

Central Delphi Community Revitalization Plan

Looking to the Future

A revitalization plan for the center of the Delphi
community

IACED
10/1/2013

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Introduction

The Central Delphi Community Revitalization Plan is intended to bring together the planning and development initiatives of the City of Delphi in a single, policy-based framework for the central part of the community. It affirms and supports the existing initiatives of Stellar Communities and other projects long underway in the City of Delphi while providing additional recommendations for housing, downtown revitalization, economic development, transportation, and recreation. The plan builds on visioning and planning work with extensive public input over the past decade as well as a neighborhood planning meeting held specifically for the development of this plan.

History

Delphi, Indiana, was first settled in 1824 by the Henry Robinson family. It was platted in 1828 by General Samuel Milroy on land donated by William Wilson. It became the seat of government for Carroll County which was established the same year. Located in the valley framed by the Wabash River and Deer Creek, the first settlers came by foot, horseback, boat, and wagon, building homes and mills along these waterways.

Transportation has been a central theme in Delphi's history. Indiana's first "state highway" was laid out in 1826 along the Wabash River from the National Road at Terre Haute to Fort Wayne, and it guided settlers to this area. Delphi was formally established as a town in 1835 and incorporated as a city in 1866. The Wabash and Erie Canal was completed from Fort Wayne to Delphi in 1840. The canal connected Delphi with Toledo by 1843, opening the area to commerce with the east. By 1853 the canal was completed to Evansville, connecting with ports along the Ohio all the way to New Orleans. Fast on the heels of canal expansion came the development of rail transportation providing stiff competition and year-round operation, making the canal obsolete by the mid-1870s.

Visioning and Planning

The community has been actively engaged in ongoing planning for its future. Much of Delphi's vision began to take shape with a downtown development study completed in 2002. The Delphi Visioning Initiative in 2007 averaged more than 90 participants who further developed the vision for the community. Delphi leaders met again in 2010 and reaffirmed the previous goals and objectives. The city was also an active participant in the 2008 Carroll County Comprehensive Plan and the section specific to the city of Delphi.

Delphi has actively participated in regional planning efforts as well. In 2009, Delphi joined the Tippecanoe County Metropolitan Planning Organization, which has served

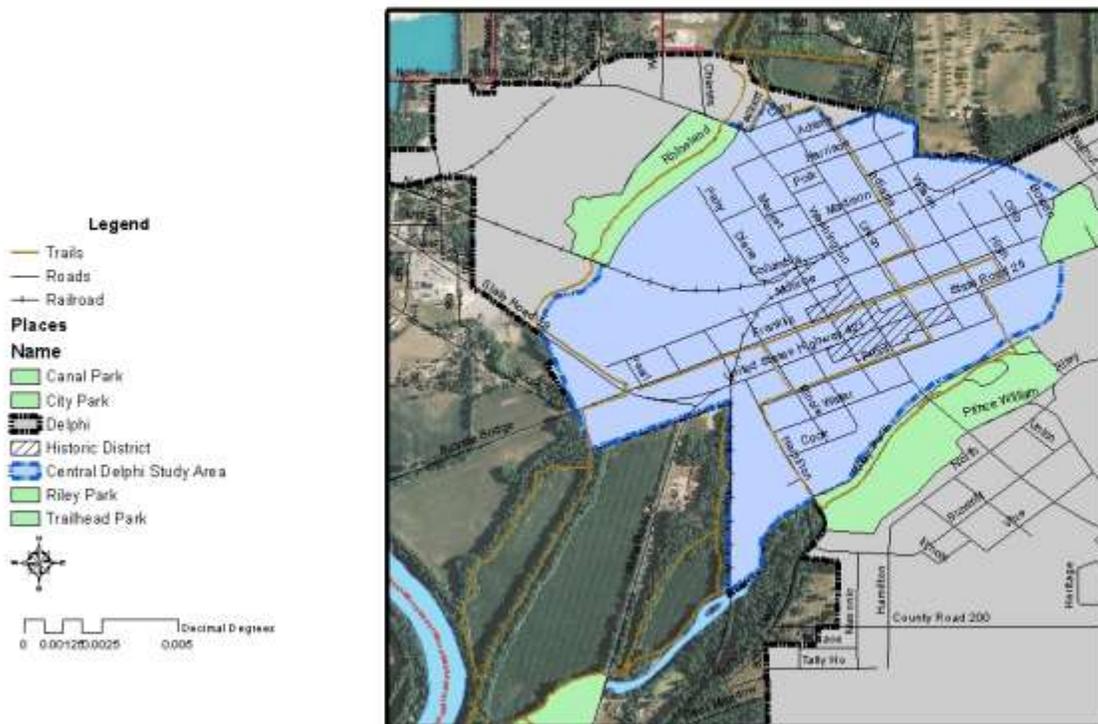
to integrate the city into the greater Lafayette/West Lafayette area. Even more, many of the projects proposed as part of the Stellar program are integral parts of the Comprehensive Economic Development Strategy developed for the region served by the Kankakee Iroquois Regional Planning Commission.

Other recent planning efforts in the city include the 2011 Hoosier Heartland Highway Development Plan and a 2012 Safe Routes to Schools Master Plan.

Central Delphi

The City of Delphi has a defined downtown historic district that is very compact and focused on the Carroll County Courthouse Square. The city itself has grown substantially in land area over time and extends northwest beyond the canal, east beyond City Park, and south beyond Deer Creek. There is a central area of the community that is walkable and cohesive which is the planning area for the Central Delphi Community Revitalization Plan. It is bounded on the northeast by the city limits, east by City Park, southeast by Deer Creek and Riley Park/the Riley Park Annex, south and west by the city limits, and northwest by the canal/Canal Park.

Central Delphi Community Revitalization Plan



Housing

Housing is the largest land use in a community and the factor that most influences quality of life for residents. It is also the single largest investment that many people will make in their lives should they choose to purchase a home.

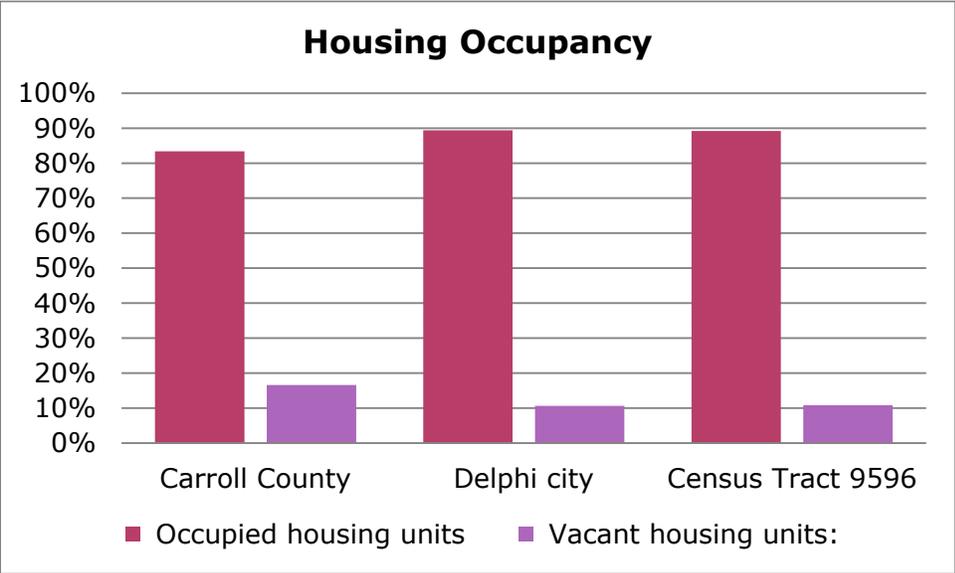
Existing Conditions

The housing environment in a community is a complex mix of the available homes in the community and their characteristics, the characteristics of households looking for housing, the financial or market-driven characteristics, and people’s ability to afford the available housing given the financial climate.

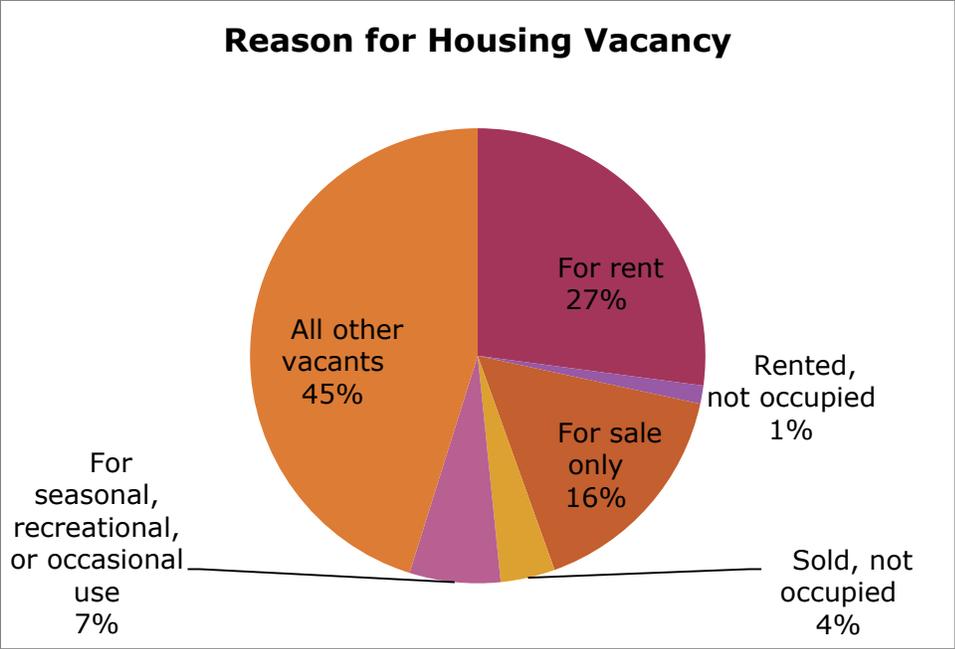
Housing Characteristics

There are 1,533 housing units in Delphi. Census Tract 9596 is not contiguous with the City of Delphi boundaries, but includes Central Delphi. There are 1,381 housing units in Census Tract 9596. A housing unit is a single-family home, an apartment, a mobile home, or any other place intended for living by a single household.

Approximately 90% of the housing units in Delphi are occupied. Housing units may be considered vacant if they are empty for sale, for rent, because they are seasonal housing not being used, or for other reasons. The other reasons include long-term vacancy due to foreclosure or abandonment. Nearly half of the vacant housing units in Delphi are in this “other” category.



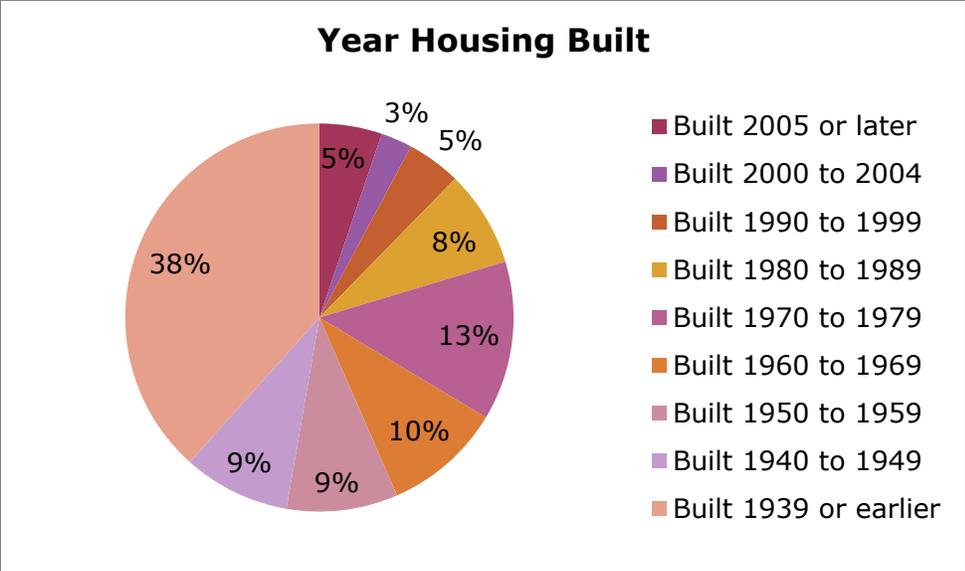
Source 1: US Census Bureau, 2010 Census of Population and Housing



Source 2: US Census Bureau, 2010 Census of Population and Housing

Delphi is a historic community, particularly Central Delphi, and has a large percentage of homes that were built prior to 1940. These homes were generally well-built with quality materials and are often larger than many of the mid-20th Century homes built in the community. They generally have an architectural character that is appealing and helps define the sense of place in the community. However, outdated plumbing, electrical, and heating and ventilation systems as well as leaky windows, deteriorating roofs, and poor insulation can make these older homes more expensive to maintain.

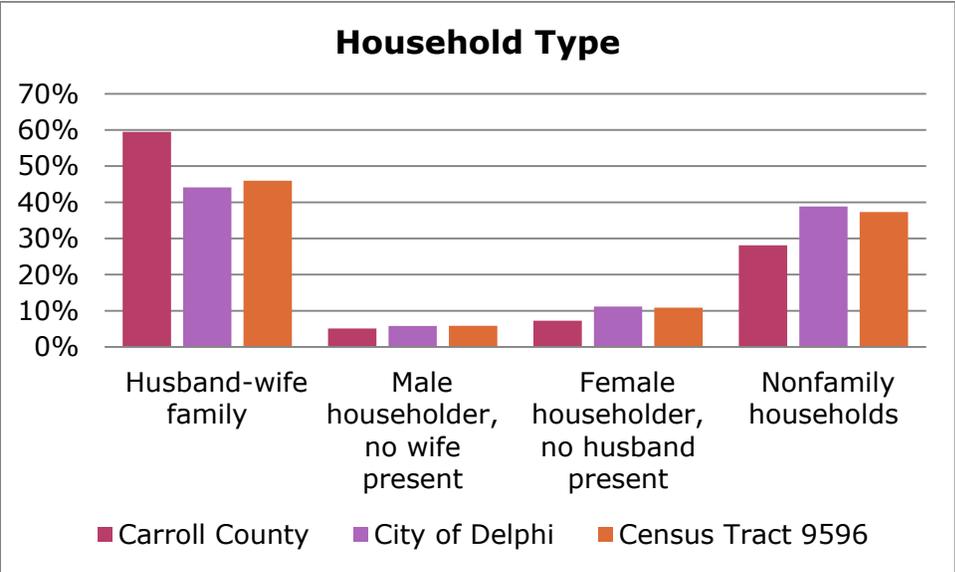
Some of the homes built in the 1970s and 1980s were built with lower quality construction materials and many of the major systems are nearing the end of their useful life, so there are also significant homeowner maintenance expenses associated with these homes.



Source 3: US Census Bureau, American Communities Survey 2007-2011

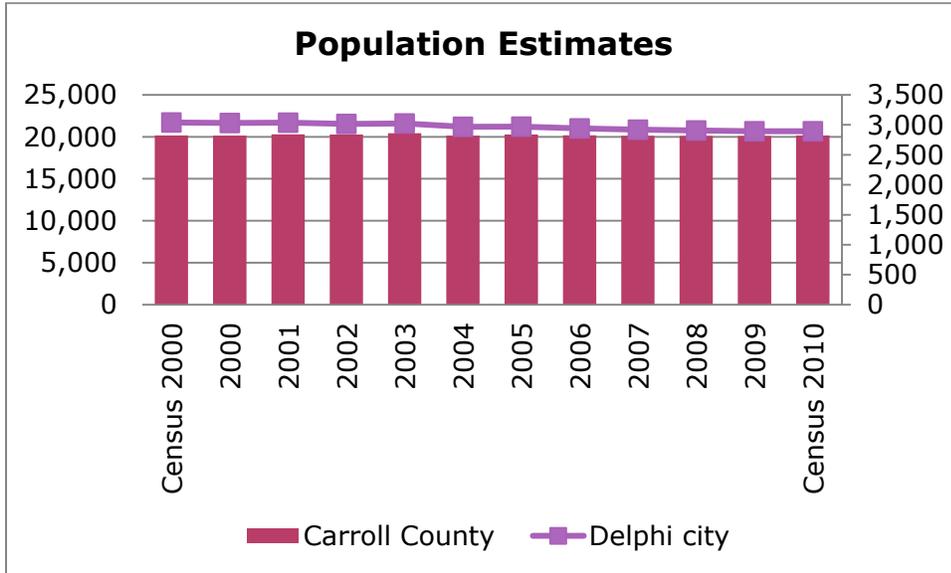
Household Characteristics

Just as important as the houses in the community are the people that live in those houses. Households can be single people, unrelated people living together, couples, or families with children. They can be multi-generational as well. More than 40 percent of households in Delphi are husband-wife families, with or without children living at home. More than 30 percent of the remaining households are single people or unrelated people living together, what is known as nonfamily households.



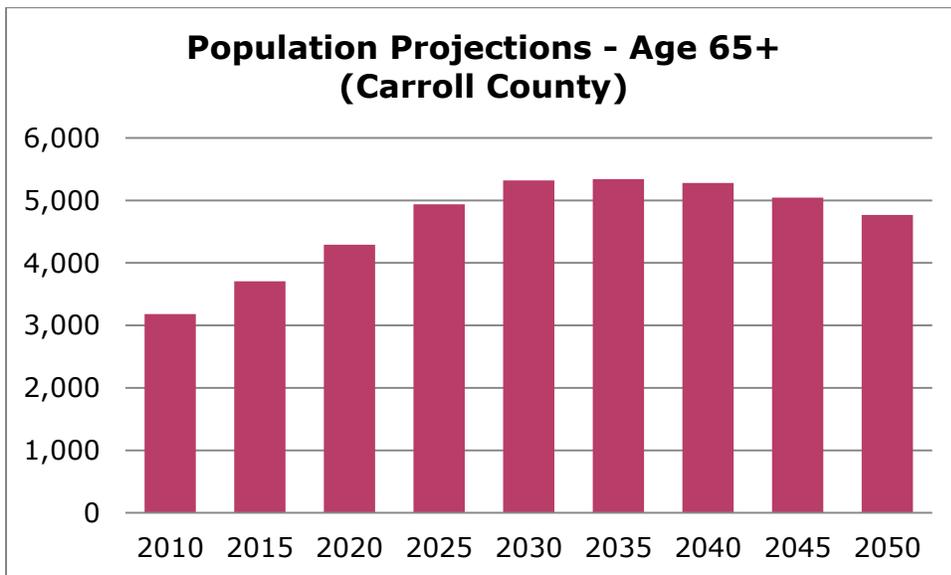
Source 4: US Census Bureau, 2010 Census of Population and Housing

The population of Delphi has been pretty stable over time, and has remained stable in the past decade. The 2010 population of Delphi was 2,893.



Source 5: US Census Bureau, Annual Population Estimates

Over the next 40 years the population of Carroll County is expected to decline from approximately 20,000 to below 18,000. This is consistent with many of the rural counties in the state. However, like many counties, there is anticipated that there will be significant growth in the population over age 65 (through aging) between 2010 and 2035 as the Baby Boom generation reaches their older adult years.



Source 6: Stats Indiana, Indiana Business Research Center

Financial Characteristics

For many years there was an assumption that housing was a “safe” investment that would always appreciate in value, even if at a very modest rate, but the housing bubble and resulting foreclosure crisis of recent years have challenged that assumption. As a result of the foreclosure crisis and related banking crisis lending for homeownership has been curtailed and some households that would normally have considered homeownership remain renting because they aren’t able to qualify for mortgages or secure a down payment.

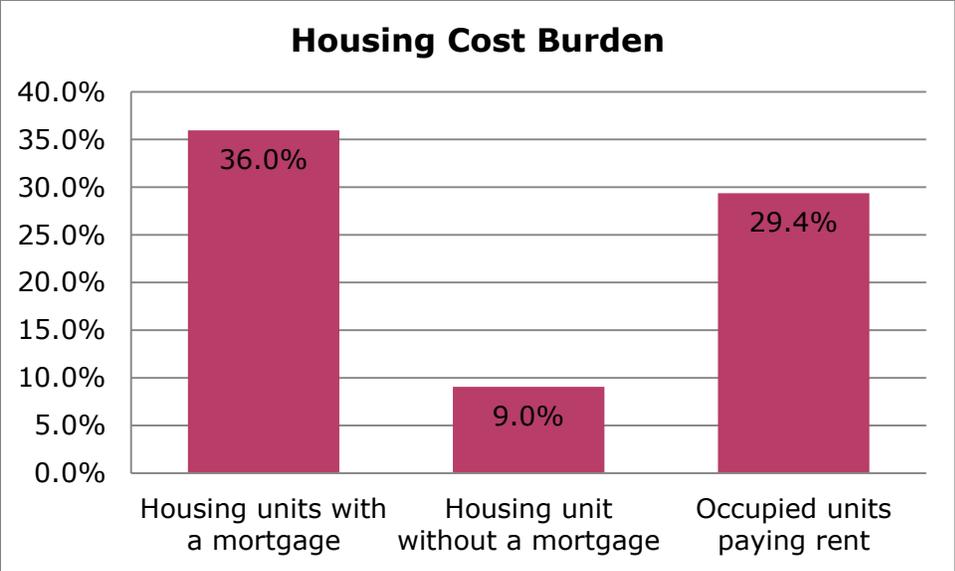
Delphi didn’t experience much of the new home construction boom in the 2000s when mortgages were easy to obtain, so it was spared many of the challenges of developer bankruptcies and resulting abandoned subdivision development. The housing market in Delphi also never “over inflated” so there wasn’t a tremendous loss in property value when the crisis hit. The housing market financial characteristics in Delphi are generally the fundamentals that have been in place for years, the price of housing – owner occupied and renter occupied.

The median home value in Delphi is \$82,200, and slightly lower at \$79,800 in Census Tract 9596. Median rents are \$593/month and \$518/month respectively. County wide home values are somewhat higher, with a median of \$105,600.

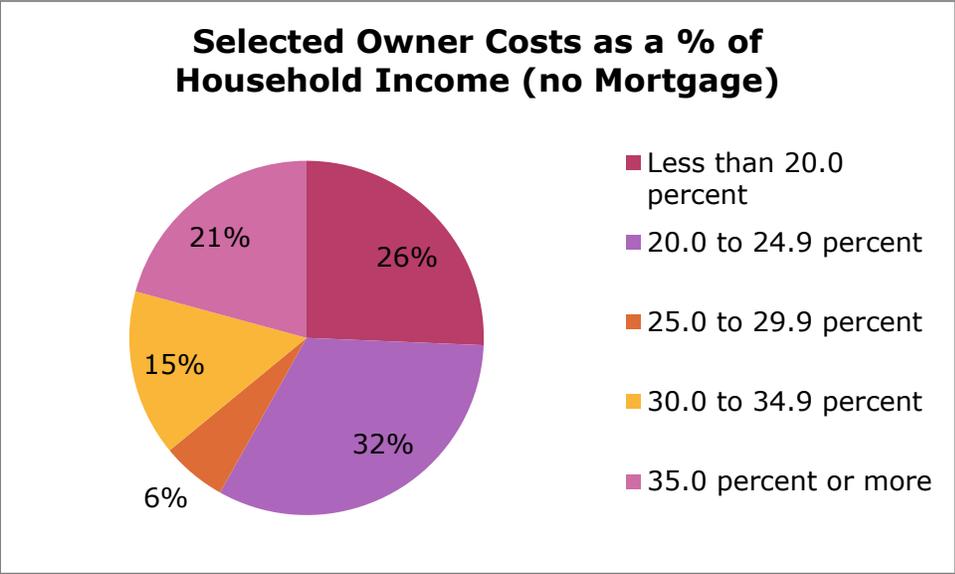
Affordability

It is easy to interpret low home values and rents as affordable, but affordability is more nuanced than just housing price. Whether a particular price point of housing is affordable depends significantly on household income. Housing is considered affordable to a household if the cost of rent/mortgage, insurance, taxes, and utilities is less than 30 percent of household income.

In Census Tract 9596, 36 percent of homeowners with a mortgage spend more than 30 percent of their household income on housing and related costs. Nearly 30 percent of renters spent more than 30 percent of their income on housing.

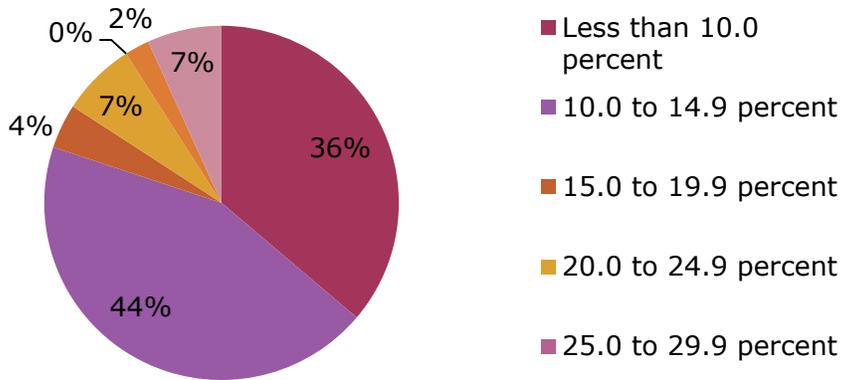


Source 7: US Census Bureau, American Communities Survey 2007-2011



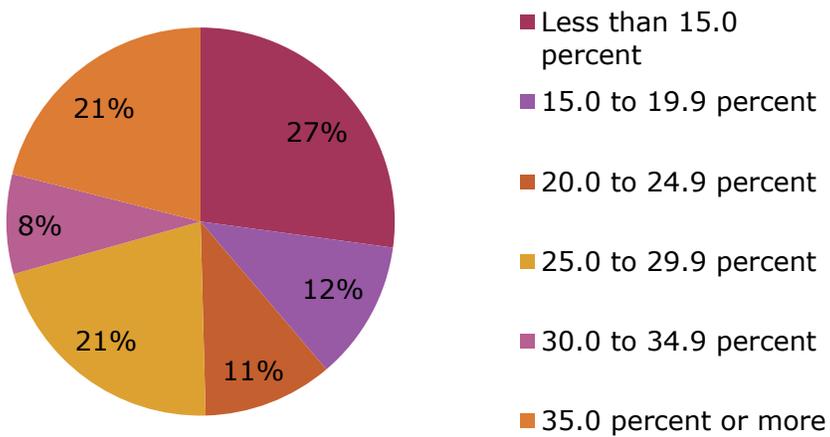
Source 8 :US Census Bureau, American Communities Survey 2007-2011

Monthly Owner Costs as a % of Household Income (with Mortgage)



Source 9: US Census Bureau, American Communities Survey 2007-2011

Gross Rent as a % of Household Income



Source 10: US Census Bureau, American Communities Survey 2007-2011

Other Plans

Stellar Communities – Downtown Loft Housing

Downtown loft housing is one of several projects Delphi has put forth in their work as a Stellar Community. Several other projects in the community's Stellar Community portfolio also impact the ability to successfully develop downtown loft housing.

While there is demand for upper-story occupancy of downtown buildings in Delphi, owners are prohibited from doing any renovation because water mains are too small to support code-mandated fire sprinkler systems.

Notably, the large three- and four-story buildings on Main Street are in good condition, but are served by four inch diameter water mains. Modern building codes require the projects have sprinkler systems before upper stories can be occupied. While the loft housing does not replace the water mains, there is a separate Stellar Community project for utility work that will replace these aging water mains with new 12-inch diameter mains throughout the downtown.

In addition to inadequate water capacity for sprinkler systems, redevelopment of upper stories of downtown buildings is limited by the lack of dedicated off-street parking for residences. Without dedicated off-street parking, developers simply will not invest in these properties.

Another Stellar Community project will resolve this issue by constructing new off-street parking lots on the south and east sides of the square. These areas contain the largest downtown buildings that would benefit most from off-street parking.

A target site for downtown loft housing has been identified in the same block as the proposed Delphi Opera House project. The property is within ½ block of the courthouse square, across the street from downtown's most popular restaurant, and ½ block of a downtown grocery store.

Carroll County Comprehensive Plan

The City of Delphi section of the Carroll County Comprehensive Plan includes priorities expressed by Delphi community members during the planning process: 1) developing infrastructure to support new growth and development; 2) stabilizing, improving, and expanding downtown businesses; 3) renovating downtown buildings; 4) promoting and preserving the historic character of the downtown area and the Main Street Historic District; and, 5) improving enforcement of code regulations.

Implementation measures of the comprehensive plan include:

- Encourage redevelopment within the city limits.
- Develop a plan to attract small-scale overnight accommodations to enhance the local tourism industry.
- Develop and implement a Downtown Revitalization Plan to focus on economic development, historic preservation, and tourism potential of the city.
- Continue to improve upon pedestrian facilities.
- Promote and support additional trail systems using waterways, rail corridors, and utility corridors.
- Reroute truck traffic around the city to preserve downtown pedestrian access.
- Strive to maintain the parks and recreational amenities to a quality that meets or exceeds the needs of the community.

Goals and Action Plans

The goals and action plans for housing support housing policies of:

- Encouraging housing development in Central Delphi, particularly downtown upper-story residential space.
- Supporting housing that is affordable to a variety of households in Delphi.
- Ensuring that housing in Central Delphi is supported by a strong pedestrian network and basic services.

Downtown Housing

Goal: Support development of upper-story loft housing in the downtown area.	Actions: <ul style="list-style-type: none"> • Improve utility service to support fire suppression and water/sewer supply to downtown buildings • Provide adequate off-street parking to accommodate residential uses • Support elevators and other building renovations to encourage upper story residential development • Improve facades to make buildings attractive to residential developers
	Timeline: Utility service complete in 2014 Parking solutions complete in 2014 Façade improvements complete in 2014
	Responsible Party: Delphi City Council Delphi Waterworks & Wastewater Department Delphi Preservation Society

Affordable Housing

Goal: Encourage development of affordable housing for low and moderate income households, including single adults, families, and older adults	Actions: <ul style="list-style-type: none"> • Support developers who seek Low Income Housing Tax Credits to develop affordable housing • Provide incentives that support development of affordable housing in Central Delphi • Improve pedestrian connectivity to support housing for people who do not drive to access basic services • Make investments in water and sewer service in Central Delphi to support residential development
	Timeline: Utility service complete in 2014 Pedestrian improvements complete in 2014
	Responsible Party: Delphi City Council Delphi Street Department Delphi Waterworks & Wastewater Department

Downtown Revitalization

Existing Conditions



Delphi's rich architectural merit has resulted in the listing on the National Register of Historic Places for the Courthouse Square Historic District including the blocks immediately surrounding the public square and extending east to include the City Building and Delphi Public Library. Forty-three buildings are included within the boundaries, many dating from the 1850s through the 1870s. Within the district are

three buildings previously listed individually on the National Register: the 1864 Old Delphi City Hall and Opera House, the 1874 Niewerth building, and the 1916 Carroll County Courthouse. Of the forty-three buildings within the district, thirty-one are listed as "contributing" and only twelve as "non-contributing." This is an unusually high percentage of contributing structures.

Destinations/Buildings

The Carroll County Historical Museum in the historic Courthouse in Delphi houses many early artifacts and documents from throughout Carroll County.



In addition to the large collection of items and memorabilia, the Museum has an extensive collection of genealogical materials which include primary sources such as original marriage certificates and school records as well as histories, census data, family records and genealogies, and other types of material relevant to families of Carroll and surrounding counties.

Since 2004, Delphi has operated a matching fund for façade improvements.

Businesses are eligible for \$5,000 grants under a 50/50 matching program. The City has design standards for downtown restorations as part of its facade program, and has a review committee in place.

Events

The Canal Days festival is held every 4th of July weekend at Canal Park in Delphi with narrated trail walks, activities for children, and plenty of food. Canal transportation is celebrated at the Wabash & Erie Canal Park and Interpretive Center. In 2009, the new replica canal boat, The Delphi, was introduced. Rides are available each weekend.

The most historically significant county festival is Old Settlers which has taken place each August since 1855! Its roots trace back to an annual meeting of the original settlers of the county. It is held Wednesday through the second Saturday each August.

Other Plans

Stellar Communities – Delphi Opera House

The centerpiece of the Stellar Communities Downtown Revitalization initiative is the restoration of the Delphi Opera House building, which is listed on the National Register of Historic Places and owned by the Delphi Preservation Society.

The vision of this project is to restore the facility and create a significant cultural attraction for the community. When complete, the venue will be home to Delphi's own Red Brick Theatre Company. Even more, the Delphi Preservation Society has

established partnerships with regional performing arts groups such as Ivy Tech Community College and the Lafayette Civic Theatre.

Delphi Preservation Society initiated the restoration in 2005, completing the facades and roof. In addition, three ground-level retail bays housing an upscale gift shop, teahouse, and art gallery have been restored. The grand hall is located on the unheated third floor with its stage and balcony holding witness to its former grandeur. The planned restoration project will nearly double the size of the 10,800-square-foot structure with a three-story addition housing the elevator and fire stairs that will create a safe, accessible community center.

Stellar Communities – Streetscape Improvements

With the opening of part of the Hoosier Heartland Highway in 2013, most truck traffic will be eliminated from the downtown.

Work will include a full reconstruction of six blocks of downtown streets. New period street lighting will be installed, along with new sidewalks, curbs, pavement, brick paver accents, street furniture and related amenities. Bump-outs will be added at intersections to improve pedestrian safety and to add landscape areas.

Improvements will be coordinated with concurrent downtown utility improvements and façade work.

Goals and Action Plans

Streetscape Improvements

Goal: Create a vibrant, pedestrian-oriented, downtown to support tourism and downtown activity	Actions: <ul style="list-style-type: none"> • Install coordinated street lighting, street furniture, and amenities in downtown • Install parking bump-outs at intersections downtown to improve pedestrian safety • Improve crosswalks at downtown intersections to improve ADA accessibility and pedestrian safety • Improve downtown sidewalks and curbs
	Timeline: Pedestrian improvements complete in 2014
	Responsible Party: Delphi City Council Delphi Street Department

Façade Improvements

Goal: Improve the appearance of downtown buildings to support additional investment in downtown	Actions: <ul style="list-style-type: none"> • Continue the 50/50 façade improvement program • Make additional façade improvements as supported by Stellar Communities funds
	Timeline: Façade improvements (through Stellar) complete in 2014 Ongoing 50/50 façade improvement program
	Responsible Party: City of Delphi

Destinations

Goal: Improve Delphi's position for heritage tourism through development of destinations and accommodations to support weekend visitors	Actions: <ul style="list-style-type: none"> • Complete the renovation of the Delphi Opera House • Support the development of a downtown hotel
	Timeline: Opera House completion in 2014 Downtown hotel opening in 2016
	Responsible Party: Delphi Preservation Society City of Delphi Carroll County Economic Development Corporation

Commercial Development

Goal: Create an environment where the type of commercial uses that support downtown residential development and tourism can thrive	Actions: <ul style="list-style-type: none"> • Establish a revolving loan fund to support start-up businesses • Partner with Ivy Tech to offer business development training for entrepreneurs • Partner with Ivy Tech to offer hospitality training to workers in the hotel, restaurants, and downtown businesses
	Timeline: Training offered in 2016 Revolving loan fund established in 2015
	Responsible Party: Delphi Community Development Carroll County Economic Development Corporation

Economic Development

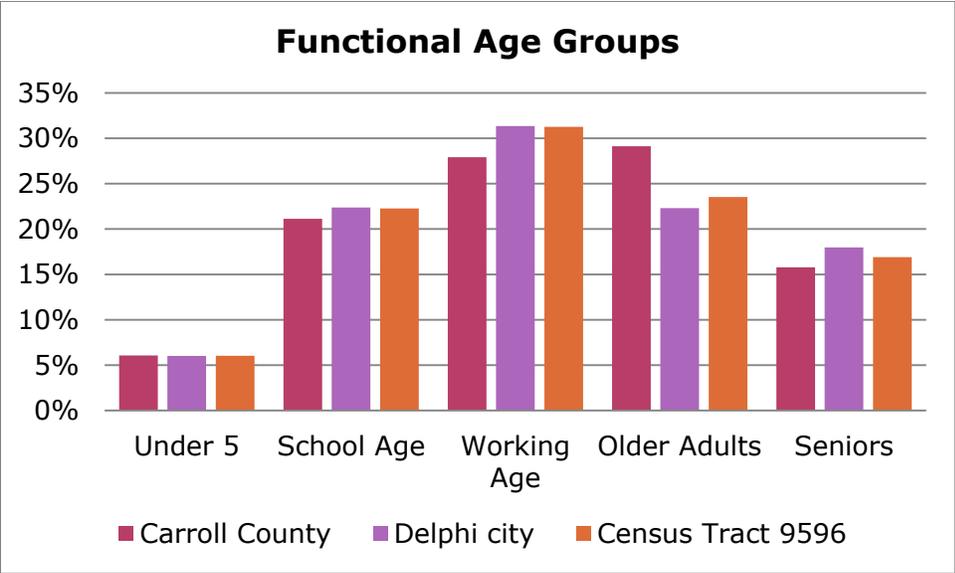
Economic development is about generating wealth in the community. Wealth can result from attracting new jobs, maintaining the existing jobs in the community, supporting the development of entrepreneurs, and attracting visitors to the community who spend money. Residents of the community may work in the community or in another community, bringing their income home. Conversely, people can reside in another community but earn their income in the Delphi area. Income is related to the ability to afford a home and maintain a decent quality of life.

Existing Conditions

There are workforce characteristics, employment characteristics, employer characteristics, and commuting patterns that affect the economic climate of the community.

Workforce Characteristics

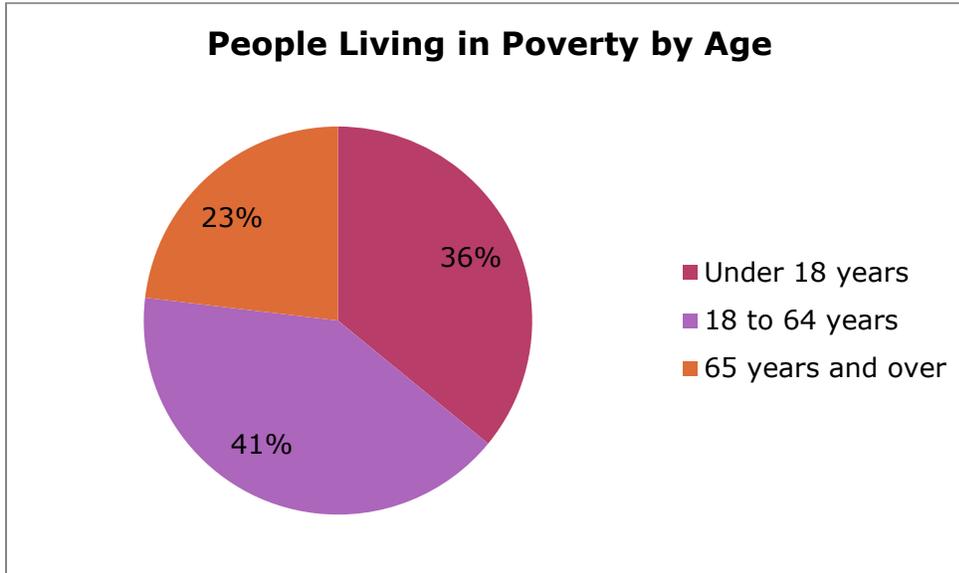
The largest age group in Delphi is working age adults between 18 and 44. Older adults in the workforce (age 45-64) and school age children (age 5-17) are the next largest groups. This means there should be a substantial workforce in the community.



Source 11: US Census Bureau, 2010 Census of Population and Housing

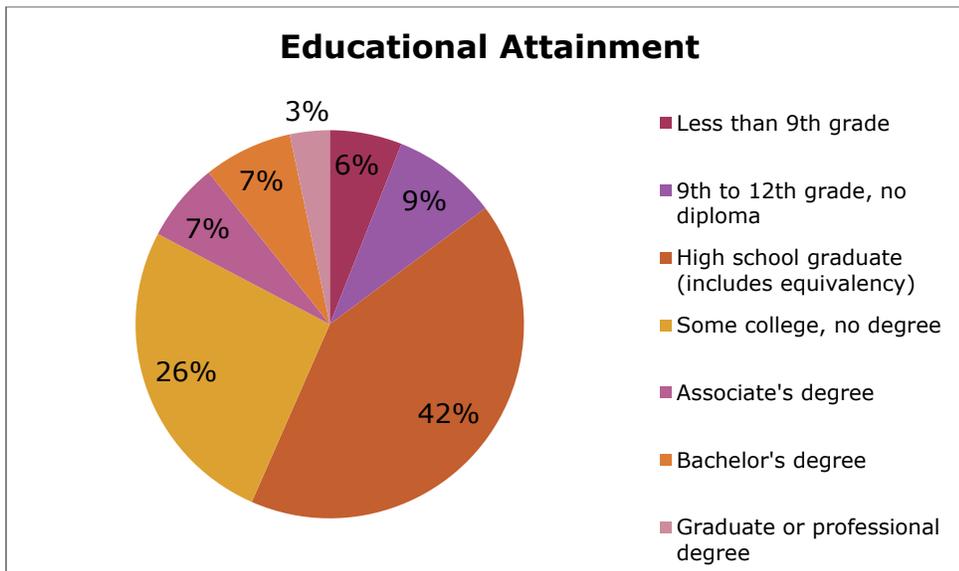
More than 17 percent of the Census Tract 9596 population lives below the federal poverty level. This means a family of four has a household income of less than \$23,492 per year, or a single person has an annual household income below \$11,720. Poverty is fairly evenly distributed in Census Tract 9596 between

children, adults, and seniors. Of those living in poverty, 36 percent are children, 41 percent are adults, and 23 percent are senior citizens.



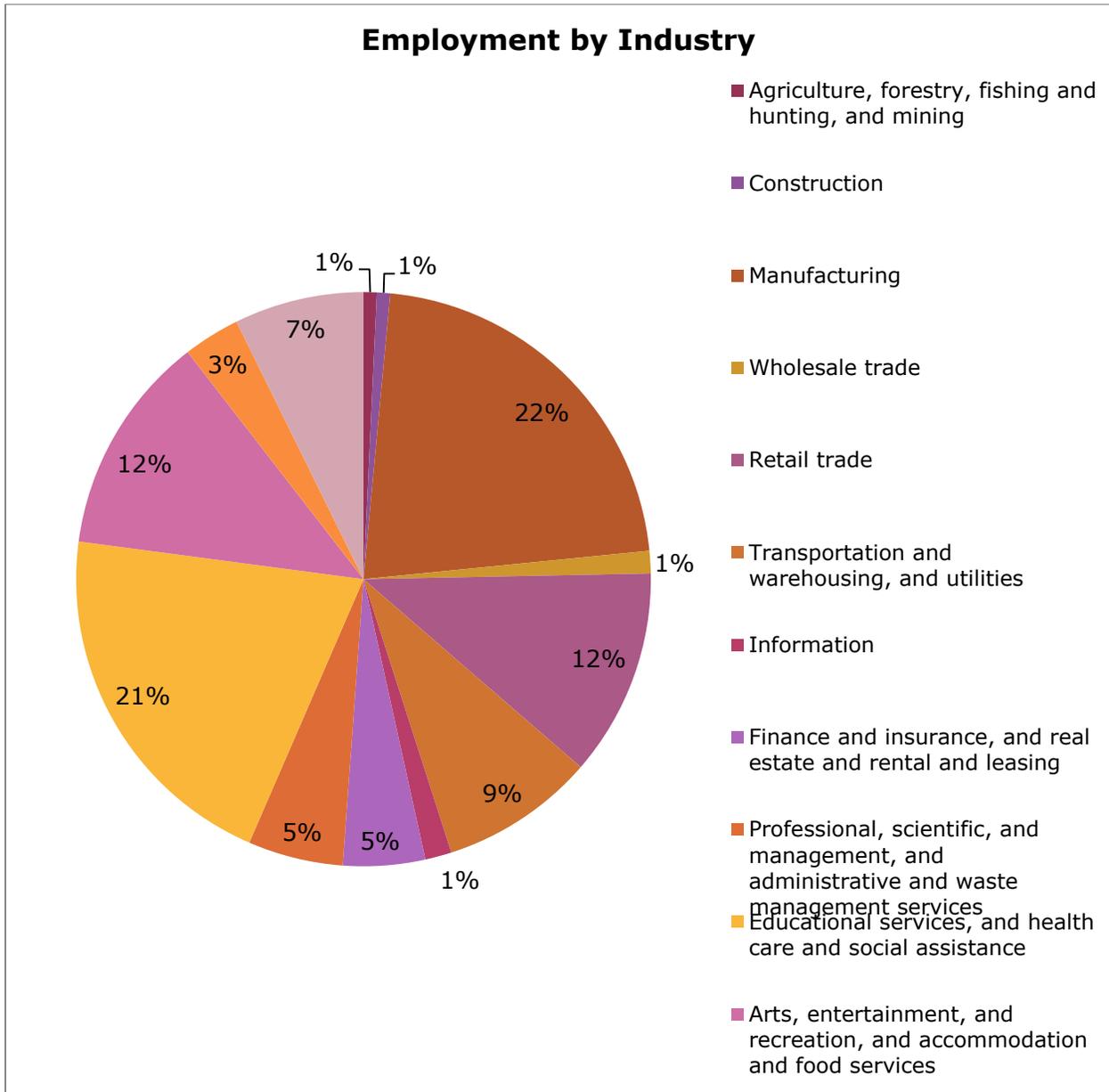
Source 12: US Census Bureau, American Communities Survey 2007-2011

Educational attainment is one of the factors that determine employability and income generating potential for individuals. 10 percent of adults over age 25 in Census Tract 9596 have earned at least a Bachelor's degree, while 15 percent have not completed high school.



Employment Characteristics

Employment by Industry is measured based on where people live, so these numbers represent the industries that people living in Census Tract 9596 work in. The industry employing the most Census Tract 9596 workers is manufacturing, closely followed by educational services, health care, and social assistance.



Employer Characteristics

Indiana Packers, located just outside Delphi, is the largest employer in the county. Most of the larger employers in the county are in agribusiness, mining, or related industries.

Company	# Employees	Description
Indiana Packers Corporation	2100	Hog processing facility
Alloy Custom Products, Inc.	88	Cryogenic trailer manufacturer
Tri Green Tractor	40	John Deere dealer and servicer
The Andersons, Inc.	35	Agribusiness
US Aggregates, Inc.	35	Stone Quarry
Dick Krieg Motors, Inc.	27	GM Dealer and Server
Delphi Body Works, Inc.	23	Manufacturer of traffic control devices

Local schools, Purdue University, and IU Health Arnett Hospital are likely large employers for Delphi residents who work in education and health care.

Industrial Parks and Tax Increment Finance District

The South Delphi Industrial Site is a shovel-ready site located just off the new Hoosier Heartland Highway and 12 miles from I-65. It is 60 acres that is zoned for industrial development and water and sewer will be extended to the site.

The Delphi Industrial Park is on the northwest side of Delphi and has several existing buildings available for sale or lease.

The city has established a Redevelopment Commission and a Tax Increment Finance (TIF) District to incentivize development in the community.

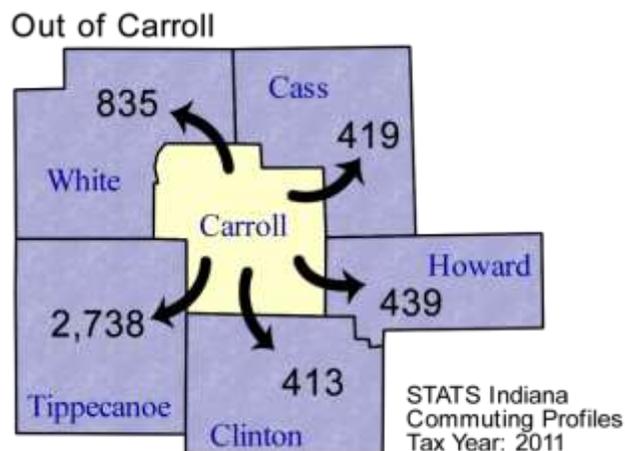
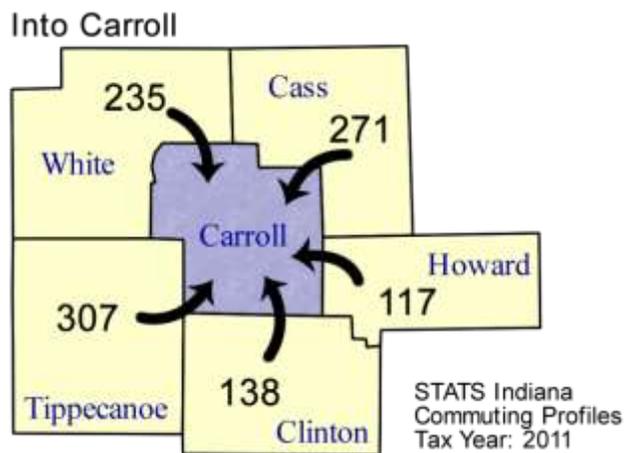


Commuting Patterns

Not everyone who lives in Carroll County works in Carroll County, and not everyone who works in Carroll County lives in the county. The number of workers that move around and where they move between is called commuting patterns, or work-residence patterns.

8,233 people both live and work in Carroll County. Of the 9,574 people who work in Carroll County, 1,341 live somewhere else. The county that sends the most workers into Carroll County is Tippecanoe County (Lafayette).

Of the 13,529 people who live in Carroll County and work, 5,296 leave the county for their job. 2,738 people go to Tippecanoe County for work. Another 835 head to White County to work.



Other Plans

Economic Development Plan - Tax Increment Financing Central Allocation Area

In an effort to plan for long-term growth, the Delphi Redevelopment Commission has five overall goals:

- Enhance the economic health and vitality of Delphi
- Increase and enhance business opportunities
- Increase and enhance job opportunities
- Increase and enhance tourism
- Increase the city's tax base

Central to the achievement of those overarching goals are the following objectives:

- Maintain and enhance community assets that attract visitors, businesses and employees
 - Continue to provide attractive parks and open space and a wide variety of recreational opportunities
 - Maintain a vibrant, active, attractive downtown
- Provide the full range of high-quality infrastructure elements necessary to support business growth and retention
- Grow economically beneficial tourism, in particular, cultural, heritage and recreational
- Attract industrial development in the North Washington St. industrial corridor
- Preserve historic buildings and structures

Goals and Action Plans

The goals and action plans support economic development policies of:

- Diversifying the Delphi economy to include heritage tourism as a major economic activity.
- Continuing to maintain and attract new jobs to the community that employ people in living wage manufacturing jobs.
- Capitalizing on the strong connection with the Lafayette community to support day visits to Delphi.

Heritage Tourism

<p>Goal: Invest in Central Delphi to support and encourage heritage tourists to spend a day or a weekend in town</p>	<p>Actions:</p> <ul style="list-style-type: none"> • Support development of a downtown hotel • Improve facades of downtown buildings • Encourage development of tourism-supportive businesses like restaurants and boutiques • Improve pedestrian connectivity downtown, particularly at crosswalks • Improve downtown parking to support tourism destinations like the Opera House • Support events that provide activities for local residents as well as additional reasons for visitors to come
	<p>Timeline: Pedestrian improvements completed by 2014 Façade improvements (through Stellar) completed by 2014 Parking solutions completed by 2014 Downtown hotel opening in 2016</p>
	<p>Responsible Party: Delphi City Council Delphi Preservation Society Delphi Community Development Delphi Street Department</p>

Industrial Development

<p>Goal: Continue to market and invest in the industrial parks to support job-creation in the community</p>	<p>Actions:</p> <ul style="list-style-type: none"> • Use the TIF district to support investment in commercial and industrial sites • Continue to participate in state marketing initiatives like Shovel-Ready to market the South Central Industrial Site • Actively seek uses for the vacant buildings in the Delphi Industrial Park
	<p>Timeline: Ongoing work</p>
	<p>Responsible Party: Carroll County Economic Development Corporation Delphi City Council</p>

Transportation

Transportation played a significant role in the development of Delphi and also will play a significant role in Delphi's future. While the canal no longer exists as a water transportation corridor, it is the linchpin of the community trail system and a deeply rooted part of the community's heritage that is the tourism draw. Trains bring goods through Delphi and impact the quality of life in downtown. The airport has transportation and recreation functions. And the new Hoosier Heartland Highway provides faster, better connectivity between Delphi and the communities of Lafayette, and ultimately, Logansport.

Existing Conditions

Roads

Delphi's Street Department crew maintains 17.9 miles of city streets. The department handles leaf and snow removal, street sweeping, sign installation and maintenance, and yard waste pick up for the city.

US 421/SR18/SR39 comes into Central Delphi from the south and becomes Washington Street before heading west on Main Street toward Monticello. Currently SR 25 passes through Delphi between Lafayette and Logansport on Main Street.

The Hoosier Heartland project involves replacing State Road 25, a two-lane rural highway constructed in the 1930s, with a new four-lane, limited-access highway that will connect Lafayette to Fort Wayne, where it will link to the US 24 Fort to Port highway. A 12-mile stretch of this project – from Lafayette to Delphi – officially opened to traffic on Oct. 24, 2012. The remaining portion of the highway – from Delphi to Logansport – is expected to open to traffic by the end of 2013. The 36-mile Hoosier Heartland project will upgrade the old highway's 81 at-grade street intersections, three at-grade railroad crossings, and more than 140 private entrances while improving access, safety and promoting economic development across Tippecanoe, Carroll and Cass counties.

In Logansport the Hoosier Heartland Highway will connect to the reconstructed US 24, making a high-quality connection to Ft. Wayne where US 24 is known as Fort to Port and connects to Toledo, OH.

Railroads

The Norfolk & Southern Railroad maintains track through Delphi. About every 17 minutes, a Norfolk-Southern train passes eight at-grade railroad crossings through Delphi's historic downtown and neighborhoods.

Airport

The Delphi Municipal Airport is a thriving, growing facility serving the city of Delphi, Indiana, and surrounding areas including Carroll County, Lafayette/West Lafayette - home of Purdue University, and the Indiana Beach resort area of Monticello.

It is located at 8296 W. Division Line Road south of Delphi, between CR 800 W and 900 W. It is home to about 25 aircraft and includes an office and lounge area as well as a 2,900-foot paved runway. Air Indiana Skydiving Center operates from the Delphi airport.

Trails

The Delphi Historic Trails system has over 10 miles of groomed trails. They are wide, crushed limestone surfaces. Trails have been constructed over several years, primarily by volunteers, and they are open to walkers, runners, and bikers.

Places to start include:

- Trailhead Park next to Deer Creek, one mile southwest of Delphi on State Road 25.
- Another entrance to the trail system is off State Road 25 two tenths of a mile south of Trailhead Park.
- Also off SR 25 near Arby's is parking for Interurban trail access.
- Limited parking is available behind Pizza Hut off Bicycle Bridge Road, adjacent to the historic Blue Bridge.
- Scenic tours also begin at both Canal Park and Canal Park Annex, 11 blocks north of the Court House stoplight on Washington Street. Riley Park on South Washington Street also provides parking and access to trails.
- Another starting place with parking is City Park in East Delphi.



Other Plans

Stellar Communities –Urban Trail

A new urban multi-use trail will be constructed along the Washington Street entire corridor. This trail will improve safety for students along this primary Safe Routes to School walking route, will connect to Delphi's 10+ miles of existing trails, and will connect the downtown to the community's largest attraction, the Wabash and Erie Canal Center.

Goals and Action Plans

The goals and action plans support transportation policies of:

- Celebrating the role of transportation in Delphi’s heritage.
- Creating and maintaining a highly walkable downtown.
- Welcoming visitors with clear, adequate parking and bike/pedestrian routes through the community.

Vehicular Circulation

Goal: Focus the transportation routes in the Central Delphi area on resident and visitor traffic, rather than truck traffic.	Actions: <ul style="list-style-type: none"> • Improve downtown roads after trucks are removed from downtown • Provide adequate off-street parking to accommodate tourism and residential uses
	Timeline: Trucks removed from downtown by 2014 Downtown road improvements complete by 2017 Parking solutions complete by 2014
	Responsible Party: Delphi City Council Delphi Street Department

Pedestrian Circulation

Goal: Central Delphi will be a walkable and bikeable neighborhood attractive to residents and visitors.	Actions: <ul style="list-style-type: none"> • Washington Street multi-use trail construction • Improve downtown intersection crosswalks • Improve mid-block road crossings on the Canal trail with crosswalk markings and signs • Connect the downtown trails to the High Bridge trail • Install bike lanes
	Timeline: Washington Street trail complete by 2014 Pedestrian improvements complete by 2014 Trail improvements complete by 2015 Trail connectivity complete by 2017 Bike lanes complete by 2017
	Responsible Party: Delphi City Council Delphi Street Department Delphi Parks Department

Recreation

Delphi has made a significant investment in recreation opportunities in the community. The spirit of volunteerism and the work of volunteers has aided in developing the strong base of recreational opportunities that exist in the city parks, the trails, sports activities, and community events.

Existing Conditions

Parks

Delphi City Park is located in Delphi's east end, between Monroe and Main Streets. It features a very large, well-equipped playground for young children, a basketball court, open field, restrooms, water, grills, and picnic tables. It also has a very large historic shelter house which can be reserved and rented from the city office.

Riley Park is Delphi's largest park, adjacent to Deer Creek and Highway 39/421 east of Washington Street. It houses a lighted softball field with concession stand, tennis court, basketball court, a modern playground, and rest rooms. These facilities are used for various sports events. There is also a measured walking track with exercise stations. Fishermen enjoy Deer Creek from the bridge, the bank, and the remains of a dam.

The park has a gazebo, a picnic shelter with tables and grill, and Riley Cabin—a year-round facility with restrooms.

Between Hamilton Street and Washington Street, on the south side of Deer Creek, is Riley Park Annex. The Annex also includes multiple ball diamonds as well as soccer fields and restrooms. Riley Park Annex land has been acquired gradually through the 1990s. Fishing and canoeing are available in Deer Creek, and a trail transverses the park along the creek. A trail under the Washington Street Bridge connects the Annex to the main Riley Park.

The Park Equipment Building, built in 2002, is next to Washington Street. On the west side of the building is a skate park which was erected in 2007. It includes stairs and ramps surrounded by rails and benches, with an additional starting ramp, or half-pipe, at the end.

Trailhead Park is located south of Delphi on State Highway 25, adjacent to Deer Creek. The area includes a picnic shelter and tables, grills, and water as well as access to fishing and canoeing. A suspension bridge connects the park with the Delphi Historic Trails system.

Wabash & Erie Canal Park is located on the north side of the Wabash and Erie Canal off North Washington Street in Delphi. While its main year-round attraction is its

Interpretive Center which contains interactive displays explaining the history and operation of the Canal, there are also numerous other venues within the park.



Hiking, fishing, picnicking, biking, and cross-country skiing are available during the various seasons at Canal Park.

The newest addition is the replica canal boat, The Delphi, which offers rides on the Canal.

Another popular venue is the large playground canal boat near the Canal Center. This provides a sturdy and interesting place for children to explore and play. Adjacent buildings and cabins provide other interpretive experiences such as a blacksmith shop, mule barn, school house, and residence.

A picnic shelter and access to the extensive Delphi Historic Trails are also featured.

Sports

In addition to the Delphi Community School System sports programs for students there are numerous youth sports opportunities:

- Delphi Youth Baseball is a member of the Town & Country Baseball & Softball league and offers opportunities for children age 4-12
- Delphi Girls Softball is a summer recreation program for ages 6-15
- Colt League baseball is available to 15 and 16 year olds
- Carroll County Youth Soccer League is available for children ages 4-13 in age brackets

There are also opportunities for adult recreation, including the Delphi Community School System has opened the middle school gym for walking in the winter and during bad weather and made the pool available for a water aerobics program.

Events

The Delphi Preservation Society hosts the Diamond Dash 5K each year as a fundraiser for the events of the DPS. Starting at Delphi's historic Courthouse Square, the race winds through tree-lined streets, past the Country Club, under the railroad tracks, through City Park, then back to the square. All bib numbers are entered into the drawing for the Grand Prize Diamond Necklace to be awarded by Fielding's Jewelry & Time of Delphi.

Goals and Action Plans

The goal and action plan support recreation policies of:

- Serving as a regional center for baseball and softball youth and adult programs.
- Providing opportunities for adults to enjoy physical activity.
- Supporting sporting events that draw people to Delphi.

Goal: Continue to provide high-quality recreation opportunities for adults and children that make Delphi a great place to live and visit for play.	Actions: <ul style="list-style-type: none">• Improve/construct baseball/softball facilities to include lighted diamonds, spectator seating, concession stands, and restrooms.• Continue to host and promote the Diamond Dash 5K
	Timeline: Baseball/softball improvements complete by 2018
	Responsible Party: Delphi Parks Department Delphi Preservation Society

Appendix A – Notes from Neighborhood Meeting 9-5-2013

Central Delphi Community Revitalization Plan

Neighborhood Meeting 9/5/2013

Assets

Prompting questions asked of participants were:

What makes Central Delphi a great place to live, work, and play?

- Why do you live or work here?
- What do you do for fun in Central Delphi?
- Where do you take visitors?
- What do you tell outsiders about Central Delphi?

Responses

- Trails
- Volunteers
- Residential area close to town
- Choice of restaurants
- Downtown grocery store
- Active business district (downtown)
- Social service agencies
- "small" town feel
- Strong school and community collaboration "spirit"
- New highway
- Wabash & Erie Canal Center, canal boat
- Heritage tours
- Convenience
- House architecture
- Downtown architecture
- Close to Lafayette
- Rich history
- Spirit of volunteerism
- A town on the rise
- Visit canal and Opera House, high bridge and trails
- Born and raised in Delphi
- Friendly
- Quiet community
- Visit parks and trails
- Part in clubs organization
- Family/friends meetings/connections

- Restaurants
- Golf course
- Canal
- Parks
- Restaurants
- Trails
- Purdue sports and events
- Shopping
- Close to area lakes and Indiana Beach
- Canal volunteerism and fun – interpretive center, boat museum, Opera House optimism
- Volunteer opportunities
- Active civic groups/churches/not-for-profits
- Festivals, community events (canal, library, church, etc.)
- Art gallery
- Take visitors:
 - Opera House/Art Gallery
 - Canal
 - Parks
 - Local eateries (unique atmosphere)
 - Court house/county museum
 - Wallman’s
- Tell outsiders:
 - Friendly people
 - Small town feel
 - Community spirit (volunteerism)
 - Canal/boat/original canal restored
 - City parks and trails
 - Waterways (Wabash, Deer Creek, canal)
 - Cultural/historical assets preserved
- Family-friendly business
- Caring
- Walking – uptown
- Trails
- Parks
- River – canal
- Historical buildings
- Affordable
- School (size)
- Town size convenient
- Essential business
- Natives

- Interest in history and buildings
- Canal center
- Opera House

Opportunities

Prompting questions asked of participants were:

What opportunities are there to make Central Delphi a better place to live, work, and play in the next five years?

- How do you build on assets and investment being made in downtown?
- What opportunities are there for housing? Affordable housing?
- What types of businesses would you like to see?
- What would make Central Delphi more attractive to visitors?
- What programming or activities are needed in the Central Delphi area?
- What needs to happen to make Central Delphi bike and pedestrian friendly?
- Are there other improvements needed to improve the quality of life in Central Delphi?

Responses

- Place to stay overnight
- Train/track noise
- Move theatre?
- Trail connection to Lafayette
- Affordable child care
- Pre-school (Head Start)?
- Affordable, safe, decent housing, multi-generational
- Integrate various cultures – live/work/play
- Agricultural industry (need more)
- Cloverleaf baseball park
- Community center
- Services for the aging
- Downtown retail
- Programs for youth
- Trails connecting through downtown
- Build better senior housing
- Family dining 7 days a week
- Senior center/adult day care
- Marketing of local health care clinic (Brooks Center)
- Senior low income housing
- Shuttle to/from community center in Flora
- More bike lanes

- Downtown space for outside activities/green space
- Reduce amount of vehicle traffic
- More parking
- Downtown lighting – attractive
- Quiet zone (trains)
- Transportation for those w/o cars
- Vacant upper stories utilized
- New businesses:
 - Quilt store
 - Book store
 - Wine/cheese
 - Starbucks
 - "sit down" restaurant(s)
 - Frame shop
 - Movies
 - Hotel/motel
 - Car wash
- Central town event calendar
- Information booth
- Affordable housing opportunities (2nd/3rd floor downtown)
- Need downtown events (affordable)
- Cross walks
- Trash cans on sidewalks/trails
- Noise ordinance
- Cell coverage/internet
- Industry employment
- Sports complex
- Clean up drugs
- Yard/house ordinance
- Restaurants
- Ice cream shop
- Bakery
- Improved streetscape (walks, seating)
- More festivals and activities
- Downtown housing

Appendix B – Sign-In Sheet, Neighborhood Meeting 9-5-2013

Central Delphi Community Revitalization Plan
Public meeting sign-in

September 5, 2013

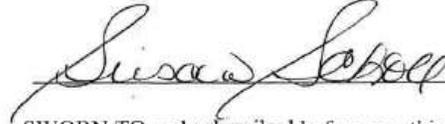
Name	Address
Olivia James	660 N. 36 th ST Lafayette IN 47903
Danille Bibearstine	4530 Merchant Rd. FW. IN 46018
Dawn Galloway	"
Brian Pohler	400 Main St. LA. Lafayette IN 47901
JANIS & NANCY TUEY	310 W. FRONT ST., DELPHI
ERIK ROSS	1317 S 350 W FLORA
Marlene Charbonnet	104 W Front, Delphi
John Bennett	110 E. Front St.
NELSON SMITH	1807 N US HWY 421, DELPHI
Rose Scovel	202 East market St. 180 Indianapolis, IN 46260

Appendix C – Public Notice for Public Hearing 10-7-2013

**PUBLIC NOTICE
CENTRAL DELPHI COMMUNITY
REVITALIZATION PLAN**
A public hearing will be held on October 7, 2013 at 7:00 PM at the Delphi City Hall, 201 South Union Street, to present the Central Delphi Community Revitalization Plan and hear comments from the public regarding the plan. A copy of the plan is available for review at City Hall, 201 South Union Street, during regular business hours. Written comments may also be submitted to: IACED, 202 East Market Street, Indianapolis, IN 46204 prior to October 7, 2013.
hspxp3911

State of Indiana, County of Carroll, ss:

BEFORE ME, the undersigned personally appeared SUSAN SCHOLL who, being duly sworn according to law, upon her oath declares that she is EDITOR of THE CARROLL COUNTY COMET, a newspaper of general circulation, published in the City of Delphi in said County; that the notice hereto attached was published in said newspaper for 1 time(s) on a stated day (Wednesday), the first which publication was on the 25th day of September 2013 and the last on the ___ day of September 2013 and the said Susan Scholl further declares that fee for said publication hereunto annexed, amounting to the sum of \$21.50, is correct, according to our current established rate.



SWORN TO and subscribed before me, this 25th day of September 2013.

Witness my hand and official seal hereto affixed, at Flora, in said county.



BRENDA BONNER - Notary Public
My Commission Expires January 26, 2020

Appendix D – Sign-In Sheet Public Hearing 10-5-2013

Central Delphi Community Revitalization Plan

Public hearing sign-in

October 7, 2013

Name	Address
Danella Bibustina	KDI
Diah U. Hill	CITY OF DELPHI
D. C. D.	Delphi Free
John L.	City of Delphi
Goran Keller	Area IV
Karin Hagenrich	Delphi Comm. Development
Margaret A. Decker	City of Delphi

Appendix E – Adopted Resolution by the City of Delphi Common Council

RESOLUTION 2013- 6

**A RESOLUTION OF THE CITY OF DELPHI COMMON COUNCIL
IN SUPPORT OF THE CENTRAL DELPHI COMMUNITY
REVITALIZATION PLAN**

Comes now the Delphi Common Council in consideration of the Central Delphi Community Revitalization Plan, and finds as follows:

WHEREAS, the historic core of Delphi is a target area in need of revitalization; and

WHEREAS, the City of Delphi has been recognized by the State of Indiana as a Stellar Community, with a focus on downtown development and redevelopment; and

WHEREAS, a Central Delphi Community Revitalization Plan ("the plan") has been developed for the target area; and

WHEREAS, the plan includes goals, action steps, and an implementation schedule; and

WHEREAS, the plan includes as a goal the development and redevelopment of affordable housing; and

WHEREAS, a public workshop was held to solicit input and a public hearing was held to solicit comments on the plan.

NOW THEREFORE BE IT RESOLVED, by the Common Council of the City of Delphi, Indiana that the Common Council supports the Central Delphi Community Revitalization Plan.

PASSED BY the Common Council of the City of Delphi, Indiana on the ___ day of October, 2013 and signed by Council members and attested by the Clerk-Treasurer.

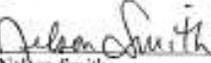
APPROVED BY:


Carolyn Pearson, President


John Bennett


Richard Trueger

Brian Garrison


Nelson Smith

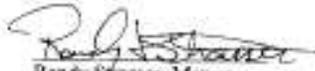
ATTEST:


Leanne Aldrich, Clerk-Treasurer
City of Delphi, Indiana

Presented by me, the undersigned Clerk-Treasurer of the City of Delphi, Indiana to the Mayor of said City, this 7 day of October, 2013, at 2 o'clock PM for consideration and action thereon.


Leanne Aldrich, Clerk-Treasurer
City of Delphi, Indiana

Having examined the foregoing resolution, I do now, as Mayor of the City of Delphi, Indiana, approve said resolution and return the same to the Clerk-Treasurer this 7 day of October, 2013 at 6 o'clock PM.


Randy Strasser, Mayor
City of Delphi