



## Stellar Communities - Monthly Status Report

City of Delphi – November 4, 2013

### Contact Information:

- Cory Whitesell – HWC, 317.753.2200, [cwhitesell@hwcengineering.com](mailto:cwhitesell@hwcengineering.com)
- Cory Daly – HWC, 317.379.2634, [cdaly@hwcengineering.com](mailto:cdaly@hwcengineering.com)

### General Updates:

- Final Tracings were submitted to INDOT on the Gateway Trail Phase 2 project.
- The Downtown Facades Public Hearing was held on October 7<sup>th</sup> in City Hall.
- Autumn public involvement activities are nearly complete the remaining dates for scheduled public involvement activities include:
  - November 18<sup>th</sup>: Gateway Trail Phase 2 public workshop (Time changed to 7pm)

### Owner Occupied Housing

**Funding Source:** Indiana Housing and Community Development Authority (IHCA)

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

**Status:**

- Applications for the next round of projects will be accepted beginning soon.
- More detailed information on the second round program will be released soon.

### 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:**

- Design work continues with a preliminary field check meeting (50% complete) anticipated in December.



## 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:**

- Final Tracings (final plans) were submitted on October 28 for final INDOT approval and to initiate the project letting process.
- Detailed gateway design concepts for Phase 2 of the Gateway Trail project will be presented to the Stellar Planning Committee in November.
- A public workshop to discuss Phase 2 Gateway Trail preliminary concepts will be held on November 18<sup>th</sup> at 7pm in the Wabash and Erie Canal Center. (note time change)

## Delphi Opera House Restoration

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

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

**Status:**

- Final detailed design plans for the Opera House have been completed.
- OCRA/IHCDCA are deciding if they will revise their funding allocation for the project. Project cannot proceed into bidding until this is determined.

## Façade Restorations

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

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

**Status:**

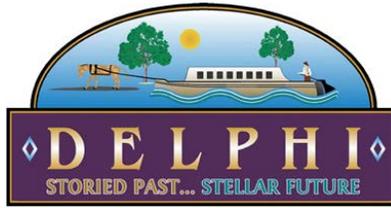
- The Downtown Facades Master Plan document is complete.
- The title search process is complete and the Public Hearing for the grant application was conducted on October 7<sup>th</sup>.
- Final easement approvals are being obtained.
- The construction grant application is being finalized.

## Downtown Parking Solutions

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

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

**Status:**



- A meeting was held on August 13<sup>th</sup> to discuss project progress and next steps with owners of property located near the first phase project.
- URA (appraisal) letters have been sent to property owners. Appraisals are expected to be complete later this fall.

## **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:**

- The City is working with Keller Development on defining the scope of the project and preparing information for a possible tax credit application submittal this fall.