Delphi Stellar Communities
Downtown Facades Workshop
September 9, 2013

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HWC Engineering
Stellar Program Manager

Barry Knechtel
KJG Architecture
Facades Project Manager
Agenda

- Introduction
- Announcement of Upcoming Stellar Meetings
- Program Overview
- Scope of Improvements
- Next Steps and Schedule
Facades Workshop

Announcement of Upcoming Meetings
## Fall Public Meetings

<table>
<thead>
<tr>
<th>Meeting</th>
<th>Date/Time</th>
<th>Location</th>
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</thead>
<tbody>
<tr>
<td>Downtown Streetscape Workshop</td>
<td>September 30</td>
<td>Canal Center</td>
</tr>
<tr>
<td></td>
<td>6pm</td>
<td></td>
</tr>
<tr>
<td>Facades – Formal Hearing</td>
<td>October 7</td>
<td>City Hall</td>
</tr>
<tr>
<td></td>
<td>1pm</td>
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<tr>
<td>Gateway Trail Phase 2 Workshop</td>
<td>November 18</td>
<td>Canal Center</td>
</tr>
<tr>
<td></td>
<td>6pm</td>
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Facades Workshop

Program Overview
Summary

- 37 signed commitments to participate.
- Every business in Historic District that wanted to participate will be funded (this was our original goal).
- Funding is for the Historic District only – no excess is available outside historic district.
Façade Restoration Vision

Restored buildings will attract and retain strong tenants
Program Overview

Who is Eligible?

- **Priority 1:** Courthouse Square Historic District (per grant application)
- **Priority 2:** Commercial facades outside historic district. (Added based on public input)
Program Overview

What faces are eligible?

• Front Elevations
• Major side elevations
• No other side elevations
• No rear alley work
Program Overview

What improvements are eligible?

• Paint and tuck pointing
• Door/windows
• Signage
• Awnings
• Gutters, downspouts, and front roof cornices
Program Overview

What is required of the building owner/business?

- Façade easement for 5 years
- 5% match
- Clear title
- No apparent structural issues (new!)
Program Overview

What is the City’s match?
• 5% City Match
Master Plan Process (Complete)

1. Open House (January)
2. Individual kickoff meetings with businesses
3. Conceptual designs/budgets (with alternates)
4. Follow up meetings with businesses
5. Design revisions
6. Sign financial commitments
Master Plan Process (Remaining)

7. Public workshop (September)
8. Title work
9. Sign easements
10. Finalize funding allocation
11. Finalize overall master plan
12. Submit for construction grant
13. Final design
14. Bidding/Construction
Funding Allocation

Funding is allocated by priority:

1. Necessary work at front elevations within Historic District
2. Necessary work at highest visibility side elevations within Historic District
3. Necessary work at front elevations outside of historic district
4. Secondary work within Historic District
Funding Allocation

We have 37 signed commitments in Historic District, using up 100% of the $1,425,000 available construction budget.
Funding Allocation

Key Decisions:

• Funding will be limited to the 37 properties.
• Work will be limited to Historic District.
• There is not funding for work outside historic district.
• The scope of work at each property has been reduced to meet budget.
Facades Workshop

Scope of Improvements
Scope of Improvements

- Windows & Doors
- Removal of inappropriate renovations – replace with low maintenance appropriate material
- Surface repair (brick, stucco)
- Awnings
- Light at recessed doors (not decorative lighting)
Scope of Improvements

Alternate Work (if funding allows)

- Storm windows
- Signage
- Decorative Lighting
- Extend scope to 10’ around sides of buildings
Scope of Improvements

How did we determine the scope at each property?

• Building owner input
• Identify needs
• Compare with historic information
• Check total budget
Properties Included

**West Main Street**
- 102 W Main
- 104 W Main
- 106-108 W Main
- 110-112 W Main
- 114-116 W Main
- 118-120 W Main
- 122 W Main
- 124 W Main
- 202 W Main
- 204-206 W Main
- 210 W Main

**East Main Street**
- 106 E Main
- 108-110 E Main
- 107-109 E Main
- 111 E Main
- 112 E Main
- 113-115 E Main
- 114-116 E Main
- 117-119 E Main
- 118-120 E Main
- 124 E Main
## Properties Included

<table>
<thead>
<tr>
<th>Washington Street</th>
<th>Franklin Street</th>
<th>Market Street</th>
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<tbody>
<tr>
<td>101 S Washington</td>
<td>103 W Franklin</td>
<td>108 S. Market</td>
</tr>
<tr>
<td>103 S Washington</td>
<td>109 W Franklin</td>
<td></td>
</tr>
<tr>
<td>111 S Washington</td>
<td>111 W Franklin</td>
<td></td>
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<tr>
<td>119-121 S Washington</td>
<td>113-115 W Franklin</td>
<td></td>
</tr>
<tr>
<td>207 S Washington</td>
<td>117 W Franklin</td>
<td></td>
</tr>
<tr>
<td>209-211 S Washington</td>
<td>110 E Franklin</td>
<td></td>
</tr>
<tr>
<td>215 S Washington</td>
<td>114 E Franklin</td>
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<tr>
<td>120 N Washington</td>
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</table>
Project Examples

Cost Range:

Low
• 120 N. Washington
  $2,835.80

Middle
• 124 E. Main St.
  $41,681.28

High
• 102 W. Main St.
  $118,048.00

Average = $41,435
Project Examples (High)

102 W. Main Street
Project Examples (High)

KEYNOTES

1. NEW WINDOW
2. REPAIR & REPAINT EXISTING WOOD WINDOW
3. NEW STORM WINDOW
4. NEW ALUM. STOREFRONT GLAZING & FRAMING
5. NEW ENTRY DOOR
6. REPAIR EXISTING WOOD DOOR
7. NEW FIBER-CEMENT BASE PANELS
8. NEW FIBER-CEMENT TRIM
9. REPAIR EXISTING WOOD/METAL STOREFRONT
10. CLEAN AND REPAINT IRON STOREFRONT COLUMN/BEAM
11. REPAINT (COLORS TBD)
12. NEW FABRIC AWNING
13. REPAIR CORNICE
14. SELECTIVE TUCK-POINTING AT MASONRY
15. STRIP PAINT FROM BRICK AND LIMESTONE

USING GENTLEST METHOD POSSIBLE
16. CLEAN MASONRY USING GENTLEST METHOD POSSIBLE
17. PATCH STONE
18. PATCH STUCCO
19. NEW SHEET METAL CORNICE
20. NEW BULKHEAD ABOVE
21. NEW LIGHT FIXTURE
22. NEW GLAZING AT EXISTING FRAME
23. NEW WOOD BRACKET
24. SELECTIVE REPLACEMENT OF SPALLED/MISSING BRICK
25. NEW FIBER-GLASS CORNICE
26. NEW THERMAL GLAZING AT EXISTING WOOD/METAL FRAME
27. NEW RESIDENTIAL FLOORING

RATIO Architects, Inc.
107 South Pennsylvania Street
Indianapolis, Indiana 46204-3604
317-635-4940

DELPHI
STORIED PAST... STELLAR FUTURE
Project Examples (High)

KEYNOTES
1. NEW WINDOW
2. REPAIR & REPAINT EXISTING WOOD WINDOW
3. NEW STORM WINDOW
4. NEW ALUM. STOREFRONT GLAZING & FRAMING
5. NEW ENTRY DOOR
6. REPAIR EXISTING WOOD DOOR
7. NEW FIBER-CEMENT BASE PANELS
8. NEW FIBER-CEMENT TRIM
9. REPAIR EXISTING WOOD/METAL STOREFRONT COLUMN/SEAM
10. CLEAN AND REPAINT IRON STOREFRONT COLUMN/SEAM
11. REPAINT (COLORS TBD)
12. NEW FABRIC AWRING
13. REPAIR CORNICE
14. SELECTIVE SUCK-POINTING AT MASONRY; REMOVE ALL EXTRANEOUS EXTRUSIONS
15. STRIP PAINT FROM BRICK AND LIMESTONE

USING GENTLEST METHOD POSSIBLE
16. CLEAN MASONRY USING GENTLEST METHOD POSSIBLE
17. PATCH STONE
18. PATCH STRUC.
19. NEW SHEET METAL COPING
20. NEW BULKHEAD ABOVE
21. NEW LIGHT FIXTURE
22. NEW GLAZING AT EXISTING FRAME
23. NEW WOOD BRACKET
24. SELECTIVE REPLACEMENT OF SPALLED/MISSING BRICK
25. NEW FIBERGLASS CORNICE
26. NEW THERMAL GLAZING AT EXISTING WOOD/METAL FRAME
27. NEW RESIDENTIAL FLOORING
Project Examples (Middle)

124 E. Main Street
Project Examples (Middle)
Project Examples (Middle)
Project Examples (Low)

120 N. Washington Street
PROJECT EXAMPLES (LOW)

KEYNOTES
1. NEW WINDOW
2. REPAIR & REFRACT EXISTING WOOD WINDOW
3. NEW STORM WINDOW
4. NEW ALUM. STOREFRONT GLAZING & FRAMING
5. NEW ENTRY DOOR
6. REPAIR EXISTING WOOD DOOR
7. NEW FIBER-CEMENT BASE PANELS
8. NEW FIBER-CEMENT TRIM
9. REPAIR EXISTING WOOD/METAL STOREFRONT
10. CLEAN AND REFRACT IRON STOREFRONT COLUMNS/ARCH
11. REFRACT (COLORS TBD)
12. NEW PAINTED WOOD
13. REPAIR CORNICE
14. SELECTIVE RUST-FRONTING AT MASONRY; REMOVE ALL EXTRUDED EMBLEMENTS
15. STRIP PAINT FROM STONE AND LIMESTONE

USING GENTLEST METHOD POSSIBLE:
16. CLEAN MASONRY USING GENTLEST METHOD POSSIBLE
17. PATCH STONE
18. PATCH STUCCO
19. NEW SHEET METAL COPING
20. NEW BULKHEAD ABOVE
21. NEW LIGHT FIXTURE
22. NEW GLAZING AT EXISTING FRAME
23. NEW WOOD BRACKET
24. SELECTIVE REPLACEMENT OF:
   25. SPALLED/AWINGED BRICK
   26. NEW FIBERGLASS CORNICE
   27. NEW THERMAL GLAZING AT EXISTING WOOD/METAL FRAME
28. NEW RESILIENT FLOORING

SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION

PROJECT UNIT

DELPHE STELLAR FACADES

120 N. WASHINGTON STREET
INDIANAPOLIS, INDIANA 46204-3034

317 636 4000
317 636 4153 Fax

RATIO ENGINEERS, INC.
109 SCHWARTZ BUILDING
120 S. PENNYPACKER STREET
INDIANAPOLIS, INDIANA 46204-3034

317 636 4000
317 636 4153 Fax

DRAWN BY: ALJAI
CHECKED BY: ALJAI

SHEET NO.

12229

12229

DELPHI
STORED PAST... STELLAR FUTURE
FAQ

Why are some properties receiving so much money and others so little?

The goal was to apply the range of repairs consistently across the downtown, whenever those repairs were needed. A small, simple building in good condition just takes a lot less work than a 3 story building on a prominent corner.
FAQ

Could we not just scale back the work where costs are high and add more properties outside the historic district?

The improvements you make to the largest buildings will be the most visible and impactful. Scaling work back on these buildings would leave needed repairs unaddressed. From the beginning, our priority has been to do the properties in the historic district first – and do them the right way.
Next Steps and Schedule
Schedule

• Façades: Work can start as early as 2014.

• Streetscapes: Work won’t begin until 2015
Schedule

Key Question:
Should Façade and Streetscape work be completed:

• Together (more impact, shorter time)
• Separate (less impact, longer time)
# Mitigating Construction Impacts

<table>
<thead>
<tr>
<th>Issue</th>
<th>Strategy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deliveries</td>
<td>Arrange large deliveries with contractors in advance</td>
</tr>
<tr>
<td>Sidewalks Torn Out</td>
<td>Temporary access will be provided</td>
</tr>
<tr>
<td></td>
<td>Close either sidewalks OR parking/street (never both)</td>
</tr>
<tr>
<td>Parking Impacts</td>
<td>Don’t close parking on adjacent streets at the same time</td>
</tr>
</tbody>
</table>
## Mitigating Construction Impacts

<table>
<thead>
<tr>
<th>Issue</th>
<th>Strategy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Communications</td>
<td>Standing 9am on-site meeting with contractor</td>
</tr>
<tr>
<td>Point of Contact</td>
<td>You will have regular and emergency contact information from the contractors to coordinate issues</td>
</tr>
<tr>
<td>Length of Construction</td>
<td>Set tight schedule requirements for contractors</td>
</tr>
</tbody>
</table>
Schedule

Proposed Approach:

- The consensus (so far) is businesses would rather have less impact, even if it takes longer.
- We are still open to input on this issue.
Next Steps

- Finalize Master Plan (including historic district properties not making commitments)
- Submit grant application for construction
- Finish detailed design of façade work (Fall/Winter 2013)
- Work can be ready to begin construction in Spring 2014
“Bubble List” Façade Work

Through this process, we heard these needs that need addressed, but are outside of Stellar funding:

- Façades outside of the Historic District
- Roofs
- Alley/Side Elevations
“Bubble List” Façade Work

Ideas:

• Properties could be eligible for local 50/50 program (but cost is much higher)
• Add side/alley elevations to local 50/50 program
• Develop matching program for roofs
Questions and Answers