



# City of Bedford

## Stellar Community Report



# Stellar Community Report

- **Indiana Department of Transportation**
  - Depot Relocation and Rehabilitation
  - Downtown Streetscape and J Street Trail
  - Lincoln Avenue Trail Connector
- **Office of Community and Rural Affairs**
  - StoneGate Arts and Education Center
  - Downtown Building Facades
- **Indiana Housing and Community Development Authority**
  - Stonecutters Place Apartments (Senior Housing)
- **City of Bedford**
  - Courthouse Grounds
  - Harp Commons and Maiden Lane
  - Gateway
  - Murals





# Indiana Department of Transportation Projects

- Depot Relocation and Rehabilitation
- Downtown Streetscape and J Street Trail
- Lincoln Avenue Trail Connector





# Indiana Department of Transportation

## *Downtown Depot Project*

### Project Summary

- Relocation of the Milwaukee Depot (former Southern Indiana Railroad Headquarters) from its current location approximately four blocks south to Bedford's downtown at the southwest corner of 14th and J Streets.
- Rehabilitation and reuse of 3,700 square foot limestone depot built in 1899.
- The depot was moved to its new location May 18, 2016.
- Construct a plaza-like setting around building.
- All work items have been completed and final acceptance has been received.
- A ribbon cutting ceremony and open house was held May 18, 2017 to celebrate opening of the Downtown Depot.



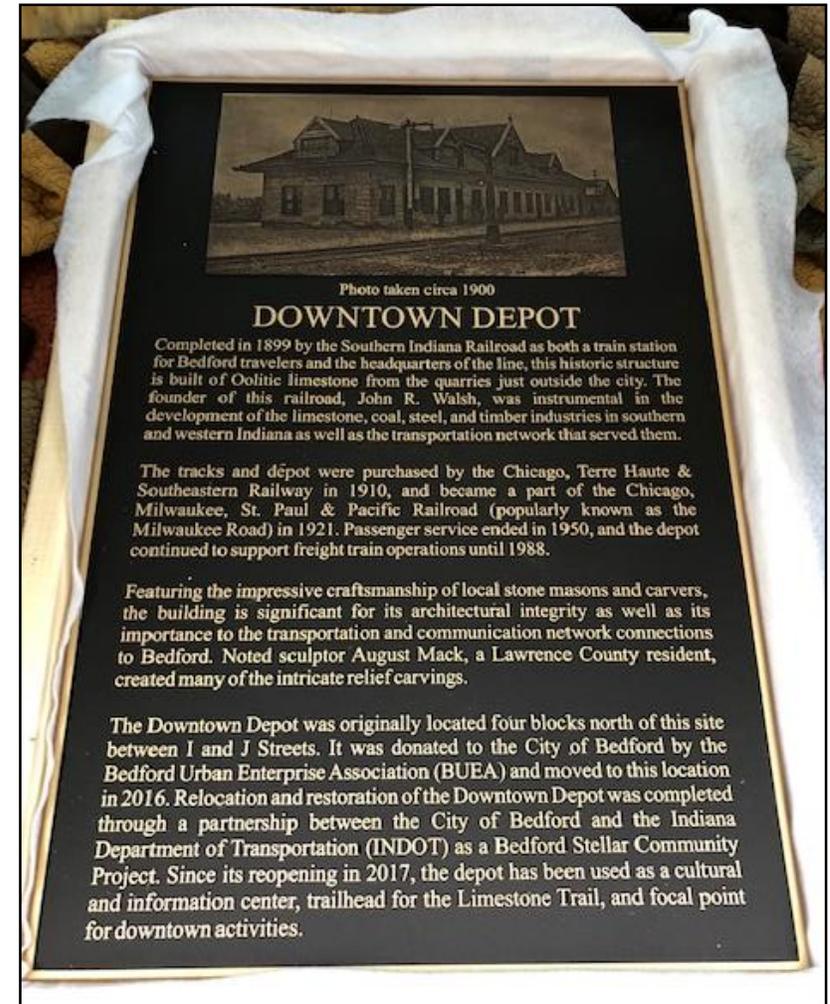


# Indiana Department of Transportation

## *Downtown Depot Project*

### Stellar Status

- The City of Bedford has ordered a bronze marker and submitted the nomination application for National Register of Historic Places. The completion of these items fulfilled the Memorandum of Agreement between SHPO and City of Bedford.
- The City of Bedford signed a lease agreement with S.I.G.H.T.S. (Southern Indiana Geographic and Historic Trail System.) The trail group began renting the Stationmaster's office on Thursday, March 1, 2018.
- Highlights of last year's events include hosting IU Sustaining Hoosier Communities, Opioid Education Classes, State of Indiana Regional Meetings, swearing in of new Police Chief Terry Moore, Historic Limestone Photo Exhibition, Lawrence County Limestone Month celebration exhibits, art shows, robotic displays, solar-eclipse event and Tibetan Monk's week-long cultural presentation.



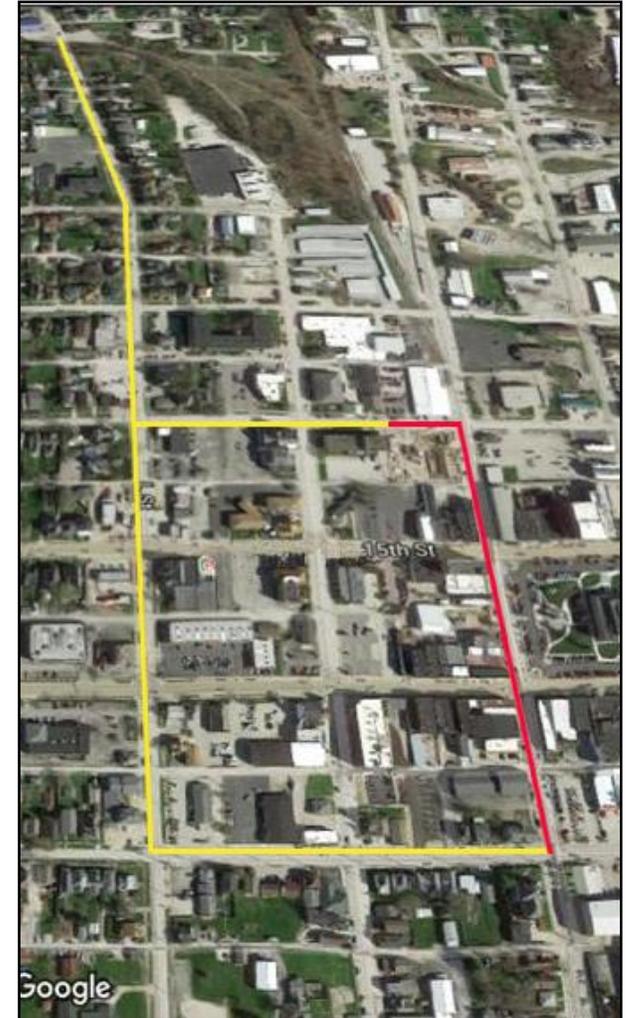


# Indiana Department of Transportation

## *L Street/Lincoln Avenue Connector Trail Project*

### Project Summary

- The establishment of an urban trail system was one of the top-ranking priorities identified in the City of Bedford's Comprehensive Plan and Downtown Revitalization Plan.
- The Limestone Trail System is a comprehensive trail plan developed for the City of Bedford by Indiana University SPEA students.
- For the Bedford Stellar Community project, a portion of the Limestone Trail system will be developed connecting the Milwaukee Road Trail to the downtown square utilizing the popular L Street/Lincoln Avenue corridor.
- The connector trail is being constructed over city right-of-way.
- Funding sources: INDOT and the City of Bedford.





# Indiana Department of Transportation

## *L Street/Lincoln Avenue Connector Trail Project*

### Stellar Status

- The contractor started work in March of 2018.
- All contract work has been completed.
- A preliminary walkthrough of the project has been conducted as well as all punchlist items for corrective actions.
- Contract closeout records are currently being reviewed and actioned.
- Project significant completion date is set June 14, 2019.



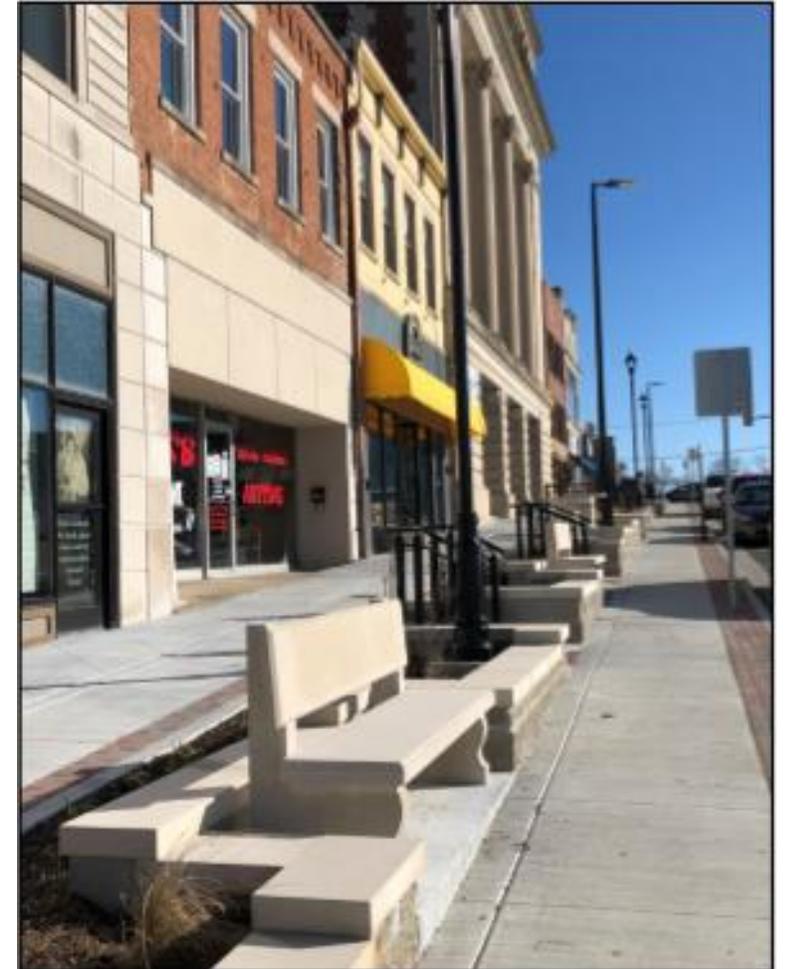
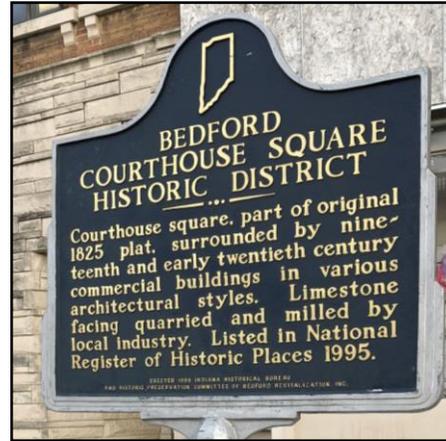


# Indiana Department of Transportation

## *Downtown Streetscape and J Street Trail Project*

### Project Summary

- The City of Bedford is undertaking a streetscape enhancement project to encourage walkability, safety for pedestrians, providing clean, attractive and inviting places to shop, sit, and watch activity, and promote interaction.
- The project improves on all four sides of the square.
- Streetscape improvements is on City's right-of-way, without property acquisition.
- First day of work on the project was March 11, 2017.





# Indiana Department of Transportation

## *Downtown Streetscape and J Street Trail Project*

### Stellar Status

- Construction operations continue on 16<sup>th</sup> and 15<sup>th</sup> Streets.
- All originally contracted items have been completed, both on the Downtown Streetscape and J Street Trail projects, with the exception of remaining change order items.
- Currently there is a change order in progress to add decorative handrail in various locations for continuity. Said handrail is tentatively scheduled to be installed by 17 Feb 2019.
- Once the change order items are complete, a preliminary walkthrough will be conducted to review the entire project in preparation for contract closeout.
- Contract closeout records are currently being reviewed and actioned while change order items are being processed and awaiting completion.
- The official contract completion time line is currently being reviewed.



# Indiana Office of Community and Rural Affairs Projects



- StoneGate Arts and Education Center
- Downtown Building Facades





# Office of Community and Rural Affairs

## *StoneGate Arts and Education Project*

### Project Summary

- The City of Bedford will replace the former JC Penney building at the corner of 15th and J Streets with a prominent three-story limestone-clad building.
- The StoneGate Arts & Education Center project establishes a major educational and performing arts facility in downtown Bedford. Providing a state-of-the-art building for education, workforce development, professional training and degree work as well as serve as an attractive community recruiting tool.
- The City of Bedford will continue to expand collaborative partnerships with Oakland City University, Ivy Tech Community College, Vincennes University, Radius Indiana, West Gate Academy and North Lawrence Career Center.
- Project Loan Closing – August 14, 2017.
- Initiation of construction August 30, 2017.
- Project partners held weekly progress meetings.





# Office of Community and Rural Affairs

## *StoneGate Arts and Education Project*

### Stellar Status

- A preliminary punch list was issued to the contractor September 6, 2018.
- USDA substantial completion date was September 26, 2018.
- Final CDBG funds drawn down October 2018.
- The StoneGate Arts and Education Center building dedication and ribbon-cutting was held November 28, 2018. The event was well attended by both project partners and education providers.
- StoneGate Arts and Education Center is complete and operational, opening for Spring Semester classes beginning in January 2019.





# Office of Community and Rural Affairs

## *Downtown Building Facades Project*

### Project Summary

- The City of Bedford will implement a downtown façade improvement program.
- The work will include structural improvements to buildings, storefront repairs, window replacements, masonry tuck-pointing, and new awnings.
- The Bedford Courthouse Square Historic District is on the National Register of Historic Places.
- All façade renovation work will be done in accordance with U.S. Secretary of the Interior Historic Standards and follow design guidelines for façade rehabilitation and restoration.
- Funding for IHEDA business development program was approved to be utilized for façades.
- Used scoring criteria to determine top and secondary priority building façades.



- Received bids for project Dec. 2017. Each building owner was provided project bid information regarding their building/business. Building owners met with the Stellar Team Jan. 2018 regarding submittals required to award the contract.
- The owners of the buildings provided 20 percent match to participate in the façade project. Escrow agreements and copies of building insurance documentation were provided to City of Bedford on or before February 12, 2018.



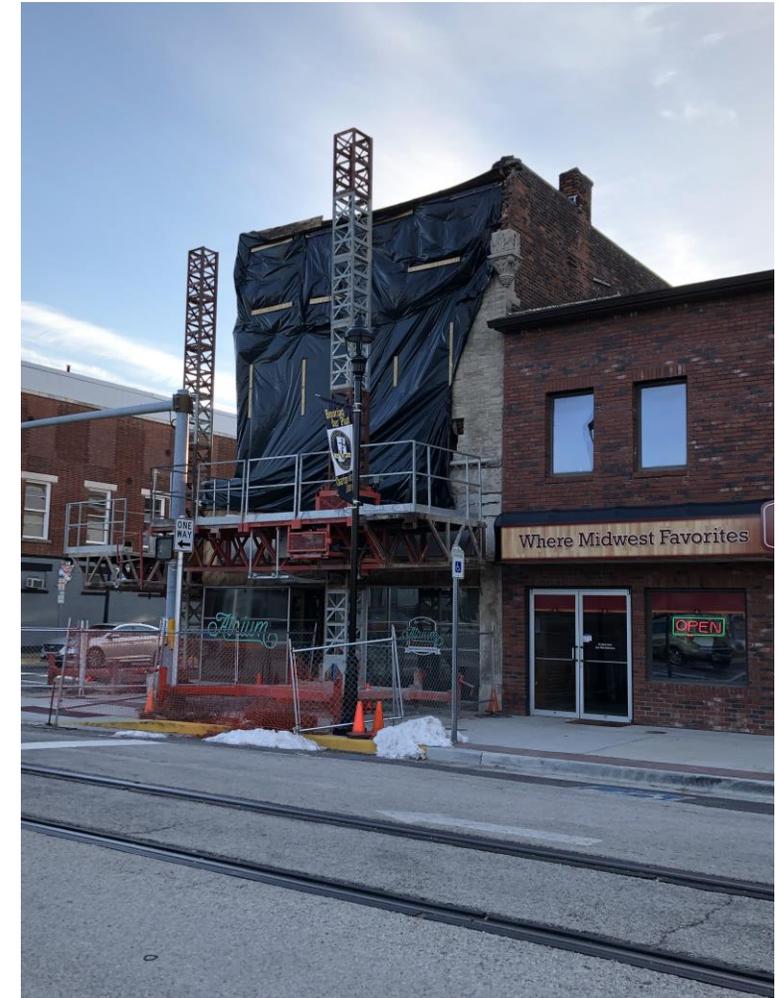


# Office of Community and Rural Affairs

## *Downtown Building Facades Project*

### Stellar Status

- To date, 11 of the Property Owners' 12 facades have had their renovations completed.
- The one remaining façade to be completed is 1545 J Street. The deconstruction of the second story has been completed.
- Currently we are awaiting approval of modification to increase the grant funding to move forward with the reconstruction of the back brick and limestone in the second story.
- Upon modification approval, the city is ready to sign the Change Order and to take the appropriate steps for the modification for the completion of the required work for this facade.
- Due to weather constraints, the area will require tenting and heating to assure the mortar is able to cure properly.
- Completion deadline of this façade is May 16, 2019.





# Office of Community and Rural Affairs *Project*

**1009 15th Street**



**1011 15th Street**



**1012 16th Street**



**1016 16th Street**





# Office of Community and Rural Affairs *Project*

**1020 16th Street**



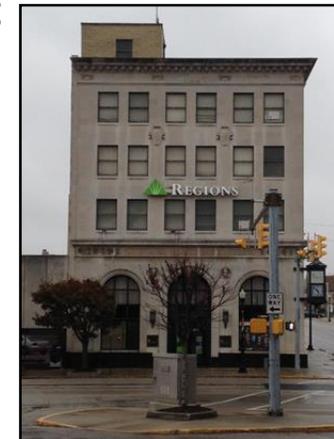
**1526 I Street**



**1536 I Street**



**1501 J Street**





# Office of Community and Rural Affairs *Project*

**1507 - 1509 J Street**



**1537 J Street**

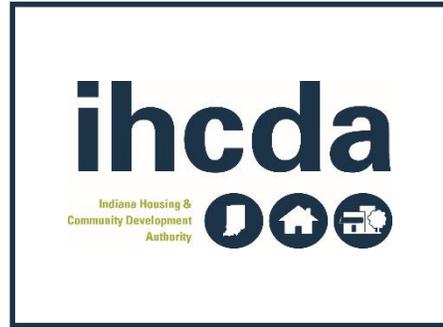


**1545 J Street**



**1611 - 1613 J Street**





# Indiana Housing and Community Development Authority

- Stonecutters Senior Apartment Building





# Indiana Housing and Community Development Authority

## *Stonecutters Place Senior Apartments Project*

### Project Summary

- Hoosier Uplands partnered with the City of Bedford to develop Stonecutters Place Senior Housing from the former Carriage House Furniture/Travelers Radio Manufacturing building.
- Stonecutters Place is an affordable, 30-apartment senior housing community in downtown Bedford.
- The prominent feature of this infill development project is the adaptive reuse of the former Carriage House Furniture/Travelers Radio Manufacturing building at the corner of 16th and K streets.
- The building immediately east of the former Carriage House Furniture/Travelers Radio Manufacturing building is the Brock and Sears building. The proposal included keeping the building facade, but replacing the infill with new construction.



- The structural engineer determined the Brock and Sears building façade was unsound. The building façade was demolished and reconstructed for the project.





# Indiana Housing and Community Development Authority

## *Stonecutters Place Senior Apartments Project*

### Stellar Status

- Construction work was completed on Stonecutters Place Senior Apartments in November 2015.
- The ribbon-cutting ceremony and grand opening was held for Stonecutters Place in November 2015.
- The final Stonecutters Place budget was \$212,102 lower than the projected budget.
- Hoosier Uplands funds budgeted via a loan to the project, and a deferred developer fee was not required for the project.



- Hoosier Uplands was able to realize cost savings because:
  - A. Construction interest was less than initially projected because of the INCDA TCAP loan.
  - B. Contingency expenditures were less than initially projected because of fewer occurrences of unforeseeable construction expenses.

• Stonecutters Place is presently operating at capacity.





# City of Bedford

- Courthouse Grounds
- Harp Commons and Maiden Lane
- Gateway
- Murals





# City of Bedford

## *Courthouse Grounds Project*

### Project Summary

- The Lawrence County Courthouse is the focal point of downtown Bedford.
- The City of Bedford, working with the Lawrence County Commissioners, will update the courthouse grounds to provide a better experience for all people through increased accessibility and sustainability.
- Redesign of the courthouse lawn improved pedestrian circulation, redesigned memorial and gathering areas, added parking spaces, and updated electrical/lighting systems.
- Steve Ferguson, respected businessman and Lawrence County native, purchased a new flagpole and flag for the Lawrence County Courthouse. The taller flagpole and larger American flag were dedicated in a ceremony August 25, 2015.



### Stellar Status

- The Lawrence County Courthouse Grounds project was completed December 1, 2015.





# City of Bedford

## *Harp Commons and Maiden Lane Project*

### Project Summary

- The City of Bedford has worked extensively with Bedford Revitalization, Inc. (the local Indiana Main Street Organization) to provide a place for all walks of life to come together downtown.
- Since the Stellar Community Award in 2013, the City of Bedford purchased the adjacent property west of Harp Commons that included a pole barn.
- The acquisition of this property has allowed for the expansion of the proposed Harp Commons gathering place to include a performing arts stage and create a larger venue for community celebrations in the heart of downtown Bedford.
- Through the Stellar Community program, Harp Commons and Maiden Lane have become safer, more attractive, and easier to traverse.
- The development of Harp Commons has added green space to the downtown as well as a place to gather and celebrate.
- Tri-County Builders completed work June 30, 2016.



### Stellar Status

- The City has been working with BRI (Bedford Revitalization, Inc.) to host the Summer Stage series last summer. Facility improvements may include outdoor lighting and sound systems as well as a building façade.





# City of Bedford

## Project Summary

- The City of Bedford will create gateways welcoming visitors and residents into the downtown district.
- Placed on the edges of the downtown business district, these eye-catching gateways will add both form and function through architecture.

## Stellar Status

- The City hired Bledsoe, Riggert, Cooper, James to survey four gateway pillar locations, stake proposed sites, prepare legal descriptions and plats for acquiring easements. Corey Allen and his team continue this effort.
- An IU gateway design was presented to Bedford City Council. The design, shown above, was considered too modern and requested another design.





# City of Bedford

## Murals Project

### Project Summary

- The City of Bedford will continue to add art in public places to add color, interest and enhance downtown.
- Goals of the downtown art initiative will:
  - Engage and promote the local art community.
  - Beautify downtown buildings in high-visibility locations;
  - Celebrate Bedford's creative culture and unique character.
- In May 2015, Chicago artist and Bedford native Mark McKenzie painted a colorful Bedford/Lawrence County-themed mural on the east side of the *Times-Mail* building, at the corner of 16th and H streets.
- Currently surveying sites and designs that facilitate community involvement.



### Stellar Status

- The City has secured a second mural site. The mural will be approximately 11' tall x 60' wide. The building owner and City have selected the mural's theme and it will celebrate downtown Bedford.
- The City advertised for design ideas and Bedford resident Amy Summers mural design was selected from the entries received.
- The City of Bedford is working with HD Graphix in Orleans, Indiana to produce the mural. It will be installed Spring of 2019.

