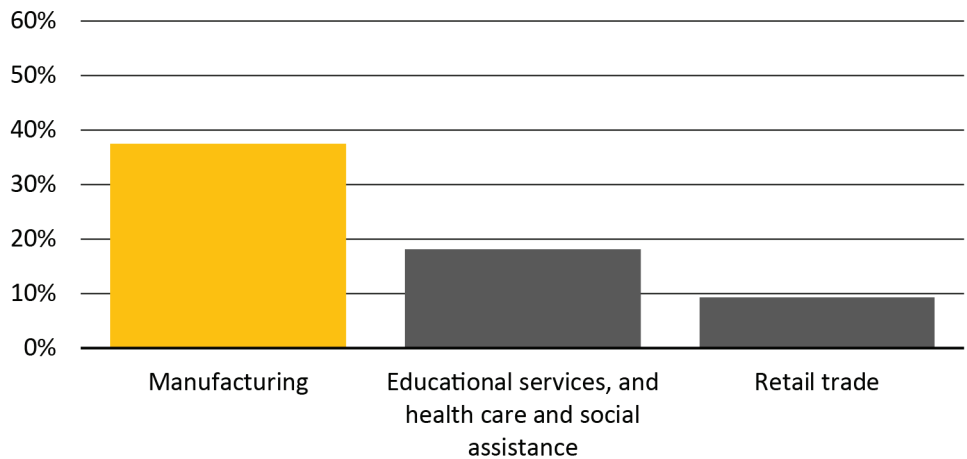
22.2

Average travel time in minutes

73.5%

Of workers prefer to drive to work alone

Local Industries and Earnings



Housing

Silver Lake has 503 housing units, a 127.6% increase since 2000. The Town saw modest housing development between 2010 and 2019, but saw the largest growth in the County between 2000 and 2010. This increase in housing units could be in part the cause of the Town's high vacancy rate (23.3%), which is an increase since 2010 (22.9%).

The housing within Silver Lake is aging quickly with 35.2% of housing built before 1940 and 78.1% of units built prior to 1970. This year is important because it marks when modern housing codes began to take effect throughout the County. Since 2010, there have been 4 new housing units constructed within town limits, which makes up about 0.8% of the community's total housing stock. This falls behind the County, where the housing units built after 2010 make up 4.2% of the County's total.

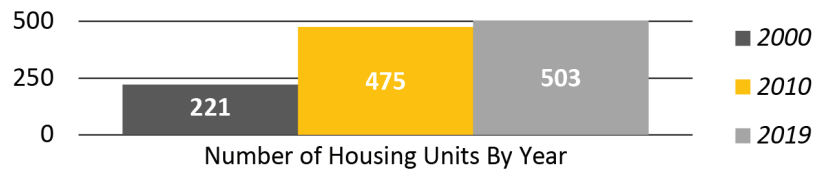
The most common type of housing structures within Silver Lake are single-unit, detached, making up 83.3% of total housing units. The next highest are mobile homes (13.3%) and then 3-to-4-unit, multi-family housing (1.6%). The occupied households within the Town are predominately owner-occupied (72.0%), with 64.8% of units being family households and 26.4% single-person households. The percentage of rented households (28.0%) in Silver Lake is slightly higher than the County (25.2%). The Town has 117 vacant houses (23.3%) of its 503 total housing units.

The median home value in Silver Lake is \$75,600, which is less the County's median value (\$150,000) and lower than other lake communities within the County. The Town's home values rose since 2000 (increase of 17.9%), where the median home value was \$64,100, but fell 12.7% since 2010 (\$86,600).

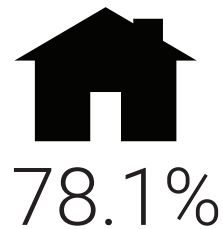
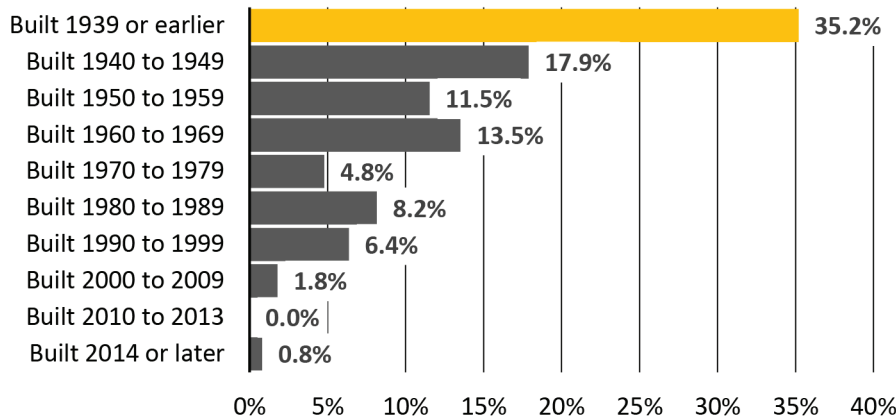
Currently, based on Zillow Research data on the prices of homes being sold within the Community, there is a large difference between the sales prices and the median assessed value of the homes as defined by the US Census. In 2019, the median home sale price was \$115,465 (compared to an assessed value of \$75,600), an increase of 50.2% since 2000 (\$76,837), and has increased 10.5% from 2019 to 2020 alone.

503

Total housing units



Age of Housing



Of local housing units were built before 1970

Home Value

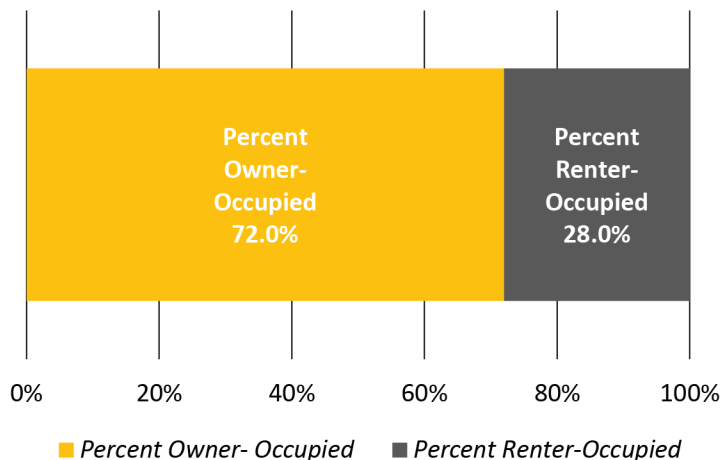


\$75,600

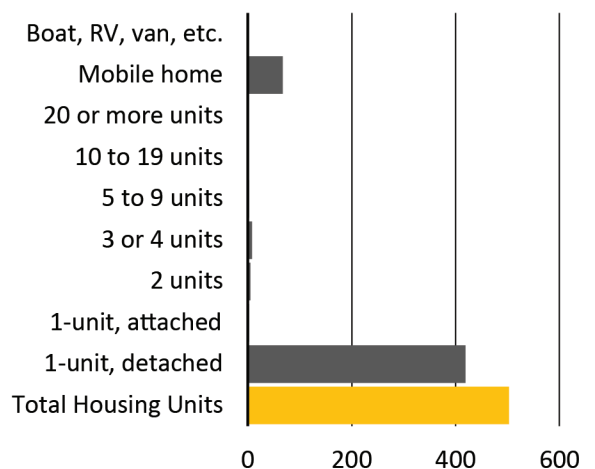
Median Home Value

Versus a median home sale price of \$115,465 (Zillow Research)

Housing Occupancy



Housing Type



SILVER LAKE

PLACES

Existing development

Land use is the term used to describe the type of activity or development occurring on a parcel or within a structure located on the parcel. An existing land use map can often reveal development patterns that have occurred over time, potential conflicts or challenges, and opportunities for growth.

Silver Lake's existing development patterns include the following:

Residential

Silver Lake's residential is primarily focused around the intersection of Main Street (SR 14) and Jefferson Street (SR 15), with the other residential cluster surrounding the east side of Silver Lake. While the Town has available land for new residential development alongside the highways, there is limited land surrounding the lakeshore for new development.

Commercial/ Industrial

The majority of Silver Lake's commercial and office space is located at the intersection of Main and Jefferson Street, although commercial properties can also be found near the north end next to the Town's offices. There are industrial properties on the east and south sides of the Community, which include sites suitable for redevelopment. North of Town, along SR 15, lies other industrial and commercial properties, including a restaurant that technically sits outside town limits and serves the region.

Government/ Civic

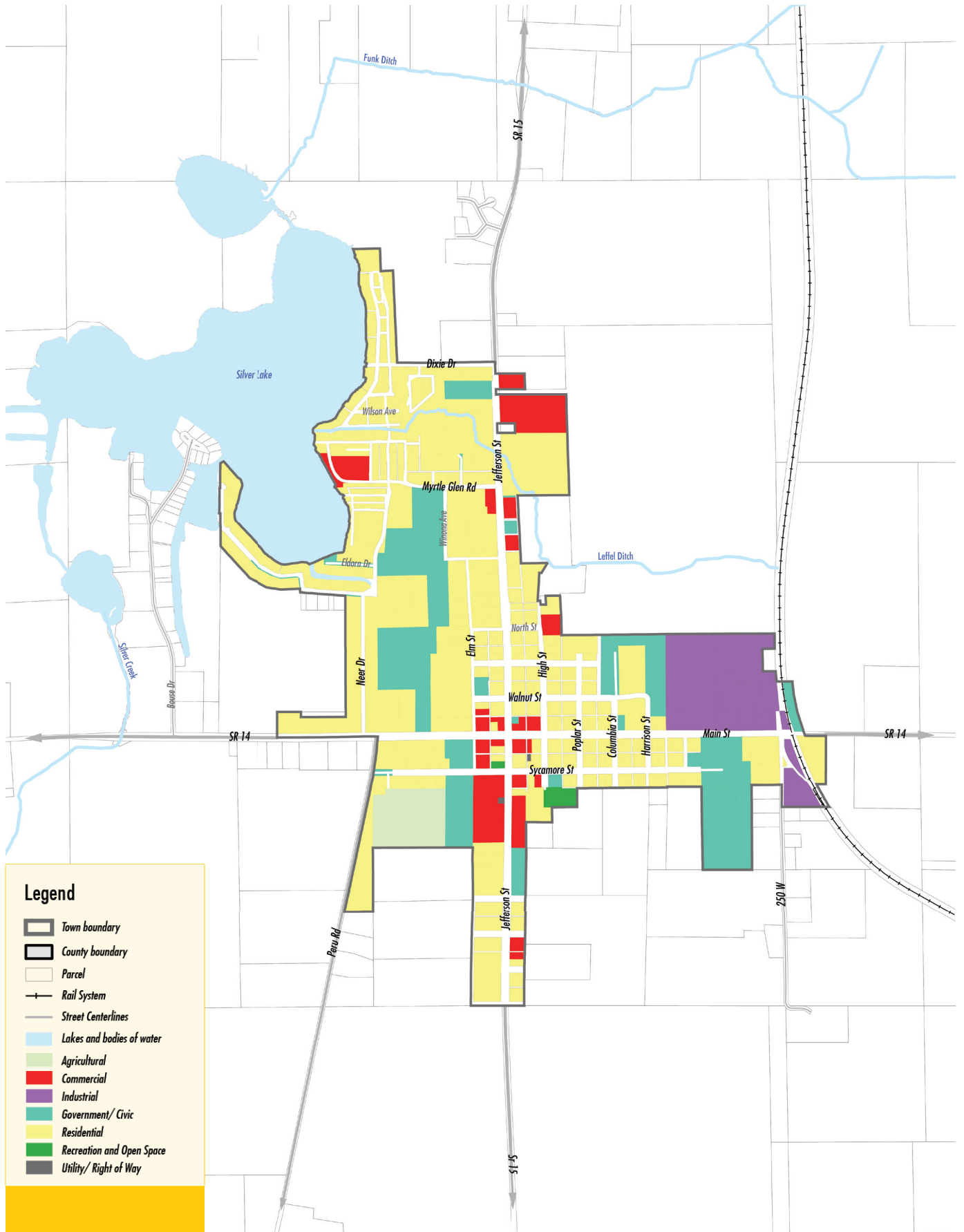
The only government/civic land uses within Silver Lake are along the north end of Jefferson Street (SR 15), the fire station along Main Street, and the old school building on the southern end of High Street.

Recreation

Excluding sites around the lake, Silver Lake has a single recreational area near the old school building on South High Street. It is a recent addition and holds a variety of active and passive recreation uses.

Agriculture

Agricultural land uses surround the community and are a large factor in preventing new residential development. However, there are agricultural properties within Town that have the potential to be developed in the future.



Legend

- Town boundary
- County boundary
- Parcel
- Rail System
- Street Centerlines
- Lakes and bodies of water
- Agricultural
- Commercial
- Industrial
- Government/ Civic
- Residential
- Recreation and Open Space
- Utility/ Right of Way

Zoning

Zoning refers to municipal or local regulations that govern how property can and cannot be used in certain geographic areas. A zoning map and/ or ordinance includes designated districts that determine the appropriate uses and development criteria for each parcel of land. Within each district, there are regulations stating the permitted types of development, lot sizes, building area, setbacks, etc. In addition to preventing conflicts, zoning can play a major role in preserving the Community's character and enhancing the local quality of life.

Silver Lake is a part of the Kosciusko County Area Plan Commission (APC). The APC is a cooperative effort between Kosciusko County and many of the incorporated towns and is responsible for reviewing and making recommendations on rezoning requests, ordinance amendments and right of way vacations to the County Commissioners or associated Town Boards. The Town of Silver Lake is divided into the following zoning districts:

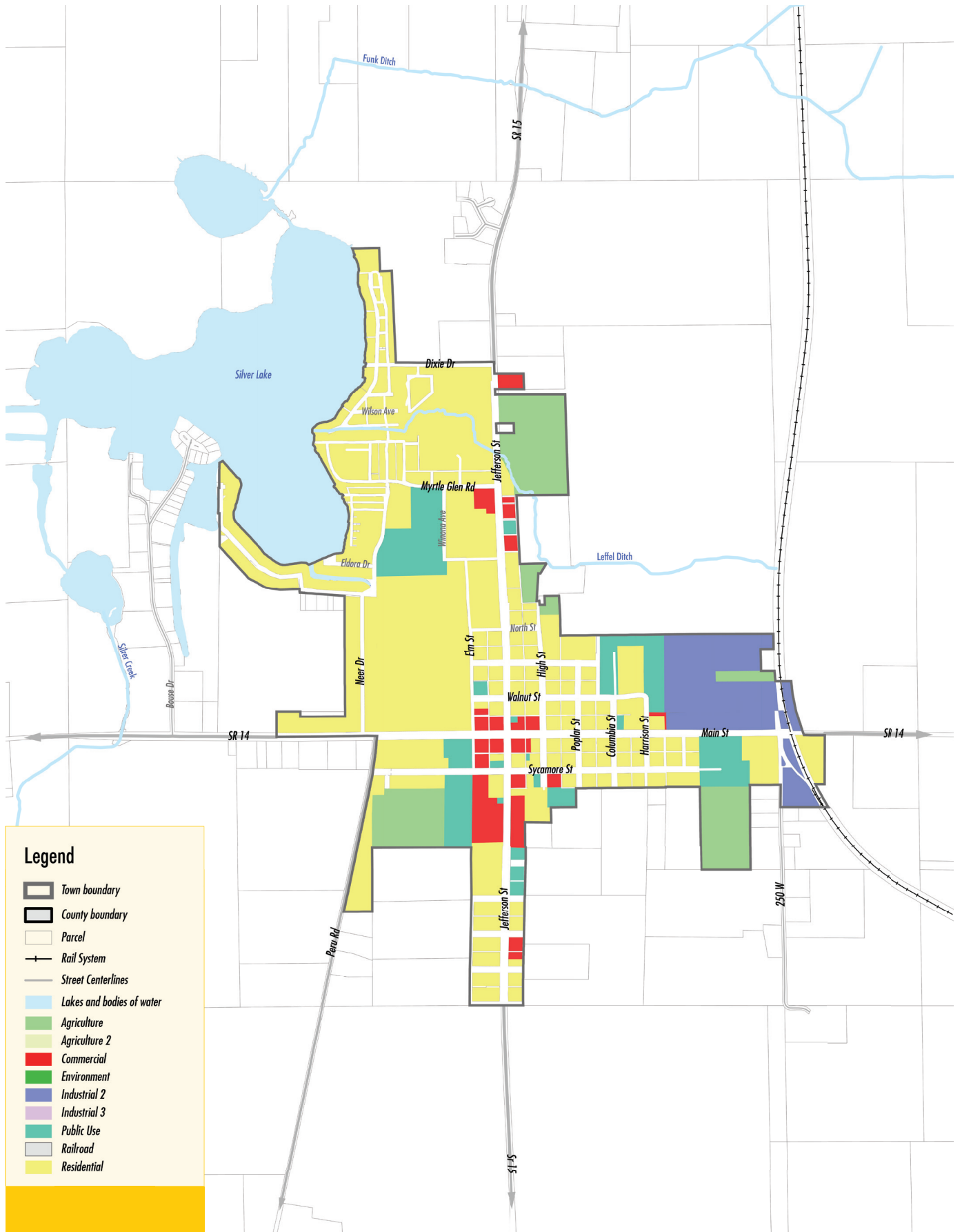
Public Use District: This district is designated for and limited to uses that serve to benefit the public. These uses may or may not be taxed, and may be owned and operated either privately or publicly.

Agricultural District: The purpose of this district is to protect prime agricultural land and related uses from undesirable urban growth. It establishes a quarter (1/4) mile protective zone for livestock operations, to protect them from urban development that is not compatible.

Residential District: The residential district is limited to dwellings as well as public and semi-public uses that are normally associated with residential neighborhoods.

Commercial District: The commercial district is primarily for retail or service uses.

Light Industrial District: This district is intended to provide areas for industrial uses such as operations associated with fabricating, manufacturing, processing, wholesaling, warehousing, and ancillary-related offices.



Legend

- Town boundary
- County boundary
- Parcel
- Rail System
- Street Centerlines
- Lakes and bodies of water
- Agriculture
- Agriculture 2
- Commercial
- Environment
- Industrial 2
- Industrial 3
- Public Use
- Railroad
- Residential

Redevelopment and Development Opportunities

A key component to planning for future growth and development requires addressing the unique opportunities and needs of older or transitioning parts of the Town. These areas present an opportunity to conserve land resources, leverage existing infrastructure, repurpose existing structures and capitalize on economic development tools, if appropriate.

Historic Features and Districts

Silver Lake has a strong downtown core that spans approximately two square blocks along Main Street and Jefferson Street (SR 15). The area includes multiple local shops and restaurants. Silver Lake's downtown is generally defined by the National Historic District that encompasses the Town's central business district.

Contributing to the district and the downtown core, there are a number of structures classified by the Indiana Department of Natural Resources (IDNR) Office of Historic Preservation. The Indiana State Historic Architectural and Archaeological Research Database (SHAARD) allows users to search cultural resource information on known historic resources throughout Indiana. The data contained in SHAARD was collected from previously conducted cultural resource inventories, National Register nominations, and cultural resource management projects. The quality of the data varies with the completeness and precision of the original records and may be out-of-date. Absence of data does not necessarily indicate the absence of resources. The SHAARD is an ongoing initiative, and the associated data will undergo staged enhancements and constant updating. However, it offers insight into properties that may be of historical significance. The database uses four primary classifications for properties and structures:

Outstanding: The property has sufficient historic or architectural significance that is listed, or is eligible for individual listing, in the National Register of Historic Places. Outstanding resources can be of local, state, or national importance.

Notable: The property does not merit the outstanding rating, but is still above average in its importance. Notable structures may be eligible for the National Register.

Contributing: The property is at least 40 years old, but does not meet the criteria of outstanding or notable. These resources are important to the density or continuity of the area's historic fabric. Contributing structures can only be listed in the National Register as part of a historic district.

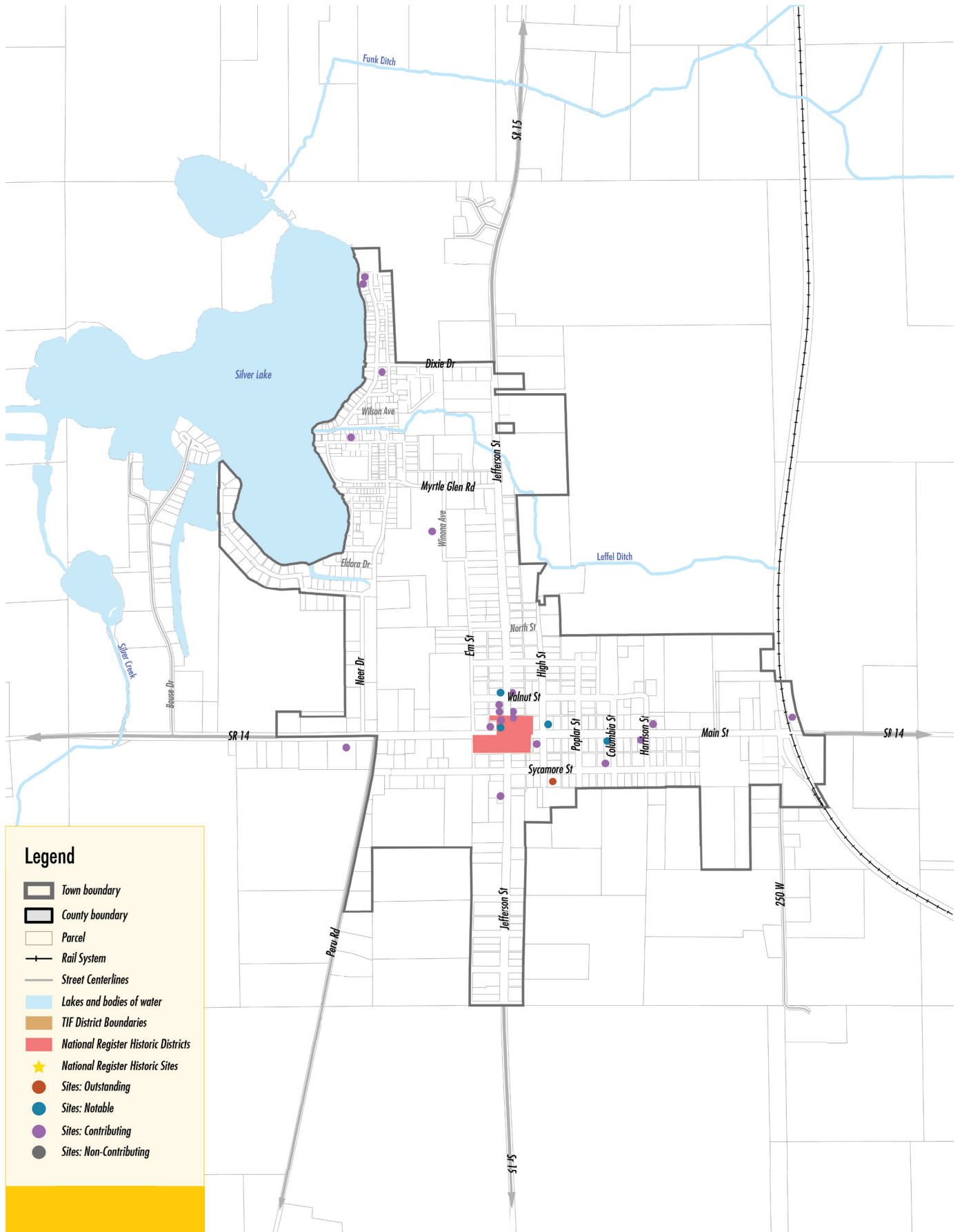
Non-contributing: The property is not included in an inventory unless it is located within the boundaries of a historic district. These properties may be less than 50 years old, or may be older structures that have been altered in such a way that they have lost their historic character. These properties are not eligible for listing in the National Register.

Within the Silver Lake Historic District, there are three structures documented; however, the report available through the SHAARD website indicates that the district includes 19 contributing buildings. Silver Lake has one 'outstanding' structure, the Lake Township School. The structure, which dates back to 1930, has sat empty since 2005 when the school closed. The Community has explored opportunities for reuse, but the condition of the building is such that improvements are cost prohibitive. In September 2021, the Office of Community and Rural Affairs (OCRA) granted the Town of Silver Lake a \$350,000 federal grant to assist in the demolition of the Lake Township School.

Outside of the historic district are additional 'notable' and 'Contributing' structures that enhance Silver Lake's historic character.

Development Incentive Districts

Currently, there are no development incentive districts within or adjacent to Silver Lake.



Legend

- Town boundary
- County boundary
- Parcel
- Rail System
- Street Centerlines
- Lakes and bodies of water
- TIF District Boundaries
- National Register Historic Districts
- National Register Historic Sites
- Sites: Outstanding
- Sites: Notable
- Sites: Contributing
- Sites: Non-Contributing

SILVER LAKE

TRANSPORTATION SYSTEMS

Motorized

Roadways within and surrounding the Town of Silver Lake can be classified under the Highway Functional Classification system established by the Federal Highway Administration. This system was established to group streets and highways into classes based on the level of service there are intended to provide. These classifications not only allow the road network to be evaluated and maintained in an efficient manner, but also rate roadways based on their level of mobility and accessibility.

With the exception of SR 14 (Principal Arterial- Other) and SR 15 (Major Collector), all roadways within the Community are classified as Local Collectors. Traffic volumes change significantly at the intersection of SR 15 and SR 14, indicating this is a major convergence/dispersal point for regional traffic. SR 15 provides easy access to communities north and south of Silver Lake, with the cities of Wabash, Warsaw, and Goshen directly connected. Moving east-west, SR-14 provides a direct route to the City of Fort Wayne and an indirect route to the communities of Akron and Rochester.

Local Collectors are most often left to the management and maintenance of the local municipalities they reside within, unless influenced by a higher level of classification. Higher levels of classification typically have a shared level of responsibility or are entirely managed by the State/Federal Government.

Roadway Character and Condition

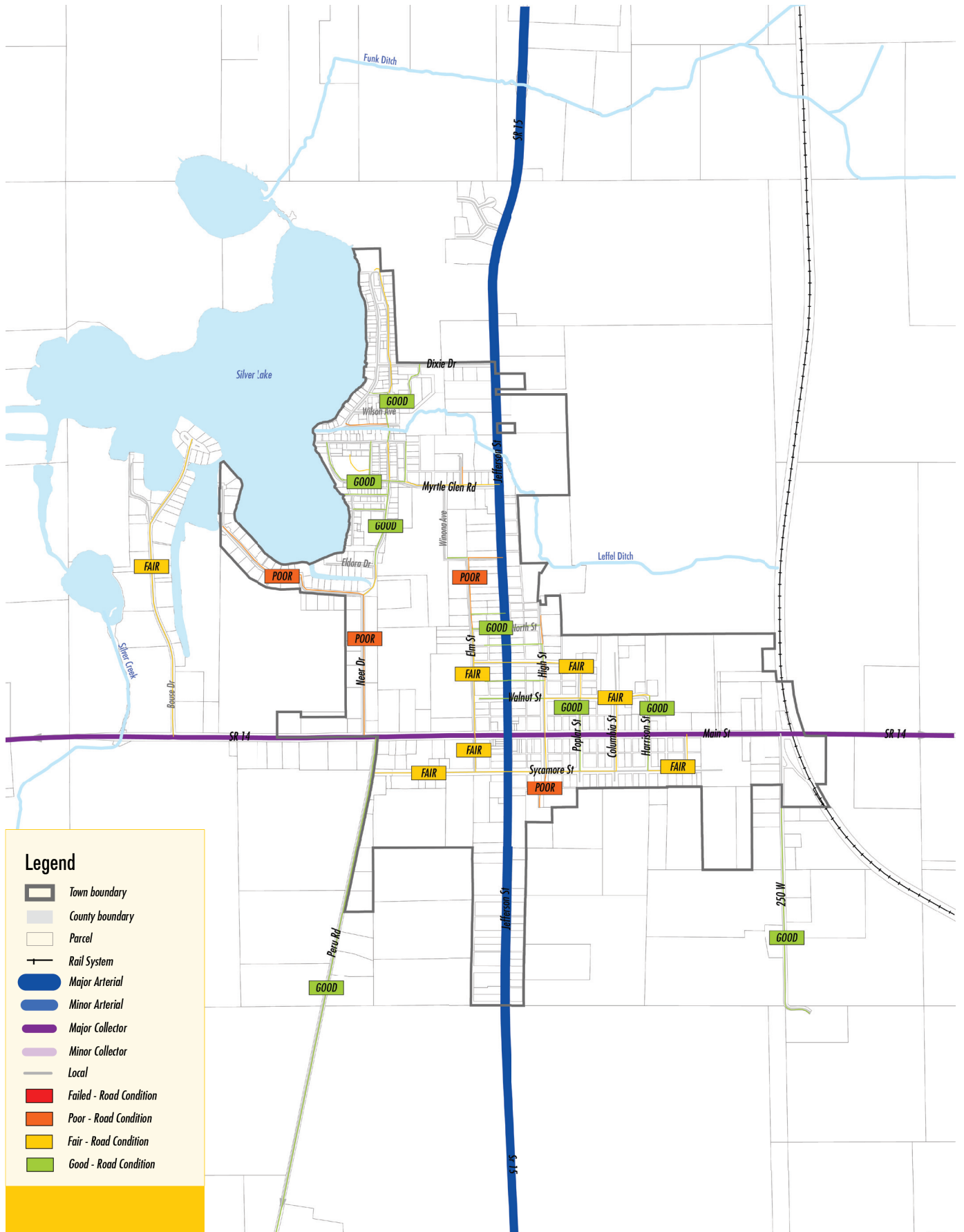
The roadways within and surrounding Silver Lake, while rural in nature, vary in character. Jefferson Street (SR 15) is the Town's primary corridor and provides thru access from the north to the south. At the southern end of the Town, Jefferson Street (SR 15) consists only of two travel lanes which are separated by a center pavement marking. On both sides there are narrow shoulders that are either paved or gravel. As Jefferson Street (SR 15) approaches the downtown area, sidewalks are present on both sides of the roadway between sycamore street and Myrtle Glen Road. Near the intersection of Jefferson Street (SR 15) and Main Street (SR 14), all corners have either diagonal or parallel parking spots.

The character of Main Street (SR 14) is very similar to that of Jefferson Street (SR 15). The character of the roadway shifts between Elm Street and High Street to be more accommodating to people with sidewalks and parking. As Main Street (SR 14) moves eastward past High Street, the character goes back to the 2 travel lanes with a gravel edge.

While no additional streetscape enhancements are present along Jefferson Street (SR 15) or Main Street (SR 14), the pedestrian facilities, on-street parking facilities and concrete curbs help to calm traffic and contribute to the downtown aesthetic and neighborhood-sense of scale.

Aside from Main Street (SR 14), the roadways within and surrounding Silver Lake are predominately rural in nature and include varying levels of facilities and amenities. Silver Lake's corridors primarily consist of two-lanes, approximately 20-24' in width, and often lack shoulders, curbs and centerline pavement markings. As you approach Silver Lake, some corridor widths narrow and provide only one-way traffic due to spacing and proximity to adjacent residential lots.

As an incorporated community, Silver Lake is responsible for the public right of way within the town boundary. Kosciusko County, and many of the incorporated communities, utilize the Pavement Surface Evaluation and Rating System (PASER) to visually assess and rate the condition of local roads. The PASER system rates the condition of the



Legend

- Town boundary
- County boundary
- Parcel
- Rail System
- Major Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local
- Failed - Road Condition
- Poor - Road Condition
- Fair - Road Condition
- Good - Road Condition

road from 1 (failing) to 10 (excellent). With this information, local governments are able to project future conditions of the pavement and plan for the most effective maintenance. Pavement conditions, as defined by the PASER system, have been collected on a regular basis for County roads from 2016 to 2020, including all roads within the Town of Silver Lake. Nearly all of the roads within Town are classified as a “Fair” rating or above.

Based on available data, there are no known roadway improvement projects currently being planned or considered by Kosciusko County or the Town of Silver Lake.

Rail Corridor

The single rail line within the Community crosses Silver Lake’s eastern boundary, running north-south with a slight eastern jog just south of the Town. This railway runs through the northern portion of Indiana connecting Chicago, Elkhart, Fort Wayne, Marion, Lafayette, Frankfort, and Muncie totally over 1,400 miles of track. West of Sidney, the railroad has two tracks with a third bypass area within the Community. Moving eastward from Sidney, the track shrinks back to a single track. Based on data from 2017, the primary good being transported to Indiana via the NS railroad was coal while the primary goods being transported from the State were agricultural products.

Public Transportation

The Kosciusko Area Bus Service (KABS) provides countywide, demand-responsive, public transportation service. The service is operated by Cardinal Services of Indiana, a not-for-profit corporation that provides services for persons with disabilities and other life challenges. Ridership in 2019 was about 58,000 trips, a slight reduction from the 2018 figure of about 59,000 trips. The system owned 12 ADA-accessible vehicles in 2019, and received funding from fares and contributions from Kosciusko County, the Indiana Department of Transportation, and the U.S. Federal Transit Administration.

Non-Motorized

To compliment a community’s vehicular transportation system, often a series of sidewalks, multi-use paths and trails are established to provide residents and visitors with transportation alternatives. These non-motorized systems can be used for both commuting and recreational purposes. In the case of Silver Lake, there are only limited non-motorized facilities currently in place within the Community.

Currently, there is a sidewalk network present but there are many gaps in connectivity. Sidewalks are primarily located along SR 15/Jefferson Street with sidewalks continuing along some of the east/west local connectors including Sycamore Street, SR 14/Main Street, and Walnut Street. Most of the residential development near the lake does not have any pedestrian infrastructure.

There are no other trails or dedicated biking infrastructure existing within the Community.

Roadway Character, Silver Lake, IN | TSWDG



SILVER LAKE

UTILITY SYSTEMS

Water and Wastewater

Currently, the Town of Silver Lake does not provide water services within the corporate boundary but does provide sanitary sewer services with a dedicated lift station near the lake. The service area extends significantly outside of the Town's boundaries, including the wastewater treatment plant to the southwest of Town and development northward along SR 15 to CR 900 S.

Gas and Electric

The main power utility provider for Silver Lake is the Northern Indiana Public Service Company (NIPSCO), with a potential alternative in the Kosciusko Rural Electric Membership Corporation (REMC). While an oil and natural gas pipeline passes near the Community, no direct line is recorded.

Broadband

According to BroadbandNow, a digital database that utilizes data from the Federal Communications Commission (FCC) and local service providers, there are 13 internet providers that service Silver Lake, with 9 of those offering residential service. The majority of service within the Town is gained through DSL or satellite providers, although commercial service is available through cable/fiber. Due to the way broadband data is reported and collected by the FCC, some zip codes report having a higher number of providers and subscription plans available to local residents. While there are numerous providers, coverage varies depending on the specific provider. Broadband speeds are measured by upload and download speeds in Megabytes per second (Mbps). The average download speed within Silver Lake is 10.17 Mbps, which is 92.2% slower than Indiana's average. For reference, the Federal Communications Commission identifies effective broadband access as having a minimum download speed of 25Mbps and upload speed of 3Mbps.

Rural Indiana Stats, an application managed by Purdue University and the Indiana Office of Community & Rural Affairs, offers an alternative view of local broadband statistics. The application, which aggregates FCC data at the Census tract level, reports that 19.4% of area residents do not have internet access, 10.4% have no computing device, and 23.1% of residents use only a mobile device.

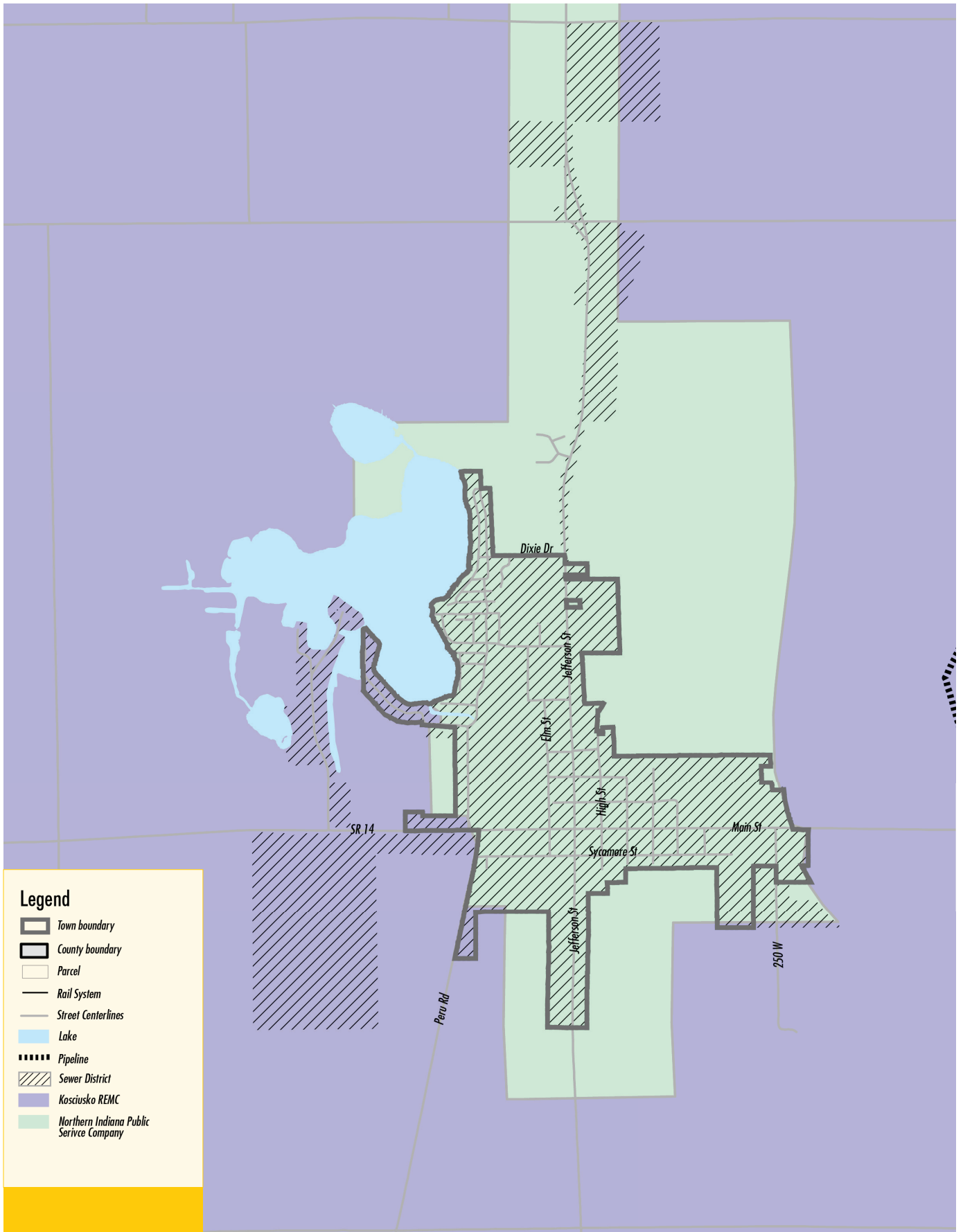
Due to the way data is aggregated and reported, both databases use geographic boundaries that include the Town of Silver Lake as well as unincorporated areas of the County in the statistics identified above.

Public Safety Systems

The Silver Lake Volunteer Fire Department is located on the east end of Main Street, across from the Wabash Valley site. The building also houses EMT services, as part of the contract with the Town. The site also has an emergency helipad in case airlifts are needed.

The Town has a town marshal which serves the surrounding area and is supported by two deputy marshals and four reserves.

EMS is contracted through Parkview Hospital and is housed in the fire station to offset costs of services.



SILVER LAKE

DESTINATIONS

Community Facilities and Support Services

Government Facilities

The town offices are located along the north side of Jefferson Street, while the post office and most other community structures (including the old school building) surround the Main Street intersection. The fire station is east along Main Street. The Town does not have any form of public library.

Public Health Facilities

Silver Lake does not have any form of healthcare offices within the Town, forcing residents to travel to neighboring communities for treatment and services. North Manchester, approximately 10 miles away, or Warsaw, approximately 15 miles away, have the nearest hospital and specialized treatment centers.

Schools and Learning Institutions

Since Silver Lake does not have its own school, the Town is part of Warsaw Community Schools. Elementary-aged children attend Claypool Elementary, while older students attend Edgewood Middle School (grades 6-8) and Warsaw High School (grades 9-12).

Child Care and Early Childhood Facilities

Based on a search of INconnect, an online database of childcare or early childhood facilities, Silver Lake has no established early childhood or daycare facility within the Town, forcing parents to take their children outside the Community for childcare needs. The nearest facilities lie in North Manchester or Warsaw, all of which are approximately 10 to 15 miles away respectfully. INconnect allows any individual to search for care providers by a variety of criteria and provides listings for both licensed and unlicensed, centers, homes and ministry-based facilities.

Grocery and Convenience Stores

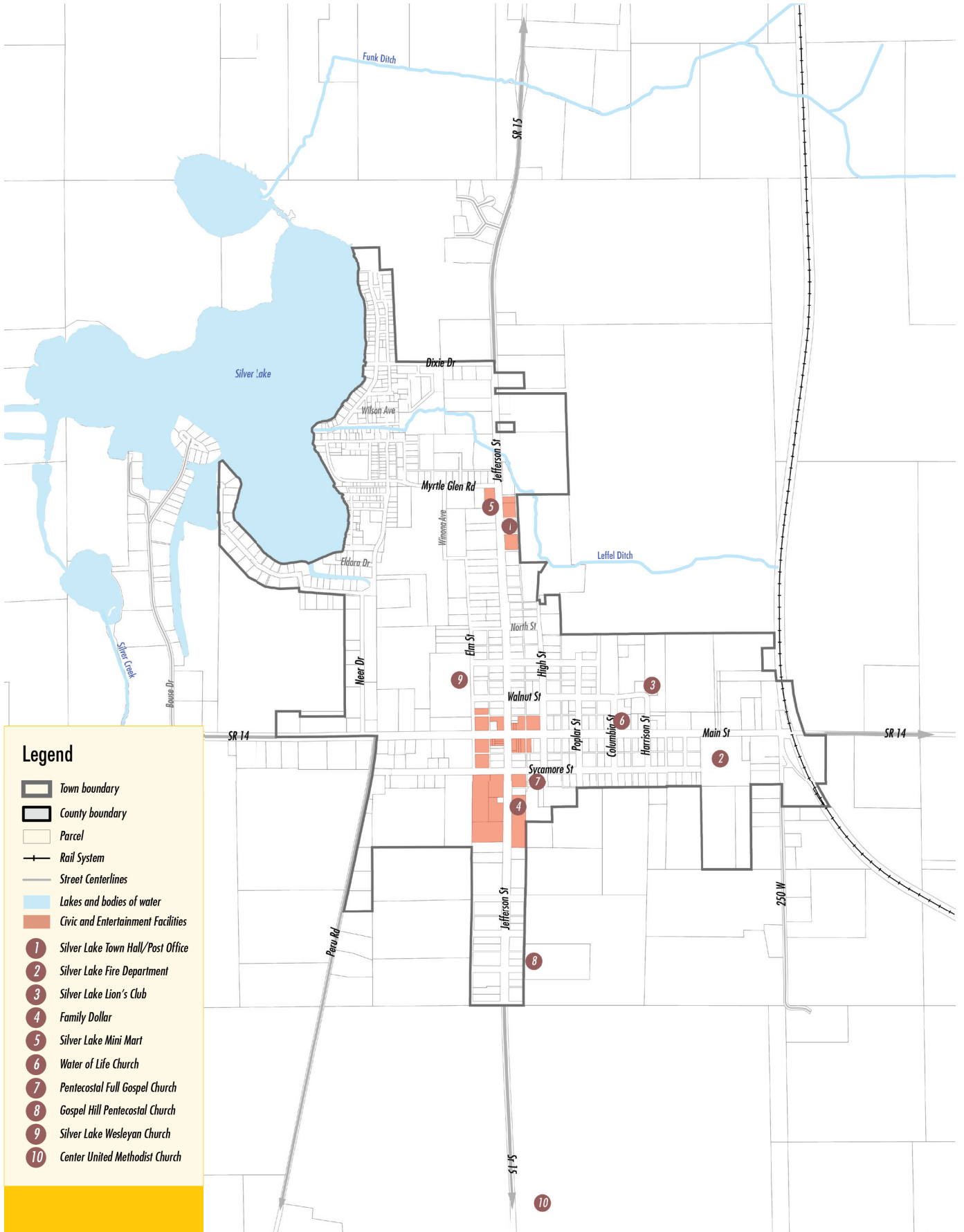
While the Town lacks a formal grocery store, there is a Dollar General near the southern end of Town along Jefferson Street (SR 15) which provides access to pantry staples. The closest store for purchasing fresh foods is located in North Manchester or Warsaw, approximately 10 to 15 miles away to the southeast and north respectively. Silver Lake is in a food desert- an area where people have limited access to a variety of healthy and fresh foods.

Civic and Entertainment Facilities

While there are a few restaurants/bars and a park within Town, residents may need to travel outside the County to fulfil other entertainment needs. Silver Lake does have public access to its namesake, allowing for residents who do not live directly on the water to still use the lake as an amenity.

Religious and Cultural Facilities

There are two religious' institutions within Silver Lake.



Legend

-  Town boundary
-  County boundary
-  Parcel
-  Rail System
-  Street Centerlines
-  Lakes and bodies of water
-  Civic and Entertainment Facilities
-  1 Silver Lake Town Hall/Post Office
-  2 Silver Lake Fire Department
-  3 Silver Lake Lion's Club
-  4 Family Dollar
-  5 Silver Lake Mini Mart
-  6 Water of Life Church
-  7 Pentecostal Full Gospel Church
-  8 Gospel Hill Pentecostal Church
-  9 Silver Lake Wesleyan Church
-  10 Center United Methodist Church

Parks and recreation

The Town of Silver Lake is located along the southeastern edge of Silver Lake. Unfortunately, a lack of public amenities and spaces associated with the Lake does not capitalize on its potential as an economic or social stimulus. The Town also has two main parks but no current Five-Year Parks and Recreation Master Plan. Rambler Park is a larger space for active recreation while Memory Park is a pocket park for passive recreation with a small waterfall, goldfish pond, and seating areas. Just outside town limits sit two nature preservers – Bock and Wildwood.

Rambler Park is located at the terminus of South High Street on the same property as the old high school. The Park covers approximately 1.5 acres and was constructed using money supplied by a grant from the K21 Health foundation. The site includes play equipment such as rock-climbing walls, side-by-side slides, swing sets, teeter-totters, gliders, and monkey bars. The site also includes a multi-use paved court, basketball court, walking trail, open lawn, and shelter for gatherings and picnics. There are hopes to one day create connections to the park from surrounding neighborhoods.

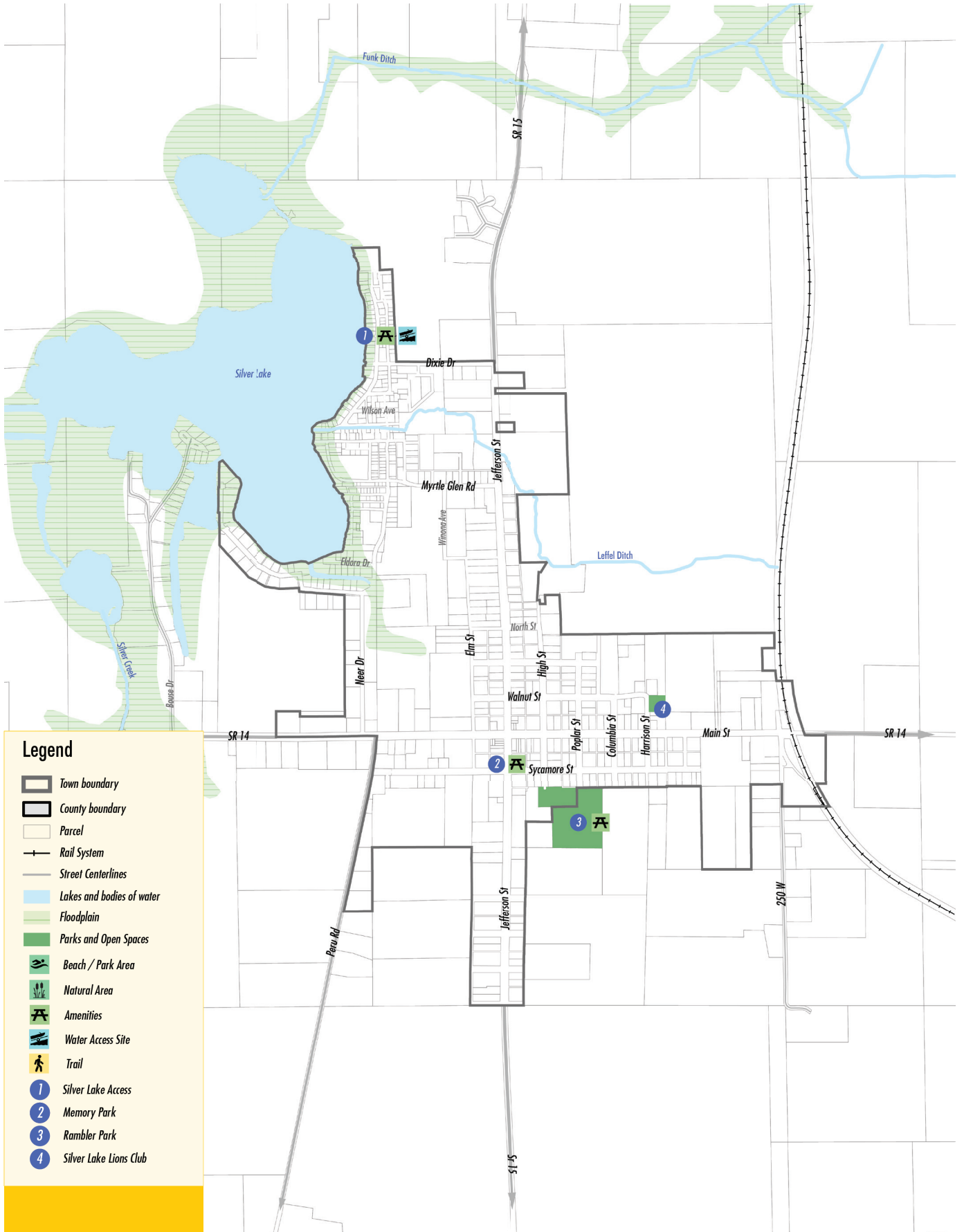
Bock and Wildwood Nature Preserves, which are located approximately 3 miles to the east of Town along SR 14, are part of the ACRES Land Trust. Bock Nature Preserve was established in 2007 and covers nearly 47 acres with 1.3 miles of trail. The site includes beech/maple woods, several small ponds (with the largest being 1.5 acres), and an established tall-grass prairie located in a former agricultural field. Wildwood Nature Preserve was established in 2002 and covers 255 acres with 4.5 miles of trail. It is located just under 3.5 miles east of Silver Lake. The site includes a small pond surrounded by forest, wetlands, a pine planting, and a prairie. The diverse flora creates habitats for equally diverse fauna. These nature preservers, while not located within the town limits of Silver Lake, provide great attraction for the area.

Lakes and waterways

Silver Lake is located on the west edge of town and is the Community's name's sake. There are other small lakes located to the northwest, although not all are open to the public. While Silver Lake does offer public access and some lake edge has experienced residential development, the majority of the shoreline is in a natural state.

Silver Lake covers approximately 102 acres with a watershed size of around 3,300 acres. The Lake has an average depth of 15 feet and is 31 feet at its deepest point. Water flow enters the lake from Funk Ditch and adjacent North Little Lake in the north, Leffel Ditch in the east, and an unidentified ditch in the south. Water flow exits Silver Lake in the south via Silver Creek and travels to South Little Lake. North Little Lake and South Little Lake both sit outside the Silver Lake Town limits. Silver Lake was dredged approximately 5 years ago and it is anticipated that it will need to be done again in the next 5-10 years.

There is a public access point (boat launch) to Silver Lake through a county easement off Edgewater Drive north of Dixie Drive and the Community has expressed desire to construct another at the western end of Eldora Street. However, there are uncertainties as to whether this site could accommodate the anticipated parking needs for the ramp facility. Recreation on the Lake is fairly limited to boating and fishing – particularly Bluegill and Largemouth Bass – due to the limited access and lack of public spaces located along the Lake edge.



SILVER LAKE

KEY FINDINGS

The key findings of the Silver Lake community condition assessment have been organized into two key categories: Strengths/ Opportunities and Weaknesses/ Threats. Strengths and opportunities are internal, positive attributes that are within control of the Town. Opportunities are external environmental factors that are likely to contribute to the Town's success. Conversely, weaknesses and threats are negative factors that detract from the strengths. These may require improvement in order for the Town to be competitive as an attractive community. Threats are external factors that the Town has no control over. It may be considered that a contingency plan be put in place for dealing with them as/ if they occur.

Strengths and Opportunities:

- Silver Lake has grown in population over the last two decades, despite not having a major anchor institution that would typically attract residents (schools, grocery stores, major center of employment).
- The Town's Lake does have public access, which makes it a destination for visitors from outside the community, but the ramp is in need of updates.
- The Town has a number of historic sites that can be promoted for future attractions.
- Silver Lake is in between multiple larger towns that act as employment hubs, giving residents more opportunities to find work while remaining within the Community.
- The existing sidewalk infrastructure within the Town can be improved and expanded to provide alternative transportation routes to local residents.
- The Town recently received a grant to demolish the vacant Lake Township School. This demolition could lead to future investment and establishment of a community center that would house public amenities including meeting rooms, and library space.
- Sewer services do run north, outside of town limits, to the Parkan development at SR 15 and CR 900 S.
- Recent industrial business closures have left a large industrial site available for a new tenant.

Weaknesses and Threats:

- Many of the buildings within the historic district, while in use, are in need of major repairs.
- A decline in volunteers over the past years has made it difficult to continue community events or be certified through the Main Street program.
- Sidewalk infrastructure is present but portions of the system are in varying conditions. Improvements may be needed to repair existing segments.
- The Town has portions of roadways that have been categorized as 'Poor' condition per the PASER rating system. Improvements and maintenance will be needed.
- The lack of residential amenities, including grocery and convenience stores, child care and early childhood education facilities, and public health facilities, negatively impacts the Town's ability to draw new residents.
- The Town lacks any form of senior housing and could benefit from housing diversification.
- Local broadband services fall far below the national baseline of 25 Mbps download and 3Mbps upload. Additionally, most services are based off wireless and satellite technologies which can be unreliable.
- There is no public park/open space adjacent to the lakefront currently.
- Recent industrial business closures have eliminated 80 local jobs as of spring 2020. This closure will also impact the local utility fund due to loss of revenue.
- The community currently does not have a certified Main Street Program, and there is doubt that there would be enough volunteers to make this viable.

