



# Wabash Stellar

Quarterly Report  
February 2015

February 10, 2015



## Agenda

### General

- Rachel Uthe and Zach Wolf – Primary Contact for City/Mayor’s Office – Program Management Role
- Website is up and running! [Wabashstellar.cityofwabash.com](http://Wabashstellar.cityofwabash.com)
- Join/follow Wabash Stellar on Facebook and Twitter #WabashStellar

### Wabash Stellar Projects

- Eagles Theatre Community Center Improvements
- Owner Occupied Rehabilitation
- SR 13/15 Corridor Improvements
- Rock City Lofts

### Wabash Complementary Projects

- John Drook Memorial Park Inclusive Playground
- Façade Program – Phase 2
- Two-way Conversion of Market and Canal Streets

### Other Business

- TIF fund availability/process/status - Keith

Next Quarterly Meeting Date?

**Stellar Project:** Eagles Theatre Community Center Improvements

Project Summary

- Complete preservation, restoration and renovation of the historic Eagles Theatre to allow for expanded community center functions. This project also includes roof and façade improvements (participant of façade program as well) to ensure recent and future investments last another lifetime.
- Renovation of this facility will allow additional spaces for community events, gatherings, weddings, etc. through the Honeywell Foundation.
- Specifically, this project will restore historical features per the original use of the building, renovate upper floors (second and third floors for meeting space and the fourth floor back to a ballroom) Restore and renovate unutilized and underutilized space for expanded education, arts, music, and theater community programming for all members of the community

Funding Source(s)

- OCRA CDBG (\$1.5MM)
- TIF (\$1.5MM)
- Honeywell Foundation (\$ Amount TBD)

Status: Ongoing

- Honeywell Foundation Board approved to proceed to select Engineer/Architect to define scope/program and construction estimate
- Income survey – under evaluation to determine national objective (blight or area/LMI)
  1. Kristine Christlieb (Region III-A) and Matt Zimmerman (OCRA) are working on this

Next Steps:

- Honeywell Foundation to procure Engineer/Architect to do design (paid for by local funds – City or Honeywell TBD)
- Determine need for income survey

Partners:

Honeywell Foundation – Tod Minnich

City of Wabash

Stellar Program Management – American Structurepoint – Rachel Uthe and Zach Wolf

**Notes:**

**Stellar Project: Owner Occupied Rehabilitation Program (OOR)**

**Project Summary**

- Rehabilitation of owner occupied houses in City of Wabash
- Enable homeowners to do much-needed work that would make their homes safer and more secure.
- This program is focused on assisting low-income home-owners with repairs that include making houses adaptable for seniors to age in place, create improved energy efficiency, and make improvements to the homes by eliminating hazards and improving the overall condition of the homes.
- Goal of 38 homes over two phases with approximately \$25K in improvements per home.

**Funding Source(s)**

- IHEDA (\$500,000 total, 2 phases of \$250,000)
- Local match (City of Wabash)

**Status: Ongoing**

- Reviewing application (February 2015) (Region III-A)

**Next Steps:**

- Submit application to IHEDA by end of February (Region III-A)
- Grant award (TBD)
- OOR program administration agreement per grant award

**Partners/Contacts:**

Wabash Marketplace, Inc (WMI) – Christine Flohr and Jason Callahan

Region III-A – Dave Gee and Matt Brinkman

City of Wabash

Stellar Program Management – American Structurepoint – Rachel Uthe and Zach Wolf

**Notes:**

## **Stellar Project: SR 13/15 Corridor Improvements**

### Project Summary

- Improve State Road 13/15 transportation and streetscape components between Canal Street and north of the bridge at Smith Street.
- The character of the improvements will be similar to the rest of downtown Wabash, staying consistent with the design elements and Public Art Master Plan that have been implemented over the last few years. Serving as a gateway into Wabash, it is of the utmost importance that aesthetics are improved in this area.
- Elements that intuitively lead visitors into the heart of Wabash, such as proper access control and curb cuts, pedestrian elements including sidewalks, and storm system.
- Two 12' travel lanes along with a 14' two-way-left-turn-lane will improve traffic flow and access control via the reconstruction of drive approaches will improve safety for pedestrians. Advanced signing will lead traffic to the heart of Wabash and motorists will be met with a new overhead gateway feature that signifies the entry into the downtown district at the south side of the bridge at 'the cut'.
- A complete streetscape feel will be achieved which includes decorative crosswalks, various landscaping, street trees and plants, lighting, and other pedestrian streetscape amenities. Pavement markings, signage, and signals will also be modernized where necessary.
- Transportation elements are main focus of INDOT funds.

### Funding Source(s)

- INDOT (\$2.5MM) (2018 funds)
- Local 80/20 match (City of Wabash)

### Status: Ongoing

- Preliminary coordination with INDOT Fort Wayne District
- Evaluation of railroad crossing requirements

### Next Steps:

- Obtain Des. Number (City ERCs – Scott and Tyler)(February 2015)
- Request DBE requirements (City ERCs – Scott and Tyler) (February/March 2015)
- Set up Early Coordination meeting (City ERCs – Scott and Tyler) (March 2015)
- RFP process (City ERCs – Scott and Tyler) (April 2015)
- City to select Engineer/Award contract (May 2015)
- Design 2015-2017
- Construction 2017-2018

### Partners:

City of Wabash – Scott Richardson (ERC) and Tyler Niccum (ERC)  
Stellar Program Management – American Structurepoint – Rachel Uthe and Zach Wolf

### Notes:

**Stellar Project:** Rock City Lofts

**Project Summary**

- Rock City Lofts solves this issue by creating new multi-generational, multi-income downtown housing opportunities with a 40-unit apartment renovation on the second and third floors of a historic downtown building on the southwest corner of Huntington Street and Market Street.
- In the summer of 2013, the City of Wabash Redevelopment Commission, Partnership for Affordable Housing, House Investments, and Huntington Bank developed a partnership that solidifies \$8 million in equity through the use of Low Income Housing Tax Credits and Historic Tax Credits. This partnership submitted an application in November 2013 and November 2014.

**Funding Source(s)**

- City of Wabash Redevelopment Commission, Partnership for Affordable Housing, House Investments, Huntington Bank
- Low-Income and Historic Tax Credits

**Status: Ongoing**

- Section 42 Application was submitted November 2014, waiting on application review

**Next Steps:**

- Awaiting tax credit awards
- Design (2015)
- Construction (2016)
- Coordination of Market Street – 2-way conversion

**Partners/Contacts:**

City of Wabash Redevelopment Commission – Keith Gillenwater (EDGWC)

Partnership for Affordable Housing, House Investments, Huntington Bank

R + B Architects – Brent Mather

Stellar Program Management – American Structurepoint – Rachel Uthe and Zach Wolf

**Notes:**

## **Complementary Project: John Drook Memorial Park Inclusive Playground**

### Project Summary

- The creation of a playground and integrated play area for all children of all abilities to enhance the current John Drook Memorial Park. The vision is to fully design a custom play space and landscape integrating local character, tradition, culture, and education in varying forms of earthen mound, built play structure, surface textiles, interpretive signage, and sensory stimulating plan materials.
- This type of space will evolve through an enhanced design process with the community. This is a great opportunity to incorporate the sense of place that Wabash has created in a destination play facility that highlights the many facets of Wabash from art, to music, to education, to family, and to nature.
- This location is ideal considering the many other destinations in the area, central location to the whole community, adequate street and lot parking within the area. Its proximity to the Wabash County YMCA offers additional programming benefits for the park. An inclusive playground will add to the recreational resources of the community, per the current Park and Recreation Master Plan.
- This type of park will also draw in visitors from the region, as other similar parks do in other areas due to the lack of facilities and high demand.

### Funding Source(s)

- City of Wabash (Design and Programming)
- Grants, fundraising (TBD)

### Status: Ongoing

- Currently defining scope and process of design and programming phase with CONTEXT (landscape architecture)

### Next Steps:

- Contract with CONTEXT for Design and Programming of park (early 2015)
- Design and Programming (mid-2015)
- Grant applications and fundraising (late 2015)
- Construction (2016)

### Partners/Contacts:

City of Wabash – Parks Department – Todd Titus

Shelly Meyers – Wabash Parent

Stellar Program Management – American Structurepoint – Rachel Uthe and Zach Wolf

### Notes:

## **Complementary Project: Façade Program – Phase 2**

### Project Summary

- The second phase of a façade program that will promote opportunities for adaptive reuse. Investing in downtown buildings is critical to enabling business (jobs) and redevelopment (residential) to move into the downtown and be part of the downtown community. Phase 2 of the Façade Improvement Program will maintain the momentum, and continue additional private-sector investment.
- While many buildings require improvements beyond a façade, the grant for façade work enables some owners to invest the additional funds needed to fix roofs and structural issues to save buildings, businesses, and the architectural character of downtown.
- Project objectives include improving the aesthetic qualities of building façades and public street façades in downtown Wabash; assisting property and business owners in rehabilitating the façades of their properties for the purpose of creating a positive visual impact; ensuring public safety; stimulating private investment; and complementing other community revitalization efforts.

### Funding Source(s)

- City of Wabash (TIF)

### Status: Ongoing

- Wabash Marketplace, Inc. is currently finalizing program rules and procedures
- Wabash Marketplace, Inc. has confirmed applicants (##)

### Next Steps:

- Applicants will need to apply again with new program rules procedures and submit current documentation of estimates and other requirements of program

### Partners/Contacts:

Wabash Marketplace, Inc. – Christine Flohr and Jason Callahan

Stellar Program Management – American Structurepoint – Rachel Uthe and Zach Wolf

### Notes:



**Complementary Project:** Two-way Conversion of Market and Canal Streets

Project Summary

- Conversion of one-way streets to two-way streets (Market Street and Canal Street between Wabash Street and Allen Street)

Funding Source(s)

- City of Wabash

Status: Ongoing

- Coordination

Next Steps:

- Refine scope
- Contract with Engineer
- Design
- Construction (coordinate with Rock City Lofts construction)

Partners/Contacts:

City of Wabash – Street Department – Scott Richardson and Tyler Niccum

Stellar Program Management – American Structurepoint – Rachel Uthe and Zach Wolf

**Notes:**