

Form Name:	Wells County READI Proposal
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Wells County READI Proposal

Project or Program Contact Information

Project/Program Name	Interurban Trail Phase 2 Expansion - Pokabache Trail
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Project/Program Contact	Michael Lautzenheiser
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Project/Program Contact Email	wellscountytrails@gmail.com
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Project/Program Contact Phone	(260) 820-1671
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Relationship to Project/Program	Wells County Trails President
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Project or Program Location

Address	223 W Washington St Bluffton, IN 46714
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County	Wells
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Project or Program Details

What type of project/program?	Capital
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What is the duration of the project/program?	2021-2023
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Is this a hybrid project and program?	No
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Select project/program focus areas. (You can select multiple)	Grow the Workforce Entrepreneurship & Innovation
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Share a description of the project/program.

Phase 2 of the Interurban Trail will extend the existing interurban trail from the intersection of Main Street and Monroe Street on the north side of Bluffton, Indiana. The 8 to the 10-foot wide trail will run along the east side of Main Street and connect to Lancaster Park loop trail near the intersection of State Road 1 (Main Street) & Jackson Street (County Road 300 North). The project will run on the interurban rail right-of-way now owned by the State of Indiana and on an easement owned by the City of Bluffton. The trail segment will add another mile of uninterrupted trail from the Ouabache State Park to the far north side of Bluffton, Indiana along the proposed Pokabache regional trail that is part of the state visionary trail system. When completed it will be an 80 plus mile long trail that runs north and south through northeast Indiana connecting Pokagon State Park to Ouabache State Park. Getting READI funding for this project will allow the City of Bluffton and Wells County Trails to focus on developing improvements to the existing trail system while planning on future expansion to better serve our community and the region.

Why is this project/program regionally significant?

This project is regionally significant as it is another piece of the Pokabache trail system that connects Pokagon State Park and Ouabache State Park. The trail will run through Steuben, Dekalb, Allen, and Wells County. This trail will be the longest regional trail in Indiana which will make it a recreational attraction for the region and well as for people outside of our region. This segment will get the trail out to the north boundary of Bluffton, Indiana which will allow the next phase of connecting Bluffton, Indiana, and Ossian, Indiana together. This trail will act as a catalyst towards highlighting our communities focus on the quality of life of our residences, our dedication to providing active outdoor activity spaces in our community, and our focus on increasing pedestrian and bicycle transportation corridors in our community.

How does this project/program relate to the identified focus area(s)? Trails are becoming a growing part of the necessary amenities for people looking at living in a community. Safe spaces for people to recreate outdoors and walk and bike to from destinations in your community is an important piece of what community building is all about. If we wish to grow our workforce we need to expand this type of amenity to as many people as possible. Trails attract and retain people in our community who want to use and grow our quality of life. Each successful trail user is a lifelong advocate for trails and community building in their way. When you are walk or bike in a community you gain a different perspective of what is needed in a community than if you just drive through it. Trails are a local benefit to businesses and that find themselves along the trail. People on the trail are more likely to stop and check out a trail-friendly business (having a bike rack or sidewalk extension to make it easy to get to their door) than that business would have by a person driving by their place of business. The trail in that very way is growing entrepreneurship and innovation. It also can expand trail-related activities and business as more people will want trail-related items and programming as use expands.

What is the project/program timeline? Engineering and Easement work being completed in 2021. Funding being completed by late 2021. Construction moving forward in 2022-2023.

List the partners involved in this project/program. City of Bluffton, Wells County Trails, Pokabache Trail Coalition, and Indiana Legislative Trails Caucus

Project or Program Finances

Upload a file with project/program finances. <https://www.formstack.com/admin/download/file/10973022971>

What is the sustainability of the project/program? Share your 3-year plan. The trail will be maintained by the City of Bluffton once completed. The trail will be maintained as a year-round trail including snow removal. The trail system will also fall under the Pokabache Trail Coalition and general maintenance, signage, and marketing may also come from this regional source.

Describe the return on investment for this project/program.

The return on investment for this trail expansion is measured in several ways. First, it is measured by the continued success of the goal to develop the complete Pokabache trail. Helping get this funding will move this project forward and will get the region closer to the end goal. Each mile of trail paves the way for the next mile. Second, each additional user to the trail due to its expansion and new connective amenities will add to the value of the overall City of Bluffton and regional trail system. This can be measured through additional patrons coming utilizing trailside business and activities. As well as the number of trail users on this specific segment along with the growth of trail usage on existing segments. Each new user of a trail is a big piece of the long-term payback of the trail system. You can also measure success based on the value of trail frontage properties as they change hands. It has been well-known stats that trails drive up nearby land values due to the presence of the amenity and its users.

Project or Program Assets

Share an image of the project/program. (Option 1) <https://www.formstack.com/admin/download/file/10973022974>

Share an image of the project/program. (Option 2) <https://www.formstack.com/admin/download/file/10973022975>

Share an image of the project/program. (Option 3) <https://www.formstack.com/admin/download/file/10973022976>

If you would like to share more images or assets, please share a link to the material here. <https://drive.google.com/drive/folders/1ke8swZDyuEV2Oh6Lb-AQiXexDMEHyCK7?usp=sharing>

Intersection of Main Street & Monroe Street



Future Trail

Interurban Trail

Intersection of Main Street & Oak Forest Drive

Future Trail



Main Street / SR 1 & Lancaster Park

Lancaster
Park

Future Trail



Project Cost/Budget – Construction Projects (if applicable)							
Description		Cost – Fiscal Year 2021	Cost – Fiscal Year 2022	Cost – Fiscal Year 2023	Cost – Fiscal Year 2024	Totals Per Category	% of Total Expense
Acquisition/Rights-of-Way Expense		\$ -	\$ 146,625	\$ -	\$ -	\$ 146,625	10%
Design/Inspection Expense		\$ -	\$ 323,302	\$ -	\$ -	\$ 323,302	22%
Legal/Financial Expense		\$ -	\$ -	\$ -	\$ -	\$ -	0%
Infrastructure Construction Cost		\$ -	\$ 20,010	\$ -	\$ -	\$ 20,010	1%
Building Construction Cost		\$ -	\$ -	\$ -	\$ -	\$ -	0%
Other Construction Costs		\$ -	\$ 1,007,731	\$ -	\$ -	#####	67%
Project Construction Expenses Totals per year		\$ -	\$ 1,497,668	\$ -	\$ -		
Total Construction Expenses Project Cost (all fiscal years)						\$ 1,497,668	
Project Cost/Budget – Programs (if applicable)							
Description		Cost – Fiscal Year 2021	Cost – Fiscal Year 2022	Cost – Fiscal Year 2023	Cost – Fiscal Year 2024	Totals Per Category	% of Total Expense
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Project Program Expense Totals per year		\$ -	\$ -	\$ -	\$ -		
Total Program Expenses Project Cost (all fiscal years)						\$ -	
Funding Source							
Description		Cost – Fiscal Year 2021	Cost – Fiscal Year 2022	Cost – Fiscal Year 2023	Cost – Fiscal Year 2024	Totals Per Category	% of Total Expense
Other Funds \$	READI	\$ -	\$ 299,534	\$ -	\$ -	\$ 299,534	20%
Private/Philanthropic Funds \$		\$ -	\$ -	\$ -	\$ -	\$ -	0%
Local Government Funds \$	TIF / Ecomic Development	\$ -	\$ 1,198,135	\$ -	\$ -	#####	80%
Project Income Totals per year		\$ -	\$ 1,497,668	\$ -	\$ -		
Total Project Income (all fiscal years)						\$ 1,497,668.16	
Total Project Cost (all fiscal years; Construction Expenses + Program Expenses)						\$ 1,497,668.16	