

REVITALIZATION PLAN for the Downtown Business District

PUBLIC MEETING & PRESENTATION OF PLAN

January 2014







STRATEGIC GOALS

Create "win-win" scenarios for Huntingburg's largest employers and Downtown by encouraging them to participate in and support the revitalization of 4th Street.

Establish Downtown as the next great neighborhood in Huntingburg by creating additional living options through new construction and upper story renovations.

Build off Huntingburg's position as a regional destination for shopping, dining, and entertainment to expand Downtown's customer base.

Create new employment opportunities and attract regional residents and employees to Downtown with vibrant retail, dining, and entertainment options as well as diverse housing opportunities for all income levels.

DOWNTOWN NEEDS

Destinations. In order to attract new and repeat customers, Downtown Huntingburg needs to establish an anchor destination that provides a reason for people to visit 4th Street.

Residential Base. Increasing the number of people who live in and around Downtown will ensure around the clock activity, expand the built-in customer base for local shops and restaurants, and increase the local tax base.

24/7 Activity. Supplement existing businesses with additional retail, dining, and entertainment options that attract users to Downtown on evenings and weekends.

Public Spaces. Formalize existing gathering and open spaces to be used by the public for events and festivals. Open space is an important factor in increasing the quality of life for Downtown residents, employees, and visitors, while at the same time diversifying its ability to support different activities.

Visitor Impact. Visitors play an important role in the sustainability of 4th Street businesses. Continue to expand and diversify events and programming to attract visitors as repeat supporters of local shops and restaurants.

Incentives. Expand upon existing incentives to recruit and/or expand desired businesses such as more dining options, local breweries, or additional retailers.

Infrastructure. Replacement of the water line along 4th Street is a well-known need, but improvements to sidewalks, parking configurations, and improved landscaping and lighting will enhance and unify the look of downtown.

Connectivity. Create additional access to Downtown by connecting existing recreational destinations along an urban trail system. Trails through urban areas are known to increase property values and spending.



4TH STREET IMPROVEMENTS







Leverage the 4th Street water line replacement to reconfigure parking and upgrade 4th Street to allow for outdoor seating and retail opportunities.



MARKET STREET IMPROVEMENTS













Enhance Market Street to become the premier outdoor venue for events and festivals and includes year-round programming.



4TH STREET WATER LINE





Constructed in 1896 the 8" water line below 4th Street needs to be replaced to support continued operations in Downtown.



DOWNTOWN PARKS + EVENTS SPACE

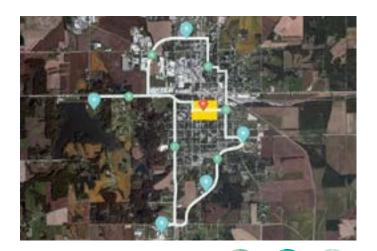








Formalize existing underutilized greenspace as a Downtown park and events space for year-round programming.



HUNTINGBURG HERITAGE TRAIL

Construct a city-wide trail system
to connect recreational attractions, spur additional investment in Downtown, and enhance the overall quality of life in Huntingburg.



4TH STREET FACADE PROGRAM



Establish an accessible facade program that provides financial incentives for building owners to make needed improvements to their property.



WAYFINDING & SIGNAGE



Build and expand on existing wayfinding and signage to include public parking and directional signage.



BUSINESS RECRUITMENT









Promote City and County financial resources to existing and potential businesses. Clearly define opportunities in the market as a recruitment tool for desired businesses such as restaurants and evening dining options.



B&B CLUSTER







Establish a B&B District that offers each individual owner joint management, marketing, and coordinate use of local downtown retailers and services.



WORKFORCE HOUSING







Develop a menu of incentives to reduce barriers for development and attract private investment to Downtown Huntingburg, such as a consolidated TIF district.



UPPER STORY RENOVATIONS







Create a gap financing program to assist building owners absorb the high cost of rehabilitating upper floor space for market rate rental housing.



EMPLOYER SUPPORTED HOUSING







Work with local employers to identify quality of life and housing improvements that would support additional employee recruitment and retention.

_ 1	IMPLEMENTATION	ž	KEY PLAYERS	FUNDING SOURCES	SOURCES	7	2014		2015			2016	9	20	2017 2018	018
_	IMELINE	LEAD ENTITY	PARTNERS	PUBLIC	PRIVATE	01 02	03	04 01	Q2 Q3	Q4	01	02	03 04	4		
	4th Street Improvements	City of Huntingburg	Destination Huntingburg, INDOT	100%	%0											
51:	4th Street Water Line	City of Huntingburg	IOCRA, USDA-RD, IFA, Merchants Association	100%	%0											
Projec	Market Street Improvements	City of Huntingburg	Destination Huntingburg, INDOT	75%	25%											
sinəmis	Downtown Park	City of Huntingburg	Destination Huntingburg, Merchants Association, Dubois County Visitors Bureau	25%	75%											
รอกนโ วป์	Huntingburg Heritage Trail (phase 1)	City of Huntingburg	Destination Huntingburg, Indiana Greenways, INDÖT, SRTS, IDNR	75%	25%											
$q^n d$	Huntingburg Heritage Trail (phase 2)	City of Huntingburg	Destination Huntingburg, Indiana Greenways, INDÖT, SRTS, IDNR	75%	25%											
	Wayfinding & Signage	Destination Huntingburg	City, Merchants Association, Chamber of Commerce, Dubois County Visitor Bureau	100%	%0											
	4th Street Facade Program	Destination Huntingburg	City, Local Banks, Dubois Strong	20%	20%											
sqiysi	Business Recruitment	Destination Huntingburg	City, Merchants Association, Chamber of Commerce, Dubois Strong	75%	25%											
ontrag s	B&B Cluster	Private Operators / Developers	Destination Huntingburg, City, Local Banks	20%	%08											
otnvira-:	Upper Story Renovations	Building Owners / Private Developer	City, Destination Huntingburg, Local Banks	20%	%08											
oilduq	Workforce Housing	Private Developer	City, Local Banks, Dubois Strong, IHCDA	15%	85%											
	Employer Supported Housing	Private Developer / Major Employers	City, Local Banks, Dubois Strong, USDA-RD, IHCDA	10%	%06											

IDNR: Indiana Department of Natural Resources
IFA: Indiana Finance Authority
IHCDA: Indiana Housing and Community Development Author
INDOT: Indiana Department of Transportation
INCAR: Indiana Office of Community and Rural Affairs
SRTS: Safe Routes to Schools
USDA-RD: US Department of Agriculture - Rural Developme

NOTES

QUESTIONS?

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