

REIMAGINING PETERSBURG'S DOWNTOWN PUBLIC SPACES

December 2024

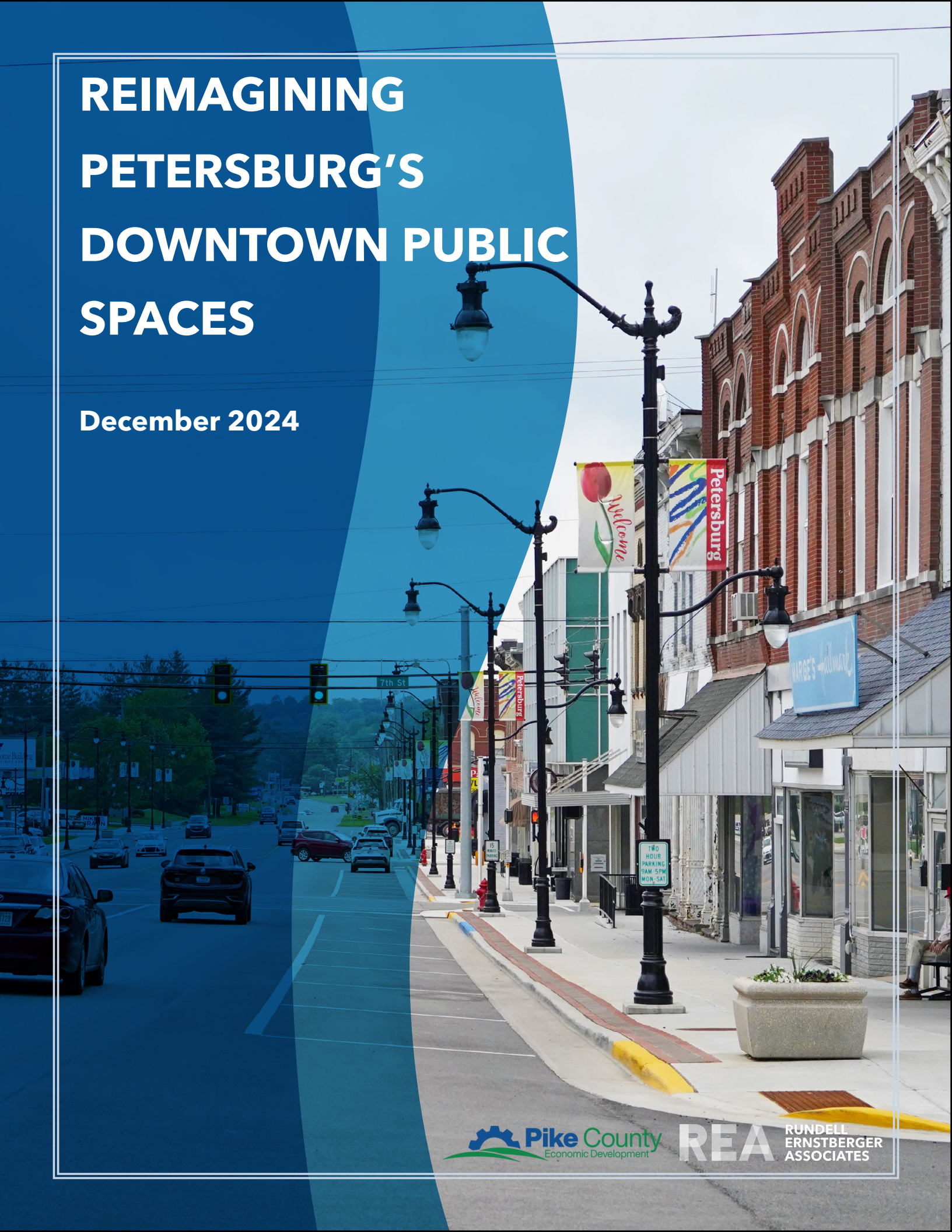


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01

INTRODUCTION

This feasibility study seeks to identify opportunities within the City of Petersburg’s downtown recreational facilities to help promote community and economic development and resident attraction and retention. The following chapter provides details on the scope of this study and a brief overview of the Petersburg community.

Project Background & Scope

Pike County Progress Partners, Inc. received a grant through the Community Foundation Alliance, Inc. and the Lilly Endowment's Gift VIII program to conduct a feasibility study for new park and recreational facilities in Petersburg, Indiana. Pike County Progress Partners, Inc. commissioned Rundell Ernstberger Associates, Inc. (REA), an Indianapolis based planning and design consultant, to lead the project and develop the feasibility study and proposed recommendations.

This feasibility study was developed to evaluate underutilized properties near downtown Petersburg for consideration of new parks and recreational facilities to achieve the goals of:

- increased quality of life;
- resident attraction and retention;
- and economic (re)development

in and around the City of Petersburg. The specific sites that were evaluated include two former downtown building locations and a parking lot near Main Street, the Old Petersburg Gym property just south of downtown along Walnut Street, and a series of streets and corridors connecting amenities within the community. The study considered past planning efforts, ongoing projects, and opportunities within the community. Additionally, as a part of the planning process, a series of public engagement meetings were held to garner input and support from local stakeholders that included local residents, business and property owners, city leadership, community leaders, and youth.

The input received from the public engagement was used to inform the recommendations within the study. Those recommendations are based on precedent research and best practices, and consider physical improvements to local facilities and spaces that could support the aforementioned goals. The recommendations are supported by conceptual designs, cost opinions, and implementation strategies intended to guide the community through next steps.

About Petersburg

The City of Petersburg is the county seat of Pike County, located in southwest Indiana. The community is located near the southern banks of the White River at the intersection of SR 61, SR 56, SR 356, and SR 57, and immediately adjacent to Interstate 69, which connects Evansville, IN to Bloomington and Indianapolis, IN.

Petersburg is located approximately:

- 130 miles (2 hours) southwest of Indianapolis, IN
- 48 miles (50 minutes) northeast of Evansville, IN
- 22 miles (30 minutes) west of Jasper, IN
- 22 miles (30 minutes) southeast of Vincennes, IN
- 35 miles (50 minutes) east of Mount Carmel, IL

Pike County was established in 1816, the first county to be formed following Indiana becoming a state. Petersburg was established shortly thereafter in 1817 along the historic Buffalo Trace Trail which was formed by migrating buffalo herds that served as the only through-trail crossing the White River and connecting Vincennes and Louisville in early pioneer days. With the discovery of rich coal deposits in the 1960s, Pike County and the City of Petersburg grew as an energy producing community that eventually supplied Indianapolis with 75% of its electricity. With a recent decline in the coal industry and a shift towards more "green" energy production, the local economy has experienced a decline and challenges over the last several years. The County is currently shifting towards more "green" energy production and considering innovative ways of addressing the decline.

According to statsamerica.org, the 2022 population estimate of Petersburg is 2,126. 80% of the population is White, 9.4% Black, 5.1% is Two or More Races, 2.5% Asian, and .2% is American Indian or Alaskan Native. The current

workforce is 908. Petersburg's unemployment rate is 2.1%, less than half of Indiana's 4.5%. Resident occupations are comprised of: 36.5% management, professional, and related; 19.8% sales and office; 19.5% production, transportation, and material moving; 15.6% service; 8.2% construction, extraction, and maintenance; and 4% farming, fishing, and forestry.

87.1% of the population has a high school degree or higher, slightly lower than the State of Indiana at 90.4%. 13.7% of the population has a Bachelor's degree or higher, significantly lower than Indiana's average of 30.2%.

02

EXISTING CONDITIONS

The following chapter outlines the existing conditions of downtown Petersburg and three priority projects. These include a site comprised of two former historic building locations along Main Street where the storefronts have been maintained and a rear parking lot; the Old Petersburg Gym property; and a series of critical streets and corridors connecting community assets to one another.

Downtown & Community Character

The main intersection in downtown Petersburg is located at Main (SR 61) and 9th (SR 61 & SR 56) Streets. Historically, the City grew in a compact fashion around Main Street where development is characterized by historic, late 19th and early 20th century commercial brick buildings, most of which are two stories in height. While many of the original buildings remain intact, several have been lost with time and some are in need of significant investment and repair. Main Street itself has been recently improved and contains two travel lanes, one center turn lane, on-street parallel parking on both sides of the road, and wide sidewalks with decorative lighting and banners, planters, benches, and brick accents.

The first floors of most downtown buildings are occupied by businesses while most of the upper stories appear vacant. A large, mixed-use infill project was recently constructed between S. 6th and S. 7th Streets that provides active adult housing on the upper floors and retail space on the first floor. The Pike County Courthouse occupies the entire block between Ninth and

Eighth Streets. Beginning one block off of Main Street, the development pattern shifts and the primary land uses are single-family residential interspersed with some churches and institutional uses.

On the north and south sides of the City, the 9th Street corridor is characterized by commercial and light industrial development, however development is primarily residential along the corridor within the core of the community. Petersburg Elementary School and the Pike County Library are located east of 9th Street. Near downtown, there is limited commercial and institutional development. Additionally, the Old Petersburg Gym and former school site is located just east of 9th Street and south of Main Street.

More recent commercial development is located along the south side of the City, while the community's primary park, Hornaday Park is located on the western edge of the city.



Main Street Corridor



Pike County Courthouse



Mixed-Use Infill on Main Street



9th Street Corridor

Project Map



Priority Projects & Sites

The downtown serves as the heart of the Petersburg community and a source of local pride. While there are many strengths and unique assets, downtown Petersburg also has the opportunity for continued improvement and investment. Specifically, there are underutilized properties in need of reinvestment and there is a need for additional recreational, entertainment, and dining offerings to attract people downtown and support the local economy. Currently, many people travel to other communities for these needs.

The City of Petersburg has chosen to focus on two specific redevelopment sites and one larger connectivity project to begin addressing these needs. The first site is 606 and 608 Main Street, the location of two former historic downtown buildings that were removed due to poor and unsafe conditions.

The second site is the Petersburg Gym located just southeast of downtown which is currently owned and operated by the Pike County School Corporation.

The third project seeks to link the community's assets through the development of a formalized walking trail and path system that would connect these redevelopment sites to other community assets that include Petersburg Elementary School, the Pike County Public Library, the Old Petersburg Gym, downtown Petersburg, Pike County Courthouse, and Hornaday Park.

More information on each of these sites and priorities is provided on the following pages.

Downtown Event Space



606 & 608 Main Street - Facade



606 & 608 Main Street - Interior



Parking Lot



Alley

606 & 608 Main Street Buildings

The historic structures at 606 and 608 Main Street stood for over 100 years as mixed-use buildings during the growth of downtown Petersburg. Without proper maintenance for several decades, the buildings fell into disrepair. Eventually becoming structurally unsafe and partially collapsing. The City of Petersburg acquired the buildings and received a grant for their full demolition. Fortunately, the grant allowed the City to maintain and restore the building facades, ensuring the continuity and density of the Main Street streetscape would be protected. The City wishes to redevelop the former building sites and is considering a new event venue infill project that could be an attraction and revenue generator for the downtown.

Parking Lot

Just north of 606 and 608 Main Street, an existing .25 acre surface parking lot is located at the intersection of Poplar and 6th Streets. The parking lot is privately owned and partially paved. The northeast corner of the lot is approximately nine feet lower in elevation than the Main Street buildings. The United States Post Office building and parking lot is located immediately east of the site, separated by a short concrete block wall.

Alley

An alley separates the 606 and 608 Main Street buildings from the adjacent parking lot. The alley slopes down in elevation from west to east and serves as a utility corridor for overhead power, cable, and telephone lines. The alley continues east/west through downtown ending at 3rd Street on the west and N 11th Street on the east.

Adjacent Development

Historic buildings surround 606 and 608 Main Street on the east and west sides. A realty agency is located immediately west of the project site. The building has a perpendicular parking lot that is immediately adjacent to, and accessed

from, 6th Street. A beauty salon is located immediately east of the former building site.

6th Street

6th Street intersects Main and Poplar Streets immediately east of the former building sites and parking lot. The alley intersects 6th Street mid-block between Main and Poplar Streets. The roadway is unstriped with sidewalks along the east and west curb lines. On-street parallel parking occurs along the western curb line, but cannot be provided along the east curb line adjacent to the realty agency due to the perpendicular parking lot.

Main Street

As noted, Main Street serves as SR 57 where it intersects 6th Street. According to INDOT 2023 traffic data, the Average Annual Daily Traffic along this stretch of SR 57 was 12,099, providing significant exposure to motorists traveling through Petersburg on a daily basis.

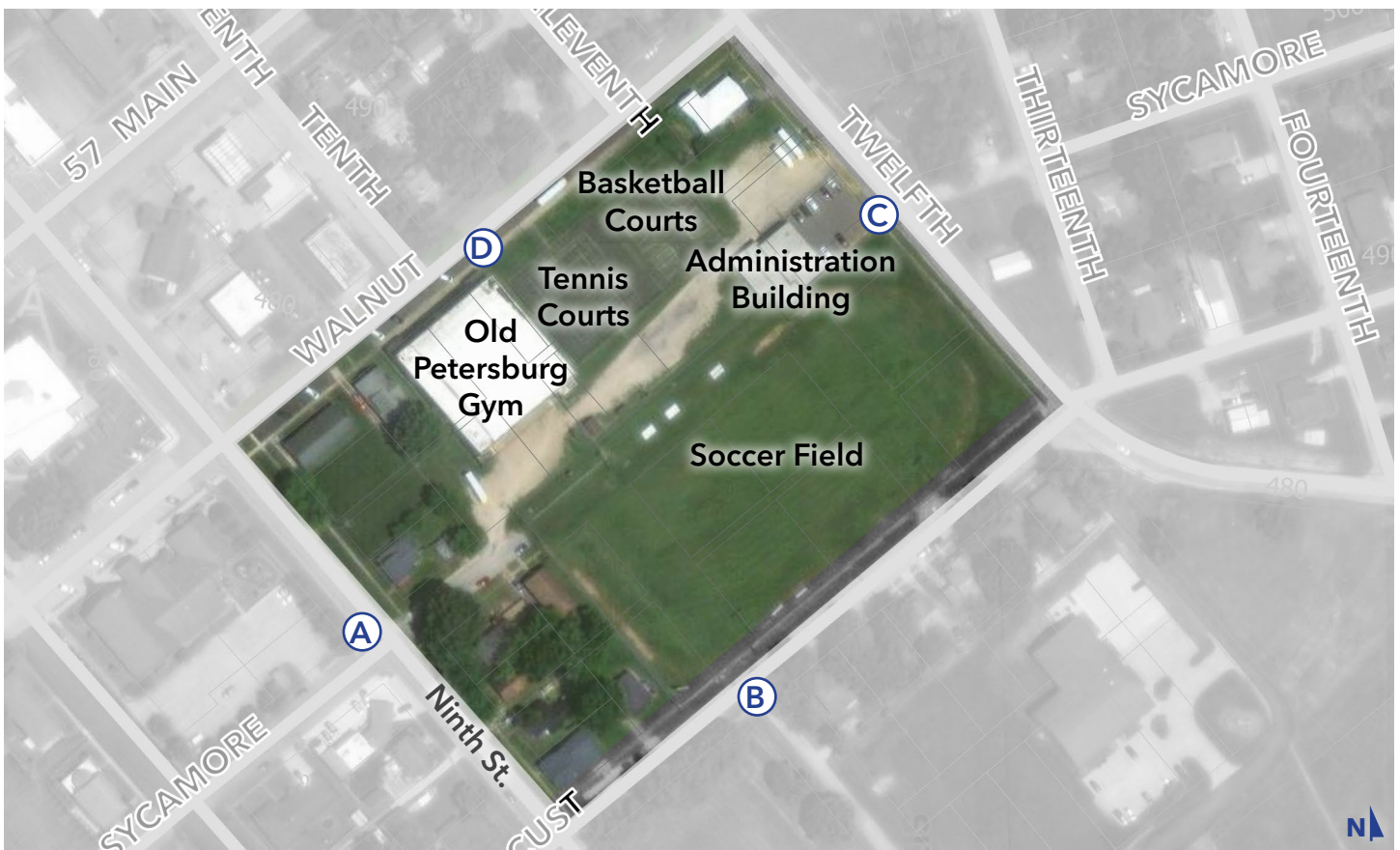


6th Street Corridor



Main Street Corridor

Old Petersburg Gym Recreational Area



Ninth Street and Sycamore Street



Soccer Field



Administration Building and Parking Lot



Sports Courts from Walnut Street

Site Location & Condition

The Old Petersburg Gym is located on Walnut Street one block south of Main Street and just southeast of the Pike County Courthouse. The site is approximately five and one-half acres in size and is bounded by: Alford St. (SR 356) on the east; Walnut St. on the north; residential development and 9th St. (SR 61) on the west; and Locust St. on the south.

Owned and operated by the Pike County School Corporation, the site features the old gymnasium structure, the school corporation administration building, two tennis courts, two basketball courts, and a soccer/football field. The site is surrounded by a tall chain-link fence. The sports courts and soccer field are used for school sports practice and by local residents for recreation when the fence is unlocked.

Old Petersburg Gym

The Old Petersburg Gym is the last remaining structure from the larger, historic Petersburg School complex that once occupied the site. With a building footprint of around 19,000 sq ft., the gymnasium holds special significance for the community, especially for those of older generations who attended school events in the building, and who still associate the structure with the town's identity and positive memories.

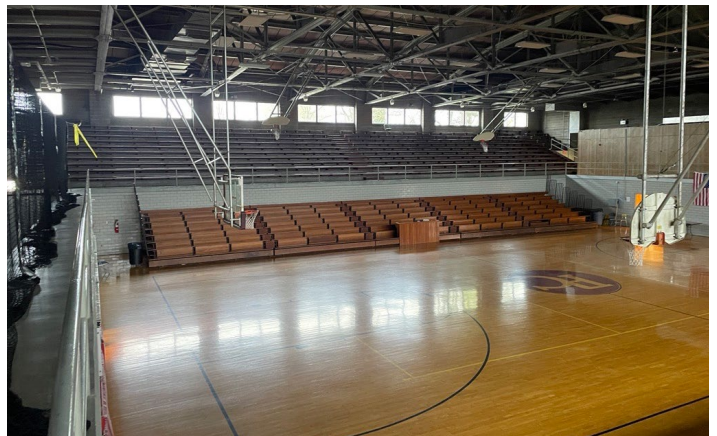
The building features a well-kept, full indoor basketball court, bleachers, locker rooms, restrooms, and lower and upper floors with office space and classrooms. The lower level office spaces are currently leased to the Pike County Health Department and Veteran's Office, and the upper level classroom spaces are used for remedial learning. The gym is used for various sports practice and training.

While in need of maintenance and renovation, the building appears to be in good condition without any evidence of roof or structural failure. The building would benefit from a detailed analysis by an architect or structural engineer.

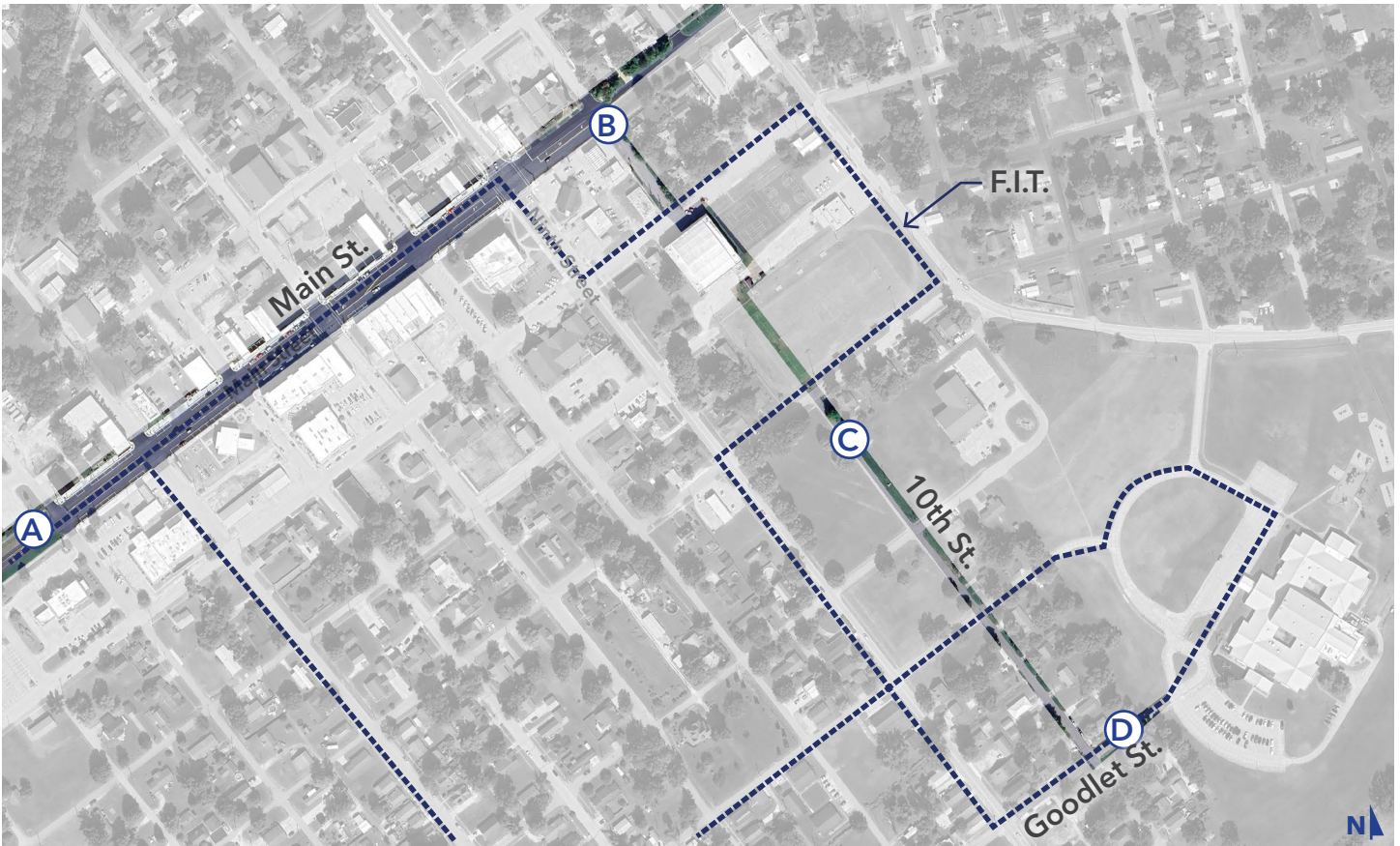
Site Context

The site slopes from north to south and Walnut St. is approximately 16 feet higher than Locust St. Along Locust St., a concrete retaining wall elevates the soccer/football field above the grade of the adjacent street. Several residential buildings and vacant lots line 9th St./SR 56, as well as a church. Two single family residences exist adjacent to the gym property on Walnut St., one to the east, and one to the west.

Old Petersburg Gym



Petersburg Trails



Petersburg Five-Mile Improved Trail (F.I.T.)

Petersburg currently has a five-mile walking trail that was developed in conjunction with the United Way to connect the Petersburg Elementary School to the Old Petersburg Gym, downtown, Hornaday Park, and nearby residential neighborhoods. The trail exists south of Main Street and uses existing sidewalks, streets, and signage to provide a measured walking path for recreational and exercise walkers.

Additional Opportunities

In addition to Petersburg F.I.T., the City has an opportunity to directly connect the community's amenities with multi-use paths that promote walking and cycling. Because they are larger than standard sidewalks, multi-use paths require larger right-of-ways. Similarly, since the paths are typically used by a variety of user groups spanning a wide range of ages, they often occur on streets where the traffic volumes are lower or within larger right-of-ways where the paths can be designed with features to increase safety.

Within Petersburg, potential corridors for improvement include Main St., 10th St., and Goodlet St. Improving these streets would provide direct connections between Petersburg Elementary School, Pike County Public Library and the future amphitheater, the Old Petersburg Gym, downtown Petersburg, the recently developed Downtown Terrace, and Hornaday Park on the west. Additionally, future connections to Petersburg Little League and the commercial development on the south side of town could occur via Goodlet St.

Main Street

Main Street is a critical corridor because it travels east/west through the city and connects the commercial core of the community, and the future event center, to adjacent residential neighborhoods and Hornaday Park on the west. This helps promote and support local economic development and downtown businesses. Additionally, with a very large right-

of-way, Main Street provides opportunity to safely accommodate pedestrians and motorists concurrently.

INDOT recently completed improvements to Main Street that included sidewalks, lighting, curb ramps, and street re-paving.

10th Street

Located just east of 9th Street, the 10th Street corridor connects Main Street to the Old Petersburg Gym, the Pike County Library, and future amphitheater. Improvements along the corridor are currently limited to an asphalt roadway, but ample right-of-way exists to allow development of a multi-use path separated from the street.

A gap within the 10th Street corridor exists in the block occupied by the Old Petersburg Gym, however, adequate space within the school property would allow 10th Street to connect through and provide the missing link between Walnut and Locust Streets.

Goodlet Street

Goodlet Street serves as the primary east/west connection to Petersburg Elementary School. East of 9th Street/SR56, Goodlet Street provides a narrow sidewalk along the south curb line. West of 9th Street, a sidewalk with several gaps is provided along the northern curb line. The street dead ends at 7th Street while the right-of-way appears to extend through to 6th Street. Adequate right-of-way exists along the length of Goodlet Street to allow for improved sidewalks or trail connections.

03

PUBLIC INPUT

The planning and design teams engaged a series of stakeholder meetings during the development of the feasibility study to identify common themes and develop a more detailed understanding of the community's needs and desires. During two days of community engagement meetings, the following groups were interviewed.

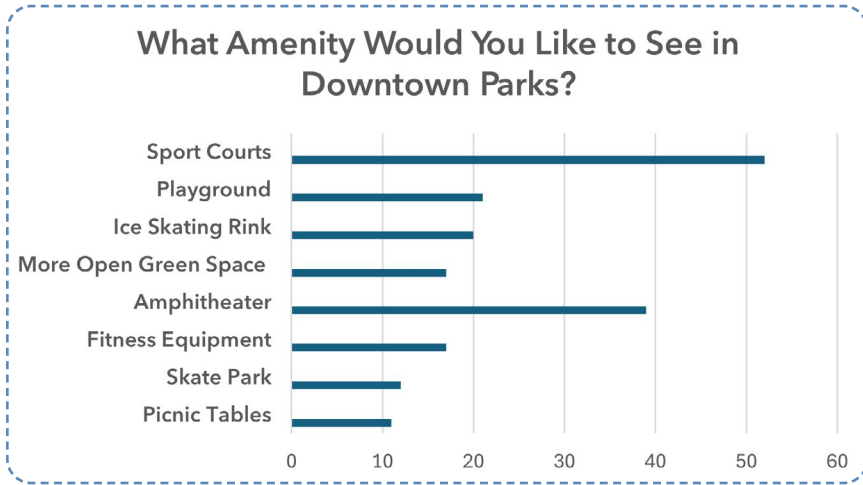
- Local business and property owners
- Community and civic leadership
- Philanthropic organizations
- High School students

The community values local youth and has a goal of making improvements and creating opportunities that will attract them to remain in Petersburg and Pike County following high school. Feeling the youth demographic had been under-represented in past planning studies, the design and client teams met with five different high school government classes across two different days to directly engage them.

In both the stakeholder and high school discussions, questions were asked to initiate conversation and a series of visual voting exercises were developed to identify amenity preference. The following chapter provides a summary of the input received during the stakeholder discussions.

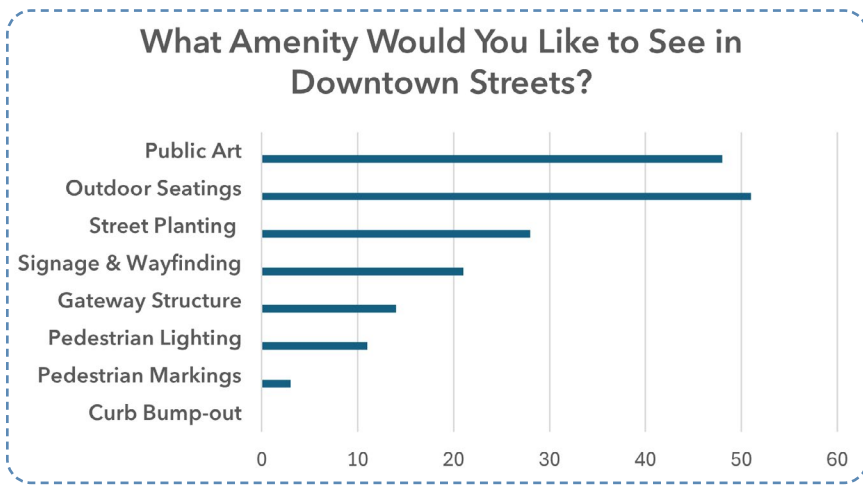
SUMMARY

A series of visual voting exercises were prepared where stakeholders were asked to dream big and vote on the amenities they would like to see within downtown parks and streets, as well as what programs they felt would be successful and help enhance the Petersburg community and contribute to local quality of life. The below graphs summarize the results and the numbers on the right represent the total number of votes received for each respective item.



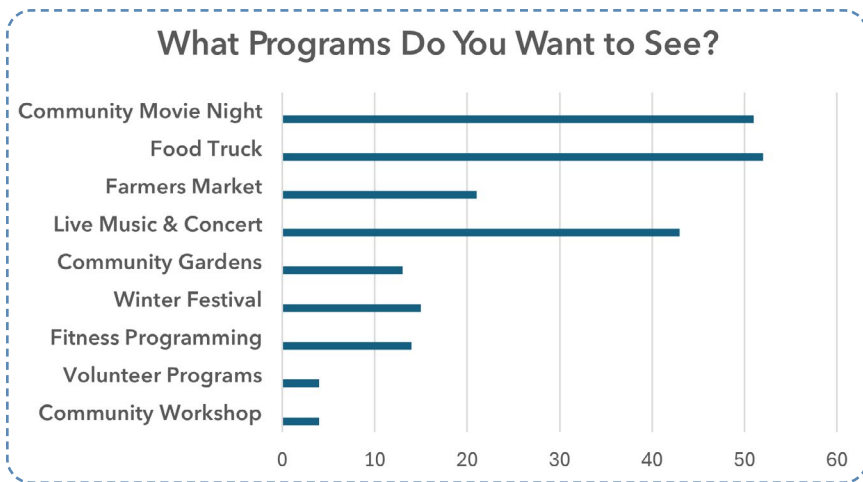
Downtown Parks

Sport courts were the most requested amenity, reflecting a high demand for active recreation spaces. Playgrounds, ice skating rinks, and open green spaces also received significant interest, indicating a mix of family-friendly and multifunctional spaces are desired. Amenities like amphitheaters and fitness equipment had moderate support, showing interest in outdoor community and wellness facilities.



Downtown Streets

Public art and outdoor seating stood out as the top priorities, highlighting a preference for enhancing streetscapes with engaging and comfortable features. Street planting and signage/wayfinding also received substantial votes, suggesting a focus on greening and improving navigation within downtown areas.



Programs

Live music and concerts received the highest votes, signaling a strong community desire for cultural and social events. Food trucks and community movie nights were also popular, emphasizing a demand for informal and inclusive gathering opportunities.

UNIQUE CONCERNS

Lack of Funding and Economy Drivers

Limited funding and manpower challenges the town for future improvement projects.

Population Retention

There are challenges to retaining population and marketing the town to attract new residents.

Workforce Development

Lack of job training institutions and local employers presents challenge to Petersburg's workforce development.



Stakeholder Group



High School Students

Visual Appeal

High schoolers specifically pointed out the town's lack of visual interest. They feel that an enhanced aesthetic could make the town more vibrant and appealing, especially for younger residents and visitors.

Immediate Social Spaces

High school students are particularly impacted by the lack of local hangout spots, feeling that this directly limits their social interactions and sense of belonging.

Lack of After School Jobs

A large number of students rely on part-time jobs and have to commute to neighboring towns after school due to lack of local opportunities.



STRENGTHS

Accessibility and Location

Both groups appreciate the town's adjacency to I-69, providing easy access to larger cities, job markets, and a nearby airport within a two-hour drive. This accessibility is valued as a gateway to opportunities beyond the town's borders.

Small-Town Charm and Community Feel

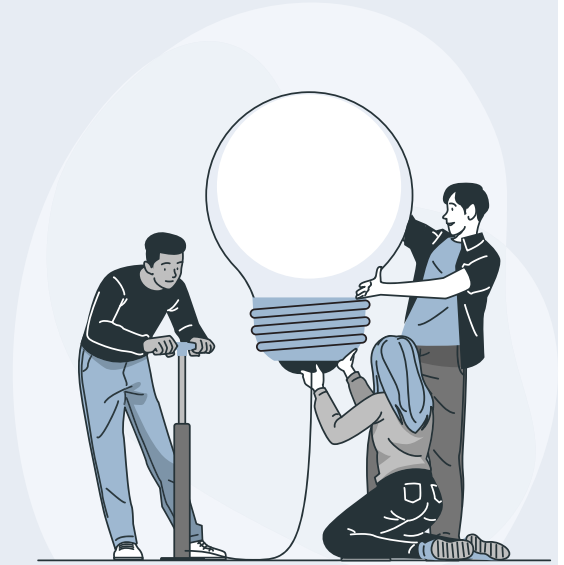
The small-town atmosphere, where people know each other and share a close-knit community, is seen as a strong asset by both groups. This sense of familiarity fosters a supportive and welcoming environment.

Outdoor Recreation Opportunities

The natural surroundings and recreational options, including camping, hunting, fishing, and disc golf, are enjoyed by all.

Low Cost of Living

The low cost of living is also a significant advantage, making the town affordable for residents.



CHALLENGES

Lack of Social and Evening Activities

Both groups agree on the limited social events, hangout options, and evening activities. This creates a sense of monotony and limits options for both younger and older residents to engage in leisure activities locally.

Limited Job Opportunities

There is a shared concern over the lack of employment options, which not only affects economic stability but also limits the community's attractiveness to young people and potential new residents.

Lack of Accommodations for Visitors

The absence of sufficient overnight accommodations is noted by both groups, which restricts the town's potential as a tourist destination and limits its appeal to visitors who might want to explore local events and attractions.



OPPORTUNITIES

1. Vision for Main Street Activation

Public Plaza and Gathering Space

Community members are enthusiastic about transforming Main Street into a lively hub through an outdoor plaza with flexible public amenities. This would draw more foot traffic and energize the corridor.

Events and Community Engagement

Residents are excited to see Main Street host various activities such as community events, outdoor performances, movie nights, markets, and food trucks, which would enhance downtown's vibrancy and support annual events like the Buffalo Trace Festival.



2. Recreation and Outdoor Spaces

Existing Outdoor Opportunities

The community takes pride in the outdoor recreational options around Petersburg, noting the potential for these assets to continue enhancing the town's appeal.

Old Petersburg Gym Site

Many see this site as an opportunity to design an attractive, versatile space that contributes to Petersburg's charm and provides more recreational options.

3. Amenities and Infrastructure Needs

Street and Park Amenities

There is a strong demand for improved amenities both along Main Street and within local parks, such as seating, shade, restrooms, and activity areas that can support everyday use and events.



4. Community-Driven Development

Funding and Volunteer Support

With limited funding available, residents suggest a community-driven approach to development. This could include forming local volunteer groups to help organize and support events, as well as engaging residents in hands-on initiatives to create a sense of shared ownership.

Housing Development

There is interest in new housing developments, including rentals and visitor accommodations. These should feature high-quality finishes and designs that enhance Petersburg's small-town character.

5. Youth and Workforce Development

Local Talent and Economic Engagement

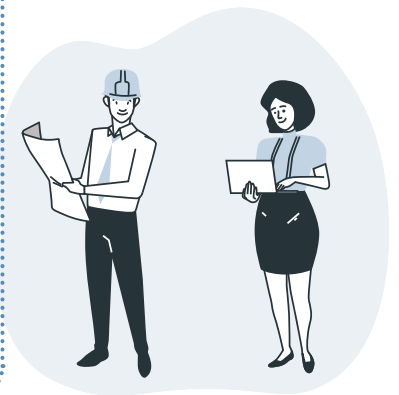
Residents see potential in involving high school students in local economic activities, provided there is proper guidance.

Talent Pipeline Development

Suggestions include creating a pipeline for local talent through partnerships with community colleges, youth-focused organizations, or technical training programs.

Job Training Opportunities

Organizations like Duke Energy and other local manufacturers could offer job training, which would support workforce development and help meet the demand for skilled local talent.



04

PROPOSED IMPROVEMENTS

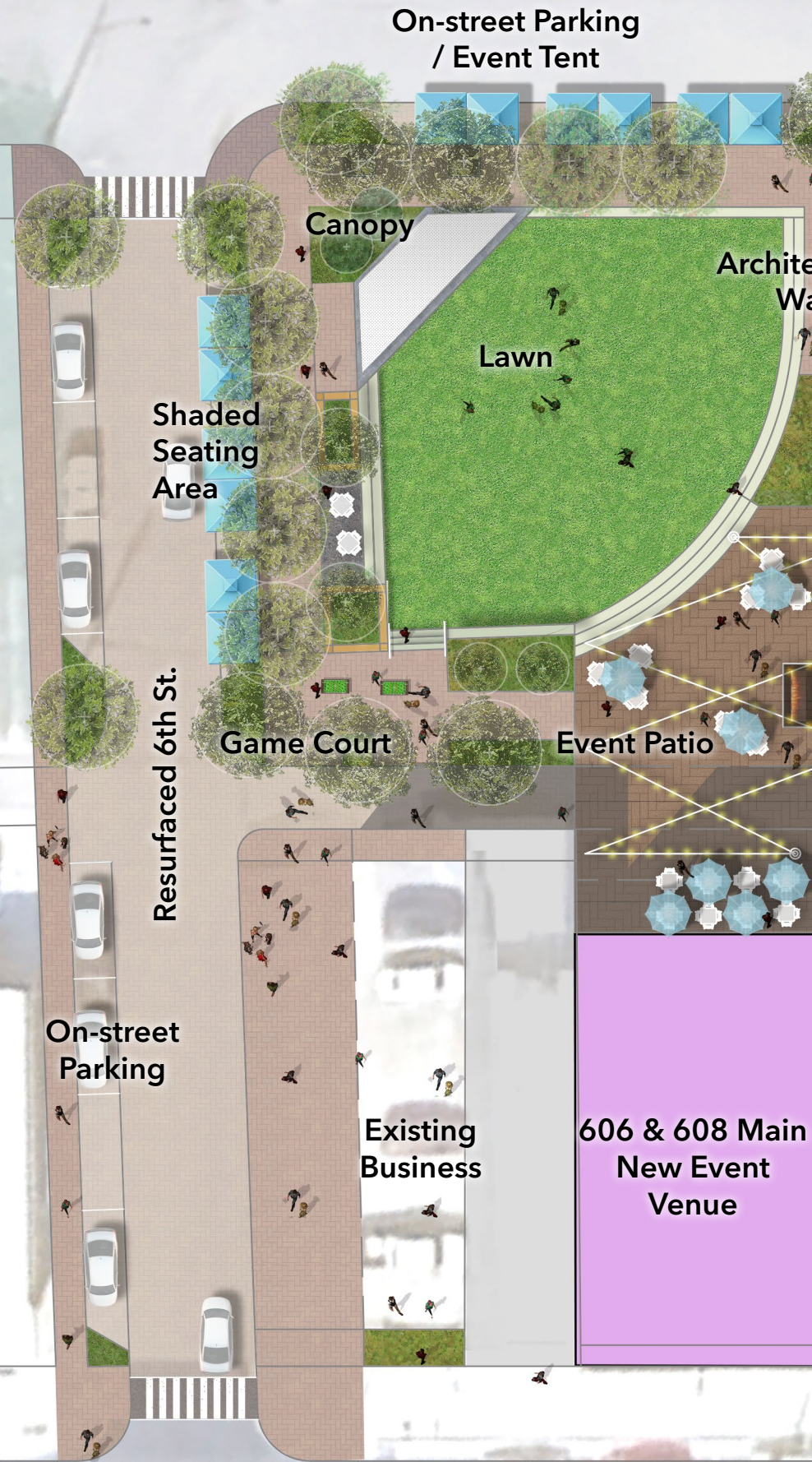
The following chapter details recommended improvements for each of the priority project sites based on an analysis of existing conditions and the input received during the public engagement sessions. General recommendations for each of the priority project sites include the following:

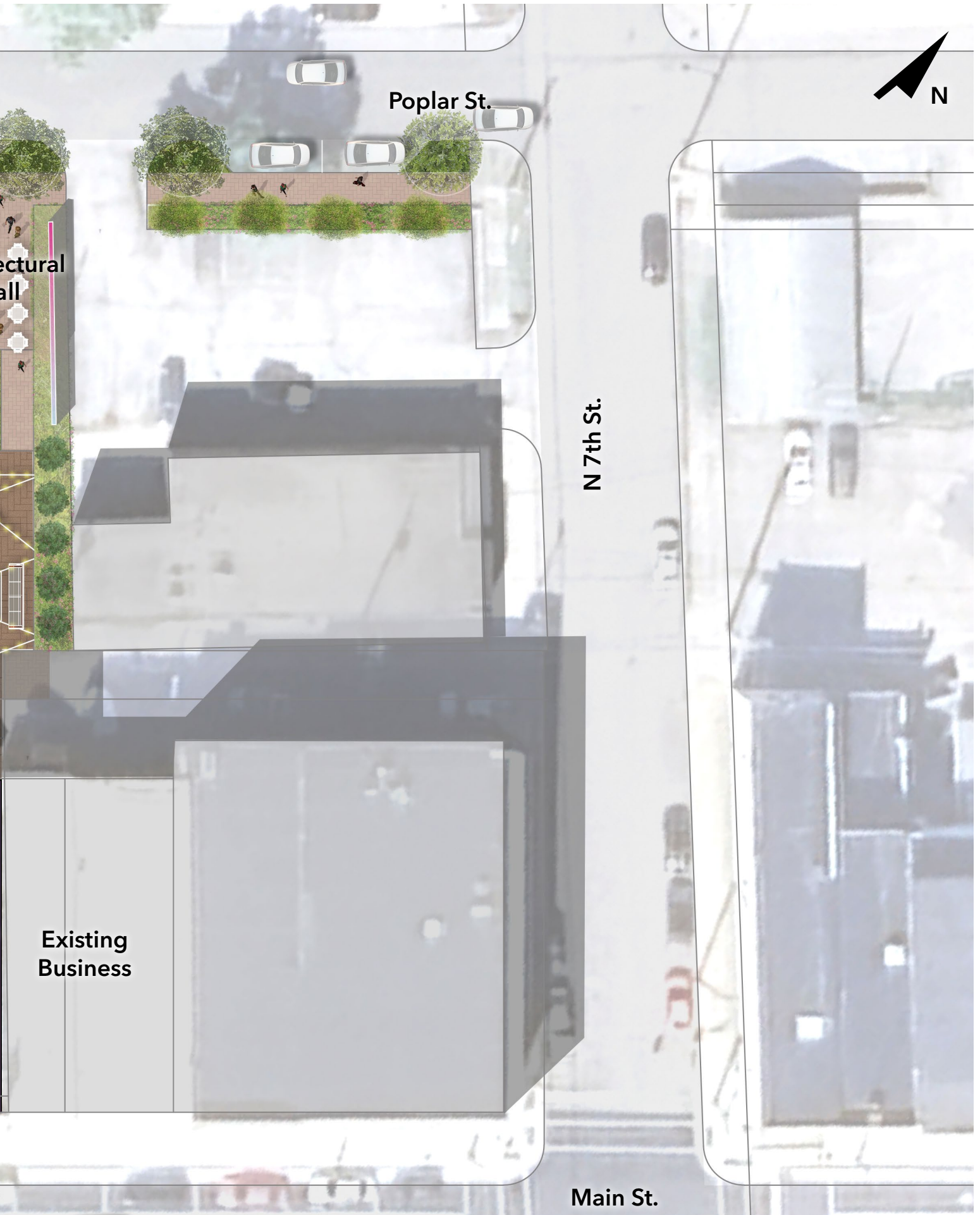
- **Downtown Park:** The following recommendations establish a vision for a downtown park space that builds off of the proposed event space infill at 606 and 608 Main Street to support social gathering, create downtown vitality, and encourage economic development.
- **Petersburg Community Center & Recreation Park:** Improvements to the Old Petersburg Gym include establishing a community center with rentable space surrounded by a community park providing unique amenities near downtown. The redevelopment of the Old Petersburg Gym site is supported by redevelopment of surrounding property with new housing opportunities attractive to people of all ages and socio-economic backgrounds.
- **Petersburg Trail Improvements:** Improvements to Main, 10th, and Goodlet Streets help provide a connected network of community amenities that encourage walking and bicycling, supporting local quality of life and promoting active, healthy living.

A more detailed description of the recommended improvements is provided on the following pages.

PETERSBURG DOWNTOWN PARK

A new downtown park in the former parking lot at the corner of Poplar Street and 6th Street serves as an extension of the proposed event venue in 606 and 608 Main Street. Featuring upper and lower patios, a lawn, performance stage, seating, shade, and outdoor game tables, the park serves as a programmable gathering space capable of hosting events that could include concert series, musical performances, movies on the lawn, markets, holiday celebrations, festivals, weddings, reunions, corporate gatherings, and much more. Within close proximity of Main Street, the park will serve as an attraction to the downtown, creating vitality and energy, and supporting downtown businesses through the attraction of thousands of annual visitors.





ectural
all

Poplar St.

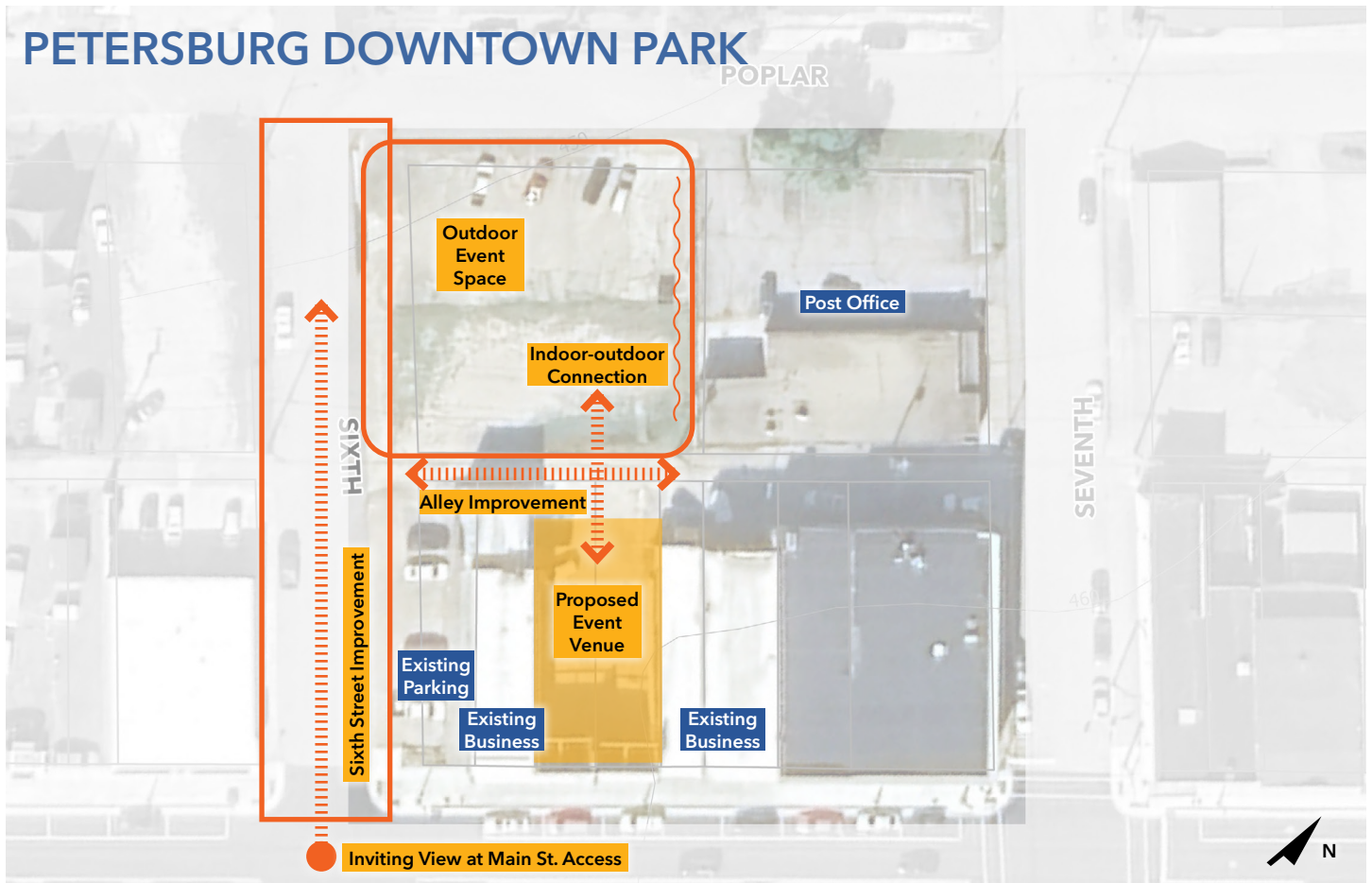


N 7th St.

Existing
Business

Main St.

PETERSBURG DOWNTOWN PARK



Event and Programmable Space

As identified during the evaluation of existing conditions and public engagement sessions, Petersburg needs community space to promote social gathering, support programmable events, build community pride, and incentivize economic development downtown. This concept reimagines the existing parking lot at the corner of 6th and Poplar Streets as an extension of the proposed event venue to be located in the former 606 and 608 Main Street building location.

Situated behind the future event venue, the park is designed to enhance the indoor-outdoor experience. A paved plaza adjacent to the event venue functions as an extension of the indoor space, featuring a fireplace, lounge seating, tables and chairs, catenary lighting, and play courts for children and adults. The event patio sits at the highest elevation within the park, allowing for improved views across the park and towards the stage. The indoor venue will be capable of providing food, drink, and restroom

facilities to support and complement outdoor events. Similarly, the park will be capable of hosting outdoor events and spill-over activities from the event venue.

With flexibility at its core, the park will be capable of hosting a wide range of public and private events, while accommodating everyday use, offering residents a comfortable place to gather and recreate during non-event hours.

Furnishings

The park incorporates various seating options. Along the western edge of the event lawn, shaded benches and tables with chairs create a casual seating area with views of the event lawn and stage, forming a permeable edge between 6th Street and the park.

Materials and Visual Interest

Additional character elements are introduced through signage, architectural walls, plant selections, and decorative murals on building facades.

Stage and Event Lawn

The proposed event lawn has 4,870 square feet of space and the event patio provides additional gathering opportunity. The park can host approximately 1,000 people for standing events, such as concerts, or 300 for sit-down events with banquet tables and chairs, such as weddings or movies on the lawn.

Concrete steps frame the gathering lawn, providing visual definition and extra seating. The steps also create an elevation change between the lawn and surrounding hardscape that provides a natural amphitheater effect and improved views towards the performance stage.

Electrical and water utilities within and surrounding the lawn will also provide the infrastructure necessary to support vendors, food trucks, and other activities that may be desired during events.

Performance Stage Precedents



Jack Elstro Plaza, Richmond, IN



Biccennial Park, Mooresville, IN



Proposed Downtown Park with Event Lawn in Foreground and Proposed 606/608 Event Venue in the Background

6th Street and Poplar Street Block Events

The downtown park will not be large enough by itself to accommodate all downtown events. For that reason, this concept considers future improvements to 6th Street to allow programming of larger events such as markets and festivals. Branching off Main Street, 6th Street is an ideal corridor for street events due to the proximity to Main Street and line-of-sight to the proposed downtown park. Additionally, 6th Street is locally controlled and easier to modify and program than Main Street, which is an INDOT roadway. During block events, sections of 6th and Poplar Streets can be closed to create additional event space. The paved surface offers an advantage over lawn for tent setup and food truck access, providing a flexible area for large events.

If branded correctly, the corridor can act as a gateway for downtown and introduce color and vitality to the community through the use of colorful signage and murals.



Inviting View from Main St.



Rendering of Proposed Event on 6th Street with Decorative Barricades and a Gateway Mural on the Adjacent Building

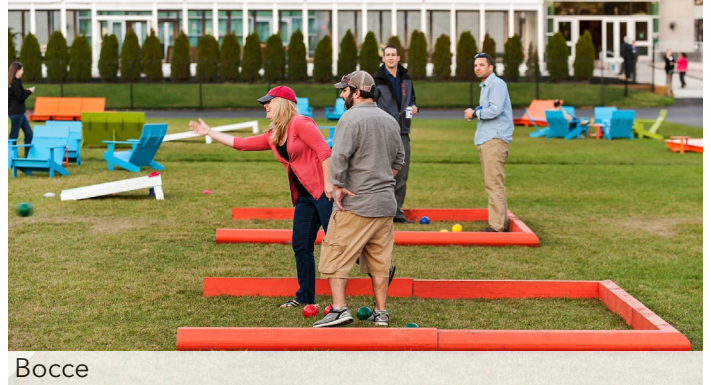
Play Court + Lawn

Play Elements on Plaza Space



Carmel Midtown Plaza Ping Pong

Lawn Game



Bocce

Shaded Play



Old City Park Fusbol, Greenwood, IN

Play Court Facing Event Patio



Rendering of Proposed Game Courts

Event Patio & Decorative Wall



Upper Event Patio



Architectural Wall

An architectural wall is proposed to visually separate the downtown park from the adjacent USPS parking lot and service area. There are a number of opportunities for the wall that could be both aesthetic and functional. These could include digital monitors capable of broadcasting movies, sporting events, etc., as well as artistic walls covered in murals, decorative metal, plant material, etc.

Digital Screen



Midtown Plaza, Carmel, IN

Decorative Wall from the Lawn



Rendering of Decorative Art Wall from 6th Street

Perforated Panel



Decorative Art Wall

Vertical Structure



Decorative Art Wall

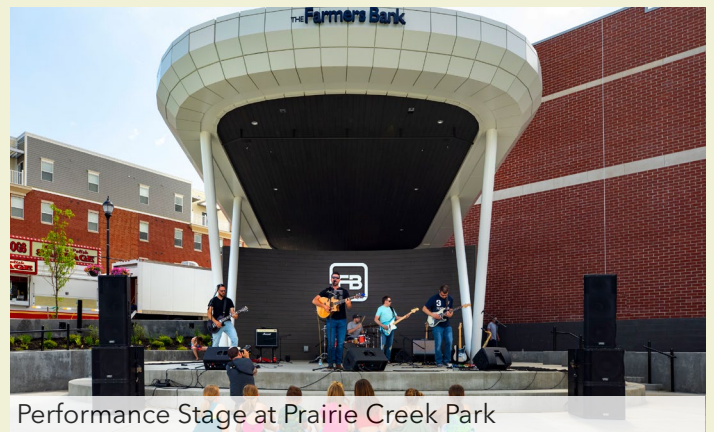
Case Study: Prairie Creek Park



Aerial View of Prairie Creek Park in Downtown Frankfort, IN

After completing a downtown revitalization plan, the City of Frankfort, Indiana began implementing priority projects including a downtown urban park, Prairie Creek Park. Funded through TIF and private sponsorships, the park consists of a performance stage and gathering lawn, rentable event space, splash pad, and playground. The park hosts weekly events throughout the year that include concert series, markets, festivals, and private events.

The downtown planning and development of Prairie Creek Park allowed the City to leverage the public investment and attract a developer to construct the 80-unit apartment building on the site of a former historic structure that had been lost to lack of maintenance and a fire. Fully occupied within one year of completion, the redevelopment has spurred additional private investment including: three new boutique shops, a music store, restaurants, a brewery, seven additional downtown apartments, ten downtown hotel rooms, a new events and conference center, and the redevelopment of a historic cigar factory.



Performance Stage at Prairie Creek Park



Nickel Plate Flats, Frankfort, IN

Case Study: Jack Elstro Plaza



Performance Stage in Jack Elstro Plaza in Downtown Richmond, IN

Upon completion of downtown revitalization planning to encourage redevelopment in the downtown, the City of Richmond, Indiana was designated as one of Indiana's Stellar Communities in 2013. Key recommendations from the planning included the redevelopment of historic structures into senior housing, the development of a downtown park to promote gathering and programming, and the creation of an urban trail loop to connect the community's cultural amenities.

Jack Elstro Plaza was constructed for approximately \$2.2 million in 2017 on the site of a former city parking lot and includes a performance stage and gathering lawn, flexible seating areas, a spray plaza, and a restroom building. Bike paths were constructed adjacent to the park linking it to the downtown businesses and nearby Depot District, Starr Gennett Park, and adjacent neighborhoods. The park space regularly hosts events including farmer's markets, concert series, and the winter Melt Down Festival.



Spray Plaza and Restroom Building at Jack Elstro Plaza



7th Street Cycle Track Adjacent to Jack Elstro Plaza

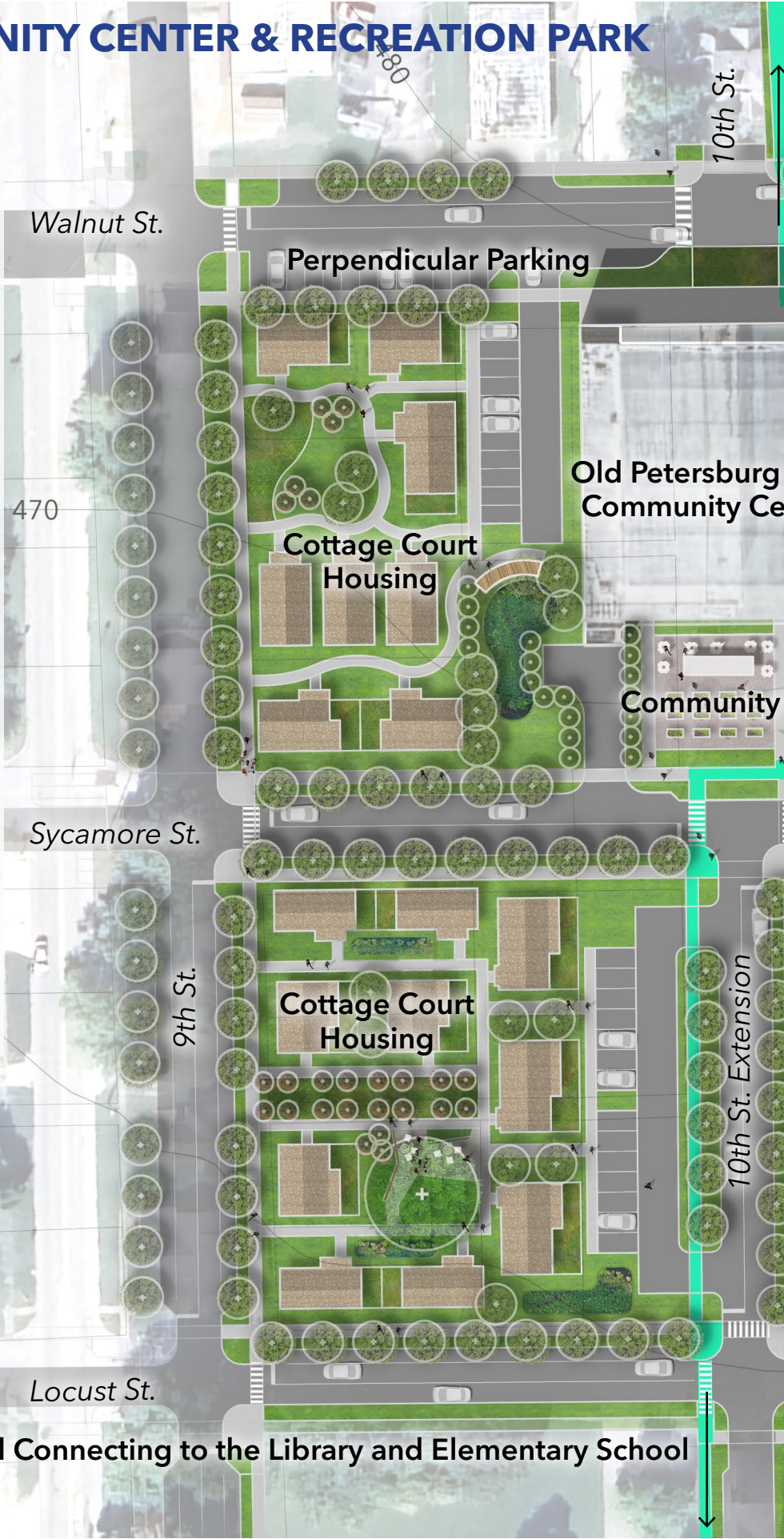
PETERSBURG COMMUNITY CENTER & RECREATION PARK

Program Outline

A new community center in the Old Petersburg Gym serves as an indoor community gathering space where health and sports activities attract residents of all ages and backgrounds for wellness and recreation activities. Featuring significant open floor space, the building can be used as a rentable facility to host a variety of events.

Surrounding the community center, a new community park features improved sports courts, playgrounds, and community gardens. Adjacent underutilized property is redeveloped with new housing that addresses local demand and provides access and revenue to the redeveloped gym and park facility.

The city street grid is reconnected to improve movement through the neighborhood and encourage pedestrian connectivity between the redevelopment site, Pike County Library and future amphitheater, downtown and, Petersburg Elementary School.



Walking Trail Connecting to the Library and Elementary School



Walking Trail Connecting to Main St. and New Event Space

A80

Perpendicular Parking

Bleachers

Canopy

Resurfaced Sport Courts

Gym
Center

New Housing
Development

Playground

Age 2-5

Age 5+

Garden

Sycamore Street Extension

12th St.

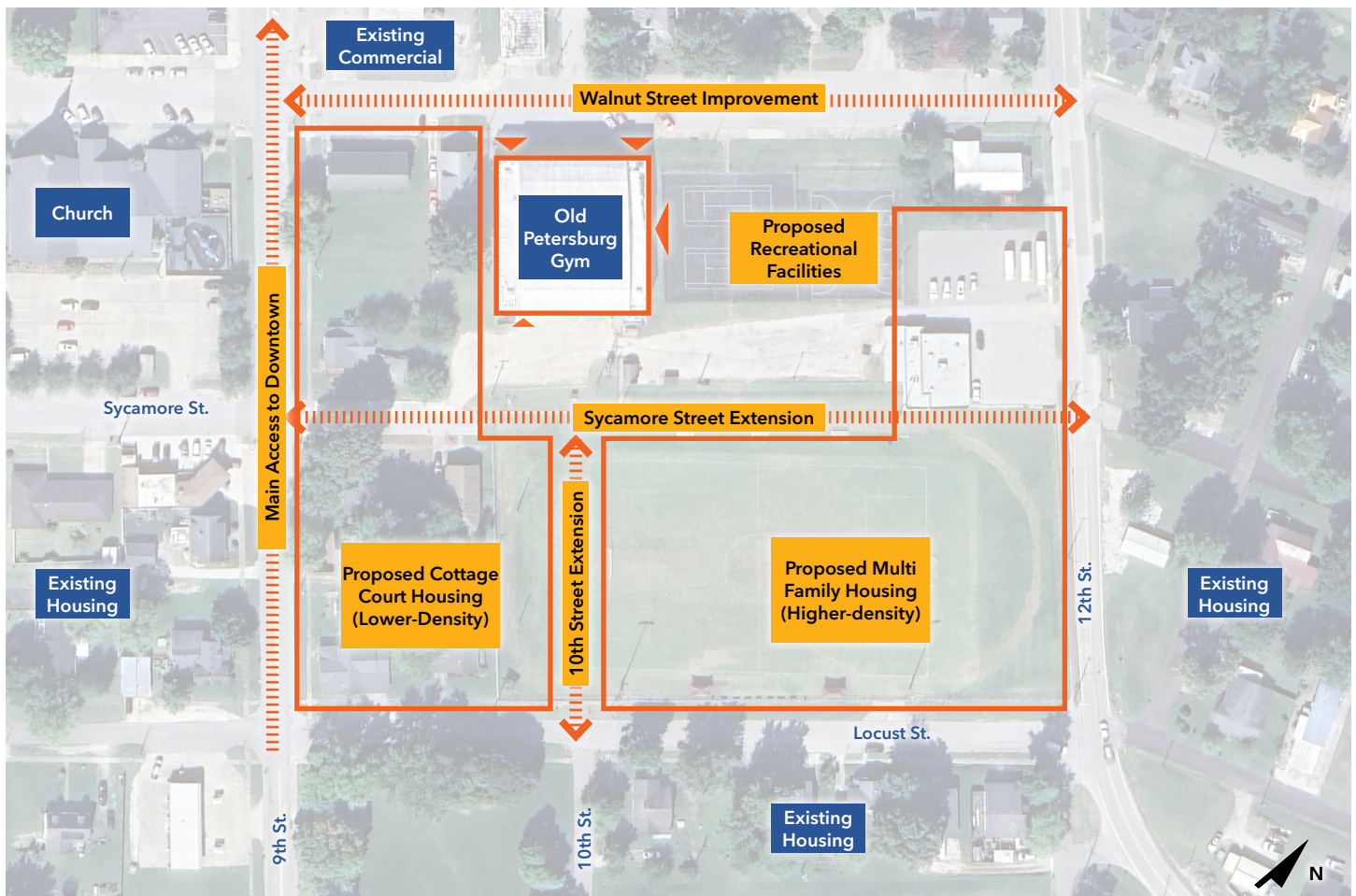
A70

Green Infrastructure
/ Amenity Space

New Housing
Development

N

PETERSBURG COMMUNITY CENTER & RECREATION PARK



Old Petersburg Gym Community Center

A recurring theme during the public engagement sessions was the need for an accessible community center to support social gathering and events, recreation, and wellness. The Old Petersburg Gym and surrounding property provides a prime opportunity for meeting this need. It is centrally located within the community, and although the building will require modernization and significant investment, the gym building appears to be structurally sound based on a visual inspection.

As discussed further on the following pages, the building's design and layout make it well-suited to support indoor recreation in the gymnasium and existing, secondary rooms could be used for additional activities such as weight lifting and exercise equipment, meeting rooms, etc. Creating a partnership between the City and school system would allow the facility to be more accessible to the public and provide extended hours of operation.

Recreation Park

The property immediately surrounding the gym building creates an opportunity for an outdoor recreation park to act as an extension of the proposed activities occurring within the gym. As discussed further on the following pages, this space would provide the community with needed and requested amenities within the heart of the community, whereas other park amenities are located on the perimeter of the city and are not conveniently accessible for children and senior citizens.

Housing Development

The remaining property currently owned by the school corporation and surrounding underutilized property provide redevelopment opportunity for new housing developments that could help financially support the construction and long-term maintenance of the community center and recreation park while providing much needed housing within the community.

RECREATION PARK



Rendering of Entrance to Recreation Park from Walnut Street

The proposed outdoor recreation park is located west and south of the Old Petersburg Gym. A future, multi-use trail would connect the recreation park to 10th Street north and south of the site. Accessing the park from Walnut Street, stairs and an accessible ramp traverse the slope where new bleachers are nestled within it and overlook the park and adjacent sports courts to the south. The sports courts are resurfaced as multi-use courts to allow basketball, tennis, and pickleball play. New shade structures and additional seating are located adjacent to the sports courts to allow spectator viewing and social gathering.

South of the gym, a new community garden with raised, rentable garden plots is proposed. The community garden could serve as a revenue generator for the park and provide a demonstration space for food growing and preparation courses. Within close proximity of the gym, the garden would have access to the building's lower level where water infrastructure is available and garden tools are stored and checked out. Alternate uses for the space, such as a skatepark, could also be considered to provide additional youth activity in lieu of a community garden.

Sport Courts with Bleachers



Switchyard Park, Bloomington, IN

Community Garden



Switchyard Park, Bloomington, IN

Playground



Rendering of the Playground with Sports Courts, Bleachers, and the Old Petersburg Gym/Community Center in the Background

Birds' Eye View



Rendering of the Sports Courts, Shade Structures, and Seating with the Playground, Community Garden, and Community Center in the Background

Playground

A new playground is proposed southeast of the Old Petersburg Gym/Community Center and south of the improved sports courts near the proposed Sycamore Street extension. Designed with seating and shade for parents and adults, the playground would be offset from the proposed street extension by landscape beds to ensure safety and separation from automobile traffic.

The envisioned playground would provide a unique play environment for local youth unlike other playgrounds provided elsewhere in the community. It would feature climbing structures, swings, play elements, and rubberized play surfacing that encourages inclusive and multi-generational play to support activity and interaction among youth, adults, and individuals with varying degrees of physical capability.



Old City Park, Greenwood, IN



Switchyard Park, Bloomington, IN



Rendering of the Playground from the Ground Level

OLD PETERSBURG GYM COMMUNITY CENTER

Recommendations for the Old Petersburg Gym focus on renovating it into a Community Center that supports local **gathering, recreation, and wellness** and can be used as a **rentable event facility** to support programmed public and private events. The following recommendations are based on a review of precedents, best practices, and a visual survey of the existing building. A detailed analysis of the structure is recommended to be conducted by a licensed Architect or Structural Engineer.

Mural



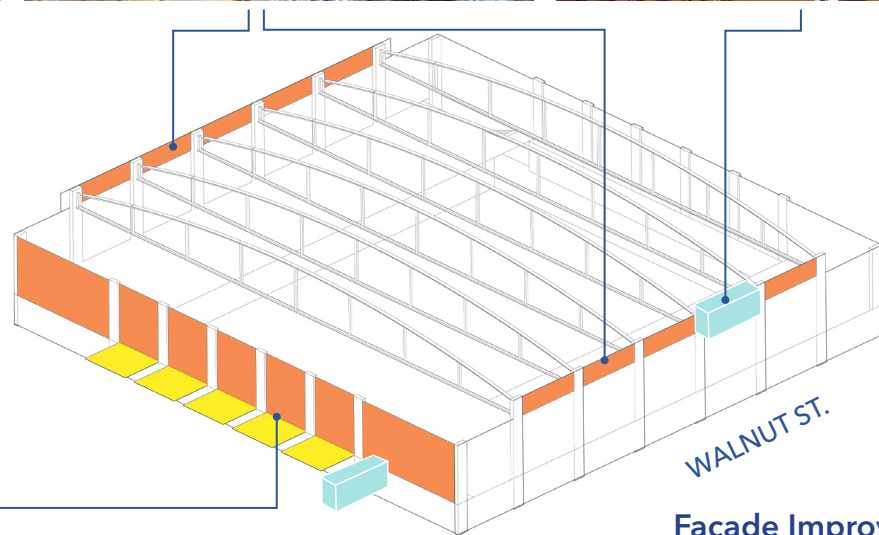
Natural Light



Entrance Improvement

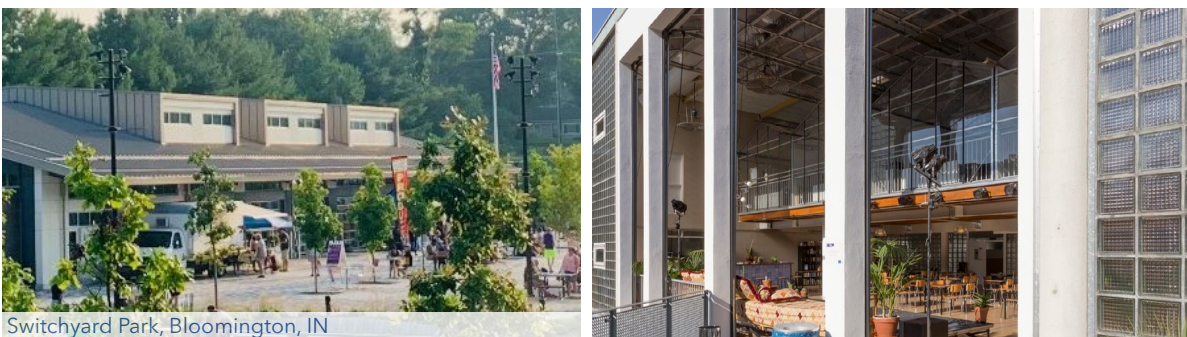


The diagram on the right illustrates opportunities for new windows or glazing (orange) to allow additional, natural light into the gym. Yellow represents locations for potential garage doors, and blue represents potential entrance improvements to the structure.



Facade Improvement

Garage Doors / Open Bay



Switchyard Park, Bloomington, IN

The **facade improvements** aim to modernize the building's appearance, emphasize architectural features at entrances, and increase natural light. Proposed enhancements include:

- Updating the Walnut Street entrances with building names, an upgraded entrance vestibule, and varied facade materials to highlight entry points.
- Adding a garage-style gate on the building's east side to create stronger connections with the adjacent, proposed sports courts and new park space.
- Expanding the second-floor windows to allow more natural light into the interior of the space.

The openness of the building interior creates flexibility and opportunities for adaptive reuse of the structure. **Interior building improvements** focus on amenities to better support community gatherings and events and meet the needs requested by the stakeholders during public engagement meetings.

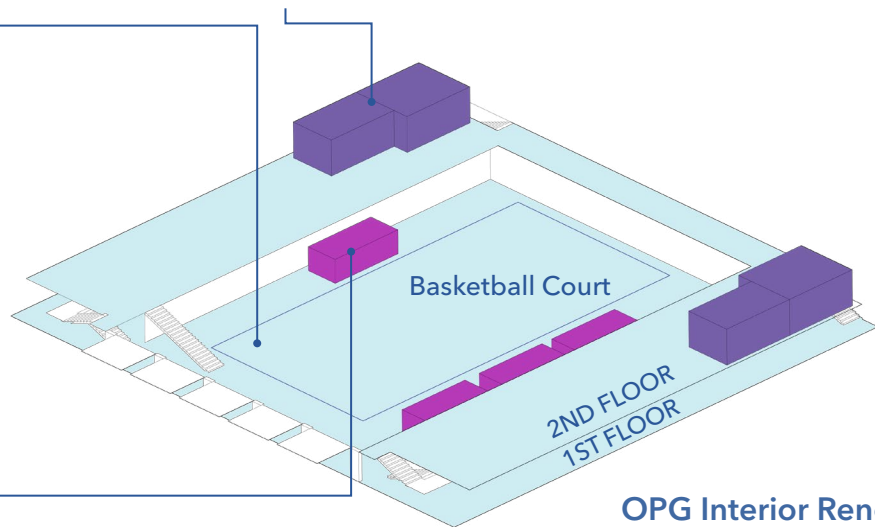
First Floor Flex Space



Additional Media Lab/ Office / Classrooms Space



Light blue areas on the right demonstrate opportunities for modular spaces and seating opportunities. Purple represents spaces where offices or small classrooms could be incorporated into the structure, and magenta represents opportunities for modular vendor spaces.



OPG Interior Renovation

Vendor Space



The AMP at 16 TECH, Indianapolis



Proposed **interior enhancements** include:

- Modular vendor spaces to accommodate local entrepreneurs such as a coffee shop or snack bar that could operate during operating hours and/or events.
- Flexible seating arrangements that complement food and beverage services and promote social gathering to build a

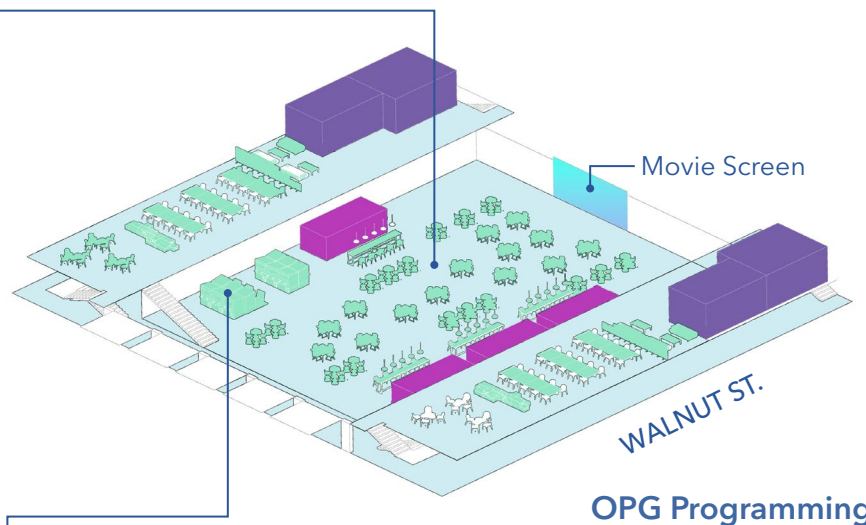
sense of community.

- Technology upgrades to accommodate indoor performances, wifi, and community movie nights.
- Additional improvements as needed to support potential tenants.

Event



Programming will be critical to the success of the community center. As shown in the diagram on the right and the precedent images on this page, the space is large and flexible enough to accommodate large events and opportunities including: movies; weddings, reunions; corporate retreats; bingo; indoor markets/fairs; and much more that could serve as revenue generators.



Work Cafe



Arcade / Games



Partnerships

Fostering public, private, local and regional partnerships will enhance the community center's social and economic value, contributing to its long-term sustainability. Proposed partnership opportunities may include:

- Collaborating with local high schools or educational institutions on training programs, such as student-run cafes or culinary events.
- Working with post-secondary institutions,

including Ivy Tech, University of Evansville, and Vincennes University, to establish satellite locations or virtual education options.

- Working with local non-profits, philanthropic organizations, and private businesses to provide services such as child and adult day care, clinics, etc.

Case Study: Sullivan Gym



Proposed Design Courtesy of StudioAxis

The old gymnasium located at 118 S. Court Street in Sullivan, Indiana serves as a relevant case study to the Old Petersburg Gym. A 14,500 sq. ft. former high school gymnasium with significant history and community affection, the structure has been used as a community center since the 1980s after being decommissioned with the former high school.

The structure is in need of significant repair and maintenance to correct interior water damage, failing mortar, foundations, windows, lintels, and MEP systems. In an effort to save the structure, the City commissioned StudioAxis, an Indianapolis based building Architect, to do a comprehensive analysis of the building and provide an estimated cost for a comprehensive renovation.

Completed in 2021, the architectural study recommended:

- Replacement of the roof and repair of water damaged masonry.
- Building entrance upgrades and new building openings for ticket windows
- A complete interior gut and renovation of all rooms with the exception of the gymnasium floor.
- Replacement of the HVAC, plumbing, and electrical systems
- Installation of a fire suppression system
- Exterior hardscape and landscape upgrades

The estimated value of the building renovations is just under \$8 million. The City is currently pursuing funding opportunities to proceed with the building renovations.

Case Study: Ribeyre Gymnasium



Exterior View of the Ribeyre Gym in New Harmony, IN (www.indianalandmarks.org)

The Ribeyre Center is located in downtown New Harmony, Indiana. A former high school gymnasium, the building was in operation until 1987 when it ceased operations. The building sat underutilized and deteriorating until the late 1990s when a group of former New Harmony students formed the Ribeyre Gymnasium Restoration Group (RGRG).

The group fund-raised over \$1 million to modernize and restore the building. The building reopened in the early 2000s and remains a beloved community asset that has been serving as an event center ever since. With a capacity of approximately 600, the center hosts a number of events that include antique shows, weddings, banquets, conferences, and much more.



Ribeyre Center Event Set-Up (visitposeycounty.com)



Ribeyre Center Market (visitposeycounty.com)

Case Study: John Jay Learning Center & Jay Community Center



Exterior Photo of the Jay Learning Center (johnjaycenter.com)

The Jay Center for Learning (Jay Center), a local non-profit, occupies the historic, 45,000 sq. ft. Weiler Department Store in Portland, Indiana. Serving the community for over 50 years, the department store ceased operations in the 1980s. The building remained underutilized, poorly maintained and deteriorating into the early 2000s. When purchased by the Jay Center in 2004, the building was in disrepair. Walls and masonry were failing, the roof was leaking, the basement was full of water, and the building was in danger of being demolished. Through a local fundraising campaign that raised \$4 million and an OCRA grant of \$500,000, a complete renovation began on the building in 2006 and was completed in 2008.

Today, the Jay Center operates out of the building, providing the local community with adult education and workforce training. The building features a large, rentable community room that hosts events like birthdays, weddings, and local organizations such as Rotary Club. The Jay Center also leases space to a successful,

private coffee business that is open daily in addition to offices for United Way, ReSprout Therapy, Pro Resources Staffing Services, and the Portland Foundation. The Jay Center has a collaborative partnership with Jay County School Corporation and financially sustains itself through rental revenue and \$35,000 in annual subsidies from the City and County.

Within a block of the Jay Center for Learning, the Jay Community Center, also a local non-profit, serves as an indoor wellness and recreation facility for the community. The center services more than 100,000 annual visitors and provides youth, adult, and senior wellness activities, as well as hosting travel and league sports, and community events including crafts, dances, vendor shows, family fun nights, and more. The Jay Community Center is funded through revenue from fitness center memberships, senior programming, and the Lily Foundation.

PROPOSED HOUSING DEVELOPMENT

Similar to most communities throughout Indiana and the United States, Petersburg is experiencing an affordable housing shortage as identified in recent housing studies. The Old Petersburg Gym site and surrounding property offer significant redevelopment opportunity within the core of the city that could help address the housing need while also supporting and sustaining the redevelopment of the Old Petersburg Gym into a community center and park space.

The recommended redevelopment of the Old Petersburg Gym site includes the development of new housing within the remaining school property and specifically in the area of the existing soccer field, administration building, and east of the existing sports courts. New multi-family apartments and townhomes are recommended in these areas. While these developments would likely have small amenity spaces, convenient access to the community center would encourage residents to patronize the facility and close proximity to Main Street would help support local downtown businesses.

Adequate space also exists to support on-site parking for residents of the apartment buildings and townhomes.

East of the community center, and adjacent to 9th Street, new cottage court style homes are recommended for development. Cottage court style homes serve as medium-size, single-family homes on small lots that typically share a common green space or front yard. This type of housing development creates more affordable housing options, and more easily maintained properties, for young families who may be purchasing their first homes and for retirees who may be looking to downsize from their current homes.

The development of this residential infill neighborhood would be supported by re-establishing the city street grid and extending Sycamore Street east/west through the former school property and by extending 10th Street north to Sycamore Street.



Rendering of the Proposed Residential Development Looking Northeast from 9th Street

Redevelopment of the property along 9th Street would help re-establish density near the downtown and create a positive gateway experience into the community along the state road. Roadways would be improved to promote pedestrian safety, walkability, and calm traffic through the community.

Cottage Court Housing



Amenity Space



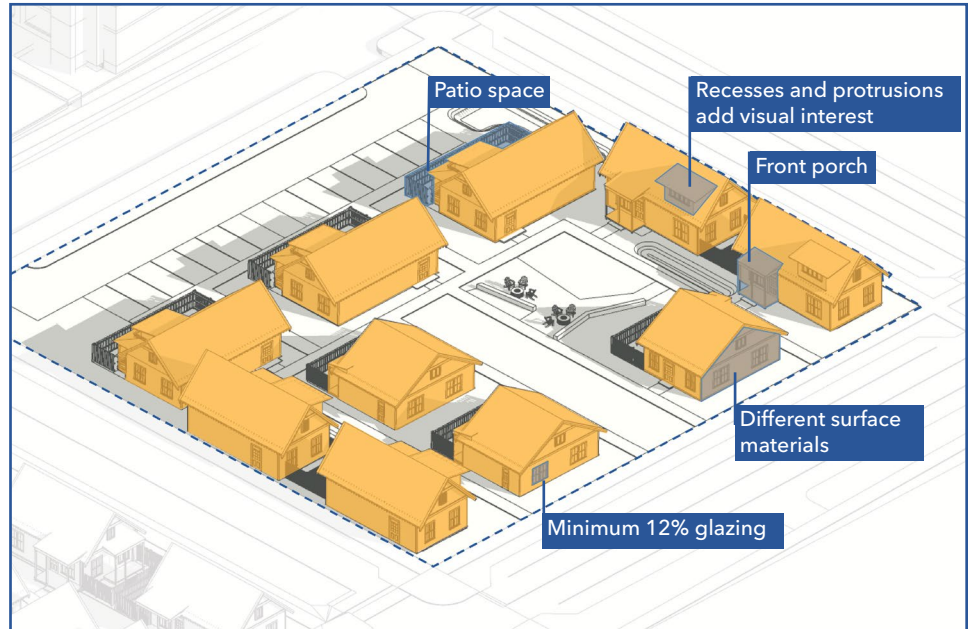
Rendering Enlargement of Proposed Cottage-Style Housing Development at the Intersection of 9th and Locust Streets

COTTAGE COURT DESIGN GUIDELINES

While cottage court style homes represent a type of housing development that has occurred for decades, they are gaining popularity because of their greater density, affordability, and ability to be developed on non-traditional lots. When considering cottage court style homes, the following general best practices should be considered.

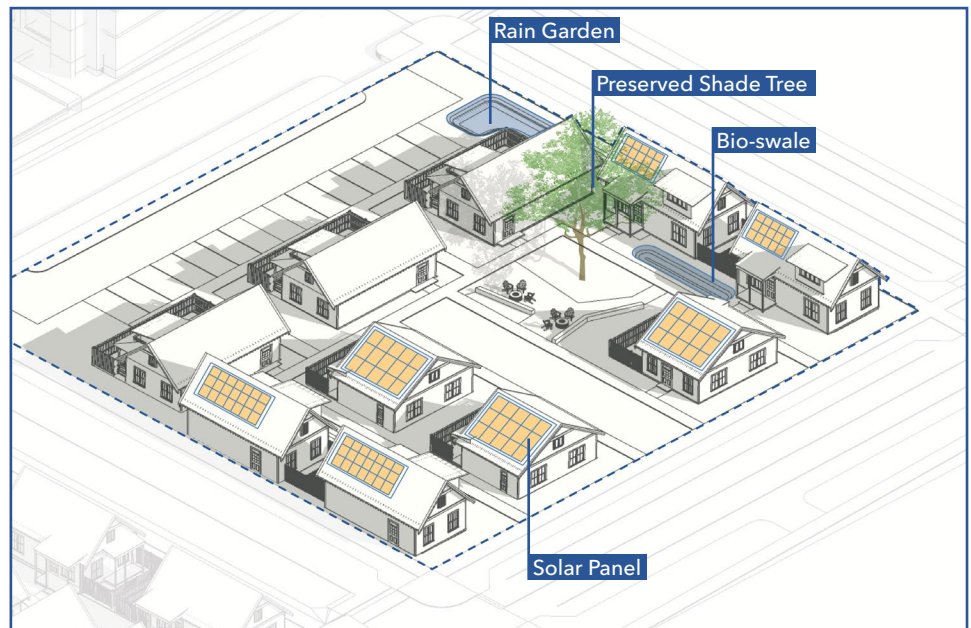
Building Design

- Building facades should be composed of more than one material.
- Use of recesses and protrusions add architectural interest.
- Front porches promote social interaction.
- Backyard patios provide some private space for homeowner and diversify housing options.
- Glazing/Window to floor ratio should be a minimum of 12%.



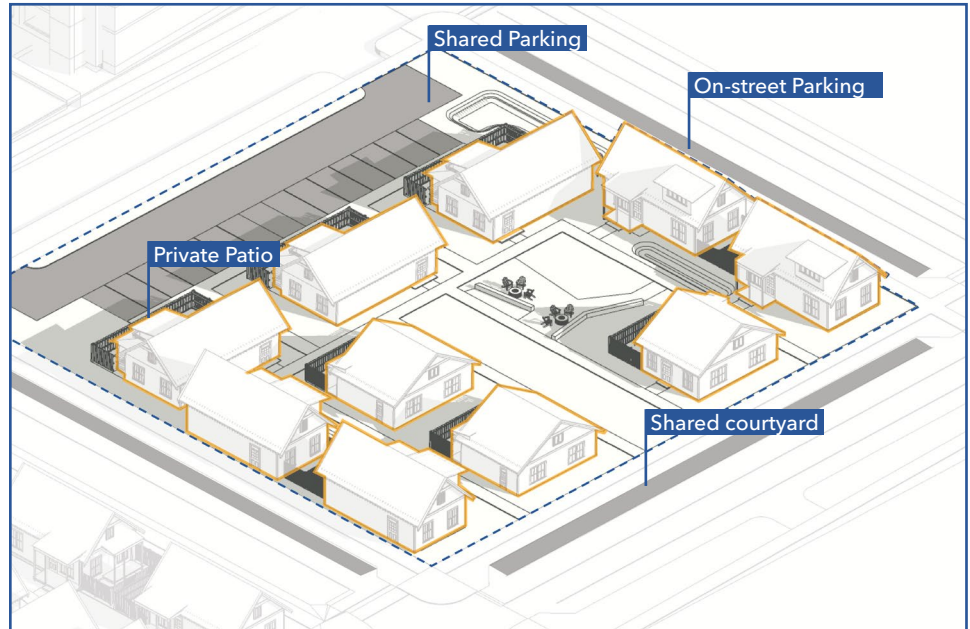
Low-Impact Design Features

- Solar panels reduce energy costs.
- Bioswales and rain gardens retain stormwater on-site.
- Native plants provide habitat and reduced lawn maintenance and chemical use.
- Preserve existing and mature trees to provide valuable shade.
- Energy efficient building design can reduce heating/cooling costs.



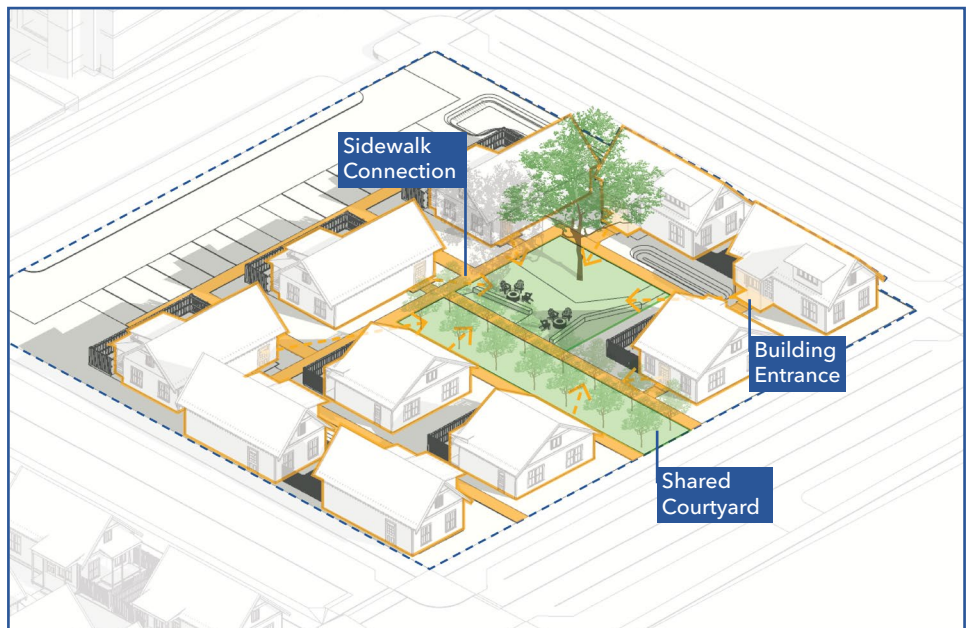
Building Layout and Parking

- Cottage court footprints typically range between 500-800 sq. ft. and are 1-2 stories.
- Cottage court housing is higher density than traditional, single-family housing.
- Building setback from one another is a minimum 10' on the sides and 15' minimum from public spaces in the front.
- 1-2 parking spaces per home in a collective parking lot.
- Additional parking occurs on-street.



Common Space

- Shared courtyard with gathering spaces and seating options to promote community and social gathering.
- Houses adjacent to the courtyard have the main entrance facing the courtyard.
- Sidewalks connect all front doors, parking areas, and streets.



PETERSBURG TRAIL IMPROVEMENTS



New Event Place

Downtown Signage

S 10th St

Old Peter Gym

Main St

Walnut St

Sycamore St

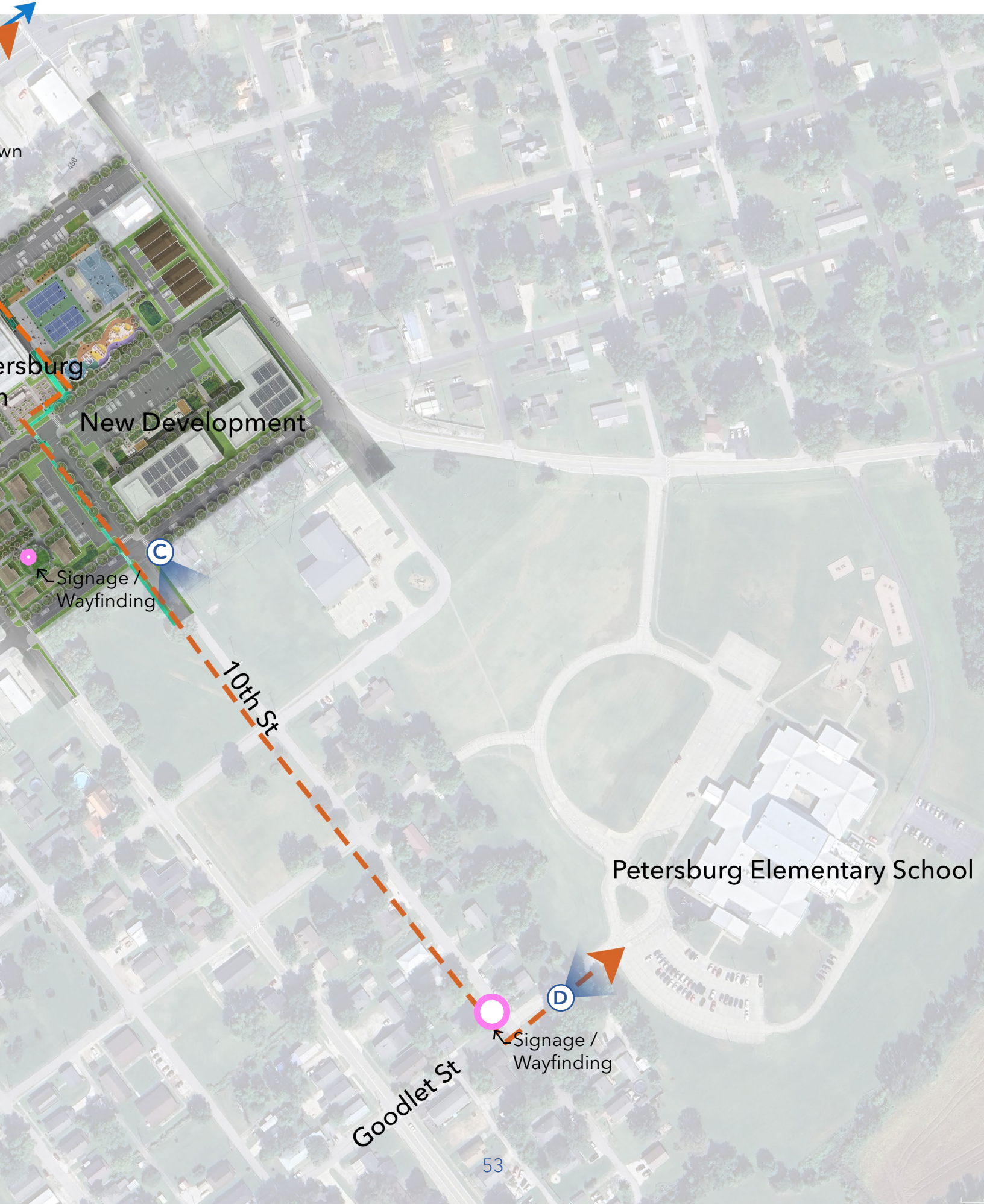
Signage / Wayfinding

Buffalo Trace Trail

New Petersburg Trail

Proposed Trail Network

The proposed trail network will connect local landmarks, including the new downtown event space and downtown park, Main Street commercial corridor, downtown recreation park, Pike County Library, and Petersburg Elementary School through a series of connected multi-use paths that promote walkability and bicycling. This is accomplished through strategic improvements to existing local streets and right-of-ways.



wn

Petersburg

New Development

Signage / Wayfinding

C

10th St

Petersburg Elementary School

Goodlet St

Signage / Wayfinding

D

53



Main Street

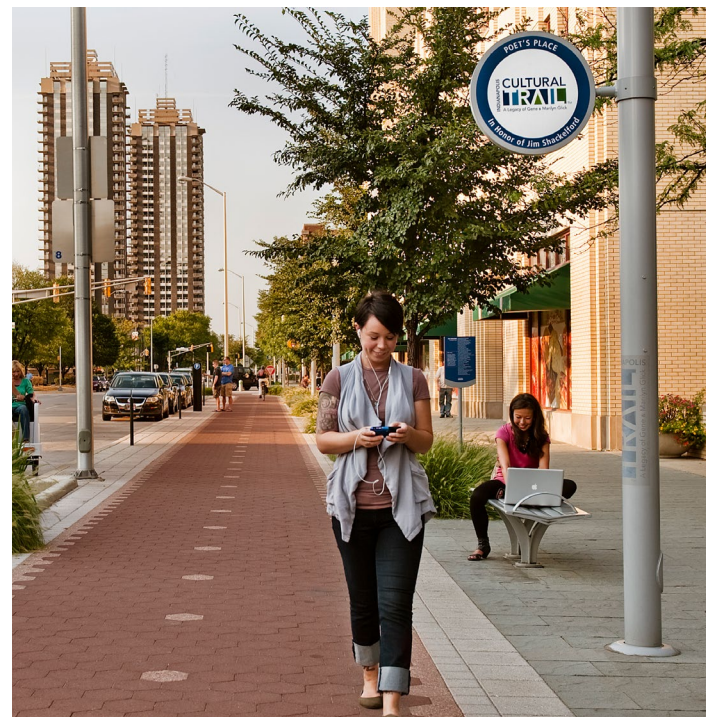
Main Street serves as the gateway corridor through Petersburg and provides critical east/west connections through the community between Hornaday Park on the west and downtown. It was recently improved through a local INDOT project that replaced sidewalks, curb ramps, lighting, and repaved the roadway.

Recommendations include

- implement a shared-use path along Main Street are additive and maintain these recently constructed enhancements.
- Addition of wayfinding signage at key intersections to direct users to points of interest throughout the community.
- Identity marker signage to be mounted to existing light poles that brand the trail.
- Decorative pavement markings adhered to the sidewalk and asphalt help delineate the permitted area for cyclists and further brand the trail while maintaining safety and comfort for the patrons of downtown businesses.
- The existing southern eighteen-foot-wide sidewalk is recommended to maintain six feet of buffer space adjacent the storefronts, implement a ten-foot-wide shared-use path, and maintain a two-foot-wide amenity zone adjacent the curb line.

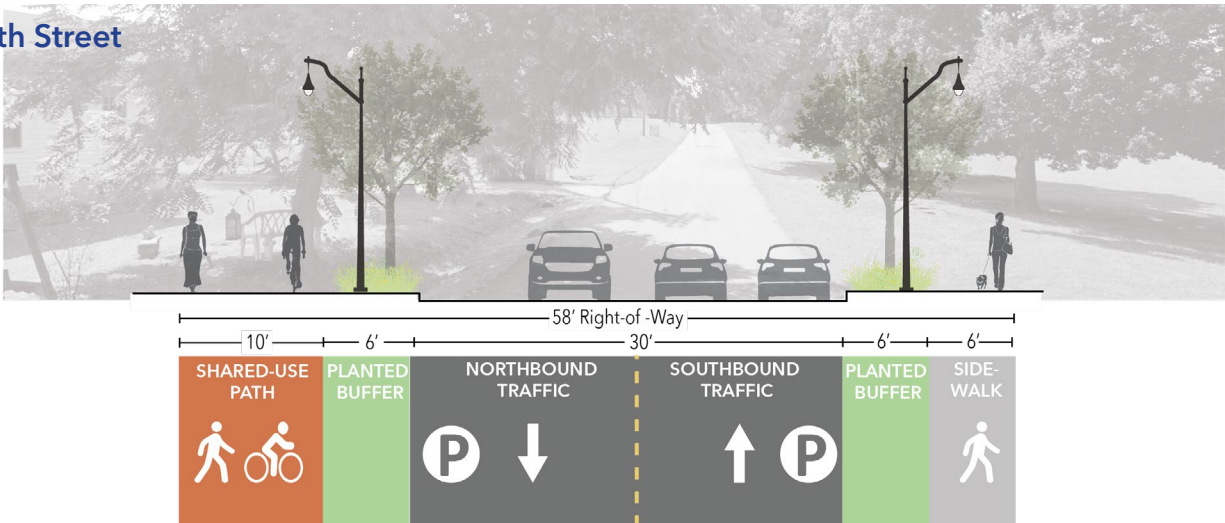


Main Street - Existing Condition



Example Trail Signage, Indianapolis Cultural Trail (ICT)

B 10th Street



10th Street

10th Street is a critical north/south corridor that connects Main Street on the north to the Old Petersburg Gym, Pike County Library, and Petersburg Elementary School on the south. The corridor is located one block east of 9th Street/ SR 61 and has significantly less traffic volume than the state road, making it more ideal for trail improvements.

South of the Old Petersburg Gym, the corridor consists of an asphalt roadway with occasional improvements from adjacent private properties that encroach into the right-of-way.

Recommendations for the roadway include:

- Addition of tree lawns/amenity zones on each side of the street to serve as buffers between the street.
- A proposed sidewalk on one side of the street, and a multi-use path on the other.
- Within the tree lawns/amenity zones, proposed lighting, signage, and landscaping would provide distinct character to the corridor.
- The multi-use path is recommended to be ten feet wide and would feature decorative pavement markings branding the community trail.
- Decorative pavement markings could also extend through intersections to add color and promote safety and branding.

- In order to reduce the costs of improvements, the improvements could be reduced to only one side of the street.

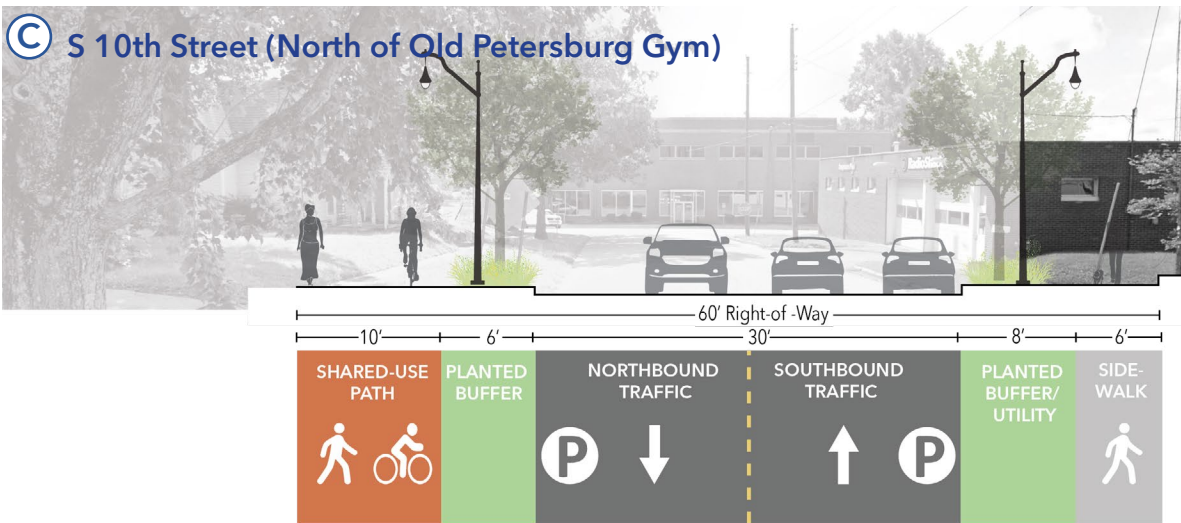


10th Street - Existing Condition



Example Decorative Pavement Markings, (ICT)

C S 10th Street (North of Old Petersburg Gym)



10th Street

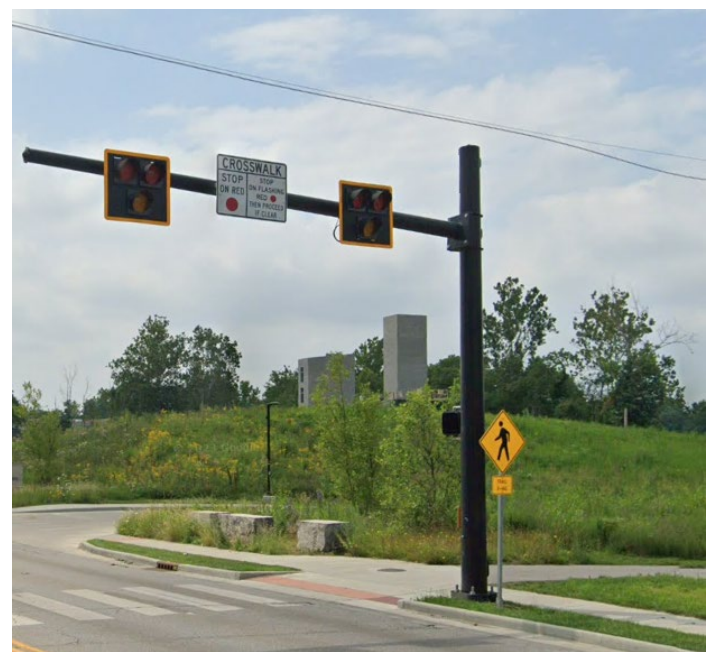
10th Street extends north of the Old Petersburg Gym for one block before reaching Main Street/ SR 57. This stretch of 10th Street is comprised of an unstriped, asphalt roadway and sidewalks on both sides of the street separated from the roadway by a tree lawn/amenity zone. The eastern tree lawn/amenity zone has mature trees located within it. The western tree lawn/amenity zone has utility poles located within it. Additionally, large curb cuts interrupt the tree lawn at the gas station at the 10th and Main Street intersection and at the commercial building near the 10th and Walnut Street intersection.

Recommended improvements to 10th Street north of the Old Petersburg Gym are similar to those south of the gym:

- A shared-use path is recommended along the eastern curb line that would be separated from the street by a tree lawn/amenity zone.
- Within the amenity zone, new signage, street trees, and lighting are recommended.
- Additionally, incorporation of a HAWK signal at the 10th and Main Street intersection would allow pedestrians to safely cross Main Street without making it a fully signalized intersection.

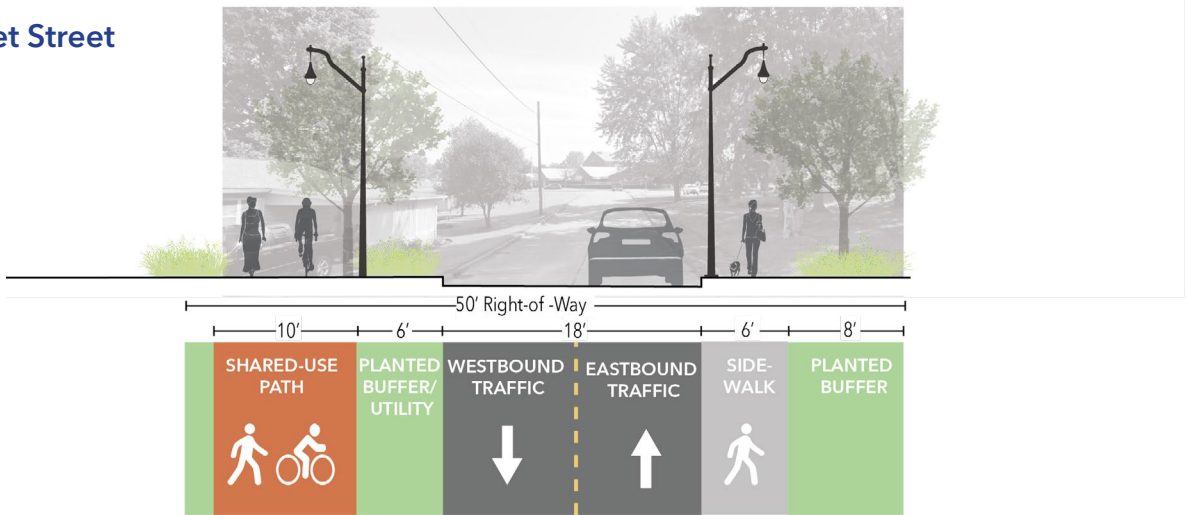


10th Street - Existing Condition



HAWK Signal, Switchyard Park, Bloomington, IN

D Goodlet Street



Goodlet Street

Goodlet Street connects 10th Street to Petersburg Elementary School. The existing street has limited improvements east of 9th Street that include intermittent curbs and sidewalks that vary in location from the north side of the street to the south side of the street.

Recommendations include:

- The addition of a sidewalk on the south side of the street separated from the roadway by a buffer/amenity zone that provides lighting, landscape, and signage.
- Improvements to the west side of the street include a multi-use path separated from the street by a tree lawn/amenity zone.
- To reduce costs, improvements may be limited the side of the road containing the multi-use path only.

A future extension of Goodlet Street improvements west of 9th Street would connect the school to additional residential neighborhoods, the commercial development along E. Illinois Street, and the Petersburg Little League facility located at the intersection of E. Illinois Street and Meridian Road.



Goodlet Street - Existing Condition



Shared-Use Path in Greenwood, IN

Case Study: Madison Avenue Road Diet & Complete Street



Aerial View of Greenwood Madison Avenue Complete Street Project

Upon completion of a 2016 Downtown Development Plan, the City of Greenwood, IN commissioned a design team to complete detailed design concepts for parks, trails, and street infrastructure improvements, specific project definitions, and implementation strategies for the revitalization of the downtown core. Streetscape enhancements were proposed for major corridors to promote walkability, calm traffic, enhance pedestrian and bicycle safety and friendliness, and provide greater connectivity to community destinations.

Recommendations for pedestrian and bicycle trails form connections between the parks and civic amenities around the city core; the proposed trail network also creates a framework for an ambitious plan of new mixed-use development.

Completed in 2018, the \$6 million, one mile long Madison Avenue Road Diet/Complete Street project connects downtown Greenwood to the Greenwood Park Mall and features lane reductions to create dedicated space

for pedestrians and bicyclists, a buffered 12 foot wide, two-way asphalt cycle track, new sidewalks, lighting upgrades, and installation of HAWK signals.



Ground Level View of Madison Avenue Improvements

Case Study: Jacobsville Complete Streets



Jacobsville Neighborhood Streetscape Improvements in Evansville, IN

Several years after the Jacobsville neighborhood was broadly listed as part of an EPA superfund site in 2004, passionate stakeholders developed a Quality of Life Plan that featured eight big ideas - including a modernized Main Street. The goal was to create a model complete street which would connect residents, businesses, institutions, and services throughout the under-served neighborhood.

The \$16-million project reconstructed the entire sixty-foot right-of-way along one linear mile of North Main Street as well as one-half mile of multi-use path along the north side of Virginia Street. Features include reduced vehicle lane width, permeable paver parking lanes and stormwater retention infrastructure, pedestrian friendly curb-extensions at intersections, fully accessible sidewalks and crosswalks, a two-way buffered cycletrack, solar-powered bus shelters, modernized traffic signals with leading pedestrian intervals, and improved signage and landscaping. The project provides a safe new transportation option for residents of

all ages and ability levels, linking the historic core of the Jacobsville neighborhood with Downtown Evansville, Garvin Park, Bosse Field, and Deaconess Midtown Hospital. Two years after completion, the reinvented North Main Streetscape is bringing new vitality to this area, which had not undergone significant upgrades in more than fifty years. Estimates predict that the project will result in \$11-million in new commercial investments and economic activity over the next seven years.



Main Street Cycle Track in Jacobsville Neighborhood

05

Implementation & Next Steps

The projects outlined in the previous chapter represent a bold vision for community development within Petersburg that carry a significant investment and can present themselves as daunting initiatives for community's of any size. The following chapter provides additional detail on each of the projects, including considerations for implementation, a project budget based on a conceptual cost opinion, potential phasing strategies, and next steps.

This chapter also provides a list of potential funding sources that could assist in project implementation. It is important to note that the list is not exhaustive and that funding sources can change on an annual basis. The information presented is based on research of funds available in 2024.

PETERSBURG DOWNTOWN PARK



Implementation Considerations

Implementation of the downtown park will first require acquisition of the property. Per the Pike County GIS platform, the property is currently owned by Downtown Development Properties, LLC and the total assessed value is \$13,500. If a public entity such as the City of Petersburg chooses to develop the park, fair market appraisals of the property may be required. In order to avoid unanticipated development costs, the property should be investigated prior to purchase to determine if there are any environmental concerns and how previous development was demolished and removed. According to historic Sanborn maps from 1921, the site of the existing parking lot was one occupied by at least four structures. Depending on the funding sources used to develop the project, environmental assessments may be required.

Developing the project will require the services of a design team for full design and construction documentation. A design team

will likely consist of a prime consultant and subconsultants including a landscape architect for site/park design and engineering, architect for structure design and engineering, civil engineer for permitting and drainage design, electrical engineer for design of site electrical systems, and geotechnical engineer for existing soil conditions analysis. Additional, supporting consultants may include a structural engineer and mechanical and plumbing engineer.



1921 Sanborn Map of Downtown Park Site

Phasing

Once the future park property is acquired, it could take several years for fundraising, engineering, and design to occur. In the meantime, the city should consider minimal improvements to the parking to clean it up and program it. Programming could include hosting local events in the space such as markets, festivals, concert series with temporary stages, and downtown movie nights.

As funds are determined, construction of the park should be the first priority. Subsequent phases should consider the recommended improvements to the adjacent alley and the adjacent 6th Street that will make them more conducive to downtown events and allow them to act as extensions of the downtown park.

Project Construction Budget

Park: \$2,100,000

6th Street Improvements: \$300,000

Total: \$2,400,000

A more detailed cost opinion and assumption of costs is provided in the appendix at the end of the report. These costs are for construction only, assuming average 2024 construction costs, and do not include design fees, property acquisition, major utility upgrades, or unknown, underground conditions.

Additionally, a number of variables can impact the cost of the project which may include, but are not limited to: method of bidding and procurement, funding sources that may require prevailing wage, and future inflation.

Development and programming of a downtown park and event space will increase interest within the downtown and support local businesses. Although outside the scope of this study, an independent analysis of the anticipated return on investment should be conducted as a marketing tool to support the project. It is likely the positive impact to the downtown will greatly outweigh the initial development costs.

Refer to the following section for potential funding sources and opportunities.

Next Steps

- Start conversations with the current property owner regarding interest in property acquisition.
- Research site history to develop a full understanding of existing conditions.
- Acquire full topographic and boundary survey by a licensed land surveyor.
- Acquire the property.
- Identify project funding sources for project design, construction, long-term maintenance and programming.
- Coordinate with local municipal and downtown organizations on site clean-up and programming opportunities.
- Commission a design team to complete design and construction documents for the project.
- Publicly bid and construct the park improvements.
- Identify an operating entity for long-term park maintenance and programming.

PETERSBURG COMMUNITY CENTER & RECREATION PARK

Implementation Considerations

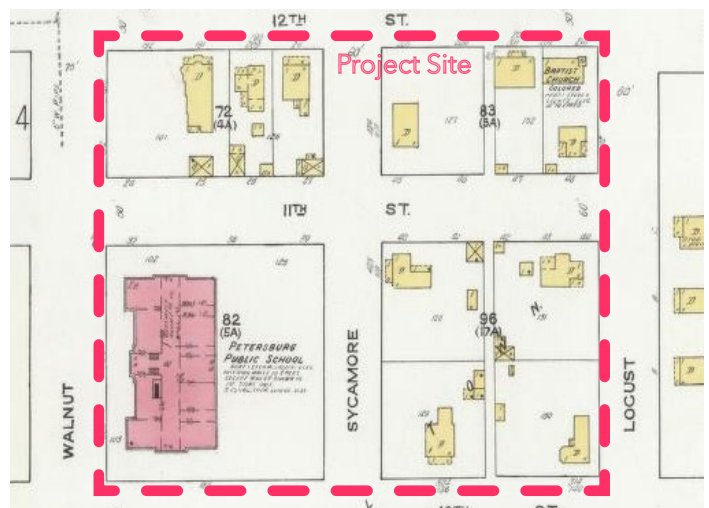
Implementation of the Petersburg Community Center and Recreation Park will require acquisition of the property from, or a partnership with, Pike County School Corporation. According to the Pike County GIS platform, the site is comprised of approximately twenty parcels including multiple abandoned rights-of-way. Additionally, the vision for the overall project area surrounded by Walnut Street on the north, 9th Street/SR 61 on the west, Locust Street on the south, and 12th Street/SR 356 on the east contains additional, privately owned properties. The values of each parcel owned by the school corporation vary and it is difficult to identify the total assessed tax value of all properties and structures. Assuming development proceeds, fair market appraisals of all parcels will be required and aggregation and/or subdivision of parcels may be necessary to accommodate the proposed development.

To avoid unanticipated development costs, the properties should be investigated prior to development to determine if there are any environmental concerns and to identify any underground concerns from previous development. According to Sanborn maps from 1921, the existing Old Petersburg Gym site was the location of the former Petersburg Public School. The remaining parcels were once occupied by multiple residences, out buildings, roadways, and alleys.

Development of the overall vision will require partnerships with both public and private entities. Ownership of the Old Petersburg Gym by a city/county agency and/or a non-profit organization will make it eligible for different funding sources that can be used for architectural review and physical construction upgrades. Similarly, a city/county agency or non-profit organization will likely need to fund and operate the outdoor park improvements. Development of new roadways and public rights-of-way could be by private developers or a city agency, but the long-term maintenance



and operation of them will likely be by the city. The redevelopment of remaining parcels into new housing could be accomplished through public/private partnerships between the city/county and private developers, or by a private developers only. Since different types of housing development are proposed, it is likely that multiple developers may be required to achieve the intended vision.



1921 Sanborn Map of Old Petersburg Gym Site

Phasing

Development of the Petersburg Community Center and Recreation Park will likely require multiple phases due to cost, having multiple developers, and the type of development.

Logical phases for implementing the project may include: redevelopment of the Old Petersburg Gym; development of the outdoor recreation park; demolition of existing improvements; development of new roadways and infrastructure; development of apartment buildings; development of single-family homes on property currently owned by the school corporation; redevelopment of privately owned properties; and improvements to existing streets including 9th Street, Walnut Street, 12th Street, and Locust Street. The phases are not listed in any particular order. Some phases may advance more quickly than others depending on opportunities in funding, property acquisition, and development interest.

Project Construction Budget

*Old Petersburg Gym Renovation: \$7 to 11 million

Recreation Park: \$3 million

**Sycamore/10th Street Extensions & Redevelopment Site Preparation: \$3.1 million

Existing Streetscape Improvements: \$1 million

Total: \$15 to 20 million

*The Old Petersburg Gym renovation costs are based on an analysis of costs for improvements to a similar structure in Sullivan, Indiana and are estimated at approximately \$450/ sq. ft.. An architect should be consulted to provide an in-depth analysis of the structure and more accurate opinion of probable costs.

**These costs do not include any money for housing development. For purposes of this study, those are assumed to be by private developers.

A more detailed cost opinion and assumption of costs is provided in the appendix. These

costs are for construction only, assuming average 2024 construction costs, and do not include design fees, property acquisition, major utility upgrades, or unknown, underground conditions.

Additionally, a number of variables can impact the cost of the project which may include, but are not limited to: method of bidding and procurement, funding sources that may require prevailing wage, and future inflation.

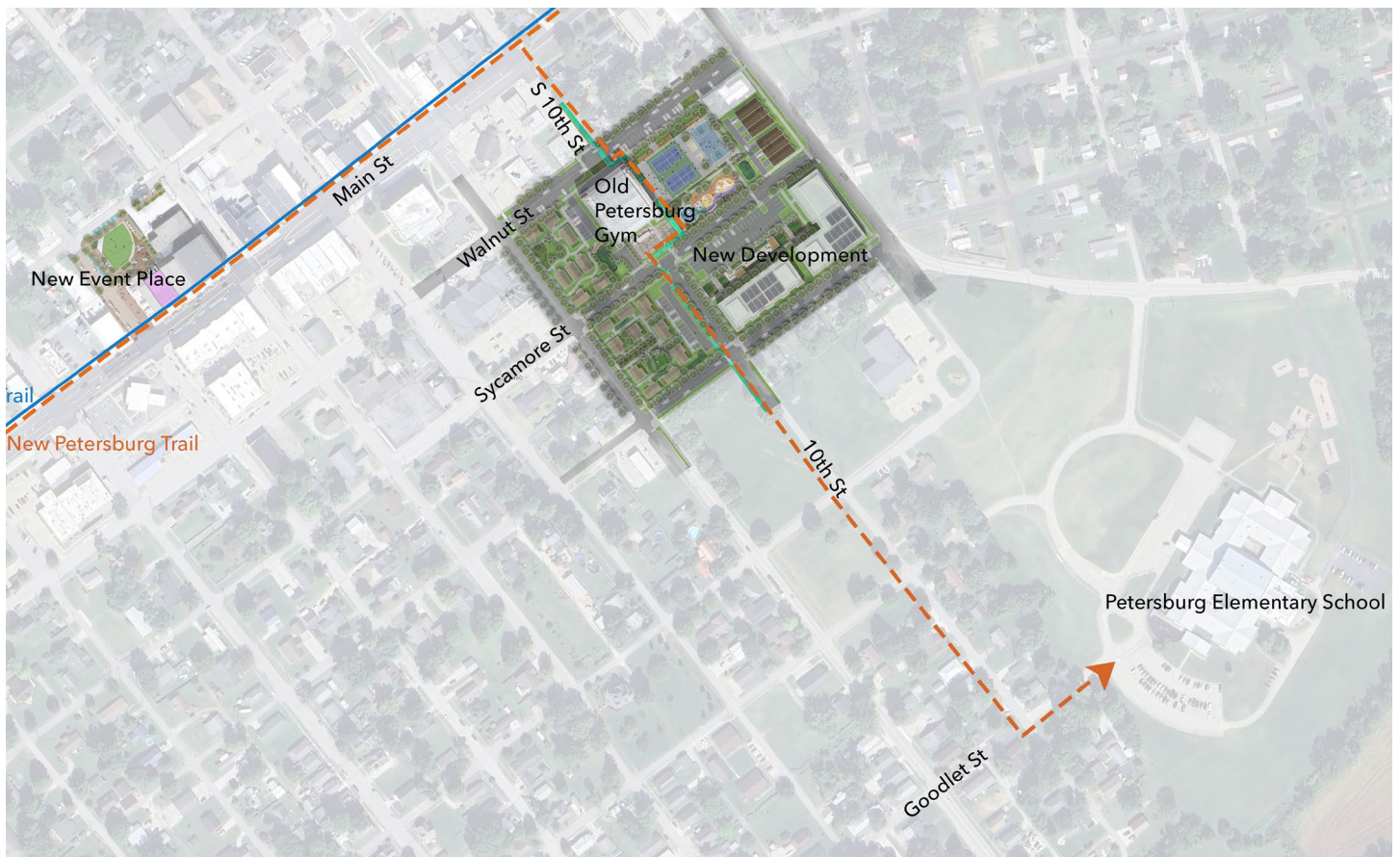
Development of the proposed housing will increase local property values and taxes. Although outside the scope of this study, an independent analysis of the anticipated return on investment should be conducted as a marketing tool to support this redevelopment. It is likely the positive impact to the local community and economy will greatly outweigh the initial development costs.

Refer to the following section for potential funding sources and opportunities.

Next Steps

- Create a partnership with the school corporation or acquire the property through a city/county agency or non-profit.
- Commission an Architect to conduct a comprehensive analysis of the Old Petersburg Gym to determine a vision for reuse and accurate costs for redevelopment.
- Identify project funding sources and responsible entities to oversee project design, construction, long-term maintenance and programming.
- Identify project funding sources for all phases.
- Commission a design team, or teams, to complete design and construction documents for the project.
- Market redevelopment opportunities and overall vision to potential developers.
- Publicly bid and construct proposed improvements in phases.

PETERSBURG TRAIL IMPROVEMENTS



Implementation Considerations

Main Street: Implementation of shared-use path improvements along Main Street/SR57 are limited to signage and markings within existing sidewalks and intersections except for the intersection of 10th and Main Street where a HAWK signal is proposed. Any recommended improvements to Main Street should be coordinated with INDOT early in the design process to confirm that INDOT has no issues or concerns. INDOT permitting and approval will likely be required for the implementation of a HAWK signal.

Additionally, shared-use paths within downtown areas can be controversial for downtown businesses who may not understand how pedestrians and cyclists can co-exist without creating conflict between patrons, cyclists, and pedestrians. Thoughtful design and public engagement will be required to address concerns and build public support for shared-use paths in the downtown. Similarly, bike loops should be provided in convenient locations to discourage bike parking

immediately adjacent to buildings or locking of bikes to private property.

10th & Goodlet Streets: According to the Pike County GIS platform, adequate right-of-way exists along 10th and Goodlet Streets to implement a shared-use path as discussed and illustrated in the previous chapter. The shared-use path will travel adjacent to several private properties and may have an impact on improvements that adjacent owners have made within the public right-of-way including driveways, parking areas, and landscaping, among others. Private property owners may express concern about increased pedestrian activity on the corridor and improvements that are interpreted to be in close proximity of their homes. Early and frequent coordination and public outreach will be critical for building public support and addressing the concerns of the public and adjacent property owners.

There is a strong likelihood that existing utilities will be impacted with the proposed improvements. Early and frequent utility coordination will be critical to ensuring the

project is implemented on-time and on-budget. Although some private utilities will relocate at no cost to the project due to their location in the public right-of-way, others may attempt to charge for required utility relocations.

Phasing

Trail improvements can be easily phased based on corridor, and individual corridors can be completed in multiple phases.

Within Petersburg, all corridors may be completed at one time, or phasing may consist of: Main Street Corridor Improvements; 10th Street Improvements; and Goodlet Street Improvements.

Depending on how development of the Petersburg Community Center and Recreation Park occurs, it may make sense to phase 10th Street into three phases including: the area north of the Old Petersburg Gym between Main Street and Walnut Street, the area through the recreation park site; and the area south of the recreation park between Locust and Goodlet Streets.

Also, depending on budget, the community may decide to only implement one side of the corridor improvements for 10th and Goodlet Streets. If that is the case, the city should prioritize development of the side with the shared-use path to accommodate both pedestrians and cyclists.

Project Construction Budget

*Main Street Improvements: \$205,000

**10th Street Improvements: \$700,000

Goodlet Street: \$240,000

Total: \$1,145,000

*These costs assume inclusion of a HAWK signal at the Main and 10th Street intersections.

** These costs assume improvements the section of trail between Walnut and Locust Streets will be developed as a part of the Petersburg Community center and Recreation

Park project.

A more detailed cost opinion and assumption of costs is provided in the appendix at the end of the report. These costs are for construction only, assuming average 2024 construction costs, and do not include design fees, property acquisition, major utility upgrades, or unknown, underground conditions.

Additionally, a number of variables can impact the cost of the project which may include, but are not limited to: method of bidding and procurement, funding sources that may require prevailing wage, and future inflation.

Refer to the following section for potential funding sources and opportunities.

Next Steps

- Host public engagement sessions with project stakeholders including downtown merchants and adjacent property owners for each corridor to garner public support.
- Identify project funding sources and responsible entities to oversee project design, construction, long-term maintenance.
- Acquire full topographic and boundary survey by a licensed surveyor.
- Commission a landscape architect or engineer to lead the full development of the trail improvements project.
- Coordinate with INDOT and utilities on proposed trail improvements.
- Publicly bid and construct the park improvements.

FUNDING SOURCES

A variety of funding sources and partnerships will be required to implement the vision outlined in this study. The following section outlines local, state, and federal funding sources that could provide revenue sources for the types of projects and next steps outlined in the previous section. Some funding sources may require establishing separate managing entities, such as non-profits, or Indiana Main Street Organizations, to be eligible for funding.

It is important to note that the list is not exhaustive and that funding sources can change on an annual basis. The information presented is based on research of funds available in 2024.

LOCAL FUNDING SOURCES

Municipal Bonds

City bonds can be used to fund a variety of projects. Bond proceeds are limited by the bonding capacity of the City of Petersburg and must follow all applicable State laws. Public approval is needed for issuance of any bond. Bonds can be especially useful for projects that are large and difficult to build in phases. Bond fees are paid by tax paying residents to the lender over a set number of years.

TIF Revenues

Tax increment financing is a government finance mechanism for development and redevelopment which captures increases in taxable assessed value within a defined area and then uses property tax revenue derived from the increases to finance public improvements within the specified area. TIF revenue is administered through a Redevelopment Commission and can be used for a variety of projects including infrastructure projects, public amenity construction, and much more.

Petersburg has one commercial TIF, the Main St. Redevelopment Area which extends through downtown and extends one block either side of Main Street. According to the Indiana Gateway,

the Main St. Redevelopment Area TIF currently generates a little less than \$93,000 per year. TIF boundaries can be modified to capture additional property and target redevelopment areas.

STATE AND FEDERAL FUNDING SOURCES

Main Street Revitalization Program (MSRP)

Administered by the Indiana Office of Community and Rural Affairs (OCRA) and funded by Community Development Block Grants from the U.S. Department of Housing and Urban Development (HUD), the program encourages communities with eligible populations to focus on long-term community development efforts. Eligible applicants have a designated active Indiana Main Street group in their community and the project must be a part of the Main Street's overall strategy. MSRP projects include streetscapes, façade renovations, and downtown infrastructure rehabilitation. Maximum award is \$600,000 for projects with a total cost of more than \$2 million, and \$500,000 for projects with a total cost less than \$2 million. A local match of 20% is required.

Public Facilities Program (PFP)

Administered by OCRA, the goals of the program are to improve the quality of place and to generate jobs and spur economic revitalization through improving community facilities or historic preservation projects. Eligible community facilities include community centers, daycares, libraries, museums, senior centers, and performance spaces. Funds cannot be used on or within a government building. The maximum grant award is \$750,000 with a 10% local match requirement.

CreatINg Places

The Indiana Housing and Community Development Authority (IHCDA) in conjunction with Patronicity.com, launched “CreatINg Places,” a place-based crowdfunding grant program. CreatINg Places employs a donation and reward-based method of crowdfunding called “crowdgranting”. In crowdgranting, citizens actively support projects and activities through web based donations which, if the fundraising goal is reached within a set time, are matched by a sponsor.

CreatINg Places aims to help generate public involvement in the selection of creative improvements within their own communities, help provide the funding to see the project through completion, and instill community pride when citizens become invested in their surroundings. The CreatINg Places program is available to projects located in Indiana communities or neighborhoods which contain a traditional downtown or traditional neighborhood commercial node. Projects may include but are not limited to:

- streetscape beautification and walkability projects
- playgrounds
- public plaza development/activation
- park creation or improvements
- bike and pedestrian pathways
- public space enhancements
- event implementation
- other projects that active public space or a community place.

Eligible projects must have a minimum total development cost of \$10,000 and the maximum matching grant amount is \$50,000 per project. Non-profit entities and local units of government may apply.

Efromyson Family Endangered Places Grants

Indiana Landmarks awards Efromyson Family Endangered Places Grants to non-profit organizations that have been in existence for at least three years for professional architectural and engineering studies and restoration cost estimates—often the first step in saving a historic structure—as well as for organizational development. The grants may not be used for brick-and mortar restoration work. For more information, contact the Indiana Landmarks regional office nearest you.

The grants offer a favorable four-to-one matching requirement—four dollars from Indiana Landmarks matches each local cash dollar up to 80% of the total project cost or a \$4,000 maximum or \$5,000 for affiliate organizations.

Endangered Places Loans

Administered by Indiana Landmarks, Endangered Place Loans are available to eligible non-profit organizations for purchase and restoration of historic properties. The loans have a \$100,000 limit and low-interest terms for the first three years. The recipient must attach Indiana Landmarks’ protective covenant on the property deed. Special consideration is given to projects eligible for the National Register of Historic Places or that are located in a National or State Historic District.

Land and Water Conservation Fund

The Land and Water Conservation Fund (LWCF) is administered by the Indiana Department of Natural Resources. The LWCF program is designed to alleviate some of the burden on parks and recreation departments caused by limited budgets and resources. The LWCF is a matching assistance program that provides a 50% match for purchase of park land or development of park facilities. The LWCF program is based on reimbursement which requires the agency receiving the funds to first pay for improvements then receive reimbursement. Grant amounts range from

FUNDING SOURCES

\$250,000 to \$1 million.

Next Level Trails

The Next Level Trails (NLT) program was initiated in 2019 and included three rounds of funding with the final round awarded in 2022. Although this program is not currently funded for years beyond 2022, the program has seen wide popularity and support and has the potential to return for additional rounds of trail funding.

Next Level Trails

The Indiana Trails Program (ITP) replaced the Recreational Trails Program (RTP) in 2021. Previously, RTP funds were provided through federal dollars. The new Indiana Trails Program includes state funds but is otherwise similar to the RTP program. The ITP provides a minimum of \$100,000 and maximum of \$400,000 in grant assistance with a 20% local match requirement.

Projects can include construction of trails, development of trailheads, construction of bridges, and acquisition of easement or property for trails. The ITP is managed by Indiana Department of Natural Resources. All units of government and eligible non-profits may apply.

INDOT Community Crossings Grant

Launched in 2016, the Indiana Department of Transportation's Community Crossings matching grant program provides funding to cities, towns, and counties across Indiana to make improvements to local roads and bridges. Community Crossings is a partnership between INDOT and Hoosier communities, both urban and rural, to invest in infrastructure projects that catalyze economic development, create jobs, and strengthen local transportation networks. The maximum grant award amount is \$1.5 million.

Community Crossings is open to all local government units in the State of Indiana. Match percentages are:

- Cities and towns with a population of fewer than 10,000 will receive funds using a 75/25% match.
- Cities and towns with a population of greater than 10,000 will receive funds using a 50/50% match.
- Counties with a population of fewer than 50,000 people will receive funds using a 75/25% match.
- Counties with a population of greater than 50,000 people will receive funds using a 50/50% match.

Home Investment Partnership Program

Administered through the U.S. Department of Housing and Urban Development (HUD), the HOME Investment Partnerships Program (HOME) provides formula grants to States and localities that communities use - often in partnership with local non-profit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low income people.

HOME is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.

HOME funds are awarded annually as formula grants to participating jurisdictions (PJs). The program's flexibility allows States and local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancements, or rental assistance or security deposits.

The program was designed to reinforce several important values and principles of community development:

HOME's flexibility empowers people and communities to design and implement strategies tailored to their own needs and priorities.

HOME's emphasis on consolidated planning expands and strengthens partnerships among all levels of government and the private sector in the development of affordable housing.

HOME's technical assistance activities and setaside for qualified community-based non-profit housing groups builds the capacity of these partners.

HOME's requirement that participating jurisdictions match 25 cents of every dollar in program funds mobilizes community resources in support of affordable housing.

Community Development Financial Institution Fund

Community Development Financial Institutions provide capital, credit, and financial services to markets and populations that are underserved by traditional financial institutions. Communities can rebuild their physical environments and help businesses create jobs by accessing the capital and services of a CDFI.

CDFIs provide a unique range of financial products and services in economically distressed target markets, including mortgage financing for low income and first time homebuyers and non-profit developers, flexible underwriting and risk capital for community facilities, and technical assistance, commercial loans and investments to start-up or expanding businesses in low-income areas.

In order to capitalize better places and brighter futures, the Community Investment Fund of Indiana, Inc. (CIFI) provides development services and loans in qualified investment areas and to low income individuals that lack access to financial products or services throughout the state. Its purpose is to generate positive change by increasing financial and social capital flows across the state by directly financing projects, assisting in leveraging additional capital, and facilitating access to program services. CIFI's primary customers are individuals, businesses, not-for-profit organizations, community service providers and affordable housing developers.

Appendices

APPENDIX A - PUBLIC ENGAGEMENT BOARDS & SUMMARY

WHAT AMENITIES DO YOU WANT TO SEE ON DOWNTOWN STREETS?



GATEWAY STRUCTURE

VOTE HERE



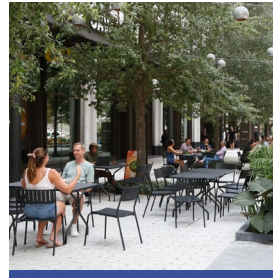
SIGNAGE & WAYFINDING

VOTE HERE



STREET PLANTINGS

VOTE HERE



OUTDOOR SEATINGS

VOTE HERE

IS THERE ANYTHING ELSE YOU WOULD LIKE TO SEE?



CURB BUMP-OUT

VOTE HERE



PEDESTRIAN LIGHTING

VOTE HERE



PUBLIC ART

VOTE HERE



PEDESTRIAN MARKINGS

VOTE HERE

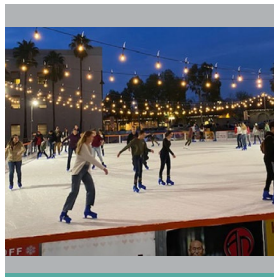


WHAT AMENITIES DO YOU LIKE TO SEE IN DOWNTOWN PARKS?



PICNIC TABLES

VOTE HERE



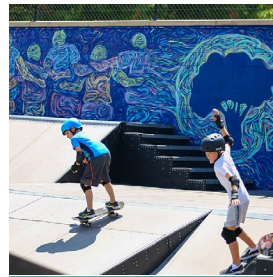
ICE SKATING RINK

VOTE HERE



PLAYGROUND

VOTE HERE



SKATE PARK

VOTE HERE

IS THERE ANYTHING ELSE YOU WOULD LIKE TO SEE?



AMPHITHEATER

VOTE HERE



FITNESS EQUIPMENT

VOTE HERE



MORE OPEN GREEN SPACE

VOTE HERE



SPORT COURT

VOTE HERE



WHAT PROGRAMS DO YOU WANT TO SEE?



COMMUNITY MOVIE NIGHTS

VOTE HERE



COMMUNITY GARDENS

VOTE HERE



COMMUNITY WORKSHOP

VOTE HERE



FITNESS PROGRAMMING

VOTE HERE



LIVE MUSIC & CONCERTS

VOTE HERE



WINTER FESTIVAL

VOTE HERE



VOLUNTEER PROGRAMS

VOTE HERE



FARMERS MARKET

VOTE HERE



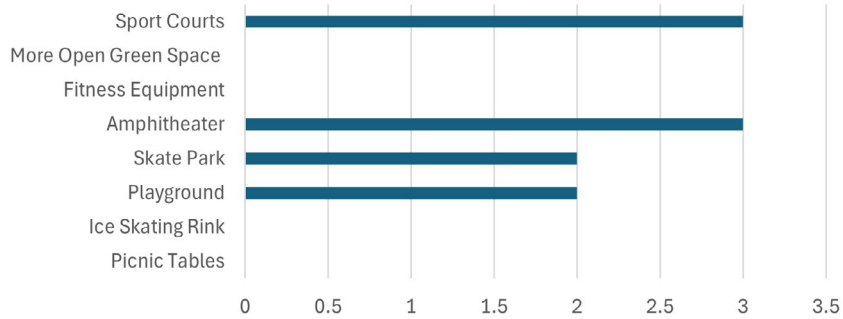
FOOD TRUCK

VOTE HERE

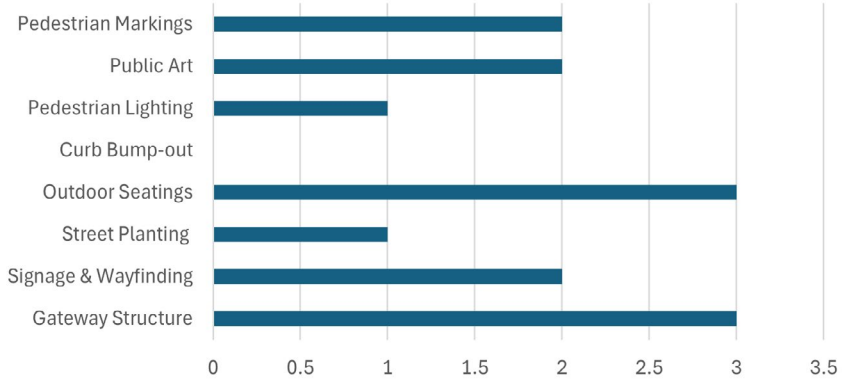
IS THERE ANYTHING ELSE YOU WOULD LIKE TO SEE?

STAKE HOLDER INPUT SUMMARY

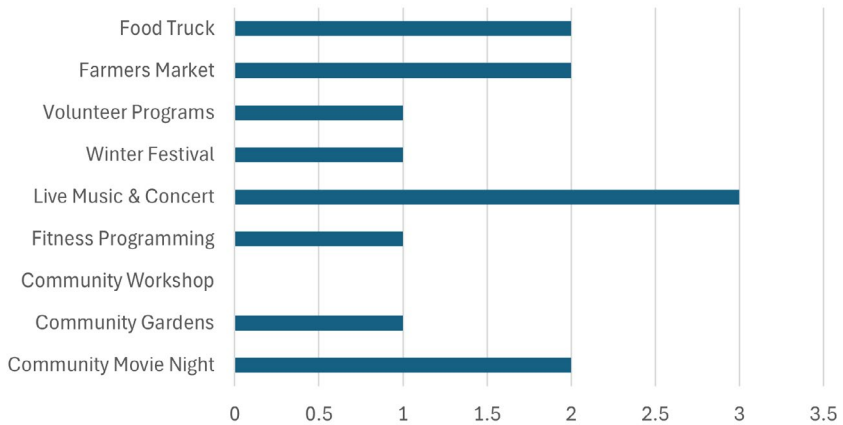
What Amenity Would You Like to See in Downtown Parks?



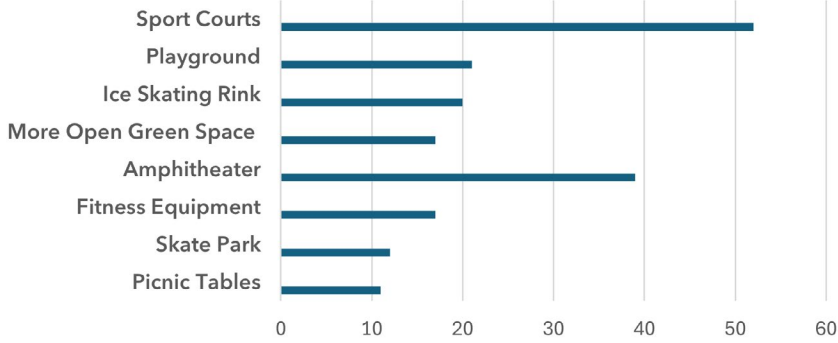
What Amenity Would You Like to See in Downtown Streets?



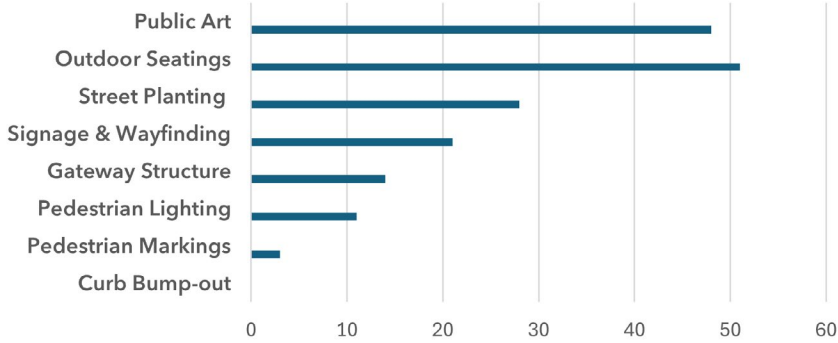
What Programs Do You Want to See?



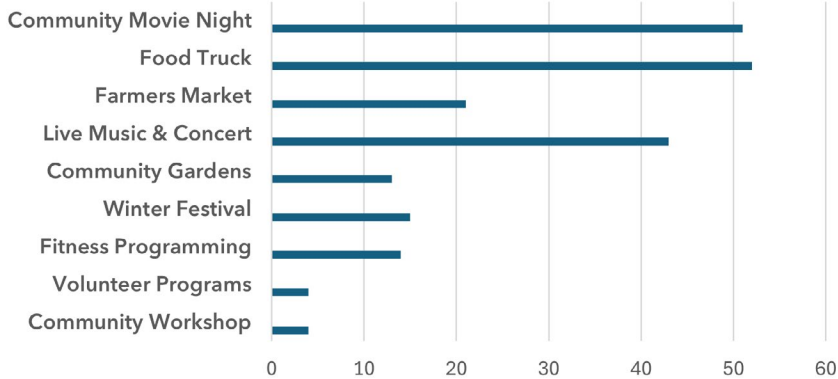
What Amenity Would You Like to See in Downtown Parks?



What Amenity Would You Like to See in Downtown Streets?



What Programs Do You Want to See?



APPENDIX B - COST OPINIONS

Town of Petersburg Downtown Park
 Petersburg, IN
 CONCEPTUAL COST OPINION
 12/11/2024



CONCEPTUAL SITE LAYOUT

Section	Quantity	Unit	Unit Cost	Total Cost
Section 02 0000 - Existing Conditions \$64,705.00				
Concrete Pavement Removal	10,230	SQUARE FOOT	\$3.50	\$35,805.00
Concrete Curb Removal	260	LINEAL FOOT	\$15.00	\$3,900.00
Misc. Demolition	1	LUMP SUM	\$25,000.00	\$25,000.00
Section 03 3000 - Cast-in-Place Concrete \$323,000.00				
Concrete Steps	45	CUBIC YARDS	\$1,500.00	\$67,500.00
Concrete Lawn Steps	495	LINEAL FOOT	\$250.00	\$123,750.00
Concrete Wall	170	LINEAL FOOT	\$775.00	\$131,750.00
Section 05 5213 - Pipe and Tube Railings \$23,600.00				
Handrail and Post	118	LINEAL FOOT	\$200.00	\$23,600.00
Section 26 0000 - Electrical Summary \$235,000.00				
Pole & Luminaire	5	EACH	\$12,000.00	\$60,000.00
String Lights & Poles Electrical, System	1	LUMP SUM	\$25,000.00	\$25,000.00
<i>(Includes cost of security conduit, boxes, mounts, and cabinet. Does not include the cost of City's contract with Presidio)</i>	1	LUMP SUM	\$150,000.00	\$150,000.00
Section 32 1216 - Asphalt Paving \$13,350.00				
Asphalt Pavement	1,335	SQUARE FOOT	\$10.00	\$13,350.00
Section 31 2000 - Earth Moving \$36,000.00				
Soil Import	900	CUBIC YARDS	\$40.00	\$36,000.00
Section 32 1313 - Concrete Paving \$158,110.00				
Concrete Pavement, 4 inch	6,655	SQUARE FOOT	\$12.00	\$79,860.00
Concrete Pavement, 6 inch	2,375	SQUARE FOOT	\$23.00	\$54,625.00
Curb, Concrete	275	LINEAR FOOT	\$45.00	\$12,375.00
Curb, Planter	250	LINEAR FOOT	\$45.00	\$11,250.00
Section 32 1726 - Tactile Warning Surfacing \$13,400.00				
Detectable Warning Surface	134	SQUARE FOOT	\$100.00	\$13,400.00
Section 32 3300 - Site Furnishings \$540,500.00				
Tree Grates	9	EACH	\$4,500.00	\$40,500.00
Performance Shelter	1	EACH	\$250,000.00	\$250,000.00
Display/Art Wall	1	LS	\$100,000.00	\$100,000.00
Miscellaneous Site Furnishings	1	LS	\$150,000.00	\$150,000.00
Section 32 8400 - Landscape Irrigation \$25,000.00				
Irrigation System	1	LUMP SUM	\$25,000.00	\$25,000.00
Section 32 9115 - Soil Preparation \$27,750.00				
Planting Soil	185	CUBIC YARD	\$150.00	\$27,750.00

Section 32 9200 - Turf and Grasses	Quantity	Unit	Unit Cost	\$6,504.00
Turf, Sod	542	SQUARE YARD	\$12.00	\$6,504.00

Section 32 9300 - Plants	Quantity	Unit	Unit Cost	\$53,825.00
Large Trees	11	EACH	\$700.00	\$7,700.00
Medium Trees	11	EACH	\$500.00	\$5,500.00
Plant Bed	2,575	SQUARE FOOT	\$15.00	\$38,625.00
Mulch, Hardwood	16	CUBIC YARD	\$125.00	\$2,000.00

Section 33 0000 - Utilities	Quantity	Unit	Unit Cost	\$100,000.00
Stormwater Allowance	1	LUMP SUM	\$100,000.00	\$100,000.00

CONSTRUCTION SUBTOTAL				\$1,620,744.00
General Conditions	7%			\$113,452.08
Construction Layout	1%			\$16,207.44
Mobilization/Demobilization	5%			\$81,037.20
Design Contingency	15%			\$243,111.60

ESTIMATED CONSTRUCTION TOTAL				\$2,074,552.32
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Alt. 1: Streetscape Improvements	Quantity	Unit	Unit Cost	
Asphalt Pavement Removal	13,700	SQUARE FOOT	\$2.50	\$34,250.00
Concrete Pavement Removal	1,000	SQUARE FOOT	\$3.50	\$3,500.00
Concrete Curb Removal	422	LINEAL FOOT	\$15.00	\$6,330.00
Concrete Pavement, 4 inch	1,925	SQUARE FOOT	\$12.00	\$23,100.00
Asphalt Pavement	12,405	SQUARE FOOT	\$10.00	\$124,050.00
Curb, Concrete	260	LINEAL FOOT	\$45.00	\$11,700.00
Large Trees	4	EACH	\$700.00	\$2,800.00
Plant Bed	405	SQUARE FOOT	\$15.00	\$6,075.00
Mulch, Hardwood	3	CUBIC YARD	\$125.00	\$375.00
Planting Soil	15	CUBIC YARD	\$150.00	\$2,250.00

CONSTRUCTION SUBTOTAL				\$214,430.00
General Conditions	7%			\$15,010.10
Construction Layout	1%			\$2,144.30
Mobilization/Demobilization	5%			\$10,721.50
Design Contingency	15%			\$32,164.50

ESTIMATED CONSTRUCTION TOTAL				\$274,470.40
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OLD PETERSBURG GYM RENOVATION/COMMUNITY CENTER				
Old Petersburg Gym				\$8,550,000
*Building Envelope Restoration	19,000	SQUARE FEET	\$450.00	\$8,550,000
CONSTRUCTION SUBTOTAL				\$8,550,000
General Conditions	7%			\$598,500
Construction Layout	1%			\$85,500
Mobilization/Demobilization	5%			\$427,500
Design Contingency	15%			\$1,282,500
ESTIMATED CONSTRUCTION TOTAL				\$10,944,000

*Costs are based on an analysis of the Sullivan, Indiana gym renovation that had total costs of \$550/sq. ft. The Sullivan Gym appears to be in substantially worse condition than the Petersburg Gym.

RECREATION PARK IMPROVEMENTS				
Site Preparation	Quantity	Unit	Unit Cost	\$162,000
Misc. Demolition	1	LUMP SUM	\$50,000.00	\$50,000
Soil import	2,800	CUBIC YARDS	\$40.00	\$112,000.00
Playground				\$764,916
Concrete Pavement, 4 inch	1,787	SQUARE FOOT	\$12.00	\$21,444
Stairs	2	CUBIC YARDS	\$1,500.00	\$2,700
Bench	9	EACH	\$1,240.00	\$11,160
PIP Surface	7,082	SQUARE FOOT	\$22.00	\$155,804
Play Equipment	1	LUMP SUM	\$500,000.00	\$500,000
Sod	161	SQUARE YARD	\$12.00	\$1,932
Large Trees	11	EACH	\$700.00	\$7,700
Ornamental Trees	15	EACH	\$500.00	\$7,500
Plant Bed	4,058	SQUARE FOOT	\$15.00	\$60,870
Mulch, Hardwood	25	CUBIC YARD	\$125.00	\$3,131
Planting Soil	84	CUBIC YARD	\$200.00	\$16,819
Sports Fields				\$814,473
Concrete Pavement, 4 inch	1,069	SQUARE FOOT	\$12.00	\$12,828
Curb, Concrete	0	LINEAL FOOT	\$45.00	\$0
Asphalt Trail	962	SQUARE FOOT	\$10.00	\$9,620
Resurface Sport Courts	21,502	SQUARE FOOT	\$5.00	\$107,510
Bleacher foundation	108	CUBIC YARDS	\$1,500.00	\$162,000
Wood bleacher	1,286	SQUARE FOOT	\$200.00	\$257,200
Swing Structure	2	EACH	\$40,000.00	\$80,000
Stairs	11	CUBIC YARDS	\$1,500.00	\$15,750
Handrail and Post	226	LINEAL FOOT	\$220.00	\$49,720
Fence	862	LINEAL FOOT	\$40.00	\$34,480
Park Signage Allowance	1	LUMP SUM	\$10,000.00	\$10,000
Sod	457	SQUARE YARD	\$12.00	\$5,484
Large Trees	16	EACH	\$700.00	\$11,200
Ornamental Trees	8	EACH	\$500.00	\$4,000
Plant Bed	2,547	SQUARE FOOT	\$15.00	\$38,205
Mulch, Hardwood	16	CUBIC YARD	\$125.00	\$1,965
Planting Soil	73	CUBIC YARD	\$200.00	\$14,511

Community Garden				\$262,964
Compacted Stone Surface	3,304	SQUARE FOOT	\$5.00	\$16,520
Asphalt Pavement	1,672	SQUARE FOOT	\$10.00	\$16,720
Raised Plant Bed	20	EACH	\$1,000.00	\$20,000
Tool Shed	1	LUMP SUM	\$75,000.00	\$75,000
Fence	300	LINEAL FOOT	\$150.00	\$45,000
Large Trees	5	EACH	\$700.00	\$3,500
Medium Trees	19	EACH	\$500.00	\$9,500
Plant Bed	2,755	SQUARE FOOT	\$15.00	\$41,325
Mulch, Hardwood	17	CUBIC YARD	\$125.00	\$2,126
Planting Soil	51	CUBIC YARD	\$200.00	\$10,204
Stormwater Recharge Basin	1,538	SQUARE FOOT	\$15.00	\$23,070
Utilities				\$400,000
Irrigation System	1	LUMP SUM	\$100,000.00	\$100,000.00
Stormwater Allowance	1	LUMP SUM	\$100,000.00	\$100,000.00
Pole & Luminaire Electrical, System <i>(Includes cost of security conduit, boxes, mounts, and cabinet. Does not include the cost of City's contract with Presidio)</i>	1	LUMP SUM	\$100,000.00	\$100,000.00
CONSTRUCTION SUBTOTAL				\$2,404,354
General Conditions	7%			
Construction Layout	1%			\$24,044
Mobilization/Demobilization	5%			\$120,218
Design Contingency	15%			\$360,653
ESTIMATED CONSTRUCTION TOTAL				\$2,909,268

STREETSCAPE CONSTRUCTION & DEVELOPMENT SITE PREPARATION

Sycamore St. and 10th St. Extension				\$943,506
Site Preparation & Misc. Demolition	1	LUMP SUM	\$80,000.00	\$80,000
Asphalt Pavement	26,855	SQUARE FOOT	\$10.00	\$268,550
Asphalt Trail	2,130	SQUARE FOOT	\$10.00	\$21,300
Concrete Sidewalk	9,507	SQUARE FOOT	\$12.00	\$114,084
Curb	1,750	LINEAL FOOT	\$45.00	\$78,750
Curb Ramp	10	EACH	\$2,000.00	\$20,000
Pavement Stripes	2,000	LINEAL FOOT	\$5.00	\$10,000
Sod	1,100	SQUARE YARD	\$12.00	\$13,200
Large Trees	42	EACH	\$700.00	\$29,400
Planting Soil	61	CUBIC YARD	\$200.00	\$12,222
Stormwater Allowance	1	LUMP SUM	\$200,000.00	\$200,000.00
Pole & Luminaire	16	EACH	\$6,000.00	\$96,000.00
Existing Streetscape Improvements				\$1,343,858
Site Preparation & Misc. Demolition	1	LUMP SUM	\$150,000.00	\$150,000
Concrete Sidewalk	22,528	SQUARE FOOT	\$12.00	\$270,336
Asphalt Pavement - resurfaced	34,757	SQUARE FOOT	\$7.00	\$243,299
Curb - Existing Streets	1,000	LINEAL FOOT	\$45.00	\$45,000
Curb Ramp	45	EACH	\$2,000.00	\$90,000
Pavement Stripes	4,089	LINEAL FOOT	\$4.00	\$16,356
Large Trees	90	EACH	\$700.00	\$63,000
Planting Soil	158	CUBIC YARD	\$200.00	\$31,667
Stormwater Allowance	1	LUMP SUM	\$100,000.00	\$100,000.00
Pole & Luminaire	50	EACH	\$6,000.00	\$300,000.00

Multi-family Development				\$125,000
Site Demolition	1	LUMP SUM	\$100,000.00	\$100,000
Site Preparation	1	LUMP SUM	\$25,000.00	\$25,000
Administration Building				\$225,000
Building Demolition	1	LUMP SUM	\$200,000.00	\$200,000
Site Preparation	1	LUMP SUM	\$25,000.00	\$25,000
Cottage House Development				\$480,000
Site Demolition	1	LUMP SUM	\$450,000.00	\$450,000
Site Preparation	1	LUMP SUM	\$30,000.00	\$30,000
CONSTRUCTION SUBTOTAL				\$3,117,364
General Conditions	7%			\$218,215
Construction Layout	1%			\$31,174
Mobilization/Demobilization	5%			\$155,868
Design Contingency	15%			\$467,605
ESTIMATED CONSTRUCTION TOTAL				\$3,990,226

Alt. 1: Streetscape Improvements				\$793,858
	Quantity	Unit	Unit Cost	
Concrete Sidewalk	22,528	SQUARE FOOT	\$12.00	\$270,336
Asphalt Pavement - resurfaced	34,757	SQUARE FOOT	\$7.00	\$243,299
Curb - Existing Streets	1,000	LINEAL FOOT	\$45.00	\$45,000
Curb Ramp	45	EACH	\$2,000.00	\$90,000
Pavement Stripes	4,089	LINEAL FOOT	\$4.00	\$16,356
Sod	2,850	SQUARE YARD	\$12.00	\$34,200
Large Trees	90	EACH	\$700.00	\$63,000
Plant Bed	0	SQUARE FOOT	\$15.00	\$0
Mulch, Hardwood	0	CUBIC YARD	\$125.00	\$0
Planting Soil	158	CUBIC YARD	\$200.00	\$31,667
CONSTRUCTION SUBTOTAL				\$793,858
General Conditions	7%			\$55,570
Construction Layout	1%			\$7,939
Mobilization/Demobilization	5%			\$39,693
Design Contingency	15%			\$119,079
ESTIMATED CONSTRUCTION TOTAL				\$1,016,138



BASE BID CONSTRUCTION

10th Street Trail	Quantity	Unit	Unit Cost	
*Trail Development	1,500	LINEAR FEET	\$360.00	\$540,000
CONSTRUCTION SUBTOTAL				\$540,000
General Conditions	7%			\$37,800
Construction Layout	1%			\$5,400
Mobilization/Demobilization	5%			\$27,000
Design Contingency	15%			\$81,000
ESTIMATED CONSTRUCTION TOTAL				\$691,200

*Costs assume maintaining the existing asphalt roadway and no major utility upgrades. Costs include improvements to both sides of the road, curbs, sidewalk, asphalt trail, tree lawn, lighting, planting soil, lawn, and trees.

Main Street	Quantity	Unit	Unit Cost	
HAWK Signal	1	LS	\$100,000.00	\$100,000
**Trail Development	1,650	LINEAR FEET	\$36.00	\$59,400
CONSTRUCTION SUBTOTAL				\$159,400
General Conditions	7%			\$11,158
Construction Layout	1%			\$1,594
Mobilization/Demobilization	5%			\$7,970
Design Contingency	15%			\$23,910
ESTIMATED CONSTRUCTION TOTAL				\$204,032

** Costs assume maintaining all recent improvements in-place. Costs are for additive measures including wayfinding and branding signage, decorative striping, and a HAWK signal at the Main and 10th Street intersection.

Goodlet Street	Quantity	Unit	Unit Cost	
***Trail Development	650	LINEAR FEET	\$285.00	\$185,250
CONSTRUCTION SUBTOTAL				\$185,250
General Conditions	7%			\$12,968
Construction Layout	1%			\$1,853
Mobilization/Demobilization	5%			\$9,263
Design Contingency	15%			\$27,788
ESTIMATED CONSTRUCTION TOTAL				\$237,120

***Costs assume maintaining the existing asphalt roadway and no major utility upgrades. Costs include improvements to both sides of the road, curbs, sidewalk, asphalt trail, tree lawn, lighting, planting soil, lawn, and trees.

