



D O W N T O W N
REVITALIZATION PLAN
HISTORIC
CANNELTON

TRIAD ASSOCIATES, INC. LANDSTORY, INC.

JULY 2013

Historic Cannelton Downtown Revitalization Plan

Prepared for: City of Cannelton, Indiana

Prepared by: Triad Associates Inc.

In Association With: Landstory, Inc.

July 26, 2013

Cannelton City Council:

Honorable Mary Y. Snyder, Mayor

Melvin McBrayer, Member

Lynn Fulkerson, Member

Jack Harris, Member

Kim Nugent, Member

Emory Yaggi, Member

Arvina Bozarth, Clerk-Treasurer

Historic Cannelton Downtown Revitalization Plan

Steering Committee

Honorable Mary Y. Snyder, Mayor

Arvina Bozarth, Clerk-Treasurer

Brandi Hess, Cannelton Foundation, Inc.

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Section I: Introduction

Introduction:

The Triad Planning Team was commissioned by the City of Cannelton in February, 2013 to prepare a downtown revitalization plan for Cannelton. The City of Cannelton was awarded a planning grant from the State of Indiana, Office of Community and Rural Affairs (OCRA). The downtown revitalization plan study area includes the Washington and 7th Street (SR 66) corridors within the Historic Cannelton historic district.

Plan Objective:

The objective of the Historic Cannelton Downtown Revitalization Plan is to identify and assess existing physical and market conditions, in support of recommendations for growth and revitalization. Downtown revitalization considerations include:

- Regulatory Considerations
- Market growth
- Infrastructure
- Right-of-way improvements
- Private redevelopment
- Building stabilization.

Planning Team:

Triad Associates, Inc. was the lead consultant for the Historic Cannelton Downtown Revitalization Plan. Triad's responsibilities included overall plan management, infrastructure assessment, utility review, demographic information and market assessment and opportunities.

Landstory was responsible for plan objectives, public input management and facilitation, land use, urban design, historic resources, goals and objectives, regulatory recommendations and downtown revitalization concepts.

Triad and Landstory jointly developed plan implementation recommendations including:

- Implementation strategies and priorities
- Project identification and budgets
- Funding opportunity identification
- Planning report preparation

Process Summary:

The Historic Cannelton Downtown Revitalization Plan process followed OCRA requirements for the preparation of downtown revitalization plans funded by planning grants from OCRA. This planning process was augmented by in-depth interaction with the downtown revitalization steering committee and the public.

This process included assessment of existing conditions with information gathered from a variety of sources, field investigation and assessment of various planning factors. This assessment included demographics, market conditions, land use, urban design, infrastructure and historic assets.

Information collection was followed by identification of downtown revitalization opportunities culminating in a preferred downtown revitalization concept. The downtown revitalization process includes goal setting, conceptual framework and regulatory considerations. The conceptual framework condensed information provided from downtown revitalization opportunities into various public right-of-way improvements and development opportunities around which the more detailed downtown revitalization concept was prepared.

The final steps in the planning process described implementation activities, including prioritized project identification, project budgets and potential funding sources.

Community Input:

The Historic Cannelton Downtown Revitalization Plan involved a multi-faceted public input process of public meetings and planning team direction by the downtown revitalization steering committee. This approach enabled development of a downtown revitalization plan that is responsive to local goals and aspirations and provides a logical step-by-step development and implementation process.

Public Kick-Off Meeting / Steering Committee Meeting I:

The planning process was initiated with a public kick-off and steering committee meeting held on February 25, 2013. The kick-off meeting purpose was to describe the planning process, schedule and desired outcomes of the downtown revitalization plan. Surveys were distributed for comment at the kick-off meeting.

One survey was distributed to business owners and downtown merchants. A second survey, available to the community, was distributed by the Cannelton Foundation.

Comments received from business owners and merchants indicated the following:

- New sidewalks, curbs and lighting is needed downtown
- Most business entries are accessible – some businesses require accessibility upgrades
- There is a lack of ample parking downtown
- Many buildings require major improvements in order to be attractive for reuse
- There is currently not a group promoting local businesses. Efforts are underway to start a Main Street organization in Cannelton

Results of the community survey distributed by the Cannelton Foundation were discussed at the Steering Committee meeting held on April 9, 2013. A copy of the survey is included in the Appendix section of this report. A total of 46 surveys were returned to the planning team. Survey results were summarized for meeting attendees. Survey comments include the following:

- History, school support, river town, sandstone and tourism were repeatedly mentioned as themes or ‘big ideas’ for the downtown revitalization plan
- Aspects of downtown liked by most survey respondents were historic buildings, parks and quaintness
- Downtown dislikes include – run down buildings, trash, lack of activity, vandalism and poor quality sidewalks
- Respondents would like to see shops, building reuse, art and creative establishments, additional special events, restaurants, a bank and additional parks
- Responses stressed a need for Cannelton to decide what it wants to become. Deficiencies need to be corrected before exerting effort on improvements
- Fears regarding the future of Cannelton include – continuing building decay, lack of long-term momentum, loss of additional businesses, and potential departure of Cannelton Schools
- People drive to Tell City for convenience shopping, services, groceries, dining and entertainment.
- Survey responses indicated a significant number of people drive through Cannelton and reasons need to be provided for this traffic to stop in Cannelton

Comments received from these surveys were reviewed with the steering committee on April 9.

Site Reconnaissance:

Following the public kick-off meeting the planning team visited Cannelton, on March 13 to gather information, meet with various stakeholders and walk the project area. The site visit focused on the Washington Street and 7th Street corridors and included visits with Cannelton Utility staff, Mayor Snyder, tours of the Perry County Museum and library research.

Steering Committee Meeting 2:

The second Steering Committee meeting was held on April 9 to present survey results from the kick-off meeting, site reconnaissance and information review. Graphics illustrating assets and existing conditions, downtown revitalization opportunities and a conceptual framework were reviewed and discussed with committee members. Discussion and direction provided at this meeting served as a starting point for development of a preliminary downtown revitalization concept.

Steering Committee Meeting 3:

A third steering Committee meeting was held on April 16 to review preliminary downtown revitalization concepts. The concepts identified potential revitalization themes, suitable products and materials to be used for streetscape and corridor improvements and potential revitalization projects and priorities.

Public Hearing:

A formal public hearing to review the final downtown revitalization concepts and findings was held on June 17, 2013. The purpose of this meeting was to review the planning process undertaken with community members and officials on the downtown revitalization steering committee. Following this meeting copies of the Historic Cannelton Downtown Revitalization Plan report were made available to the Cannelton officials and Indiana 15 Regional Planning Commission for final review and comment.



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Section 2: Existing Conditions

Regional Context:

Cannelton started as a vital commerce hub on the Ohio River in the early 1800's. Cannelton's history as a vital commerce hub continued well into the 20th century. With the relocation of the Perry County seat in 1994 to Tell City, Cannelton's influence has waned further. Cannelton remains an Ohio River community with significant historic treasures along the Ohio River Scenic Byway (SR 66).



Postcard of early Ohio River ferry

One of the few Ohio River bridges between Louisville and Owensboro, Kentucky is on the east side of Cannelton. The U.S Army Corps of Engineers, Cannelton Lock and Dam is approximately 1.5 miles upstream from the Cannelton city limits beside State Road 66.

Tell City is the Perry County seat and largest town in Perry County. The Hoosier National Forest takes up considerable areas of Perry County, offering a wealth of recreational and tourism opportunities. The Ohio River likewise offers numerous recreational and tourism opportunities. The Ohio Scenic Byway passes through Cannelton.



Bob Cummings Bridge

Hawesville, Kentucky, south of Cannelton has several industries where many Cannelton residents work. Tell City is the current hub of commerce in Perry County with professional services, local government and retail opportunities.

Regional transportation hubs are SR 66, providing access along the Ohio River to points east and west. SR 237 connects to SR 37 several miles north of Cannelton, providing connections north and south. SR 37 provides access to Interstate 64 approximately 26 miles north of Cannelton. SR 237 connects to the Bob Cummings Bridge crossing the Ohio River to Hawesville, Kentucky.

Demographics:

Cannelton's population in 2010 was 1,563 (Fig. 2.1, U.S. Census Bureau) this was down from a peak of 2,265 in the 1930 census. The age profile in Cannelton is generally consistent with Perry County and Indiana (Figure 2.2, U.S. Census Bureau).

Cannelton has an overwhelmingly white population (97.4%) Households in Cannelton are very dissimilar to those in Perry County and Indiana (Figure 2.3); with Cannelton having a much lower percentage of family households. Additionally, Cannelton has a lower percentage of households with children below 18.

Differences between Cannelton and Perry County and Indiana are most striking in terms of Cannelton's housing stock. Figure 2.4 shows percentages of owner-occupied houses, age of the housing stock and value. The high percentage of Cannelton rental housing units (53%) correlates to the high percentage of householders that have lived in their current home less than five years (45.5%).

Another striking distinction between Cannelton and Perry County and Indiana is in the housing value, illustrated in Figure 2.5. 98% of the overall housing stock in Cannelton is valued at less than \$150,000.

The steering committee has indicated Cannelton has a high percentage of renter occupied housing units, many of which receive government subsidies. The many subsidized rental units combined with the low value and age have had a destabilizing influence on Cannelton.

2010 Population	2010 U.S. Census
Cannelton	1,563
Perry County	19,338
Indiana	6,483,802

Fig. 2.1

2010 Age Profile (Median Age)	2010 U.S. Census
Cannelton	38.5 yrs.
Perry County	40.4 yrs.
Indiana	37.0 yrs.

Fig. 2.2

2010 Household by Type	Family Households
Cannelton	56.0%
Perry County	67.0%
Indiana	66.9%

Fig. 2.3

2010 Housing Units	Cannelton	Perry County	Indiana
Owner-Occupied	47.0%	77.7%	71.1%
Vacant Units	17.0%	10.7%	11.3%
Built before 1940	39.6%	19.6%	19.0%

Fig. 2.4

% Owner Occupied Housing Units	Cannelton	Perry County	Indiana
Less Than \$50,000	24.5%	14.4%	9.7%
\$50,000 to \$99,000	61.9%	39.1%	27.1%
\$100,000 to \$149,000	11.9%	25.3%	25.9%

Fig. 2.5



Market Assessment:

In the beginning of the 1900's Cannelton and Tell City were the dominant communities in Perry County; with equivalent populations and histories as Ohio River towns. Cannelton was the center of local government. Over the course of the next 50 years,



Early postcard of Cannelton Cotton Mill



Perry County Museum



Cannelton Post Office

Tell City's population doubled to 5,735 (US Census Bureau); while Cannelton's population remained relatively stable. Tell City continued to increase in population to 2000 while Cannelton's population has decreased. The Perry County seat was moved to Tell City from Cannelton in 1994. These factors have combined to reduce Cannelton's share of the overall local economy. Tell City has become the dominant community in the Perry County market.

Cannelton retains critical community assets with local schools, the post office and library. Cannelton's location along SR 66, part of the Ohio River National Scenic Byway and proximity to the Ohio River crossing, provide opportunities to create market niches that aren't met elsewhere. Cannelton has the historic attributes and resources available to become a hub of cultural activity in this part of the state. The key to success in Cannelton will be capturing the local tourist and creative arts and craft markets. The strong heritage, historic architecture and proximity to the Ohio River allow Cannelton the opportunity to develop this market as part of a downtown revitalization strategy.

Land Use Assessment:

Much of Historic Cannelton's commercial downtown land use remains intact, with considerable vacancies. Vacant commercial storefronts are noticeable on Washington Street between 5th Street and 7th Street. Most of the street frontage along Washington Street is commercial and many of the vacant commercial structures suffer from deferred maintenance. There are several residential and church properties along Washington Street. A portion of the Can-Clay Manufacturing Company has facilities north of Washington Street along 1st Street.

The largest structure in Cannelton, the former Cannelton Cotton Mill sits on the north side of Washington between 4th and 3rd Street. This National Historic Landmark has been reused as a site for subsidized housing.

7th Street (SR 66) crosses Washington Street opposite the Ohio River. This corridor currently functions as Cannelton's 'Main Street'. Local government land use, highway related commercial and residential land uses front this corridor. Local government land includes the Perry County Jail, Perry County Museum, City Hall, Cannelton Library and Fire Department. Perry County is currently constructing a new jail and the current jail in Cannelton is scheduled to be demolished in spring, 2014.

Cannelton Community Schools provides a significant presence with the Cannelton High School and Junior High School and Cannelton Elementary School. The elementary school is the oldest continuously operating school building in Indiana.



Can-Clay Office Building

The Can-Clay Manufacturing Company occupies approximately eight square blocks of downtown Cannelton along the riverfront from Washington Street to Herzelee Street. A majority of the property consists of outdoor storage and older, abandoned facilities. Can-Clay pallet and stick manufacturing takes place in the newer structures along Washington Street. Clay pipe and product manufacturing takes place in the older round kilns west of Adams Street.

Much of the residential land use in downtown Cannelton is renter-occupied; much of this stock has been converted in recent years to subsidized housing. Much of the housing stock downtown suffers from deferred maintenance similar to older commercial structures on Washington Street.



Existing Washington Street storefronts

Urban Design Assessment:

Downtown Cannelton retains much of the charm and character of historic river towns along the Ohio River. This character remains evident in the park space along the river and the historic commercial storefronts along Washington Street. During the heyday of the late-1800's and early-1900's, Washington Street functioned as Cannelton's 'Main Street'.

Many of the commercial storefronts on Washington Street are built to the property line and are masonry construction with cast-iron storefronts. Many of these retain their historic integrity and several have historic awnings over the sidewalks. This historic storefront integrity is largely intact north of 5th Street.



Historic Washington Street Storefronts

Development along 7th Street (SR 66) is generally newer than Washington Street, for the most part and is set back from right-of-way lines. Older structures on either side of Washington Street are built out to the right-of-way line. Much of the 7th Street corridor is indicative of a mid-century small town commercial and residential character.

Because of its site along the Ohio River at the bottom of a steep hillside, Cannelton's growth and development has been constrained to a narrow band of developable land along the river. While this physical attribute limits outward growth, as development needs arise it may encourage increased density in the downtown area consistent with historic development patterns.



Historic downtown view from hillside.

The historic cemetery on top of the hillside north of downtown Cannelton provide significant views of downtown Cannelton and the Ohio River below. Two historic structures in Cannelton are visually prominent; these include the Cannelton Cotton Mill building with its twin spires and St. Michael's Catholic Church.



St. Michael's Catholic Church

Both of these sandstone structures were constructed in the early-1800 and are on the National Register of Historic Places. The Bob Cummings Bridge, approximately ½ mile south of downtown Cannelton, constructed in the 1950's is another prominent landmark in Cannelton.

Sandstone, locally quarried from nearby hillsides is used extensively in Cannelton. This is noticeable on many of the significant historic structures and the retaining wall on the north side of 7th Street. Sandstone is also used extensively on many older building foundations in Cannelton.

The Ohio River continues to play a prominent role in the physical form of Cannelton; from early commerce in Cannelton, to major flooding events and the more recent construction of the floodwall in the 1950's. The floodwall while providing much needed flood protection also cut off Cannelton from its historic roots and most significant attribute – the river.

Infrastructure Assessment:

The Indiana Department of Transportation (INDOT) completed a roadway improvement project on SR 66 through Cannelton in 2012. This project provided a new roadway pavement, curbs and sidewalks along this corridor. In addition a Safe Routes to Schools project is currently being designed. This project will provide much needed pedestrian and accessibility improvements to sidewalks leading to the high school and elementary school. In much of the rest of downtown Cannelton sidewalk condition varies from good to poor. Along Washington Street many of the curbs and sidewalk need to be replaced and do not meet current accessibility requirements.

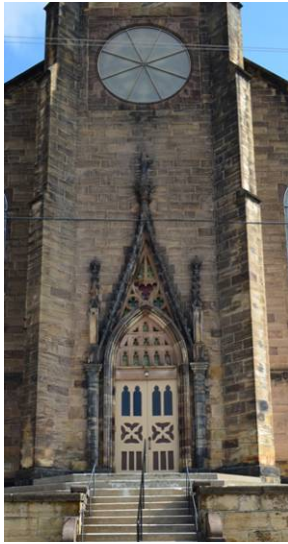
Much of the public parking supply downtown is provided with on-street parallel parking on Washington Street. Most of the private parking supply is met with small off-street parking lots serving individual residences and businesses. Based on visual assessment of parking, the overall supply seems to be sufficient. Comments received from surveys distributed at the start of the downtown revitalization planning process expressed the need for more convenient parking. This most likely occurs along 7th Street (SR 66), with a limited supply of on-street parking. As downtown revitalization takes hold and parking demand increases, additional parking evaluation may be warranted to ensure adequate parking is provided at necessary locations.



SR 66 looking southeast



Washington Street showing on-street parking.



St. Michael's Catholic Church entry



Cannelton Elementary School (Free School)



Cannelton Cotton Mills

Historic / Cultural Assets:

Cannelton has an incredibly rich heritage dating back to the early 1800's as its founding as a company town for workers of the Cannel Coal Company (Cannelton's namesake). Cannelton's location along the Ohio River was also advantageous for early trade and commerce. The Cannelton Cotton Mill constructed in 1847, was the largest structure west of the Allegheny Mountains at that time. This location was chosen because of the abundant supply of water and nearby energy source.

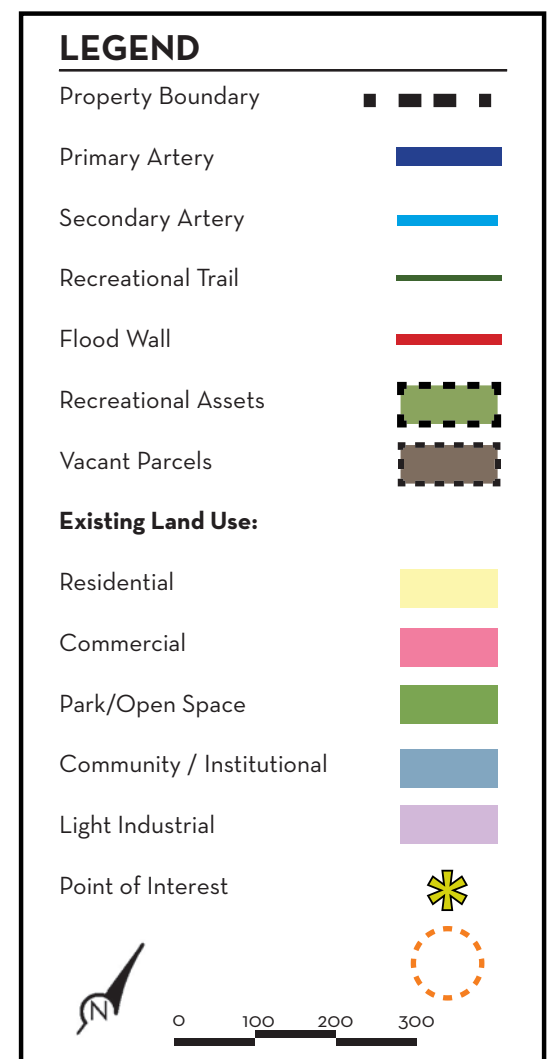
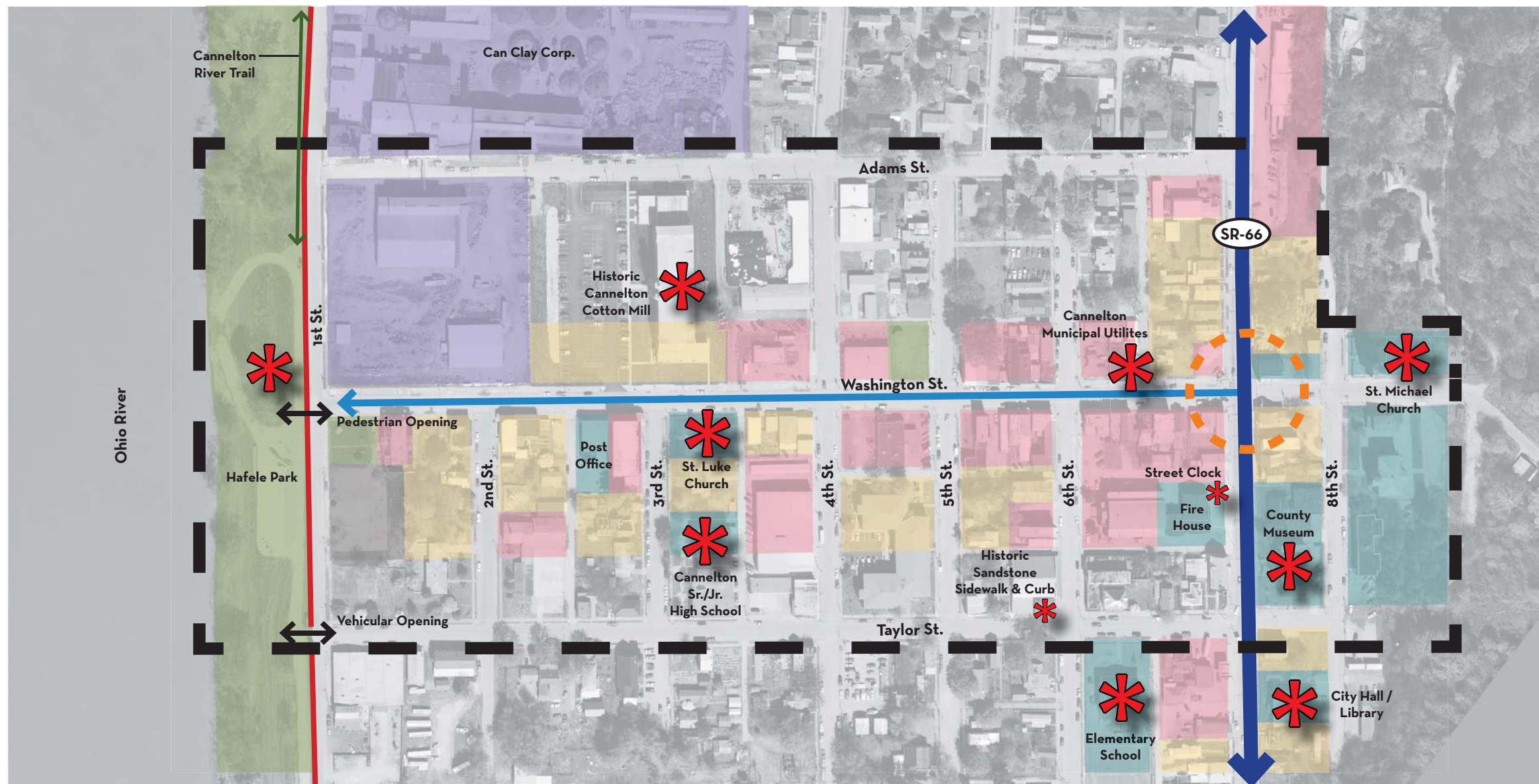
Many of Cannelton's early residents were German in descent. Craftsmanship associated with these early immigrants is evident in the many finely crafted sandstone buildings downtown. St. Michaels Catholic Church is an excellent example of this early craftsmanship. Much of the sandstone used in these buildings was quarried from nearby hillsides. Coal mining and the cotton mill combined with Cannelton's location on the Ohio River provided much of the early prosperity. This early prosperity is evident in the many commercial properties remaining on Washington Street.

There is a very high quantity and quality of historic structures in downtown Cannelton and the Cannelton Historic District. Resources (SHAARD) database of the Indiana Department of Natural Resources, Division of Historic Preservation and Archaeology (DHPA) identifies the following outstanding historic structures in downtown Cannelton:

- Cannelton Cotton Mills
- Rosenblatt Store / James Lodge No. 100 I.O.O.F.
- Free School (Cannelton Elementary School)
- Judge Charles Holland Mason House
- St. Luke's Episcopal Church
- Perry County Courthouse (Perry County Museum)
- St. Michael's Catholic Church
- James Clark House
- Four additional residences

The Cannelton Cotton Mills and St. Michael's Catholic Church are listed in the National Register of Historic Places. In addition, the SHAARD database lists 27 structures as notable and 130 listed as contributing to the historic resources and character in Cannelton.

This quantity of historic resources ranks among the highest in the state and is very significant for a community the size of Cannelton. These historic resources combined with Cannelton's location on the Ohio River Scenic Byway are worthy of celebration and have significant tourism potential. Walking tours with audio and video narration of historic sites are a popular activity that can be provided in Cannelton.



Community Assets:

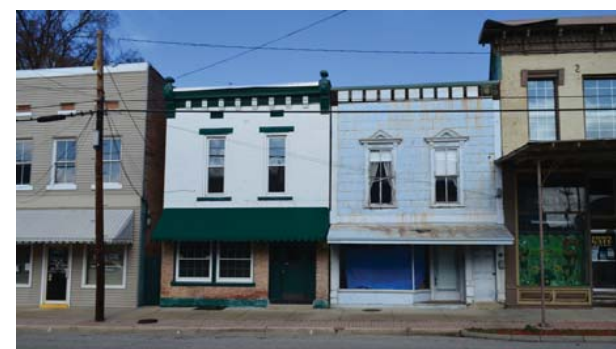
- County Museum
- Ohio River
- Cannelton Cotton Mill (National Historic Landmark)
- St. Michael Church
- Sandstone
- Can Clay Sewer Pipe
- Cannelton Pottery
- Indiana Scenic Byway SR 66
- Proximity to Hoosier National Forest
- Proximity to American Discovery Trail
- Proximity to Holiday World
- Proximity to Lincoln Boyhood Home



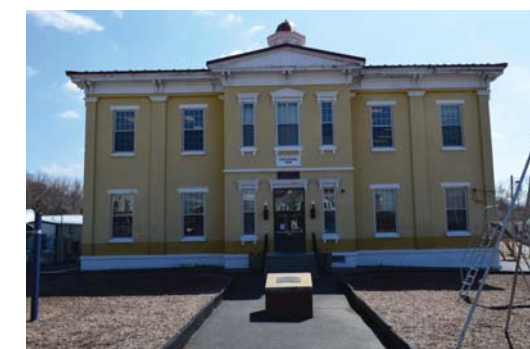
SR 66 / Washington Street Intersection



Cannelton Cotton Mill



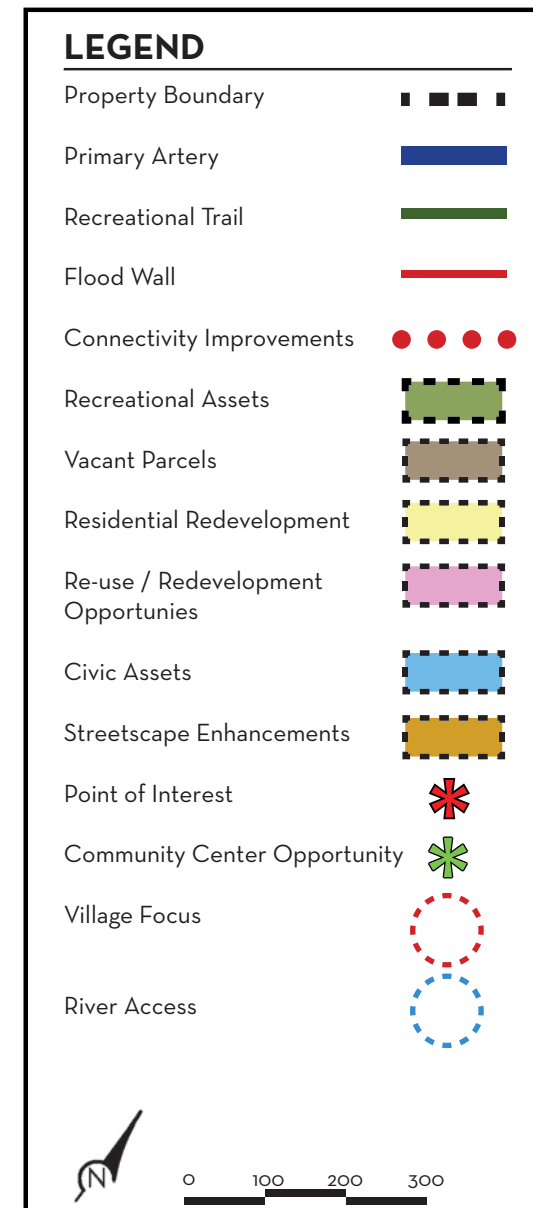
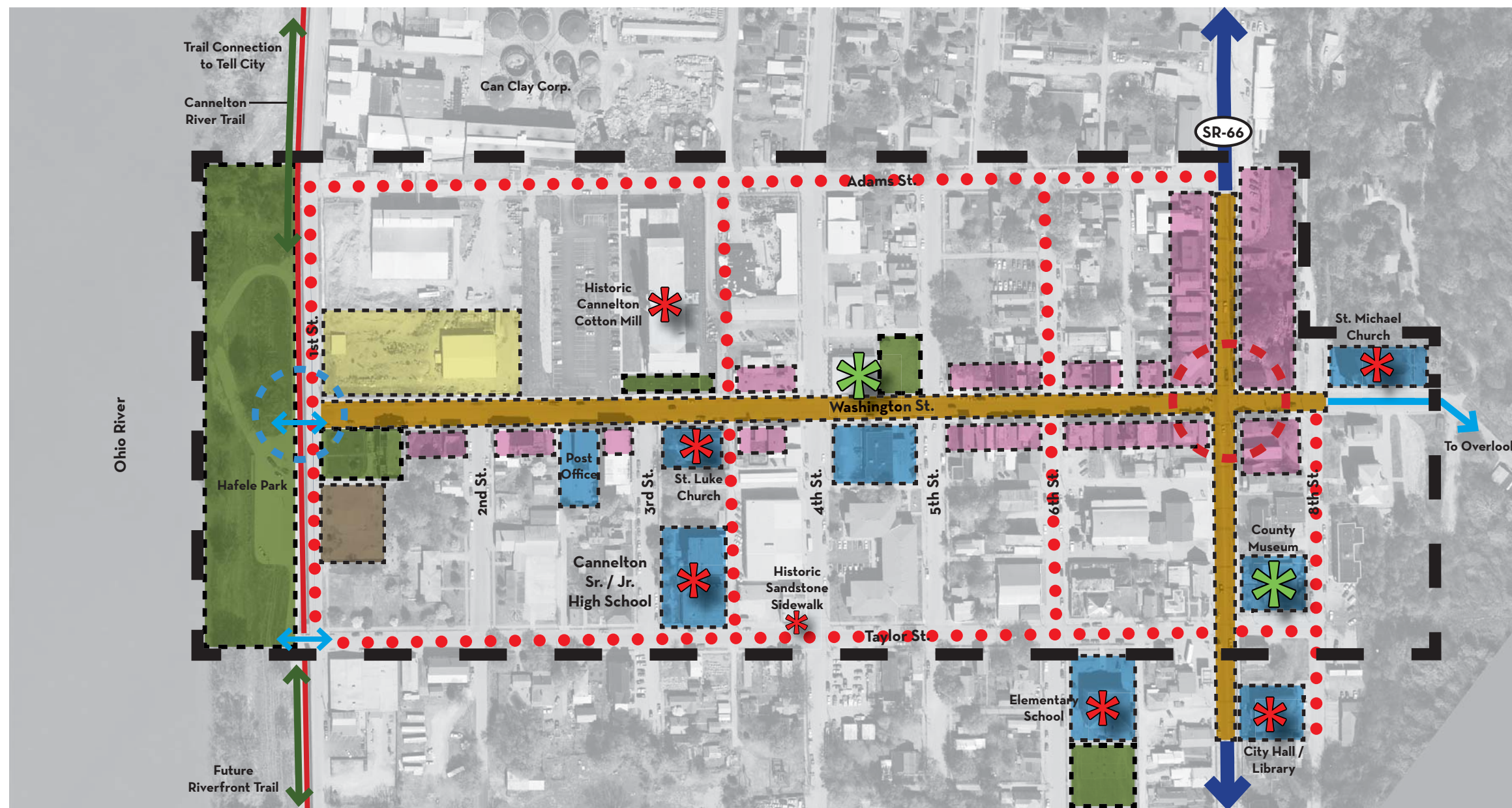
Washington Street Storefronts



Myers Grade School

1 COMMUNITY ASSETS / EXISTING CONDITIONS





Re-use / Redevelopment Opportunities



- Attract Visitors to stop
- Develop sense of entry / arrival
- Community connections
- Streetscape improvements
 - design theme / vocabulary
 - INDOT coordination
- Infill development
 - reinforce existing architectural character
 - provide for market needs
 - development standards
- Circulation improvement
 - accessibility improvements
 - pedestrian safety
 - eliminate parking conflict and bumpouts

2 OPPORTUNITIES ANALYSIS



Design Character

- Cannelton Foundation
- Cannelton Heritage Festival
- Cannel Coal
- Cannelton River Trail
- Sandstone of Time Letterboxing
- Heritage Walk - sandstone markers?
- Cotton / Textile
- Clay Pipe
- Ohio River
- Arts / Culture
- Community
- Underground Railroad
- Blue Heron Vineyard and Winery
- Hoosier National Forest
- Holiday World
- American Discovery Trail
- Indiana Scenic Byway SR 66



Sandstone Reuse



Sandstone Paving



Community Redevelopment



Streetscape Enhancement



Streetscape Enhancement



Sandstone Cobbles



SR 66 - Scenic By-way



Flood Wall Enhancement



Flood Wall Enhancement



Clay Pipe Re-use



Community Events



Heritage Festival



Community Events

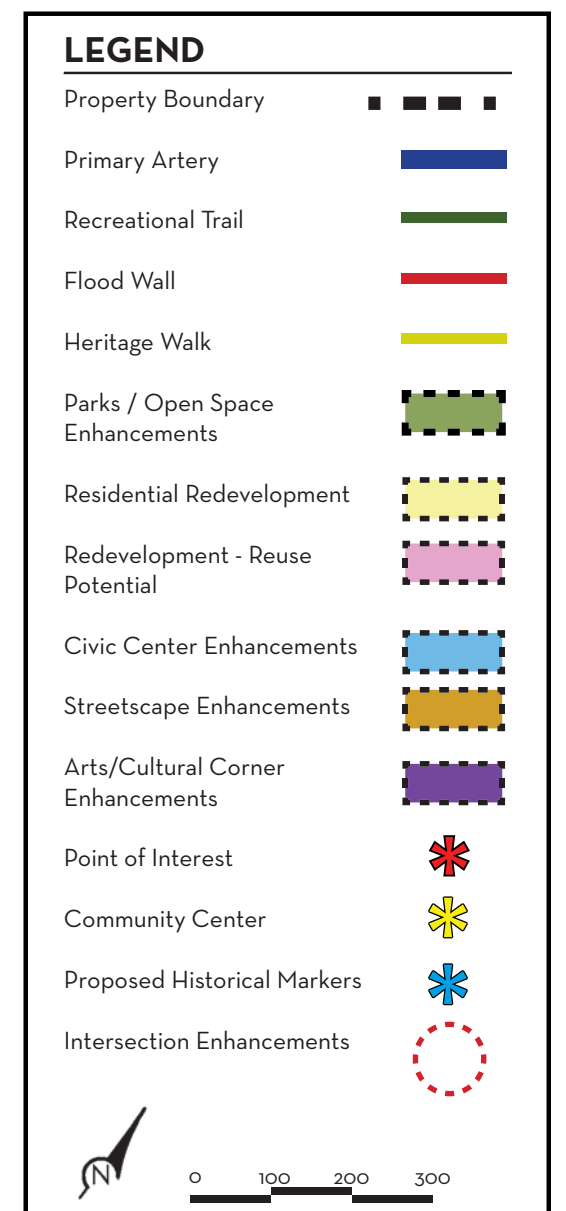
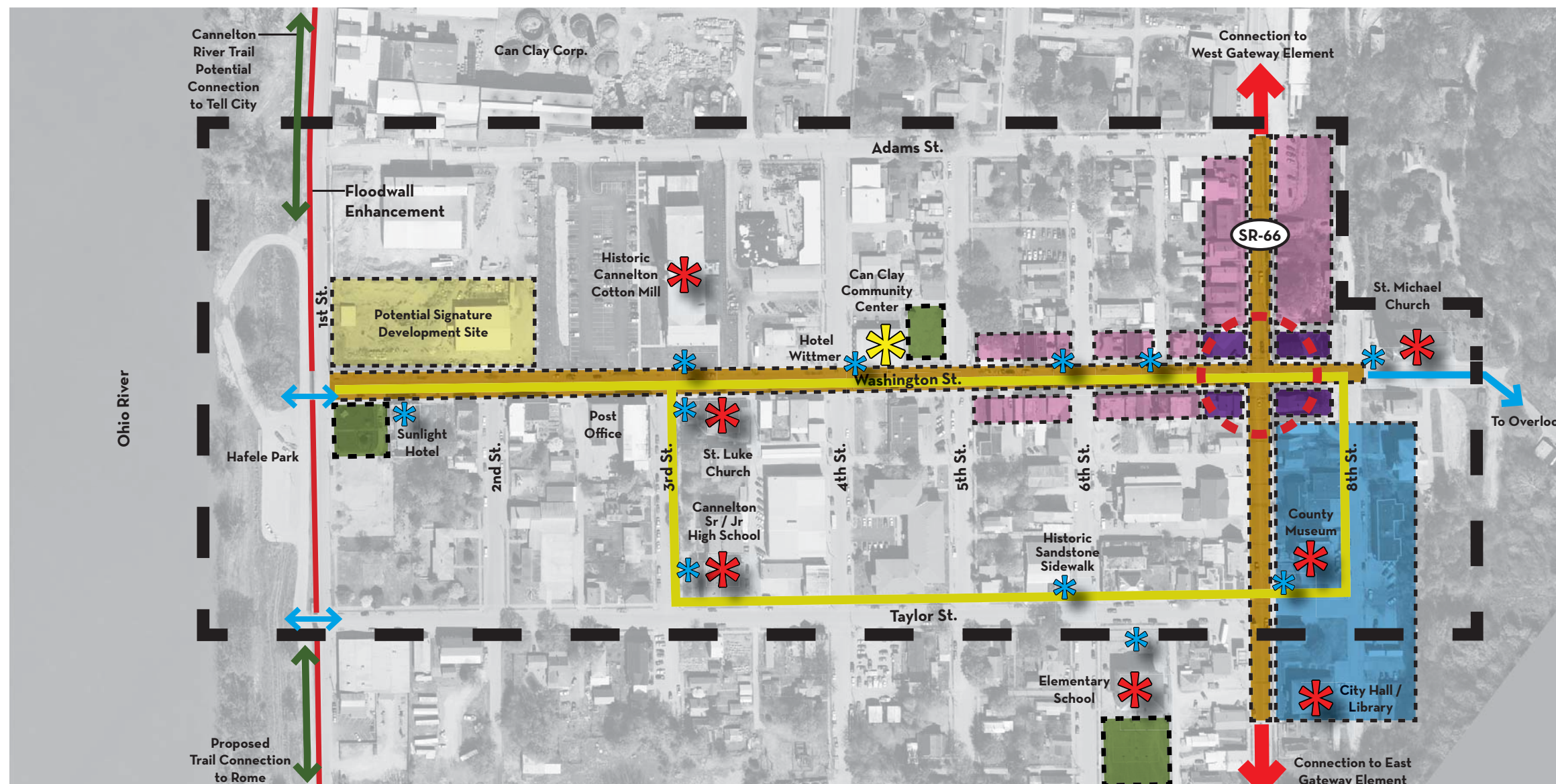


Community Events



Community Events

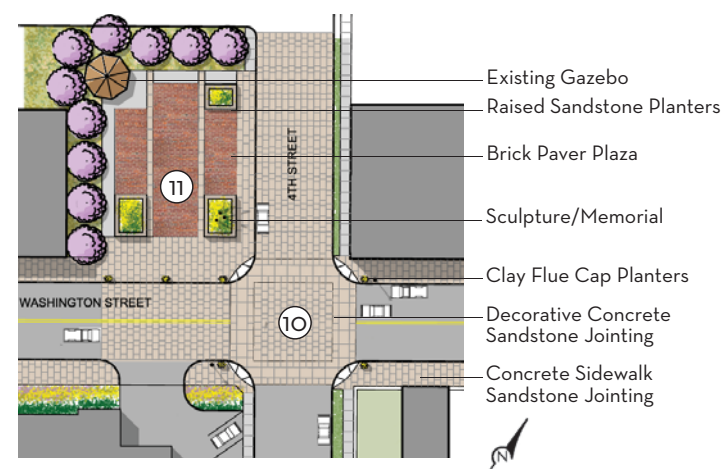




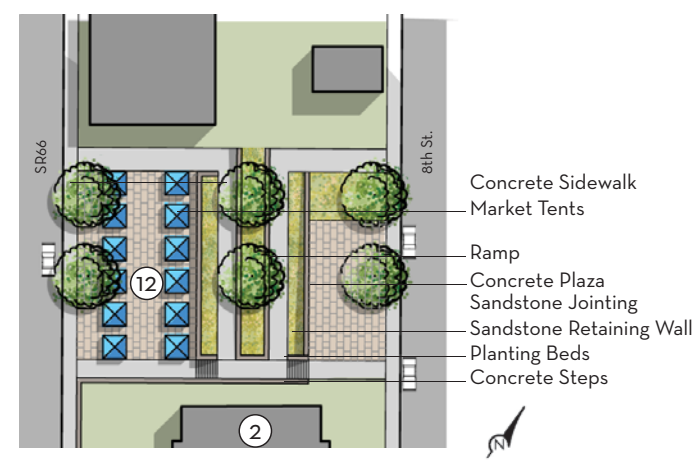
Big Ideas:

- Reinforce primary commercial corridors and reduce visual clutter on Washington Street and SR 66.
- Create multi purpose green space with shade structure to outdoor events along Washington Street.
- Downtown redevelopment meeting market needs.
- Connect to national and regional destinations via recreational trails.
- Highlight significant Cannelton and Heritage elements.
- Gateway / Memorable.
- Sandstone and Clay integration.

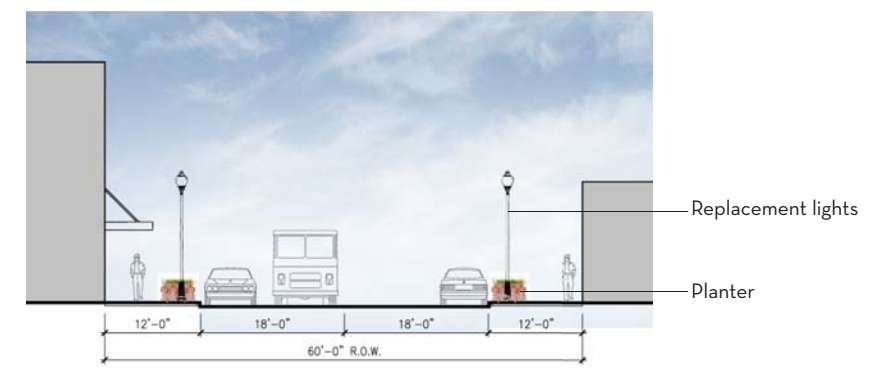




Gazebo Park Plaza



Culture Plaza Plan



Typical Washington Street Section

Connection to East Gateway Element at SR237



Design Character

- Cannelton Foundation
- Cannelton Heritage Festival
- Cannel Coal
- Cannelton River Trail
- Sandstone of Time Letterboxing
- Heritage Walk - sandstone markers?
- Cotton / Textile
- Clay Pipe
- Ohio River
- Arts / Culture
- Community
- Underground Railroad
- Hoosier National Forest
- Holiday World
- American Discovery Trail
- Indiana Scenic Byway SR 66



Sandstone Reuse



Sandstone Cobbles



Tree Grates



Banner Pole



Clay Flue Cap



Clay Pipe Re-use



Cannelton Medallion



Streetscape Character

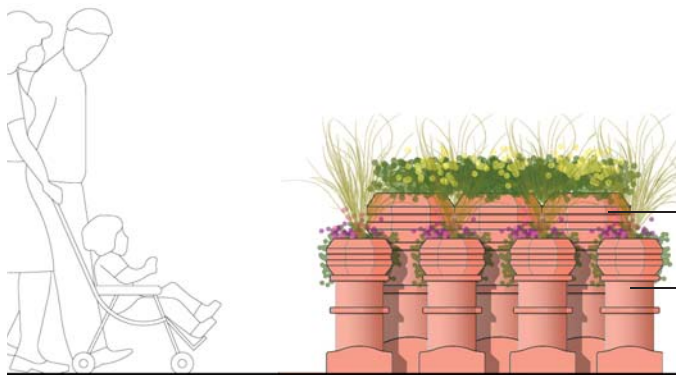


Washington Street Perspective



Gateway Monument

- Smooth Sandstone Cap
- Clay Pipe Tiles
- Metal Lettering
- Rough Hewn Sandstone



Custom Planter

- (3-5) 3' high clay flue caps
- (5-7) 2' high clay flue caps
- Note: clay flue caps to be arranged in a cluster pattern



Section 3: Downtown Revitalization Concepts

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Section 3: Downtown Revitalization Concepts

Goals and Objectives:

A primary goal of the Historic Cannelton Downtown Revitalization Plan is to plan for future economic growth and enhancement. This plan identifies a number of objectives to attain this goal:

- Identify market needs based on current demographics and regional market conditions
- Reasons for business retention
- Reasons for people to come downtown
- Unique attributes of downtown Cannelton
- Enhancement opportunities
- Improvements to pedestrian accessibility and circulation
- Coordination of downtown revitalization improvements with planned infrastructure improvements
- Funding opportunities
- Limiting and stopping destabilizing influences
- Identification of tourism opportunities
- Establishment of community priorities
- Phased implementation plan

Urban Design Opportunities:

Identification of the existing conditions and analysis related to regulatory, market and physical conditions reveals a wide variety of urban design opportunities. These opportunities are defined in terms of the following characteristics:

- Regulatory considerations
- Thematic opportunities
- ‘Stopping power’ or getting people to stop and shop in downtown Cannelton
- Gateways / Sense of Arrival
- Streetscape Improvements
- Infill development and redevelopment opportunities

Regulatory Considerations:

Greater emphasis needs to be placed on utilization of land use and design controls currently in place and appropriate land use practices to stabilize downtown. This would include updates to the comprehensive plan, zoning ordinances, and other development and design guidelines, including the Cannelton Historic District Ordinance. Regulatory recommendations identify steps to improve opportunities for high quality land use and future development.



Ohio River cultural thematic opportunity



Sandstone thematic material opportunity



Clay flue liner thematic material opportunity



Existing sense of arrival from west

An important regulatory consideration includes reviews and modifications to residential land use ordinances and coordination with Perry County officials regarding policies and guidelines for placement and distribution of government housing subsidies. Perry County has one of the highest poverty rates in the state; as such it has a higher percentage of vouchers and housing subsidies available to eligible residents. The vast majority of these vouchers are placed in towns such as Cannelton. It is possible for landlords to take advantage of these programs. Regulatory enforcement and controls should be provided to prevent abuse and provide equitable distribution of these housing programs.

Thematic Opportunities:

There are a wide variety of potential themes around which revitalization and renewal in downtown Cannelton can be organized. Identified themes include the Ohio River, Cannelton history and heritage, local materials such as sandstone and clay and arts and creative endeavors. Incorporation of these thematic elements is important in creating a cohesive design character and consistent appearance.

Committee members have indicated the Ohio River and sandstone need to be emphasized in the application of a unique theme and character to downtown Cannelton this material can be incorporated in paving materials, building improvements, plantings, site furnishings, lighting, colors and the use of logos and downtown graphics.

Sense of Arrival:

Currently, most residents travel to Tell City to meet their purchasing needs. For Cannelton to capture this purchasing, 'stopping power' and a sense of arrival needs to be created in Cannelton. This can be accomplished by creating gateways and unique streetscape elements along 7th Street. The intersection of 7th Street and Washington Street is the focal point of activity downtown. This intersection provides the best opportunity to provide initial 'stopping power'. Extension of a unique streetscape character on Washington Street will draw visitors and tourists onto Washington Street and the riverfront after the initial sense of arrival at this intersection.

Development / Redevelopment:

This plan provides development, redevelopment and public improvements enhancing the existing downtown form, character and function. Infill development and redevelopment coupled with streetscape improvements oriented around thematic opportunities and design character will maximize downtown Cannelton's full potential.

Market Opportunities:

On the surface it seems there may be few opportunities available for encouraging traditional development in Cannelton. While traditional retail development opportunities are limited – there are niche opportunities that can revolve around maximizing Cannelton’s unique attributes. This includes utilizing the existing historic, downtown Cannelton character as a catalyst for small businesses and incubators focused on craft and creative enterprises such as art studios, art and craft classes, bed and breakfasts and other unique shops, cafes and restaurants.



Existing 7th Street residential character

There are several keys to developing unique market opportunities these include:

- Elimination of destabilizing influences and disinvestment
- Adequate application of existing land use and code enforcement regulations, including unsafe building ordinances
- Creation of a downtown marketing and promotional entity
- Implementation of development partnering opportunities and strategies

It is possible initial startup enterprises will need public assistance and partnering to succeed. As initial businesses are successful market factors can take over and public partnerships will be unnecessary.



Proposed Infill Character

Conceptual Framework:

The downtown revitalization conceptual framework provides a structure for concept development, including incorporation of urban design and market opportunities. This framework combines information provided in Section 2: Existing Conditions and comments received from the public and Steering Committee.

Attributes supporting the conceptual framework, include:

- Utilization of Ohio River and sandstone thematic elements
- Reverse destabilizing influences
- Commercial development in the core downtown commercial zone
- Connectivity between existing cultural elements/destinations
- Thematic and interpretive opportunities associated with the heritage walk development

The preliminary concept evolving out of the conceptual framework, utilizing these attributes, was presented to the Steering Committee on May 6, 2013. Input received has been used to refine the concept and prepare initial implementation steps including project priorities and budget.

Physical Form:

A considerable portion of Cannelton's existing character is derived from the vast inventory of high quality historic buildings.

Preservation and enhancement of this historic building inventory is important in the overall success of the Downtown Revitalization Master Plan. The following paragraphs describe proposed guidelines relating to the preservation and enhancement of this historic fabric and physical form.

Architectural Character of Existing Structures:

The best means of preserving the uniqueness of Historic Cannelton is through the preservation and functional reuse of significant historic structures on 7th Street (SR 66) and Washington Street. Below are recommendations for considerations:

- Stabilization of existing structures, foundations, roofs and building skin, including doors and windows.
- Proportions and arrangement of historic building facades need to be respected with building modifications and alterations.
- The scale and principal elements of original building facades need to be considered for new infill construction. Original façade elements including metal need to be incorporated.
- Materials and character of modifications and new additions inconsistent with the original style and materials need to be avoided.
- Historic windows, framing elements and storefronts need to be restored to their original size.
- Replacement windows and doors need to replicate original size, scale and window divisions.
- Original building cornices should be reconstructed to their original scale and profile; alternative materials replicating the original are recommended.
- Awnings need to be confined between columns or piers and under window transoms. The use of illuminated vinyl awnings with signs should be avoided.
- Façade lighting should be as inconspicuous as possible.
- Painting of masonry surfaces should be avoided unless there is precedence established.
- The Secretary of the Interior's Standards for Rehabilitation prepared by the U.S. Department of the Interior should be followed for building modifications and alterations.
- Building modifications and alterations should be reviewed by a third party with historic preservation and design experience.

Architectural Character of New Structures:

Opportunities exist for new infill construction consistent with the historic architectural character along Washington and 7th Streets.



Existing character at 7th & Washington intersection



Washington Street storefront detail



Potential restored architectural character

Building additions and in-fill construction should complement and enhance the existing architectural character and development pattern. This can be accomplished by implementing design guidelines for new construction. In the Cannelton Historic District new construction recommendations should include the following:

- Facades should be consistent with the scale and proportions of historic buildings. Floor to floor heights, spacing of structural bay sizes, proportion and size of window openings and expressed cornice and roof parapet treatments should be retained.
- Align façade openings (windows and doors) vertically and treat as an expressed façade opening.
- Predominant building materials should be sandstone, brick masonry, wood, ornamental sheet metal, clear glass, and decorative glass at transoms and spandrels.
- Window openings should have views of store interiors.
- Awnings should be movable and non structural and should not obscure architectural features. Permanent structured back lit awnings should be avoided.
- Predominant building height should be consistent with adjacent buildings (one to two stories in height.)



Potential 7th Street Light Fixture

Decorative Lights:

Lighting is highly visible. Careful thought needs to be given to proper selection and placement. For Cannelton, lighting along Washington Street should relate to the pedestrian scale and the existing corridor character. This includes poles approximately 12 to 14 feet tall. Along 7th Street taller poles may be used reflecting the increased vehicular emphasis. The style and character should complement the existing Washington Street lights. Use of banners on taller 7th Street lights is strongly encouraged to provide a 'sense of arrival'. The use of painted metal for the poles and luminaires is suggested. Colors used on lighting should be consistent with colors used on other streetscape elements.

Signage and Sign Systems:

As with lighting, signage can be a dominant element in the overall streetscape. A wide variety of sign types should be considered as part of an overall downtown improvement program, including:

- Street signs
- Directional and wayfinding signs
- Identification signs
- Informational signs
- Directories
- Banners
- Temporary signs
- Gateway Elements



Potential banner character



Potential east gateway element

Care needs to be exercised in the placement of signs to minimize clutter while maximizing their intended purpose. As with other streetscape elements signs need to complement the intended ‘river’ and ‘sandstone’ design theme. Sign posts and brackets should utilize similar materials, finishes and design. Graphics and text should be simple and easy to read. A custom designed Historic Cannelton logo emphasizing the design theme can be incorporated on each sign.

Benches:

To reduce visual clutter and allow for ample seating, the use of benches needs to be limited to areas with high pedestrian gathering potential. This includes plaza spaces, parks and in front of shops to encourage outdoor sitting. Cannelton has a custom designed bench used previously by the Cannelton planters and retaining walls should be designed to function as benches.

Litter Receptacles:

Litter receptacles need to be placed at street corners and pedestrian gathering areas, with adequate separation from benches and seating. For ease of maintenance, litter receptacles should have a side opening door with a covered top. The litter receptacle materials, pattern, finishes and color should be similar to the Cannelton bench. Various manufacturers can provide similar high quality litter receptacles.

Bike Racks:

Bike racks need to be carefully located at high activity areas and should complement bench and litter receptacle design. Good bike rack locations include schools, the library and certain retail establishments.

Bollards:

Bollards are used to define edges between pedestrian and vehicular areas in lieu of barrier curbs, grade separations or other barriers. Bollards can be designed to be fixed or removable. Bollards can be



Cannelton Foundation Bench Style



Potential litter receptacle character



Potential bike rack character



Potential bollard character



Potential sandstone paver character



Potential street tree application



Potential use of native plant material

designed with chains to further limit access. The bollard character should complement other site furnishings.

Decorative Paving Materials:

The use of decorative paving materials is suggested at the Gazebo Park Plaza space to provide visual impact, calm traffic and provide safe pedestrian crossing. To increase the traffic calming effect, paving materials should contrast in color, pattern or texture with the roadway pavement. The use of bollards combined with decorative paving materials can further delineate pedestrian and vehicular zones. Decorative paving materials can include sandstone, brick and other paving materials. The existing personalized concrete unit pavers on Washington Street can be reused for new decorative pavement areas. Finishes and colors should mimic the use of traditional paving materials and respond to the proposed design character.

Plant Materials:

To add color and interest to downtown, appropriate selection of trees and plant materials is recommended. Careful consideration should be given to plant material in terms of growth habit, form and low maintenance requirements. The use of columnar street trees and understory ornamental trees is of tree species is a recommended horticultural practice to prevent establishment of a plant monoculture. Careful tree planting will provide additional seasonal/visual interest and provide shade in the summer. Selective tree planting at high visibility locations such as street corners along Washington Street is recommended. In planting areas, the use of native shrubs, perennials and ornamental grasses is recommended. Native plants often require less maintenance because they are drought tolerant and resistant to pests.

Sustainability Features:

Over the last few years there has been a shift to more sustainable lifestyles. Relative to the urban context, this involves use of landscape plants, recycled and recyclable materials, collection of recyclable materials and low operating and maintenance requirements. In Cannelton this may include the use of LED type lights instead of older lights with a shorter life cycle and higher energy consumption. Reuse of existing unit pavers should be encouraged in new decorative pavement applications.

Other sustainable practices include the use of rain gardens, bioswales, pervious pavements and infiltration trenches to store and treat stormwater to minimize negative impact on the underground stormwater system. Rain gardens and bioswales, utilizing native plants; provide a viable alternative to costly retention basins. These features store stormwater and remove impurities while providing a visually pleasing landscaped space. These 'green infrastructure' improvements provide aesthetic



Potential rain garden application

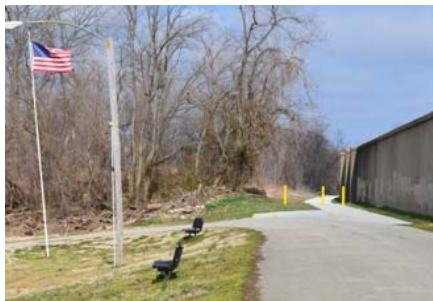
landscape benefits while reducing the need for subsurface stormwater structures and lines.

The intent of sustainable stormwater management is to store stormwater on the surface for longer periods of time. This includes the use of infiltration trenches to increase groundwater recharge and reduce the velocity of rainwater entering the underground stormwater network. Slowing down the time it takes to enter storm sewers results in the reduction of pipe sizes and decreases negative impacts of downstream stormwater drainage.

Pervious pavements provide stormwater storage in the paving base and increased groundwater recharge depending on existing soil conditions. Another benefit of pervious pavements is decreased icing potential during winter months. Decreasing the icing potential also decreases the maintenance, as less salt and snow removal are needed.

The use of metals is considered a sustainable practice as steel is typically composed of approximately 75% recycled content. The use of wood can be considered sustainable if the source is from a managed forest or plantation.

The collection of recyclable materials is becoming more common in streetscapes. Several manufacturers now offer recycling containers to complement the use of litter receptacles.



Terminus of Riverwalk Trail

Connections / Linkages:

By improving pedestrian access to downtown from other destinations, downtown visitation is enhanced. Continuous accessible sidewalks and curbs on both sides of the street will improve connections to neighborhoods and other destinations. Extensions of the existing Riverwalk Trail extending from Hafele Park along the Ohio River provide opportunities for trail connections to other towns along the Ohio River.

The Safe Routes to Schools project, currently in design, will improve sidewalks in the downtown area providing accessible walks to Cannelton Schools. Future sidewalk improvements should provide accessible connections to nearby neighborhoods from downtown.

Infrastructure:

As implementation of the Historic Cannelton Downtown Revitalization Plan moves forward, revitalization projects should be coordinated with other infrastructure projects such as storm drainage and sanitary improvement projects. This coordination provides greater efficiencies in construction and leverages public



Existing Washington Street river connection

project funding. In addition to storm and wastewater coordination, downtown revitalization projects should be coordinated with planned improvements by private utility providers such as electricity, gas and communications. This may include improvements such as burying overhead power lines and modified service connections to homes and businesses.

Regulatory Recommendations:

Cannelton has many of the tools required to regulate downtown revitalization properly. The following tools are in place:

- 1995 Cannelton Comprehensive Plan
- Cannelton Zoning Ordinance
- Cannelton Historic District Ordinance

Each of these tools provides assistance in helping Cannelton to limit potential threats to downtown revitalization. The key to these tools is application and enforcement. Enforcement of zoning or design guidelines requires an understanding of requirements and their application. To promote enforcement of these ordinances, boards and commissions included in the ordinances need to be active and assisting Cannelton officials in the daily application of these requirements. On a day-to-day basis Cannelton currently employs a staff person acting as their zoning administrator. This person is also the utility director.

The comprehensive plan is nearly 20 years old and planning dynamics have changed considerably in the use of technology and available planning techniques. It is recommended Cannelton update the comprehensive plan and zoning ordinances, utilizing current available planning techniques, such as form-based codes, design guidelines, incentive and design overlay districts. In the short term, it is recommended the Cannelton Planning Commission be created. This appointed body should be charged with assisting Cannelton officials with enforcement of existing ordinances such as the comprehensive plan, zoning ordinances and Cannelton Historic District ordinance. It is recommended the Plan Commission receive training to help administer and understand their responsibilities under state enabling statutes. In addition, it is recommended the zoning administrator receive additional training to better enable enforcement of current land use and zoning requirements. The Plan Commission can also provide guidance and assistance to the zoning administrator

Currently the city maintains a paper copy of the official zoning map. Electronic copies are available at the Indiana 15 Regional Planning Commission office. As zoning changes occur, a more efficient means of updating map information and making this available to the public needs to be created. This can include an

arrangement with Indiana I 5 Regional Planning Commission officials to periodically update maps electronically and make electronic copies available to Cannelton officials for public distribution.

It is recommended Cannelton officials work with Perry County authorities to better understand and modify county policies and regulations. Cannelton and Perry County officials should work together, to eliminate destabilizing influences in Cannelton, such as the distribution and amount of subsidized housing vouchers, high percentage of absentee landlords and deferred building maintenance.

Negative influences that affect public health and safety need to be vigorously attacked. Currently the zoning administrator is the staff person best suited to provide code enforcement in Cannelton. Code enforcement needs are most evident in deferred maintenance on commercial and residential properties leading to deterioration and threatening public health and safety. In addition, poorly maintained housing stock and buildings have a negative effect on investment in a community, especially private development and redevelopment.

Revitalization Concepts:

The Historic Cannelton Downtown Revitalization concept evolved out of the conceptual framework, emphasizing development and downtown revitalization consistent with identified market niches and complementary physical and regulatory improvements. The downtown revitalization concept focus is the downtown commercial core along 7th Street (SR 66) and Washington Street. The individual project areas comprising the concept plan include the following:

- 7th Street Corridor
- Washington Street Corridor
- Perry County Museum / Culture Center
- Washington Street Stores, 5th to 7th Street
- Gazebo Park Plaza
- Floodwall Enhancements
- Sunlight Hotel Site Signature Development

The projects identified above include descriptions of private development and public right of way development opportunities. The Implementation Strategy, Section 4 clarifies project priorities, budgets and potential funding strategies.

7th Street Corridor:

The 7th Street corridor functions as Cannelton's 'Main Street'. The vast majority of commercial activity in Cannelton occurs along 7th Street. This is the part of Cannelton visitors see first as they enter Cannelton from the east or west. It is important there is a sense of arrival as visitors enter Cannelton. Downtown is highlighted most significantly on the east from SR 237 connecting to the Bob Cummings Bridge crossing to Hawesville, Kentucky. A gateway element is proposed at this entry point to downtown utilizing materials such as sandstone and clay as part of a river theme. To extend the sense of arrival taller decorative lights with banners are proposed in the downtown area. The existing sandstone retaining wall on the north side of 7th Street should be restored as another element in revitalization along the 7th Street corridor. Though this corridor warrants additional investment in streetscape enhancements, the 2012 improvements by INDOT preclude construction that would impact roadway improvements. Long term improvements should be considered in conjunction with other roadway improvements INDOT may initiate.

Washington Street Corridor, 5th Street to 7th Street

Washington Street between 1st Street and 7th Street contain the strongest reminder of Cannelton's river town heritage with many intact historic commercial buildings and older wood frame residences. The two blocks between 5th Street and 7th Street have the strongest urban wall of one and two-story commercial storefronts. Streetscape enhancements combined with appropriate rehabilitation of these storefronts should be provided. Recommended streetscape enhancements include new sidewalks and curbs, pavement rehabilitation, decorative pedestrian scaled lighting and amenities such as planters, benches and bike racks.

The 7th Street intersection is the primary intersection downtown and is worthy of special consideration. This intersection provides the first overall impression of downtown Cannelton. As right-of-way enhancement is limited along 7th Street, emphasis on adaptive reuse of the existing buildings on this corner contributing to a positive downtown Cannelton 'front door' image is strongly recommended.



Cultural Center Sketch



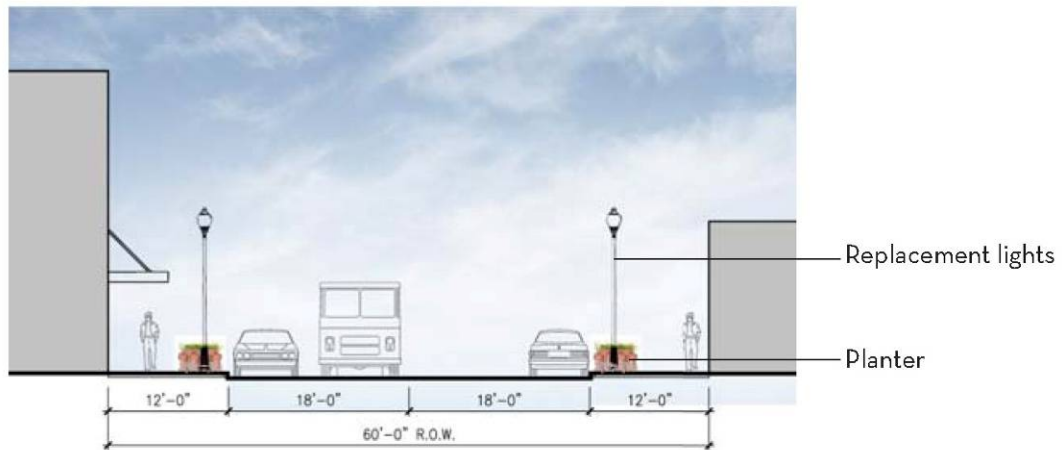
Cultural Center Plan

Perry County Museum / Culture Center:

The planned demolition of the Perry County Jail north of the Perry County Museum, in spring, 2014, presents opportunities along the 7th Street corridor for redevelopment. A terraced plaza is proposed as a venue for an outdoor market and other special events. This may include a farmer's market booths, art and craft booths and locations for permanent or seasonal outdoor sculpture. On a daily basis this area can be used for casual sitting and gathering.

Development of this space would be combined with improvements to the Perry County Museum as a multi-functional destination for visitors interested in local history and as an incubator for craftsman and artisans. Accessibility improvements would allow the current museum functions to be relocated to the second floor and the ground floor rehabilitated as space for unique artisans and craftsman to prepare and sell their wares. As these vendors become successful they can graduate to similar, larger, more visible storefront spaces along Washington Street.

As part of the overall redevelopment of the Perry County Museum building and adjacent culture plaza, off-street parking can be provided along 8th Street. Because of the extensive grade change from 7th Street to 8th Street careful attention will need to be paid to stairs and ramps to ensure improvements are accessible.



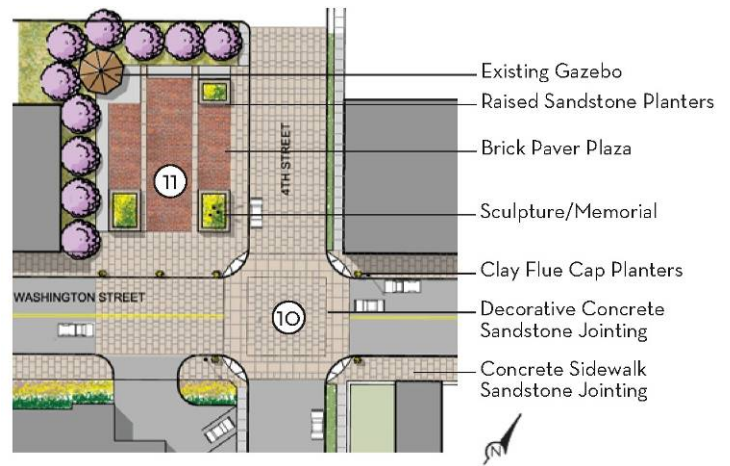
Washington Street Section

Washington Street Stores, 5th Street to 7th Street:

Improvements to existing buildings facing Washington Street should be encouraged in conjunction with the corridor improvements noted above. As mentioned in the Cannelton Culture Plaza and Shops these spaces can be used for graduates of the incubator culture spaces on the first floor of the Perry County Museum / Culture Center. Improvements to these buildings should respect the original architectural character consistent with the Physical Form description of the 'Architectural Character of Existing Structures'. Building reuse should also be consistent with the original use. For instance the former Castlebury Inn building might be redeveloped as a bed-breakfast, small inn or hotel or possibly for-sale condominium units. Ground floor uses in addition to arts and cultural uses noted above can include support shops serving food, ice cream coffee or similar complementary uses. Upper floors should be reserved for residential or office use.



Gazebo Park Plaza Sketch



Gazebo Park Plaza Plan

Gazebo Park Plaza

Gazebo Park Plaza, the park on the southwest corner of Washington and 5th Street should be improved as a performance and gathering space focused on performing arts, complementary to the Perry County Museum and Cultural Center with an emphasis on visual arts. The existing historically significant bandstand can serve as a focal point for performances. Suggested improvements include provisions for sound and lighting to make this space conducive for performances and physical improvements accommodating crowds of several hundred people. Proposed improvements include decorative paving, the use of sandstone and reused concrete unit pavers. Extension of these hard surface improvements could extend to the performing arts venue. Additional amenities can include benches, planters, banners and bollards, conducive for informal sitting and gathering.



Potential floodwall lighting enhancement

Floodwall Enhancements:

The Ohio River floodwall currently acts as a physical and visual barrier to Cannelton's roots as a river town. Various floodwall enhancements have been discussed with the Steering Committee and a range of potential enhancements have been discussed and include:

- Wall murals and similar large scale painting
- Placement of a vegetated green wall in front of the floodwall to screen the concrete mass
- Surfacing or painting the floodwall as a screen for outdoor movies
- Application of decorative finishes to the concrete such as sandstone or brick masonry.



Potential floodwall green / metal skin enhancement

A long-term consideration as the floodwall becomes functionally obsolete may be construction of large openings in the wall that would allow reconnection of Cannelton to the Ohio River and Hafele Riverfront Park. These openings can be 60 to 100 feet long

and full height with provision for permanent floodgates mounted on the wall providing necessary flood protection.



Historic Sunlight Hotel postcard

Sunlight Hotel Site Signature Development:

As downtown revitalization is implemented, improvements need to continue south on Washington Street to 1st Street. This will return Cannelton to its former prominence as a prosperous river town. This development is proposed as three-stories in height providing prime views of the Ohio River over the top of the floodwall. To maximize these views large amounts of the building massing should face 1st Street. This project will likely require a partnering effort between Cannelton, outside grant sources and a developer. Other downtown revitalization projects will need to be completed first with a demonstrated record of success. The Sunlight Hotel Site Signature Development will serve to reconnect Cannelton to the Ohio River and serve as an anchor for Washington Street. To connect this development to Washington Street Corridor improvements north of 5th Street a similar streetscape character is proposed from Gazebo Park Plaza to 1st Street.



Section 4: Implementation Strategy

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Section 4: Implementation Strategy

Overview:

Keys to the overall success of the Historic Cannelton Downtown Revitalization Plan implementation are attention to the regulatory details and physical improvement details. Because of the importance of implementation of regulatory considerations this is a high priority item along with improvements along 7th Street and at the Perry County Museum / Culture Center. This section defines the process for successful downtown revitalization implementation. This includes definition of plan priorities, budgets and identification of potential outside funding sources necessary for a successful implementation strategy for Cannelton.

The true measure of success for this plan is the long-term persistence of the community to see this plan through completion. This section identifies a logical step-by-step process to assist Cannelton in implementing this plan. As implementation moves forward, the projects identified in the plan will require periodic review to examine continuing relevance. Budgets, the scope and partners associated with each project may need to be adjusted, periodically.

Plan Priorities / Budgets

The Historic Cannelton Downtown Revitalization Plan provides a guide for downtown revitalization over the next 20 to 30 years, depending on the relative speed of project implementation. The various projects and steps described previously in this report have been divided in three phases based on their relative importance to meeting plan goals and impact on overall downtown revitalization. The table on the next page identifies the projects described in Section 3, Downtown Revitalization Concepts, with phasing and a preliminary budget range for each project. A budget range is provided as the scope of each project is currently undefined.

A general time frame for completion of each phase is included in the table. This time frame is flexible and completion is dependent on a wide variety of factors including the relative success of Cannelton in funding and implementing respective projects within this time frame. The most important timeline consideration is designation of Cannelton as a Main Street community with OCRA. This will enable application of a wide range of technical resources and assistance to Cannelton in the implementation of the various projects.

The budgets can be refined as projects become more defined in terms of overall scope, schedule, funding sources and level of complexity. Many of the projects identified in this report are

complex in nature and will be difficult to implement by the City of Cannelton acting alone. Potential partners should be identified as planning for each project is initiated. Public projects should be reviewed for their potential as catalysts for companion private projects. Private projects should be examined for their feasibility, profitability and sustainability. Profitability for many of the projects identified in this report is tied to Cannelton's success in increasing tourism and improving the 'stopping power'.

It should be noted the budget range for the Washington Street Shops represents full build out and improvements to existing storefronts. Taken on an individual basis these approximately 30 to 35 structures should be budgeted in the range of \$100,000 to \$200,000 depending on the buildings overall size and the extent of improvements required.

Project Phase	Completion	Budget Range
Phase I		
Main Street Designation	2013	Not Applicable
Regulatory Improvements	2014 - 2017	Not Applicable
7 th Street Corridor	2015 - 2018	\$125,000 – 175,000
Perry County Museum / Culture Center	2017 - 2020	\$1,000,000 – 1,750,000
Phase 2		
Washington Street Corridor, 5 th – 7 th St.	2020 - 2025	\$120,000 – 160,000
Washington Street Shops, 5 th – 7 th St.	2020 - 2030	\$4,000,000 – 6,000,000
Gazebo Park Plaza	2020 - 2025	\$450,000 – 750,000
Phase 3		
Floodwall Enhancements	2030 - 2035	\$100,000 - \$500,000
Sunlight Hotel Site Signature Development	2030 - 2035	\$3,000,000 – 5,000,000

Funding Potential:

The following is a brief list and brief description of programs that can potentially be utilized for various implementation projects.

INDOT – MAP 21:

MAP-21 is the 2012 reauthorization of the federal transportation bill. As with prior authorizations there is funding available for transportation enhancements such as streetscapes and transportation related facilities. These funds are administered by the Indiana Department of Transportation (INDOT). Up to approximately \$1 million in funds are available for streetscape projects with a local match requirement of 20%. Projects need to be included in the local transportation improvement plan and be

constructed approximately two years after grant award. The INDOT, District, Local Public Agency coordinator can provide additional information regarding grant application, eligibility and funding.

OCRA – Main Street Revitalization Program:

The Main Street Revitalization Program encourages communities with eligible populations to focus on long-term community development. Eligible projects need to designate a blighted area by local resolution, be included in the communities long-term planning and development initiatives, have a strong local commitment, be part of OCRA's Main Street program and be completed within 18 months of grant award.

Projects generally need to aid in the elimination or prevention of slums or blight. Grants are generally provided for up to \$400,000 and require a 20% local match. Eligible projects include streetscape, lighting, utilities and façade improvements. Construction of new housing is ineligible. Currently a maximum of two grants are funded annually. The Indiana 15 Regional Planning Commission can be consulted for specific information of grant eligibility of downtown revitalization projects and activities.

The City of Cannelton has initiated this essential first step in seeking to organize and be recognized as an Indiana Main Street community. Cannelton's designation as a Main Street community will open up the possibility of additional funding opportunities including the Main Street Revitalization Program, energize the community, including residents and businesses and provide technical resources. Technical resources available to Main Street communities include workshops, economic development guidance and community promotion. Designation as a Main Street community will also provide name recognition and publicity for Cannelton, in terms of the importance Cannelton places on its downtown area and heritage.

National Scenic Byways Program:

The U.S. Department of Transportation is responsible for the National Scenic Byways Program. In Indiana grants are administered by INDOT. Randy Walter, a development specialist with INDOT is the state's designated byways coordinator. Grant programs emphasize restoration of economic health and job creation through transportation infrastructure improvements. Federal funding is provided for up to 80% of the project cost. Local matches may include property, materials and services. Federal funds from other sources are generally not eligible as part of the local match.

Ineligible projects include streetscapes, sidewalks, routine road construction, maintenance and projects that do not have a direct

relationship to the byway. Improvements along 7th Street may be eligible, especially the Cultural Plaza and related projects as local economic benefits and additional jobs can be demonstrated through the project.

Cannelton Foundation:

The Cannelton Foundation can assist in plan implementation primarily as a champion and proponent of downtown revitalization efforts in Cannelton. Specific assistance can be provided as part of the Foundation's 501-C3 not-for-profit status, local match and fundraising assistance, property acquisition and research.

Additional Funding Sources:

In addition to the sources listed above a wide variety of potential funding sources are available for downtown revitalization projects. These include utilities, private corporations and other foundations.



Appendix

Cannelton Downtown Revitalization Project

Planning Information Questions

On behalf of Triad and Landstory your comments and input are welcomed. Your participation and input in this process is key to the development of a thorough, sound and creative downtown revitalization concept.

The planning team requests that your comments consider the following questions:

1. What themes or 'big ideas', need to be considered in the downtown revitalization plan?

2. What aspect(s) of downtown Cannelton do you like the most?

3. What aspect(s) of downtown Cannelton do you dislike the most?

4. What kinds of activities / businesses / or land uses would you like to see downtown?

5. What is the most significant fear you have for the future of downtown Cannelton?

6. For what reasons do you drive to Tell City?

Please turn in your comments to one of the members of the planning team or mail to the address below. Your input is very valuable and we want to hear your comments.

Mail To:	Joann Green / Doug Decker, Landstory, Inc. 901 N. East Street Indianapolis, IN 46202 jgreen@landstoryla.com ddecker@landstoryla.com
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Cannelton Downtown Revitalization Project

Planning Input Questions

On behalf of Triad and Landstory your comments and input are welcomed. Your participation and input in this process is key to the development of the downtown revitalization concept.

Of the items listed for each question name the 3 most important items:

What themes or 'big ideas', need to be considered in downtown Cannelton?

1. _____
2. _____
3. _____

What aspect(s) of downtown Cannelton do you like the most?

1. _____
2. _____
3. _____

What aspect(s) of downtown Cannelton do you dislike the most?

1. _____
2. _____
3. _____

What kinds of activities / businesses / or land uses would you like to see downtown?

1. _____
2. _____
3. _____

What is the most significant fear you have for the future of downtown Cannelton?

1. _____
2. _____
3. _____