



PERU, INDIANA

STRATEGIC INVESTMENT PLAN 2015-2019

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AMERICAN
STRUCTUREPOINT
INC.

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Qualifications



Qualifications of Organization and Community Capacity

A diverse mix of community municipal leadership, businesses, community organizations, non-for-profit organizations and community investors and volunteers have created relationships that are forming and shaping the city of Peru. These partnerships illustrate the passion, capacity and collaboration that are required in order to make a positive impact within a community. With the tools and resources already in place, Peru can focus on advancing their community through strategic planning projects identified in this planning document. These individual and group relationships will help ensure the success and impact of these projects.

- Some key community organizations and community success stories responsible for the recent success and growth of community development in Peru include:
 - » Miami County Chamber of Commerce/ Visitors Bureau
 - » Main Street Organization
 - » Visitors Bureau
 - » Dukes Foundation
 - Contributions to the Peru Library
 - » Miami County Community Foundation
 - » Nickel Plate Trail Association
 - » Local Kiwanis, Rotary Clubs
 - » Local Private Investors
 - Beef O’Brady’s
 - Roxy Theater
 - Skate Park volunteers
 - » Ivy Tech Community College
 - » YMCA
 - » Miami County Circus City Organization
 - » Schneider Electric Square D
 - Support local nonprofit agencies that focus on education, health and human services, the arts and culture, and social and civic programs.

- In addition to the already established community-building organizations and success stories mentioned above, there are a number of other potential partnerships and organizations that should be further utilized to help implement community planning and development projects as progress and momentum continues in Peru. These potential partnerships include:
 - » Arts Council
 - » Peru High School
 - » Armour-Eckrich Meats
 - A main contributor to the Learners to Leaders Contributions and also local food donations. They are a great employer with a strong relationship with the community.
 - » American Stationery Co.
 - » Bryan Boilers
 - » Snively Mfg
 - » Thrush Products





- » Dean Baldwin Painting
- » Miami County Wellness Alliance
- » Regional Housing Authorities

➤ In addition to the individual and organizational qualifications that Peru has to offer, the community has also pursued multiple planning efforts to help prepare for the future. These planning efforts are a testament to the community's vision and dedication towards creating a well planned and united community. These plans are important to consider when creating new planning documents as changes continue to occur. Some community planning efforts over the years include:

- » Parks and Recreation Master Plan (1994-1998)
- » Parks and Recreation Master Plan (2010-2014)
- » Parks and Recreation Master Plan (2015-2019)
- » Broadway Landing Master Site Planning (2014)
- » Miami County Comprehensive Plan (2015)

➤ Due to the community relationships, potential partnerships and success, and past planning efforts, Peru has won multiple federal grants to help implement the community's vision. This is a direct result of the continued hard work and drive of the community. These grants also illustrate the potential benefits of quality community planning, involvement, and collaboration. Some of the grants awarded include:

- » OCRA Grants
 - South Broadway streetscape improvements
 - Peru Library
- » INDOT Grants
 - West Main Street



Community Impact

SECTION B

Outcomes and Impact

The City of Peru Strategic Investment Plan 2015-2019 is a road map for where Peru envisions itself in four years and how it will get there. The plan outlines specific projects, phasing action steps, partnerships, and cost and time estimates required to achieve the overall vision. By pursuing these projects, Peru is taking a proactive approach to transform the city, spur economic development, and strengthen overall relationships. This plan builds upon the existing strong foundation of the community and recent planning project related efforts. Each project is specifically identified to fill a certain need within the community. From transportation to public art, the city of Peru, Indiana is taking a comprehensive look at how to transform the community and accomplish some of the key objectives listed below.

➤ Make Connections, Create an Experience

» Location Improvements

Location improvements play an important role in the branding, identity, and reputation of a community. Peru is currently in the process of increasing the overall sense of identity within the region. This plan identifies additional methods of expanding the sense of community branding and identity through the use of environmental design elements, such as, gateways and wayfinding. Wayfinding signage, banners, and gateways are all ways to celebrate and illustrate a community’s brand, pride, and attractions. This plan makes recommendations for how to implement these branding and identity strategies and where they should be located. Once completed, these strategies will create a stronger sense of branding, identity, and pride of the community.

» Trail Network Connections

Miami County and Peru, Indiana already have a well established multi-purpose trail network. The Nickel Plate Trail is a huge recreational attraction that serves a large portion of Miami County and the surrounding region. The River Walkway Trail is another successful park and recreation trail that serves the City of Peru. The success of the River Walk Trail has become a major influence on the downtown and riverside reinvestment efforts. This plan identifies multiple trail related projects that are dedicated to better connecting and expanding these existing trail networks. Furthermore, the plan also identifies the addition of a downtown link trail to bring more activity throughout the downtown and provide an alternative route for users of the Nickel Plate Trail and River Walk Trail. Once completed, these trail network connections will encourage healthier lifestyles, additional recreation opportunities, a more active downtown environment, and a stronger local downtown economy.

» Streetscape and Connectivity Improvements

There are multiple corridors in Peru that are critical to connecting the vehicular and pedestrian network to the downtown area. In addition, these corridors are also important areas for business and development attraction. These key vehicular corridors are identified in this plan as North Broadway, South Broadway, and Canal and Holman. To enhance connectivity throughout the community. These corridors should be upgraded as recommended in this plan to create better infrastructure and to better serve potential new developments, vehicular users, pedestrian users, and downtown users.





➤ **Reinvestment in Existing Neighborhoods and Buildings**

» **Residential Neighborhoods**

Residential neighborhoods are the fabric of a community. These neighborhoods are the most important parts of the city for those who call them home. Because of this, it is important that Peru continues to reinvest in these existing areas, in addition to their efforts of attracting new residential developments within the downtown area. Continued funding for the blight elimination program is a great way for the city to help eliminate dangerous and unappealing properties that are creating a negative impact to their neighbors and the community.

In addition, the creation of an owner occupied rehabilitation program would encourage and support homeowners to complete much needed home improvement projects. This would help raise property values, longevity, and overall safety of the homes within these Peru neighborhoods.

The City of Peru is seeking residential developers to invest in the downtown area. The existing historic downtown buildings in Peru create unique opportunities for residential reuse opportunities. These buildings have been identified in this plan. Peru hopes that new and increased amounts of activity, business, and culture will be brought to the downtown once new residents move into the area. Giving people a reason and opportunity to move back into the downtown community is the first step towards achieving the desired revitalization of the downtown economy and environment.

» **Historic Preservation**

As Peru continues to focus revitalization efforts throughout the downtown area, it is important to maintain the historic character of the existing buildings. To do this, Peru must first establish the downtown district as a nationally recognized historic district within the National Park Service. Once this is completed, Peru can begin to recognize and preserve the community’s historic downtown on a national level. This will create a greater sense of pride and appreciation for the downtown’s historic structures.

Efforts to start a downtown facade improvement program have already begun. In recent years, a row of downtown properties have improved their facades with awnings and other architectural features. Once the national historic district designation is completed, Peru can begin to focus on establishing a more detailed Facade Improvement Program to create a unified and updated downtown streetscape appearance.

➤ **Create Local Places with Regional Significance**

» **Arts and Entertainment Improvements**

Public art is a great way to create unique local places within a community. These art installations create a sense of place and become more desirable areas for visitors and residents to enjoy. Public art can take many shapes and forms and should be further studied to ensure it appropriately matches the values and vision of the community and its residents. Because of this, a public art master plan is recommended as a first step towards establishing public art in Peru. Once completed, the community will have a better understanding and sense of comfort in selecting unique and special public art installations to attract visitors, residents, and businesses. Placing a community value on public art has a direct impact on strengthening the arts and entertainment culture.

The Circus City Festival Inc. located in downtown Peru has had a large influence on the identity, economy, and culture of the community throughout the years. The circus has always had a historic and significant relationship with Miami County, dating back to the late 1800s. Each year, the big top performing center in downtown Peru hosts around 200 young performers and numerous volunteers trying to perfect their show. A nine day festival called the Circus City Festival fills the street of downtown Peru. The presence of this circus and the festival create unique opportunities for downtown Peru’s identity and local economy. Because of this, it is important that the City of Peru continues to celebrate and support its circus heritage. Improvements to the downtown building have been identified as part of this plan. The circus creates a great opportunity for Peru to build their unique identity that can then be used in other planning and community development related projects throughout the city.

» **Parks and Recreation Improvements**

The current YMCA facility located in downtown Peru is looking to relocate. This building has become outdated and outsized for the desired need from the community. Because of this, the city has begun thinking of alternative options for the downtown property once the facility is moved. A civic space pocket park is ideal for this location. Located in the central downtown area, the land is surrounded by current and potential future downtown retail and dining options. In addition, the property is in close proximity to the circus center and potential downtown living opportunities. This park would be a great central gathering space to relax, read a book, appreciated nature, listen to a performer, hold a family picnic, install public art and much more.

The community has identified a desire for an outdoor gathering space and amphitheater as a new family, arts, and recreation opportunity within Peru. This plan identifies the location and steps to implement this new park amenity. The creation of this amphitheater will encourage and strengthen Peru’s performing arts culture, as well as, invite people out to enjoy Macanaquah Park and the nearby downtown area.

Improvements and additions to the existing River Walkway Park are vital for attracting new developments as Peru continues to focus redevelopment efforts in the downtown and riverside areas. This park and its amenities has already become a well valued and successful asset to the community. Improving and adding to this success is a great way to

» **Riverside Reinvestment**

The riverside area along Canal Street has been a major redevelopment focus area as popularity of the RiverWalkway Park and River Walk Trail continues to expand. Because of this, it is important that the city takes interest in the land opportunities within this area for potential development opportunities. This land could potential be used for additional municipal, park, or institutional uses. In addition, this land could be seen as prime opportunities for interested retail and residential developments as growth and investment in the area continues.





Strategic Investment Plan

SECTION C

Project Goals and Objectives

The project goals and objectives for the Strategic Investment Plan 2015-2019 were developed with the input of many community members at meetings, focus groups, and workshops. Previous plans also contributed to the development of goals and projects as well as the consistency of Peru to maintain their direction and fortitude to pursuing their vision. Previous plans include:

- Miami County and City of Peru Comprehensive Plan
 - Broadway Landing Site Master Planning
- Peru 5-Year Parks and Recreation Master Plan (1994-1998)
 - Peru 5-Year Parks and Recreation Master Plan (2010-2014)
 - Peru 5-Year Parks and Recreation Master Plan (2015-2019)

Goal: Make Connections, Create an Experience

Improving pedestrian connectivity and accessibility, gateways, corridor improvements, and streetscape environments to make a more pedestrian-friendly downtown that claims it for civic use and positions the private space for redevelopment and investment.

Key Project	Objective
Location Improvements (Wayfinding, Banners, and Gateways)	Improve identity, sense of place and sense of direction through the use of gateways, banners, and wayfinding signage city-wide with special attention to downtown.
Trail Network Connections (Downtown Link, Nickel Plate Trail Connection, River Walkway Extension, and Canoe Launch Trailheads)	Improve transportation and recreation needs that connect major community, civic, school, recreation, entertainment, employment, and regional facilities and existing multi-use trails.
Streetscape and Corridor Improvements (North Broadway, South Broadway, and Canal and Holman Street)	Improve streetscape character and connections to revitalize key areas of focus as well as resolve key infrastructure challenges related to key focus/gateway areas (River Walkway Park and Broadway Landing/US 24 Area)

Goal: Reinvest in Existing Neighborhoods and Buildings

Improving quality of life, through building infrastructure and community pride, in neighborhoods in and around downtown to inspire private development, preserve historic character, and create a critical mass that supports other economic development projects in and around downtown Peru.

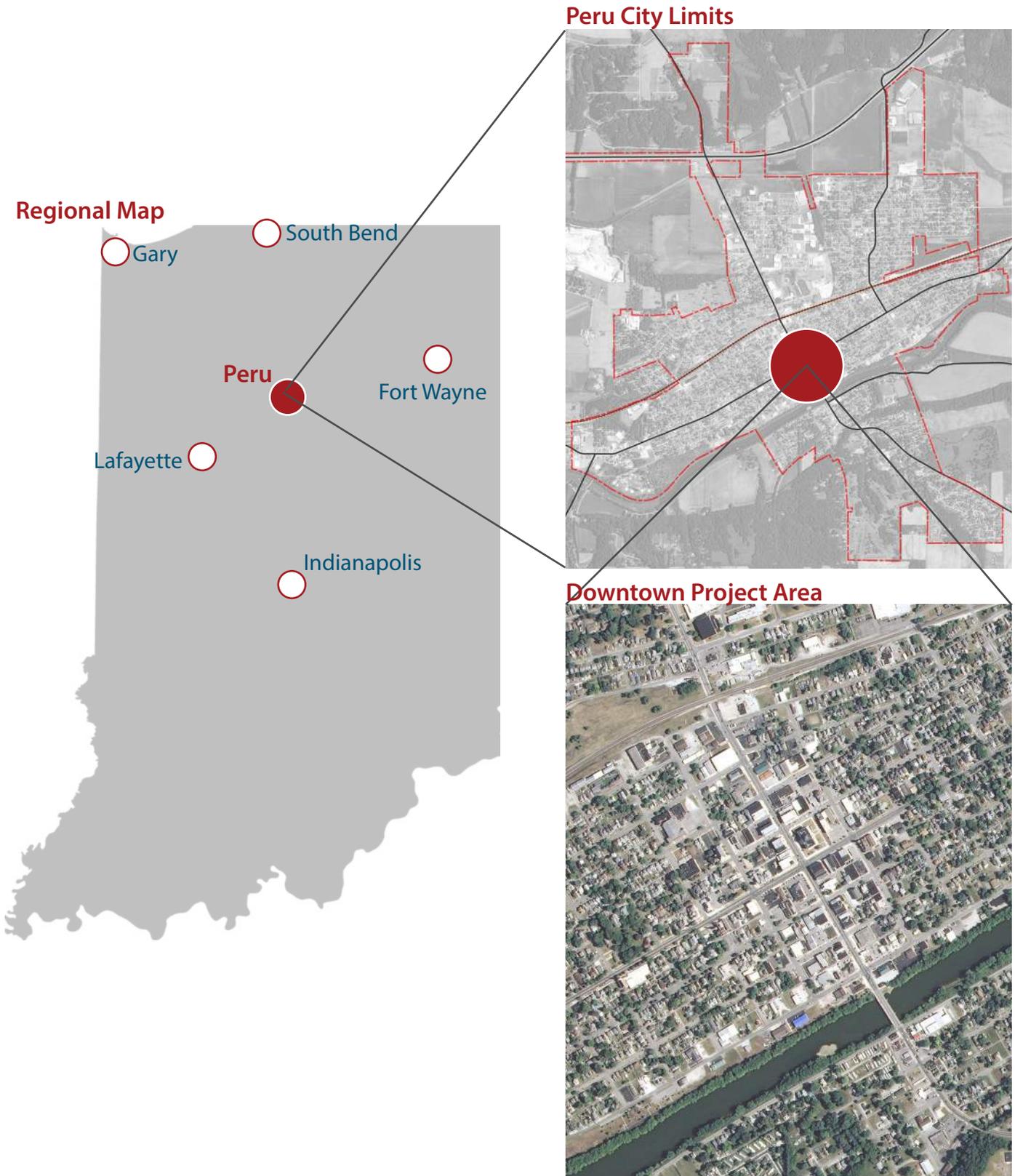
Key Project	Objective
Residential Neighborhoods (Blight Elimination, Owner-Occupied Rehabilitation, Downtown Living)	Rehabilitate homes in neighborhoods, assist low-income seniors, families with children, or people with disabilities with repairs, encourage energy efficiency, and eliminating hazards. Demolish blighted residential properties to stabilize residential property values and create opportunities for positive redevelopment. Encourage the development of downtown living options, create a project that justifies the market for private developers.
Historic Preservation	Establish a framework for the development of a historic district and historic design guidelines for restoration and rehabilitation of buildings and façades. Maintain character of downtown and other historic properties to create a destination. And begin to establish and implement a successful second phase of facade improvements in the downtown district by creating guidelines that allow flexibility for property owners while also encouraging a consistent overall design.

Goal: Create Local Places with Regional Significance

Enhancing the region’s value by instilling pride in local residents through providing local art, entertainment and recreation opportunities that meet needs of local community as well as draw in visitors to regionally significant amenities.

Key Project	Objective
Arts and Entertainment Improvements (Public Art, Circus Improvements)	Create public art installations that reflect the creative nature of the Peru area culture and values. Ensure that the overall design is in conjunction with the designs of other environmental designs related to gateways, wayfinding and downtown amenities.
Parks and Recreation Improvements (Memorial Park Civic Space, Outdoor Amphitheater, River Walkway Park Improvements)	Create a place for civic events, art and entertainment within the downtown by creating a park on the YMCA property once the facility is moved to the Broadway Landing area (US 24/Broadway). Enhance the character, quality, and options for recreation near the downtown area with improved trail look-outs, additional recreation options like sand volleyball courts and splash pad, and more.
Riverside Reinvestment	Encourage additional development and redevelopment along canal street to support improvements made to the Canal and Holman infrastructure, the River Walkway Park improvements, and to support the overall vision for arts and entertainment in Peru.

Target Location



Target Population

The projects identified in this plan focus on serving the downtown and regional community of Peru. The projects aim to enable and encourage private sector investment in the area. They are also designed to encourage and allow for investment and reinvestment into the existing community assets, facilities, and human capital.

» **Target population: Downtown Community**

The majority of the Peru Strategic Plan Projects identified in this document are focused around, or connecting to, the downtown area. Peru has identified a strong need and desire to revitalize their downtown community. Because of this, these projects were created to help boost activity and encourage investment in this area. The selected projects improve connectivity, improve accessibility, encourage reinvestment, improve quality of life, strengthen community culture, expand community parks and recreation, promote programming and activity, encourage economic development, and preserve the community history. By strengthening the downtown and the surrounding area, the community as a whole will benefit by having a stronger local economy and more activities.

» **Target Population: Regional Community**

The City of Peru, Indiana is the largest city within Miami County. Over the years, Peru has served as a destination for a wide range of employment, housing, and recreational activities to its residents and visitors. This strategic plan is meant to not only strengthen and improve the downtown community, but it is also designed to strengthen the regional community as well. As a region, the community will benefit from multiple proposed projects within this plan by strengthening the local economy, celebrating local culture and history, creating more destinations, and establishing a community brand and identity. Overall, the quality of life within Peru will have a direct effect on the county and region as a whole.

Overview of Project Activities

This Strategic Investment Plan identifies multiple projects throughout Peru that are designed to help strengthen the identity, culture, activity, and development of the community. The plan identifies locations, cost estimates, priorities, responsible parties, and phases that are needed in order to complete these projects. The projects strategies vary from capital improvement projects, branding and identity projects, and programming and activities projects. The overview of each project can be seen below or in more detail within the project pages in the following section.

Wayfinding Signage



Cost Estimate:
\$32,980

Priority:
High

Primary Responsible Party:
MCEDA

➔ 1. Wayfinding Signage

Wayfinding signage is essential to identify places, inform visitors, mark historical structures, and advertise tourism establishments. This project includes creating wayfinding signage throughout the city and marking important destinations. With wayfinding, information is provided to quickly help new users learn about the community and the features it has to offer.

Banners



Cost Estimate:
+ - \$790 Per Banner

Priority:
Medium

Primary Responsible Party:
Peru Main Street

➔ 2. Banners

Banners are a great way to identify places, inform visitors, mark historical structures, create a sense of identity, provide visual art, and advertise events throughout the city. Banners can be relatively cheap and easily changed for different events and seasons. They provide residents an outlet to learn about what is happening in the community and creates a sense of place.

➔ 3. Gateways

City wide, gateways serve to inform approaching visitors they have arrived at a destination, and establish a sense of place. There are currently three major gateways into the community, determined by the volume of traffic entering at those locations. However, those locations lack the physical features that inform approaching visitors that they have arrived into Peru. This project includes creating a network of visual gateways along major access points into the city. To do this, gateway site plans should be designed for the surrounding areas of the sign to maximize the overall first impression of the city. Each gateway can be unique, but overall tie into the brand and message of Peru. Gateways may be expressed at two scales. The monumental, to be seen from a long distance; and the less monumental, or human scale, to welcome visitors.

Gateways



Cost Estimate:
\$20,235+

Priority:
High

Primary Responsible Party:
MCEDA

➔ 4. Downtown Link Trail

This trail project is designed to connect the River Walkway Park to the Nickel Plate Trail. This would connect the downtown Peru area to the entire county via the existing multi-use Nickel Plate Trail network. It would provide users of the trail with direct access to downtown amenities, shops, and dining options. This would promote activity within downtown Peru.

Downtown Link Trail



Cost Estimate:
Option A - \$901,485
Option B - \$86,485

Priority:
Medium

Primary Responsible Party:
Peru Parks Department

➔ 5. Canoe Launch Trailheads

The Wabash River is a valuable asset to Peru, and can be celebrated by providing better access. Existing canoe launches allow users to hand carry canoes and other boats to access the river, but need to be maintained and better showcased as amenities to the community. By adding additional points of access to the river, there is an opportunity to connect the River Walkway Park, and other anticipated projects and improvements happening throughout the area.

Canoe Launch Trailheads



Cost Estimate:
TBD

Priority:
Low

Primary Responsible Party:
Peru Parks Department

Nickel Plate Trail Connection



Cost Estimate:
TBD

Priority:
Low

Primary Responsible Party:
Nickel Plate Trail Inc.

River Walkway Trail Extension



Cost Estimate:
\$1,048,000

Priority:
High

Primary Responsible Party:
Peru Parks Department

North Broadway Street



Cost Estimate:
Option A - \$3,350,000
Option B - \$7,390,000

Priority:
Low

Primary Responsible Party:
Peru Street Department

6. Nickel Plate Trail Connection

The link in Peru from the north Nickel Plate Trail to the south Nickel Plate Trail is incomplete. Currently, there is a signed on-street trail route through Peru to connect these two ends. This situation is not ideal and the city and Nickel Plate Trail Organization would like to see a continuous multi-use trail connection through Peru. This project would extend the trail to connect through the rail roads old right of way, effectively creating a seamless connection through the downtown area. A pedestrian bridge over tracks still in use by CSX would be created for an easy and safe crossing.

7. River Walk Trail Extension

The link in Peru from the River Walk Trail to the Nickel Plate Trail is incomplete. This project would extend the River Walk Trail further west through currently owned CSX property to connect to the existing trail system in West City Park. The West City Park Trails would then be extended to connect to the Nickel Plate Trail to the west. Once complete, users will be able to exit the Nickel Plate Trail, onto the River Walk Trail and into downtown Peru. This project would fill high priority gaps in the existing Peru trail system and connect West City Park, River Walkway Park and downtown Peru to the regional Nickel Plate Trail users.

8. North Broadway Street

This project includes improvements to North Broadway, as well as a new improved bridge over Prairie Ditch. Currently, pedestrians travel on North Broadway with no sidewalks and little lighting. This project proposes new lighting is added along North Broadway in areas where existing lighting is not present. Sidewalks are extended from existing sidewalks all the way along North Broadway to US 24. Access driveways to adjacent businesses become limited for easier and safer flow of traffic, and also help improve intersection safety along North Broadway. Access into and out of downtown Peru will be improved, as well as access to future growth areas within the established TIF district along Broadway.

➔ 9. South Broadway Street

The Wabash River bridge needs better sidewalks to connect pedestrians and bicyclists with the south side of the river. The bridge currently has two traffic lanes and two under utilized turn lanes. By eliminating the turn lanes and restriping the traffic lanes, the bridge is wide enough for bike lanes and medians to be added for pedestrian access, slower traffic, a safer pedestrian environment and visual improvements. These pedestrian and visual improvements will be made further south along South Broadway to reach the existing neighborhoods within city limits along SR 19. A connection to Maconaquah Park will also be established for a safe route for pedestrians and bicyclists.

South Broadway Street



Cost Estimate:
\$959,000

Priority:
Medium

Primary Responsible Party:
Peru Street Department

➔ 10. Canal and Holman Street

Downtown Peru is connected to the new skate park via the Peru Riverwalk Trail, but significant pedestrian and bicycle traffic uses Canal Street and Holman Street to access amenities within the River Walkway Park. Improvements to this .95 mile corridor will help with future development of the riverside reinvestment, and follow similar complete street improvements made to Logan Street. Currently, many cars park in the side of the road gravel. A lane of parallel on street parking should be added to the right of way on the north side of Canal Street between Lafayette Street and Broadway. Existing sidewalks should be connected and new sidewalks should be added to the south side of Canal Street in order to connect the Fun Center and the River Walkway Park. In addition, street lights and street trees should be added throughout the corridor.

Canal and Holman Street



Cost Estimate:
\$5,365,000

Priority:
High

Primary Responsible Party:
Peru Street Department

➔ 11. Blight Elimination Program

Funded partially through the Hardest Hit Fund. Houses in need are currently being identified and removed. This project is mainly needed for safety issues, but will also help improve the surrounding areas as dilapidated housing is removed, and lots are made available for future infill development. This is an important program that should continue to be funded and supported as the need is still present.

Blight Elimination Program



Cost Estimate:
\$1,000,000

Priority:
Medium

Primary Responsible Party:
Mayor's Office

Owner-Occupied Rehabilitation



Cost Estimate:
\$500,000

Priority:
Medium

Primary Responsible Party:
Mayor's Office

Downtown Living



Cost Estimate:
TBD

Priority:
High

Primary Responsible Party:
MCEDA

Establish a Historic District



Cost Estimate:
TBD

Priority:
High

Primary Responsible Party:
MCEDA

➤ **12. Owner Occupied Rehabilitation**

This helps residents with health and safety issues in their homes. It is mainly geared toward seniors and disabled residents who are unable to afford dire renovations on their own. An Owner Occupied Rehabilitation Program would grant money to applying property owners needing home repairs. Doing so, the housing stock within the community will be better preserved and valued.

➤ **13. Downtown Living**

A lack of housing exists in downtown Peru. Downtown living is a vital aspect of a vibrant downtown. Downtown Peru has the appropriate history, infrastructure, and nearby amenities to provide appealing housing options. Under utilized buildings in the downtown area are to be renovated and converted into upper floor residential space. By renovating these historic downtown buildings and creating a mixed-use, dense downtown environment, the downtown will see more life and activity on a daily basis.

➤ **14. Establish a Historic District**

This project would establish a nationally designated historic district for the downtown area within the City of Peru. Currently, downtown Peru has a large inventory of historic buildings that are unprotected and under appreciated. Preserving the historic character creates an opportunity to expand on the sense of place throughout the downtown area, as well as create a set of required policies and guidelines as established by the historic district designation.

➔ 15. Public Art

This project would enhance the visual experience visitors and residents have when coming into downtown Peru. Public art can be many different shapes, sizes, and medias. Visual art such as murals and sculptures can become prideful landmarks for the City and its residents. Experiential art can showcase local musical and theater talent. Interactive art can add to the growing collection of fun, playful activities in downtown Peru focused on the youth. And lastly, functional art, such as bike racks, trash cans, and benches, can become branding elements of Peru, while also serving a necessary purpose for downtown amenities. By promoting public art, Peru would have a way to display and celebrate local artists in the community and begin to establish a branding identity and sense of place. The first phase to implementing a successful public art program in Downtown Peru would be by completing a comprehensive public art master plan. This plan would identify appropriate locations, types of projects, funding, and policies to most effectively implement public art city wide.

➔ 16. Circus Improvements

The Circus building is an asset that can be utilized in a more comprehensive manner. The circus brings in a large amount of visitors into the downtown area. New restaurants, hotels, shops, and other activities could be created around this center to serve the visitors. A economic impact study should be done to identify these needs. In addition, the indoor space could accommodate other events in need of a large interior space.

➔ 17. Memorial Park Civic Space

The YMCA wants to relocate to another facility in order to accommodate more resources. The old site will be converted into a pocket park and civic space as an added amenity to the downtown area. This park will serve as a downtown retreat for people wanting to eat lunch, read a book, or watch a small musical performance. The site will also serve as a great location for public art installations and programming opportunities. Downtown visitors and nearby residents of potential downtown living facilities can use this space as a public recreational space with a private backyard feel.

Public Art



Cost Estimate:
\$30,000

Priority:
High

Primary Responsible Party:
Community Foundation

Circus Improvements



Cost Estimate:
TBD

Priority:
Low

Primary Responsible Party:
Circus City Festival

Memorial Park Civic Space

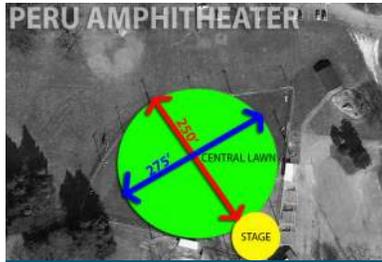


Cost Estimate:
TBD

Priority:
LOW

Primary Responsible Party:
YMCA

Outdoor Amphitheater



Cost Estimate:
TBD

Priority:
High

Lead Commitment:
Peru Parks Department

18. Outdoor Amphitheater

This project would create an outdoor events space to host musical concerts, festivals, and events in Peru. This amphitheater would be a great addition to the existing parks and recreation network within the city. The space would serve a new form of recreation and culture by appealing to the performing arts. An outdoor theater would add diversity to the recreation options and strengthen the city’s overall value on arts and culture.

River Walkway Park Improvements



Cost Estimate:
\$338,500

Priority:
High

Primary Responsible Party:
Peru Parks Department

19. River Walkway Park Improvements

River Walkway Park is located south of Canal Street along the Wabash River. The River Walk multi-use Trail runs along the south edge of the park. This area has been identified as a recreational attraction and future reinvestment area. There is currently an existing playground, parking, and large state of the art skatepark. Many other recreational activities are proposed to be added to the site to create an overall action sports park. This area will become a center for activity for kids and young adults. Ultimately, this series of park and recreational amenities in the River Walkway Park should boost redevelopment in this area to serve the park users.

Available Properties



Cost Estimate:
TBD

Priority:
Medium

Primary Responsible Party:
MCEDA

20. Riverside Available Properties

A number of vacant properties line Canal and Broadway Street. With additional activity in the park and the downtown area, these properties will be prime locations for retail opportunities including action sports vendors, eateries, and other shops. These properties will be made ready and set aside for such development in the future, effectively creating a redevelopment district along the riverside and throughout the downtown.

Complementary Projects & Activities

There are a number of additional project and activity opportunities in Peru that were not fully explored as part of this strategic plan. These complementary projects should be considered as ideas and should be further researched as secondary priorities while projects identified in this plan continue to be implemented. Some of these potential complementary projects include:

➤ Complementary Projects

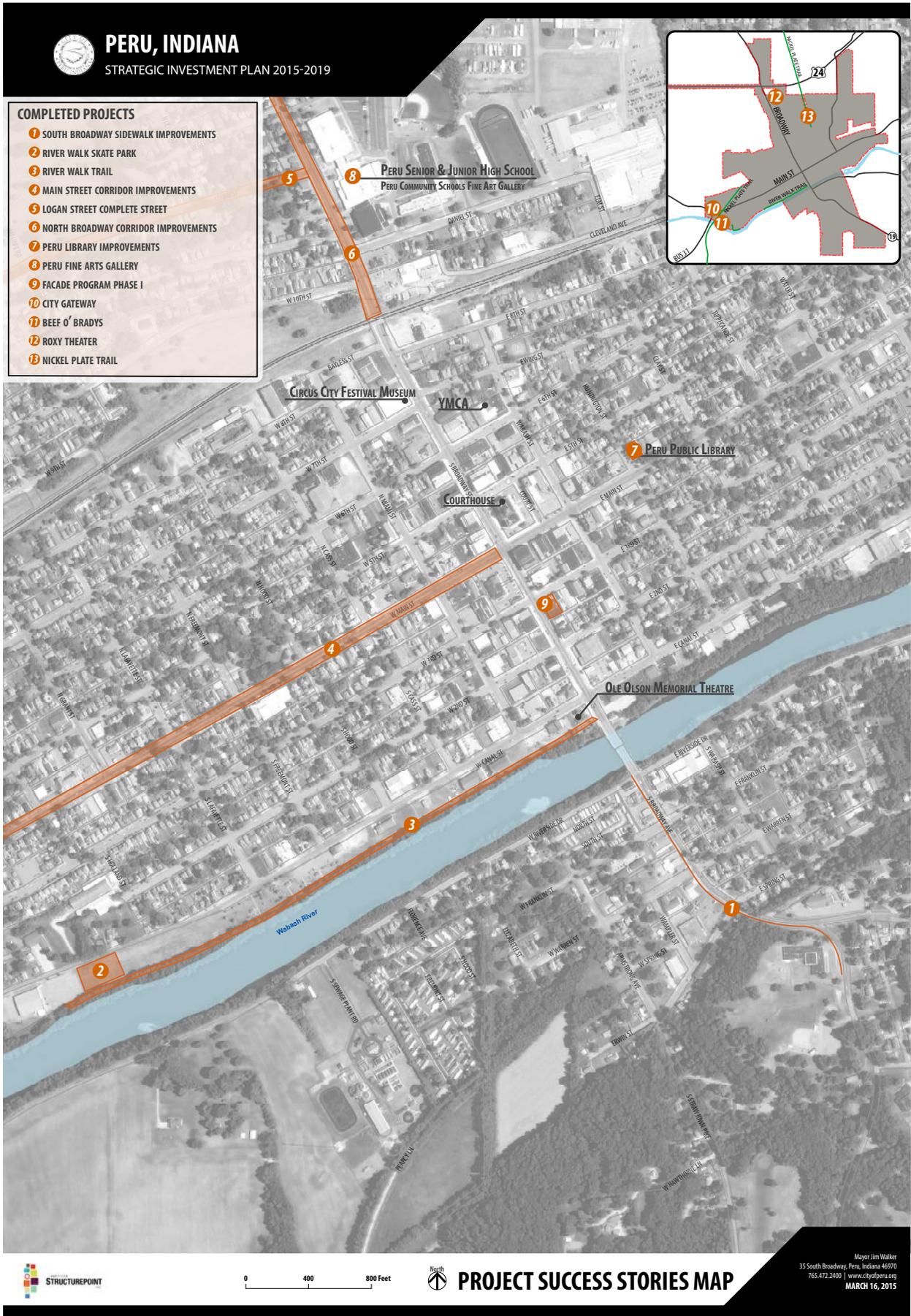
- » **Economic Development Target Area** - Explore possibility of expanding the TIF area further south along Broadway, into the downtown area, in order to capture more businesses and open funding opportunities and benefits to areas in the downtown.
- » **Outdoor Events** – Explore ideas of how new projects and new businesses could benefit from becoming involved in existing community events and festivals including:
 - Circus City Festival
 - Build upon Cole Porter Festival
 - Miami County 4H Fair
 - Heritage Days
- » **Site Prep** - Explore city utility infrastructure upgrades for anticipated development within the Broadway Landing area.
- » **Bed & Breakfast Network** - Explore possibility of creating a community of multiple bed and breakfast opportunities to accommodate visitors during large festivals and community events. Potential locations for these bed and breakfast's include:
 - Kessler's
 - Cole Porter B&B
 - John Kirk
 - Old Jail
- » **Expand Ivy Tech** - Explore possibility of creating new programs and incentives for businesses to work in partnership with Ivy Tech.
- » **Riverside Fun Center** - Explore possibility of expanding this business to become more of a community center. It is located in a great location to serve as a community and activity anchor along the River Walkway Park.
- » **Indoor Sports Park** - Explore opportunities for creating an indoor sports park to provide programs such as volley ball, soccer, swimming, etc.
 - Explore YMCA expansion opportunities.
- » **Indoor/Outdoor Entertainment Venues** - There are multiple existing venues in Peru that should be explored for further expansion and programming to allow community entertainment and gathering space. These potential venues include:
 - Ole Olson Memorial Theater, Ivy Tech auditorium, Peru High School, Old Fire House, Miami County Fairgrounds Building; Best Western Circus City Inn, Café du Cirque, Peru Civic Center, Cole Porter Inn, The Event Center, and Miami County Museum
- » **Park Maintenance** - New funding and procedure opportunities should be explored to properly maintain and update existing park conditions. Such as the River Walkway Park river banks, river outlooks, and more.



Project Success Stories

In recent years, Peru has already successfully completed many local projects to help boost the economy and improve the downtown environment. These success stories played a critical role in identifying new, next-step, priority projects as part of this plan. Many of the projects and strategies identified in this plan build from the existing accomplishments the city has already achieved. Some of these project success stories include:

- **South Broadway Sidewalk Improvements** - The South Broadway sidewalk improvements are a critically important addition to the pedestrian network in Peru. These sidewalks connect the Maconaquah Park to Downtown Peru.
- **River Walk Skate Park** - The Peru Skate Park is a great addition to the River Walkway Park development. This skate park has sparked development and recreation ideas throughout the riverside area. Additional amenities and improvements to the River Walkway Park have been identified by the public and within this planning document as a result of this forward thinking project.
- **River Walk Trail** - The River Walk Trail has become a major recreational attraction for Peru residents and visitors. This multi-use trail runs along the Wabash River. It has sparked additional parks and recreation developments along it, such as the River Walkway Park playground and skate park. Plans to extend this trail are identified as part of this plan.
- **Logan Street Complete Street** - Logan Street was recently improved to Complete Street standards. This is the first complete street corridor within the Peru. It is a great location for bike and pedestrian friendly infrastructure given its close proximity to the Peru High School.
- **Main Street Corridor Improvements** - Improvements were completed to West and East Main Street. These improvements included sidewalks and curbs.
- **North Broadway Corridor Improvements** - Improvements were completed to North Broadway street in 2010. These improvements included sidewalks and curbs to sections of the corridor.
- **Peru Library Improvements** - The Peru Library recently received grant money to update and improve the conditions of the historic structure.
- **Peru Fine Arts Gallery** - The Peru Fine Arts Gallery is a gallery worth millions that was recently established within the Peru High School. This gallery exhibits 138 pieces of art and continues to grow.
- **Facade Program Phase 1** - The downtown Peru awnings project was the first unofficial facade program related project to be implemented. Although an official facade program is not yet set in place, this small project along a few businesses was the first step towards creating a more visually appealing and updated facade for the downtown environment.
- **City Gateway** - A city gateway monument sign is located at the intersection of W Main Street and Business 31. This gateway sign is a great way to welcome visitors into the community. The sign also incorporates an updated city logo to be used to help improve branding efforts in Peru.
- **Roxy Theater** - The Roxy movie theater located in the Broadway Landing development area is one of the first community development opportunities to be built within this area. The previously completed Broadway Landing Site Master Plan identifies future residential, retail, and recreational opportunities to be located within this area.
- **Beef O'Bradys** - Beef O'Brady's is a recently added, locally owned franchise restaurant that was part of an adoptive reuse for a vacant shopping center.

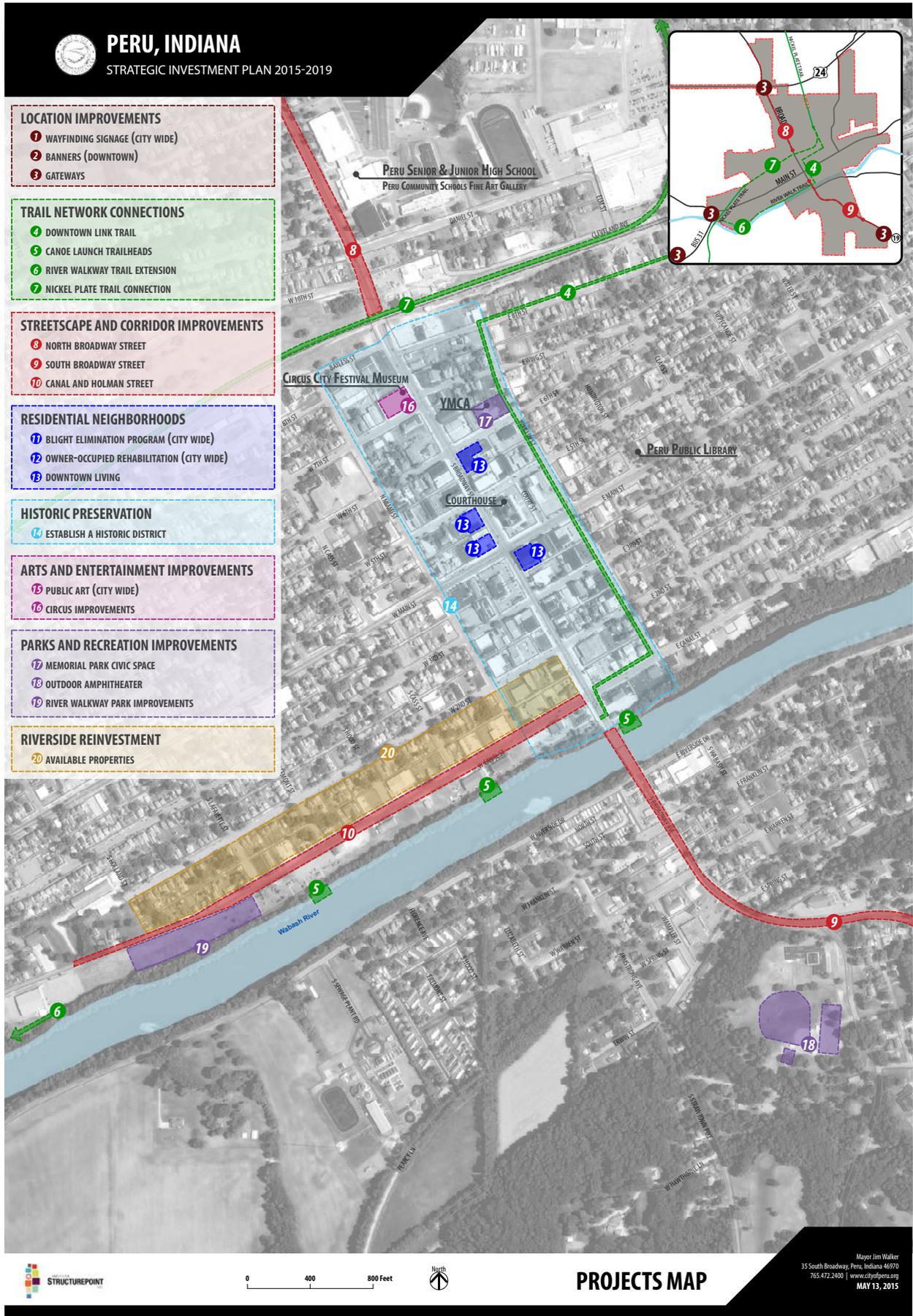






Project Overview

SECTION D

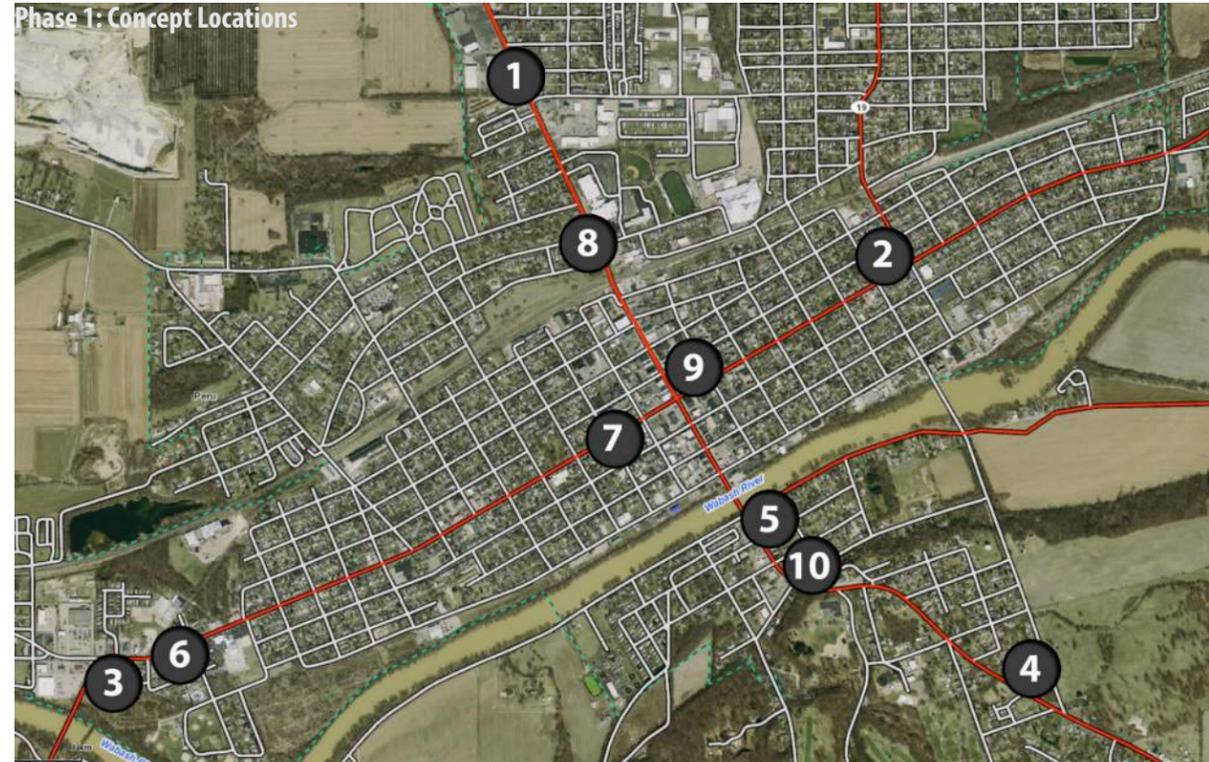


Wayfinding Signage Banners Gateways

Location improvements

- » **Vision** - To enhance the user experience with improved streetscape character and functionality, creating better connectivity along key streets within downtown Peru, and surrounding amenities. Distinctive gateways, banners and wayfinding signage creates a sense of place and helps users navigate throughout the city.
- » **Objectives** -
 - » Create a sense of place with wayfinding
 - » Improve streetscape character and function
 - » Create corridors with street banners
 - » Create distinctive gateways along major corridors into downtown
- » **Benefits** – Enhances the perception of Peru by outsiders as well as local residents. It is a highly visible project and will help showcase the city and its amenities, but also its willingness to cater to its visitors and residents. A visual project will help bolster community pride, aiding with the development of future projects. Uniformity among signage throughout the community will help build sense of place, and begin to establish a particular brand.
- » **Preliminary Projects** – Design guidelines to ensure the uniformity of the projects, and to make sure this project will complement the look and aesthetics of the overall desired brand of the city. A Downtown Master Plan to ensure any wayfinding, banners and gateway areas accommodate the overall vision and every component of the area.

Wayfinding Signage | location improvements



Wayfinding Signage are more than just directional signage. Well-designed wayfinding signage also helps create a brand and sense of identity for the city to build from.



Existing "Welcome to Peru" sign along Business 31 near the Wabash Bridge



Peru has worked with The Baldus Company in the past to apply for wayfinding grant funds. Baldus is located in Downtown Fort Wayne and specializes in creative solutions for signage and wayfinding.

Wayfinding Signage

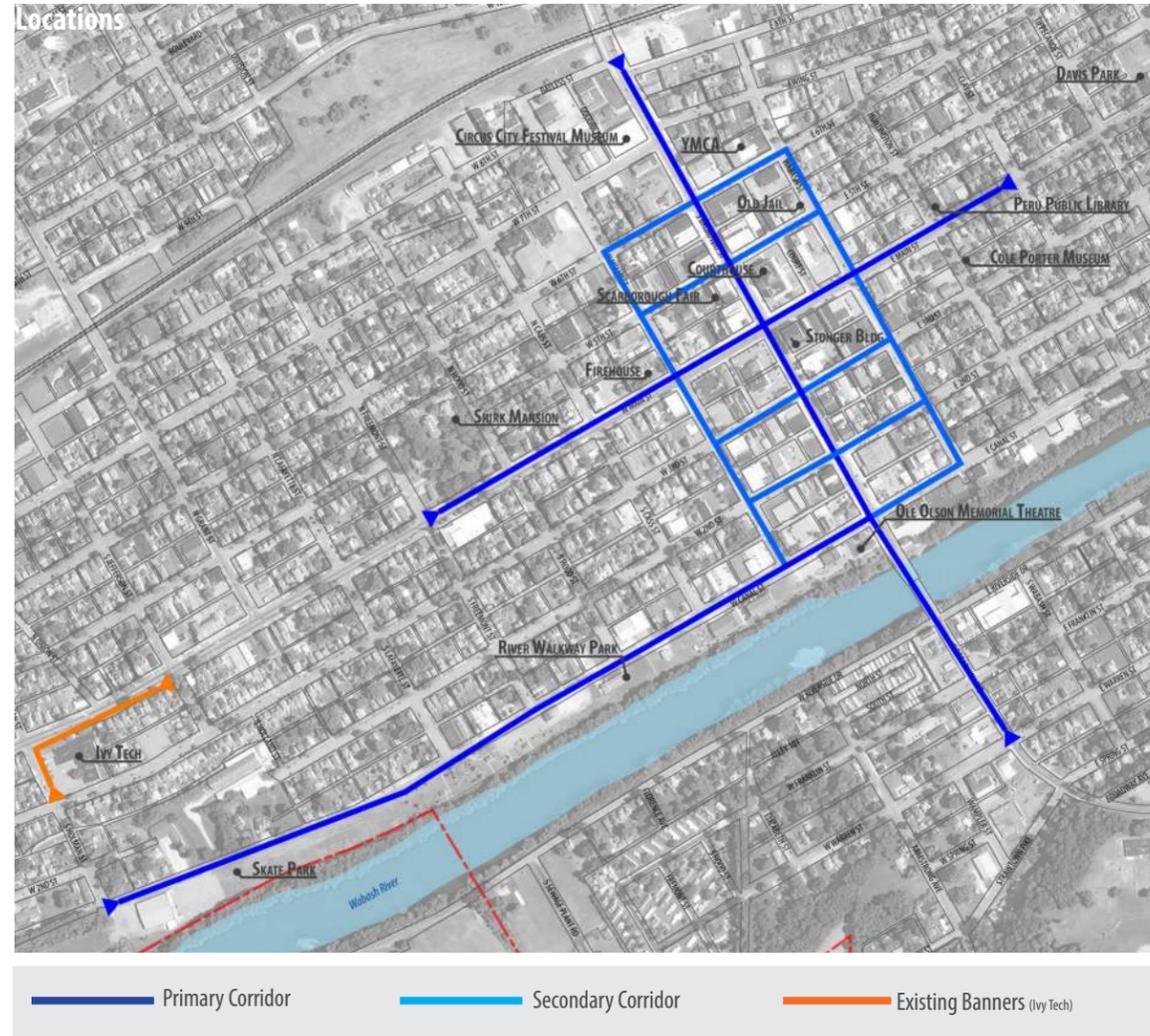
location improvements

Wayfinding signage is essential to identify places, inform visitors, mark historical structures, and advertise tourism establishments. This project includes creating wayfinding signage throughout the city and marking important destinations. With wayfinding, information is provided to quickly help new users learn about the community and the features it has to offer.

- **Location** – City / district wide on different scales based on target audience (vehicular traffic vs pedestrian traffic); prioritized corridors including Main Street, Broadway, and SR 19.
- **Destinations** – Churches; Schools; Museums; County Courthouse; Dukes Memorial Hospital; Ivy Tech; Ole Olson Memorial Theatre; River Walkway Park; Skate Park; Maconaquah Park; Future Amphitheater; Davis Park; YMCA; the Nickel Plate Trail; Wabash River; Mississinewa Reservoir; Other CVB promoted destinations; any other significantly important community destinations.
- **Supporting Planning Efforts** – Wayfinding Grant Application (2008); Miami County Joint Comprehensive Plan (2014)
- **Related Completed Projects** – Welcome to Peru sign on Business 31
- **Lead Team Member** – Miami County Economic Development Authority
- **Supporting Team Members** - Mayor's Office; Peru Street Department; Peru Parks Department, Peru Main Street, Chamber
- **Supporting Consultant** - The Baldus Company-Sign Maker; American Structurepoint-Planning and Design

High Priority			
Phase	Description	Cost Estimate	Timeline
Phase 1	Production and Installation (6 vehicular wayfinding signs, 4 pedestrian trail signs)	\$32,980	In Progress
Phase 2	Production and Installation (Amount and locations to be determined)	TBD	Short-Mid Term

Banners | location improvements



Banners

location improvements

Banners are a great way to identify places, inform visitors, mark historical structures, create a sense of identity, provide visual art, and advertise events throughout the city. Banners can be relatively cheap and easily changed for different events and seasons. They provide residents an outlet to learn about what is happening in the community and creates a sense of place.

- **Location** – Along primary corridors in downtown Peru such as East/West Main Street corridor; North/South Broadway corridor; Canal/Holman Riverfront corridor. Banners along primary corridors will be most visible to resident and visitor traffic along these major circulation streets. Also second priority installations along secondary corridors surrounding the downtown blocks. Installation of secondary corridor banners will create a sense of an overall downtown district.
- **Content** – Public art images, seasonal/holiday images, promotional community event images, branding/identity/marketing images
- **Supporting Planning Efforts** – Wayfinding Grant Application (2008); Miami County Joint Comprehensive Plan (2014); Main Street Program
- **Related Completed Projects** – Existing Ivy Tech banners along West Main street in front of campus
- **Lead Team Member/Commitment** – Miami County Economic Development Authority
- **Supporting Team Members** - Peru Main Street, Peru Street Department

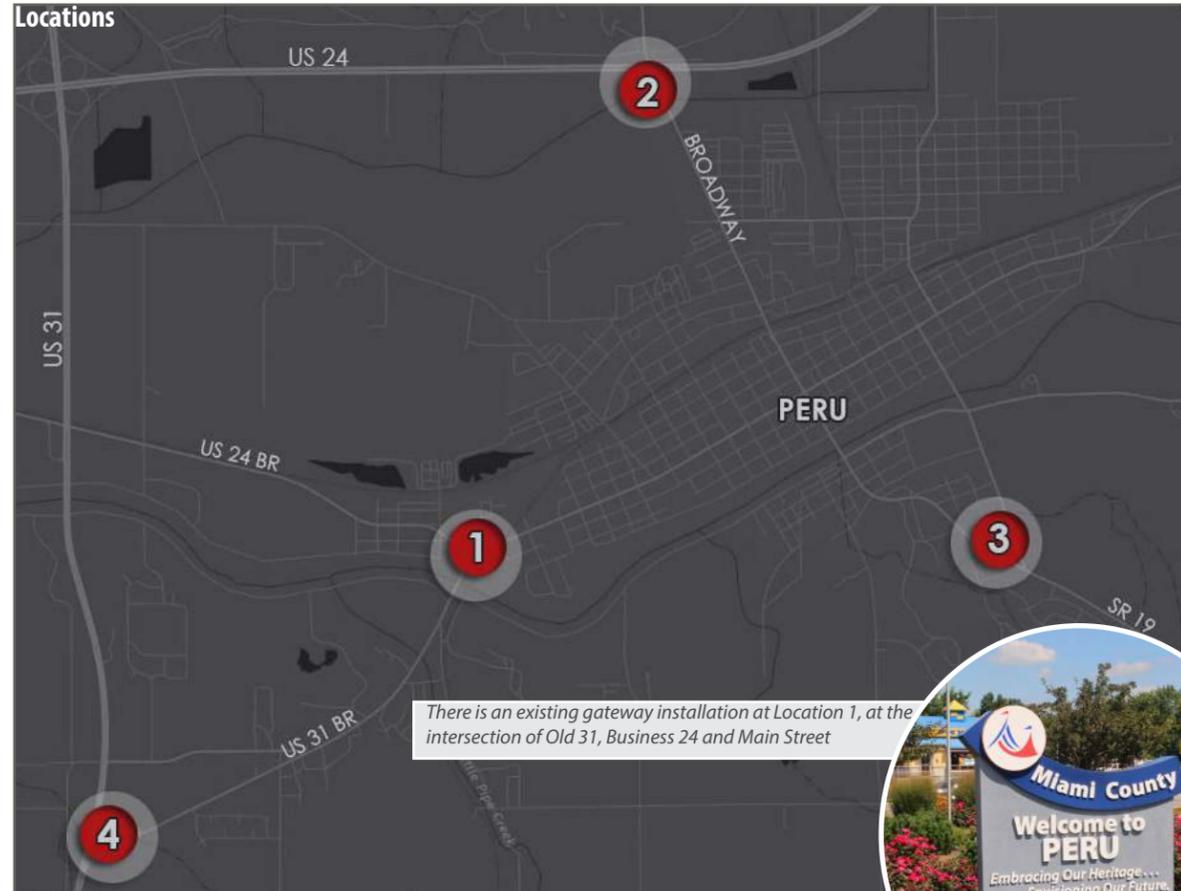


seasonal | festivals | branding | programming | art

The banner designs can be changed and replaced when desired. The metal logo badge on the back side of the post is a great way to add an additional branding and identity characteristic throughout the downtown area.

Medium Priority			
Phase	Description	Cost Estimate	Timeline
Phase 1	Finalize design and locations.	No Cost	In Progress
Phase 2	Production (Per Sign and logo badge)	\$555	Short Term
Phase 3	Installation (Per Sign)	No Cost (In House)	Short Term

Gateways | location improvements



Proposed Gateway at Location 2 (North Broadway)



Example Monumental Gateway

The City of Westfield plans to build monumental tower gateways into the city.

Gateways are a great way to welcome people into your community. They help build a sense of place and identity.



Example Gateway

Gateways

location improvements

City wide, gateways serve to inform approaching visitors they have arrived at a destination, and establish a sense of place. There are currently three major gateways into the community, determined by the volume of traffic entering at those locations. However, those locations lack the physical features that inform approaching visitors that they have arrived into Peru. This project includes creating a network of visual gateways along major access points into the city. To do this, gateway site plans should be designed for the surrounding areas of the sign to maximize the overall first impression of the city. Each gateway can be unique, but overall tie into the brand and message of Peru. Gateways may be expressed at two scales. The monumental, to be seen from a long distance; and the less monumental, or human scale, to welcome visitors.

- **Location** – Major gateways include W Main Street and Business 31; South Broadway and Wallace Road south of the Wabash River; US 24 and Broadway; Other gateways include the interchange of US24 and US 31; SR 19 and US 24, and East Wabash Road and Ash Street entering the city from the east. Monumental gateways are located along US 31 at the intersections of Business 31, as well as the interchange with US 24
- **Supporting Planning Efforts** – Wayfinding Grant Application (2008); Miami County Joint Comprehensive Plan (2014)
- **Related Completed Projects** – Welcome to Peru sign at intersection of Business 31 and Main Street;
- **Lead Team Member** –Miami County Economic Development Authority
- **Supporting Team Members** - Mayor's Office; Peru Parks Department, Peru Main Street, Chamber

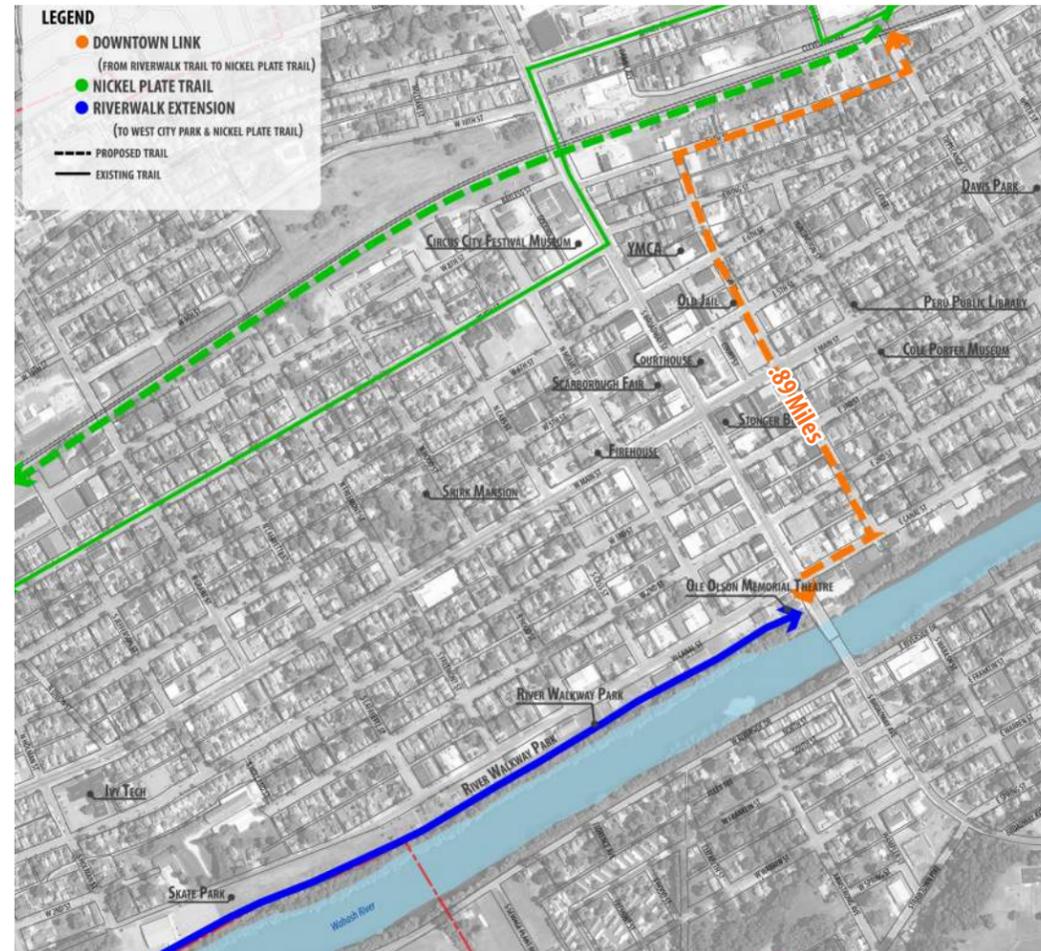
High Priority			
Phase	Description	Cost Estimate	Timeline
Phase 1	Site planning for Gateway locations at 1,2, and 3.	\$15,000	Short Term
Phase 2	Install "Welcome to Peru" Gateways at locations 2 and 3.	\$5,000	Short Term
Phase 3	Concept Design for Monumental Gateway at location 4, visible from US 31 and US 24.	\$10,000	Long Term

Downtown Link Canoe Launch Trailheads Nickel Plate Trail Connection River Walk Trail Extension

trail network
connections

- » **Vision** – To enhance connections for non-vehicular recreational activities, providing safer connections locally and regionally, connecting major community and employment facilities, along with schools and other civic amenities.
- » **Objectives** –
 - » Improve connections to major community and employment facilities
 - » Improve connections to schools and other civic amenities
 - » Create safer connections between parks and regional trails
 - » Provide alternative modes of transportation to encourage active, healthy lifestyles
- » **Benefits** – This is an alternative transportation project that will connect multiple regional and local destinations, while providing additional forms of activity for residents and visitors. This project is beneficial in linking the network of parks and open space, and providing the extended amenities for a higher quality of life. Linear connections between multiple destinations for recreational activities make the individual spaces appear larger.
- » **Preliminary Projects** – Design guidelines; Downtown Master Plan; Peru Parks & Recreation Master Plan; Property rights acquisition; Safe Routes to Schools Program establishment.

Downtown Link | trail network connections



Sharrow



Bike Lane



Shared Use Path

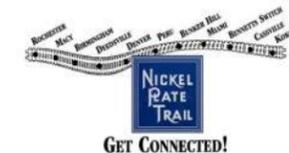


Existing Conditions



Example Option A is similar to the cultural trail idea in downtown Indianapolis. It involves adding a 10' wide shared use path through downtown Peru. This would create a major pedestrian connection of the NPT and Riverwalk Trail.

Phase 1
Add wayfinding signage along the Downtown Link trail to identify the connecting route between the Nickel Plate Trail and the River Walk Trail



Downtown Link

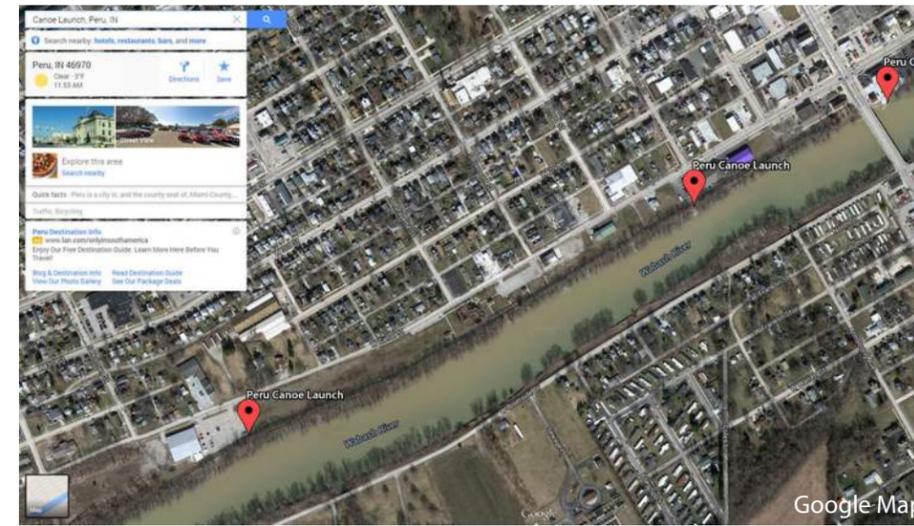
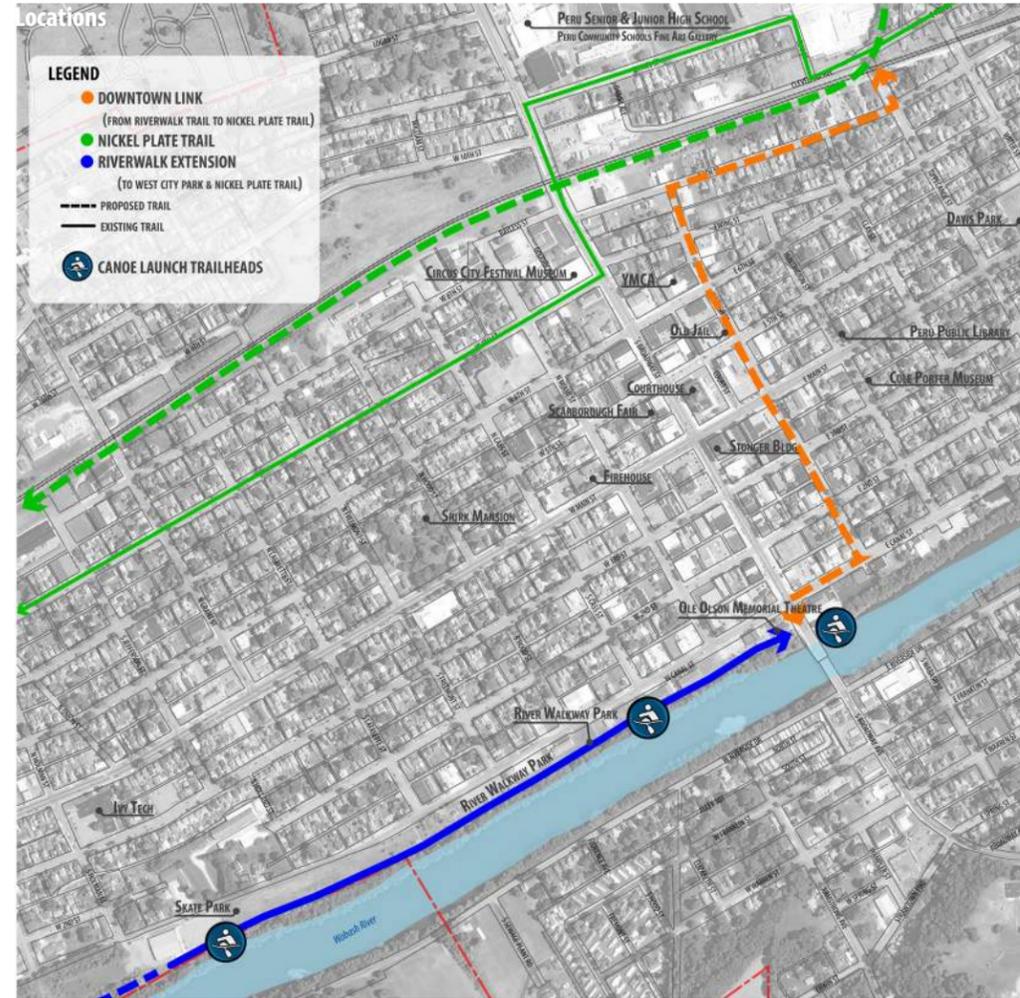
trail network connections

This project is designed to connect the River Walkway Park to the Nickel Plate Trail. This would connect the downtown Peru area to the entire county via the existing multi-use Nickel Plate Trail network.

- **Location** – Beginning in River Walkway Park at the east end of the Riverwalk Trail, this connection would extend through downtown Peru, along Wabash Street. The link would connect to the Nickel Plate Trail at the intersection of Tippecanoe Street and 9th Street. This intersection is a location for both the existing Nickel Plate Trail on street signed route and the future desired Nickel Plate Trail multi-purpose trail. By ending the trail at this location, users can be connected to the existing signed route and creates the opportunity for a connection to the proposed trail location.
- **Supporting Planning Efforts** – Parks and Recreation Master Plan (2010-2014); Miami County Joint Comprehensive Plan (2014)
- **Related Completed Projects** – Riverwalk Trail, Nickel Plate Trail; Logan Street Complete Streets Improvements
- **Lead Team Member/Commitment** – Peru Parks Department, Peru Street Department
- **Supporting Team Members/Commitment** – Miami County Economic Development Authority; Peru Main Street; Nickel Plate Trail Inc.

Medium Priority			
Phase	Description	Cost Estimate	Timeline
Phase 1	Add Wayfinding Signage to identify the Downtown Link Trail location.	\$1,485 (per sign)	Short Term
Phase 2	Design and Planning for trail infrastructure improvements.		
Option A	• 10' Shared-Use Path	\$225,000	Long Term
Option B	• Re-Striping for Sharrows and Signage	\$55,000	Short Term
Phase 3	Construction of Improvements.		
Option A	• 10' Shared-Use Path	\$675,000	Long Term
Option B	• Re-Striping for Sharrows and Signage	\$30,000	Short Term

Canoe Launch Trailheads | trail network connections

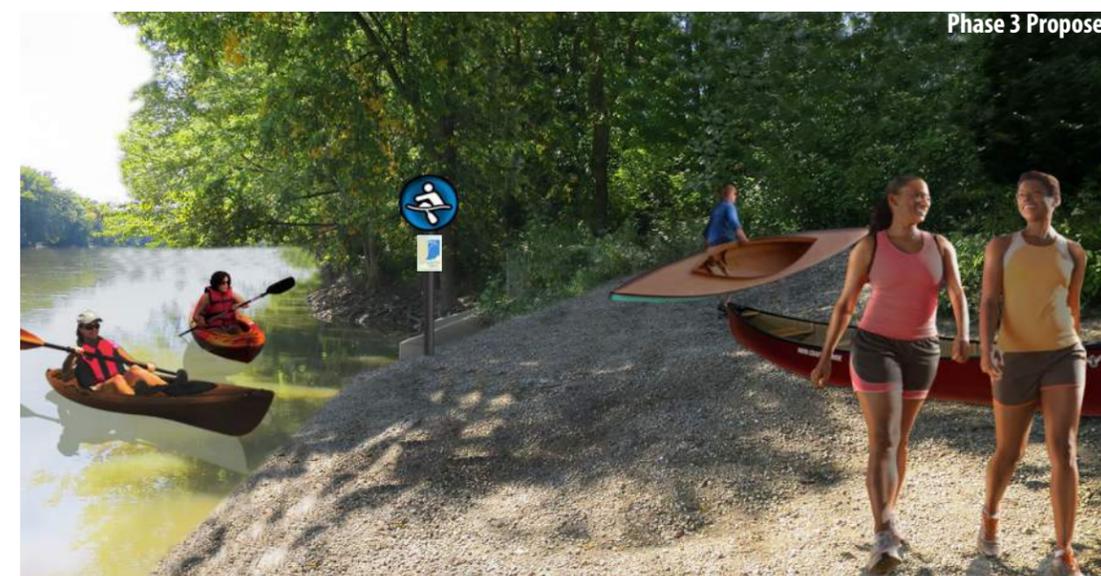
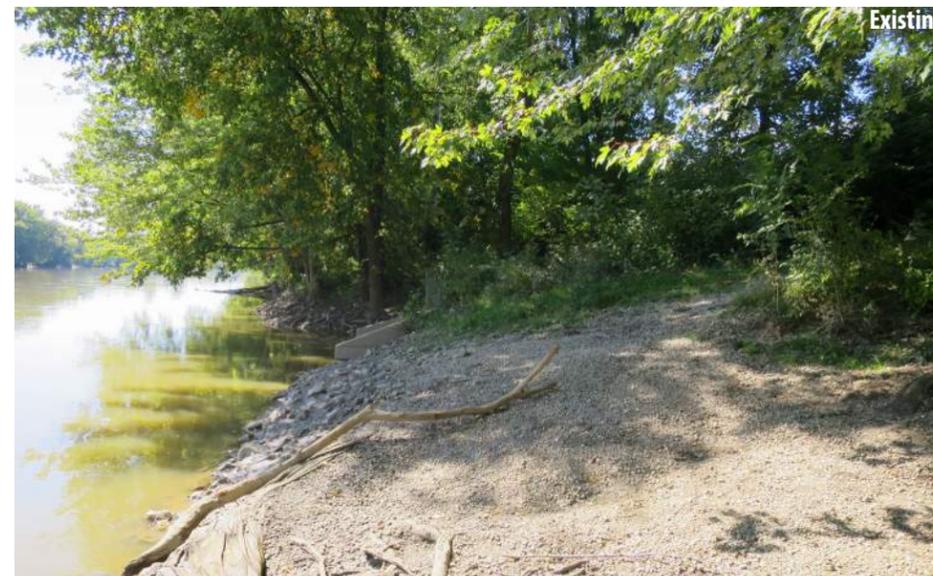


- Phase 1**
Partner, programming, marketing, and funding opportunities:
- Google Maps
 - Miami County Tourism
 - The City of Peru
 - Miller Canoe Rentals Inc.
 - Kokomo Canoe and Kayak Rentals
 - Wabash River Enhancement Corporation
 - www.wabashriver.us
 - Banks of Wabash Foundation
 - Wabash River Heritage Corridor Commission

Existing Conditions



Phase 2
Location marker sign should be added to the sites for identity and wayfinding purposes. The signs could include the Existing Wabash River Trail signage, in partnership with the Wabash River Heritage Commission.



Canoe Launch Trailheads

trail network connections

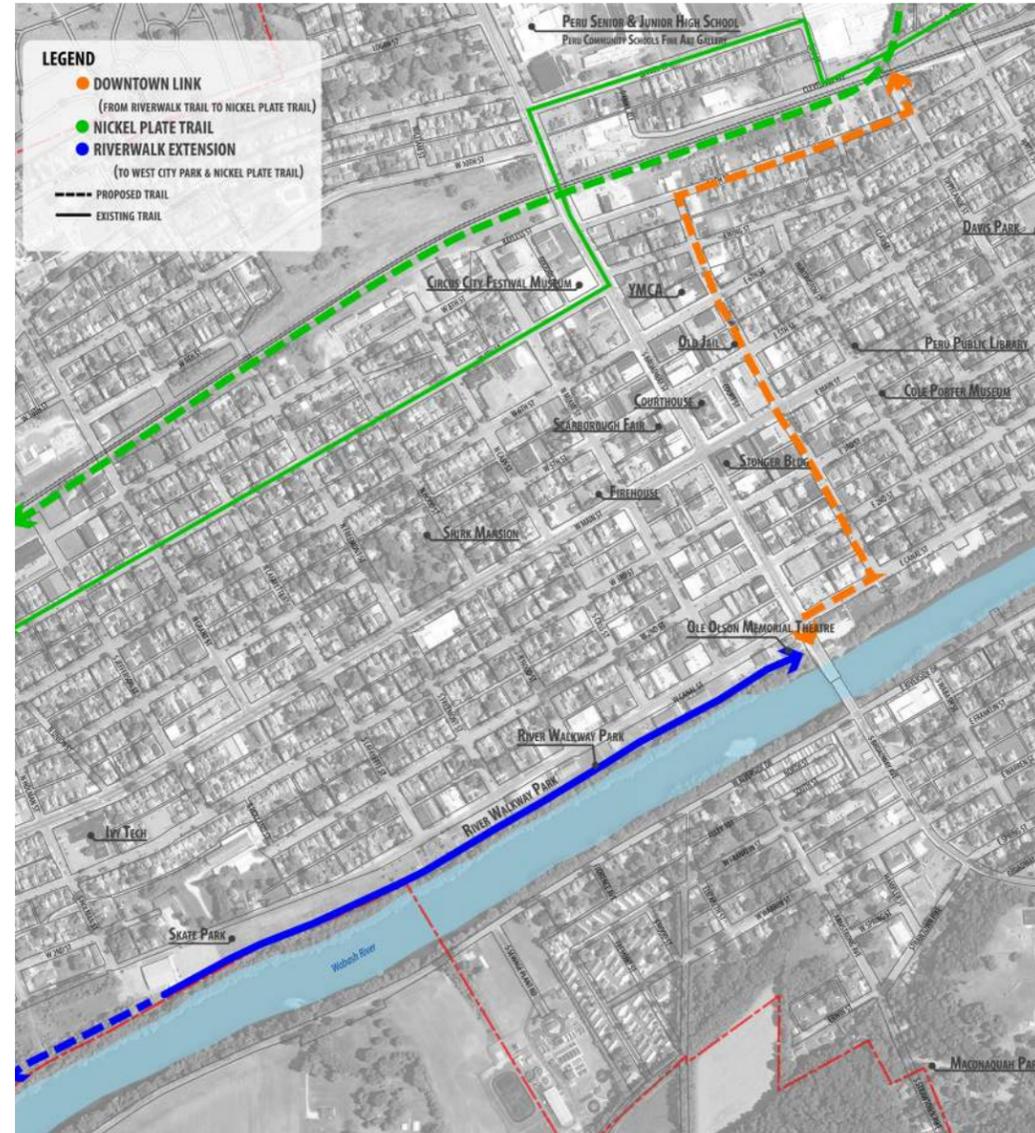
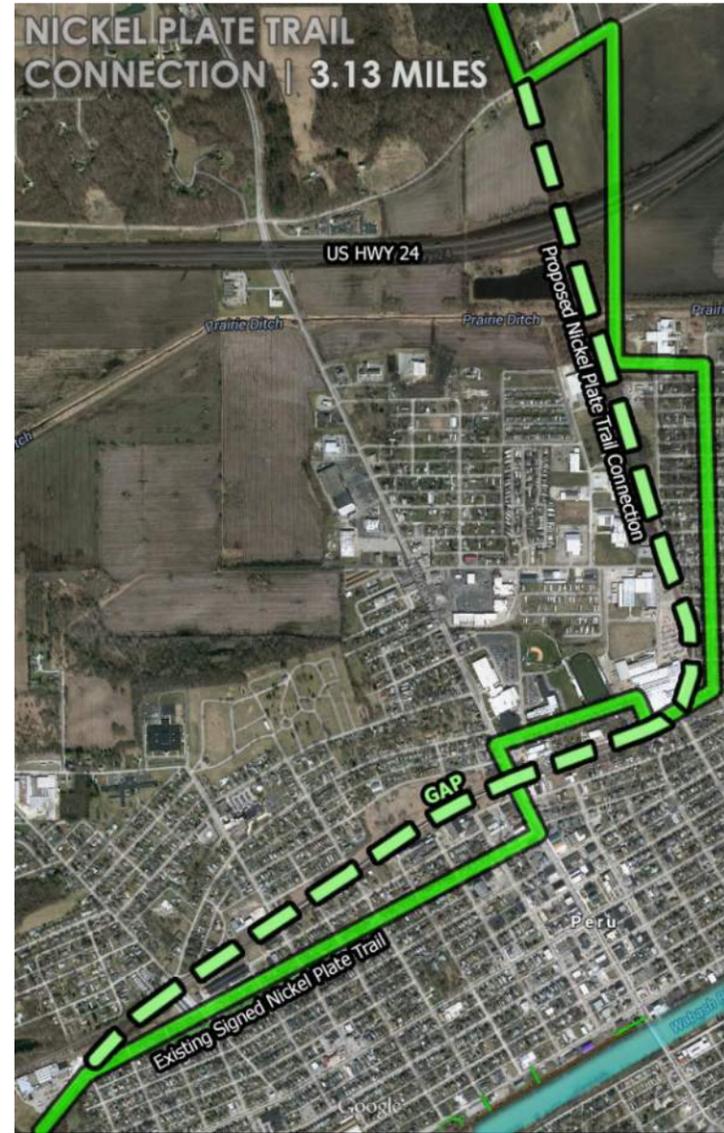
The Wabash River is a valuable asset to Peru, and can be celebrated by providing better access. Existing canoe launches allow users to hand carry canoes and other boats to access the river, but need to be maintained and better showcased as amenities to the community. By adding additional points of access to the river, there is an opportunity to connect the River Walkway Park, and other anticipated projects and improvements happening throughout the area with this project. The first step of this project is to coordinate and partner with local and regional Wabash River related organizations and businesses to better programming of the project. Location points should also be added to Google maps and other web based maps. Next, simple location marker signs should be added to the sites to mark the identity, location and purpose of the project. Lastly, the city and public volunteers can work together to improve site amenities, clean up landscaping and brush and enhance the overall visual appearance of the sites.

- **Location** – Next to the Broadway bridge on the northeast side, the existing boat launch area is tucked away and needs better signage. The west end of the River Walkway Park has opportunity for additional access, tying into the parking lot at the skate park and Fun Center building.
- **Supporting Planning Efforts** – Peru Parks & Recreation Master Plan (2010-2014)
- **Related Completed Projects** – Existing boat launch areas
- **Lead Team Member/Commitment** – Peru Parks Department
- **Supporting Team Members/Commitment** – Local Volunteers

Low Priority

Phase	Description	Cost Estimate	Timeline
Phase 1	Add locations of trailheads to Google Maps and coordinate with other local partners.	No Cost	Short Term
Phase 2	Produce and Install Location Marker Signs at Landings along the Wabash River.	\$1,485 (per sign)	Short Term
Phase 3	Programming and coordination for site improvements. (Public access, restrooms, parking, amenities, etc.)	TBD	Mid Term
Phase 4	Construction of site improvements and site clean-up.	TBD	Mid Term

Nickel Plate Trail Connection | trail network connections



Nickel Plate Trail Connection

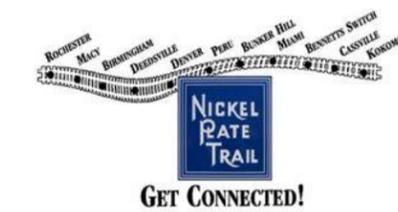
trail network connections

The link in Peru from the north Nickel Plate Trail to the south Nickel Plate Trail is incomplete. Currently, there is a signed on-street trail route through Peru to connect these two ends. This situation is not ideal and the city and Nickel Plate Trail Organization would like to see a continuous multi-use trail connection through Peru. This project would extend the trail to connect through the rail roads old right of way, effectively creating a seamless connection through the downtown area. A pedestrian bridge over tracks still in use by CSX would be created for an easy and safe crossing.

- **Location** – Connecting from Lovers Lane on the north side of Peru through the railroad right of way south to E 9th Street. Pedestrian bridge over the existing tracks from 9th Street to the south side of the tracks. Connecting from Tippecanoe Street west along the tracks to the existing Nickel Plate Trail at Walnut Street.
- **Supporting Planning Efforts** – Parks and Recreation Master Plan (2010-2014); Miami County Joint Comprehensive Plan (2014)
- **Related Completed Projects** – Existing Nickel Plate Trail, Riverwalk Trail, Logan Street Complete Streets project
- **Lead Team Member/Commitment** – Nickel Plate Trail Inc.
- **Supporting Team Members/Commitment** – Miami County Economic Development Authority; Peru Parks Department

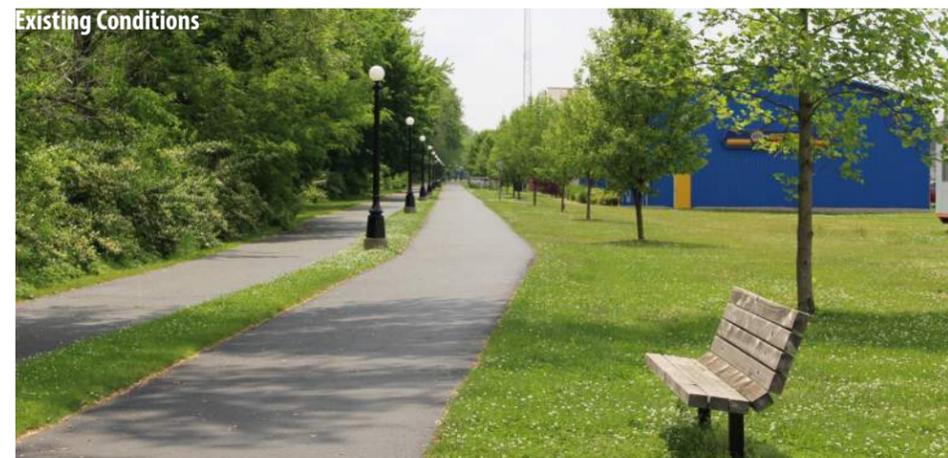
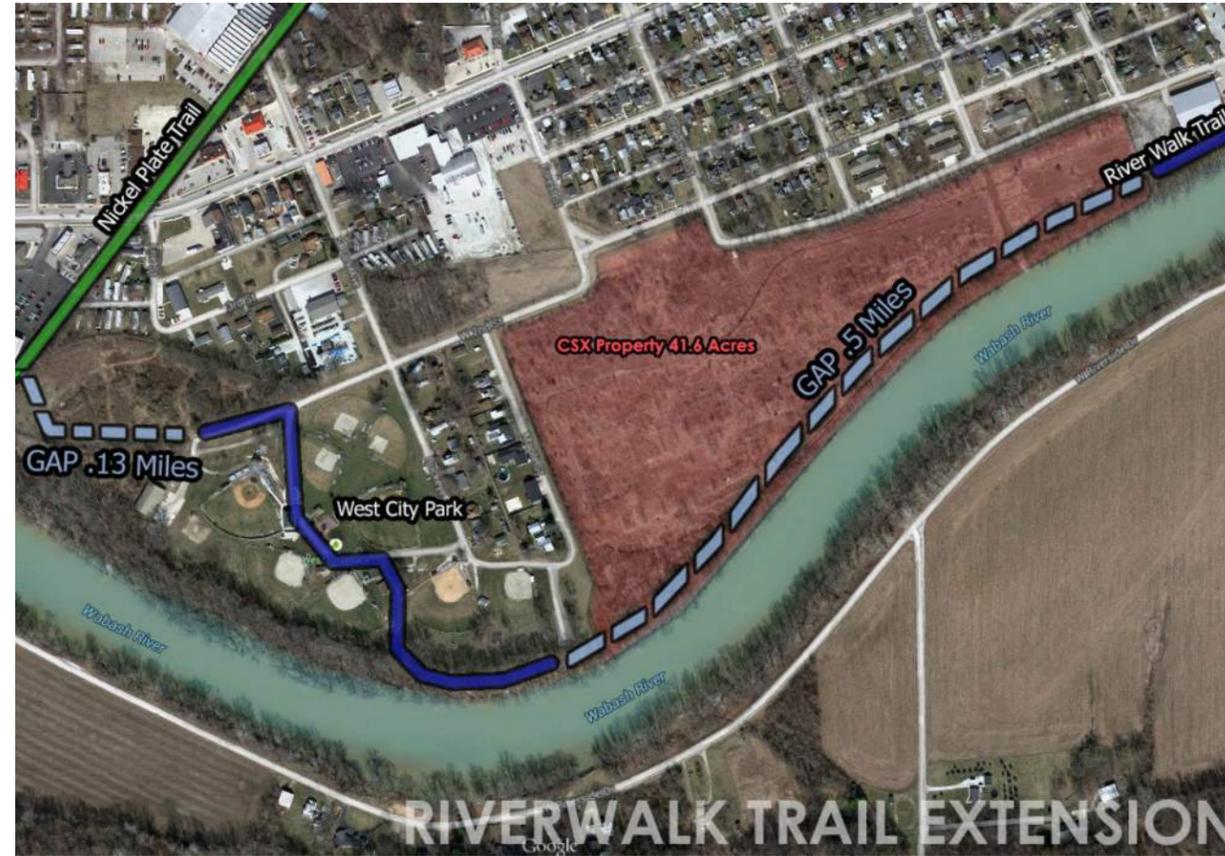
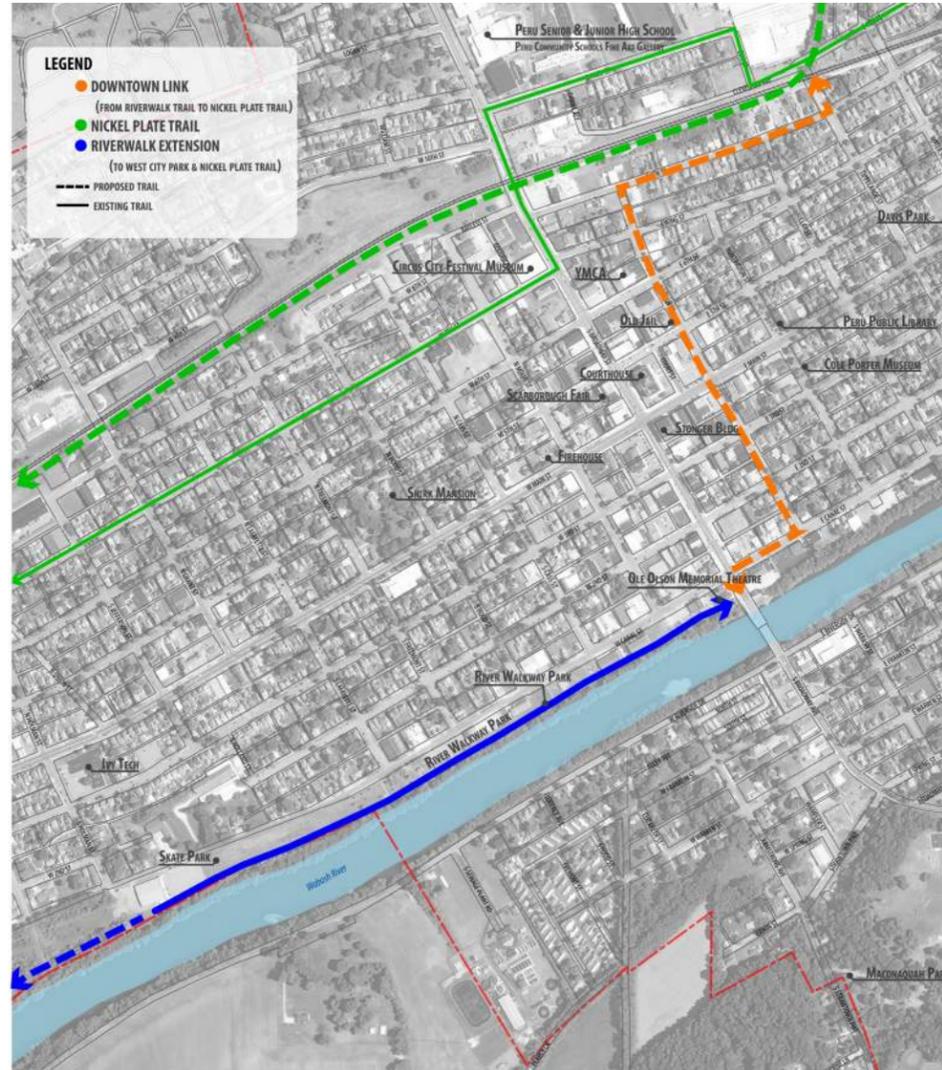


The suggested Nickel Plate Trail Connection is similar to a typical rails to trail project. The railroad right of way is an existing corridor that the trail can follow to connect the existing south and north sections of the Nickel Plate Trail.



Low Priority			
Phase	Description	Cost Estimate	Timeline
Phase 1	Coordinate with Nickel Plate Trail Association to discuss plans to connect North and South Nickel Plate trail through Peru.	No Cost	Mid Term
Phase 2	Design and plan for trail improvements and infrastructure along rail line.	TBD	Long Term
Phase 3	Construction of improvements and infrastructure.	TBD	Long Term

River Walk Trail Extension | trail network connections



BICENTENNIAL Nature TRUST

The Indiana Department of Natural Resources offers a Bicentennial Nature Trust Grant Program to match park and trail project funds dollar for dollar (\$1;1). The program project committee meets quarterly and has set a \$300,000 cap on application requests. To date, 97 projects have been approved, completed, or in the process of being completed.

River Walk Trail Extension

trail network connections

The link in Peru from the River Walk Trail to the Nickel Plate Trail is incomplete. This project would extend the River Walk Trail further west through currently owned CSX property to connect to the existing trail system in West City Park. The West City Park Trails would then be extended to connect to the Nickel Plate Trail to the west. Once complete, users will be able to exit the Nickel Plate Trail, onto the River Walk Trail and into downtown Peru. This project would fill high priority gaps in the existing Peru trail system and connect West City Park, River Walkway Park and downtown Peru to the regional Nickel Plate Trail users.

- **Location** – Connecting the west end of West City Park over the berm and to the Nickel Plate Trail. Connecting the east end of the West City Park through the currently owned CSX property along the river and to the west end of the existing River Walk Trail.
- **Supporting Planning Efforts** – Parks and Recreation Master Plan (2010-2014); Miami County Joint Comprehensive Plan (2014)
- **Related Completed Projects** – Existing Nickel Plate Trail, Riverwalk Trail, West City Park and Trails, Logan Street Complete Streets project
- **Lead Team Member/Commitment**– Peru Parks Department
- **Supporting Team Members/Commitment** – Miami County Economic Development Authority; Nickel Plate Trail Inc.; Peru Street Department

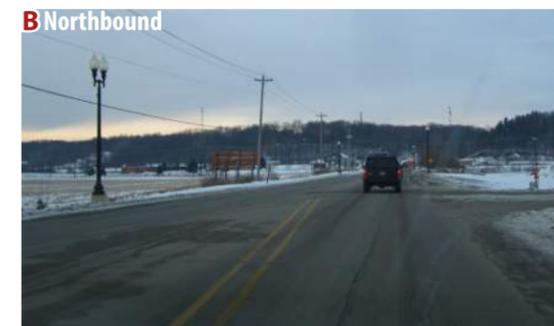
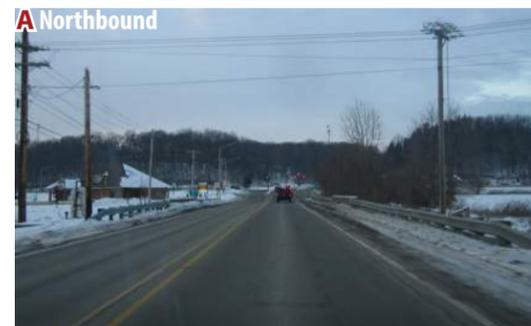
High Priority			
Phase	Description	Cost Estimate	Timeline
Phase 1	Property Acquisition from CSX (41.6 Acres)	\$208,000	Short-Mid Term
Phase 2	Fill the .13 Mile Gap between the Nickel Plate Trail and West City Park Trails.	TBD	Short-Mid Term
Phase 3	Explore signed on-street route to connect West City Park to existing River Walk Trail until CSX property is purchase and trail is constructed.	TBD	Short-Mid Term
Phase 2	Planning and Design of Trail Extension	\$270,000	Mid Term
Phase 3	Construction of River Walk Trail Extension. (10' Wide - No Lighting)	\$570,000	Long Term

North Broadway Street South Broadway Street Canal and Holman Street

streetscape and connectivity improvements

- » **Vision** – To enhance the user experience by improving the gateway corridors and riverside reinvestment corridors with better access and connectivity to extend the established city gateways into the downtown area and position the corridors for future private investment.
- » **Objectives** –
 - » Improve gateway corridors for multi-modal access and aesthetic appearance
 - » Improve access and connectivity to and from downtown Peru
 - » Prepare riverside corridor for future private investment
- » **Benefits** – Enhances the perception of Peru; Help get residents and visitors excited about future growth. Improvements will help attract future investors who are looking for ready to build areas with excellent connections to regional transportation networks and local amenities. Improvements will also connect the entry gateways and other local amenities into the downtown core of the city.
- » **Preliminary Projects** – Design guidelines; Downtown Master Plan; Infrastructure Improvement Plan (Storm and sewer); ADA compliance program

North Broadway Street | Streetscape and Connectivity Improvements



North Broadway Street

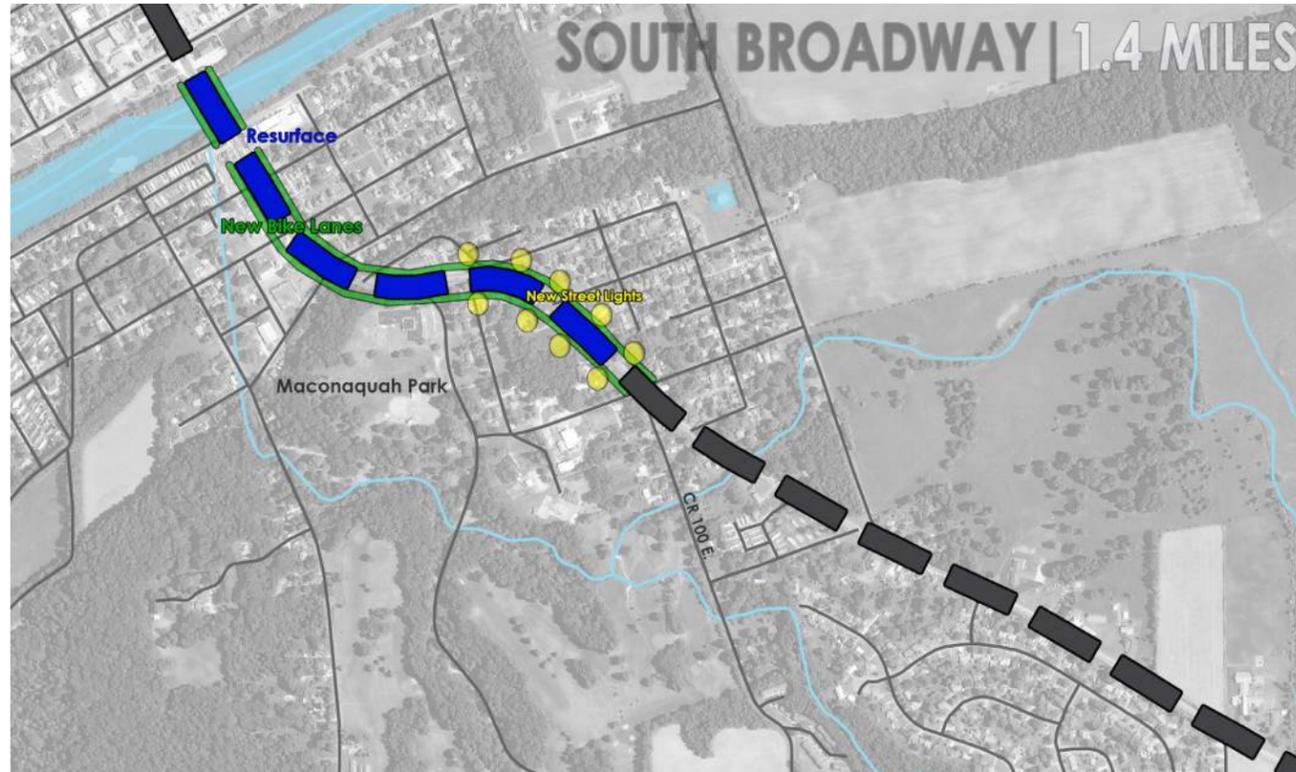
streetscape and connectivity improvements

This project includes improvements to North Broadway, as well as a new improved bridge over Prairie Ditch. Currently, pedestrians travel on North Broadway with no sidewalks and little lighting. This project proposes new lighting is added along North Broadway in areas where existing lighting is not present. Sidewalks are extended from existing sidewalks all the way along North Broadway to US 24. Access driveways to adjacent businesses become limited for easier and safer flow of traffic, and also help improve intersection safety along North Broadway. Access into and out of downtown Peru will be improved, as well as access to future growth areas within the established TIF district along Broadway.

- **Location** – North Broadway extending from US 24 to the railroad tracks between 10th Street and 8th Street.
- **Supporting Planning Efforts** – Broadway Landing; Miami County Joint Comprehensive Plan (2014)
- **Related Completed Projects** – West Main Street, Broadway street in downtown Peru,
- **Lead Team Member/Commitment** – Peru Street department
- **Supporting Team Members/Commitment** – Miami County Economic Development Authority

Low Priority			
Phase	Description	Cost Estimate	Timeline
Phase 1	Corridor Planning and Design.		
Option A	• Mill & Resurface of Roadway, New Sidewalks, New Lighting, New Bridge over Prairie Ditch.	\$390,000	Long Term
Option B	• Reconstruction, New Curb and Gutter, New Storm Sewer, New Sidewalks, New Lighting, New Bridge over Prairie Ditch.	\$670,000	Long Term
Phase 3	Construction of Improvements.		
Option A	• Mill & Resurface of Roadway, New Sidewalks, New Lighting, New Bridge over Prairie Ditch.	\$2,960,000	Long Term
Option B	• Reconstruction, New Curb and Gutter, New Storm Sewer, New Sidewalks, New Lighting, New Bridge over Prairie Ditch.	\$6,720,000	Long Term

South Broadway Street | Streetscape and Connectivity Improvements



- Example Improvements*
- Bike Lanes
 - Sidewalks
 - Streetlights
 - Medians
 - Landscaping

South Broadway Street

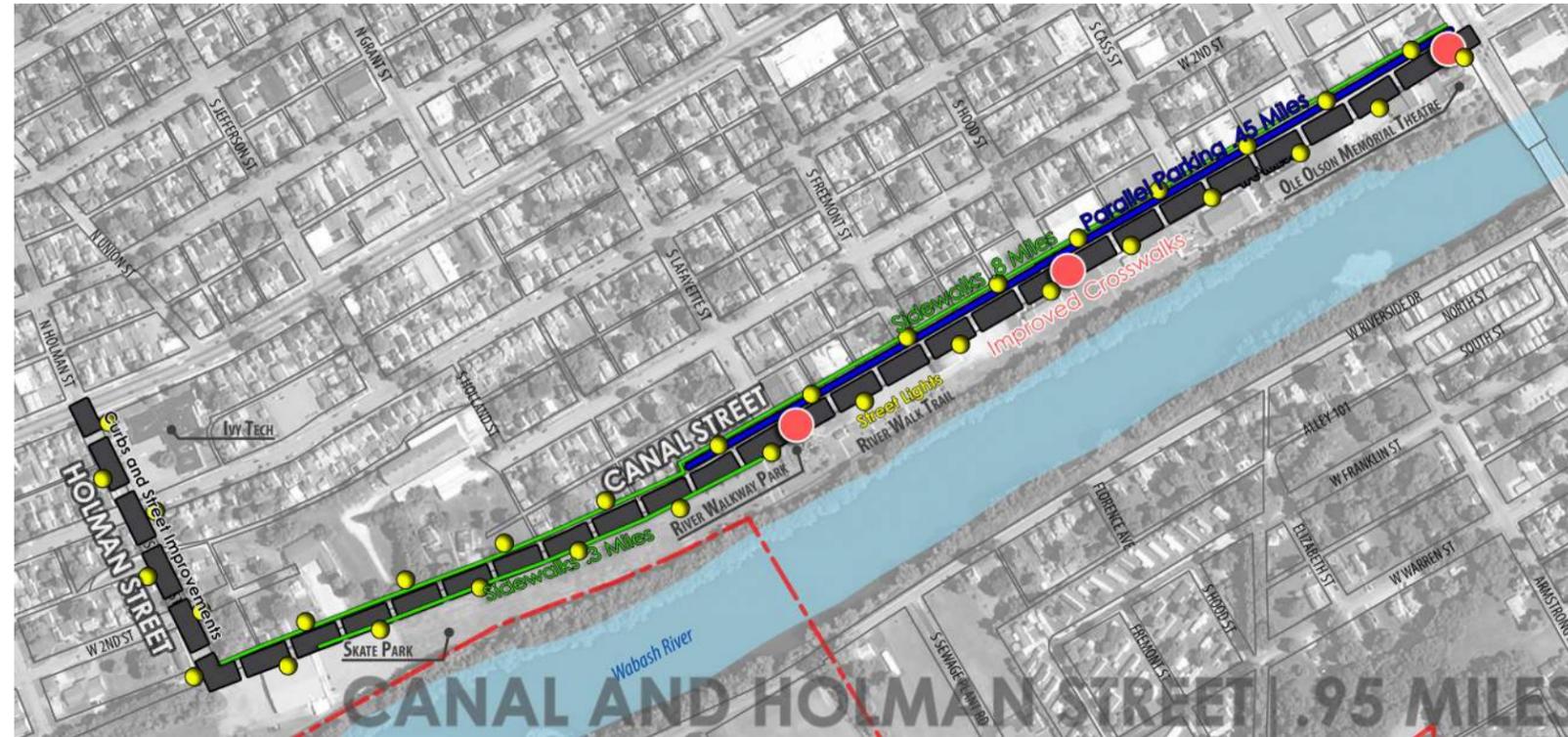
streetscape and connectivity improvements

The Wabash River bridge needs better sidewalks to connect pedestrians and bicyclists with the south side of the river. The bridge currently has two traffic lanes and two under utilized turn lanes. By eliminating the turn lanes and restriping the traffic lanes, the bridge is wide enough for bike lanes and medians to be added for pedestrian access, slower traffic, a safer pedestrian environment and visual improvements. These pedestrian and visual improvements will be made further south along South Broadway to reach the existing neighborhoods within city limits along SR 19. A connection to Maconaquah Park will also be established for a safe route for pedestrians and bicyclists.

- **Location** – Beginning on the north side of the Broadway bridge, this project extends to the gateway project at Wallace Road, and could extend to the city limits along SR 19 at CR 150 E.
- **Supporting Planning Efforts** – Miami County Joint Comprehensive Plan (2014)
- **Related Completed Projects** – West Main Street, Broadway street in downtown Peru
- **Lead Team Member/Commitment** – Peru Streets Department
- **Supporting Team Members/Commitment** – Miami County Economic Development Authority; Peru Parks Department, Chamber

Medium Priority			
Phase	Description	Cost Estimate	Timeline
Phase 1	Restriping of Wabash River Bridge for Bike Lanes.	\$34,000	Short Term
Phase 2	Design and Planning for all Wabash River Bridge, South Broadway, and SR19 Improvements.	\$195,000	Mid Term
Phase 3	Construction of Wabash River Bridge and South Broadway Improvements. <i>(Mill and Resurface, Add New Full Depth Pavement Shoulder for Bike Lanes, Connect Sidewalk Gaps, New Lighting)</i>	\$730,000	Mid Term

Canal and Holman Street | streetscape and connectivity improvements



Proposed Canal Street



Existing Canal Street



Existing Holman Street



Canal Street has become the center for many community development attractions in Peru. The River Walkway Park, River Walk Trail, Skate Park, Fun Center, and more are all located along this corridor. The momentum of these projects along with upgrades to the infrastructure and connectivity in this corridor will spark additional, new development.

Canal and Holman Street

streetscape and connectivity improvements

Downtown Peru is connected to the new skate park via the Peru Riverwalk Trail, but significant pedestrian and bicycle traffic uses Canal Street and Holman Street to access amenities within the River Walkway Park. Improvements to this .95 mile corridor will help with future development of the riverside reinvestment, and follow similar complete street improvements made to Logan Street. Currently, many cars park in the side of the road gravel. A lane of parallel on street parking should be added to the right of way on the north side of Canal Street between Lafayette Street and Broadway. Existing sidewalks should be connected and new sidewalks should be added to the south side of Canal Street in order to connect the Fun Center and the River Walkway Park. In addition, street lights and street trees should be added throughout the corridor.

- **Location** – Extending the length of Canal Street from Broadway to Holman Street just beyond the Fun Center building, and then, north on Holman to the intersection of Main Street and Holman where Ivy Tech is located.
- **Supporting Planning Efforts** – Peru Parks & Recreation Master Plan (2010-2014); Miami County Joint Comprehensive Plan (2014)
- **Related Completed Projects** – West Main Street, Broadway street in downtown Peru, Logan Street Complete Streets Project
- **Lead Team Member/Commitment** – Peru Street Department
- **Supporting Team Members/Commitment** – Miami County Economic Development Authority; Peru Parks Department

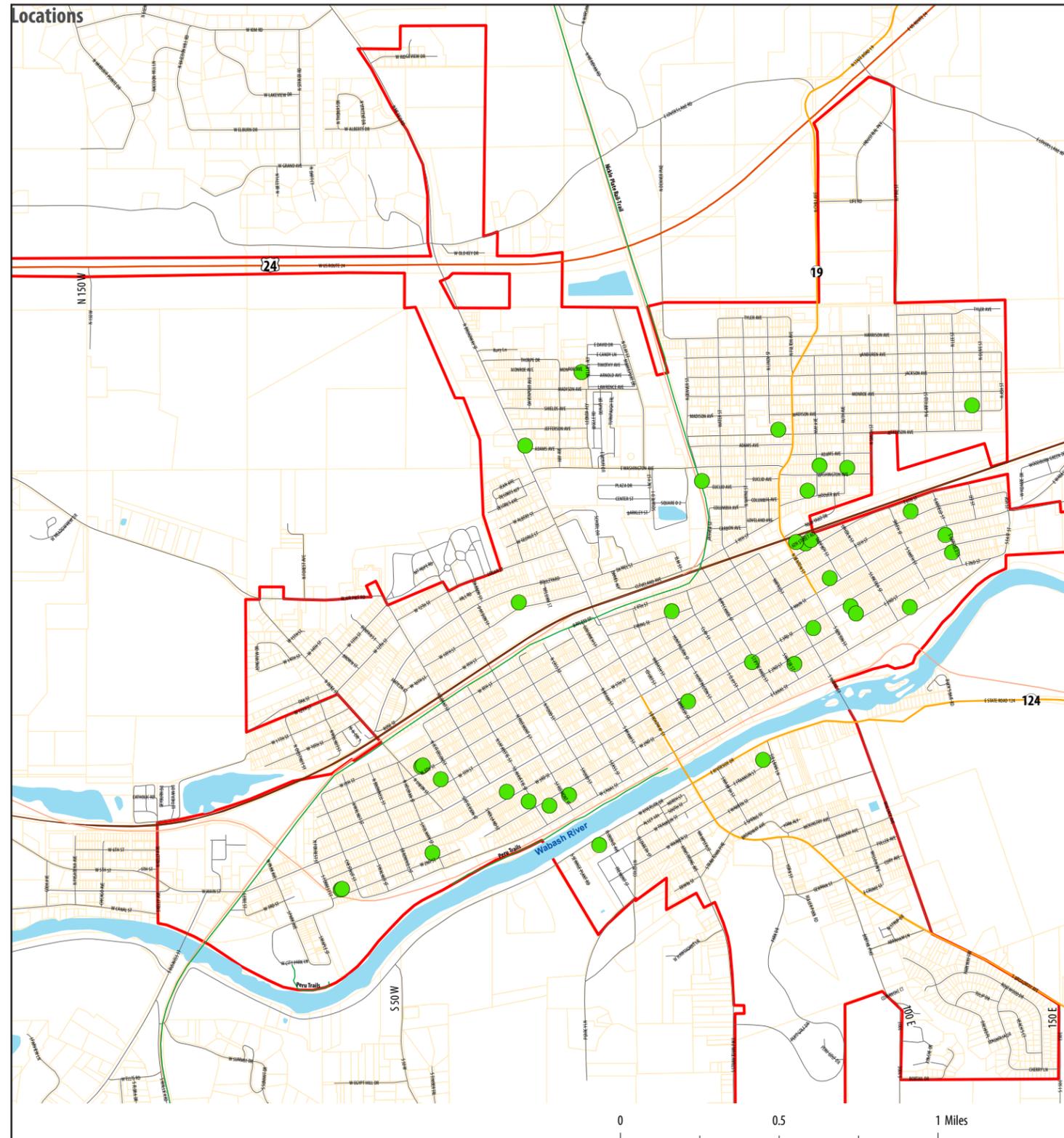
High Priority			
Phase	Description	Cost Estimate	Timeline
Phase 1	Corridor Planning and Design.	\$505,000	Mid Term
Phase 2	Construction of Road Improvements. (Reconstruction, New Curb and Gutters, New Storm Sewer, New Sidewalks, New Lighting, Parallel Parking along Canal Street)	\$4,860,000 <small>*Does not include right of way and land acquisition costs.</small>	Long Term

Blight Elimination Program Owner Occupied Rehabilitation Downtown Living

residential
neighborhoods

- » **Vision** – To improve the quality of residential neighborhoods by elevating community pride, by helping with safety and health related renovations for owner occupied residential, and by providing downtown living opportunities in renovated historic buildings.
- » **Objectives** –
 - » Improve quality of residential neighborhoods
 - » Improve safety and health
 - » Provide areas for new, infill development
 - » Provide additional housing opportunities for downtown living
- » **Benefits** – Investment into existing neighborhoods; creates safer living environments; help get residents excited and involved; creates additional opportunities for new development using existing infrastructure; strengthens downtown economy and identity.
- » **Preliminary Projects** – Design guidelines; Downtown Master Plan; Establishment of Property Acquisition Team.

Blight Elimination Program | residential neighborhoods



Blight Elimination Program

residential neighborhoods

Funded partially through the Hardest Hit Fund. Houses in need are currently being identified. This project is mainly needed for safety issues, but will also help improve the surrounding areas as dilapidated housing is removed, and lots are made available for future infill development.

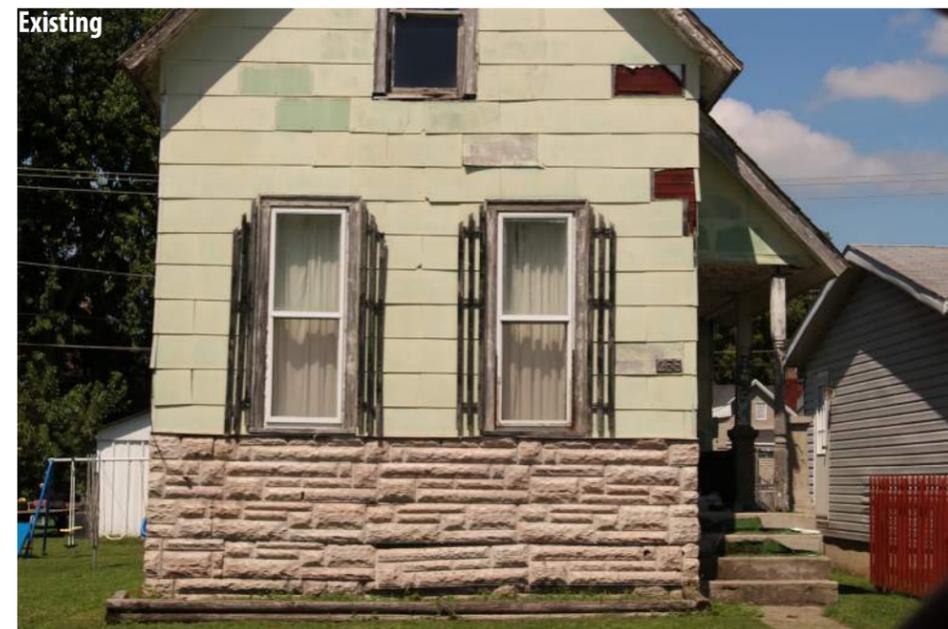
- **Location** – Residential neighborhoods throughout Peru. Areas in most dire need include the residential area east of N. Broadway and west of N Clay Street. This area is bounded by Thorpe Dr on the north Washington Ave on the south. Another area includes residential east of the Nickel Plate Rail corridor bounded by Denver Street, Harrison Avenue, Ash Street, and the railroad to the south. Another area includes the residential neighborhood surrounding Dukes Memorial Hospital, bounded by Broadway, the railroad to the south, N Duke Street, and the Mt Hope Cemetery to the north. Other residential areas for consideration include areas surrounding the Main Street corridor, bounded by the railroad to the north, and the Wabash River to the south.
- **Supporting Planning Efforts** – Miami County Joint Comprehensive Plan (2014)
- **Related Completed Projects** – Blight Elimination Program already in progress.
- **Lead Team Member/Commitment** – Mayor’s Office
- **Supporting Team Members/Commitment** – Miami County Economic Development Authority

Medium Priority			
Phase	Description	Cost Estimate	Timeline
Phase 1	Blight elimination.	\$500,000	In Progress
Phase 2	Blight Elimination	\$500,000	Short Term

Owner-Occupied Rehabilitation | residential neighborhoods



Example Projects



The majority of owner-occupied rehabilitation projects are related to safety and utility concerns, such as electrical and plumbing issues. However, some updates to the home can be exterior upgrades, such as a new roof or painting, if a strong need is shown. Overall, this program would make a large impact on both the appearance and safety of outdated homes throughout Peru neighborhoods.

Owner-Occupied Rehabilitation

residential neighborhoods

This helps residents with health and safety issues in their homes. It is mainly geared toward seniors and disabled residents who are unable to afford dire renovations on their own.

- **Location** – Residential neighborhoods throughout Peru. Areas in most dire need include the residential area east of N. Broadway and west of N Clay Street. This area is bounded by Thorpe Dr on the north Washington Ave on the south. Another area includes residential east of the Nickel Plate Rail corridor bounded by Denver Street, Harrison Avenue, Ash Street, and the railroad to the south. Another area includes the residential neighborhood surrounding Dukes Memorial Hospital, bounded by Broadway, the railroad to the south, N Duke Street, and the Mt Hope Cemetery to the north. Other residential areas for consideration include areas surrounding the Main Street corridor, bounded by the railroad to the north, and the Wabash River to the south.
- **Supporting Planning Efforts** – Miami County Joint Comprehensive Plan (2014)
- **Related Completed Projects** – Blight Elimination Program
- **Lead Team Member/Commitment** – Mayor’s Office
- **Supporting Team Members/Commitment** – Miami County Economic Development Authority

Medium Priority			
Phase	Description	Cost Estimate	Timeline
Phase 1	Year 1: Establish a \$250,000 Program. (10 Homes @ \$25,000)	\$250,000	Short Term
Phase 2	Year 2: Establish a \$250,000 Program. (10 Homes @ \$25,000)	\$250,000	Mid Term

Downtown Living | residential neighborhoods



A Old Jail



B Scarborough Fair



C Stonger Building



D FFBT Building



E Geyer



Downtown Living

residential neighborhoods

A lack of housing exists in downtown Peru. Downtown living is a vital aspect of a vibrant downtown. Downtown Peru has the appropriate history, infrastructure, and nearby amenities to provide appealing housing options. Underutilized buildings in the downtown area are to be renovated and converted into upper floor residential space. By renovating these historic downtown buildings and creating a mixed-use, dense downtown environment, the downtown will see more life and activity on a daily basis.

The first step towards achieving this project is to collaborate and engage local developers. Developers need to be attracted and committed to a site as a potential project. Once this is done, further funding can be pursued.

- **Location** – buildings in need of renovation; Including Scarborough Fair, Stonger building, the Old Jail, the FFBT building, and the Geyer strip of store front property. Other areas include building up vacant properties with infill development, providing mixed use areas for residential and other complementary uses, including retail, office, or education spaces.
- **Supporting Planning Efforts** – N/A
- **Related Completed Projects** – N/A
- **Lead Team Member/Commitment** – Miami County Economic Development Authority
- **Supporting Team Members/Commitment** – Peru Main Street

High Priority			
Phase	Description	Cost Estimate	Timeline
Phase 1	Engage developers for redevelopment opportunities.	No Cost	Short Term
Phase 2	Submit Section 42 Tax Credit Application for housing projects.	No Cost	Mid Term

Establish a Historic District

historic
preservation

- » **Vision** – To maintain the character of the downtown area and preserve other historic properties in order to create a destination for visitors and residents. Each asset within the community needs to be cherished and maintained.
- » **Objectives** –
 - » Establish a national historic district designation
 - » Maintain character of downtown
 - » Preserve historic buildings
 - » Help with renovations for improving the existing network of buildings
 - » Create showcase project to promote future façade improvements and investment in the downtown
 - » Provide reasons to visit downtown Peru
- » **Benefits** – will add destinations and substance to the downtown area; Previous projects will help boost community pride and willingness for historic preservation; enhances visual aesthetics of the city
- » **Preliminary Projects** – Design guidelines; Downtown Master Plan; Historic District Establishment, Historic Preservation Committee

Establish a Historic District | historic preservation



Establish a Historic District

historic preservation

This project would establish a nationally designated historic district for the downtown area within the City of Peru. Currently, downtown Peru has a large inventory of historic buildings that are unprotected and under appreciated. Preserving the historic character creates an opportunity to expand on the sense of place throughout the downtown area, as well as create a set of required policies and guidelines as established by the historic district designation.

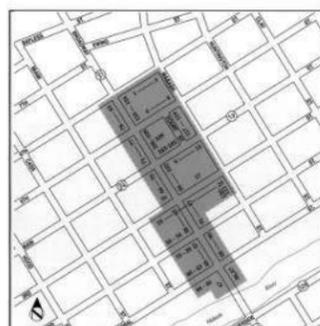
- **Location** – Downtown Peru
- **Supporting Planning Efforts** – Miami County Joint Comprehensive Plan (2014)
- **Related Completed Projects** – N/A
- **Related Stellar Community Projects** – Façade Improvement Program, Arts & Entertainment, Wayfinding and Gateways, Residential Neighborhoods, Historic Preservation
- **Lead Team Member/Commitment** – Miami County Economic Development Authority
- **Supporting Team Members/Commitment** – Peru Main Street

Peru West Side Historic District (103-507-33001-249)



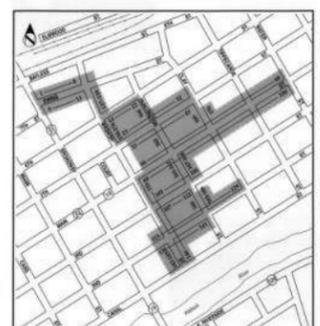
West of the city's main commercial district is the Westside Historic District. Composed of historic houses and buildings, this district is located on the west side of the city. The district is bounded by the river to the west and the city center to the east. The district is a mix of residential and commercial buildings. The district is a mix of residential and commercial buildings. The district is a mix of residential and commercial buildings.

Peru Commercial Historic District 103-507-31001-122



The Peru Commercial Historic District is located in the center of the city. The district is a mix of residential and commercial buildings. The district is a mix of residential and commercial buildings. The district is a mix of residential and commercial buildings.

Peru East Side Historic District (103-507-32001-170)



East of the city's main commercial area is the Eastside Historic District. The district is a mix of residential and commercial buildings. The district is a mix of residential and commercial buildings. The district is a mix of residential and commercial buildings.

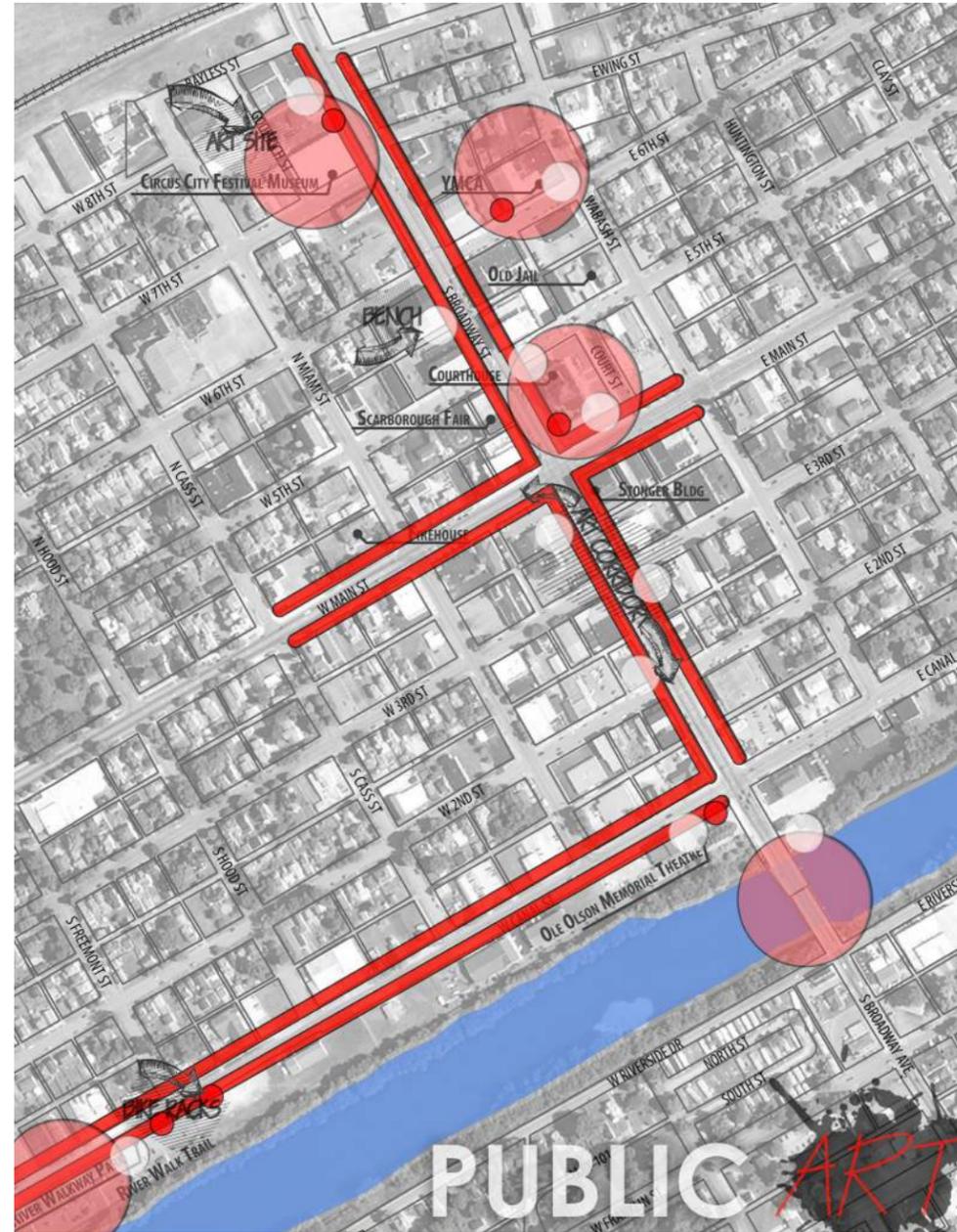
High Priority			
Phase	Description	Cost Estimate	Timeline
Phase 1	Begin application process for national designation. (DNR Grant pays 70%)	TBD	Short Term
Phase 2	Seminar/Workshop to introduce purpose and benefits of Historic District.	No Cost	Short Term
Phase 3	Create a Façade Improvement Program.	TBD	Mid Term

Public Art Circus Improvements

arts
and entertainment
improvements

- » **Vision** – To enhance the quality and quantity of events in Peru by providing and programming additional and existing outdoor and indoor events. A contiguous network of art and entertainment will improve the visual experience throughout the city, strengthen the city's culture, and effectively create more activities for visitors and residents.
- » **Objectives** –
 - » Create and improve indoor and outdoor event space
 - » Create more activities for young adults and other residents of the community
 - » Create a regional destination
 - » Improve resident quality of life
 - » Display local talent
 - » Increase retention and pride of existing residents
- » **Benefits** – Provide additional event space for young adults, as well as others in the community. Increase the frequency and quantity of events throughout the year to provide more activities, and help attract new visitors as well as retain existing residents. Destination nodes will be created throughout the city, and will encourage increased economic activity surrounding those areas. Improvements to public art will help unify the city and help establish a brand for the community.
- » **Preliminary Projects** – Design guidelines; Downtown Master Plan; Outdoor event programming; Improvements to event advertising outlets; Improvements to venues; Coordination programming for public art/events; Creation of a Bed and Breakfast Network and other Lodging opportunities.

Public Art | arts and entertainment improvements



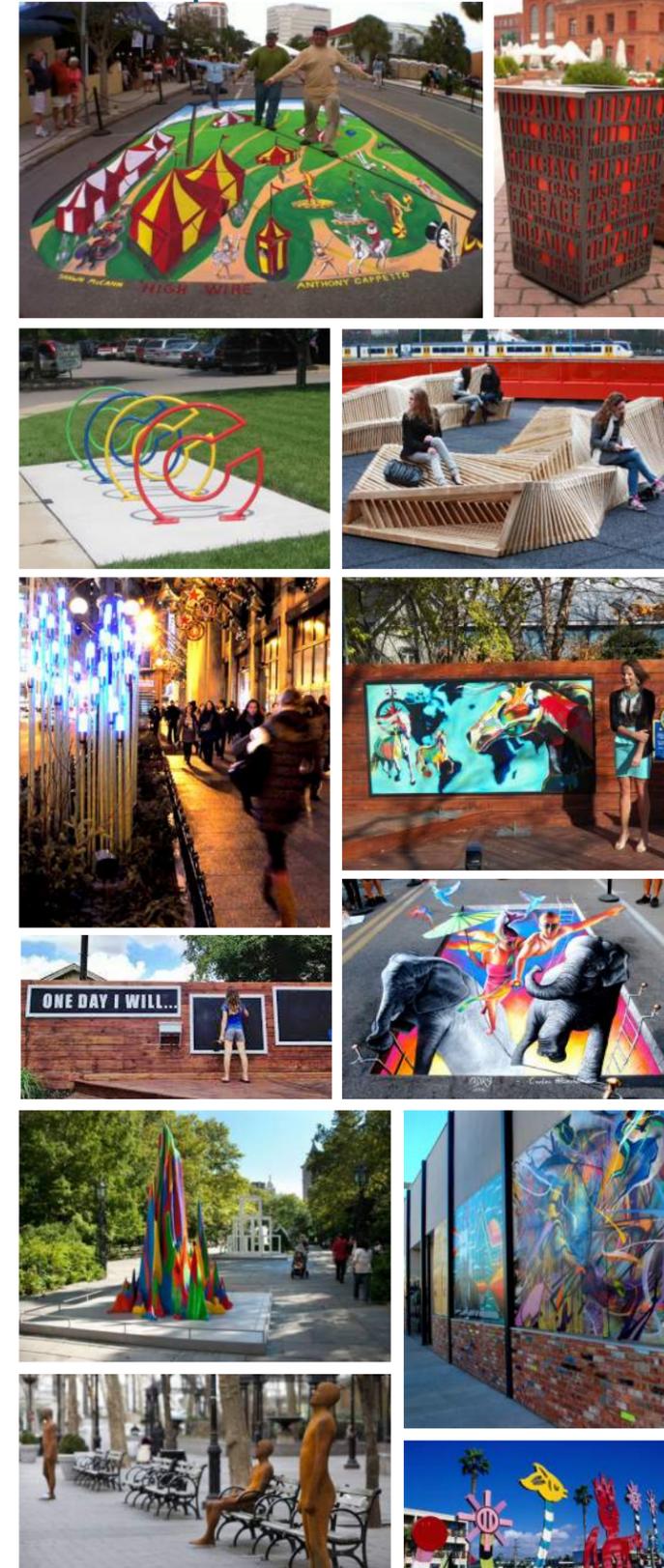
Public Art Examples	
Type of Art	Examples
Visual Art	Murals
	Sculptures
Experiential Art	Performances
	Memorials
Interactive Art	Musical Art
	Water Fountains/Playgrounds
Functional Art	Bike Racks
	Trash Cans
	Street Lights
	Benches

Phase 1 - Public Art Master Planning



A quality Public Art Master Plan will identify the character of art in the community, determine appropriate art locations, establish policies and guidelines for implementations, and provide information on funding opportunities.

Public Art Examples



Public Art

arts and entertainment improvements

This project would enhance the visual experience visitors and residents have when coming into downtown Peru. Public art can be many different shapes, sizes, and medias. Visual art such as murals and sculptures can become prideful landmarks for the City and its residents. Experiential art can showcase local musical and theater talent. Interactive art can add to the growing collection of fun, playful activities in downtown Peru focused on the youth. And lastly, functional art, such as bike racks, trash cans, and benches, can become branding elements of Peru, while also serving a necessary purpose for downtown amenities. By promoting public art, Peru would have a way to display and celebrate local artists in the community and begin to establish a branding identity and sense of place. The first phase to implementing a successful public art program in Downtown Peru would be by completing a comprehensive public art master plan. This plan would identify appropriate locations, types of projects, funding, and policies to most effectively implement public art city wide.

- **Location** – Downtown Peru, as well as key corridors and gateways, including Main Street, Broadway, and Canal Street. Large buildings and empty walls, parks, as well as abandoned buildings and areas of blight.
- **Supporting Planning Efforts** – Miami County Joint Comprehensive Plan (2014)
- **Related Completed Projects** – Existing Public Art
- **Related Stellar Community Projects** – River Walkway Park Improvements, Streetscape and Connectivity Improvements, Memorial Park Civic Space, Wayfinding and Gateways, Trail Network Connections
- **Lead Team Member/Commitment** – Community Foundation
- **Supporting Team Members/Commitment** – Peru Main Street; Peru Community Schools Art Department, Miami County Tourism

Existing Public Art Examples in Peru



High Priority			
Phase	Description	Cost Estimate	Timeline
Phase 1	Complete a Community Wide Public Art Master Plan.	\$30,000	Short Term
Phase 2	Establish a Community Public Art Committee.	No Cost	Short Term
Phase 3	Implementation of Public Art Master Plan Projects.	TBD	Mid-Long Term

Circus Improvements | arts and entertainment improvements



Circus Improvements

arts and entertainment improvements

The Circus building is an asset that can be utilized in a more comprehensive manner. The circus brings in a large amount of visitors into the downtown area. New restaurants, hotels, shops, and other activities could be created around this center to serve the visitors. A economic impact study should be done to identify these needs. In addition, the indoor space could accommodate other events in need of a large interior space.

- **Location** – Circus City Festival Museum at the corner of 7th Street and Broadway to be used for other events; Circus performances to use other event space that is more open and viewed easily by the public.
- **Supporting Planning Efforts** – Miami County Joint Comprehensive Plan (2014)
- **Related Completed Projects** – N/A
- **Related Stellar Community Projects** – River Walkway Park Improvements, Streetscape and Connectivity Improvements, Memorial Park Civic Space, Wayfinding and Gateways, Trail Network Connections
- **Lead Team Member/Commitment** – Circus City Festival Inc.
- **Supporting Team Members/Commitment** – Peru Main Street; Miami County Economic Development Authority



Low Priority			
Phase	Description	Cost Estimate	Timeline
Phase 1	Economic Impact Study to see the demand and impact of Circus related activities in local economy.	TBD	Short Term
Phase 2	Arena floor painting and etching.	TBD	Mid Term
Phase 3	Update to dressing and changing rooms.	TBD	Mid Term
Phase 4	Improve and expand central "plaza" to display historic circus wagons.	TBD	Mid Term
Phase 5	Create streamlined access to equipment and storage areas.	TBD	Mid Term

Memorial Park Civic Space Outdoor Amphitheater River Walk Park Improvements

parks
and
recreation
improvements

- » **Vision** – To enhance the open space amenities in the downtown area of Peru and provide a better location for future civic events. To enhance, maintain and expand existing successful park and recreational projects.
- » **Objectives** –
 - » Create a better location for civic events
 - » Provide assistance in removal of old YMCA building
 - » Build upon existing assets
 - » Prevent under utilization of a prime location within the downtown area
- » **Benefits** – Eliminates potential hazards that come with vacated buildings; Take a proactive approach to make something beneficial for the community; Creates the potential for extending the Arts and Entertainment programming project; Extending activities for kids and young adults; enhance overall quality of life.
- » **Preliminary Projects** – Design guidelines; Downtown Master Plan; Broadway Landing Project; Miami County Wellness Alliance Projects; Expansion of Ivy Tech programming and incentives; Program coordination with other sports parks and schools.

Memorial Park Civic Space | parks and recreation improvements



Memorial Park Civic Space

parks and recreation improvements

The YMCA wants to relocate to another facility in order to accommodate more resources. The old site will be converted into a pocket park and civic space as an added amenity to the downtown area. This park will serve as a downtown retreat for people wanting to eat lunch, read a book, or watch a small musical performance. The site will also serve as a great location for public art installations and programming opportunities. Downtown visitors and nearby residents of potential downtown living facilities can use this space as a public recreational space with a private backyard feel.

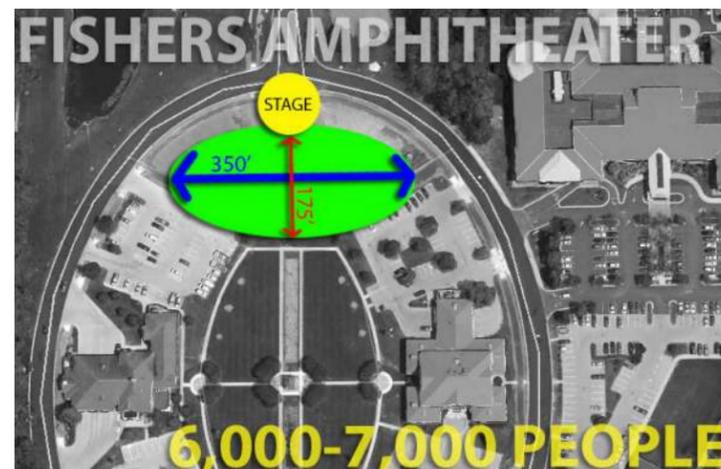
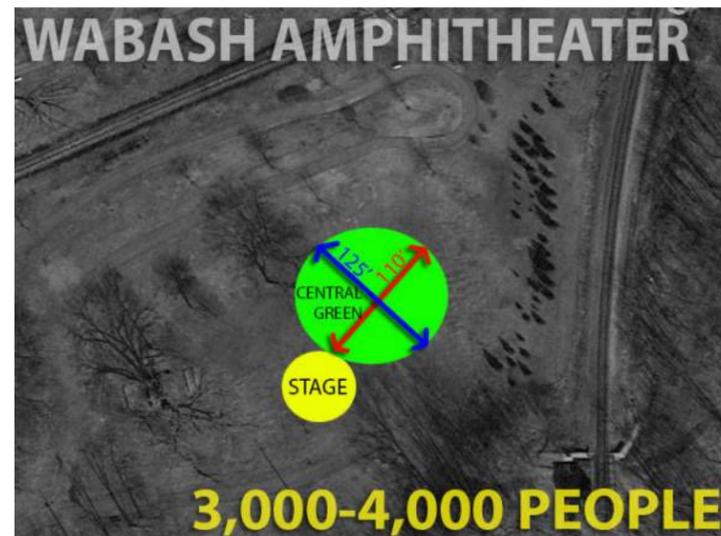
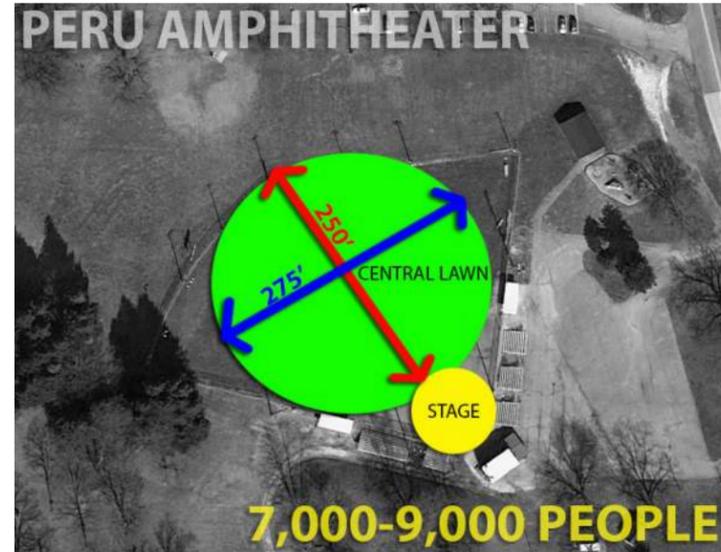
- **Location** – Half acre site at the corner of Wabash and 6th Street, where the current YMCA building is located.
- **Supporting Planning Efforts** – Peru Parks & Recreation Plan, Broadway Landing
- **Related Completed Projects** – River Walkway Park
- **Related Stellar Community Projects** – Arts and Entertainment Improvements, Streetscape and Connectivity Improvements, Location Improvements
- **Lead Team Member/Commitment** – YMCA
- **Supporting Team Members/Commitment** – Peru Parks Department

Example Pocket Parks



Low Priority			
Phase	Description	Cost Estimate	Timeline
Phase 1	Coordinate with YMCA to find a new location for them.	No Cost	Short Term
Phase 2	Site Planning and Design.	TBD	Mid Term
Phase 3	Demolition of existing YMCA building and construction of new park.	TBD	Mid-Long Term

Outdoor Amphitheater | arts and entertainment improvements



Outdoor Amphitheater

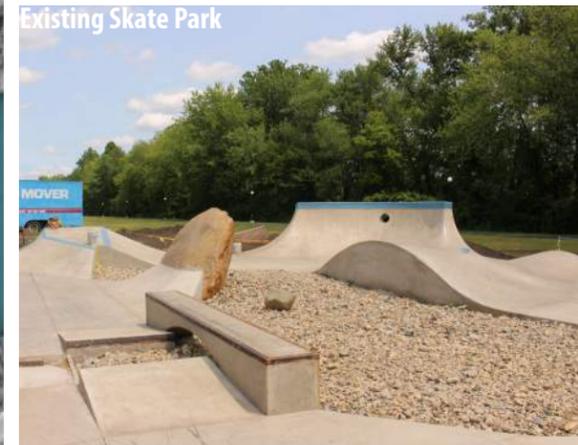
arts and entertainment improvements

This project would create an outdoor events space on a larger scale than what is currently available in Peru. In 2015, the project received a \$39,000 OCRA Place Based Investment Fund Grant. A local match of \$50,000 was gathered to help cover the remaining costs for the first phases.

- **Location** – Within Maconaquah Park using existing topography on the south side of the elementary school. This location is desired due to its topographic benefits for creating stadium style seating, however other locations closer to downtown Peru may be explored.
- **Supporting Planning Efforts** – Parks and Recreation Master Plan
- **Related Completed Projects** – N/A
- **Related Stellar Community Projects** – River Walkway Park Improvements, Streetscape and Connectivity Improvements, Memorial Park Civic Space, Wayfinding and Gateways, Trail Network Connections
- **Lead Team Member/Commitment** – Peru Parks Department
- **Supporting Team Members/Commitment** – Mayor’s Office

High Priority			
Phase	Description	Cost Estimate	Timeline
Phase 1	Pursue Funding opportunities.	No Cost	Short Term
Phase 2	Site Planning and Design.	No Cost (Done)	Short Term
Phase 3	Begin installation process for stages, sidewalks, and parking lot expansion.	TBD	Short Term
Phase 4	Installation of all inclusive playground/ concession stand/ restrooms.	TBD	Mid-Long Term

River Walkway Park Improvements | parks and recreation improvements



River Walkway Park

parks and recreation improvements

River Walkway Park is located south of Canal Street along the Wabash River. The River Walk multi-use Trail runs along the south edge of the park. This area has been identified as a recreational attraction and future reinvestment area. There is currently an existing playground, parking, and large state of the art skatepark. Many other recreational activities are proposed to be added to the site to create an overall action sports park. This area will become a center for activity for kids and young adults. Ultimately, this series of park and recreational amenities in the River Walkway Park should boost redevelopment in this area to serve the park users.

This project includes two sand volleyball courts, a splash pad, three corn hole games, a restroom and concession stand facility, a rope course dome, and the relocation of the basketball court currently north of park, across Canal Street. As the Peru Riverwalk Trail is extended, a network of action areas will be interconnected to downtown Peru, the Nickel Plate Trail, West City Park and more.

- **Location** – West of Broadway Street, South of Canal Street, North along the Wabash River
- **Supporting Planning Efforts** – Parks and Rec Master Plan
- **Related Completed Projects** – Skate Park, River Walk Trail, River Walkway Park Playground
- **Related Stellar Community Projects** – Memorial Park Civic Space, Arts and Entertainment Improvements, Wayfinding and Gateways, Riverside District, Streetscape and Connectivity Improvements
- **Lead Team Member/Commitment** – Peru Parks Department
- **Supporting Team Members/Commitment** – N/A



Splash Pad

Sand Volleyball

Corn Hole

Concession Stand

Basketball Court

Rope Course

High Priority			
Phase	Description	Cost Estimate	Timeline
Phase 1	Construct 2 Sand Volleyball Courts	\$10,000	Short Term
Phase 2	Construct/Relocate Basketball Court	\$100,000	Short Term
Phase 3	Construct Splash Pad	\$125,000	Short Term
Phase 4	Construct 3 Corn Hole Courts	\$3,500	Mid Term
Phase 5	Construct concession stand	\$30,000	Mid Term
Phase 6	Construct Rope Maze/ Dome Playground	\$70,000	Mid Term

Available Properties

riverside
reinvestment

- » **Vision** – To enhance the downtown experience by extending various types of services and amenities along Canal Street, following the Wabash River. The idea is to create a destination for locals and regional visitors who use the existing park, enhancing and elevating the experience with additional amenities, shops, and restaurants, extending the activity in the area from daytime park use to nighttime use.
- » **Objectives** –
 - » Create a destination for locals as well as regional visitors
 - » Adaptive reuse of the Fun Center building to collaborate with Park activities
 - » Provide the necessary components for infill development along Canal Street
- » **Benefits** – This project will add to the variety of amenities and activities the city provides for its visitors and residents, and will build off of the River Walkway Park Improvements project. It will enhance the Canal Street area, intended to be highly visited, and provide a visual appeal to the city, further enhancing community pride.
- » **Preliminary Projects** – Design guidelines; Downtown Master Plan

Available Properties | riverside reinvestment

Canal Street



Downtown



Available Properties

riverside reinvestment

A number of vacant properties line Canal and Broadway Street. With additional activity in the park and the downtown area, these properties will be prime locations for retail opportunities including action sports vendors, eateries, and other shops. These properties will be made ready and set aside for such development in the future, effectively creating a redevelopment district along the riverside and throughout the downtown.

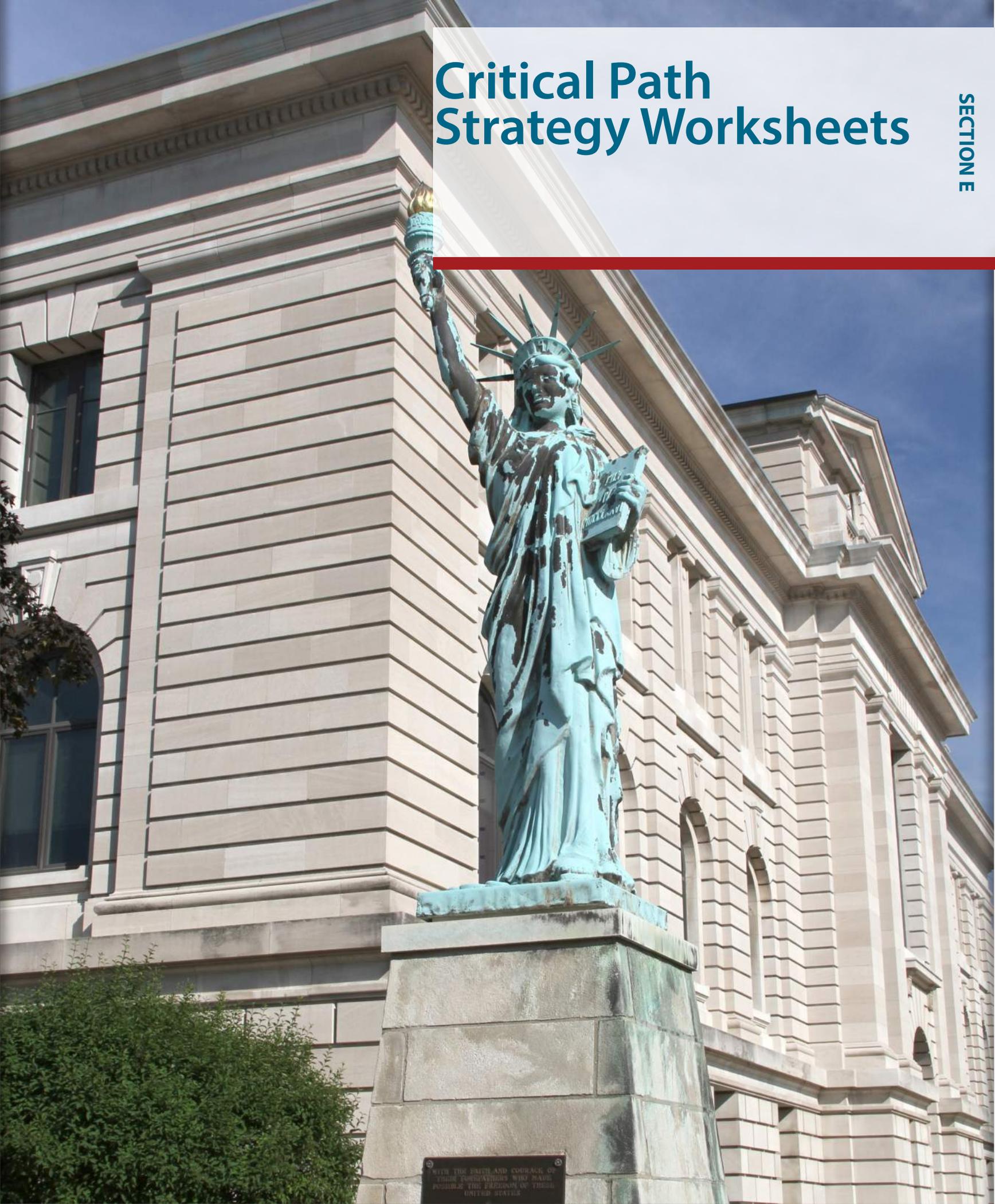
- **Location** – Vacant and for sale properties along Canal Street extending from Miami Street to Holman Street. Only properties directly adjacent to Canal Street are affected, properties fronting 2nd street, as well as existing residential homes are not affected by this project. For sale properties along Broadway Street in the downtown.
- **Supporting Planning Efforts** – Peru Park & Recreation Plan
- **Related Completed Projects** – N/A
- **Related Stellar Community Projects** – Memorial Park Civic Space, Arts and Entertainment Improvements, Wayfinding and Gateways, Riverside District, Streetscape and Connectivity Improvements
- **Lead Team Member/Commitment** – Miami County Economic Development Authority
- **Supporting Team Members/Commitment** – Mayor’s Office

Canal Street and Downtown Available Properties	
Not Currently Available	182. \$65,000 18 W. Canal Street Joyce White
Already Owned By City	220. \$145,900 106 S. Broadway Street Richard Spencer
For Sale - Cost Owner Name Property Address	246. \$44,900 31 W. 7th Street Debra Huff
17. \$225,000 63 N. Broadway Street Mad-Bro Enterprises, LLC	
21. \$300,000 57 N. Broadway Street James and Angela Vincent	Undeveloped Lots (Owner, Owner Address)
67. \$32,500 52 N. Broadway Street J.L Bridge LLC	49. Ray Boylan- 259 Ellicott Drive, Warner Robins, GA 31088
68. For Lease 60 N. Broadway Street Dave Van Baalen	63. Mathew Aylward- 103 W. Vandalia St. Ste. 150, Edwardsville IL 62025
84. \$38,000 220 W. Canal Street Ron Cunningham Jr.	72. Rommie Walton- 321 W. 2nd Street, Peru, IN 46970
87. \$48,000 206 W. Canal Street Jim Edward Warmin	80. Randy Appleton- 602 S. Main Street, Three Rivers, MI 49093
113. \$42,500 75 S. Broadway Street John and Donna Dingess	128. Elise Chaffin- 269 W. 2nd Street, Peru, IN 46970

Medium Priority			
Phase	Description	Cost Estimate	Timeline
Phase 1	Purchase property as it becomes available to set aside for future development.	TBD	Long Term
Phase 2	Determine appropriate potential uses for properties.	TBD	Mid Term
Phase 3	Create overlay zoning district to allow for multiple uses and more specific policies to guide and shape future development.	TBD	Mid Term

Critical Path Strategy Worksheets

SECTION E



WITH THE SMITH AND COURAGE OF
THOSE FORTUNE-SEEKERS WHO MADE
POSSIBLE THE EMIGRATION OF THOSE
UNITED STATES

Critical Path Strategies and Summary

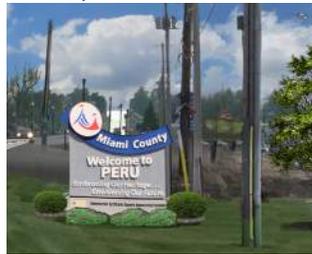
Critical path strategies are the projects identified within this plan that have been ranked with the highest importance. These strategies have been determined based on recent efforts and progress, general interest, and positive impact on the community as a whole. These critical path strategies are meant to be viewed as short to mid range priority progress that should be pursued first, before additional long range projects.

- Of the 20 proposed projects within this Strategic Plan, 11 have been identified as Critical Path Strategies. These include:
 - » Wayfinding Signage
 - » Gateways
 - » Downtown Link
 - » River Walk Trail Extension
 - » South Broadway Street
 - » Canal and Holman Street
 - » Downtown Living
 - » Historical District
 - » Public Art
 - » Outdoor Amphitheater
 - » River Walkway Park Improvements

Wayfinding Signage



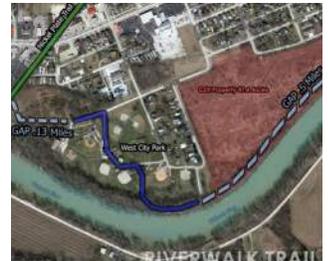
Gateways



Downtown Link Trail



River Walk Trail Extension



South Broadway



Canal and Holman Street



Downtown Living



Historical District



Public Art



Outdoor Amphitheater



River Walkway Park Improvements



<h1>Create Community Wayfinding Signage.</h1>		Critical Path Strategy Page 33
<ul style="list-style-type: none"> • Enhance the visual experience visitors and residents have when navigating throughout Peru. • Establish a community brand and identity. • Highlight major destinations within the community. • Serve vehicular and pedestrian scale transportation users. 		
Critical Path Strategy Tasks:		
Create the Wayfinding Signage’s concept design.		
Create an inventory of community destinations to identify with signage.		
Implement and install Phase 1 pedestrian and vehicular wayfinding signage.		
Select Phase 2 Destinations and Locations.		
Implement and install Phase 2 pedestrian and vehicular wayfinding signage.		
Explore possible locations and additions to wayfinding system in the future as new destinations appear.		
Responsible Parties: (Bold=Primary Responsible Party)	Miami County Economic Development Authority, Peru Main Street, Chamber	
Cost Estimate:	\$32,980	
Potential Funding Source(s):	General Fund	
Notes:		
This strategy is currently underway. The design and locations for Phase 1 of the wayfinding signs have been identified.		

<h1>Create Gateways into the City.</h1>		Critical Path Strategy Page 37
<ul style="list-style-type: none"> • Enhance the visual experience visitors and residents have when entering Peru. • Enhance the overall site plans for the gateway locations to create a welcoming and appealing landscape. • Establish a community brand and identity. • Explore designs and placement for monumental gateway sign visible from US 31. 		
Critical Path Strategy Tasks:		
Create gateway sign concept design.		
Landscaping and overall site planning for gateway locations.		
Install "Welcome to Peru" signs at new gateway locations.		
Explore concept design and placement for monumental gateway, visible from US 31.		
Install "Peru" gateway monument, visible from US 31.		
Responsible Parties: (Bold=Primary Responsible Party)	Miami County Economic Development Authority, Main Street, Parks Department, Chamber	
Cost Estimate:	\$30,000	
Potential Funding Source(s):	General Fund	
Notes:		
An existing gateway exists at the intersection of Business 31 and Main Street. Designs for the new gateway signs should match designs from existing gateway sign and new wayfinding signage to create a unified community brand.		

Create a Downtown Link Trail to connect the River Walkway Trail and the Nickel Plate Trail.

Critical Path Strategy
Page 41

- Provide a continuous trail that connects the River Walkway Trail to the Nickel Plate Trail.
- Encourage activity throughout Downtown Peru.
- Spark economic development activities along the potential downtown link trail location.

Critical Path Strategy Tasks:

Add wayfinding signage to identify the downtown link trail location.		
Design and plan for trail infrastructure improvements.		
• Option A: 10' Shared-Use Path.		
• Option B: Re-Striping for sharrows and signage only.		
Construction of trail infrastructure improvements.		
• Option A: 10' Shared-Use Path		
• Option B: Re-Striping for sharrows and signage only.		

Responsible Parties: (Bold=Primary Responsible Party)	Parks Department, Street Department, Miami County Economic Development Authority, Main Street, Nickel Plate Trail Inc.
Cost Estimate:	Option A: \$900,000+ Option B: \$85,000+
Potential Funding Source(s):	General Fund, Stellar Grants

Notes:
Options A and B are two very different proposed trails and serve two very different purposes. Option A is a way to create a permanent trail structure through downtown Peru that serves bikers and pedestrians. Option B is simply signage and directional striping to safely show the designated path to connect the River Walkway Trail to the Nickel Plate Trail.

<h1 style="color: #8B0000;">Create RiverWalk Trail Extension west, to connect to West City Park and the Nickel Plate Trail.</h1>		<p>Critical Path Strategy</p> <h1 style="color: white;">Page 47</h1>
<ul style="list-style-type: none"> Connect the gaps between existing trail networks in Peru. Create an access point to the River Walkway Trail from the Nickel Plate Trail. 		
<h3 style="color: #0070C0;">Critical Path Strategy Tasks:</h3>		
Acquire CSX Property in between existing River Walkway Park and West City Park.		
If unable to purchase CSX property, explore easement opportunities for trail placement.		
If unable to purchase CSX property, explore alternative on-street signed route connecting West City Park and the River Walk Trail.		
Planning and design for trail infrastructure.		
Construction of trail infrastructure.		
Responsible Parties: (Bold=Primary Responsible Party)	Parks Department, Street Department, Nickel Plate Trail Inc., Miami County Economic Development Authority	
Cost Estimate:	Max. \$1,048,000	
Potential Funding Source(s):	General Fund, Stellar Grants, DNR Bicentennial Trust	
Notes:		
<p>A recent appraisal has been done on the CSX property. Community leaders have been communicating with CSX to determine a possible purchasing price for the property. A decision has not been made, and alternative options are being explored. Regardless of the property acquisition, it is important to connect the gap between West City Park and the River Walkway Park.</p>		

<h1 style="color: #800000;">Upgrade and enhance South Broadway Street.</h1>		Critical Path Strategy <h1 style="color: white;">Page 53</h1>
<ul style="list-style-type: none"> Restripe the Wabash River Bridge on South Broadway to include bike lanes. Upgrade bike and pedestrian infrastructure along South Broadway to better connect to Maconaquah Park. Improve overall safety and connectivity. 		
<h3>Critical Path Strategy Tasks:</h3>		
Restripe Wabash River Bridge to include bike lanes.		
Design and planning for infrastructure improvements along South Broadway.		
Construction of Wabash River Bridge and South Broadway Improvements.		
Responsible Parties:	Peru Street Department , Miami County Economic Development Authority, Peru Parks Department, Chamber	
Cost Estimate:	\$959,000	
Potential Funding Source(s):	Capital Improvement Funds, INDOT, Stellar Grants	
Notes:		
INDOT has approved the request to restripe the bridge to include bike lanes. Additional modifications and improvements along South Broadway also need to be discussed and approved by INDOT.		

<h1>Upgrade and enhance Canal and Holman Street Corridors.</h1>		Critical Path Strategy Page 55
<ul style="list-style-type: none"> • Create a more appealing and safe corridor for all users. • Attract more visitors to the River Walkway Park and surrounding area. • Create quality infrastructure within these corridors to attract new residential and commercial developments. 		
Critical Path Strategy Tasks:		
Corridor Planning and Design.		
Identify and acquire all necessary right-of-way for improvements.		
Construction of Infrastructure Improvements. Including new curb and gutter, new storm sewer, new sidewalks, new lighting, new crosswalks, new street lights, and parallel parking along Canal.		
Add branding design features such as banners, wayfinding, and signage as suggested in other strategies.		
Responsible Parties:	Peru Street Department, Miami County Economic Development Authority, Peru Parks Department	
Cost Estimate:	\$5,365,000	
Potential Funding Source(s):	General Fund	
Notes:		
The large amount of the space required to implement the proposed improvements is already within the city's right of way. Sidewalks and crosswalks should be placed on the north side of Canal Street to allow better and safer pedestrian access to the River Walkway Park.		

Encourage and Explore Downtown Living Opportunities.

Critical Path Strategy
Page 63

- Attract millennials to downtown Peru.
- Promote activity throughout downtown Peru.
- Celebrate and reuse existing downtown infrastructure to be used for potential housing opportunities.
- Attract new commercial opportunities within the area.

Critical Path Strategy Tasks:

Engage private developers for redevelopment opportunities within downtown Peru.		
Market and explore feasibility of available properties for downtown housing.		
Submit Section 42 Tax Credit Application for potential housing developments.		
Implement other strategies and projects listed in this plan to show active progress, increase activity, and attract developers.		

Responsible Parties:	Miami County Economic Development Authority, Peru Main Street
Cost Estimate:	TBD
Potential Funding Source(s):	Public/Private Partnerships

Notes:
Multiple structures within the downtown area are for sale or could potentially be for sale. Remain up-to-date on available properties.

<h1>Establish a designated Historical District</h1>		Critical Path Strategy <h1>Page 67</h1>
<ul style="list-style-type: none"> • Enhance the visual experience visitors and residents have when coming into downtown Peru • Visual art such as murals and sculptures can become prideful landmarks for the City and its residents • Experiential art can showcase local musical and theater talent • Interactive art can add to the growing collection of fun, playful activities in downtown Peru focused on the youth • Functional art, such as bike racks, trash cans, and benches, can become branding elements of Peru, while also serving a necessary purpose for downtown amenities 		
Critical Path Strategy Tasks:		
Begin application process for national historical district designation.		
Host an informational seminar/workshop/open house to discuss the process of becoming an historical district and answer any questions the public might have.		
Advertise, market, and promote the historic designation of downtown Peru once achieved.		
Explore historic preservation programs and a formalized facade improvement programs.		
Responsible Parties:	Miami County Economic Development Authority, Peru Main Street	
Cost Estimate:	TBD	
Potential Funding Source(s):	Historical Grants/Tax Credits, General Fund	
Notes:		
The process for receiving a national historic district designation has already begun. An open house was held in Peru on June 2, 2015.		

Create a Public Art Master Plan.

Critical Path Strategy
Page 71

- Enhance the visual experience visitors and residents have when coming into downtown Peru
- Visual art such as murals and sculptures can become prideful landmarks for the City and its residents
- Experiential art can showcase local musical and theater talent
- Interactive art can add to the growing collection of fun, playful activities in downtown Peru focused on the youth
- Functional art, such as bike racks, trash cans, and benches, can become branding elements of Peru, while also serving a necessary purpose for downtown amenities

Critical Path Strategy Tasks:

Create inventory of all existing public art within community.		
Gain local interest and support from art enthusiasts and individuals.		
Explore grant funding opportunities through the National Endowment of the Arts for public art planning and implementation projects.		
Hire consultant to create Public Art Master Plan.		
Establish a Public Art Committee to include representatives from; Main Street Association, Redevelopment Committee, Downtown Businesses, Local Art Organizations, High School Art Department, and any other individuals with invested interest in community art.		
Use tools and plans developed from Public Art Master Plan to implement public art projects within the city.		

Responsible Parties:	Peru Main Street Program, Miami County Tourism
Cost Estimate:	\$30,000
Potential Funding Source(s):	General Fund, National Endowment for the Arts grant

Notes:
This strategy is a great way to strengthen the culture and identity within Peru and especially downtown Peru.

<h1>Create a Community Outdoor Amphitheater.</h1>		Critical Path Strategy <h1>Page 79</h1>
<ul style="list-style-type: none"> • Enhance the visual experience visitors and residents have when coming into downtown Peru • Visual art such as murals and sculptures can become prideful landmarks for the City and its residents • Experiential art can showcase local musical and theater talent • Interactive art can add to the growing collection of fun, playful activities in downtown Peru focused on the youth • Functional art, such as bike racks, trash cans, and benches, can become branding elements of Peru, while also serving a necessary purpose for downtown amenities 		
Critical Path Strategy Tasks:		
Create concept site plan and design of amphitheater within Maconaquah Park.		
Install amphitheater stage and acoustics.		
Install all other site plans to amphitheater park within Maconaquah Park.		
Explore programming opportunities and strategies.		
Responsible Parties:	Peru Parks Department, Mayor's Office	
Cost Estimate:	Full Cost TBD	
Potential Funding Source(s):	General Fund, Grants	
Notes:		
This project was recently awarded a grant through the Place Based Investment Fund. This grant will help with purchasing and installing the equipment needed to make this project possible.		

Create and install River Walkway Park improvements.

Critical Path Strategy
Page 81

- Upgrade and enhance the existing River Walkway Park.
- Provide additional activities to promote more activity within the park.
- Spark investment and opportunity within the surrounding area.
- Encourage more users along the River Walk Trail.
- Encourage more activity in downtown Peru.

Critical Path Strategy Tasks:

Construct 2 sand volleyball courts.		
Relocate and construct basketball courts.		
Construct splash pad.		
Construct corn hole courts.		
Construct concession stand and restrooms.		
Construct rope maze/dome playground.		

Responsible Parties:	Peru Parks Department
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Cost Estimate:	\$338,500
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Potential Funding Source(s):	General Fund
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Notes:

The River Walkway Park is already a popular and successful park within Peru. Because of its proximity to the river front, the river walk trail, skate park, and downtown Peru, it is important to continue to expand upon this park to reach its full potential. Adding these additional park improvements to the park will promote and encourage activity and welcome new users to the park.



Appendix

CITY OF PERU ZONING DEPARTMENT



March 16, 2015

Honorable Jim Walker
35 S. Broadway Street
Peru, IN 46970

Planning Commission Meeting

Mayor Walker,

The Planning Commission met March 10, 2015 to review and discuss the Miami County Comprehensive Plan. The Commission voted unanimously to favorably accept the Comprehensive Plan and to move it on the Peru City Council.

Dennis See
Zoning Administrator

Zoning Administrator
35 S. Broadway
Peru, IN 46970
Phone: 765-473-4881
Fax: 765-472-5815
Email: dsee@cityofperu.org



CITY OF PERU, INDIANA

Office of the Mayor

March 16, 2015

Office of Community and Rural Affairs
 Stellar Communities Program
 The Honorable Sue Ellspermann
 Lieutenant Governor of Indiana
 One North Capitol, Suite 600
 Indianapolis, Indiana 46204-2288

RE: Letter of Interest, Indiana's Stellar Communities Program

Dear Ms. Ellspermann,

For many of us, the circus brings back many fond memories from our childhood – laughing with our friends at the hilarity of the clown act, peering through our fingers at the lion tamer, and gasping every time the trapeze artists swing from one end of the big top to the other high above our heads. The circus has been providing these types of thrills to families for hundreds, if not thousands, of years and the story of the City of Peru is incomplete until you understand how the circus helped mold this north central Indiana city into the community we have today.

This story begins well over 125 years ago when a local livery stable owner from Peru bought a circus and established the winter quarters for the show on land purchased from the local Native American tribe. During the winter months when the circus was not traveling for performances, these quarters were used to repair the circus wagons and house and train thousands of horses and exotic animals. In fact, it was not unusual at that time to see zebras and camels grazing on snow covered fields with visitors traveling from far and wide just to see what was going on. By the 1920s, the circus had become such a significant feature of the community that Peru became known on maps as the "Circus City." While Peru is no longer the winter home of the circus, the old winter quarters live on at the International Circus Hall of Fame and at the Big Top Circus during the summer, where the performers are all amateurs from the local community – ages 7 through 18. If you haven't had the opportunity to come to our circus, we invite you to Peru this summer to witness this once-in-a-lifetime performance firsthand.

The Convergence of Sport and Art

While the history is important, the circus also is representative of our future, of how we envision improving the quality of life for residents, attracting visitors, and making an impact in the region. The circus captivates us because it is the perfect blend of two elements – sport and art. Sports are defined by athleticism, strength, agility, and flexibility and art is all about the performance, beauty, and intrigue. The City of Peru, our community, embodies many of these characteristics and our vision builds upon this foundation, both literally and figuratively, to create something Stellar.

For those that have made the summer trip for our Big Top Circus, you have witnessed exactly what we are describing - the convergence of sport and art. Over the last several years, we have experienced how both sports and art, among other things, can begin to transform an entire community and we have embraced this and desire to expand this effort for a brighter future. We have had many successful endeavors over the last several years ranging from the Peru Community Schools Fine Art Gallery, to the Peru Skate Park, a world class action sports park designed and constructed with countless volunteer hours that is receiving attention across the country by competitive athletes. We intend to capture this energy, build on it, and with a partnership from the Stellar Communities Program, continue to implement our vision for the community.

35 South Broadway, Peru, Indiana 46970 * Phone (765) 472-2400 * Fax (765) 472-5815
Jwalker@cityofperu.org * www.cityofperu.org

As Mayor of Peru, it is with great pleasure and excitement that I submit this letter expressing our interest in participating in Indiana's 2015 Stellar Communities Program. We have seen the successes throughout the state among our peer communities and believe in the process as well as the outcomes of Indiana's Stellar Communities Program. In addition to our many project successes, over the last year we have also undergone a process to update the Miami County/City of Peru Comprehensive Plan and complete a City of Peru Strategic Investment Plan. These efforts engaged the community to develop a strategic vision in order to accomplish many broad, but critical goals – revitalizing downtown, investing in neighborhoods, creating economic opportunities, and connecting our residents and our region, just to name a few. Our vision will build upon our current assets and develop new ones in an effort to broaden Peru's reach as a regional destination and improve our quality of life.

Building Momentum

The Peru community has invested both time and energy over the last several years to take incremental steps towards the goals outlined in our planning efforts. In Peru, success is a community effort and inspiration is everywhere. Ideas turn into projects, which are formulated by many different minds and implemented with many different hands. Our sense of place is unique and many of our recently completed projects expand upon that uniqueness. Specific accomplishments include the following:

- **Main Street/Broadway Avenue Corridor Improvements:** Sidewalks were replaced and streetlights and planters were added to improve the pedestrian experience on these downtown streets.
- **Logan Street Complete Street Improvements:** This is the first implementation of Peru's Complete Streets Program (Program Ranked #2 in 2013 by Smart Growth America – National Complete Streets Coalition). These improvements and future Complete Streets projects will benefit the community school system, neighboring Dukes Hospital, and all members of the community to create a livable community. In October 2014, Peru was ranked one of ten Livable Communities listed by Indiana Governor's Council for People with Disabilities.
- **Peru Library Renovation:** A \$400,000 grant from the Indiana Office of Community and Rural Affairs is helping to fund the biggest renovation project ever undertaken at the library's more than 100-year-old building.
- **River Walk Trail:** This trail connects many amenities in and adjacent to downtown Peru including the Wabash River overlooks, the Ole Olson Memorial Theater, and the new Peru Skate Park.
- **Peru Skate Park:** This community initiative involved donated land, money, and volunteer hours resulting in a world-class park that is unique in the Midwest and has quickly become a regional draw.
- **Peru Community Schools Fine Art Gallery:** The Peru Community Schools Arts Alive Program and the school board allocated \$250,000 to create a museum quality gallery space in Peru High School for students and public art collection donated in part by G. David Thompson, a steel magnate who graduated from Peru High School in 1913.
- **Façade Program Phase 1 (Awning Project):** The City paid for awnings for three downtown businesses on Broadway Avenue. Two of the three businesses made additional improvements to the exterior matching or exceeding the cost of the awnings. One business made extensive improvements to the interior.
- **City Gateway:** A pilot gateway project was installed at an intersection on a prominent western entrance into the city, establishing an identity to those traveling to downtown Peru.

Success Breeds Success

While we have had many successes over the years as we have already expressed, we are by no means done with our efforts. We are already in the process of taking the next steps to continually improve the experience in Peru and, in particular, downtown Peru. These projects are outlined in the attached projects map and are extensive in their reach and varied in their goals.

- **River Walk Trail Extension:** The project will extend the existing River Walk Trail to West City Park and the Nickel Plate Trail, connecting downtown Peru in an efficient manner to additional park facilities, commercial businesses, and a regional trail system. The City of Peru is currently negotiating property acquisition and easements to complete these two necessary segments.
- **Downtown Link Trail:** This urban trail would use the existing downtown sidewalk network to connect the River Walk Trail with signage through downtown to the Nickel Plate Trail as it heads north from the urban core. Currently, travelers on the Nickel Plate Trail bypass downtown amenities on their way through, thus this connection would create awareness for an additional option that would bring visitors past storefronts. The City of Peru is currently receiving quotes to fabricate and install signage along this route.
- **Wabash Bridge Alternative Transportation Improvements:** The City of Peru maintains additional recreational amenities in Maconaquah Park south of the downtown district; however the pedestrian connections are not pedestrian “friendly.” While the bridge over the Wabash River has sidewalks, they are narrow and directly adjacent to vehicular traffic. This project would restripe the bridge, turning lightly used turn lanes into bike lanes that provide a buffer to the sidewalks and moving vehicular traffic to the center of the bridge. Because this is a state route, the City of Peru has reached out to the Indiana Department of Transportation to discuss options.
- **Historic District:** Community leaders recognize that there are distinct advantages to locating and investing in a registered historic district. While this project is only in its infancy, the city has initiated conversations with Indiana Landmarks to begin this process.
- **Wayfinding Signage:** As a result of the Strategic Investment Plan process, a committee was formed to begin implementing a wayfinding signage program throughout downtown Peru to better connect visitors to the various amenities in and around the community. The city has committed to install twelve signs, and tax increment finance revenues have been approved to fund the first phase of these twelve signs. Signs are in production currently and will be installed Spring 2015.
- **Wabash River Access Points:** At various points along the Wabash River, the city has installed access points that give the community and visitors an opportunity to drop in canoes or kayaks and use the river as a sports amenity. These access points have fallen into disrepair and have become overgrown over a period of time. The city is currently seeking funding from the Wabash River Heritage Corridor fund to improve these access points and install additional amenities and signage to better incorporate them into the experience being developed along the river.
- **Downtown Public Art/Streetscape Amenities:** The city is currently pursuing funding from the National Endowment for the Arts to develop a public art master plan for downtown Peru. This effort will expand and define the identity of the downtown experience for residents and visitors, building on the sports and art concept derived from the circus.
- **Blight Elimination Program:** The City of Peru was awarded over \$800,000 in late 2014 from Indiana’s Hardest Hit Fund Blight Elimination Program. Strengthening our neighborhoods by removing blighted or abandoned homes improves quality of life and encourages reinvestment in the community.

Advancing Stellar

Our Stellar Committee, consisting of various political or organization members and general citizens, has identified several critical projects that further the recent efforts in our city and build upon the sports and arts initiatives that stem from the circus’s influence on the community. As you can see, much is already in the works, but a partnership with the Stellar Communities Program would allow us to advance our initiatives and accomplish our goals even sooner than our plans suggest. We are very excited about the opportunities that have revealed themselves and feel that they will create a more complete experience in downtown Peru.

1. **River Walkway Park Projects:** River Walkway Park is one of the keystone projects of our strategic investment plan, with many of the additional Stellar projects complementing this initiative. The addition of the Peru Skate Park, coupled with the proposed projects identified in the Peru Park and Recreation 5-Year Master

Plan, has the opportunity to establish this park as an active sports destination in the region. Many additional recreational activities are proposed that would allow this new “sports district” to become a center for activity for both kids and adults. The park improvements will also serve to encourage additional reinvestment in the neighborhood directly adjacent to and serving the park. Projects include two sand volleyball courts, a splash pad, three corn hole courts, a rope course dome, a newly relocated basketball court, and a restroom and concession stand. The expanded amenities planned for the River Walkway Park and the potential for new and bigger events will require more permanent support services to serve park and district visitors. The park is located at the south end of downtown Peru along the Wabash River and is connected back to downtown via the River Walk Trail and Canal Street.

2. **Canal Street Improvements:** Canal Street is the major transportation corridor that connects the River Walkway Park and new sports district amenities to downtown Peru, including significant pedestrian and bicycle traffic in addition to vehicles. The existing conditions do not support this level of traffic and do not reflect the vision and character anticipated by this new district. This Complete Streets project will become the new gateway for this district of downtown Peru and provide safe connections to the Peru Skate Park, River Walkway Park, and the River Walk Trail.
3. **River Overlook Improvements:** In addition to the access points identified previously as a project in process, the city has also implemented several river overlooks along the Wabash River that complement the pedestrian experience along the River Walk Trail. These overlooks have become overgrown and are not currently contributing to the goals for this district or River Walkway Park. In addition to general clean up, there are also plans to implement signage and additional amenities that will connect the Wabash River as a more relevant amenity.
4. **Downtown Living:** As the community continues to improve the experience in and around downtown Peru, there will be an increased demand for new and varied residential options. The community has identified several real options for reinvestment in the downtown that would provide unique living opportunities and revitalized commercial space. The city is actively seeking investment partners to take the first steps.
5. **Owner Occupied Rehabilitation Program:** Strong neighborhoods are integral to our success. This owner occupied rehab program will complement the Blight Elimination Program already underway, providing resources to disadvantaged community members to improve their living situations.
6. **Maconaquah Park Amphitheater Improvements:** Another keystone project in our community’s Stellar program, and one that supports our arts initiative, is the Maconaquah Park amphitheater. This project would revitalize an underutilized softball field in this park south of downtown Peru, across the Wabash River from the sports district. With Peru’s proposed improvements to the Wabash River bridge, connections to this park and this site will be greatly improved and create access for multiple modes of transportation. The existing topography of the site creates a natural amphitheater such that the phase I improvements to the site can be limited to the stage, concession and restroom facilities, and parking lot improvements. This city has already begun negotiations on naming rights to provide local matching funds for this project and has developed conceptual site renderings that were included in the Peru Park and Recreation 5-Year Master Plan.

Project planning is already underway for each of these projects at some level with local matching funds identified from a variety of sources, both public and private. Please see the project matrix for detailed investments, project costs, partnerships, and match information.

Regional Influence

We have determined that our project focus, both those being advanced in some manner locally or those that have been identified for the Stellar program, will be in and around our downtown where we feel we can have the biggest impact on our local community and on our region. Advancements in our existing downtown, expansion of the newly established sports district, and new arts programs planned for our streetscapes and in our parks will provide benefits and opportunities beyond our borders. In fact, the Peru Skate Park is just a microcosm of the broader goals of this effort. In the short time that the park has been serving our community, its influence has reached far beyond our residents, causing waves in both the region and throughout the country because of its unique design and, more importantly, the way it was funded, designed, and constructed. This project brought out volunteers of all types,

including our youth, and the result was a world-class facility built for a fraction of the anticipated cost. The projects highlighted here build from these successes, continue the momentum, and create an environment in our community that everyone can be proud of and can broadcast to our neighbors.

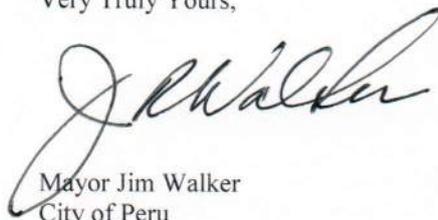
Peru's influence in our region is well known. The Circus City Festival, the epitome of our sports and art initiatives, brings in thousands of people for nine days in July to experience our Amateur Youth Circus, one of the largest parades in Indiana, and the heritage that makes our community unique. In fact, there have been several performers that, after completing their education, went on to perform with Ringling Bros. and Barnum & Bailey, Shrine Circuses, and other professional shows. Recipients of the Circus City Festival Scholarship fund also return to train and teach other performers as a requirement of their award and a commitment to their community. In addition, the troupe has competed each year in January at an international circus competition, regularly bringing home prestigious performance awards that are proudly on display in the Circus Building. We are proud of our heritage and excited about our vision for our community. Our pride, excitement, and commitment to our strategic projects, will strengthen that story and add to the Peru experience.

Ready, Willing, and Able

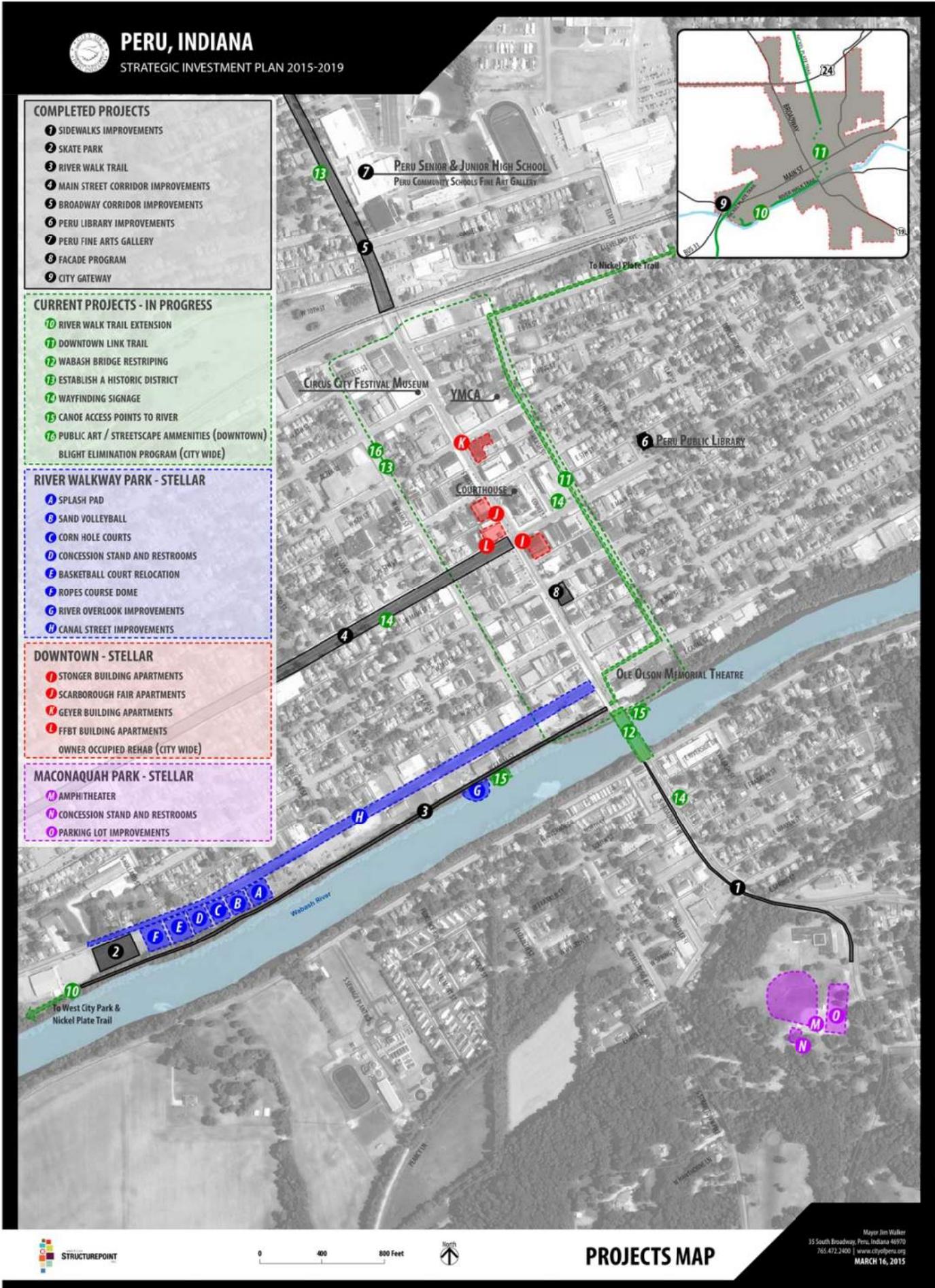
You will see in our attached project matrix and information sheet that we are well prepared to implement our vision and our projects. We are already beginning to implement some of the strategies identified in our newly minted comprehensive plan that will be adopted at any time (anticipated adoption April 2015, received Plan Commission recommendation March 2015) and we are taking the wraps off of our strategic investment plan for downtown Peru, where many of our complementary projects were derived. Our partners have been fully engaged throughout our planning process and many have remained active participants or become champions of projects taking the initiatives to implement initial phases. Our key partners in our strategic investment plan and project implementation include the Peru City Council, Parks Department and Park Board, Board of Works, Plan Commission, Redevelopment Commission, Miami County Economic Development Authority, Miami County Chamber of Commerce (Peru Main Street), Miami County Convention and Visitor's Bureau, Miami County Community Foundation, and local businesses and investors. The city is also actively engaging private developers interested in partnering with Peru to implement key projects and is dedicated to ensuring those relationships come to fruition. Our community is successful because of the collaboration and partnerships that are forged every day and each of these partners has committed to ensuring success as this initiative takes flight.

Our vision for the City of Peru embraces our heritage and takes what makes us unique to develop a much greater quality of life for our residents and a much more complete user experience for visitors. As you can see, we are moving forward with our vision for sport and art and a partnership with the Stellar Communities Program would put us in warp speed, allowing us to complete many critical projects sooner than anticipated. We are excited about the future of our city and continuously look for ways to better ourselves, improve our processes, and create a difference in the region and in the state. Once you see what we already see – that we are a Stellar Community – we will complete a plan to leverage that designation in a robust communications and branding campaign to ensure that we maximize its value. We envision this effort becoming the theme in everything we do, whether we are adding another element to our parks, implementing streetscape improvements and wayfinding throughout downtown, or cutting the ribbon on a new housing project. We enthusiastically invite you to join us as we continue on this journey.

Very Truly Yours,



Mayor Jim Walker
City of Peru
35 South Broadway
Peru, Indiana 46970
Phone (765) 472-2400
Email: jwalker@cityofperu.org



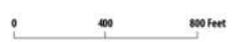
- COMPLETED PROJECTS**
- 1 SIDEWALKS IMPROVEMENTS
 - 2 SKATE PARK
 - 3 RIVER WALK TRAIL
 - 4 MAIN STREET CORRIDOR IMPROVEMENTS
 - 5 BROADWAY CORRIDOR IMPROVEMENTS
 - 6 PERU LIBRARY IMPROVEMENTS
 - 7 PERU FINE ARTS GALLERY
 - 8 FACADE PROGRAM
 - 9 CITY GATEWAY

- CURRENT PROJECTS - IN PROGRESS**
- 10 RIVER WALK TRAIL EXTENSION
 - 11 DOWNTOWN LINK TRAIL
 - 12 WABASH BRIDGE RESTRIPIPING
 - 13 ESTABLISH A HISTORIC DISTRICT
 - 14 WAYFINDING SIGNAGE
 - 15 CANOE ACCESS POINTS TO RIVER
 - 16 PUBLIC ART / STREETSCAPE AMMENITIES (DOWNTOWN)
 - BLIGHT ELIMINATION PROGRAM (CITY WIDE)

- RIVER WALKWAY PARK - STELLAR**
- A SPLASH PAD
 - B SAND VOLLEYBALL
 - C CORN HOLE COURTS
 - D CONCESSION STAND AND RESTROOMS
 - E BASKETBALL COURT RELOCATION
 - F ROPES COURSE DOME
 - G RIVER OVERLOOK IMPROVEMENTS
 - H CANAL STREET IMPROVEMENTS

- DOWNTOWN - STELLAR**
- I STONGER BUILDING APARTMENTS
 - J SCARBOROUGH FAIR APARTMENTS
 - K GEYER BUILDING APARTMENTS
 - L FFBT BUILDING APARTMENTS
 - OWNER OCCUPIED REHAB (CITY WIDE)

- MACONAQUAH PARK - STELLAR**
- M AMPHITHEATER
 - N CONCESSION STAND AND RESTROOMS
 - O PARKING LOT IMPROVEMENTS



PROJECTS MAP

Mayer Jim Walker
 35 South Broadway, Peru, Indiana 46778
 765.472.2400 | www.cityofperu.org
 MARCH 16, 2015

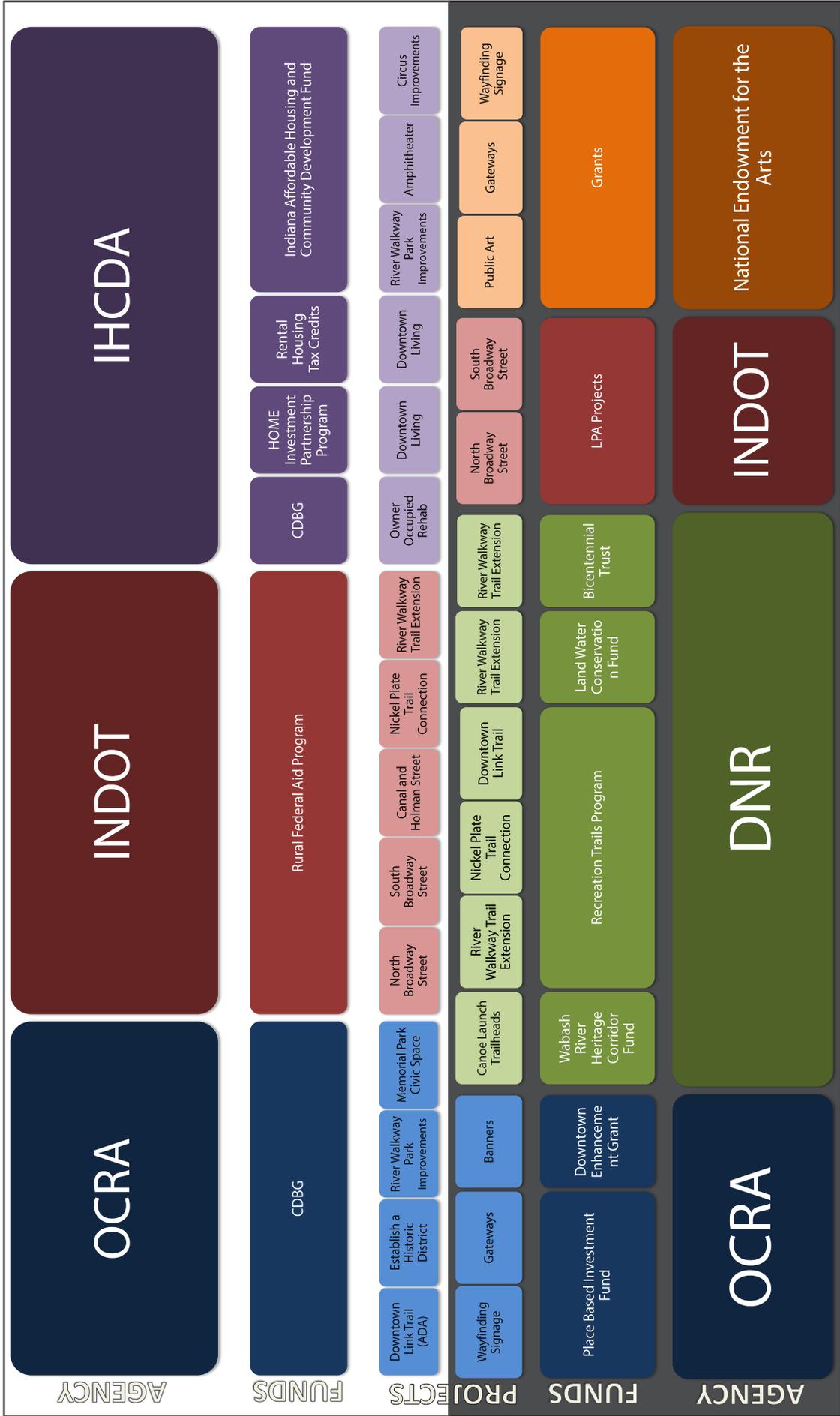
Phase/Date (within 5 years)	PROJECT	Impacts/Outcomes	Partners	Amount of Leverage/Funding Investment per Partner	Total Local Funds	Total Non-Local Funds or Requested	Total Project Cost
PROJECTS COMPLETED							
Completed	ADA INTERSECTION INVENTORY	To meet state standards and provide better, safer connectivity to community amenities.	City of Peru				\$39,000
Completed	LOGAN ST)COMPLETE STREET IMPROVEMENTS	To allow for multi-modal transportation.	City of Peru				\$516,000
Completed	FAÇADE PROGRAM - PHASE 1 (AWNING PROJECT)	To continue Downtown Revitalization effort.	Downtown Business Owners				
			MCEDA				
			City of Peru				\$12,000
Completed	PERU COMMUNITY SCHOOLS FINE ART GALLERY	Enhance and highlight indoor venues to support the arts/culture. Create public art installations that reflect the creative nature of Peru area residents and are used in conjunction with gateways, wayfinding and venue improvements.	Peru Community Schools, Arts Alive, Miami County Community Foundation				\$250,000
Completed	STREETSCAPE & CONNECTIVITY IMPROVEMENTS: N. BROADWAY AND MAIN STREET (Planter Boxes, Landscaping, Street Lighting, Sidewalks)	Improve Streetscape character and connections to revitalize key areas of focus as well as resolve key infrastructure challenges related to key focus/gateway areas Improve gateway corridors for multi-modal access and aesthetic appearance; Improve access and connectivity to and from downtown Peru; Prepare corridor for future private investments.	City of Peru				\$63,000
Completed August 2014	SKATE PARK	To enhance youth activity and partner with local volunteers and youth who were passionate about skating and making a difference in their community.	City of Peru, Parks and Recreation, Steve Anderson, Local Businesses				\$50,000
Completed	HIGHWAY 124/ E RIVERSIDE	To improve traffic flow and public safety.	INDOT				
Completed 2014	5-Year Park and Recreation Plan	To plan for future park needs and meet requirements for potential grant funding.					
Completed (April 2015)	Miami County and Peru Joint Comprehensive Plan	To plan for future growth, development, community planning needs and explore opportunities for economic development and create a strategic plan to achieve our vision.	Miami County Economic Development Authority (MCEDA), City of Peru				\$74,000

Phase/Date (within 5 years)	PROJECT	Impacts/Outcomes	Partners	Amount of Leverage/Funding Investment per Partner	Total Local Funds	Total Non- Local Funds or Requested	Total Project Cost
PROJECTS UNDERWAY							
Underway	Peru Public Library	To create a strategic plan and action items to implement our vision, create opportunities and transform downtown, the whole community, and impact the region.	City of Peru, Duke Foundation,			\$400,000	\$400,000
Underway	Peru Strategic Investment Plan	To create a strategic plan and action items to implement our vision, create opportunities and transform downtown, the whole community, and impact the region.	City of Peru, MCEDA (with many community leaders participating in Steering Committee/Stellar Team)				\$34,600
Underway	DAVIS PARK	Continuation of youth programs as outlined in the Park Master Plan	City of Peru				\$137,000
Underway	Wayfinding Signs	Planned and designed 12 wayfinding signs to be installed Spring 2015 in and around Downtown Peru. Joint effort between MCEDA, City, Main Street, Maimi County CVB. A direct result of our Strategic Investment Plan.	City of Peru, MCEDA, Main Street, Miami County CVB		\$36,120		\$36,120
Underway	Wayfinding Signs	Planned and designed 12 wayfinding signs to be installed Spring 2015 in and around Downtown Peru. Joint effort between MCEDA, City, Main Street, Maimi County CVB. A direct result of our Strategic Investment Plan.	City of Peru, MCEDA, Main Street, Miami County CVB		\$36,120		\$36,120
PROPOSED COMPLEMENTARY PROJECTS/UNDERWAY							
Underway	RIVER WALKWAY TRAIL EXTENSION	Extend the trail to West City Park and also connect to the Nickel Plate Trail to bring people downtown and to Riverwalk Park	City of Peru, MCEDA, Park Board, Nickel Plate Trail, CSX, DNR				\$1,048,000
Underway-Phase 1	DOWNTOWN TRAIL LINK	Extend a bike/ped connection through downtown to connect the Riverwalk Trail and the Nickel Plate Trail via signage and striping as first phase	City of Peru, MCEDA, Park Board, Nickel Plate Trail	TBD			\$92,425
Underway/Proposed	South Broadway/SR 19 Bridge Improvements/Wabash River	Conduct a study to potentially restripe bridge to create a better pedestrian and bicycle experience to connect downtown to Maconaquah Park and Amphitheater	City of Peru, MCEDA, INDOT	TBD			\$34,000

Phase/Date (within 5 years)	PROJECT	Impacts/Outcomes	Partners	Amount of Leverage/Funding Investment per Partner	Total Local Funds	Total Non-Local Funds or Requested	Total Project Cost
Underway	HISTORIC DISTRICT	Prepare application to list downtown Peru as a Historic District on the National Register.	City of Peru, MCEDA, Indiana Landmarks, Main Street	Cost-share with State as this is a priority district.			TBD
Underway/Proposed	RIVER ACCESS POINTS	Improving access points to the Wabash River, signing for users on and off the river, complements the other improvements in River Walkway Park	City of Peru, MCEDA Park Board, Wabash River Heritage Commission, Miami County Community Foundation	Local in-kind, Wabash River Heritage Commission			\$9,455
Underway	DOWNTOWN PUBLIC ARTS & AMENITIES	The city is currently pursuing funding from the National Endowment for the Arts to develop a public arts master plan. This effort will continue efforts that began with infrastructure improvements and most recently Phase 1 of Wayfinding Signage.	City of Peru, MCEDA, Main Street, Miami County CVB, National Endowment for the Arts, Miami County Community Foundation	National Endowment for Arts and Local (TBD)			\$50,000
Underway	BLIGHT ELIMINATION PROGRAM	Strengthen the neighborhoods by removing blighted or abandoned homes improving quality of life and encourages reinvestment in the community.	City of Peru, MCEDA	Indiana's Hardest Hit Fund			\$800,000
PROPOSED STELLAR PROJECTS							
Proposed	RIVERWALKWAY PARK IMPROVEMENTS	Many park improvement projects have been identified in the recent Park and Recreation Master Plan. These improvements will continue to bring people downtown and build on the momentum of the Skate Park.	City of Peru, Park Board, MCEDA, Miami County Community Foundation	OCRA (ANTICIPATED)		\$338,000	\$338,000
Proposed	CANAL STREET IMPROVEMENTS	Pedestrian, bicycle, vehicular, character improvements to the main connector from downtown core to Riverwalk Park and park improvements, River Walkway Trail, and Skate Park as well as preparing for additional nearby economic development.	City of Peru, Park Board, MCEDA		\$375,000		
			INDOT (ANTICIPATED)	\$1,500,000		\$1,500,000	
			IHCDA Community Development Fund	\$1,703,000		\$1,703,000	

Phase/Date (within 5 years)	PROJECT	Impacts/Outcomes	Partners	Amount of Leverage/Funding Investment per Partner	Total Local Funds	Total Non- Local Funds or Requested	Total Project Cost
			OCRA (ANTICIPATED)	\$922,000		\$922,000	\$4,500,000
Proposed	RIVER OVERLOOKS	Clean up overlooks to make use of overlook spaces and improve overall character of Riverwalk Trail and park and complementary projects to improve access points.	City of Peru, Park Board, Miami County Community Foundation, MCEDA		In-kind		
			IHCDA Community Development Fund			\$20,000	\$20,000
Proposed	DOWNTOWN LIVING	The community continues to engage partners and explore housing opportunities for key buildings in downtown Peru. At this point there are many options. One or two options will be finalized this year in an effort to put in a tax credit application assuming that is an appropriate strategy	MCEDA, City of Peru, Private Partners TBD		TBD	Tax Credits	TBD
Proposed	OWNER OCCUPIED REHABILITATION IMPROVEMENTS	This project will greatly improve the neighborhoods within Peru and will complement the Blight Elimination Program efforts as well. A partner is in development for this as well in terms of a Housing Program Administrator.	City of Peru, MCEDA		\$50,000		
			IHCDA (CDBG)			\$500,000	\$550,000
Proposed	Maconaquah Park Amphitheater Improvements	Create an outdoor venue where the community can come together, expand current programming, and expand performance and arts programs in the region in park naturally suited for this use.	City of Peru MCEDA, Park Board,				
			Private Partner (Naming Rights equal to cost of stage)	\$100,000			
			IHCDA Community Development Fund	\$250,000		\$220,000	\$350,000

Stellar Communities 2015



Non-Stellar Programs

PERU, INDIANA

STRATEGIC INVESTMENT PLAN 2015-2019

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