



POSITIVELY STELLAR.  
*Positively Richmond!*

Quarterly Report  
3rd Quarter 2014  
July - September



**WELCOME!**

On behalf of the citizens of Richmond, I am "positively" excited to welcome you to our third "Positively Richmond, Positively Stellar" quarterly meeting.

Even though the general public has not seen physical construction going on, we have been working hard to move projects forward. We have been regularly meeting with various community groups to update them and another City Connections show.

We have also been working hard on some *Etcetera!* projects. We submitted an application for the Blight Elimination Program to address blighted properties surrounding the Stellar Community targeted area and received an award of \$1.93M.

We are preparing an ARTSPPLACE AMERICA, national grant program application to assist with public art projects and programming in the Civic Park.

We are Positively Positive about the opportunities for Richmond.

Thank you for visiting with us and we look forward to spotting your families around the city enjoying the summer activities we offer.

Mayor Sally Hutton



Upper Story Living



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Public Facilities



Home Rehabilitation



**POSITIVELY CONNECTED-10th Street Corridor, 7th Street Corridor and Main Street Corridor**

**Pedestrian and Bicycle Safety Improvements**

**Project Summary:**

- Design and installation of dedicated walking space, biking space and vehicle accommodations on portions of 10<sup>th</sup>, 7<sup>th</sup> and Main Streets
- Traffic calming measures
- Rain gardens
- Lighting and directional signage



**Project Budget: \$5,933,634**

**Funding Source(s):**

- INDOT \$4,746,907,
- EDIT \$344,151,
- TIF \$842,576

**Status: Active**

- Submitted INDOT Quarterly Report 7.8.14
- Sent REA INDOT/City Notice to Proceed 7.29.14
- Received fully executed INDOT-LPA contract 8.5.14

**Next Steps:**

- Phase I Environmental Site Assessment
- Survey Site
- Preliminary Engineering Report



**1 CYCLE TRACK**  
•Connects Richmond's Cultural Districts  
•Promotes Health Living



**2 GREEN INFRASTRUCTURE**  
•Stormwater Planters  
•Pervious Pavements



**3 PEDESTRIAN IMPROVEMENTS**  
•Establishes a Sense of Uniformity  
•Green Infrastructure



**4 TRAFFIC CALMING**  
•Pedestrian Friendly  
•Traffic Calming



**5 WAYFINDING SIGNAGE**  
•Locates Various Amenities  
•Provides Sense of Place

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**7th Street Park**

**Project Summary:**

- Civic Park to include accommodations:
  - Farmers' Market,
  - Performance Space,
  - Outdoor Classrooms
  - Green Space.
  - Enhanced parking area

**Project Budget: \$1,993,027**

**Funding Source(s):**

- OCRA \$750,000
- TIF \$1,243,027

**Status: Active**

- Received SHPO approval letter 7.21.14
- Design meeting with REA 9.8.14
- Sent RFP for Income Survey 9.11.14
- Bid Opening for Income Survey's at Board of Works 9.25.14  
- None Received

**Next Steps:**

- Meeting with Rundell Ernstberger Associates to discuss front end specifications
- RFP Income Survey



**SPRAY PAD**  
• Family Attraction  
• Choreographed with Music



**RECESSED LAWN**  
• Active/Passive Recreation Space  
• Event Gathering



**FARMER'S MARKET**  
• Local Vendors  
• Festival Structure & Market



**PERFORMANCE PAD**  
• Annual Event Space  
• Downtown Destination



**GATEWAY ELEMENTS**  
• Park Identity  
• Banner Message

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POSITIVELY LIVING-Music City Place

**Downtown Living- Music City Place**



**Project Summary:**

Sponsored by Western Wayne Affordable Housing and Flaherty & Collins, Music City Place is an adaptive reuse of the historic YMCA at 50 N. Eighth Street for uses that benefit the community by providing community services and creating 50 units of housing for seniors. Located on the literal "crossroads of America," the intersection of the National Road (Highway 40) and State Road 27, the building is a prominent, highly visible historic structure.

Preserving and re-purposing this historic building brings affordable downtown housing units providing the residents unique housing and service options in the heart of the community. The number of residents living in this one location creates opportunities for the local service providers to efficiently provide center-based and in-home support services. The residents add to the growing vitality of the downtown, supporting established local businesses. Full time residents extend the daytime activity to evenings and weekends, making all downtown businesses and events more viable, and adding "eyes on the street" making the immediate neighborhood around the buildings safer.

**Project Budget: To Be Determined**

**Funding Source(s):**

- IHCD-RHTC
- IHCD-Development Fund
- Private

**Status: Active**

- New developer, Flaherty & Collins, working on tax credit application for November 2014 submission

**Next Steps:**

- Application completion and submission 11.1.14



**HISTORIC PRESERVATION**

- Structural Renovation
- Building Repurposing



**ECONOMIC DEVELOPMENT**

- Street Front Retail
- Downtown Shopping



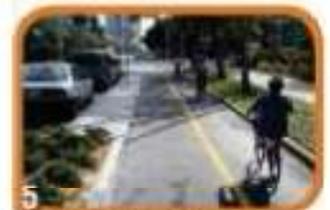
**PEDESTRIAN IMPROVEMENTS**

- Establishes a Sense of Uniformity
- Green Infrastructure



**DOWNTOWN LIVING**

- Culture, Food, Entertainment
- Variety of Transportation



**ACTIVE LIFESTYLE**

- Proximity to Cycle Truck
- Events & Festivals

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POSITIVELY CONNECTED – Downtown Wi-Fi

**Downtown Wi-Fi Installation**



**Project Summary:**

- Wi-Fi access throughout Downtown

**Project Budget: \$1,250,000**

- **Expended:** \$100,000
- **Remaining:** \$25,000 (For ongoing maintenance)

**Funding Source(s):**

- CTP \$125,000

**Status: Complete**

- Wi-Fi Live 4.28.14
- Public Wi-Fi Celebration 5.28.14



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POSITIVELY REJUVINATED

**Downtown Renovation, Facades**

**Project Summary:**

- Downtown Façade Renovations
- 10 Projects

**Project Budget: \$1,237,500**

**Funding Source(s):**

- OCRA \$750,000,
- Private Developers \$187,500,
- RDC \$300,000



**Facade Improvements:**

- |                                                                                                                                                                                                     |                                                                                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>1. New Stone Cornice</li> <li>2. New Storefront</li> <li>3. New Signage</li> <li>4. New Exterior Canopy</li> <li>5. 2 Upper Levels of Residential</li> </ul> | <ul style="list-style-type: none"> <li>6. 1 Upper Level of Residential</li> <li>7. Repair Existing Cornice and Corbels</li> <li>8. New Alley - Demolish Existing</li> <li>9. New Stonework Veneer</li> <li>10. Masonry Repair and Tuck Pointing</li> </ul> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Status: Active**

- Developing Building Condition Assessment Report that will accommodate both IHCD and OCRA
  - Met with building Commissioner to review 7.23.14 & 9.8.14
- Updates to Downtown Business Group 7.7.14 & 8.4.14

**Next Steps:**

- Finalize timeline and forward Building Condition Assessment Report Proposal to IHCD and OCRA for consideration
- Finalize project scope
- Issue RFQ for award
- Selection of architect
- Meetings with downtown business owners
- Complete Environmental Review and Section 106 Review as appropriate
- Design and bidding of the projects
- Construction 2015-2016

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**Downtown Living**



**Project Summary:**

- Upper Story, Loft Housing Downtown
- 25 units and 2 offices

**Project Budget: \$1,500,000**

**Funding Source(s):**

- IHEDA \$750,000,
- Private Developers \$750,000

**Status: Active**

- Working with two (2) developers on November 2014 RHTC Applications
- Developing Building Condition Assessment Report that will accommodate both IHEDA and OCRA
  - Met with building Commissioner to review 7.23.14 & 9.8.14
- Updates to Downtown Business Group 7.7.14 & 8.4.14

**Next Steps:**

- Finalize timeline and forward Building Condition Assessment Report Proposal to IHEDA and OCRA for consideration
- Finalize project scope
- Issue RFQ for award
- Selection of architect
- Meetings with downtown business owners
- Complete Environmental Review and Section 106 Review as appropriate
- Design and bidding of the project
- Construction 2015-2016

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## POSITIVELY LIVING - VAILE NEIGHBORHOOD

### Owner Occupied Rehabilitation

#### Project Summary:

- Owner Occupied Rehabilitation in the Vaile Neighborhood
- 40 Homes in 2 phases

**Project Budget: \$450,000**

#### Funding Source(s):

- IHEDA \$450,000
- Banked Match \$11,000

#### Status: Active

- Outreach to Vaile Neighborhood

#### Next Steps:

- Apply for \$325,000 from IHEDA for Phase I
- Determine Project Scope
- Advertise for bids
- Award contracts and begin constructions



#### OWNER OCCUPIED REHAB

- Home Maintenance and Repair
- Enhances quality of place



#### AGING IN PLACE

- ADA Modifications



City of Richmond receives  
Wayne County Area  
Chamber of Commerce  
Quality of Life Award  
for Neighborhood  
Stabilization Program work  
in the Vaile Neighborhood

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POSITIVELY PARTNERED

**Etcetera!**

- Community Job Fair -8.21.14 - 38 employers participated
- Wayne County unemployment rate drops to 6.6%
- The Innovation Center becomes a site for the Co-Working Passport Project
- Nineteen inquiries about Downtown buildings
- Twenty-one inquiries about Stellar programs
- Solar Park Ribbon Cutting 8.22.14
- City of Richmond received Blight Elimination Program Award of \$1.93M 8.28.14
- City of Richmond receives Chamber of Commerce 'Quality of Life' award for Neighborhood Stabilization Program work in the Vaile Neighborhood 9.11.14
- 313 attendees from Illinois, Indiana, Ohio, Tennessee and Kentucky attend 28th Annual Regional Neighborhood Network Conference (RNNC) in Richmond September 11-13.
- Estimated, first round, economic impact from Regional Neighborhood Network Conference \$301,723
- Regional Neighborhood Network Conference Opening Keynote, Honorable Mayor of Gary Indiana, Karen Wilson-Freeman
- Regional Neighborhood Network Conference Closing Keynote, Justice Steven David, Indiana Supreme Court
- Morrison Reeves Library Celebrates 150th Anniversary
- Secret Ingredient Celebrates 35 year on Main Street 9.12.14
- Three, owner occupied, upper story lofts under construction on Main Street
- Indiana University East reaches historic record fall enrollment with 4500+ students

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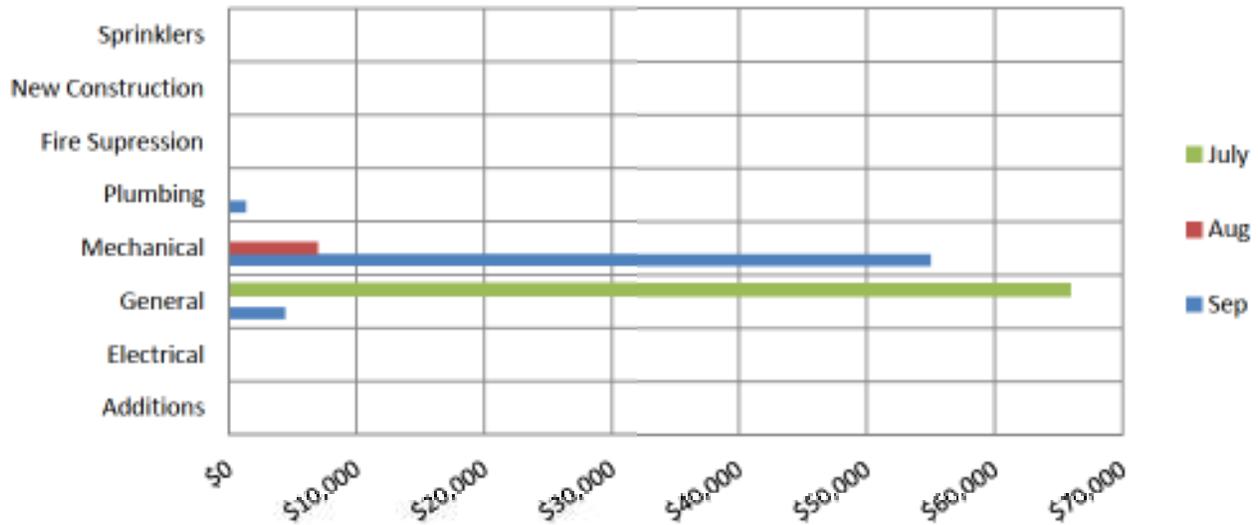


Home Rehabilitation



POSITIVELY DATA

### Positively Stellar Investments by Type - 17 Projects 3rd Quarter 2014



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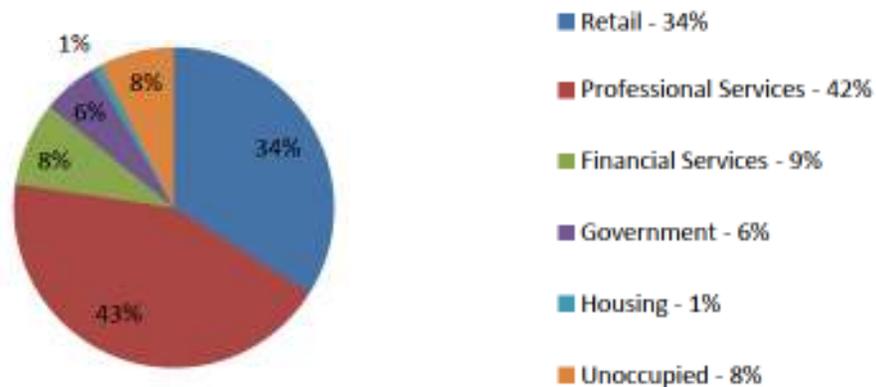


Home Rehabilitation



POSITIVELY DATA

### Stellar Downtown Enhancement Area Business Mix - 3rd Qtr 2014



### Comprehensive Mission

*“Positively enhance the quality of life for the entire region by making improvements in the district, leveraging strategic partnerships and creating gateways to surrounding emerging districts for sustainable quality living and economic vitality”*

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