

Stellar Communities - Monthly Status Report

City of Delphi – July 2, 2013

Contact Information:

- Cory Whitesell – HWC, 317.753.2200, cwhitesell@hwcengineering.com
- Cory Daly – HWC, 317.379.2634, cdaly@hwcengineering.com

General Updates:

- The Preliminary Field Check Meeting for the Gateway Trail Phase 1 project was conducted on Thursday, June 13, 2013.
- The City website has been updated to include additional information for the public, including copies of monthly Stellar updates to the City Council.

Owner Occupied Housing

Funding Source: Indiana Housing and Community Development Authority (IHCDA)

Scope: This project will provide grants to homeowners for rehabilitation of homes in core downtown Delphi neighborhoods.

Status:

- Construction has started on the first homes in the Owner Occupied Housing program.
- Round 2 of the Owner Occupied Housing program will be advertised later in 2013.
- A frequently asked questions page has been posted to the City of Delphi website to answer recent questions about the project.

Downtown Streetscape

Funding Source: Indiana Department of Transportation (INDOT)

Scope: Improvements will create a pedestrian friendly environment for Delphi's residents and visitors on six blocks of downtown streets. Upgrade of downtown water mains will also be included.

Status:

- The Stellar Planning Committee reviewed preliminary design concepts for the Downtown Streetscape project on June 4, 2013.
- The design team will be presenting revised concepts to the Planning Committee on July 2, 2013.
- The next step is developing detailed construction documentation for the Downtown project after the July 2, Planning Committee Meeting.



Washington Street Gateway Trail

Funding Source: Indiana Department of Transportation (INDOT)

Scope: This project will create a new gateway trail connecting the Hoosier Heartland Corridor to downtown Delphi, the Canal Center, downtown neighborhoods, and numerous other trails. The project also includes improvements at the North Street viaduct to serve as a gateway to the downtown.

Status:

- Phase 1 environmental documentation has been approved by INDOT, meaning environmental documentation for the Phase 1 is complete.
- The Phase 1 Preliminary Field Check Meeting was conducted with INDOT and City officials on June 13, 2013 in Delphi.
- Phase 2 survey work is complete and the design team will present preliminary concepts to the Stellar Planning Committee on July 2, 2013.

Delphi Opera House Restoration

Funding Source: Indiana Office of Community and Rural Affairs (OCRA), and IHEDA

Scope: The project will completely restore the opera house and includes a three story addition to the existing building.

Status:

- Design is ongoing for the project.

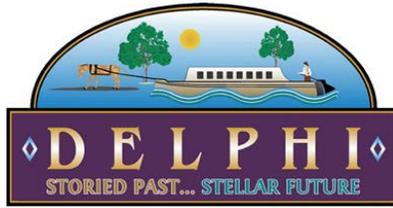
Façade Restorations

Funding Source: Indiana Office of Community and Rural Affairs (OCRA), and IHEDA

Scope: Building owners in Delphi's Downtown Historic District will be eligible for grants to assist with the restoration of their building's façades.

Status:

- The Façades Subcommittee met on June 4, 2013 to prioritize work for the program.
- Revised designs were presented to local businesses for approval.
- The project has received strong participation and many businesses have already signed financial commitments to complete façade work.
- All financial commitments are due July 8.



Downtown Parking Solutions

Funding Source: Indiana Housing and Community Development Authority (IHCDA) (pending)

Scope: The Downtown Parking project will address Delphi's parking needs by constructing new off-street parking lots in the downtown district.

Status:

- The project team is determining current property ownership and then plans a meeting with property owners to gauge interest.

Downtown Utilities – Sanitary Sewer

Funding Source: To be determined.

Scope: This project will line or replace sanitary sewer lines in the downtown district to coincide with streetscape improvements.

Status:

- Since there is no available grant funding within the Stellar program for sanitary sewer work this project will be completed by the City outside of the Stellar program.

Quiet Zone Improvements

Funding Source: To Be Determined

Scope: This project will address the issues associated with the noise created by Norfolk Southern trains as they pass through downtown Delphi. The Quiet Zone project will improve up to eight downtown crossings to quiet crossings, which provides for resident safety while not requiring trains to sound their horn at each crossing.

Status:

- Federal grants are not available for Quiet Zone improvements.
- The City is pursuing completion of this project independent of the Stellar Communities program due to anticipated timeframe for completion.

Downtown Lofts

Funding Source: Indiana Housing and Community Development Authority (IHCDA)

Scope: The Downtown Lofts project will create new housing opportunities in downtown Delphi by converting vacant upper floors of an existing downtown building into loft style apartments.

Status:

- We are continuing to review alternatives for developer funded projects. This is a low priority project in the short term.