



GREENFIELD, INDIANA

CAPITAL IMPROVEMENT PLAN

2019-2029



ACKNOWLEDGEMENTS

This plan was created to define the direction for the City of Greenfield's future growth and development. Several individuals and groups have had a significant influence guiding the development of this plan, and the vision created for Greenfield is a testimony to their commitment and participation. Special thanks to the community members, stakeholders, property & business owners who participated throughout the public process

MAYOR

Chuck Fewell

CLERK-TREASURER

Lori Elmore

CITY COUNCIL

Gary A. McDaniel – District 1

Mitch Pendlum – District 2

Keely Butrum – District 3

Jeff Lowder – District 4

Kerry Grass – District 5

Dan Riley – At Large

Joe Skvarenina – At Large

PLANNING DEPARTMENT

Joanie Fitzwater, CPM, Planning Director

Jenna Wertman, AICP, Associate Planner

STEERING COMMITTEE

Steve Long

Ron Pritzke

Dan Riley

Rick Roberts

Nick Kile

Skip Kuker

Retta Livengood

Denna Gundrum

Chuck Fewell, Mayor

CITY STAFF

Jason Koch – City Engineer

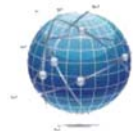
Dan Worl – Utility Business Manager

Joanie Fitzwater – Planning Director

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TAYLOR
SIEFKER
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design group



CWCLATITUDES LLC

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EXECUTIVE SUMMARY

THE PLAN

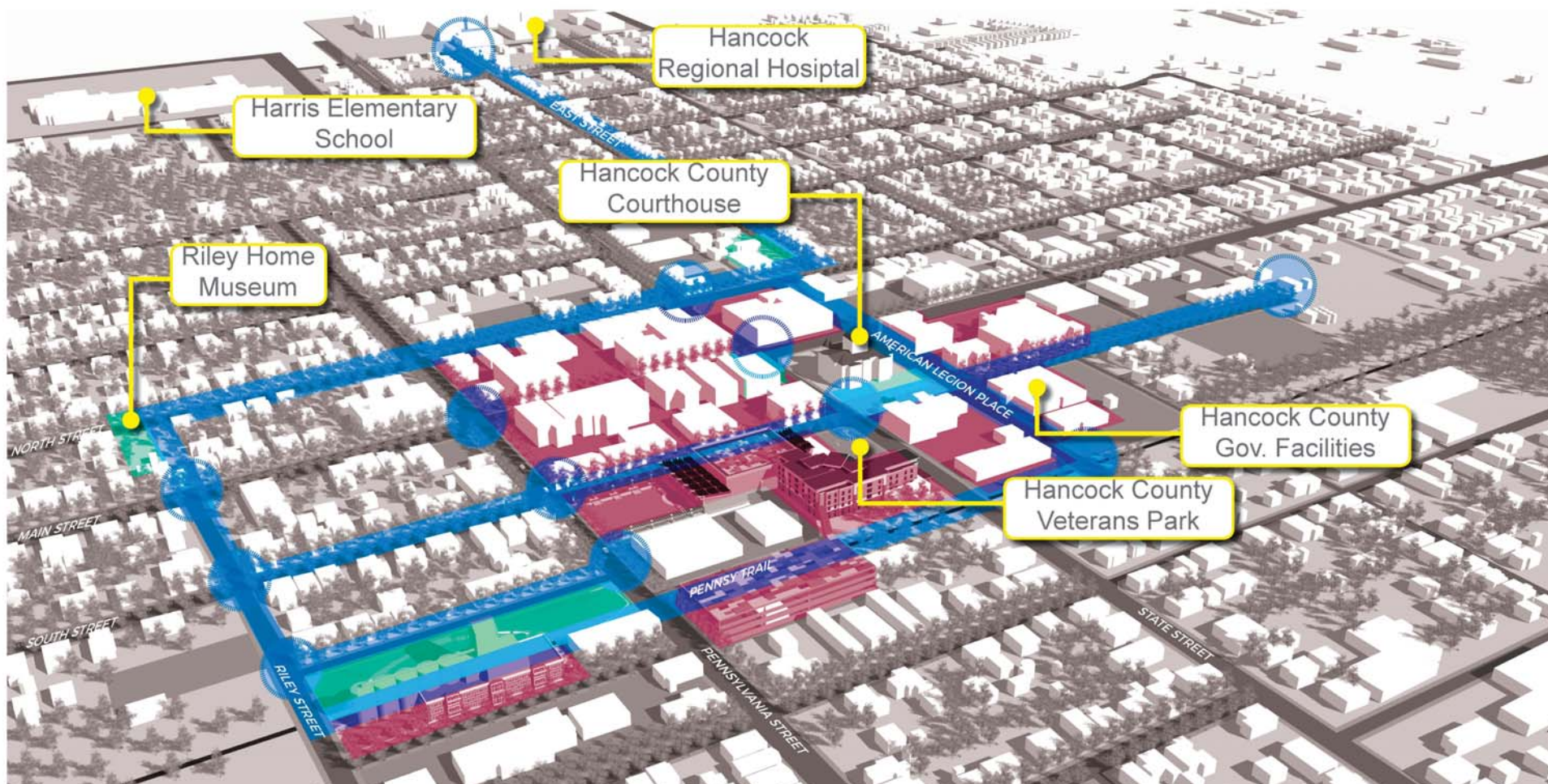
OVERVIEW

The Capital Improvement Plan primarily focuses on the core of downtown Greenfield. This plan is intended to be the action plan for the previous planning efforts of the community. The City recognizes that this is a new step taken to create a community known for its heritage and cultural character that supports redevelopment and includes infrastructure improvements that can make Greenfield stand out among other communities in Indiana.

Greenfield intends to be proactive about its growth and make changes to build a strong community. To do this, it was decided that the best approach to start this change would be to create a capital improvement plan that would be the start of implementation of the planning efforts that have preceded the CIP.

The CIP serves as the guiding document for city officials, decision makers, developers and residents. Referencing this document as development and reinvestment has the opportunity to occur will make certain the proper steps are being taken to achieve the community's vision. The CIP defines what Greenfield wants to accomplish and establishes an implementation schedule to achieve the desired vision.

Greenfield's CIP should serve as both the primary guiding document that becomes the basis for decisions about future growth, redevelopment and rehabilitation and supporting infrastructure. It is intended to be a flexible document and broad in nature. This allows the City to be responsive to changes or unforeseen circumstances over the next 10 years.





BACKGROUND

PREVIOUS PLANS

OVERVIEW

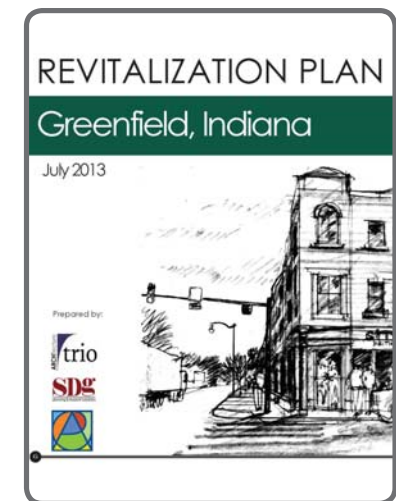
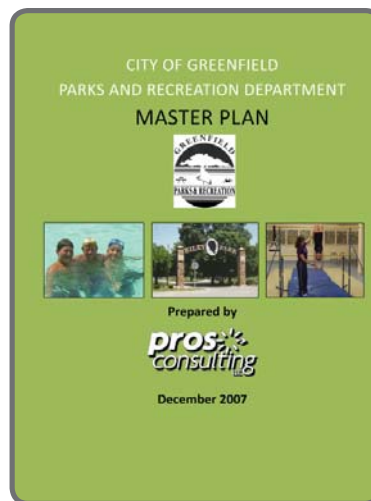
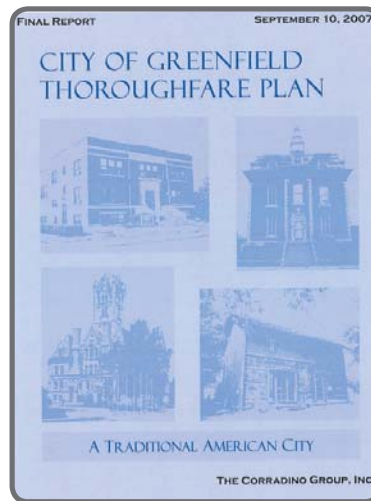
The foundation for the Capital Improvement Plan is the planning that has been accomplished to date. The CIP is comprised of projects that originate from those projects that have been identified in previous plans through a multitude of public surveys and public involvement. These include the Thoroughfare Plan, Park and Recreation Master Plan, Comprehensive Plan and the Downtown Revitalization Plan.

CITY OF GREENFIELD THOROUGHFARE PLAN

This City of Greenfield Thoroughfare Plan Update, September 2007, was an update of the previous City of Greenfield Thoroughfare Plan Map dated October 22, 1999. The Thoroughfare Plan is a long-range planning tool that provides guidance to promote infrastructure development that accounts for the recommendations of the Greenfield Comprehensive Plan to provide for a better overall Greenfield transportation network. The Thoroughfare Plan consists of the following elements:

- A Thoroughfare Plan Map;
- A 2007, 2012 and 2017 travel demand model; and
- Information summary sheets for feasible individual roadway improvement projects identified during the development of the Thoroughfare Plan;

Only improvements that would not infringe on the historic and unique layout of the city and improvements that support the overall direction of the Comprehensive Plan were considered. The plan study area is in the Greenfield Planning Area, from 200 West to 500 East, and from 400 North to 300 South.



CITY OF GREENFIELD PARKS AND RECREATION MASTER PLAN

The Parks and Recreation Master Plan, January 2014, provided a method for the community to express their concerns and share what they saw as needs for the programs and facilities offered by the Parks and Recreation Department. The Park and Recreation Master used the public input method as the basis for updating the Master Plan and identified those goals and objectives to accomplish the task for the next five years. This process also provided the Department with the necessary information in applying for various grants and funding opportunities. The City of Greenfield provides the only year-round parks and recreation services in Hancock County. While the survey was only sent to residents of the city, the Department knows from past program evaluations that about 50% of all participants live outside the city limits. Parks and trails provide social interactions with the community, preserve and protect the environment and provide for a more active, healthier community that can help drive economic development.

CITY OF GREENFIELD COMPREHENSIVE PLAN

The Comprehensive Plan, November 2015, through a comprehensive planning process and outreach programs highlighted a renewed spirit of community in Greenfield. In recent years the City has seen a heightened alliance of many organizations, bringing businesses and residents together to foster positive change. The Greenfield Comprehensive Plan sought to support those efforts by crafting policies that brought the community goals to the forefront of decisions made within the City. The Comprehensive Plan captured the vision of Greenfields citizens so that the City could use this input to help guide future growth, development, and the vitality of Greenfield.

During the update of the Plan, the City sought the input of every member of the community through surveys and workshop. The City's objective was to capture the emotional and personal connections residents feel for the City, to identify unifying characteristics, to understand what groups are working to accomplish, and to translate those collective messages into a guide that serves as the foundation for future community decisions. As stewards of the community, the City administration couldn't take a neutral position on future development.

CITY OF GREENFIELD REVITALIZATION PLAN

The intent of the Revitalization Plan, July 2013, was to create a vibrant downtown and, by extension, an exciting city. Commissioned through a grant by the Indiana Office of Community and Rural Affairs (OCRA), the plan was intended to guide the rebirth of civic pride and prosperity in Greenfield.

Some of the issues that led to developing the plan included vacant lots, vacancy, loss, and disrepair of several historic buildings in downtown. There was also a lack of defined and inviting connective paths to the surrounding neighborhoods. These connections would funnel residents to a vital center of activity for family and friends to gather, recreate, eat or shop. There was a need for a plan with specific steps intended to fill those vacancies and create an improved and improving downtown retail, office and living experience.

The project area encompassed the main portion of downtown with a southern boundary just past the Pennsy Trail, west to Riley Avenue and Pennsylvania Street, with Meek and Spring Streets on the east, and Walnut and Grant Streets on the north. Within the boundaries of the project area, the project team has carefully studied existing conditions emphasizing an understanding of Greenfield's history, infrastructure, projects in process and planned, existing building stock, economics, and local culture. This data collection was augmented through the immense sharing of ideas expressed through many local meetings.

PLANNING PROCESS

OVERVIEW

Greenfield is the heart of the economic and social life for the region. With an intact downtown and historically-significant features Greenfield takes great pride in its heritage as being a genuine American city. Because of this foundation, City of Greenfield is well positioned to leverage its resources to capture and incentivize growth and development. The 2018 Capital Improvement Plan is the short to midrange guide for capital projects for the City, public private partnerships, and private development within the City core. Included in the plan are objectives, graphics, and strategies for implementation that are reflective of the desires of the community.

As the City moves forward, the goal of this plan is preserving the historic structures, identity, and history of Greenfield. By fine tuning the City's infrastructure, it allows the City to attract new residents, talent and business attraction and provide new experiences for current residents. These improvements can also assist in attracting new businesses and assist in providing incentives for existing businesses to stay and attract new talent. By continuing to grow and address infrastructure needs in a methodical, logical way will allow the City to capitalize on its existing assets and will provide the best leverage for transformational future for the City.

WHAT IS A CAPITAL IMPROVEMENT PLAN (CIP)?

A Capital Improvement Plan (CIP) contains individual projects for a local government, projects that can be developed as public partnership opportunities, and potential private developments that the City can pursue and provide incentives for; in conjunction with tentative schedules. The CIP provides a working blueprint for sustaining and improving the community's infrastructures. It coordinates strategic planning, financial capacity, and physical development. A CIP stands at the epicenter of a government's Planning, Public Works, and Finance departments.

The capital program is a plan for capital expenditures that extends typically five to ten years beyond the capital budget.

WHAT ARE THE BENEFITS OF A CAPITAL IMPROVEMENT PLAN?

A properly developed CIP can deliver the following benefits:

- Synchronizes capital and operating budgets
- Systematically evaluates competing demands

for resources based on a prioritization matrix reflecting the entity's long-term goals and objectives

- Identifies, prioritizes, and optimizes the financing of capital projects
 - o Pay as you go
 - o Federal and State grants
 - o Private Grants
 - o Debt financing
- Links strategic and comprehensive plans with fiscal capacity
- Informs the public about the government's investment in infrastructure

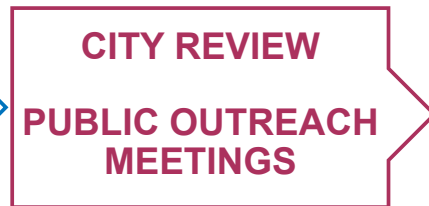
BUDGETARY IMPACT

Departmental budgets may be impacted by capital projects once they are completed and require maintenance/upkeep. Examples of these impacts include additional or reduced utilities, fuel costs, or staffing changes, which may not be realized until after projects are completed. For many projects, the operating costs are captured in the department's annual operating budget and no additional operating costs are listed. Most projects will not have an operating impact in the initial funding year, since this is typically the construction/installation phase and operating budgets are not impacted.

PHASE 1:



PHASE 2



PHASE 3



PUBLIC INPUT

PUBLIC INPUT PROCESS

The process for developing the Capital Improvement Plan was developed with various opportunities for public input. The Steering Committee was established and provided feedback on project priorities. Public input was gathered from May through August for the project priorities. A variety of methods for gathering public input were used for the CIP, including open houses and online surveys. Three public open houses and an online survey were launched to gather feedback on the plan. Three hundred eighty-eight individual project responses were collected for the open houses for the survey, and 67 people attended the public open houses to participate in multiple sessions.

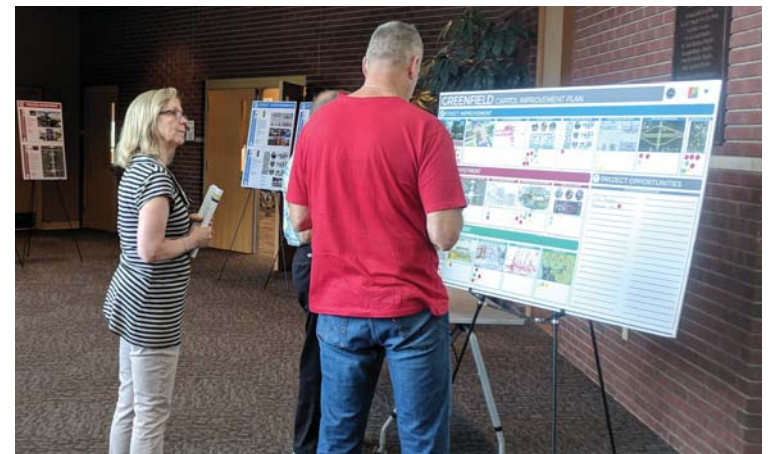
The overwhelming interest and support that residents have shown in this and previous efforts has been the driving force of this update. A successful plan hinges on community input and values, and Greenfields residents did an outstanding job of providing this input.

Summary Public Input 2018-2021

Project Number	Stellar Project Name	Steering Committee	Public Open House 5-22-18	Public Open House 5-23-18	Public Open House 5-29-18	Total
SI 1	Depot Street Redesign	5	10	12	13	40
SI 2	Intersection Improvements	0	5	9	7	21
SI 3	South Street Redesign	0	0	0	0	0
SI 4	Riley Literay Trail	8	9	10	1	28
SI 5	North Street Living Alley	3	6	2	0	11
SI 6	East Street Connector	1	2	2	2	7
PI 1	Pennsy Trail Lofts	0	6	2	5	13
PI 2	Downtown Building Investment	0	0	3	4	7
PI 3	Historic Façade Restoration	1	1	13	14	29
PI 4	Downtown Anchor Development	9	9	4	6	28
PI 5	Pennsy Trail Housing	1	8	5	7	21
CE 1	Depot Street Park	6	14	18	18	56
CE 2	Riley House Museum Expansion	3	5	1	6	15
CE 3	Memorial Building Renovation	4	5	2	5	16
CE 4	City Hall Renovation	0	7	6	0	13
	I70 & SR 9 Interchange	2	2	4	12	20
	Franklin St. Trail	5	5	9	6	25
	Pool Renovation	1	0	0	0	1
	Brandywine Trail	1	0	0	0	1
	City Conversion	1	0	0	0	1
	Franklin Park	2	6	8	19	35
	Total	53	100	110	125	388

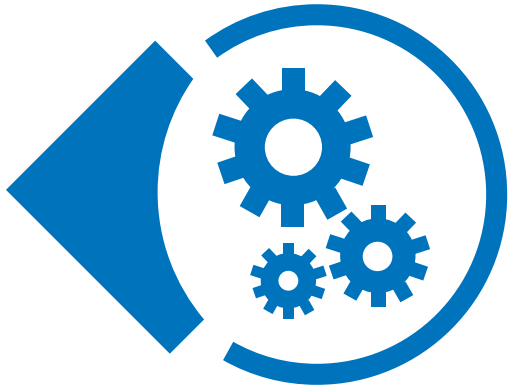
Summary Public Input Ranked 2018-2021

Project Number	Stellar Project Name	Steering Committee	Public Open House 5-22-18	Public Open House 5-23-18	Public Open House 5-29-18	Total
CE 1	Depot Street Park	6	14	18	18	56
SI 1	Depot Street Redesign	5	10	12	13	40
	Franklin Park	2	6	8	19	35
PI 3	Historic Façade Restoration	1	1	13	14	29
SI 4	Riley Literay Trail	8	9	10	1	28
PI 4	Downtown Anchor Development	9	9	4	6	28
	Franklin St. Trail	5	5	9	6	25
SI 2	Intersection Improvements	0	5	9	7	21
PI 5	Penny Trail Housing	1	8	5	7	21
	I70 & SR 9 Interchange	2	2	4	12	20
CE 3	Memorial Building Renovation	4	5	2	5	16
CE 2	Riley House Museum Expansion	3	5	1	6	15
PI 1	Penny Trail Lofts	0	6	2	5	13
CE 4	City Hall Renovation	0	7	6	0	13
SI 5	North Street Living Alley	3	6	2	0	11
SI 6	East Street Connector	1	2	2	2	7
PI 2	Downtown Building Investment	0	0	3	4	7
	Pool Renovation	1	0	0	0	1
	Brandywine Trail	1	0	0	0	1
	City Conversion	1	0	0	0	1
SI 3	South Street Redesign	0	0	0	0	0
	Total	53	100	110	125	388



PLAN THEMES

The Capital Improvement Plan is divided into three themes: Street Improvements, Private Investment and Civic Enhancement.



STREET IMPROVEMENT

Highlighted within the Street Improvement section of the CIP are projects that significantly impact public infrastructure and transportation. This includes upgrading vehicular, bicycle, and pedestrian networks throughout high volume areas downtown by making routes safe, accessible, and aesthetically pleasing. These include streets, sidewalks, intersections and pathways. Included in the street improvements section are items that compliment these projects or are advisable to address at the time of doing the project. These can include updating utilities such as sanitary and storm sewers, water lines, curbs, signage, plantings, or other amenities.



PRIVATE INVESTMENT

The City recognizes that not all capital investment is driven by the City and that the City has a vested interest in attracting and facilitating development in the private sector. Private investment can assist the City in meeting the needs of the community, both for residents and businesses. An example is housing. While the City isn't best suited to develop, build and manage housing that could include single family, multifamily, or townhomes, developers are, but may need to be encouraged to develop their projects by providing incentives. This provides a two-fold opportunity. The first helps the City meet it's needs and the second provides an opportunity for the developer to be successful.



CIVIC ENHANCEMENT

"Great cities have great public places – gathering spots which bring together the whole community, including people of varying backgrounds and economic status."
— George B. Kaiser

A beautiful and vibrant city helps retain the young people who will become Greenfield's future leaders. It communicates that Greenfield takes pride in its community and values those who make meaningful contributions to securing its future and helping its citizens enjoy a high quality of life. This CIP is intended to preserve, restore, enhance, enrich and sustain the public realm – the streets and open space – of the city of Greenfield. It invests in projects that are suggested either by the members of the public, steering committee or potential stakeholders.

CONTEXT & LOCATION

PLAN STUDY AREA

The City of Greenfield is the county seat of Hancock County with an approximate population of 21,709 people and is considered part of the Indianapolis metropolitan area in central Indiana. The community is situated along the intersection of the National Road US 40 and State Road HW 9.

The city is approximately twenty-five (25) miles East of Indianapolis. In addition, Interstate 70 passes through Greenfield on the city's northern boundary.

STREET IMPROVEMENT



1. Depot Street Redesign
2. Intersection Improvements
3. South Street Redesign
4. Riley Literary Trail
5. North Street Living Alley Phase 2
6. East Street Connector

PRIVATE INVESTMENT

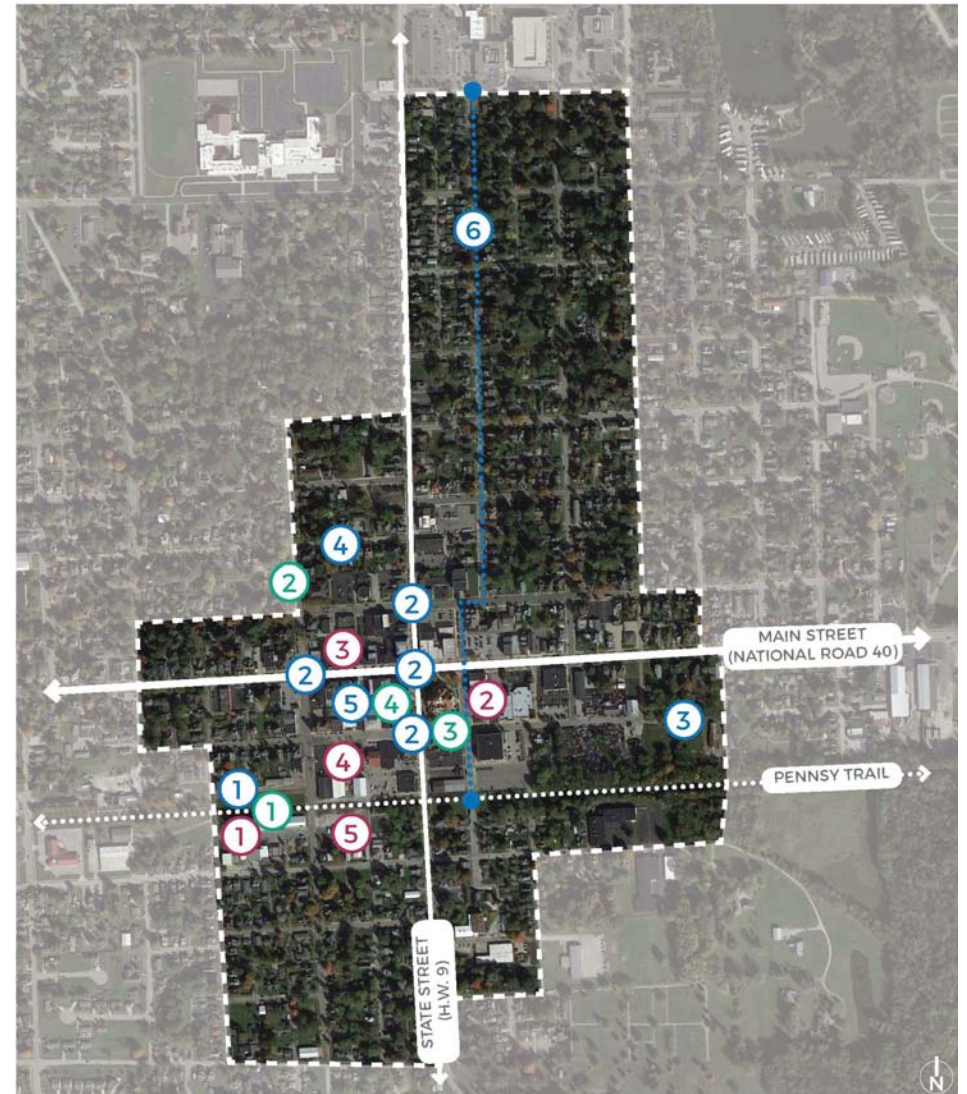


1. Pennsy Place Lofts
2. Downtown Building Investment
3. Historic Facade Restoration
4. Anchor Development
5. Pennsy Trail Housing

CIVIC ENHANCEMENT



1. Depot Street Park
2. Riley House Museum Expansion
3. Memorial Building Renovation
4. City Hall Reinvestment



FINANCIAL SUMMARY

OVERVIEW

A Capital Improvement Plan (CIP) is a system of documenting the capital investments that a community plans to make in the short-term, often five to ten years. A CIP identifies projects, timelines, estimated costs, and funding sources and is linked to a community's budgeting process. It is a means of planning ahead for capital improvements and ensuring implementation of specific projects by connecting them more closely to the budgeting process. Greenfield's CIP would include funding needed for any capital improvement the City is planning to invest in, regardless of which department will be responsible for operating and maintaining a given investment.

**City of Greenfield, Indiana
Local Investment Detail
2018-2021**

Funding Source	Available Funds	Depot Street Redesign	Intersection Improvements	South Street Redesign	Riley Literay Trail	North Street Living Alley	East Street Connector	Pennsy Trail Lofts	Downtown Building Investment	Historic Façade Restoration	Downtown Anchor Development	Pennsy Trail Housing	Depot Street Park	Riley House Museum Expansion	Memorial Building Renovation	City Hall Renovation	Total
Potential Partners		SI 1	SI 2	SI 3	SI 4	SI 5	SI 6	PI 1	PI 2	PI 3	PI 4	PI 5	CE 1	CE 2	CE 3	CE 4	
Project Cost		\$1,119,212	\$7,478,164	\$8,119,119	\$2,660,900	\$247,330	\$2,894,838	\$12,551,648	\$10,001,741	\$712,001	\$15,255,916	\$3,162,697	\$2,947,898	\$239,025	\$5,493,375	\$2,701,304	\$75,585,169
IHCDA	\$2,250,000							\$1,000,000				\$1,000,000					\$2,000,000
INDOT	\$2,000,000	\$692,839	\$5,982,531	\$5,084,937	\$2,128,720		\$1,806,957										\$15,695,985
OCRA	\$2,000,000								\$1,500,000	\$500,000			\$500,000		\$500,000		\$3,000,000
Local Funding Sources																	\$20,695,985
City of Greenfield	\$21,678,475	\$326,373	\$1,495,633	\$3,034,182	\$532,180	\$150,000	\$1,087,881	\$1,500,000	\$500,000	\$50,000	\$7,500,000	\$500,000	\$2,254,898	\$46,025		\$2,701,304	\$21,678,475
Community Fundraising	\$583,330	\$100,000				\$97,330							\$193,000	\$193,000			\$583,330
Private / Developers	\$32,627,379							\$10,051,648	\$8,001,741	\$162,001	\$7,755,916	\$1,662,697			\$4,993,375	\$0	\$32,627,379
Subtotal	\$54,889,184	\$426,373	\$1,495,633	\$3,034,182	\$532,180	\$247,330	\$1,087,881	\$11,551,648	\$8,501,741	\$212,001	\$15,255,916	\$2,162,697	\$2,447,898	\$239,025	\$4,993,375	\$2,701,304	\$54,889,184
Total		\$1,119,212	\$7,478,164	\$8,119,119	\$2,660,900	\$247,330	\$2,894,838	\$12,551,648	\$10,001,741	\$712,001	\$15,255,916	\$3,162,697	\$2,947,898	\$239,025	\$5,493,375	\$2,701,304	\$75,585,169

**City of Greenfield, Indiana
Local Investment Detail
2018-2021**

Funding Source	Depot Street Redesign	Intersection Improvements	South Street Redesign	Riley Literay Trail	North Street Living Alley	East Street Connector	Total
Potential Partners	SI 1	SI 2	SI 3	SI 4	SI 5	SI 6	
Project Cost	\$1,119,212	\$7,478,164	\$8,119,119	\$2,660,900	\$247,330	\$2,894,838	\$22,519,563
IHDA							\$0
INDOT	\$692,839	\$5,982,531	\$5,084,937	\$2,128,720		\$1,806,957	\$15,695,985
OCRA							\$0
Local Funding Sources							\$15,695,985
City of Greenfield	\$326,373	\$1,495,633	\$3,034,182	\$532,180	\$150,000	\$1,087,881	\$6,626,248
Community Fundraising	\$100,000				\$97,330		\$197,330
Private / Developers							\$0
Subtotal	\$426,373	\$1,495,633	\$3,034,182	\$0	\$247,330	\$1,087,881	\$6,823,578
Total	\$1,119,212	\$7,478,164	\$8,119,119	\$2,660,900	\$247,330	\$2,894,838	\$22,519,563

City of Greenfield, Indiana Local Investment Detail 2018-2021

Funding Source	Penny Trail Lofts	Downtown Building Investment	Historic Façade Restoration	Downtown Anchor Development	Penny Trail Housing	Total
Potential Partners	PI 1	PI 2	PI 3	PI 4	PI 5	
Project Cost	\$12,551,648	\$10,001,741	\$712,001	\$15,255,916	\$3,162,697	\$41,684,004
IHCDA	\$1,000,000				\$1,000,000	\$2,000,000
INDOT						\$0
OCRA		\$1,500,000	\$500,000			\$2,000,000
Local Funding Sources						\$4,000,000
City of Greenfield	\$1,500,000	\$500,000	\$50,000	\$7,500,000	\$500,000	\$10,050,000
Community Fundraising						\$0
Private / Developers	\$10,051,648	\$8,001,741	\$162,001	\$7,755,916	\$1,662,697	\$27,634,004
Subtotal	\$11,551,648		\$212,001	\$15,255,916	\$2,162,697	\$37,684,004
Total	\$12,551,648	\$10,001,741	\$712,001	\$15,255,916	\$3,162,697	\$41,684,004

City of Greenfield, Indiana Local Investment Detail 2018-2021

Funding Source	Depot Street Park	Riley House Museum Expansion	Memorial Building Renovation	City Hall Renovation	Total
Potential Partners	CE 1	CE 2	CE 3	CE 4	
Project Cost	\$2,947,898	\$239,025	\$5,493,375	\$2,701,304	\$11,381,602
IHDA					\$0
INDOT					\$0
OCRA	\$500,000		\$500,000		\$1,000,000
Local Funding Sources					\$1,000,000
City of Greenfield	\$2,254,898	\$46,025		\$2,701,304	\$5,002,227
Community Fundraising	\$193,000	\$193,000			\$386,000
Private / Developers			\$4,993,375	\$0	\$4,993,375
Subtotal			\$4,993,375	\$2,701,304	\$10,381,602
Total	\$2,947,898	\$239,025	\$5,493,375	\$2,701,304	\$11,381,602



PROJECT DETAILS

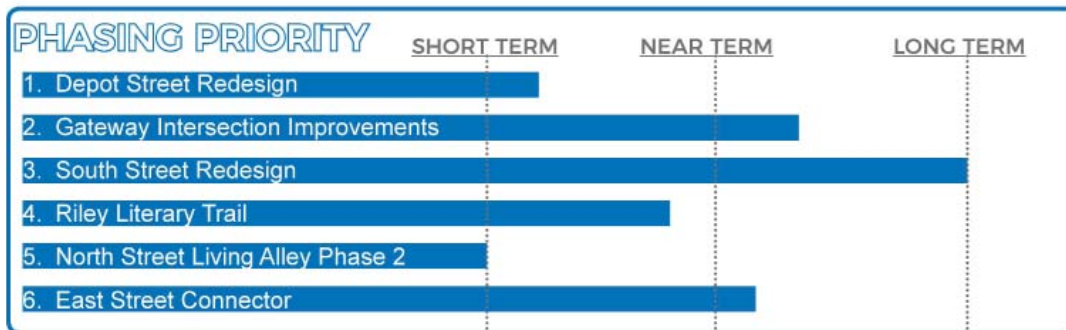
STREET IMPROVEMENTS

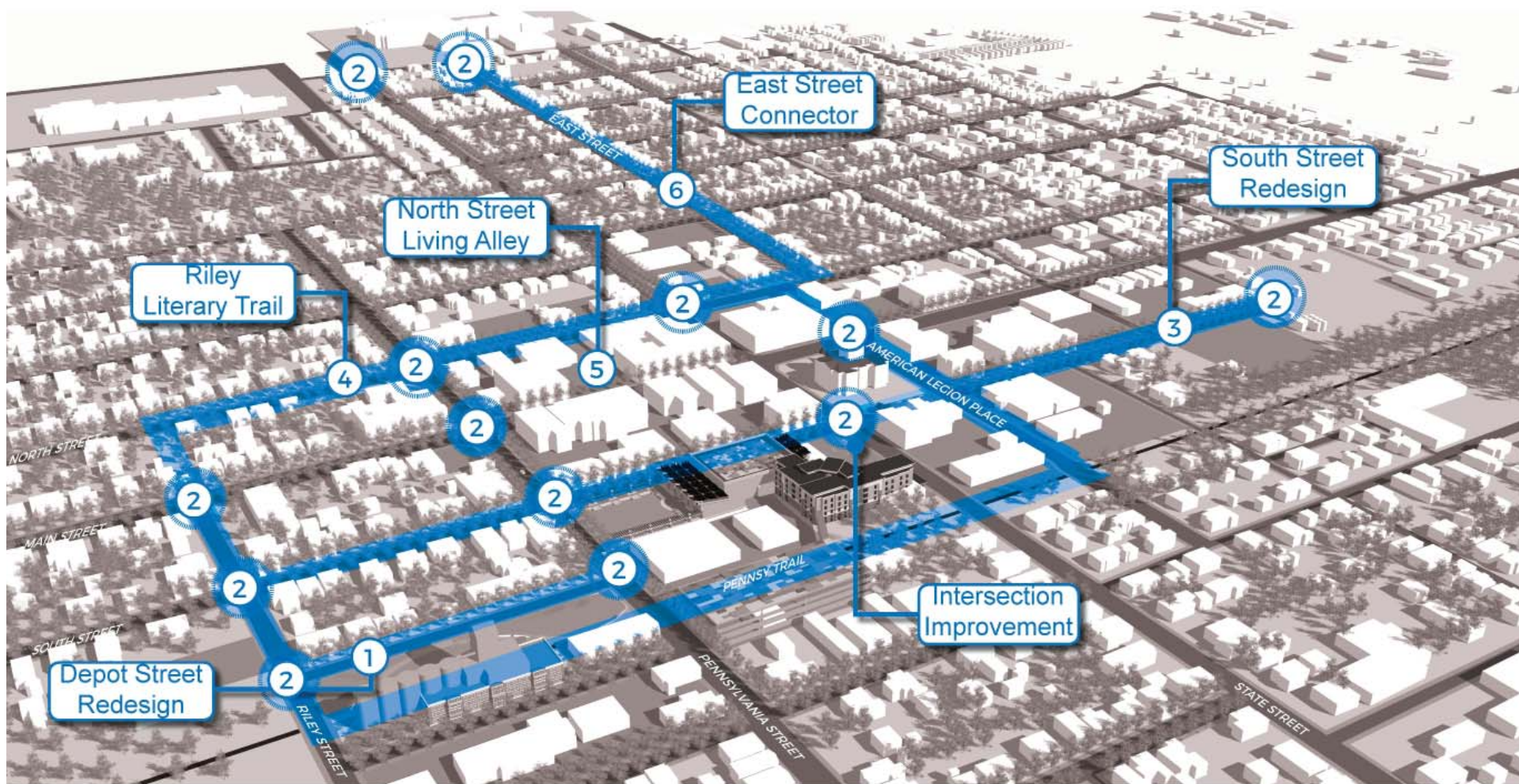
GOALS

- Provide safe and efficient transportation for pedestrians, cyclists, and motorists.
- Maintain and enhance existing and new transportation infrastructure.
- Improve and enhance the travel network.
- Enhance and continue to develop Community Connections

IMPACT

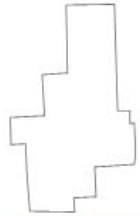
- Creates gateways welcoming visitors and residents
- Provides branding opportunities for Greenfield
- Develops an inviting and welcoming atmosphere
- Provides safe connections to adjacent neighborhoods
- Provides a key pedestrian and vehicular connections
- A complete trail system would provide preventive healthcare benefits, attract eco and recreational tourists, address safety concerns for school children, and enhance economic opportunities







SI 1: DEPOT STREET REDESIGN



LOCATION MAP



EXISTING SITE



bioswale planting



paving treatment



crosswalk improvement

SUMMARY

Depot Street is the only remaining original brick street in the community. Once the home of the Pennsylvania Rail Road Train Depot, the area now serves as a gathering space for community festivals. The adjacent rail road has been converted to a recreational trail and linear park known as the Pennsy Trail. The Depot Street project should complement the Pennsy Trail and adjacent neighborhood with a pedestrian oriented design including crosswalks, street trees or landscaping, and improved intersection crossings. Additional improvements such as bollards and street furniture would increase and improve the enhanced performance and event space proposed in the Depot Street Park. The redevelopment of Depot Street should encompass the renovation and reuse of the grain elevator. This iconic structure was originally built as a grain mill and represents rich agrarian, railroad, and cultural history. The unique timber framed structure has the potential to be repurposed with multiple uses; such as a food hub for locally grown food distribution, housing, artist studios, and/or additional retail on the first floor. Its visual prominence, architectural interest, and prime location on the Pennsy Trail, will make this a destination/attraction for visitors and residents of Greenfield alike.

IMPACT

- Supports connectivity and safety for pedestrians
- Redevelopment of an iconic heritage structure that is underutilized
- Activates structure that has multiple opportunities for reuse
- Links key destinations in the community.
- Provides recreation opportunity for all age groups and physical ability

FUNDING

- INDOT
- EDIT
- TIF
- Thoroughfare

READINESS

- Develop concept
- Develop budget
- Gather public input



DEPOT STREET CONCEPT



ADA MID-BLOCK CROSSING



DEPOT & PENNSYLVANIA STREET



INTERSECTION AT DEPOT & RILEY

SI 1 Depot Street Redesign

Potential Sources

City of Greenfield	\$326,373.02
INDOT	\$692,839
Community Fundraising	\$100,000
Total	\$1,119,212

Uses

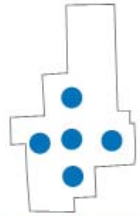
#	Description	Units	Quantity	Unit Cost	Total
1	Mobilization and Demobilization	LS	1	\$30,000	\$30,000
2	Barricade III-B	LFT	56	\$32	\$1,792
3	Borrow	CYS	50	\$38	\$1,900
4	Casting, Adjust to Grade, Existing Manholes	EA	6	\$300	\$1,800
5	Clearing Right-of-Way/Site Clearing	LS	1	\$9,500	\$9,500
6	Common Excavation	CYS	50	\$38	\$1,900
7	Compacted Aggregate for Base No. 53	TON	1006	\$90	\$90,552
8	Concrete, Curb, Remove	LFT	980	\$10	\$9,800
9	Specialty paving	SF	13720	\$15	\$205,800
10	Construction Sign A	EA	2	\$145	\$290
11	Controller & Cabinet	EA	0	\$10,000	\$0
12	Curb	LFT	980	\$37	\$36,260
13	Curb Ramp Concrete	SYS	136	\$125	\$17,000
14	Demolition / Removal	SYS	3049	\$31	\$94,516
15	Fertilizer	TON	1	\$1,040	\$1,040
16	Handhole, Signal	EA	0	\$950	\$0
17	HMA Inter. Type A	TON	0	\$260	\$0
18	HMA Patching Type A	TON	0	\$120	\$0
19	HMA Surface Type A	TON	0	\$380	\$0
20	Inlet Cap	EA	1	\$690	\$690
21	Inlet J10	EA	0	\$2,000	\$0
22	Inlet, M10	EA	0	\$2,300	\$0
23	Lights Standard and Foundation Removal	EA	0	\$1,400	\$0
24	Line Stop	EA	0	\$5,700	\$0
25	Line, Thermoplastic, Solid, Red, 4"	LFT	0	\$5	\$0
26	Maintaining Traffic	LS	1	\$5,000	\$5,000
27	Mulch	TON	2	\$630	\$1,260
28	Mulch Hardwood Shredded Bark	CYS	27	\$120	\$3,240
29	Pavement Removal	SYS	272	\$31	\$8,439
30	PCCP for Approaches 9 IN.	SYS	0	\$69	\$0
31	Pedestrian Signal Head w/International Symbol 18" w/ T	EA	0	\$630	\$0
32	Pipe Type 2 Circular 12"	LFT	490	\$95	\$46,550
33	Pipe Type 2 Circular 8"	LFT	0	\$96	\$0
34	Pipe, RCP, 12 IN	LFT	0	\$75	\$0
35	Plant Deciduous Tree Single Stem 1.25-2 IN.	EA	0	\$350	\$0
36	Plant Ground Cover 4" pot	EA	200	\$5	\$1,080
37	Plant Perennial, 1 Gallon	EA	100	\$13	\$1,300
38					

Uses

#	Description	Units	Quantity	Unit Cost	Total
38	Plant Deciduous tree single stem - 2.5 - 3.5 IN	EA	20	\$360	\$7,200
39	Plant Root Tuber, Corm, Bulb	EA	100	\$3	\$270
40	Road Closure Assembly	EA	0	\$220	\$0
41	Sanitary Sewer	LFT	490	\$95	\$46,550
42	Seeding	LBS	500	\$9	\$4,500
43	Service Line 1", Water	LFT	280	\$56	\$15,680
44	Sidewalk Concrete,	SYS	544	\$75	\$40,833
45	Sign, Sheet, with Legend 0.080"	SFT	100	\$45	\$4,500
46	Signal Mast Arm & Pole Removal	EA	0	\$1,200	\$0
47	Signal Service	EA	0	\$3,900	\$0
48	Signal Support Foundation, 36"x36"x96"	EA	0	\$4,200	\$0
49	Soil Preparation	CYS	150	\$55	\$8,250
50		SFT	0	\$8	\$0
51	Structural Backfill Type 1	CYS	0	\$18	\$0
52	Structural Soil Mixes	CYS	0	\$150	\$0
53	Subgrade Treatment Type 1C	SYS	0	\$32	\$0
54	Subgrade Treatment Type IIIA	SYS	0	\$47	\$0
55	Temporary Construction Entrance/Exit	LS	1	\$4,000	\$4,000
56	Temporary Erosion & Sediment Control	LS	1	\$15,000	\$15,000
57	Topsoil	CYS	25	\$89	\$2,225
58	Traffic Signal Equipment, Remove	EA	0	\$3,100	\$0
59	Traffic Signal Head, 3 Face, 12 in Red, Amber, Green	EA	0	\$670	\$0
60	Trail Signs	EA	0	\$350	\$0
61	Transverse Marking, Thermoplastic, Crosswalk line, 64"	LFT	0	\$15	\$0
62	Transverse Markings, Thermoplastic, Crosswalk, 8"	LFT	0	\$10	\$0
63	Trash Receptacle	EA	0	\$570	\$0
64	Valve with Box, Plumbing Handhole	EA	0	\$1,200	\$0
65					
66	Water Service Line 2"	LFT	490	\$140	\$68,600
67	Total				\$787,317
68	Contingency				\$78,732
69					\$866,048
	Other Costs				
70	Topographic Survey				\$15,000
71	Engineering				\$129,907
72	Construction Eng./Observation/Admin				\$108,256
73	Total				\$253,163
74	Total				\$1,119,212



SI 2: INTERSECTION IMPROVEMENTS



LOCATION MAP



EXISTING SITE

SUMMARY

State Road 9 and US 40 bring significant auto and truck traffic through the downtown area, yet create pedestrian barriers and high noise levels. Gateways can be created at key intersections to signal arrival into the Greenfield Historic District. Key intersections include State Street (SR 9) and North Street, Pennsylvania Street and Main Street (US 40), and State Street and Main St. In addition, intersections of the proposed Riley Art and Literary Trail with major streets including State Street and North Street, State Street and the Pennsy Trail, Main Street and American Legion Place/ East Street), and Main Street and Riley Avenue. Visual markers can be created for downtown gateways and include visually significant pieces of artwork and/or signage, and specialty pavements within the intersections themselves as well as carefully considered traffic control devices to allow safe pedestrian passage, plantings, signage, drainage and crosswalks.

IMPACT

- Provides key markers for Historic Central Business District
- Provides traffic calming/slower speeds
- Provides quieter truck traffic passage
- Provides safer pedestrian crossings
- Provides opportunities for art and landscape
- Provides opportunities for drainage

FUNDING

- INDOT
- EDIT
- TIF
- Thoroughfare

READINESS

- Develop concepts for each intersection
- Identification of materials
- Develop budget for project
- Identify time line for implementation
- Include project in transportation plan



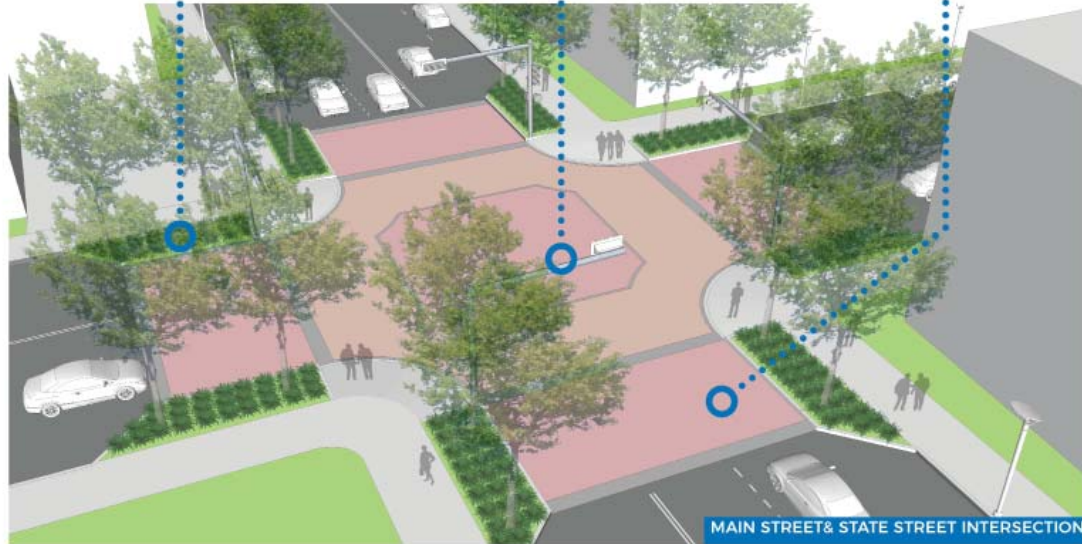
bump outs



signal modification



paving treatment



MAIN STREET & STATE STREET INTERSECTION

PAVEMENT TREATMENT TYPES



STAMPED ASPHALT



STAMPED CONCRETE



BRICK PAVERS

SI 2

Intersection Improvements

Potential Sources

City of Greenfield	\$1,495,633
INDOT	\$5,982,531
Total	\$7,478,164

Uses

#	Description	Units	Quantity	Unit Cost	Total
1	Mobilization and Demobilization	LS	1	\$30,000.00	\$30,000
2	Barricade III-B	LFT	76	\$32.00	\$2,432
3	Borrow	CYS	50	\$38.00	\$1,900
4	Casting, Adjust to Grade, Existing Manholes	EA	6	\$300.00	\$1,800
5	Clearing Right-of-Way/Site Clearing	LS	1	\$9,500.00	\$9,500
6	Common Excavation	CYS	50	\$38.00	\$1,900
7	Compacted Aggregate for Base No. 53	TON	446	\$90.00	\$40,128
8	Concrete, Curb, Remove	LFT	160	\$10.00	\$1,600
9	Specialty paving	SF	6080	\$15.00	\$91,200
10	Construction Sign A	EA	2	\$145.00	\$290
11	Controller & Cabinet	EA	1	\$10,000.00	\$10,000
12	Curb	LFT	160	\$37.00	\$5,920
13	Curb Ramp Concrete	SYS	200	\$125.00	\$25,000
14	Demolition / Removal	SYS	676	\$31.00	\$20,942
15	Fertilizer	TON	1	\$1,040.00	\$520
16	Handhole, Signal	EA	1	\$950.00	\$950
17	HMA Inter. Type A	TON	223	\$260.00	\$57,963
18	HMA Patching Type A	TON	50	\$120.00	\$6,019
19	HMA Surface Type A	TON	56	\$380.00	\$21,179
20	Inlet Cap	EA	4	\$690.00	\$2,760
21	Inlet,	EA	4	\$2,300.00	\$9,200
22	Lights Standard and Foundation Removal	EA	4	\$1,400.00	\$5,600
23	Line Stop	EA	4	\$5,700.00	\$22,800
24	Line, Thermoplastic, Solid, Red, 4"	LFT	0	\$5.00	\$0
25	Maintaining Traffic	LS	1	\$5,000.00	\$5,000
26	Mulch	TON	2	\$630.00	\$1,260
27	Pavement Removal	SYS	0	\$31.00	\$0
28	PCCP for Approaches 9 IN.	SYS	0	\$69.00	\$0
29	Pedestrian Signal Head w/International Symbol 18" w/ Tr	EA	4	\$630.00	\$2,520
30	Seeding	LBS	25	\$9.00	\$225
31	Service Line 1", Water	LFT	0	\$56.00	\$0
32	Sidewalk Concrete,	SYS	0	\$75.00	\$0
33	Sign , Sheet, with Legend 0.080"	SFT	100	\$45.00	\$4,500
34	Signal Mast Arm & Pole Removal	EA	4	\$1,200.00	\$4,800
35	Signal Service	EA	1	\$3,900.00	\$3,900
36	Signal Support Foundation, 36"x36"x96"	EA	4	\$4,200.00	\$16,800
37	Soil Preparation	CYS	25	\$55.00	\$1,375
38					

Uses - Continued

#	Description	Units	Quantity	Unit Cost	Total
38	Temporary Construction Entrance/Exit	LS	4	\$4,000.00	\$16,000
39	Temporary Erosion & Sediment Control	LS	1	\$5,000.00	\$5,000
40	Topsoil	CYS	25	\$89.00	\$2,225
41	Traffic Signal Equipment, Remove	EA	1	\$3,100.00	\$3,100
42	Traffic Signal Head, 3 Face, 12 in Red, Amber, Green	EA	4	\$670.00	\$2,680
43					
44	Total				\$438,988
45	Contingency				\$43,899
46					\$482,887
47	Other Costs				
48	Topographic Survey				\$7,500
49	Engineering				\$72,433
50	Construction Eng./Observation/Admin				\$60,361
51	Total				\$140,294
52	Total				\$623,180
53					
54	Boyd and East Streets				\$623,180
55	Boyd and State Streets				\$623,180
56	Pennsylvania and North Streets				\$623,180
57	North and State Streets				\$623,180
58	Main and Riley Streets				\$623,180
59	Main and Pennsylvania Streets				\$623,180
60	Main and East Streets				\$623,180
61	South and Riley Streets				\$623,180
62	South and State Streets				\$623,180
63	South and Swope Streets				\$623,180
64	Depot and Riley Streets				\$623,180
65	Depot and Pennsylvania Streets				\$623,180
66					
67					
68					
69					
70					
71					
72					
73					
74					
75	Total				\$7,478,164

SI 3 South Street Redesign

Potential Sources

City of Greenfield	\$3,034,182
INDOT	\$5,084,937
Total	\$8,119,119

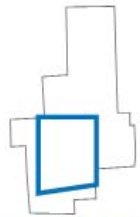
Uses

#	Description	Units	Quantity	Unit Cost	Total
1	Mobilization and Demobilization	LS	1	\$30,000	\$30,000
2	Barricade III-B	LFT	270	\$32	\$8,640
3	Borrow	CYS	50	\$38	\$1,900
4	Casting, Adjust to Grade, Existing Manholes	EA	12	\$300	\$3,600
5	Clearing Right-of-Way/Site Clearing	LS	1	\$25,000	\$25,000
6	Common Excavation	CYS	50	\$38	\$1,900
7	Compacted Aggregate for Base No. 53	TON	8910	\$90	\$801,900
8	Concrete, Curb, Remove	LFT	5400	\$10	\$54,000
9	Specialty paving	SF	23850	\$15	\$357,750
10	Construction Sign A	EA	2	\$145	\$290
11	Controller & Cabinet	EA	1	\$10,000	\$10,000
12	Curb	LFT	5400	\$37	\$199,800
13	Curb Ramp Concrete	SYS	136	\$125	\$17,000
14	Demolition / Removal	SYS	19800	\$31	\$613,800
15	Fertilizer	TON	1	\$1,040	\$1,040
16	Handhole, Signal	EA	1	\$950	\$950
17	HMA Inter. Type A	TON	5940	\$260	\$1,544,400
18	HMA Patching Type A	TON	59	\$120	\$7,128
19	HMA Surface Type A	TON	1114	\$380	\$423,225
20	Inlet Cap	EA	1	\$690	\$690
21	Inlet J10	EA	0	\$2,000	\$0
22	Inlet, M10	EA	0	\$2,300	\$0
23	Lights Standard and Foundation Removal	EA	0	\$1,400	\$0
24	Line Stop	EA	0	\$5,700	\$0
25	Line, Thermoplastic, Solid, Red, 4"	LFT	0	\$5	\$0
26	Maintaining Traffic	LS	1	\$5,000	\$5,000
27	Mulch	TON	2	\$630	\$1,260
28	Mulch Hardwood Shredded Bark	CYS	27	\$120	\$3,240
29	Pavement Removal	SYS	1500	\$31	\$46,500
30	PCCP for Approaches 9 IN.	SYS	0	\$69	\$0
31	Pedestrian Signal Head w/International Symbol 18" w/ T	EA	0	\$630	\$0
32	Pipe Type 2 Circular 12"	LFT	2700	\$95	\$256,500
33	Pipe Type 2 Circular 8"	LFT	0	\$96	\$0
34	Pipe, RCP, 12 IN	LFT	0	\$75	\$0
35	Plant Deciduous Tree Single Stem 1.25-2 IN.	EA	84	\$350	\$29,400
36	Plant Ground Cover 4" pot	EA	200	\$5	\$1,080
37	Plant Perennial, 1 Gallon	EA	100	\$13	\$1,300
38					

Uses

#	Description	Units	Quantity	Unit Cost	Total
38	Plant Deciduous tree single stem - 2.5 - 3.5 IN	EA	20	\$360	\$7,200
39	Plant Root Tuber, Corm, Bulb	EA	100	\$3	\$270
40	Road Closure Assembly	EA	0	\$220	\$0
41	Sanitary Sewer	LFT	2700	\$95	\$256,500
42	Seeding	LBS	500	\$9	\$4,500
43	Service Line 1", Water	LFT	1350	\$56	\$75,600
44	Sidewalk Concrete	SYS	3000	\$75	\$225,000
45	Sign , Sheet, with Legend 0.080"	SFT	100	\$45	\$4,500
46	Signal Mast Arm & Pole Removal	EA	0	\$1,200	\$0
47	Signal Service	EA	0	\$3,900	\$0
48	Signal Support Foundation, 36"x36"x96"	EA	0	\$4,200	\$0
49	Soil Preparation	CYS	150	\$55	\$8,250
50		SFT	0	\$8	\$0
51	Structural Backfill Type 1	CYS	0	\$18	\$0
52	Structural Soil Mixes	CYS	0	\$150	\$0
53	Subgrade Treatment Type 1C	SYS	0	\$32	\$0
54	Subgrade Treatment Type IIIA	SYS	0	\$47	\$0
55	Temporary Construction Entrance/Exit	LS	1	\$4,000	\$4,000
56	Temporary Erosion & Sediment Control	LS	1	\$15,000	\$15,000
57	Topsoil	CYS	25	\$89	\$2,225
58	Traffic Signal Equipment, Remove	EA	0	\$3,100	\$0
59	Traffic Signal Head, 3 Face, 12 in Red, Amber, Green	EA	0	\$670	\$0
60	Trail Signs	EA	0	\$350	\$0
61	Transverse Marking, Thermoplastic 64"	LFT	0	\$15	\$0
62	Transverse Markings, Thermoplastic 8"	LFT	0	\$10	\$0
63	Trash Receptacle	EA	0	\$570	\$0
64	Valve with Box, Plumbing Handhole	EA	0	\$1,200	\$0
65	Amenities	LS	1	\$350,000	\$350,000
66	Water Service Line 2"	LFT	2700	\$140	\$378,000
67	Total				\$5,778,338
68	Contingency				\$577,834
69					\$6,356,172
	Other Costs				
70	Topographic Survey				\$15,000
71	Engineering				\$953,426
72	Construction Eng./Observation/Admin				\$794,521
73	Total				\$1,762,947
74	Total				\$8,119,119

SI 4: RILEY LITERARY TRAIL



LOCATION MAP



EXISTING SITE

SUMMARY

The community has a treasure in its James Whitcomb Riley Heritage. The goal for the Riley Art & Literary Trail is to become a national destination for school groups, artists, and literature enthusiasts. The city could then target businesses for the trail that celebrate literature and great American authors, poets, and artists on a grand scale. The trail will be comprised of interpretive signage, decorative brick walls, plantings, artworks, lighting, wayfinding and specialty pavements. The Trail will be routed through the National Courthouse Square Historic District. This route will serve as a pedestrian and cyclist trail travelling north along Riley Avenue from the existing grain elevator on the Pennsy Trail and the proposed Depot Street Park, connecting pedestrians and cyclists to the Main Street commercial core and the Riley Home and Museum. It will then continue east along North Street, connecting the National Greenfield Residential Historic District to the North Street commercial area and the WW I Memorial Building. The route will then turn south and travel along East Street and American Legion Place, connecting to the Main Street commercial core, the historic courthouse, and the Pennsy Trail. The amenities continue along that portion of the existing Pennsy Trail between American Legion Place and Riley Avenue.

IMPACT

- Provide a multipurpose route for pedestrians and bicyclists
- Leverage the historic art and literary heritage of Greenfield
- Link residents and tourists to the central Business District
- Provide interpretive opportunities for residents and tourists alike

FUNDING

- INDOT
- EDIT
- TIF
- Thoroughfare

READINESS

- Develop concepts
- Identification of materials
- Develop budget for project
- Identify time line for implementation
- Gather public input

sculptural art



gateway experience



literary promenade

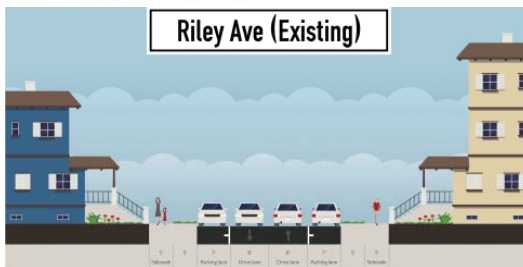


MAJOR INSTALLATIONS
Larger art, history panels, gardens, or other points of interest and learning opportunities along the trail. Red sites have a proposed type of installation.

MINOR INSTALLATIONS
Smaller art, history panels, gardens, or other points of interest and learning opportunities along the trail.

PRIMARY INSTALLATIONS
Additional points of interest or areas where art and landscaping could be provided to maintain interest along trail.

GATEWAY AREA
May include additional signage, landscaping, wayfinding, or art. additional pedestrian safety measures or traffic calming can also be explored.



SI 4 Riley Literay Trail

Potential Sources

City of Greenfield	\$532,180
INDOT	\$2,128,720
Total	\$2,660,900

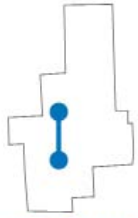
Uses

#	Description	Units	Quantity	Unit Cost	Total
1	Mobilization and Demobilization	LS	1	\$66,677	\$66,677
2	Barricade III-B	LFT	0	\$32	\$0
3	Bike Parking	EA	50	\$300	\$15,000
4	Casting, Adjust to Grade, Existing Manholes	EA	0	\$300	\$0
5	Clearing Right-of-Way/Site Clearing	LS	1	\$13,535	\$13,535
6	Common Excavation	CYS	1635	\$37	\$60,495
7	Compacted Aggregate for Base No. 53	TON	0	\$90	\$0
8	Concrete, Curb, Remove	LFT	0	\$10	\$0
9	Specialty paving	SF	34065	\$23	\$783,495
10	Catch Basin	EA	21	\$2,500	\$52,500
11	Controller & Cabinet	EA	0	\$10,000	\$0
12	Curb	LFT	3900	\$31	\$120,900
13	Curb Ramp Concrete	SYS	200	\$125	\$25,000
14	Detectable Warning Surfaces	SYS	60	\$300	\$18,000
15	Fertilizer	TON	0	\$1,040	\$0
16	Erosion Control	LS	1	6770	\$6,770
17	HMA	TON	100	\$150	\$15,000
18	HMA Patching Type A	TON	0	\$120	\$0
19	HMA Surface Type A	TON	0	\$380	\$0
20	Inlet Cap	EA	0	\$690	\$0
21	Inlet J10	EA	0	\$2,000	\$0
22	Inlet, M10	EA	0	\$2,300	\$0
23	Lights Standard and Foundation Removal	EA	0	\$1,400	\$0
24	Line Stop	EA	0	\$5,700	\$0
25	Line, Thermoplastic, Solid, Red, 4"	LFT	0	\$5	\$0
26	Maintaining Traffic	LS	1	\$54,165	\$54,165
27	Manhole	EA	21	\$4,000	\$84,000
28	Mulch Hardwood Shredded Bark	CYS	0	\$120	\$0
29	Pavement Marking	LS	1	\$54,165	\$54,165
30	PCCP for Approaches 9 IN.	SYS	0	\$69	\$0
31	Pipe Type 2 Circular 12"	LFT	500	\$630	\$315,000
32	Pipe Type 2 Circular 15"	LFT	500	\$95	\$47,500
33	Pipe Type 2 Circular 18"	LFT	600	\$96	\$57,600
34	Pipe, RCP, 12 IN	LFT	0	\$75	\$0
35	Plant Deciduous Tree Single Stem 1.25-2 IN.	EA	20	\$850	\$17,000
36	Plant Ground Cover 4" pot	EA	0	\$5	\$0
37	Plant Perennial, 1 Gallon	EA	0	\$13	\$0
38					

Uses - Continued

#	Description	Units	Quantity	Unit Cost	Total
38	Plant Deciduous tree single stem - 2.5 - 3.5 IN	EA	0	\$360	\$0
39	Plant Root Tuber, Corm, Bulb	EA	0	\$30	\$0
40	Road Closure Assembly	EA	0	\$220	\$0
41	Sanitary Sewer	LFT	0	\$95	\$0
42	Seeding	LBS	0	\$9	\$0
43	Service Line 1", Water	LFT	0	\$56	\$0
44	Sidewalk Concrete,	SYS	1440	\$75	\$108,000
45	Sign , Sheet, with Legend 0.080"	SFT	0	\$45	\$0
46	Signal Mast Arm & Pole Removal	EA	0	\$1,200	\$0
47	Signal Service	EA	0	\$3,900	\$0
48	Signal Support Foundation, 36"x36"x96"	EA	0	\$4,200	\$0
49	Soil Preparation	CYS	0	\$55	\$0
50	Sod	SYS	470	\$17	\$7,990
51	Structural Backfill Type 1	CYS	480	\$45	\$21,600
52	Structural Soil Mixes	CYS	0	\$150	\$0
53	Subgrade Treatment Type 1	SYS	0	\$32	\$0
54	Subgrade Treatment Type IIIA	SYS	0	\$47	\$0
55	Temporary Construction Entrance/Exit	LS	0	\$4,000	\$0
56		LS	0	\$15,000	\$0
57	Topsoil	CYS	0	\$89	\$0
58	Traffic Signal Equipment, Remove	EA	0	\$3,100	\$0
59	Traffic Signal Head, 3 Face, 12 in Red, Amber, Green	EA	0	\$670	\$0
60	Trail Signs	EA	0	\$350	\$0
61	Transverse Marking, Thermoplastic, Crosswalk line, 64"	LFT	0	\$15	\$0
62	Transverse Markings, Thermoplastic, Crosswalk, 8"	LFT	0	\$10	\$0
63	Trash Receptacle	EA	0	\$570	\$0
64	Valve with Box, Plumbing Handhole	EA	0	\$1,200	\$0
65					
66	Water Service Line 2"	LFT	0	\$140	\$0
67	Total				\$1,944,392
68	Contingency				\$291,659
69					\$2,236,051
	Other Costs				
70	Topographic Survey				\$0
71	Engineering				\$402,489
72	Construction Eng./Observation/Admin				\$22,361
73	Total				\$424,850
74	Total				\$2,660,900

SI 5: NORTH STREET LIVING ALLEY



LOCATION MAP



EXISTING SITE

SUMMARY

The Greenfield Coalition and the City of Greenfield should continue alley activation projects such as the North Street Living Alley. The North Street Living Alley project should be completed to provide an additional pedestrian connector from North Street to South Street and to the Pennsy Trail. East West alley activations can be made as well to provide pathways and also outdoor respite areas located away from the high traffic volumes of State Street and Main Street. The Courthouse offers an iconic landmark view as one walks east from the Riley District into the core of Downtown. Alleyway upgrades should help spur and support further investments in businesses and real estate, including outdoor areas in these key downtown blocks. Appropriate signage and art should be included along the alleyway and may include signs directing people to businesses and cultural amenities, murals, artistic signage, and other features.

IMPACT

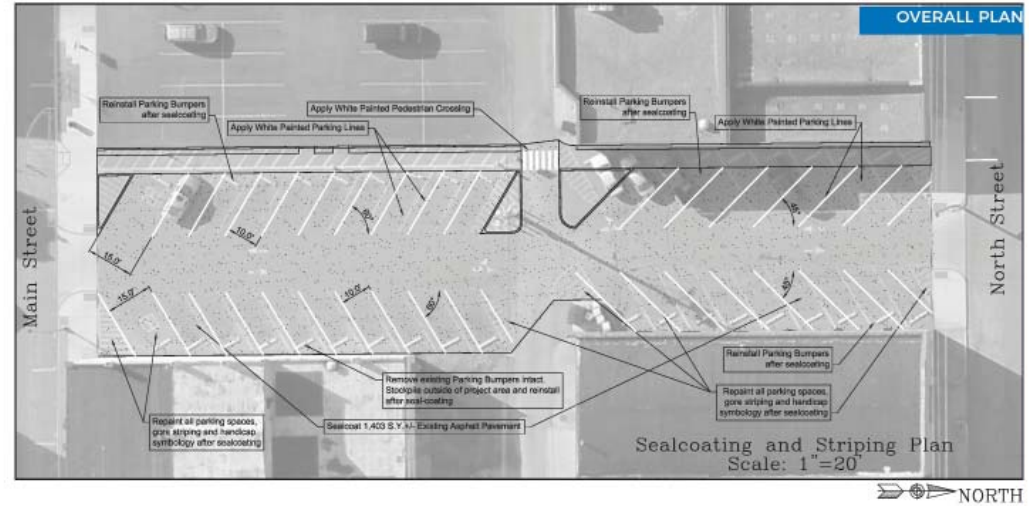
- Creates an appealing pedestrian walkways to connect nearby neighborhoods to downtown
- Expands the central business district beyond State and Main into the outlying streets
- Creates an attractive and vibrant downtown that is key to attracting young professionals to the city and encouraging tourism

FUNDING

- INDOT
- EDIT
- TIF
- Thoroughfare

READINESS

- Develop concepts
- Identification of materials
- Develop budget for project
- Identify time line for implementation
- Gather public input



PHASE 1 PROGRESS

SI 5

North Street Living Alley

Potential Sources

<i>City of Greenfield</i>	\$150,000
<i>Community Fundraising</i>	\$97,330
Total	\$247,330

Uses

#	Description	Cost	
1	Design/Engineering Fees		
2	Landscape Architect	\$8,733	
3	Civil Engineer	\$10,916	
4	Surveyor	\$2,183	
5	Expenses	\$7,180	
6			\$29,012
7			
8	Construction		
9	General Requirements	\$18,000	
10	Erosion control	\$3,000	
11	Walks and Curbs	\$41,318	
12	Site Utilities	\$30,000	
13	Concrete	\$21,000	
14	Masonry	\$35,000	
15	Landscaping	\$55,000	
16	Ground cover	\$5,000	
17	Signage	\$10,000	
18	Art	\$15,000	
19	Site Amenities	\$50,000	
20			\$218,318
21	Total		\$247,330



SI 6: EAST STREET CONNECTOR



SUMMARY

East Street Connector provides a critical link to the Hancock Regional Hospital Campus and downtown. This six block section runs through an established neighborhood and has the potential to also connect to Greenfield Intermediate and Harris Elementary Schools. This project would provide safe routes to the important destinations, through the neighborhood and the core of Downtown Greenfield.

IMPACT

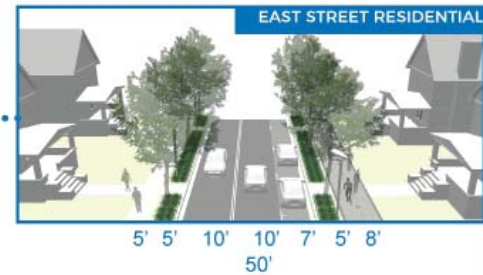
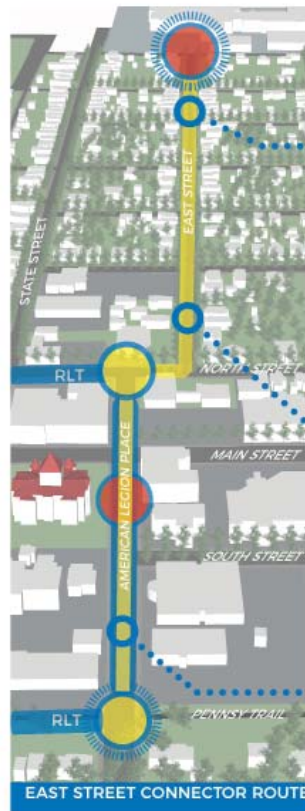
- Provide safe routes to key destinations for pedestrians and bicyclists.
- Creates an amenity for the neighborhood.

FUNDING

- INDOT
- EDIT
- TIF
- Thoroughfare

READINESS

- Develop concepts
- Identification of materials
- Develop budget for project
- Identify time line for implementation
- Gather public input



MAJOR CONNECTION
Signifies a destination location along the trail. Typically an anchor institution or regional anchor attraction such as the Hancock Regional Hospital.

MINOR CONNECTION
Signifies a unique intersection of multiple trail and transportation forms such as Riley Literary Trail and the Penny Trail.

GATEWAY AREA
Signifies a point of interest and may include additional signage, landscaping, wayfinding, or art. additional pedestrian safety measures or traffic calming can also be explored.



SI 6

East Street Connector

Potential Sources

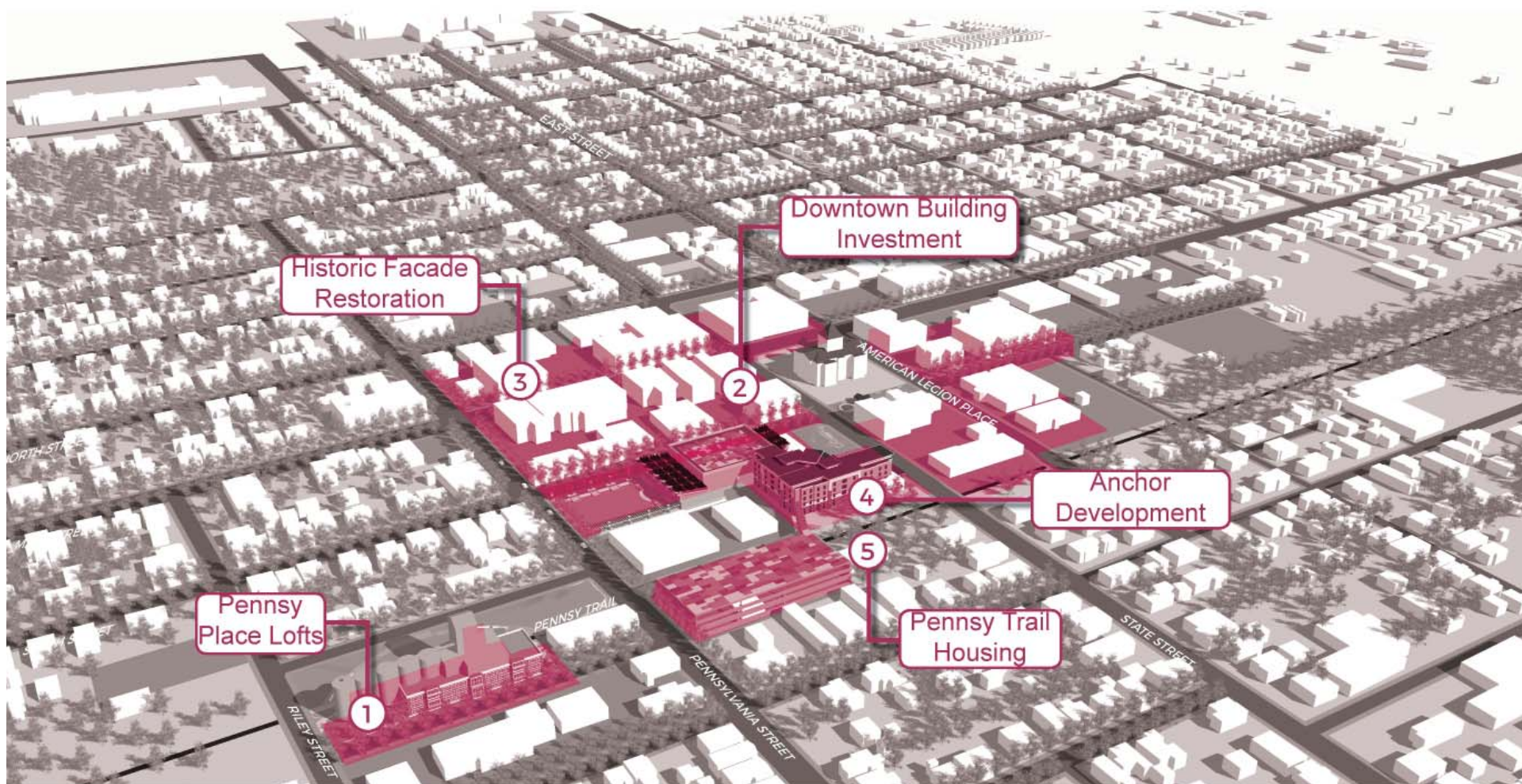
City of Greenfield	\$1,087,881
INDOT	\$1,806,957
Total	\$2,894,838

Uses

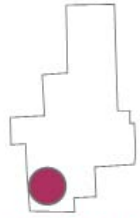
#	Description	Units	Quantity	Unit Cost	Total
1	Mobilization and Demobilization	LS	1	\$10,000	\$10,000
2	Barricade III-B	LFT	0	\$32	\$0
3	Borrow	CYS	10	\$38	\$380
4	Casting, Adjust to Grade, Existing Manholes	EA	0	\$300	\$0
5	Clearing Right-of-Way/Site Clearing	LS	1	\$19,500	\$19,500
6	Common Excavation	CYS	50	\$38	\$1,900
7	Compacted Aggregate for Base No. 53	TON	2134	\$90	\$192,060
8	Concrete, Curb, Remove	LFT	7760	\$10	\$77,600
9	Specialty paving	SF	5820	\$15	\$87,300
10	Construction Sign A	EA	2	\$145	\$290
11	Controller & Cabinet	EA	0	\$10,000	\$0
12	Curb	LFT	3880	\$37	\$143,560
13	Curb Ramp Concrete	SYS	136	\$125	\$17,000
14	Demolition / Removal	SYS	12071	\$31	\$374,204
15	Fertilizer	TON	1	\$1,040	\$1,040
16	Handhole, Signal	EA	0	\$950	\$0
17	HMA Inter. Type A	TON	0	\$260	\$0
18	HMA Patching Type A	TON	0	\$120	\$0
19	HMA Surface Type A	TON	0	\$380	\$0
20	Inlet Cap	EA	1	\$690	\$690
21	Inlet J10	EA	0	\$2,000	\$0
22	Inlet, M10	EA	0	\$2,300	\$0
23	Lights Standard and Foundation Removal	EA	0	\$1,400	\$0
24	Line Stop	EA	0	\$5,700	\$0
25	Line, Thermoplastic, Solid, Red, 4"	LFT	0	\$5	\$0
26	Maintaining Traffic	LS	1	\$5,000	\$5,000
27	Mulch	TON	2	\$630	\$1,260
28	Mulch Hardwood Shredded Bark	CYS	27	\$120	\$3,240
29	Pavement Removal	SYS	1078	\$31	\$33,411
30	PCCP for Approaches 9 IN.	SYS	0	\$69	\$0
31	Pedestrian Signal Head w/International Symbol 18" w/ Timer	EA	0	\$630	\$0
32	Pipe Type 2 Circular 12"	LFT	0	\$95	\$0
33	Pipe Type 2 Circular 8"	LFT	0	\$96	\$0
34	Pipe, RCP, 12 IN	LFT	0	\$75	\$0
35	Plant Deciduous Tree Single Stem 1.25-2 IN.	EA	0	\$350	\$0
36	Plant Ground Cover 4" pot	EA	200	\$5	\$1,080
37	Plant Perennial, 1 Gallon	EA	100	\$13	\$1,300
38					

Uses

#	Description	Units	Quantity	Unit Cost	Total
38	Plant Deciduous tree single stem - 2.5 - 3.5 IN	EA	20	\$360	\$7,200
39	Plant Root Tuber, Corm, Bulb	EA	100	\$3	\$270
40	Road Closure Assembly	EA	0	\$220	\$0
41	Sanitary Sewer	LFT	0	\$95	\$0
42	Seeding	LBS	500	\$9	\$4,500
43	Service Line 1", Water	LFT	150	\$56	\$8,400
44	Sidewalk Concrete,	SYS	6467	\$75	\$485,000
45	Sign, Sheet, with Legend 0.080"	SFT	100	\$45	\$4,500
46	Signal Mast Arm & Pole Removal	EA	0	\$1,200	\$0
47	Signal Service	EA	0	\$3,900	\$0
48	Signal Support Foundation, 36"x36"x96"	EA	0	\$4,200	\$0
49	Soil Preparation	CYS	150	\$55	\$8,250
50		SFT	0	\$8	\$0
51	Structural Backfill Type 1	CYS	0	\$18	\$0
52	Structural Soil Mixes	CYS	0	\$150	\$0
53	Subgrade Treatment Type 1C	SYS	0	\$32	\$0
54	Subgrade Treatment Type IIIA	SYS	0	\$47	\$0
55	Temporary Construction Entrance/Exit	LS	1	\$4,000	\$4,000
56	Temporary Erosion & Sediment Control	LS	1	\$15,000	\$15,000
57	Topsoil	CYS	25	\$89	\$2,225
58	Traffic Signal Equipment, Remove	EA	0	\$3,100	\$0
59	Traffic Signal Head, 3 Face, 12 in Red, Amber, Green	EA	0	\$670	\$0
60	Trail Signs	EA	0	\$350	\$0
61	Transverse Marking, Thermoplastic, Crosswalk line, 64"	LFT	0	\$15	\$0
62	Transverse Markings, Thermoplastic, Crosswalk, 8"	LFT	0	\$10	\$0
63	Trash Receptacle	EA	0	\$570	\$0
64	Valve with Box, Plumbing Handhole	EA	0	\$1,200	\$0
65					
66	Water Service Line 2"	LFT	3880	\$140	\$543,200
67	Total				\$2,053,361
68	Contingency				\$205,336
69					\$2,258,697
	Other Costs				
70	Topographic Survey				\$15,000
71	Engineering				\$338,804
72	Construction Eng./Observation/Admin				\$282,337
73	Total				\$636,142
74	Total				\$2,894,838



PI 1: PENNSY TRAIL LOFTS



LOCATION MAP



EXISTING SITE

SUMMARY

This site could be a catalyst for surrounding redevelopment areas and could ideally preserve parts of the iconic structure. Potential uses may include housing, open-air or enclosed markets, small food-related business incubation, or a mixture of retail and housing space. Other property owners within the block should also be engaged with what type of redevelopment would support their property redevelopment as well.

IMPACT

- Provides key housing downtown
- Provides redevelopment of important property
- Provides residents in the heart of downtown
- Provides activation of property

FUNDING

- INDOT
- OCRA
- EDIT
- TIF
- Private Development

READINESS

- Develop concepts
- Identification of materials
- Develop budget for project
- Identify time line for implementation
- Gather public input



GRANERY HOUSING



BUNGE CASE STUDY



MAGNOLIA FARM CASE STUDY



GREEN JEANS CASE STUDY



GREEN JEANS CASE STUDY

PI 1

Pennsy Trail Lofts

Potential Sources

City of Greenfield	\$1,500,000
IHCDA	\$1,000,000
Private	\$10,051,648
Total	\$12,551,648

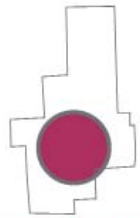
Uses

#	Description	Cost	
1	Design/Engineering Fees		
2	Architect	\$882,229	
3	Civil Engineer	\$220,557	
4	Structural Engineer	\$110,279	
5	Mechanical Engineer	\$110,279	
6	Electrical Engineer	\$110,279	
7	Surveyor	\$3,500	
8	Furnishings	\$1,000	
9	Landscape	\$66,167	
10	Expenses	\$10,000	
11			\$1,514,289
12	Miscellaneous Expenses		
13	Environmental - Phase 1	\$7,500	
14	State and local filing fees	\$2,000	
15			\$9,500
16	Construction		
17	General Requirements	\$88,958	
18	Acoustical	\$32,944	
19	All furniture	\$125,000	
20	Asphalt paving	\$365,410	
21	Building Systems	\$6,500,000	
22	Carpeting	\$260,000	
23	Casework	\$4,775	
24	Concrete	\$171,300	
25	Demolition	\$400,000	
26	Earthwork	\$38,225	
27	Electrical	\$223,500	
28	Entry mats	\$1,000	
29	Finish Hardware	\$8,325	
30	Fire ext.	\$900	
31	Flag poles	\$2,750	
32	Foundation	\$21,000	

Uses - Continued

#	Description	Cost	
33	Glass and Glazing	\$750	
34	Graphics	\$5,000	
35	Gypsum	\$75,840	
36	HVAC	\$485,950	
37	Insulation	\$133,060	
38	Joint Sealers	\$12,215	
39	Kitchen appliances	\$12,000	
40	Landscaping	\$20,000	
41	Masonry	\$381,710	
42	Metal Lockers	\$2,100	
43	Millwork	\$11,000	
44	Painting	\$31,079	
45	Phone system/paging	\$10,000	
46	Plumbing	\$477,800	
47	Projection Screen	\$750	
48	Resilient floor	\$34,915	
49	Rough Carpentry	\$32,500	
50	Roof	\$350,000	
51	Signs	\$11,250	
52	Site Utilities	\$66,500	
53	Sound system	\$7,000	
54	Steel Doors	\$12,110	
55	Structural & Misc. Steel	\$157,720	
56	Termite Control	\$10,500	
57	Toilet accessories	\$41,635	
58	Toilet partitions	\$32,250	
59	Walks and Curbs	\$11,318	
60	White and Tack boards	\$3,120	
61	Window treatment	\$1,200	
62	Windows	\$352,500	
63			\$11,027,859
64	Total		\$12,551,648

PI 2: DOWNTOWN BUILDING INVESTMENT



LOCATION MAP



EXISTING SITE

SUMMARY

The intent is to enhance Greenfield's regional appeal by directing appropriate development towards the downtown. This will reinforce downtown's role as an employment center. It will also attract arts, cultural, and learning activities to Downtown. We can accomplish this by rewarding higher density development in Downtown. By establishing cooperative land use planning strategies that promote sound growth principles, Greenfield can promote key catalyst properties with strategic development potential. The goal would be to broaden Downtown's role as a neighborhood service center. Greenfield would target key markets for both rental and owner occupied housing: seniors, young professionals, and downtown workers. It will be important to establish retail development to serve the daily needs of downtown residents.

IMPACT

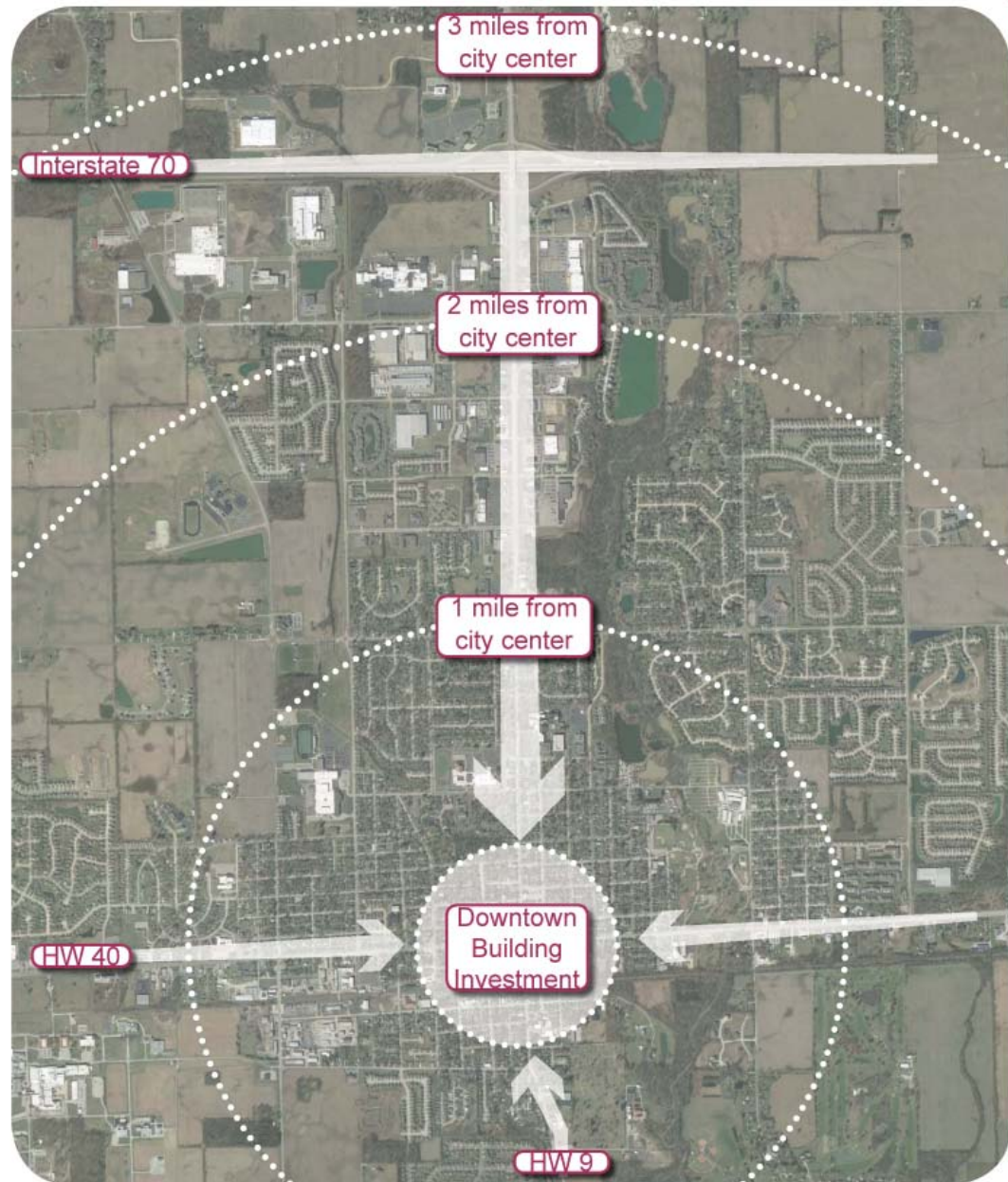
- Preserves historic buildings that are currently vacant or underutilized and may be in jeopardy of demolition if not rehabilitated.
- Includes residential units on the second floor to meet critical housing needs.
- Facilitates destination locations such as restaurants and shopping
- These can add employment opportunities, tax benefits, and improves the retail mix.
- Results in an increase of population with added children going to the school system.

FUNDING

- INDOT
- OCRA
- EDIT
- TIF
- Private Development

READINESS

- Develop concepts
- Identification of materials
- Develop budget for project
- Identify time line for implementation
- Gather public input



PI 2

Downtown Building Investment

Potential Sources

City of Greenfield	\$500,000
OCRA	\$1,500,000
Developer	\$8,001,741
Total	\$10,001,741

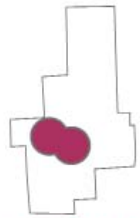
Uses

#	Description	Cost	
1	Design/Engineering Fees		
2	Architect	\$808,558	
3	Civil Engineer	\$323,423	
4	Structural Engineer	\$161,712	
5	Mechanical Engineer	\$323,423	
6	Electrical Engineer	\$161,712	
7	Surveyor	\$32,342	
8	Geotechnical	\$32,342	
9	Furnishings	\$16,171	
10	Landscape	\$40,428	
11	Expenses	\$16,050	
12	Subtotal		\$1,916,161
13	Construction		
14	General Requirements	\$189,580	
15	Acoustical	\$129,440	
16	Asphalt paving	\$420,000	
17	Carpeting	\$285,000	
18	Casework	\$147,750	
19	Concrete	\$377,000	
20	Electrical	\$230,000	
21	Entry mats	\$15,000	
22	Finish Hardware	\$73,250	
23	Fire ext.	\$12,000	
24	Flag poles	\$7,400	
25	Glass and Glazing	\$237,500	
26	Graphics	\$15,000	
27	Gypsum	\$348,400	
28	HVAC	\$575,000	

Uses - Continued

#	Description	Cost	
29	Insulation	\$175,600	
30	Joint Sealers	\$52,150	
31	Landscaping	\$246,670	
32	Masonry	\$752,000	
33	Metal Lockers	\$0	
34	Millwork	\$142,000	
35	Painting	\$360,790	
36	Phone system/paging	\$60,000	
37	Plumbing	\$370,000	
38	Projection Screen	\$7,500	
39	Resilient floor	\$249,150	
40	Roof	\$550,000	
41	Rough Carpentry	\$45,000	
42	Signs	\$12,500	
43	Site Utilities	\$45,000	
44	Sound system	\$3,500	
45	Steel Doors	\$81,000	
46	Structural & Misc. Steel	\$560,000	
47	Termite Control	\$18,350	
48	Toilet accessories	\$256,350	
49	Toilet partitions	\$142,500	
50	Walks and Curbs	\$265,000	
51	White and Tack boards	\$31,200	
52	Window treatment	\$132,000	
53	Windows	\$465,000	
54	Subtotal		\$8,085,580
55	Total		\$10,001,741

PI 3: HISTORIC FACADE RESTORATION



LOCATION MAP



EXISTING SITE

SUMMARY

The existing historic building stock within the downtown core and in the historic residential neighborhood is one of Greenfield's greatest assets. Renovation and respectful rehabilitation must be promoted and encouraged to protect these valuable resources to the community and State. Adherence to strict design guidelines and support of an active Main Street program will maintain the integrity of the historic architecture as well as support tourism and a strong city and government center.

IMPACT

- Leverages private investment (50-50 match).
- Increase in number of first-time customers.
- Most businesses experience an increase in sales.
- Property typically generates an increase in rental revenues.
- Properties are often converted to a perceived better use.
- Other building improvements are also performed.
- Community pride, historic appreciation and civic legacy are celebrated.

FUNDING

- INDOT
- OCRA
- EDIT
- TIF
- Thoroughfare

READINESS

- Develop concepts
- Identification of materials
- Develop budget for project
- Identify time line for implementation
- Gather public input



PROPOSED FACADE TREATMENTS



FACADE LOCATION MAP



1 20 WEST MAIN STREET 2 109 WEST MAIN STREET 3 13 NORTH STATE STREET 4 21 WEST MAIN STREET 5 2 WEST MAIN STREET



6 9-11 AMERICAN LEGION 7 101 EAST MAIN STREET 8 19 WEST NORTH STREET 9 17-19 WEST MAIN STREET 10 98 EAST NORTH STREET

POSSIBLE FACADE UPDATES

PI 3 Historic Façade Restoration

Potential Sources

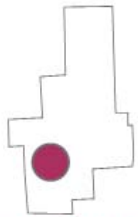
City of Greenfield	\$50,000
OCRA	\$500,000
Developer	\$162,001
Total	\$712,001

Uses

#	Description	Cost	
1	Design/Engineering Fees		
2	Architect	\$59,996	
3	Civil Engineer	\$23,998	
4	Structural Engineer	\$11,999	
5			
6	Expenses	\$16,050	
7	Subtotal		\$112,043
8	Construction		
9	General Requirements	\$18,958	
10	Concrete	\$100,000	
11	Masonry	\$175,000	
12	Structural & Misc. Steel	\$135,000	
13	Rough Carpentry	\$5,000	
14	Millwork	\$1,000	
15	Insulation	\$5,000	
16	Joint Sealers	\$2,000	
17	Doors	\$12,000	
18	Windows	\$75,000	
19	Finish Hardware	\$12,000	
20	Glass and Glazing	\$15,000	
21	Painting	\$35,000	
22	Casework	\$4,000	
23	Graphics	\$5,000	
24			
25			
26			
54	Subtotal		\$599,958
55	Total		\$712,001



PI 4: DOWNTOWN ANCHOR DEVELOPMENT



LOCATION MAP



EXISTING SITE

SUMMARY

While this parking lot provides over 90 spaces for the downtown, it also is an opportunity to create a destination development that expands the commercial footprint of the downtown. A mixed-use design offering retail, office, and/or housing partnered with parking or a garage could serve as an anchor development in the downtown. The easy-to-access site should be partnered with streetscape improvements to South Street to create improved aesthetics in this Courthouse corridor.

IMPACT

- Leverages private investment
- Fills in a void in the downtown
- Retain parking while expanding the commercial footprint of the area

FUNDING

- IHEDA
- OCRA
- EDIT
- TIF
- Casino funds
- Rainy Day Fund
- Bond
- Building Fund
- EDIT
- TIF
- Private Funds
- Foundations
- Private Development

READINESS

- Develop concepts
- Identification of materials
- Develop budget for project
- Identify time line for implementation
- Gather public input



ANCHOR DEVELOPMENT PLAN



VIEW OF FORMAL EVENT LAWN/ FUTURE EXPANSION



VIEW OF MAIN ENTRANCE DROP-OFF

PI 4

Downtown Anchor Development

Potential Sources

City of Greenfield	\$7,500,000
Private	\$7,755,916
Total	\$15,255,916

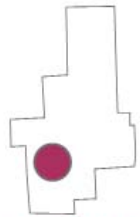
Uses

#	Description	Cost	
1	Design/Engineering Fees		
2	Architect	\$1,088,994	
3	Civil Engineer	\$136,124	
4	Structural Engineer	\$136,124	
5	Mechanical Engineer	\$136,124	
6	Electrical Engineer	\$136,124	
7	Expenses	\$10,000	
8			\$1,643,491
9	Construction		
10	General Requirements	\$120,000	
11	Acoustical	\$12,000	
12	Building Systems	\$12,900,000	
13	Site work	\$300,000	
14	Concrete	\$6,000	
15	Doors	\$6,000	
16	Electrical	\$50,000	
17	Finish Hardware	\$3,500	
18	Fire ext.	\$900	

Uses - Continued

#	Description	Cost	
19	Glass and Glazing	\$3,750	
20	Graphics	\$2,500	
21	Gypsum	\$4,000	
22	HVAC	\$50,000	
23	Insulation	\$7,060	
24	Joint Sealers	\$3,215	
25	Millwork	\$5,000	
26	Painting	\$12,000	
27	Plumbing	\$50,000	
28	Resilient floor	\$2,000	
29	Roof	\$50,000	
30	Rough Carpentry	\$10,500	
31	Signs	\$1,250	
32	Structural & Misc. Steel	\$7,750	
33	Toilet accessories	\$3,000	
34	Toilet partitions	\$2,000	
35			\$13,612,425
36	Total		\$15,255,916

PI 5: PENNSY TRAIL HOUSING



LOCATION MAP



EXISTING SITE

townhomes



multi-family



infill housing



SUMMARY

Redevelopment along the Trail should include a variety of uses and areas for parks, event spaces, housing, and commercial space that melds into a creativity corridor. Currently, the City of Greenfield owns land adjacent to the Trail in multiple areas. This provides a potential development opportunity as part of a larger package or grant program as it relieves the hurdle of land assembly.

The City would like development to inspire a creative and entrepreneurial spirit. Housing designs should offer the versatility of live/work space and display an eclectic mix of architectural features and elevated materials. Front porches and features should be oriented toward the trail with garages set back or behind housing units. Development and designs should focus on pedestrian- and cyclist oriented layouts that include landscaping, street furniture, and pedestrian-scale lighting and signage.

IMPACT

- Creates opportunities for residential infill as homeowners move to new rental facility
- Meets critical need for housing.
- Grows tax base
- Leverages private investment
- Increases assessed value

FUNDING

- IHEDA
- OCRA
- EDIT
- TIF
- Private Development

READINESS

- Develop concepts
- Identification of materials
- Develop budget for project
- Identify time line for implementation
- Gather public input



HOUSING CHARACTER

PI 5

Pennsy Trail Housing

Potential Sources

City of Greenfield	\$500,000
IHCDA	\$1,000,000
Private	\$1,662,697
Total	\$3,162,697

Uses

#	Description	Cost	
1	Design/Engineering Fees		
2	Architect	\$169,050	
3	Civil Engineer	\$50,715	
4	Structural Engineer	\$28,175	
5	Mechanical Engineer	\$28,175	
6	Electrical Engineer	\$28,175	
7	Surveyor	\$3,500	
8	Furnishings	\$1,000	
9	Landscape	\$16,905	
10	Expenses	\$10,000	
11			\$335,695
12	Miscellaneous Expenses		
13	Environmental - Phase 1	\$7,500	
14	State and local filing fees	\$2,000	
15			\$9,500
16	Construction		
17	General Requirements	\$20,000	
18	Acoustical	\$12,000	
19	All furniture	\$125,000	
20	Asphalt paving	\$0	
21	Building Systems	\$1,920,000	
22	Carpeting	\$60,000	
23	Casework	\$4,775	
24	Concrete	\$31,300	
25	Demolition	\$10,000	
26	Earthwork	\$12,000	
27	Electrical	\$23,500	
28	Entry mats	\$1,000	
29	Finish Hardware	\$1,325	
30	Fire ext.	\$900	
31	Flag poles	\$1,750	
32	Foundation	\$21,000	

Uses - Continued

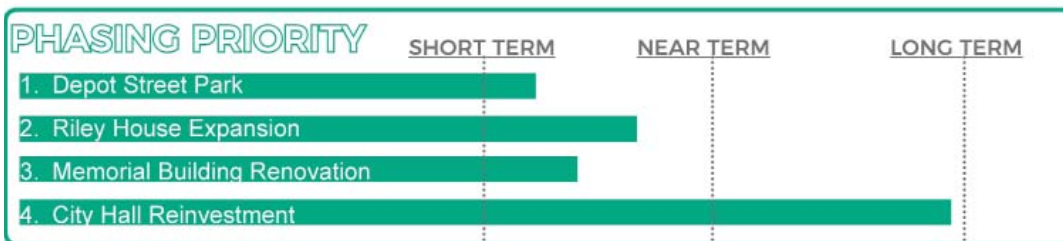
#	Description	Cost	
33	Glass and Glazing	\$750	
34	Graphics	\$5,000	
35	Gypsum	\$15,840	
36	HVAC	\$85,950	
37	Insulation	\$33,060	
38	Joint Sealers	\$2,215	
39	Kitchen appliances	\$12,000	
40	Landscaping	\$20,000	
41	Masonry	\$81,710	
42	Metal Lockers	\$2,100	
43	Millwork	\$1,200	
44	Painting	\$2,079	
45			
46	Plumbing	\$77,800	
47	Projection Screen	\$750	
48	Resilient floor	\$4,915	
49	Rough Carpentry	\$2,500	
50	Roof	\$50,000	
51	Signs	\$2,250	
52	Site Utilities	\$26,500	
53	Sound system	\$7,000	
54	Steel Doors	\$3,210	
55	Structural & Misc. Steel	\$57,720	
56	Termite Control	\$2,500	
57	Toilet accessories	\$6,635	
58	Toilet partitions	\$4,250	
59	Walks and Curbs	\$11,318	
60			
61	Window treatment	\$1,200	
62	Windows	\$52,500	
63			\$2,817,502
64	Total		\$3,162,697

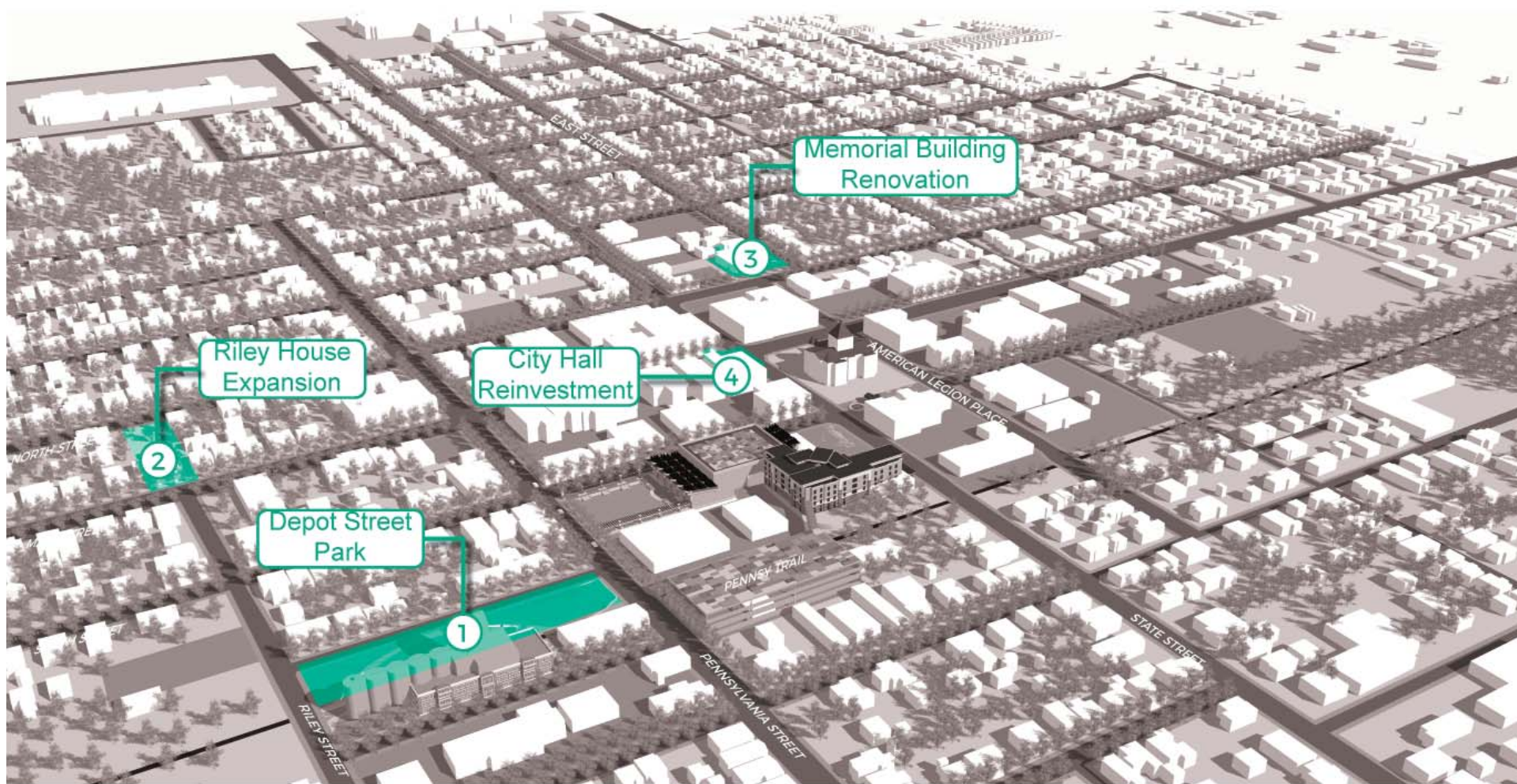
GOALS

- Enhance and continue to develop a sense of Community Place - where people can live, shop, work, recreate, learn, and gather to create a quality of life that augments the character of Greenfield.
- Enhance and continue to develop Community Connections - by use of a complete trail system that will provide preventive healthcare benefits, attract eco and recreational tourists, address safety concerns for school children, and enhance economic opportunities.
- Enhance and reinforce the Community Identity – by focusing on entrances of key corridors.
- Community Opportunity – by leveraging key community elements that when properly addressed, will be building blocks for an effective strategic economic approach to strengthening the community.

IMPACT

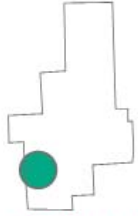
- Creates a “sense of community” by interactively merging projects that in their various uses function together.
- Improves residents and visitor’s perception of their community.
- Trails and civic investment are generating significant economic impacts adjacent property and neighborhoods.
- Creates space in the heart of downtown for events and activities
- Makes Depot Street Park a community gathering point







CE 1: DEPOT STREET PARK



LOCATION MAP



EXISTING SITE

SUMMARY

A destination park in the downtown combined with the redesign of Depot Street could serve as a prominent attraction and added amenity with the Pennsy Trail. The design should include a performance space for concerts, movies, and other events. It should be a flexible space that is also attractive and useful to daily Pennsy Trail users. Designs could reflect the history of the railroad and its influence on the community.

IMPACT

- Provides a destination amenity in the downtown along the Pennsy Trail
- Celebrate the heritage of downtown, and unique aspects of the Pennsylvania Railroad

FUNDING

- Casino funds
- Rainy Day Fund
- Bond
- Building Fund
- EDIT
- TIF
- Private Funds
- Foundations

READINESS

- Develop concepts
- Identification of materials
- Develop budget for project
- Identify time line for implementation
- Gather public input



OVERVIEW OF PARK



VIEW OF EAST ENTRY AND TRAIL



VIEW OF EVENT LAWN



VIEW OF SPLASH PAD AND TRAIL



VIEW OF BANDSHELL

CE 1

Depot Street Park

Potential Sources

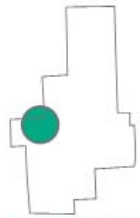
OCRA	\$500,000
City of Greenfield	\$2,254,898
Private	\$193,000
Total	\$2,947,898

Uses

#	Item	Cost	
1	Design/Engineering Fees		
2	Architect	\$263,186	
3	Structural Engineer	\$95,704	
	Engineer	\$191,408	
4	Expenses	\$5,000	
5			\$555,298
6	Construction		
7	General Requirements	\$50,000	
	Way finding	\$6,000	
	Utility / Electrical	\$75,000	
	Site Amenities	\$350,000	
8	Furniture	\$125,000	
	Bike Racks, Benches, Trash Receptacles	\$35,000	
	Structural - retaining walls, steps, foundations	\$500,000	
9	Concrete	\$51,600	
10	Architectural Elements	\$1,000,000	
11	Irrigation	\$25,000	
12	Plantings	\$150,000	
13	Site work	\$25,000	
14			
15			
16			
17			
18			
19			
20			
21			
22			\$2,392,600
23	Total		\$2,947,898



CE 2: RILEY HOUSE MUSEUM EXPANSION



LOCATION MAP



EXISTING SITE

SUMMARY

The James Whitcomb Riley Boyhood Home and Museum are owned by the City of Greenfield and operated by the Parks and Recreation Department. The Boyhood Home, birthplace and home of the famed "Hoosier Poet", will take you back to life in the 1850's and '60's. The museum provides an opportunity to view many original works of Mr. Riley and also Will Vawter, renowned artist and the illustrator of many of the Riley books. The Riley Home and Museum also boast a gift shop, herb and flower gardens and a gazebo. . Currently, "Elizabeth Anne's kitchen" behind the Museum is used as a small community meeting space. Enlarged this building and meeting space would provide opportunities for the Riley House and Museum to offer greater services for events and activities.

IMPACT

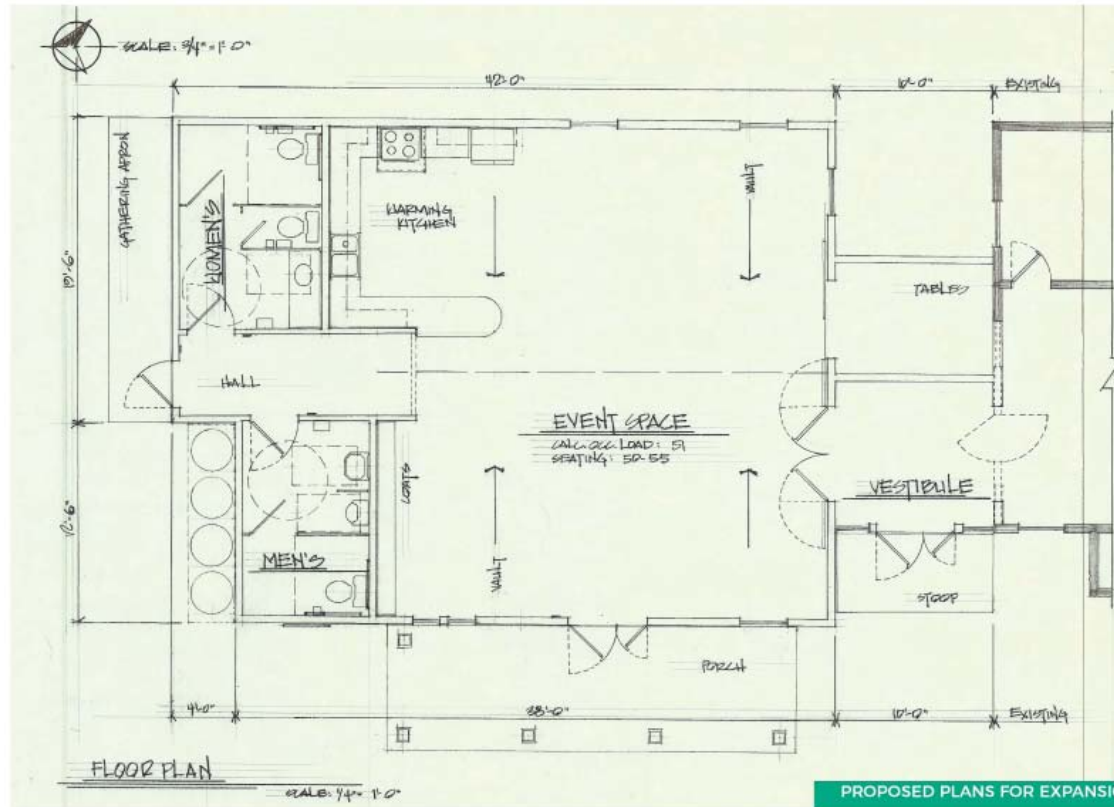
- Reinforce Riley House and Museum as a destination
- Provide greater opportunities for the use of and activities of the Riley House and Museum.

FUNDING

- Casino funds
- Rainy Day Fund
- Bond
- Building Fund
- EDIT
- TIF
- Private Funds
- Foundations

READINESS

- Develop concepts
- Identification of materials
- Develop budget for project
- Identify time line for implementation
- Gather public input



CE 2

Riley House Museum Expansion

Potential Sources

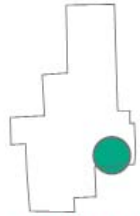
OCRA	\$0
City of Greenfield	\$46,025
Private	\$193,000
Total	\$239,025

Uses

#	Item	Cost	
1	Design/Engineering Fees		
2	Architect	\$22,385	
3	Structural Engineer	\$8,140	
4	Expenses	\$5,000	
5			\$35,525
6	Construction		
7	General Requirements	\$25,000	
8	Site work	\$25,000	
	Building System	\$75,000	
9	Concrete	\$10,000	
10	Doors	\$5,000	
11	Finish Hardware	\$2,000	
12			
13	Graphics	\$5,000	
14	Insulation	\$2,500	
15	Joint Sealers	\$1,000	
16	Masonry	\$15,000	
17	Millwork	\$500	
18	Painting	\$2,500	
19	Rough Carpentry	\$5,000	
20	Structural & Misc. Steel	\$15,000	
21	Windows	\$15,000	
22			\$203,500
23	Total		\$239,025



CE 3: MEMORIAL BUILDING RENOVATION



LOCATION MAP



EXISTING SITE



EXISTING STRUCTURE

SUMMARY

The construction of a new infill addition on the east side of the Memorial Building will provide the additional square footage for veterans affairs programming as well as the opportunity to incorporate accessibility into the historic building. The Memorial Building is a valuable Greenfield landmark with a straightforward, timeless aesthetic anchoring the northern end of East Street and American Legion Place. The Space is still used for its intended purpose of a veteran wellness and community recreation space with Veteran service offices and a gym programmed by the Greenfield Parks Department. A building expansion represents the opportunity to improve the use the building and add the long overlooked accessibility issue that our veterans face with the current steep entry steps.

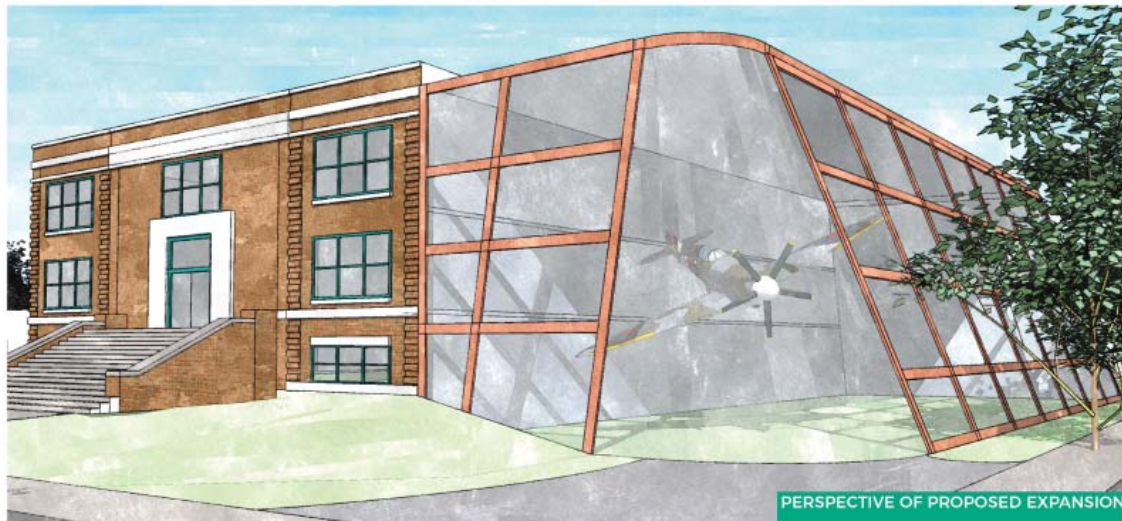
a. The old and new would serve to preserve and recreate a local, downtown destination in Greenfield. Connecting the East Street trail with the Riley Literary Trail would also connect this wellness space to the hospital. This could be beneficial to creating targeted physical and mental health programs between the two facilities.

IMPACT

- Provides a dedicated and accessible facility for veterans affairs
- Emphasizes the history of Col H. Weir Cook, born in Hancock County, IN
- Provides streamlined facilities, back-end support, information and mission sharing, and a way for the 5400 Veterans in Hancock County to have one place to go to meet their needs.
- Facilitates increasing membership in local veteran's organizations and in training leaders in the Veterans community that help build out the missions of each organization.
- Provide additional and meaningful gathering space in the community

FUNDING READINESS

- | | |
|--|---|
| <ul style="list-style-type: none"> • Casino funds • Rainy Day Fund • Bond • Building Fund • EDIT • TIF • Private Funds • Foundations | <ul style="list-style-type: none"> • Develop concepts • Identification of materials • Develop budget for project • Identify time line for implementation • Gather public input |
|--|---|



PERSPECTIVE OF PROPOSED EXPANSION



ELEVATION OF PROPOSED EXPANSION

CE 3

Memorial Building Renovation

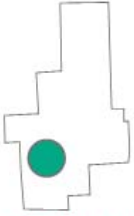
Potential Sources

OCRA	\$500,000
Private	\$4,993,375
Total	\$5,493,375

Uses

#	Item	Cost	
1	Design/Engineering Fees		
2	Architect	\$524,975	
3	Structural Engineer	\$190,900	
4	Expenses	\$5,000	
5			\$720,875
6	Construction		
7	General Requirements	\$50,000	
8	Casework	\$25,000	
	Building System	\$4,100,000	
9	Concrete	\$75,000	
10	Doors	\$25,000	
11	Finish Hardware	\$15,000	
12	Glass and Glazing	\$2,500	
13	Graphics	\$5,000	
14	Insulation	\$10,000	
15	Joint Sealers	\$5,000	
16	Masonry	\$150,000	
17	Millwork	\$10,000	
18	Painting	\$50,000	
19	Rough Carpentry	\$25,000	
20	Structural & Misc. Steel	\$75,000	
21	Windows	\$150,000	
22			\$4,772,500
23	Total		\$5,493,375

CE 4: CITY HALL RENOVATION



LOCATION MAP



EXISTING SITE



images from 2013 Downtown Revitalization Plan

SUMMARY

Redesign of the facade promoting a pedestrian-friendly scale, quality design character and materials, and reintroduction of the street "edge" where there is currently an expansive void will be reestablished. Filling in this corner at the heart of the City with a building of public prominence will alone serve as an attractive gateway to the city's core. The roughly 25'x43' space could be a prime incubation space for building businesses. The additional space created should be dedicated to retail or other establishment that generates a sense of activity

IMPACT

- Serve as an attractive gateway to the city's core.
- Creates a friendly and welcoming gateway to downtown and Greenfield

FUNDING

- Casino funds
- Rainy Day Fund
- Bond
- Building Fund
- EDIT
- TIF

READINESS

- Develop concepts
- Identification of materials
- Develop budget for project
- Identify time line for implementation
- Gather public input



graphic from 2013 Downtown Revitalization Plan

START-UP



FACADE



CO-WORKING



CE 4

City Hall Renovation

Potential Sources

City of Greenfield	\$2,701,304
Total	\$2,701,304

Uses

#	Description	Cost	
1	Design/Engineering Fees		
2	Architect	\$144,200	
3	Civil Engineer	\$43,260	
4	Structural Engineer	\$24,033	
5	Mechanical Engineer	\$24,033	
6	Electrical Engineer	\$24,033	
7	Surveyor	\$3,500	
8	Furnishings	\$1,000	
9	Landscape	\$14,420	
10	Expenses	\$10,000	
11			\$288,479
12	Miscellaneous Expenses		
13	Environmental - Phase 1	\$7,500	
14	State and local filing fees	\$2,000	
15			\$9,500
16	Construction		
17	General Requirements	\$90,000	
18	Acoustical	\$15,000	
19	All furniture	\$165,000	
20	Asphalt paving	\$0	
21	Building Systems	\$0	
22	Carpeting	\$60,000	
23	Casework	\$16,000	
24	Concrete	\$51,000	
25	Demolition	\$50,000	
26	Earthwork	\$0	
27	Electrical	\$75,000	
28	Entry mats	\$5,000	
29	Finish Hardware	\$8,325	
30	Fire ext.	\$3,000	
31	Flag poles	\$2,750	
32	Foundation	\$0	

Uses - continued

#	Description	Cost	
33	Glass and Glazing	\$1,000	
34	Graphics	\$10,000	
35	Gypsum	\$75,000	
36	HVAC	\$325,000	
37	Insulation	\$15,000	
38	Joint Sealers	\$2,000	
39	Kitchen appliances	\$15,000	
40	Landscaping	\$6,000	
41	Masonry	\$385,000	
42	Metal Lockers	\$2,000	
43	Millwork	\$25,000	
44	Painting	\$45,000	
45	Phone system/paging	\$10,000	
46	Plumbing	\$75,000	
47	Projection Screen	\$5,000	
48	Resilient floor	\$30,000	
49	Rough Carpentry	\$33,000	
50	Roof	\$150,000	
51	Signs	\$8,000	
52	Site Utilities	\$10,000	
53	Sound system	\$15,000	
54	Steel Doors	\$15,000	
55	Structural & Misc. Steel	\$75,000	
56	Termite Control	\$10,500	
57	Toilet accessories	\$60,000	
58	Toilet partitions	\$32,250	
59	Walks and Curbs	\$35,000	
60	White and Tack boards	\$10,000	
61	Window treatment	\$30,000	
62	Windows	\$352,500	
63			\$2,403,325
64	Total		\$2,701,304



SCHEDULE

SCHEDULE

TIMELINE

The timeline should be evaluated and is intended to be flexible to respond to the ever-changing local needs and demands placed on Greenfield. Current economic environment or funding availability can impact the completion timeline for projects. Projects can be started and/or completed prior to the specified timeline if unexpected funding or additional resources becomes available. Conditions may change that require this timeline to be altered, modified or changed.

City of Greenfield, Indiana Timeline 2018-2021											
Number	Project	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
SI 1	Depot Street Redesign										
SI 2	Intersection Improvements										
SI 3	South Street Redesign										
SI 4	Riley Literay Trail										
SI 5	North Street Living Alley										
SI 6	East Street Connector										
PI 1	Pennsy Trail Lofts										
PI 2	Downtown Building Investment										
PI 3	Historic Façade Restoration										
PI 4	Downtown Anchor Development										
PI 5	Pennsy Trail Housing										
CE 1	Depot Street Park										
CE 2	Riley House Museum Expansion										
CE 3	Memorial Building Renovation										
CE 4	City Hall Renovation										

Preliminary Design and Cost Estimate
 Funding Applications and Contracts
 Environmental Design and Bidding
 Construction



**City of Greenfield, Indiana
Feasibility Matrix
2018-2021**

Project Name		Financing		Site Control			Environmental Review			Schematic Design			Architectural/ Preliminary Engineering Documents		
		Identified	Unknown	Complete	Ongoing	Not Started	Complete	In Process	Not Started	Complete	In Process	Not Started	Complete	In Process	Not Started
SI 1	Depot Street Redesign	✓		✓			✓			✓				✓	
SI 2	Intersection Improvements	✓		✓					✓	✓					✓
SI 3	South Street Redesign	✓		✓			✓				✓				✓
SI 4	Riley Literay Trail	✓		✓			✓			✓					✓
SI 5	North Street Living Alley	✓		✓			✓				✓				✓
SI 6	East Street Connector	✓		✓			✓					✓			✓
PI 1	Pennsy Trail Lofts	✓		✓					✓		✓			✓	
PI 2	Downtown Building Investment	✓													
PI 3	Historic Façade Restoration	✓		✓			✓				✓			✓	
PI 4	Downtown Anchor Development	✓		✓			✓			✓					✓
PI 5	Pennsy Trail Housing	✓		✓					✓	✓				✓	
CE 1	Depot Street Park	✓													
CE 2	Riley House Museum Expansion	✓													
CE 3	Memorial Building Renovation	✓		✓					✓	✓					✓
CE 4	City Hall Renovation	✓		✓					✓	✓					✓



APPENDICES

APPENDIX A: SIGN-IN SHEETS 05/22/18 MEETING

PLEASE SIGN IN!

Community Meeting for Capital Improvement Plan: 5/22/18

NAME	ORGANIZATION	EMAIL
Dave Gray	HCPL	dgray@hcplibrary.org
Kitty Smock	Library	csmock@hcplibrary.org
Jayson Ford	HCPL	JRF 786@a General!
Doris Althaus		(NA)
Chonna Cruz	HCPL	rhonnacruz@yahoo.com
Kelly Guyas		guyasjk@gmail.com
Courtney Sensing	HCPL	15370@students.gcsc.k12.in.us
Littfiye Cam	HCPL	19672@students.gcsc.k12.in.us
Jordan Zike	HCPL	18329@students.gcsc.k12.in.us
Stacey Terhune	Library	sterhune@hcplibrary.org
Diane Buenger		
Annott		
Jaime Saylor		jaime.saylor@h2lawyers.com
Linnea Green		glunij@yahoo.com
Jana Russell		
Jessica Russell		
BARB ROARK	HCPL	broark@hcplibrary.org
TRACY Gilmore	HCPL	night-camper@yahoo.com
Steve Gilmore	HCPL	oeco.sjgilmore221@gmail.com

APPENDIX A: SIGN-IN SHEETS 05/23/18 MEETING

PLEASE SIGN IN!

Community Meeting for Capital Improvement Plan: 5/23/18

NAME	ORGANIZATION	EMAIL
Mama Hutchins		
Ely V. Wagner		
Leah Craft		
Grace Mason		
Claudia Brinkhoff		
Audrey Brinkhoff		
Reggie Brewer		
Kevin Hageman		
Bill Boeander		
Maddy Wainsoff		
Michael E. Coffman		
Ann Cross		
Jenn McMullan		
Meagan Douglas		
Ella Harpold		
Brooklyn Harpold		
Christy Harpold		
James Hagens		
Vanny Westcott		

PLEASE SIGN IN!

Community Meeting for Capital Improvement Plan: 5/23/18

NAME	ORGANIZATION	EMAIL
Janice Lynn		
Rhonda Bronny		
Alex Deekand		
Kelli Edon		
Jena Matix		

APPENDIX A: SIGN-IN SHEETS 05/29/18 MEETING

PLEASE SIGN IN!

Community Meeting for Capital Improvement Plan: 5/29/18

NAME	ORGANIZATION	EMAIL
Eric SAMAE	Local citizen	
Michelle Fraszier	Local Citizen	mmt814@gmail.com
Marley Fraszier	Local citizen	814 teoskater@gmail.com
Olivia Clark	local citizen	oclarkmaster2004@gmail.com
Frank DeLois	(())	
Maria Mccum	local citizen	mariamccum87@gmail.com
Linda Liverman	local citizen	
ED HARNISH	Local Cit.	
Carol Rhue	resident	clprhue@gmail.com
Floyd Rhue	resident	
Jeff KERO	Resident	
Jim MERS		
Jon Thompson	Resident	
Lise Martin	Resident	
Coli Martin	Resident	
Deborah Gottschalk	Resident	
Katy Stephenson	Local	Kathystephenon@gmail.com
Penny Mayas	resident	

? PROJECT OPPORTU

LIST PROJECT OPPORTUNITIES HERE

Pool Renovation

Brandywine Trail



City Hall converted to parking garage/ fenced + right of way



GREENFIELD, INDIANA



TAYLOR
SIEFKER
WILLIAMS
design group



CITY LATITUDE LLC

