



indianapolis

# Smart Growth District bulletin

## Housing

### 16 Park

16 Park, developed by Insight Development Corp, opened the first 29 of 155 units in October. Phase two is expected to be complete in March, 2012. The community offers 1-4 bedroom units of affordable housing featuring green amenities which

include a green roof, rain barrels, a bioswale, rain gardens, high efficiency furnaces, and tankless water heaters among others. The property currently has an open waiting list and should be completed in late fall 2012.



Phase one completion of 16 Park Housing

The 4-story development contributes to 16th Street's urban environment, increases density, and provides for diverse income levels which help support additional commercial redevelopment. Several developers and community development groups have studied similar multi-family housing developments that would also add moderate density levels around the Monon. As plans move forward, the conversation will focus on the best models and locations for this.

### Housing Presentation

The Ball State College of Planning and Architecture housing presentation on Tuesday, December 13, was one of many opportunities for neighbors to see and discuss what the future of urban living could look like in Indianapolis.

## Abandoned Buildings

### 16th & College

November brought about a change to the historic look of the 16th Street and College intersection. A few years ago part of the dilapidated former drugstore on the southwest corner collapsed into the street. Due to safety, the city was forced to do a partial emergency demolition. Since then, the building continued to become more of a public safety threat. After going through a long historic approval process, the building's owner demolished the building last month.

We hate to lose these historic buildings to vacancy, deterioration and abandonment, however, their maintenance and rehabilitation can be expensive. Buildings beyond affordable repair, and without immediate profitable reuses must be demolished for the safety of surrounding neighbors.

The Smart Growth District faces unique challenges with a daunting 35% vacancy rate.

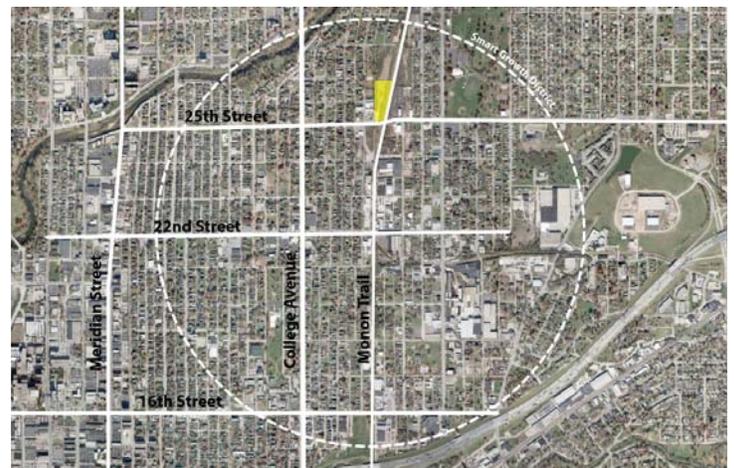
### Rebuild Indy

RebuildIndy has been aggressively working with community development corporations, neighborhood groups and individual residents to address additional problem properties. Properties must first be reported to Health & Hospital and will then go through legal proceedings before the city can demolish the property. You can report a problem property near you to at 317-221-2000 and find out more information about the process at <http://www.indy.gov/eGov/City/DPW/RebuildIndy/Projects/Pages/AbandonedHousing.aspx>.

## Development

### Brownfield Assessment Grant Application

In late November, the City of Indianapolis submitted a brownfield assessment grant application to the U.S. Environmental Protection Agency to allow the city to assess many formerly industrial Smart Growth District properties for contamination. Assessment is the first step to cleaning up contaminated properties. If awarded the grant, the city will work with property owners to assess eligible properties, and then attempt to obtain clean-up funds where appropriate. Assessment is essential to help developers and property owners plan for future redevelopment.



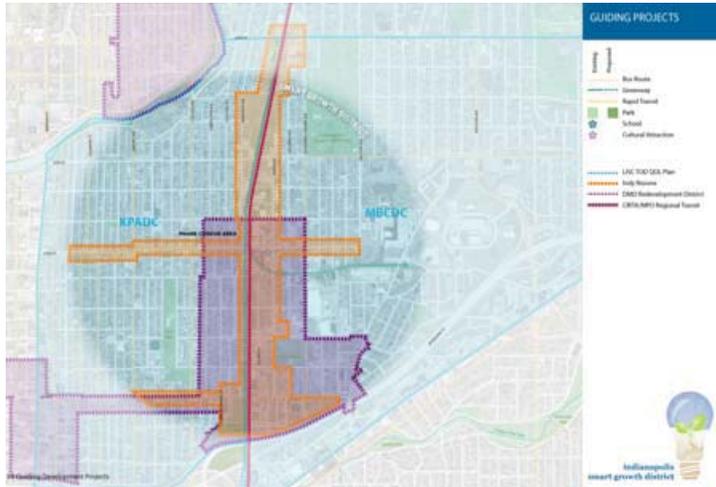
Future "Bark Park" at 25th and the Monon Trail.

### Bark Park

One example of a formerly contaminated property that has been cleaned is the "Bark Park" to be located at 25th and Monon (see above). City officials announced late this year the Department of Parks and Recreation will install this small park designated for dogs and their owners on city property. The park will be the fifth of its kind for the department.

## 16th Street Redevelopment Area

The Indianapolis city-county council approved the 16th Street Redevelopment Area in early December along with three other new redevelopment areas throughout the city. The outlined section (purple in the graphic below) shows the area stretching from the most eastern end of 16th Street to the hospital campus on the western end. The new Redevelopment Area designation will allow officials to catalyze future development through additional city resources.



Smart Growth Redevelopment Tools (16th Street Redevelopment Area shown in purple)

## Indy Rezone

The Department of Metropolitan Development is also planning a rezoning study (seen in orange above) within two years, to focus on the 16th Street, 22nd Street, and Monon corridors. The study will hopefully result in rezoning options and tools allowing for more uniform property zoning and cohesive redevelopment.

## Transit-oriented Development QOL

In 2012, the Local Initiative Support Corporation, in concert with area community development corporations, will begin a quality-of-life plan (in blue above) with neighborhoods around the proposed northeast transit corridor from I-70 to 49th Street. The plan will be written in close partnership with the neighborhoods over the course of a year and half of public meetings. Look for meeting notices about this topic after the first of the year.

## Connectivity

### Neighborhood Assessments

In 2010 neighborhood residents around the Monon Trail did an overall sidewalk and curb assessment as a comprehensive Department of Public Works inventory of neighborhood needs. Currently the Monon neighborhoods lack much needed neighborhood Monon Trail access simply due to overgrown and broken sidewalks. Residents hope the neighborhood-wide assessment will result in complete neighborhood improvements rather than patch-work repairs. Anyone who notices a street, sidewalk or curb issue can report it to <http://maps.indy.gov/RequestIndy/> or at 317-327-4MAC. DPW will prioritize reported issues according to its limited annual repair

budget. Reporting problem areas promptly is important.

## 16th Street Improvements

The City of Indianapolis Department of Public Works recently completed pedestrian-friendly improvements initiated by the Tinker Street Committee and residents in the fall of 2010. Improvements between Illinois Street and New Jersey Street include intersection narrowings, curb cuts, street islands and sidewalk buffers. The Committee, residents and DPW took every feasible opportunity to create a safe pedestrian



Completed Intersection at Delaware and 16th

experience. As redevelopment projects such as Herron High School and the Penn Arts building rehab continue to increase foot traffic, pedestrian-focused infrastructure will remain.

## Looking to the Future

In late October, the City of Indianapolis RebuildIndy team committed to scoping potential continued 16th Street improvements, a neighborhood bicycle boulevard to the Monon Trail and new bike lanes on north-south commuter streets. A completed scoping report will assist Smart Growth District team members in obtaining additional commitments for implementing the potential projects.

## Neighborhood Safety Lighting Inventory

King Park Area Development Corporation's Public Safety Committee is working with neighborhood volunteers to field-inventory all public streetlights in the King Park area as part of their efforts to promote public lighting as a public safety tool. When complete, the inventory maps will be converted to smart geographic information system maps to highlight areas of the neighborhood that need more street lighting as well as converted to an online google map allowing residents to find the information needed to report a streetlight outage to IPL, such as pole number and light type.

## Neighborhoods Tackle Emerald Ash Borer Invasion

A group of neighborhood volunteers coordinated by King Park Area Development Corporation are field inventorying all trees in public areas and parks in a total of 105 blocks, noting size and health conditions, as well as which are ash, and translating that data into smart geographic information system maps. The GIS data will allow the neighborhoods to evaluate the extent of the problem and work with DPW Forestry and KIB to develop a multi-year phased replacement and treatment plan.