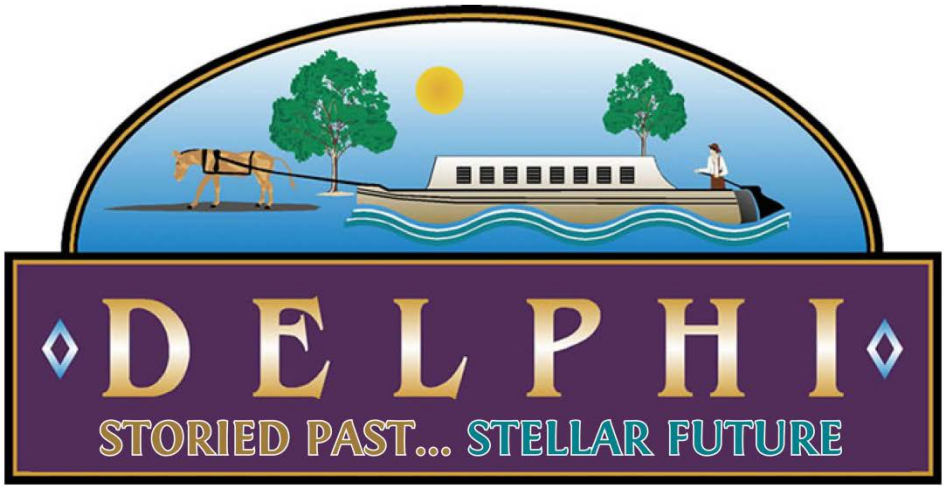

Delphi Stellar Communities
Before and After

Cory J. Whitesell, P.E.

Partner, Director of Planning – HWC Engineering

Agenda

- Introduction and Overview
- Projects: Before and After
- Lessons Learned
- Budget Outcome

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Introduction and Overview

Stellar Origins: Hoosier Heartland Highway

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Stellar Origins: Wabash and Erie Canal Center

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Stellar Origins: Trails and Safe Routes to School

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Stellar Origins: Delphi Preservation Society

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What is Stellar Communities?

- Multi-agency program to provide technical support and funding to complete public projects
- Goal is to implement a comprehensive revitalization plan in 3-4 years
- Partnership with INDOT, IHCDA and OCRA

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Stellar Vision

To capture the advantage of the Hoosier Heartland Highway, the community will make strategic investments to activate and revitalize its core downtown area and historic neighborhoods.

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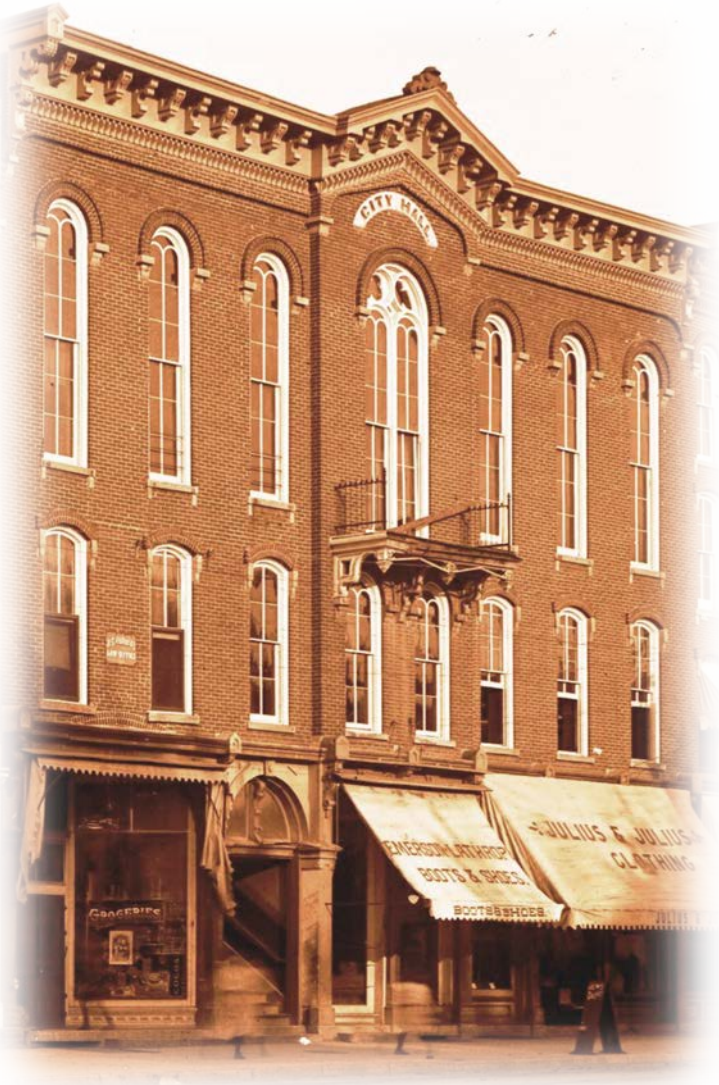

Strategic Investment Plan

- Invest in downtown buildings
- Create a pedestrian friendly streetscape
- Invest in historic neighborhoods
- Enable downtown housing

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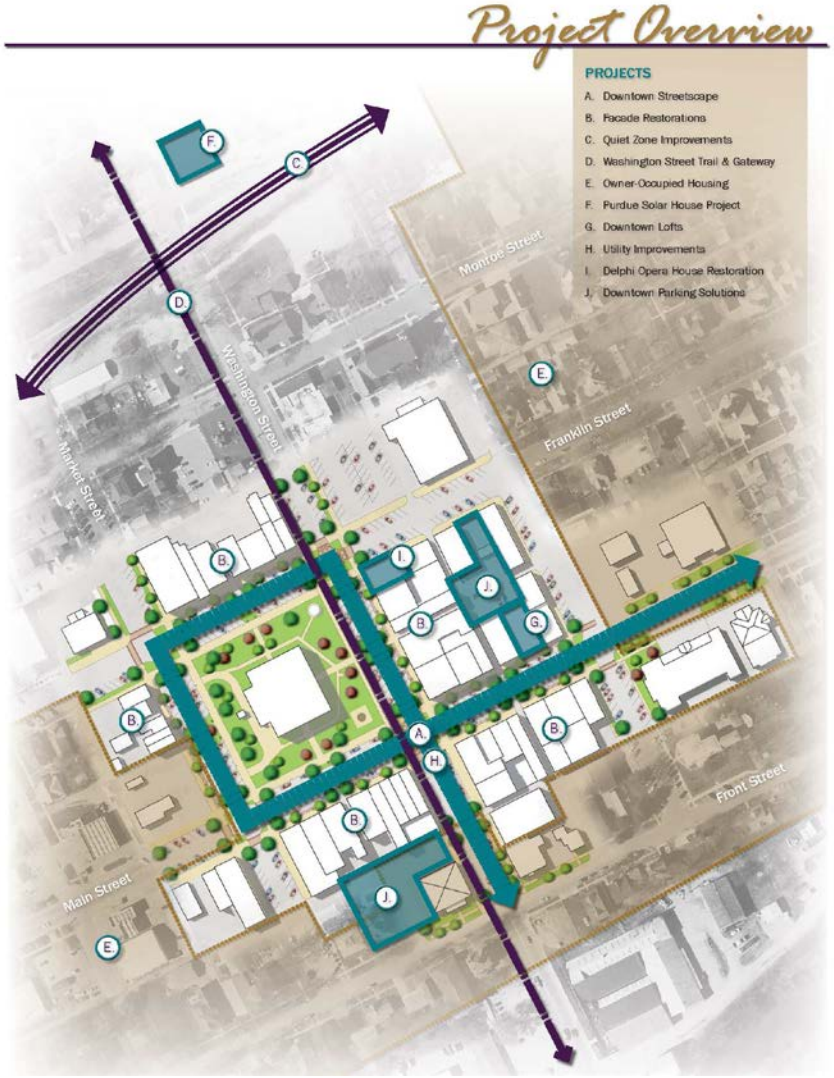
Stellar Projects: Before-After



Projects

- Opera house
- Facades
- Apartments
- Parking
- Owner occupied repair
- Streetscape
- Gateway trail
- Water improvements

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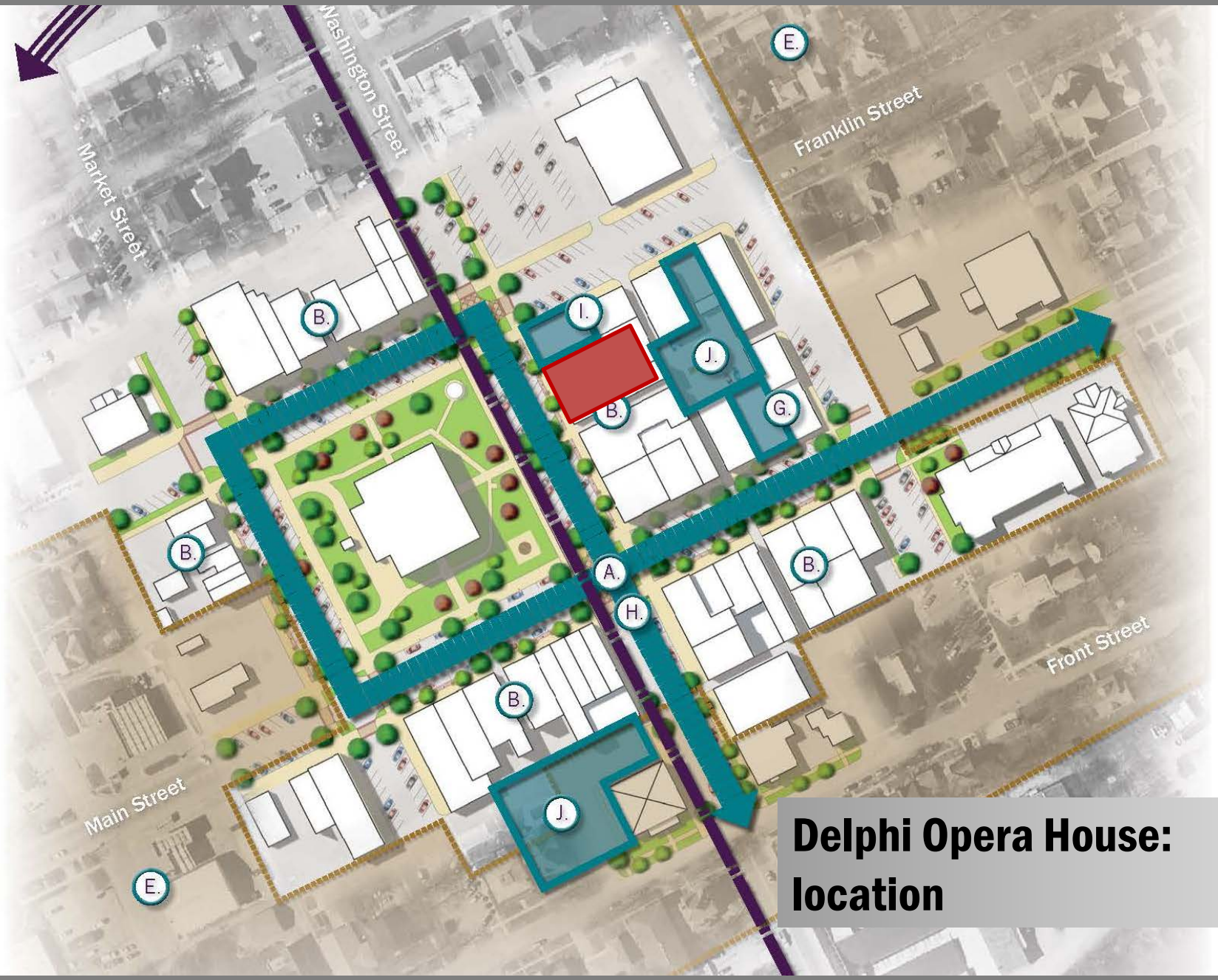
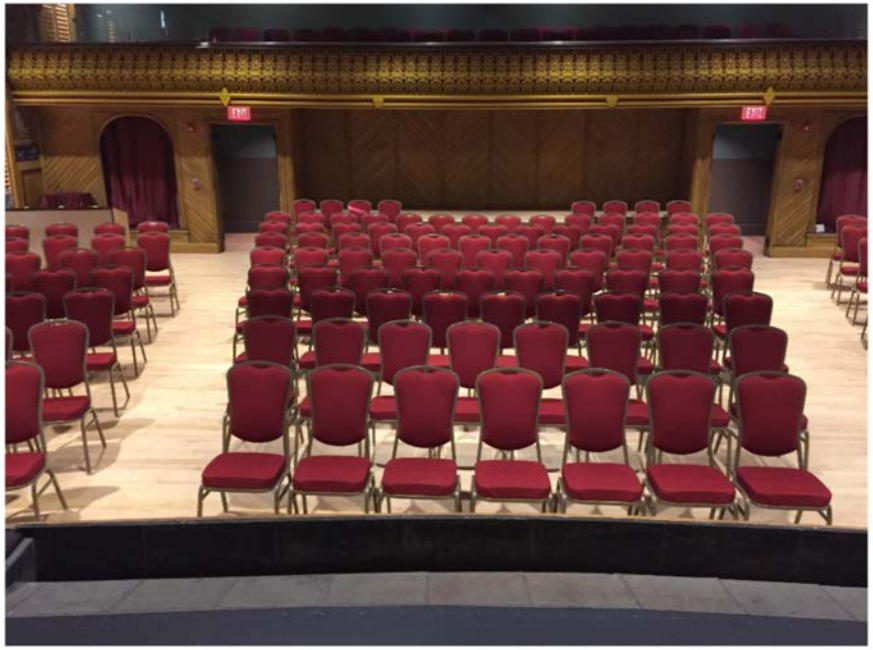


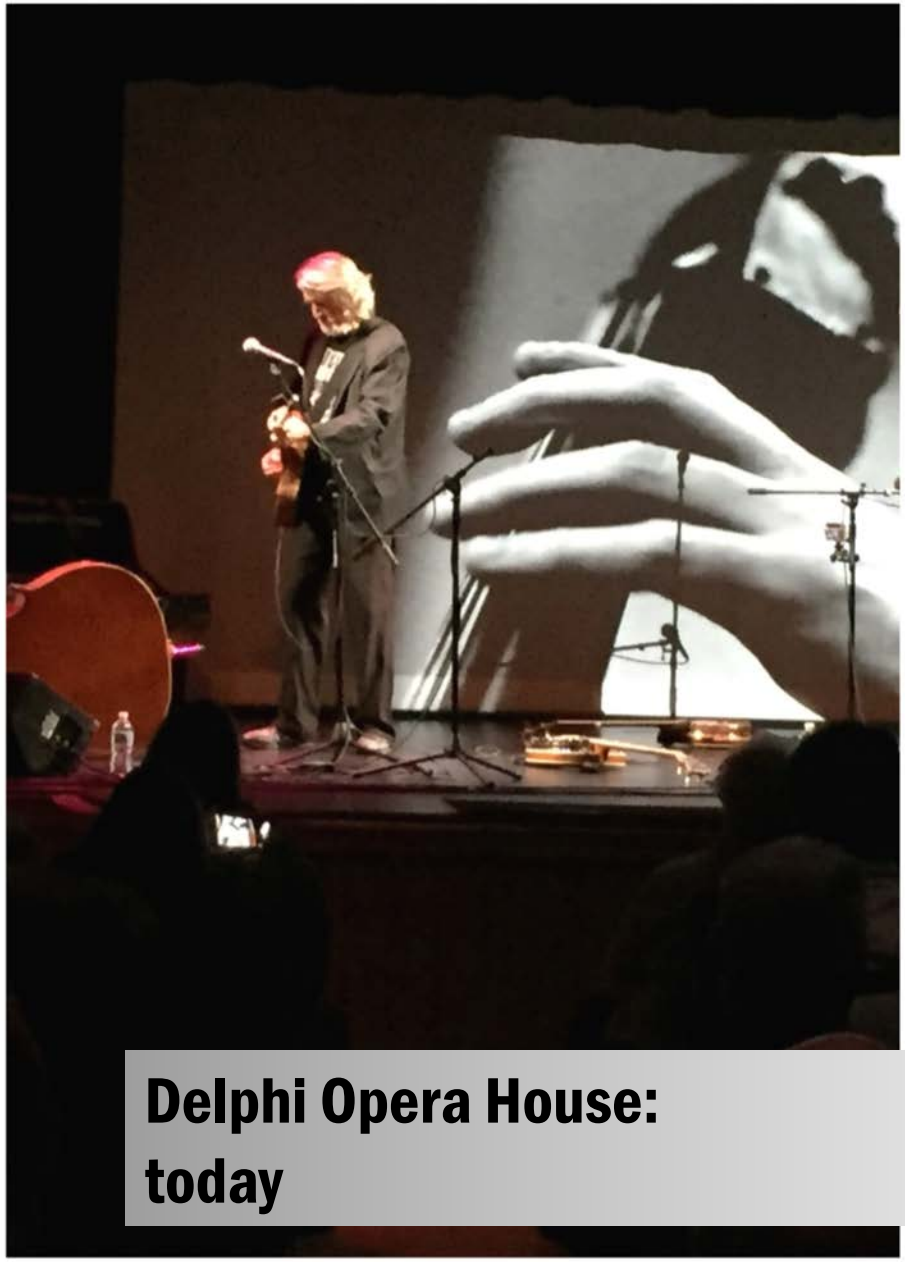
Delphi Opera House: location

Delphi Opera House: before

Delphi Opera House:
proposed

Delphi Opera House:
today





Delphi Opera House:
today

Opera House Overview

Scope	• Restoration of 1865 Assion Ruffing “City Hall” • Creation of state of the art performing arts venue and community rooms • 10,000 square foot Addition
Funding	$1.59m IHCDA – CDBG Grant $0.97m OCRA – CDBG Grant $0.20m Jeffris Foundation $1.56m Capital Campaign $4.32m Total ($4.0m budget)
Key Challenges and Lessons Learned	• Successful in use of construction manager to control costs and manage unforeseen issues on 1865 building restoration • No city funds involved
Results	• Now in 2nd Year of programming • Bringing local and regional acts to Delphi • Jeff Daniels Band headlined year 1

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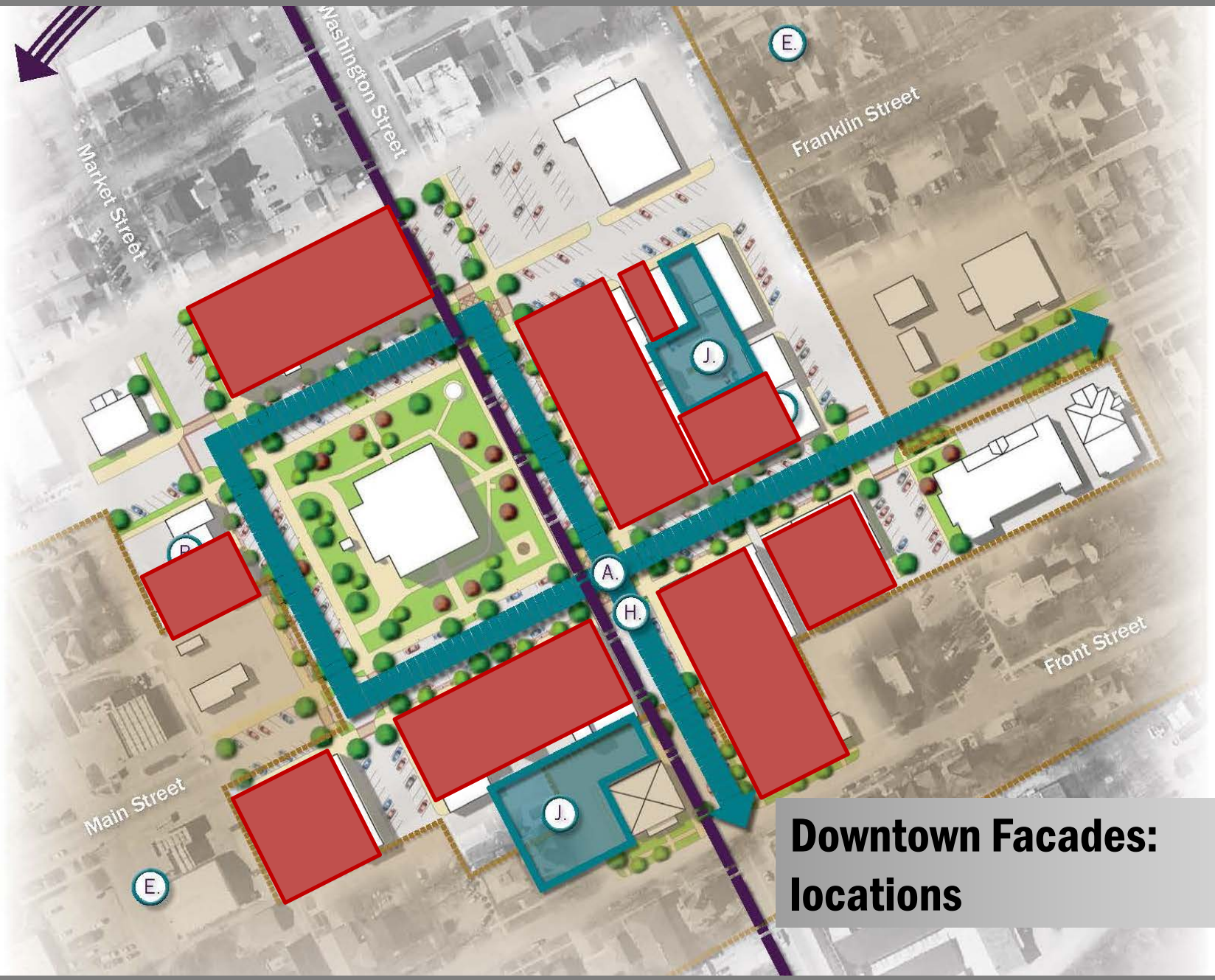

Downtown Facades: locations

Downtown Facades: before

Downtown Facades: proposed

Downtown Facades: today

118 – 120 W. Main Street

122 W. Main Street

114 E. Main Street

101 – 103 S. Washington Street

Facades Overview

Scope	Restoration of 35 facades in downtown Delphi
Funding	$1.58m OCRA – CDBG Grant $0.06m Business Owner Match $0.16m City Match $1.80m Total (1.67m Budget)
Key Challenges and Lessons Learned	• Even with a focus on estimating, bids came in over budget • Value engineering helped control costs and kept unforeseen conditions from really increasing costs • Local architect helped communications with businesses, but helped them partner with a larger firm for confidence in the scope of work
Results	• Restored facades have attracted new businesses (example: Brick and Mortar Pub, Blue Moose Ice Cream) • Property owners have invested in interior renovations

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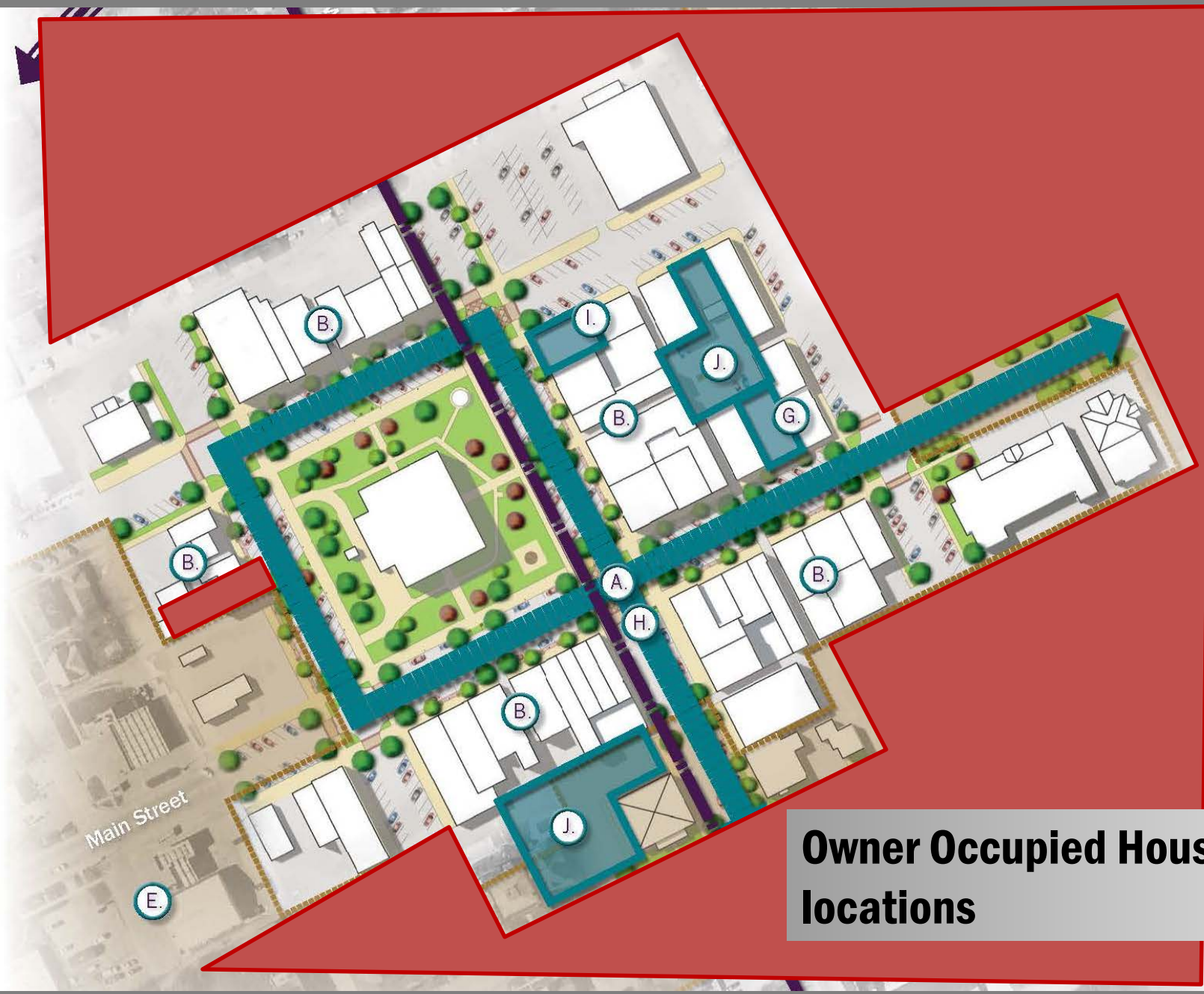

Owner Occupied Housing: locations

Owner Occupied Housing Overview

Scope	• Phase 1 – 10 Units • Phase 2 - TBD
Funding	$250,000 – IHCDA – Phase 1
Key Challenges and Lessons Learned	• While the construction is relatively simple, it requires a firm to oversee it with significant experience with IHCDA
Results	• Repaired house without functioning kitchen • Repairs helped one property owner keep her home

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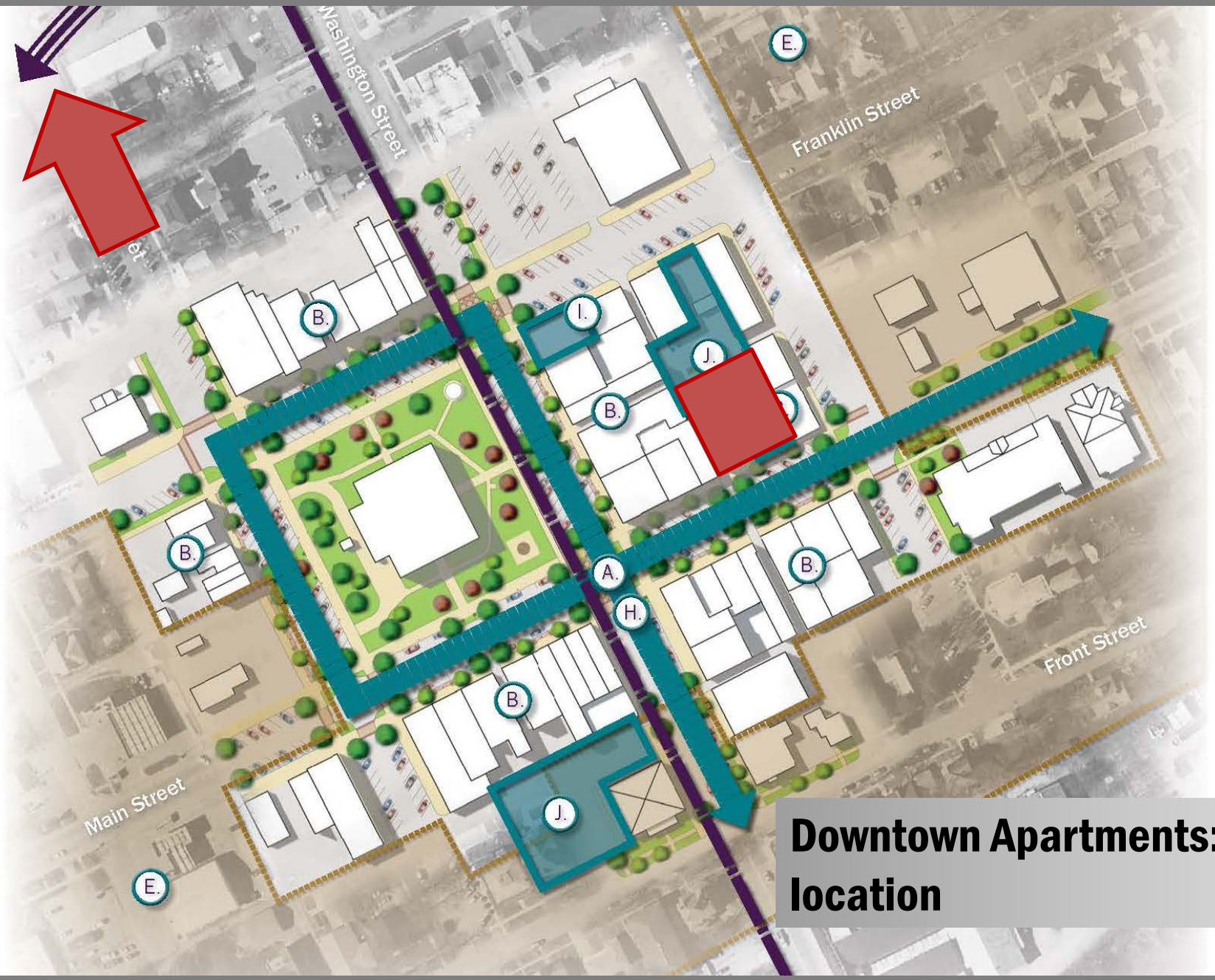

Downtown Apartments: location

Downtown Apartments: before

Downtown Apartments: proposed

Downtown Apartments: today

Market Street Apartments: construction

Downtown Apartments Overview

Scope	• Split site housing development • 16 units downtown • 26 units at north site
Funding	$7.5 m- Private Development with IHCDA Tax Credits (no City dollars included)
Key Challenges and Lessons Learned	• Restoration of downtown building alone not cost effective • Split site approach was critical to making project succeed • Strong development partner (Keller Development) was critical to meeting city's vision
Results	• Stone House Restaurant relocated to this building • Strong occupancy of both structures • Eliminated industrial use from neighborhood north of downtown • Project demonstrated the viability of downtown housing

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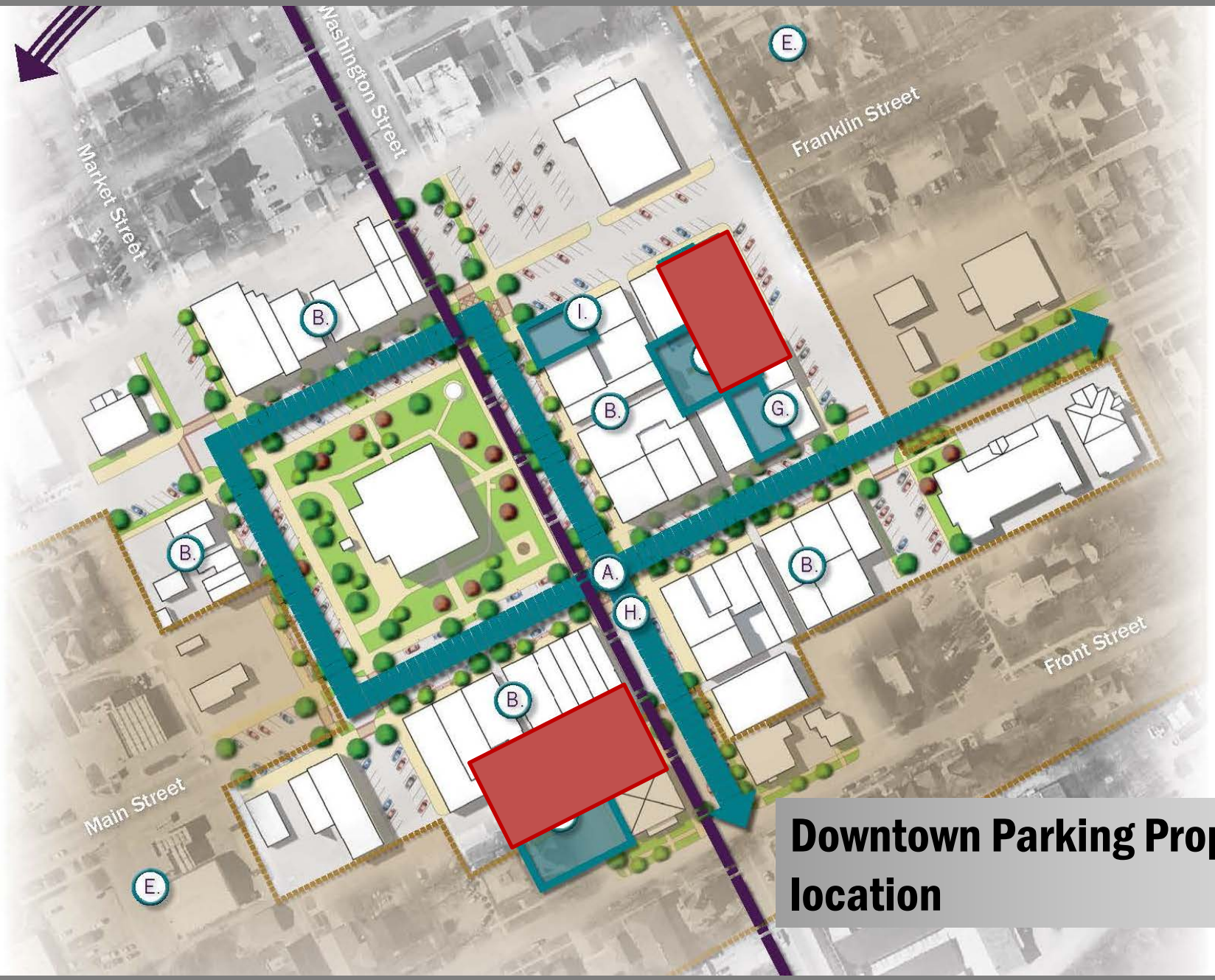

Downtown Parking Proposed: location

Downtown Parking Overview

Scope	• Project did not proceed • Goal was to establish all day/off-street parking
Funding	$0.5-1.0 m IHCDA – CDBG grant was initially targeted
Key Challenges and Lessons Learned	• One site was not eligible for grant funding per IHCDA rules since there were unpaid taxes on one of the properties • Agreement could not be reached to acquire other property • Other sites were too far from downtown away to be effective
Results	• No project was constructed • City will monitor parking needs, and on a demand driven basis convert on-street parking from parallel to angle parking

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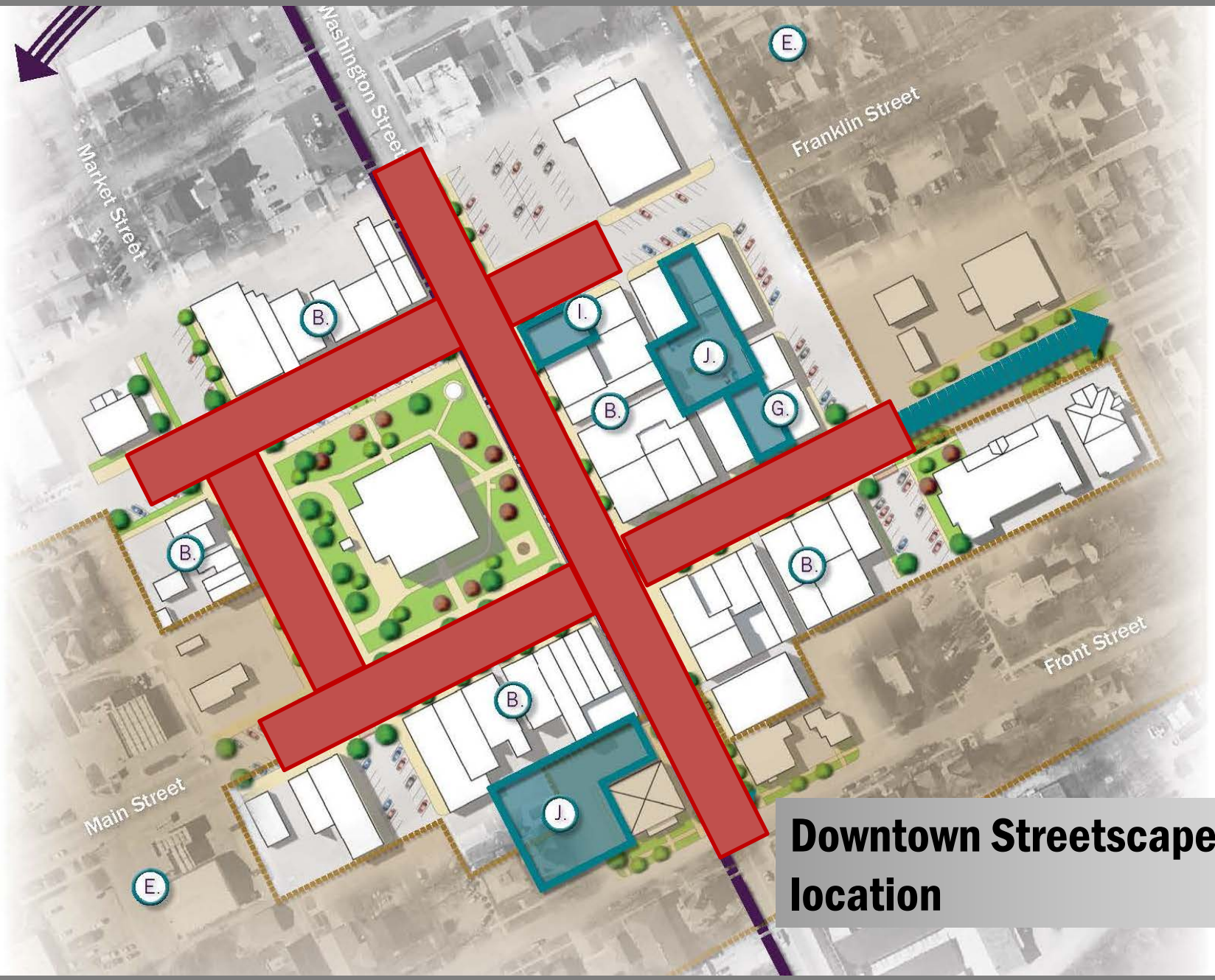
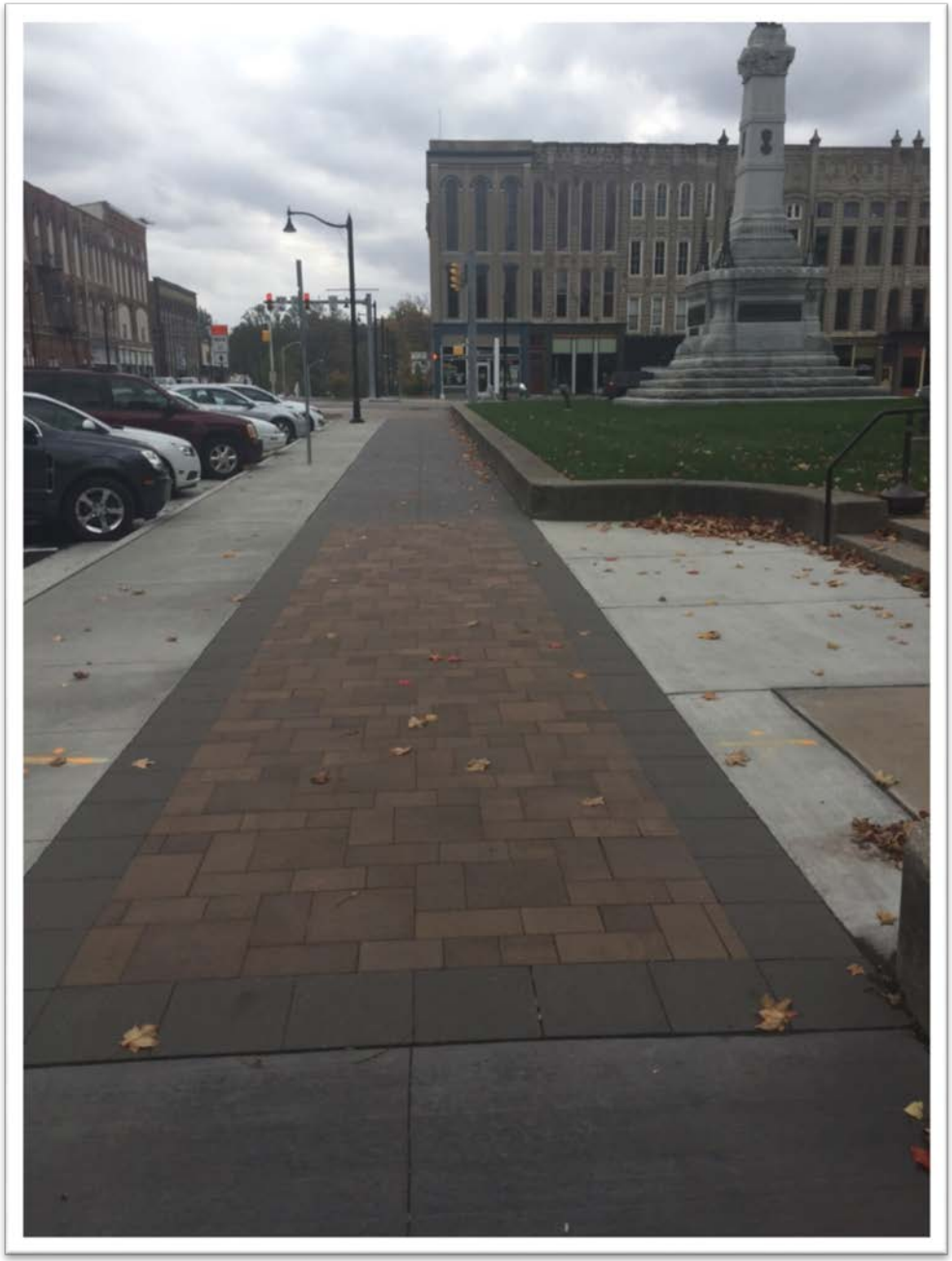


Downtown Streetscape: location

Downtown Streetscape: before

Downtown Streetscape: proposed

Downtown Streetscape: today



Downtown Streetscape: today

Murphy Fountain Restoration

Downtown Streetscape Overview

Scope	• Eight blocks of downtown streetscape improvements
Funding	$3.13m – INDOT $1.04m – Local $4.17m – TOTAL ($4.26m budget)
Key Challenges and Lessons Learned	• Historic concerns were expected to result in an adverse impact, so mitigation measures were incorporated proactively (allowing us to meet other restoration goals) • Value engineering was successful in controlling costs • Proactive management was required due to concurrent work on facades, Opera House, apartments, water, sewer, electric and related work
Results	• Streetscape has created a pedestrian friendly environment • Real benefit will be evident in 2017 as this will be the first year without downtown construction for some time

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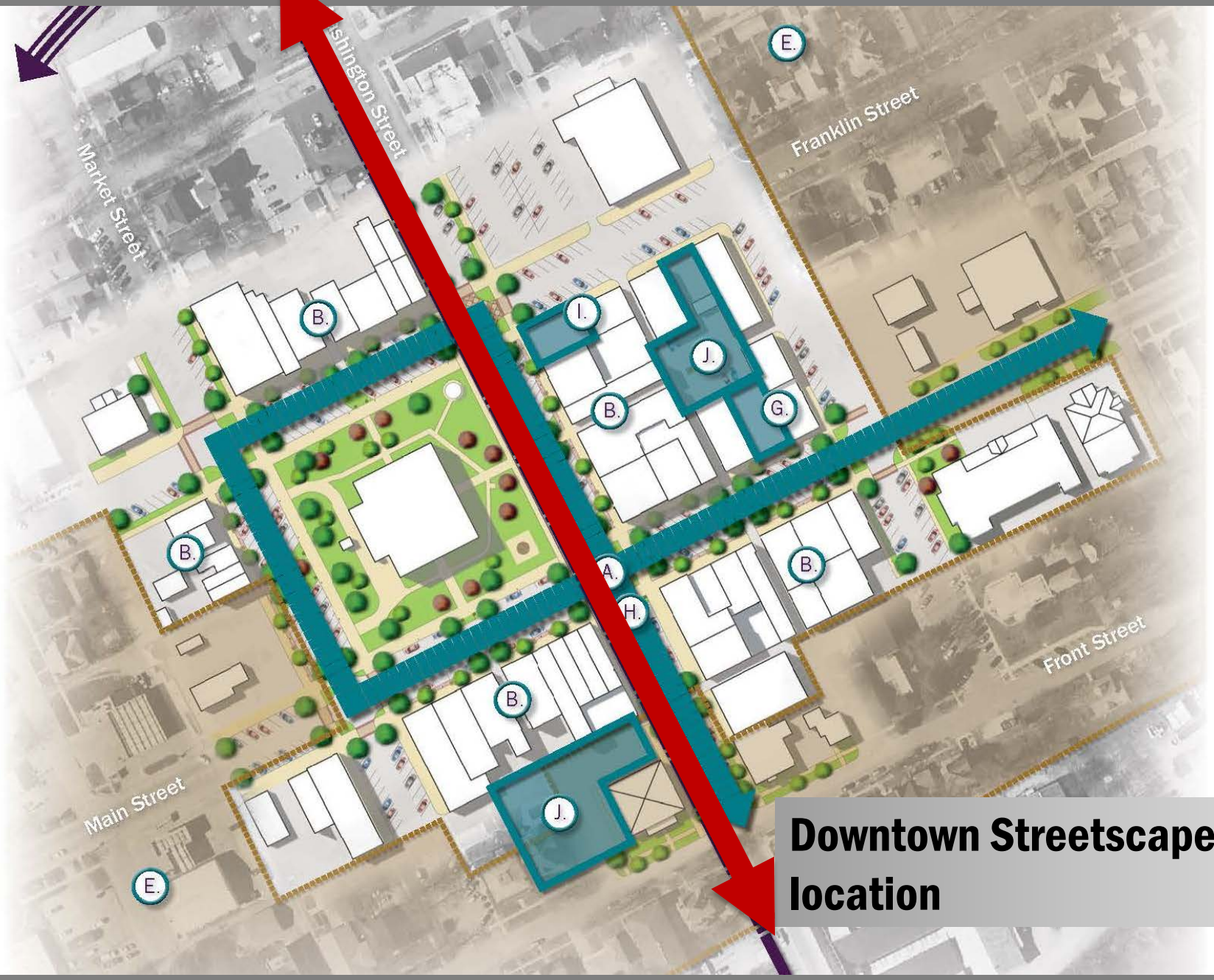


Downtown Streetscape: location

To Schools

Riley Park

Downtown
Opera House

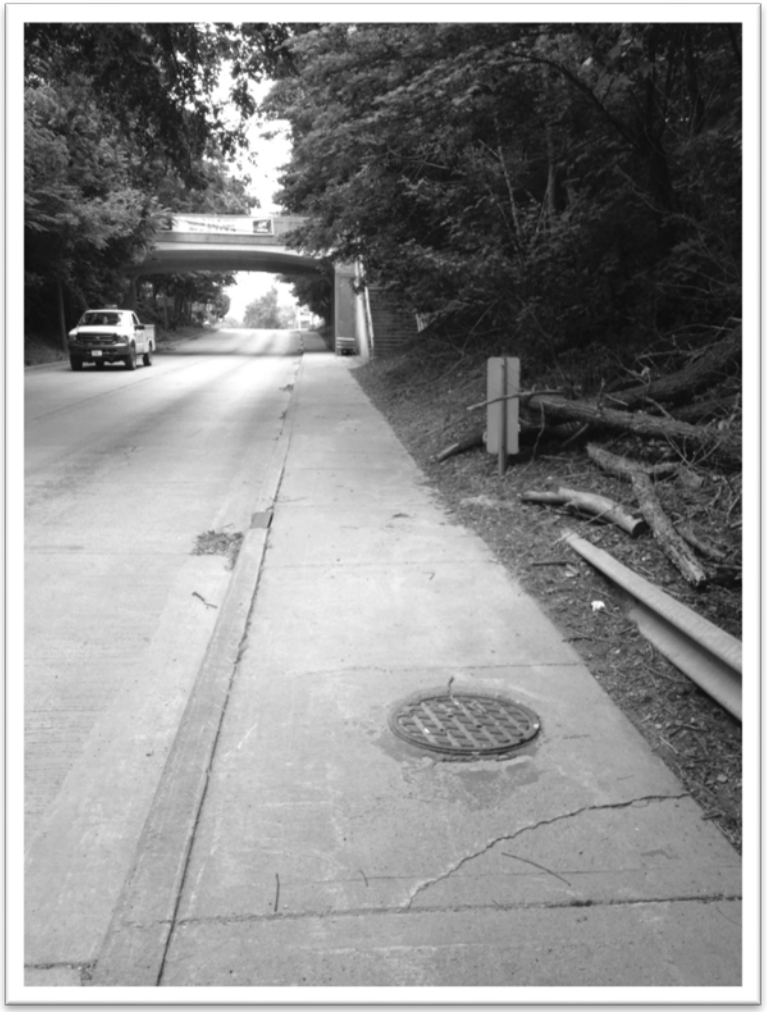
Grey Bridge
Canal Center

**Gateway Trail:
Overall**

Gateway Trail Phase 1: before

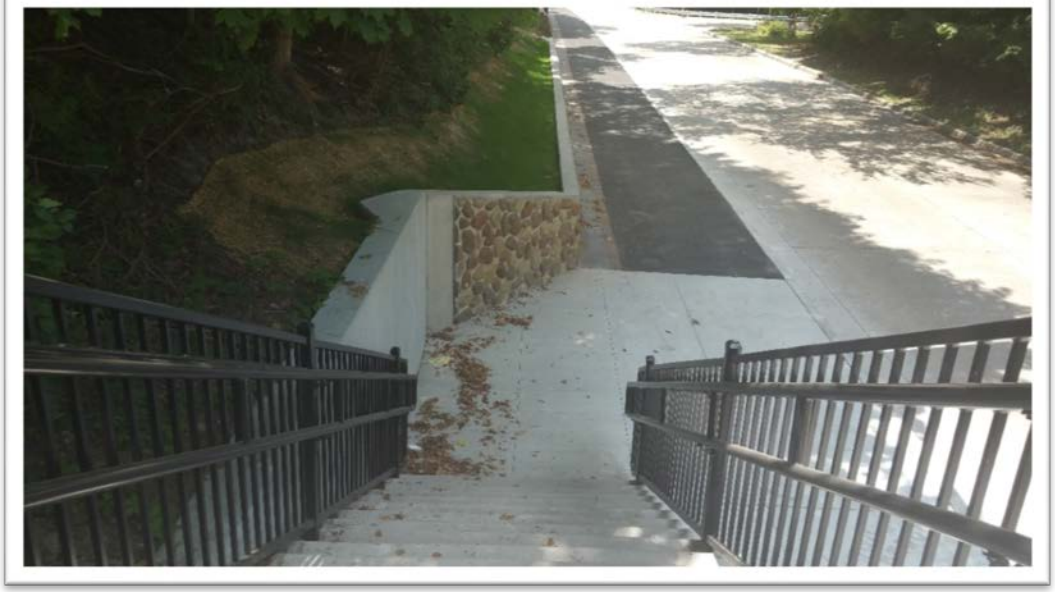
Gateway Trail Phase 1: proposed

Gateway Trail Phase 1:
today



Gateway Trail Phase 2: before

Gateway Trail:
today (Phase 2)



Gateway Trail Phase 2: today

Gateway Trail Overview

Scope	• 1,600 lf Phase 1 + 1,900 Phase 2 = 3,500 lf trail • Additional 1,000 lf of trail built with streetscape project • Connects schools, downtown, neighborhoods, and Wabash and Erie Canal Center • Improvement of Safe Routes to School route
Funding	$2.19m – INDOT $0.56m – Local Match $2.75m ($2.8m budget)
Key Challenges and Lessons Learned	• Scoping Phase 1 to avoid the railroad accelerated work. • Multiple options were reviewed for Phase 2 walls before choosing sheet piling and cast-in-place concrete. • Historic restrictions and budget eliminated bridge gateway feature
Results	• Active use of trail

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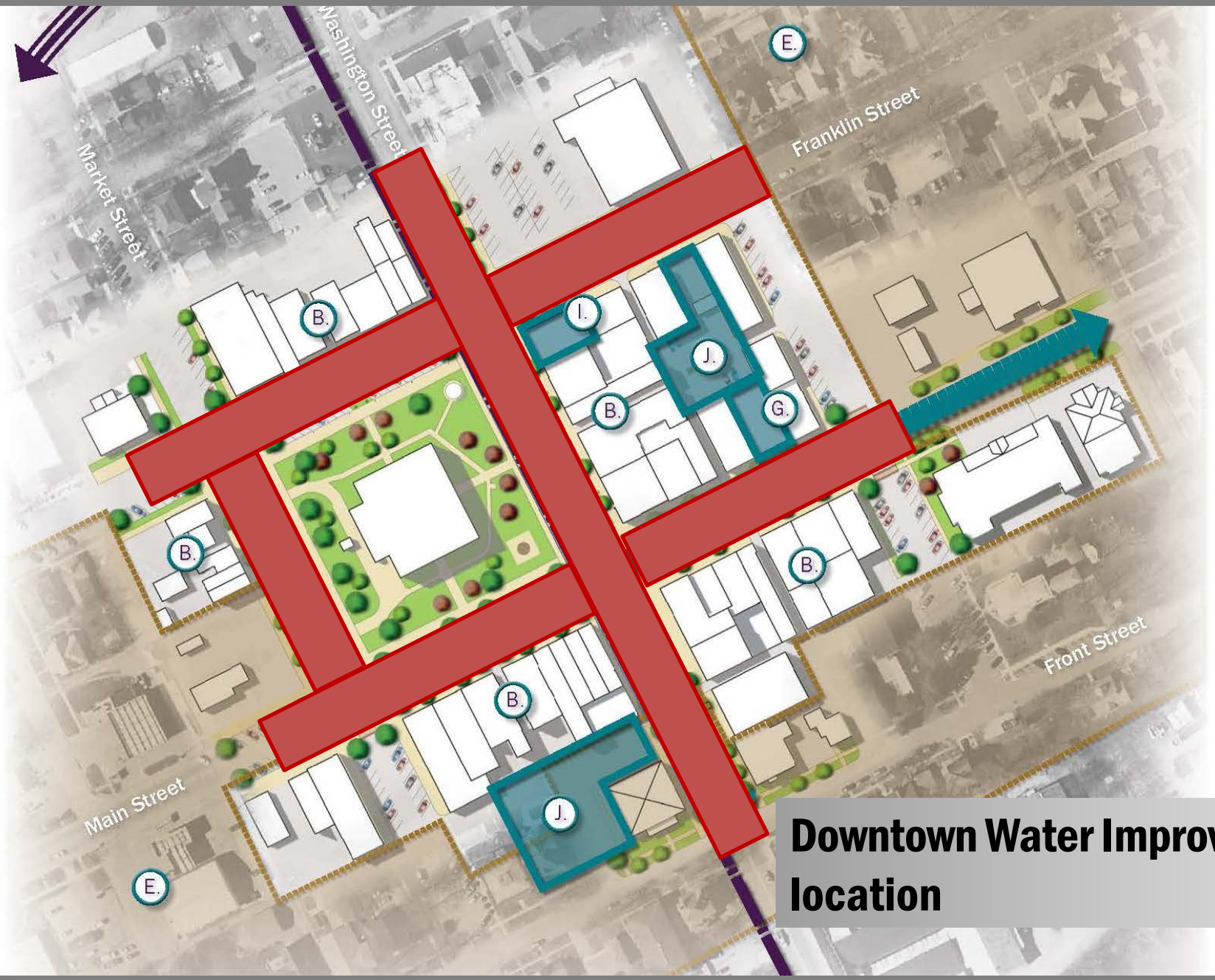

Downtown Water Improvements: location

Downtown Water Improvements: construction

Downtown Water Improvements Overview

Scope	Replacement of water mains, meters and service lines for nine blocks in the downtown
Funding	$0.43m – INDOT Exchange Program $0.83m - Local $1.26m – TOTAL ($750,000 original budget)
Key Challenges and Lessons Learned	• Mains and services were old and undersized improvements were needed before streetscape project • Individual assessment of future water needs for each building will avoid tearing up walks in the future, but increased the costs to meet those needs • Use of the INDOT exchange program provided partial funding for water mains, overcoming the budget gap.
Results	• Water system can now provide fire protection for downtown buildings, which enabled the Opera House and Downtown Apartments

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Summary

Budget Breakdown

	Total
Grants	$10.7m
Local Match	$2.4m
Private Sources/Tax Credits	$9.1m
Utility Department	$0.7m
TOTAL	$22.9m

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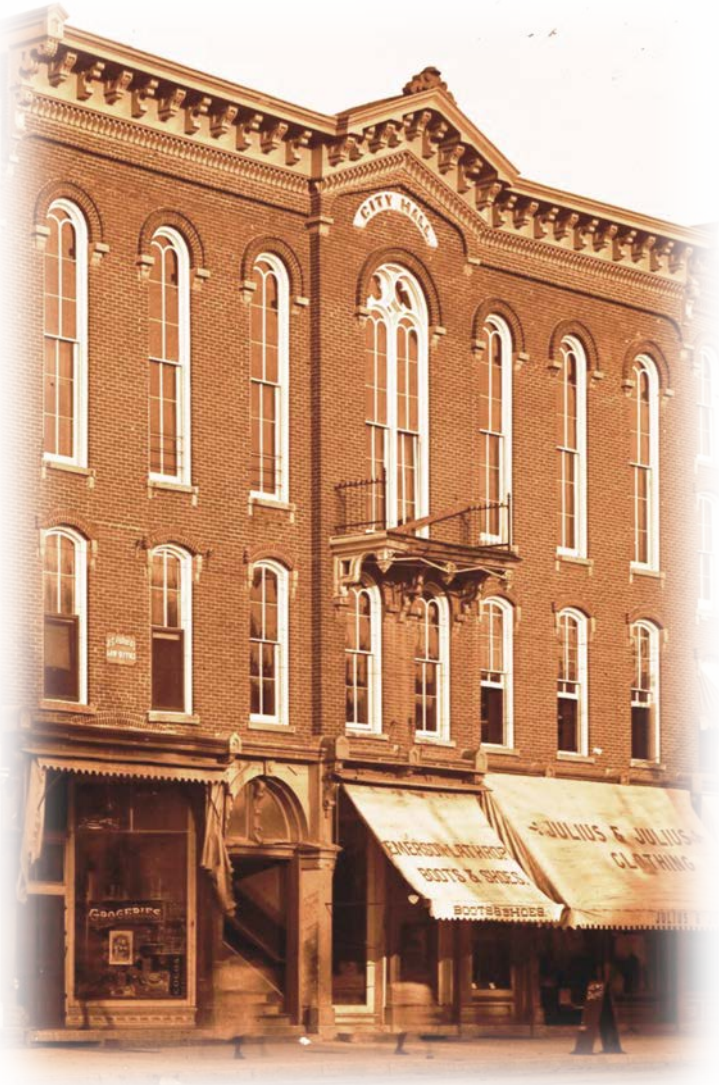

Did Delphi accomplish their Strategic Investment Plan?

- **Invest in Downtown Buildings**
  - ✓ 35 facades
  - ✓ Opera House
  - ✓ 2 downtown apartment buildings
  - ✓ New businesses have opened
- **Create a Pedestrian Friendly Streetscape**
  - ✓ Streetscape upgraded
- **Invest in Historic Neighborhoods**
  - ✓ 10 houses improved
  - ✓ 1 block restored with 26 apartments
  - ✓ Trail through neighborhoods
- **Enable Downtown Housing**
  - ✓ 16 units downtown
  - ✓ Private investment in downtown housing

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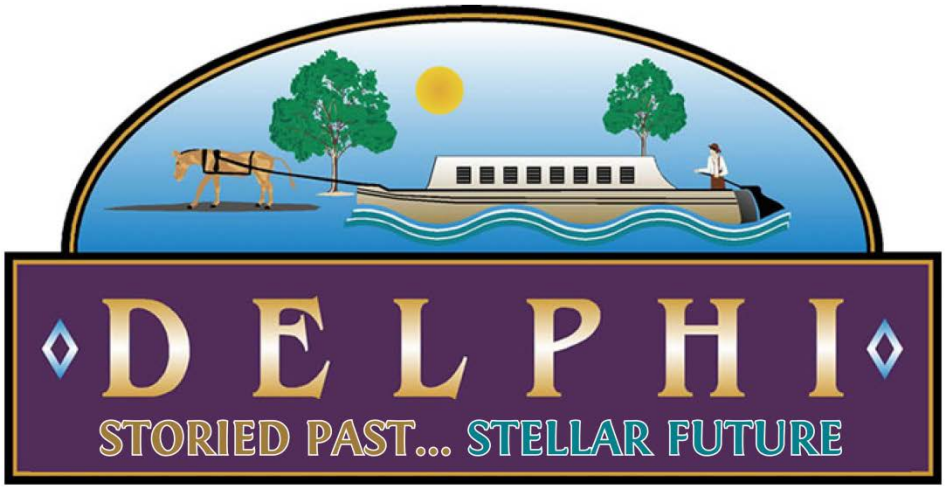

THANK YOU

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