



Metropolitan Development Commission (June 26, 2024) Meeting Notice

Meeting Details

Notice is hereby given that the Metropolitan Development Commission of Indianapolis-Marion County, IN, will hold public hearings on:

Date: Wednesday, June 26, 2024

Time: 1:00 PM

Location: Public Assembly Room, 2nd Floor, City-County Building, 200 E. Washington Street

Business:

Adoption of Meeting Minutes: June 5, 2024

Policy Resolutions:

REAL ESTATE:

1. 2024-R-013

Authorizes DMD to transfer the property at 2605 E. 25th Street to an affiliate of EDNA MARTIN CHRISTIAN CENTER INC for the purpose of beneficial redevelopment.

ECONOMIC DEVELOPMENT / INCENTIVES:

2. 2024-E-023 (For Public Hearing)

Declaratory Resolution expanding the Greater Martindale Brightwood Housing Redevelopment Area and Establishing the Reagan Park Housing TIF Allocation Area.

3. 2024-E-026 (For Public Hearing)

Confirmatory Resolution for an Additional Marion County Professional Sports Development Area Plan (the "Area #2 Plan") for an Additional Professional Sports Development Area (the "Tax Area #2").

Zoning Petitions:

Special Requests

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

4. 2024-APP-008 | 2801 Dr. A. J. Brown Avenue

Center Township, Council District #8

PK-1

City of Indianapolis, Department of Parks and Recreation, by Kate Warpool, AIA

Park District One Approval to provide for a restored multi-purpose playing field, new youth baseball, sand volleyball and soccer fields, and walking paths.

5. 2024-ZON-032 | 2255 North LaSalle Street and 3350 Roosevelt Avenue

Center Township, Council District #8
Heart Change Ministries, by Emily Duncan and David Kingen

Rezoning of 0.97-acre from the D-5 and C-1 districts to the SU-7 district to provide for training, education and housing related to a not-for-profit organization.

6. 2024-ZON-036 (Amended) | 365 South Franklin Road KB

Warren Township, Council District #20
Just Add Water, by Russell L. Brown and Elizabeth Bentz Williams

Rezoning of three acres from the D-2 district to the I-2 district to provide for light industrial uses including indoor storage of boats, trailers, and other recreational vehicles within a proposed 11,760-square-foot storage building.

7. 2024-ZON-047 | 5660 West Minnesota Street KB

Wayne Township, Council District #17
Jason Mansfield

Rezoning of 1.29 acres from the D-3 district to the I-2 district to provide for light industrial uses.

8. 2024-ZON-049 | 2514, 2534, 2548, 2614, 2618 and 2620 West 16th Street

Wayne Township, Council District #12
Benjamin Hughes, Randall Hughes and Speedway Body Shop, Inc, by S. Gregory Zubek

Rezoning of 2.013 acres from the D-5 (W-5), C-3 (W-5) and C-5 (W-5) districts to the C-4 (W-5) district to provide for community-regional commercial uses.

9. 2024-ZON-051 | 4822 East Edgewood Avenue

Perry Township, Council District #24
Edward P. Heeringa, by David A. Retherford

Rezoning of 1.746 acres from the D-A district to the D-S district.

10. 2024-ZON-052 | 2809 and 2811 Shelby Street

Center Township, Council District #19
Renita Ingersoll, by William Ingersoll

Rezoning of 0.22-acre from the C-5 (TOD) district to the D-8 (TOD) district to provide for residential uses.

11. 2024-ZON-053 | 5001 East Raymond Street

Center Township, Council District #19
City of Indianapolis, Department of Business and Neighborhood Services, by Michael Oberhausen

Rezoning of 25.25 acres from the D-2, D-3 (FF) (FW), D-6II (FF) (FW) and C-4 (FF) districts to the SU-9 (FF) (FW) district to provide for government buildings and services, including a 70,000 square-foot animal care center, two dog parks, a livestock barn and outdoor area, and an outdoor kennel area.

12. 2024-ZON-054 | 1818 South East Street KB

Center Township, Council District #18
1800 Blok LLC, by Paul J. Lambie

Rezoning of 0.11-acre from the C-3 district to the D-5 district.

13. 2024-CZN-816 | 9521 Haver Way

Washington Township, Council District #2
McDonald's USA, LLC, by Timothy Ochs

Rezoning of 1.777 acres from the C-3, C-4 and C-S districts to the C-3 district.

14. 2024-CZN-817 | 1103 and 1115 East 52nd Street

Washington Township, Council District #7
Fineberg and Solomon, Inc., by Russell Brown

Rezoning of 1.05 acres from the D-5 (W-5) district to the MU-2 (W-5) district to legally establish existing uses and to provide for a potential mixed-use development.

15. 2024-CAP-818 | 5231 Claybrooke Commons Drive

Franklin Township, Council District #25

C-S

J Enterprises Inn of Exit 101, LLC, by John J. Moore

Modification of Development Plan related to 2005-ZON-169, to provide for a hotel with a maximum building height of 69 feet, with architectural building features extending to 79'-3" (maximum height of 65 feet permitted).

16. 2024-REG-024 | 815 South Meridian Street and 25 East McCarty Street

Center Township, Council District #18

CBD-2 (RC)

Brian Shapiro, by David Rausch, AIA LEED AP

Regional Center Approval to provide for updated plans for a proposed seven-story hotel and apartment development (previously approved for a six-story hotel through 2019-REG-107 and 2021-REG-063 and approved for a seven-story hotel through 2022-REG-024), with amenities, including a restaurant, courtyard, and roof-top lounge.

17. 2024-ZON-048 | 425 East Walnut Street

Center Township, Council District #9

A and H Holdings Indy, LLC

Rezoning of 0.06 acre from the C-S district to the D-8 district to provide for residential uses.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

18. REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2024-ZON-014 | 7125 Wellingshire Boulevard, 2702 West Stop 11 Road and 7750 SR 37

Perry Township, Council District #22

Wellingshire Partners, LLC, by Joseph D. Calderon

Rezoning of 57.81 acres from the D-P (FF) (W-1) district to the D-P (FF) (W-1) district to revise the list of permitted uses for Parcels 2, 12 and 13 of the Southern Dunes (formerly Wellingshire) Planned Unit Development. Permitted uses would be as follows:

Parcel 2 (7125 Wellingshire Boulevard) Public, Institutional, Religious and Civic Uses, Medical or Dental Offices, Centers or Clinics, Animal Care, Boarding, Veterinarian Services, Artisan Food and Beverage, Farmers Market, Financial and Insurance Services, Hair and Body Care Salon or Service, Bar or Tavern, Eating Establishment or Food Preparation (any type), Indoor Recreation and Entertainment, Hotel, Motel, Offices (Business, Professional or Government), Outdoor Recreation and Entertainment, Grocery Store, Liquor Store, Retail, Light and Heavy General, Automobile and Light Vehicle Wash, Automobile, Motorcycle, Light Vehicle Service or Repair, Vehicle Charging Station and other Accessory Uses;

Parcels 12 and 13 (2702 West Stop 11 Road & 7750 SR 37) Medical or Dental Offices, Centers or Clinics, Schools, Elementary, Middle, High, Vocational, Technical, or Industrial School or Training Facility, Day Care Center or Nursery School, Business, Art, or other Post-Secondary Proprietary School, Private Post-Secondary School (Non-Proprietary), Club or Lodge, Community Center, Religious Uses, Medical or Dental Laboratories, Animal Care, Boarding, Veterinarian Services, Artisan Food and Beverage, Farmers Market, Garden as Primary Use, Indoor Agricultural Use, including greenhouse, warehouse growing of agricultural products, Outdoor Advertising Off-Premises Signs, Wireless Communications Facility, Mini-Warehouses (Self-Storage), Renewable Energy Facility (Solar/ Geothermal), Commercial Parking Lot and other Accessory Uses.

****Staff request for continuance for cause to July 17, 2024**

19. REZONING HEARING SCHEDULED FOR INITIAL HEARING:

2024-ZON-055 | 1010 East 86th Street, and 8685 and 8699 Guilford Avenue

Washington Township, Council District #2

TM Crowley and Associates, LLC, by Joseph D. Calderon

Rezoning of 7.18 acres from the D-2 and C-1 Districts to the D-P District, to provide for single-family attached dwellings, multi-family dwellings, commercial office, and retail uses, including restaurants, day care center or nursery school, community center, financial services, and other light general retail uses.

****Staff request for continuance for cause to July 17, 2024**

Additional Business:

**The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing planneroncall@indy.gov. Written objections to a proposal are encouraged to be filed via email at planneroncall@indy.gov before the hearing and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters contained in said proposals. The hearing may be continued from time to time as may be found necessary. For accommodations needed by persons with disabilities planning to attend this public hearing, please call the Office of Disability Affairs at (317) 327-7093, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.

Real Estate Disposition
Edna Martin
2605 E. 25th Street/ 37 Place

**METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2024-R-013**

WHEREAS, the City of Indianapolis (“City”), Department of Metropolitan Development (“DMD”), by authority of and pursuant to IC 36-7-15.1, is engaging in disposition and redevelopment activities within the Marion County Redevelopment District; and

WHEREAS, pursuant to IC 36-7-15.1-2 and 6, the Metropolitan Development Commission (“MDC”) is charged with the responsibility of replanning, redevelopment, and promoting the use of land in the manner that best serves the interest of the City and its inhabitants, both from the standpoint of human needs and economic values; and

WHEREAS, by authority of City County Council Resolution No. 2, 2024 Proposal No. 9, 2024 and MDC resolution passed by the MDC and signed February 21, 2024 (though incorrectly labeled as Resolution No. 2022-R-004), DMD currently owns the real property located in Marion County, Indiana at 2605 E. 25th Street, parcel ##**1098652 and 1066925** and commonly known as **37 Place** (“**Real Estate**”); and

WHEREAS, EDNA MARTIN CHRISTIAN CENTER INC, (“**EMCC**”) a not-for-profit with a history of serving the public interest in the area, would like to acquire the Real Estate through its affiliate EDNA MARTIN CC HOLDINGS, LLC, to rehabilitate structures on the Real Estate for use in conjunction with its continued work in the community (“**Project**”); and

WHEREAS the local community has expressed support for the Project; and

WHEREAS, as one of its additional powers, IC 36-7-15.1-7 (a) (2) authorizes the MDC to sell property acquired for use in the redevelopment of areas needing redevelopment on the terms and conditions that the commission considers best for the city and its inhabitants; and

WHEREAS, to allow continued and expanded support for the community through EMCC’s efforts and services and subject to terms and conditions to be included a project agreement with DMD, MDC wishes to transfer the Real Estate to EDNA MARTIN CC HOLDINGS, LLC.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. MDC authorizes the DMD to convey the Real Estate to EDNA MARTIN CC HOLDINGS, LLC in consideration of and for the purpose of beneficial redevelopment and community support as described above.
2. MDC authorizes the DMD Director or designee to execute all necessary documents related to such conveyance in accordance with this Resolution and to do all acts and execute all other documents and instruments deemed necessary or appropriate by such official on behalf of the MDC to best accomplish the objectives set forth herein, and all actions heretofore taken by any such official toward the completion thereof are hereby ratified, confirmed, and approved.

Approved as to Adequacy & Legal Form

Sheila Kinney *sek*

Sheila Kinney, Asst. Corp Counsel

Date: 6/17/2024

Metropolitan Development Commission

John J. Dillon III, President

Date: _____

RESOLUTION NO. 2024-E-023
RESOLUTION OF THE METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY, INDIANA, EXPANDING THE GREATER MARTINDALE
BRIGHTWOOD HOUSING REDEVELOPMENT AREA AND
ESTABLISHING REAGAN PARK HOUSING TIF ALLOCATION AREA

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana (the “Commission”), serves as the Redevelopment Commission of the City of Indianapolis, Indiana (the “City”) under Ind. Code § 36-7-15.1 (the “Act”), and in that capacity serves as the governing body of the City of Indianapolis Redevelopment District (the “District”); and

WHEREAS, on November 3, 2021, the Commission adopted its Resolution 2021-E-019 (the “Original Declaratory Resolution”) which established a housing redevelopment area known as the “Greater Martindale Brightwood Housing Redevelopment Area” (the “Original Area”) and approved a plan for the Original Redevelopment Area (the “Original Plan”); and

WHEREAS, on December 15, 2021, the Commission, through its Resolution 2021-E-26, confirmed the Original Declaratory Resolution which established the Original Area and approved the Original Plan; and

WHEREAS, a map of the Original Area is attached hereto as Exhibit A, and incorporated herein by reference; and

WHEREAS, the Commission has selected an area as reflected in the map and parcel list in Exhibit B attached hereto (the “Enlarged Area” and collectively with the Original Area, the “Amended Area”), to be included in the Original Area and to be developed pursuant to the Act; and

WHEREAS, a map of the Original Area as expanded to include to the Enlarged Area is attached hereto as Exhibit C and incorporated herein by reference and shall hereafter be referred to collectively as the Expanded Greater Martindale Brightwood Housing Redevelopment Area; and

WHEREAS, the Commission has selected an area as reflected in the map and parcel list in Exhibit D attached hereto to be known as the Reagan Park Housing TIF Allocation Area (the “Allocation Area”), to be created in the Amended Area pursuant to the Act; and

WHEREAS, the Allocation Area shall have a base assessment date of January 1, 2024; and

WHEREAS, the Original Plan is attached hereto as Exhibit E and the Commission has prepared a Plan Amendment to the Original Plan (the “Plan Amendment” and collectively with the Original Plan, the “Amended Plan”) attached hereto as Exhibit F; and

WHEREAS, the Arnold Place Project (the “Project”) will be the first project completed within the Monon and 25th Vision Plan and the largest affordable homeownership single-site project since Fall Creek Place; and

WHEREAS, the Project will include affordable housing units to develop diverse housing options; and

WHEREAS, the Commission now desires to adopt this resolution (the “Declaratory Resolution”) to: (a) expand the Original Area to include the Enlarged Area; (b) establish the Allocation Area; and (c) amend the Original Plan with the Amended Plan, as permitted by Ind. Code § 36-7-15.1 *et seq.* (the “Act”), by virtue of the adoption of this Declaratory Resolution, to assist the Project and to fund public infrastructure and affordable housing initiatives benefitting the entire Allocation Area and the Amended Area.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Development Commission of Marion County, Indiana, governing body of the City of Indianapolis Redevelopment District, as follows:

1. The public health and welfare will be benefited by the adoption of the Declaratory Resolution.
2. The amendment to the Original Area Plan is reasonable and appropriate when considered in relation to the purposes of the Act and conforms to the comprehensive plan for development of the City of Indianapolis.
3. The Amended Plan meets the purposes set forth in the Act (Ind. Code § 36-7-15.1-31 *et seq.*).
4. The implementation of the Amended Plan and housing program cannot be accomplished by regulatory process or by the ordinary operation of private enterprise because of a lack of public improvements, the existence of improvements or conditions that lower the value of land in the Area below that of nearby land, and/or other similar conditions.
5. The public health and welfare will be benefited by accomplishment of the program.
6. The implementation of the Amended Plan and the accomplishment of the housing program will be of public utility and benefit as measured by provision of adequate housing for low and moderate income persons, increase in the property tax base, and other similar public benefits.
7. The Commission hereby approves and establishes the Allocation Area to be known as the Reagan Park Housing TIF Allocation Area.
8. The Commission hereby expands the Original Area to include new parcels in the Enlarged Area which will hereafter be known as the Expanded Greater Martindale Brightwood Housing Redevelopment Area.
9. At least three-fourths (3/4) of the Allocation Area is used for residential purposes or is planned to be used for residential purposes.

10. At least one-third (1/3) of the residential units in the Allocation Area were constructed before 1974.

11. At least one-third (1/3) of the parcels in the Allocation Area have one (1) or more of the following characteristics:

- A. The dwelling unit on the parcel is not permanently occupied.
- B. The parcel is the subject of a governmental order, issued under a statute or ordinance, requiring the correction of a housing code violation or unsafe building condition.
- C. Two (2) or more property tax payments on the parcel are delinquent.
- D. The parcel is owned by local, state, or federal government.
- E. The parcel is vacant.

12. The parcels described and identified in Exhibit C are hereby designated as the Expanded Greater Martindale Brightwood Housing Redevelopment Area.

13. The base assessment date of the Allocation Area shall be January 1, 2024 and the expiration date may not be more than twenty-five (25) years after the date on which the first obligation was incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues in the Allocation Area.

14. The parcels described and identified in Exhibit D are hereby designated as the Reagan Park Housing TIF Allocation Area, an allocation area for the purposes of capturing incremental property tax revenues for reinvestment in said Allocation Area.

15. The Declaratory Resolution is hereby in all respects approved.

16. This Declaratory Resolution, together with any supporting data, shall be submitted to City-County Council of the City of Indianapolis and of Marion County, Indiana (the “City-County Council”) as provided in the Act, and, if approved by the City-County Council, shall be duly noticed and set for a public hearing before the Commission, as required by the Act and in accordance with the requirements set forth therein.

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ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on _____, 2024, _____ a.m./p.m. at the City-County Building, 2nd floor, Public Assembly Room (Room 230), Indianapolis, Indiana.

METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA, acting as the
Redevelopment Commission of the City of Indianapolis,
Indiana

John J. Dillon III, President

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Scott A. Krapf
Frost Brown Todd LLP

This Resolution prepared by Scott A. Krapf, Frost Brown Todd LLP, 111 Monument Circle, Suite 4500, Indianapolis, Indiana 46244-0961.

EXHIBIT A
ORIGINAL AREA



GREATER MARTINDALE-BRIGHTWOOD HOUSING REDEVELOPMENT AREA



Existing TIFs



Greater Martindale-Brightwood Housing RDA Boundary

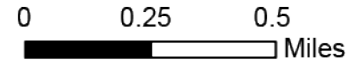
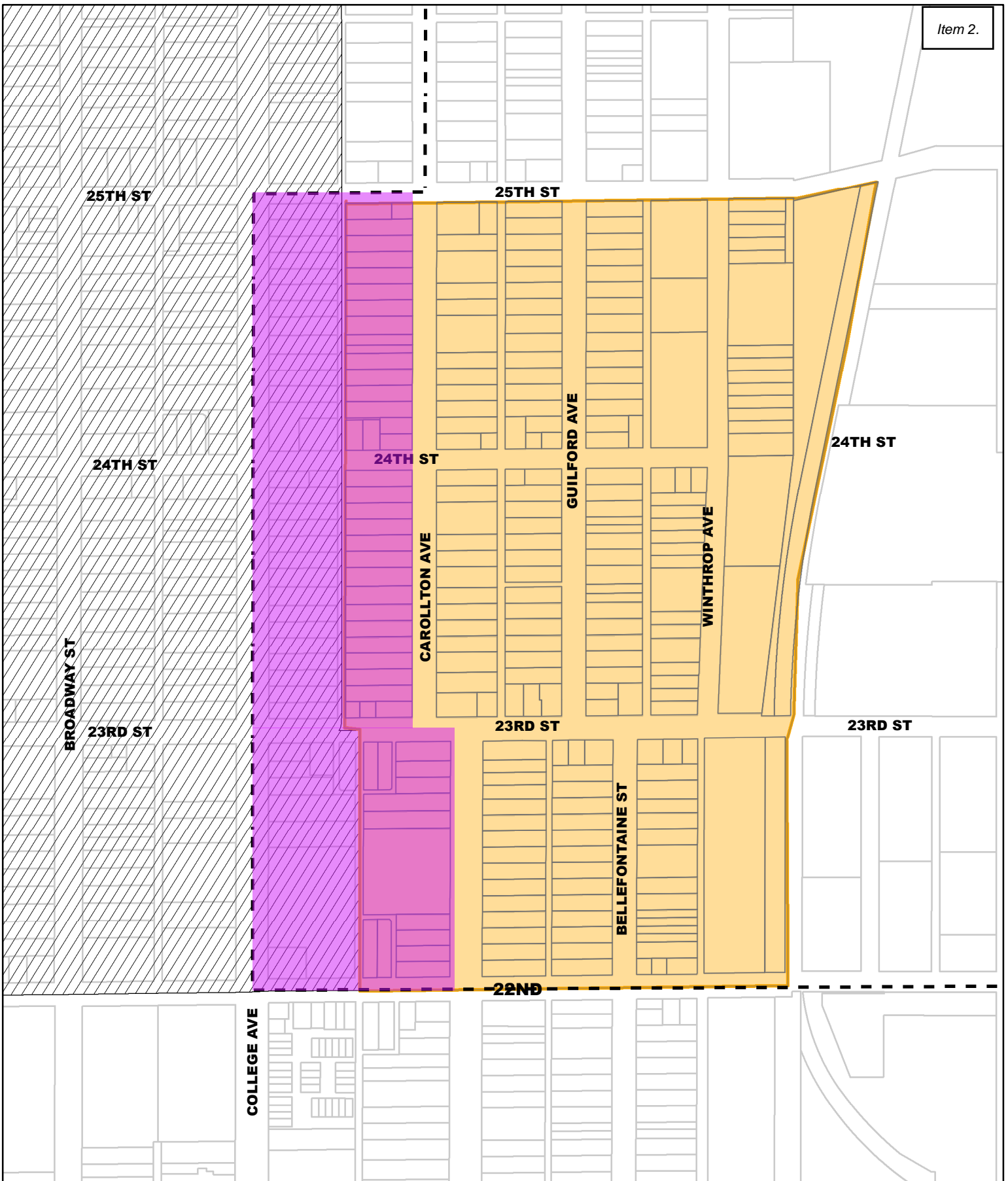


EXHIBIT B
ENLARGED AREA



PROPOSED RDA EXPANSION AREA

 Amended Greater Martindale-Brightwood Housing RDA Boundary
 Reagan Park Allocation Area
 Greater Martindale Brightwood Expansion Area
 Existing TIFs

0 125 250 500 Feet

N

13

Expansion Parcel List

1051378
1038580
1008459
1034415
1088624
1030479
1096181
1071033
1107707
1014947
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1056669
1083615
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1033414
1033411

EXHIBIT C
ORIGINAL AREA AND ENLARGED AREA



GREATER MARTINDALE-BRIGHTWOOD HOUSING REDEVELOPMENT AREA - 2024 EXPANSION

-  Greater Martindale-Brightwood Housing RDA
-  Greater Martindale-Brightwood Housing RDA - Expansion Area

 Existing TIFs

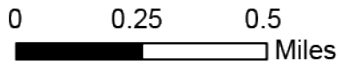
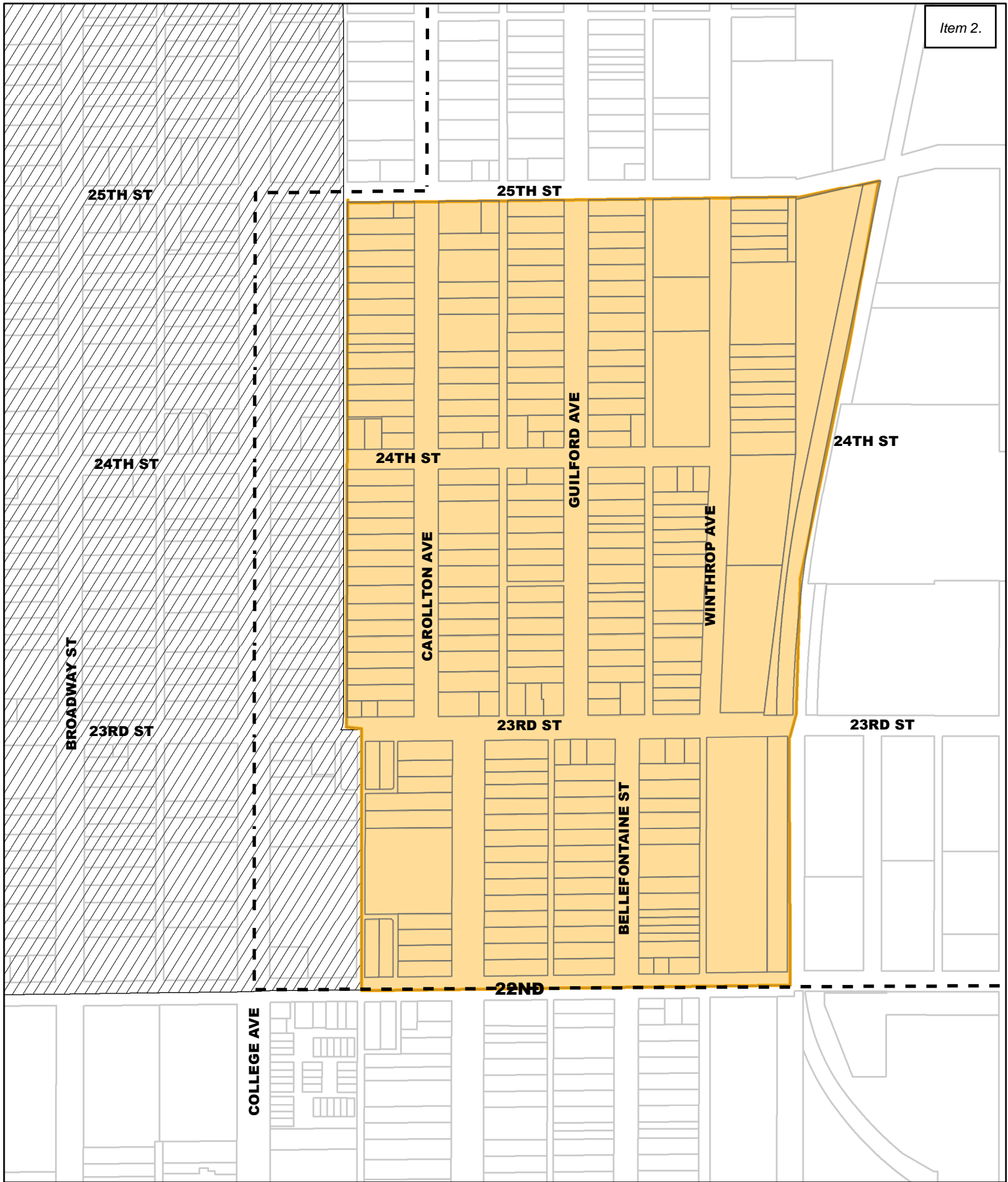



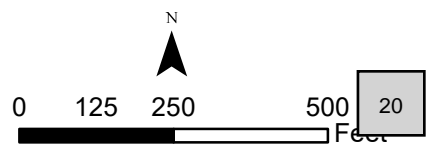


EXHIBIT D
ALLOCATION AREA



REAGAN PARK ALLOCATION AREA

-  Amended Greater Martindale-Brightwood Housing RDA Boundary
-  Reagan Park Allocation Area
-  Existing TIFs



Allocation Area Parcels

1001957
1001960
1003402
1003604
1004079
1004582
1005597
1006662
1006676
1007298
1007359
1007521
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1107729

EXHIBIT E
ORIGINAL PLAN

GREATER MARTINDALE-BRIGHTWOOD

HOUSING REDEVELOPMENT AREA PLAN

PREPARED BY THE CITY OF INDIANAPOLIS
DEPARTMENT OF METROPOLITAN DEVELOPMENT
PREPARED FOR THE METROPOLITAN DEVELOPMENT COMMISSION
DECLARATORY RESOLUTION 2021-E-019 EXHIBIT D | 11/3/2021

ACKNOWLEDGMENTS

We thank the many neighborhood leaders and residents who have participated in this and other planning processes within the Martindale-Brightwood neighborhood.

We are grateful to the Hillside Neighborhood Association, the Martindale Brightwood Code Compliance and Land Use Committee, and One Voice Martindale-Brightwood for allowing us to speak and receive feedback on the Greater Martindale-Brightwood Housing RDA and the Hillside (HOTIF) Allocation Area at their regular meetings.

Neighborhood input has shaped this plan, and these voices are critical to the long-term success of this neighborhood.

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Section 3: Hillside (HOTIF) Allocation Area - Fact Base16

Section 4: Redevelopment Plan22

ABOUT THIS PLAN

This plan describes existing conditions and plans for the Greater Martindale-Brightwood Housing Redevelopment Area (RDA), including the Hillside (HOTIF) Allocation Area.

After decades of disinvestment associated with industrial changes, redlining, and other trends, normal redevelopment activity cannot take place without additional government action.

Designation as an RDA and creation of a housing program are important steps to support the sustainable, equitable redevelopment of the Martindale-Brightwood area.

This plan contains documentation of existing conditions, descriptions of factors that pose challenges to the redevelopment of the area, and assets valuable for future revitalization.

WHY CREATE A REDEVELOPMENT AREA AND A HOUSING PROGRAM?

Several years ago, stakeholders in the Martindale-Brightwood community reached out to the City of Indianapolis to express needs for affordable housing and infrastructure improvements.

Creating a redevelopment area unlocks policy and finance tools to support redevelopment and replanning in the Martindale-Brightwood community. Designation of a redevelopment area also shows that the City of Indianapolis is proactively attempting to address challenges in the area, which can strengthen grant and other applications for projects in the neighborhood.

Given the rapid growth along the Monon Trail and 16th Street, neighbors are concerned about gentrification and displacement in addition to the impact of development on long-time residents. After analyzing data, the City has found that much of the Hillside neighborhood could qualify for a housing program. Additionally, the needs expressed by the neighborhood for affordable housing and infrastructure improvements correspond with allowed uses for housing programs.



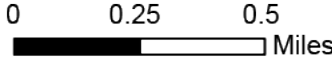
GREATER MARTINDALE-BRIGHTWOOD HOUSING REDEVELOPMENT AREA



Existing TIFs



Greater Martindale-Brightwood Housing RDA Boundary



SECTION 1: EXISTING CONDITIONS

The following section includes a brief history and existing conditions within the greater Martindale-Brightwood area.

AREA BACKGROUND

The Greater Martindale-Brightwood Housing RDA includes a collection of neighborhoods in near northeast Indianapolis, including the Hillside, Oak Hill, Brightwood, and Ralston-Hovey-Arsenal neighborhoods.

In the late 1800s, early residents moved to the area to work for railroad companies and related industries located along the Monon Railroad (now the Monon Trail) and the Bee Line Railroad. The railroads were a core part of the industrial growth in the Martindale-Brightwood area and railroad-related industries employed a large portion of the local workers. By the late 1920s, several major railroad-related companies relocated out of the area, creating hinderances to economic growth.

The Martindale-Brightwood area has been greatly affected by government interventions over the past century. In the late 1930s, the Home Owners' Loan Corporation "redlined" the area, which systematically denied residents access to financial services based on neighborhood factors including racial demographics, and made investment in the neighborhood more challenging. During the 1970s, Interstate 70 was created, splitting the neighborhood and displacing existing residents and businesses. Also during the early 1970s, the court

system found Indianapolis Public Schools guilty of de jure segregation and ordered the desegregation of single-race schools, including schools in the Martindale-Brightwood area.

While these government interventions were occurring, many white residents and businesses left the Martindale-Brightwood area for surrounding suburbs. At the same time, many African-Americans -- often from rural areas in the American South -- moved into this area during the Great Migration in search of work and other opportunities. The evolving population and lack of economic opportunity created challenges for the neighborhood.

Throughout this time, the City of Indianapolis and neighborhood organizations led efforts to improve housing conditions, identify employment and training opportunities, and provide resources for improving the health and well being of neighborhood residents. Religious life has been important in the neighborhood since the 1960s, which is evident by the large concentration of churches in Martindale-Brightwood. Churches, schools and neighborhood organizations have consistently worked together to support their community.

In recent years, stakeholders from the neighborhood and the City of Indianapolis have also worked together to address challenges and build on existing strengths. For example, Martindale-Brightwood was recently selected as a Lift Indy neighborhood. Lift Indy is a program to fund affordable housing and infrastructure improvements. Neighborhood residents have also recently created multiple vision plans for the neighborhood, including a Quality of Life Plan and the 25th St Corridor Plan.

THE SURROUNDING AREA

The Greater Martindale-Brightwood Housing RDA is located to the northeast of downtown Indianapolis. The boundaries of the RDA largely follow the boundaries of the Martindale-Brightwood neighborhood, which includes a northern border of 30th St (going north at the Monon Trail and Ralston Street to include the Ralston-Hovey-Arsenal neighborhood), an eastern border of Sherman Dr, and residential areas east of the Monon Trail and north of I-70. This RDA also includes multiple city-owned brownfield sites and other residential parcels to the west of the Monon.

Data shown in Table 1 is taken from the IndyVitals Data Portal. It includes selected data that compares the Martindale-Brightwood neighborhood area with data for all of Marion County. The median household income is lower in the Martindale-Brightwood neighborhood area than in Marion County, and the percentage of housing cost burdened households is higher. Both the unemployment rate and poverty rate in the Martindale-Brightwood neighborhood area are higher than Marion County.

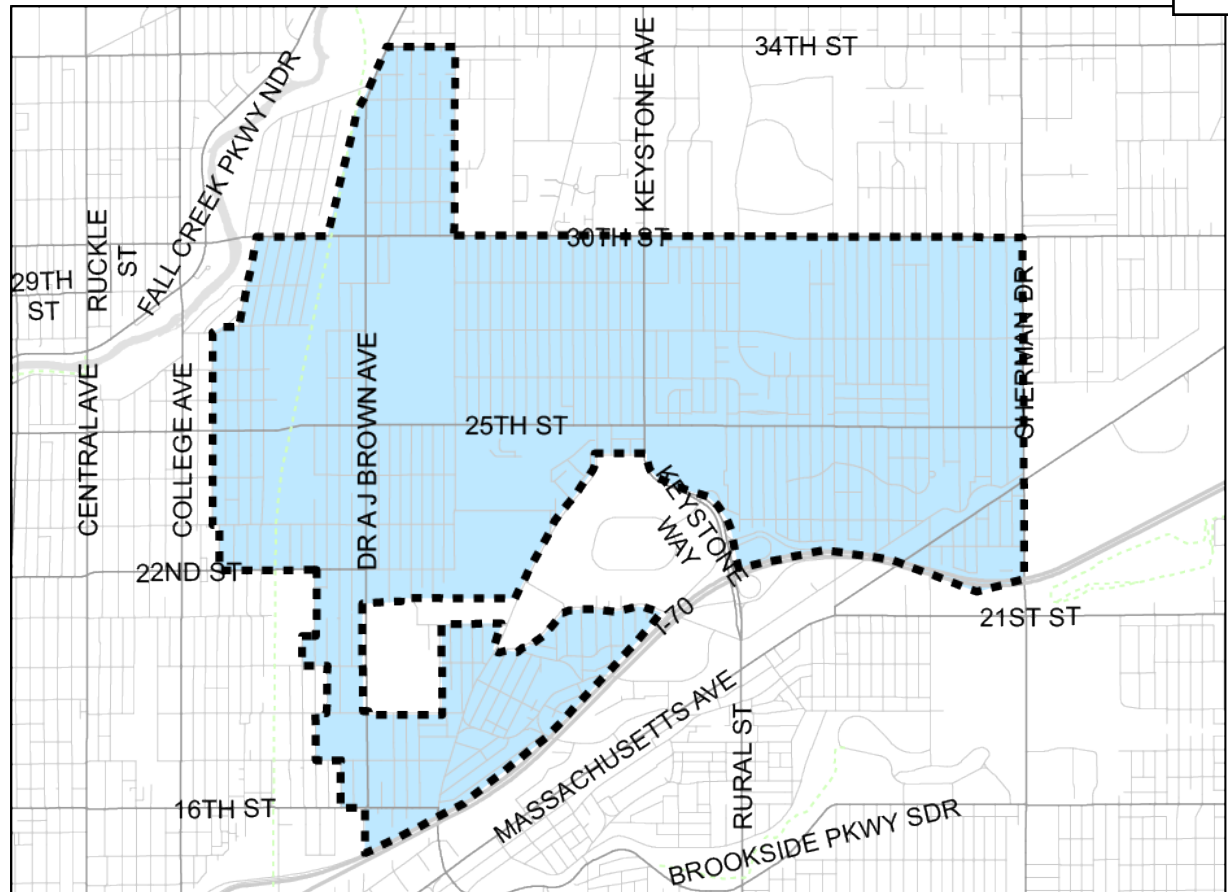


Table 1. Median Household Income, Unemployment Rate, Poverty Rate, and Housing Cost Burdened for the Martindale-Brightwood Neighborhood and Marion County (2018)

	Martindale-Brightwood	Marion County
<i>Median Household Income</i>	\$23,800	\$46,600
<i>Unemployment Rate</i>	14%	6.8%
<i>Poverty Rate</i>	33%	14.5%
<i>Housing Cost Burdened</i>	44%	33%

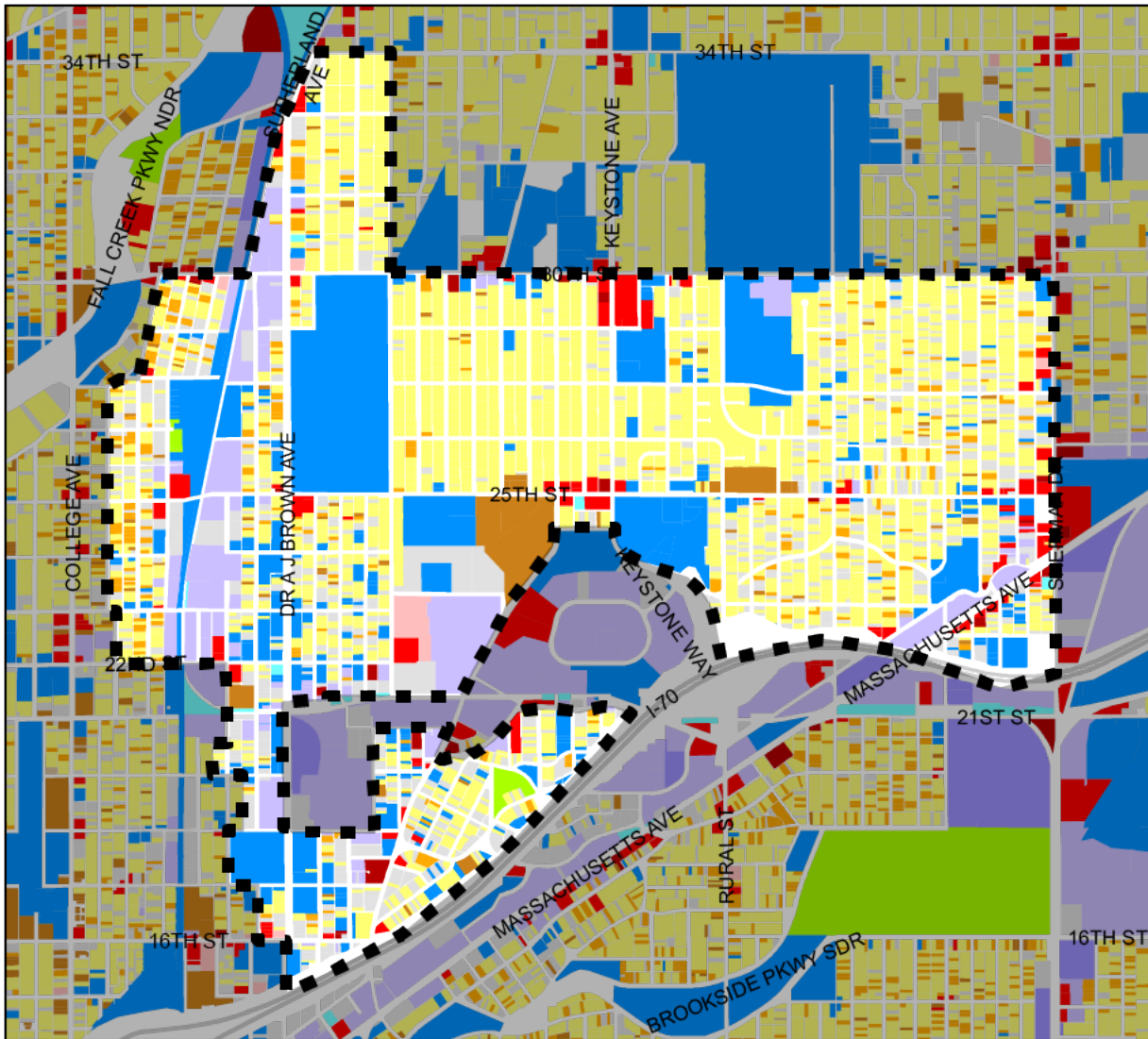
Data Source: IndyVitals Data Portal (indyvitals.org)

EXISTING LAND USES

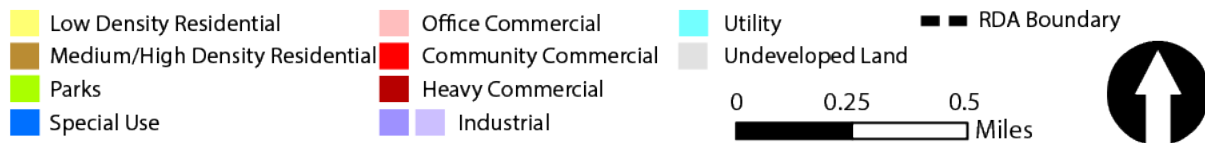
The RDA covers 1,446.9 gross acres (including public rights-of-way) and 1,086.7 net acres (which excludes rights-of-way).

The existing land use map shows conditions without regard to occupancy. Much of the land in the RDA is classified as residential with governmental and commercial uses along major transportation corridors like Dr A J Brown Avenue, 25th Street, and Keystone Avenue.

In addition to residential uses, there are industrial uses along the Monon Trail (formerly the Monon Railroad). There are also a number of industrial uses adjacent to Keystone Enterprise Park along Keystone Way.



Property Attributes Data Source: Marion County Assessor's Office

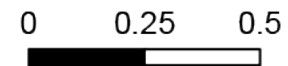
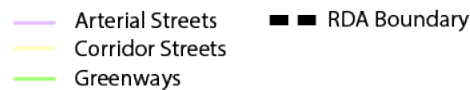
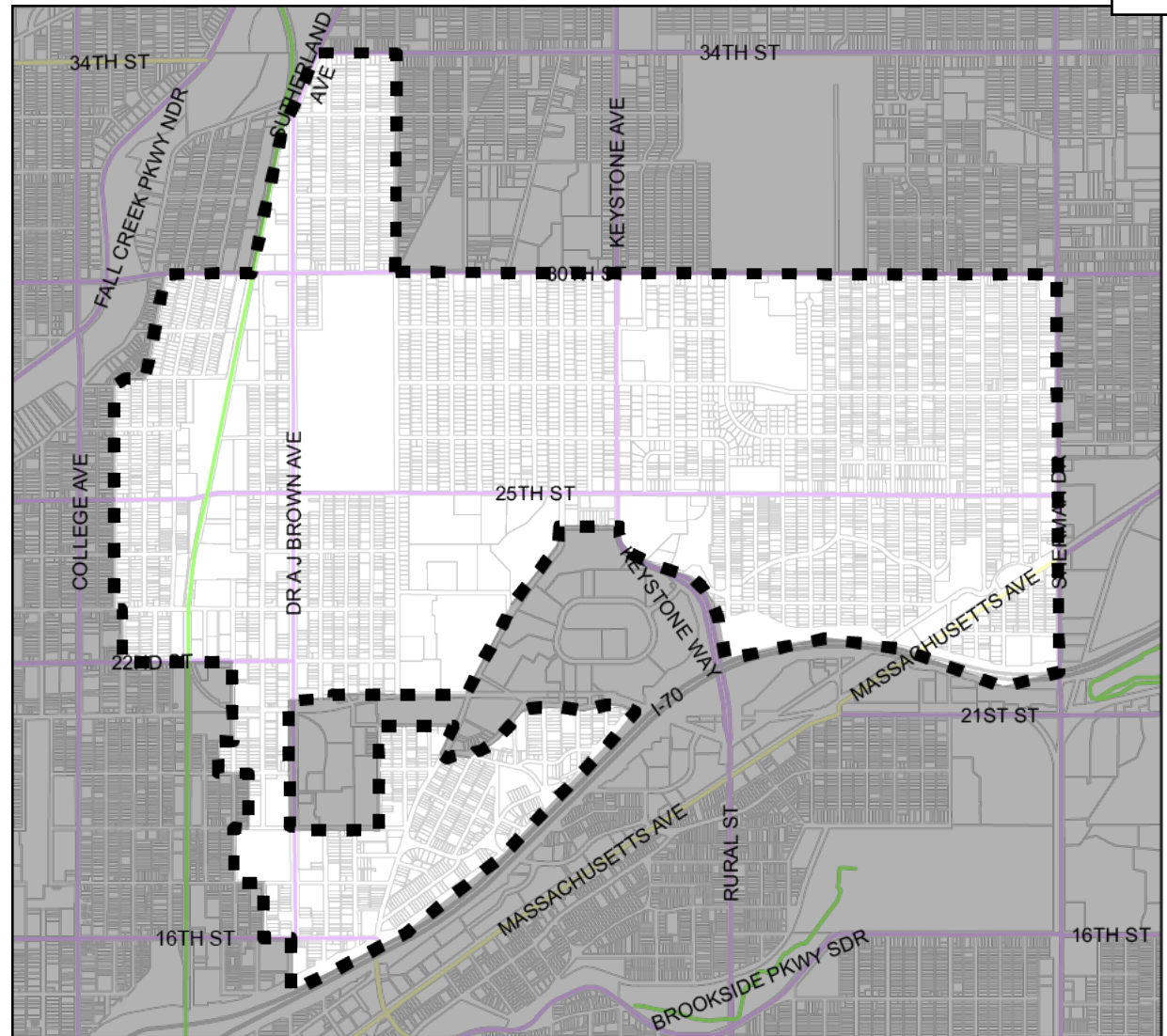


TRANSPORTATION

The Greater Martindale-Brightwood RDA has motor vehicle access to downtown Indianapolis, Interstate 70, and the surrounding area. Major east-west corridors include 34th Street, 30th Street, 25th Street, 22nd Street, and 16th Street. Major north-south corridors include Dr A J Brown Avenue, Keystone Avenue, and Sherman Drive. Massachusetts Avenue also connects the RDA to downtown.

The Indianapolis Public Transportation Corporation (IndyGo) provides bus service in the area. As of September 2021, key routes in the area include Route 2 (along 34th St), Route 5 (along 22nd St, Dr A J Brown Ave, and 25th St), Route 30 (along 30th St), Route 21 (along 22nd St and Sherman Dr), and Route 26 (along Keystone Way and Keystone Ave).

The Monon Trail is located along the western portion of the RDA. The Monon Trail connects the area to downtown (to the south) and a variety of neighborhoods and the Indiana State Fairgrounds to the north. There are currently plans to install additional biking infrastructure along 22nd St to bring greater multi-modal connectivity to the area.



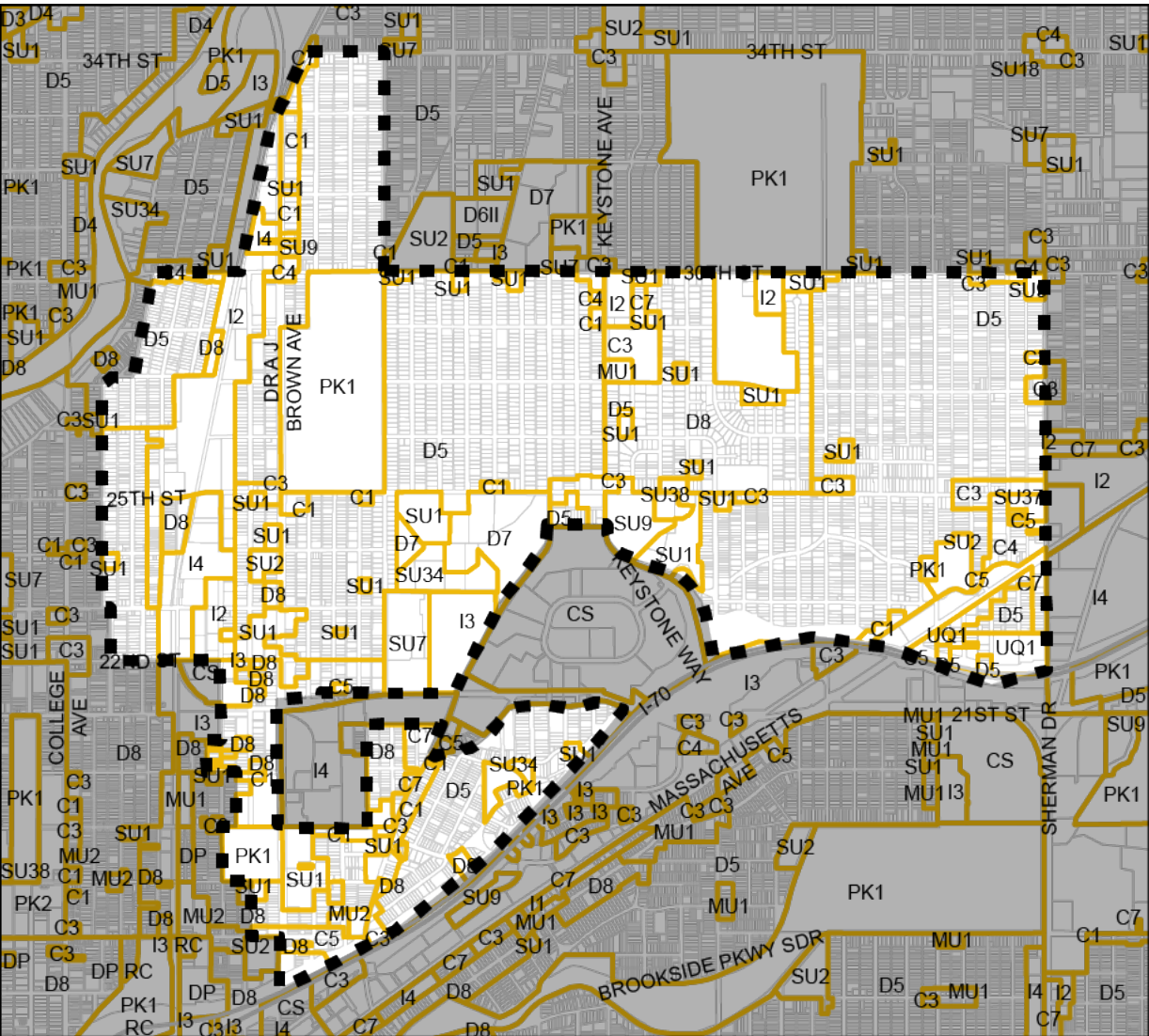
EXISTING ZONING

There is a mixture of zonings throughout the Greater Martindale-Brightwood Housing RDA.

Throughout much of the Hillside, Oak Hill, and Brightwood neighborhoods, parcels are zoned for residential uses. Primary zoning in these areas are D-5 and D-8.

There are also commercial and special use zonings along major transportation corridors, including Dr. AJ Brown Avenue, 25th Street, 30th Street, Keystone Avenue, and Sherman Drive.

Additionally, sections along the Monon Trail are zoned for industrial uses.



Map Data Source: Department of Metropolitan Development

D Dwelling Districts	SU Special Use Districts	■ RDA Boundary
C Commercial Districts	PK Park Districts	
I Industrial Districts	MU Mixed-Use Districts	

0 0.25 0.5
Miles



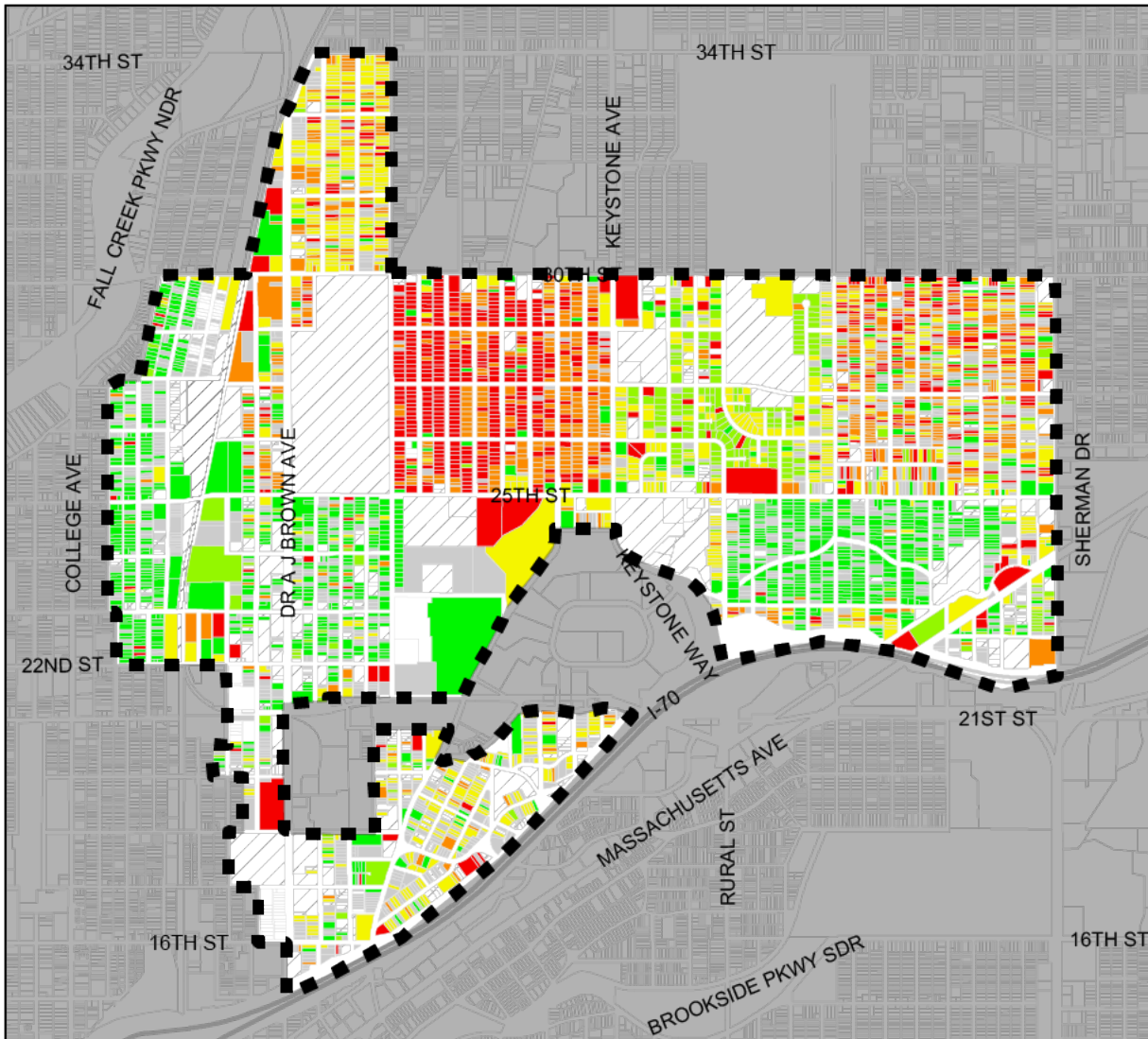
SECTION 2: REDEVELOPMENT AREA - FACT BASE

The following section contains maps, data, and information that confirms the need for a Redevelopment Area within the greater Martindale-Brightwood area.

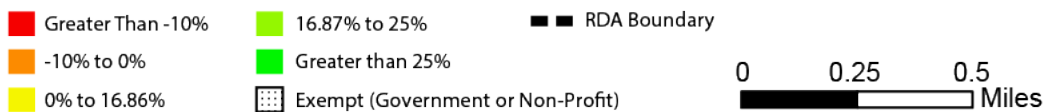
ASSESSED VALUE CHANGES TO PARCELS WITH EXISTING STRUCTURES

This map shows changes in the assessed value of properties with structures (including single-family homes, duplexes, triplexes, condos, and commercial businesses) that occurred between 2012 and 2021.

There are two distinct trends that are occurring within the Greater Martindale-Brightwood Housing RDA. In the western portion of the RDA, property values are rising as residential development occurs to the west and south of the RDA. In the central and eastern portions of the RDA, property values are either decreasing in value or increasing at a rate slower than inflation, particularly to the east of Frederick Douglass Park.



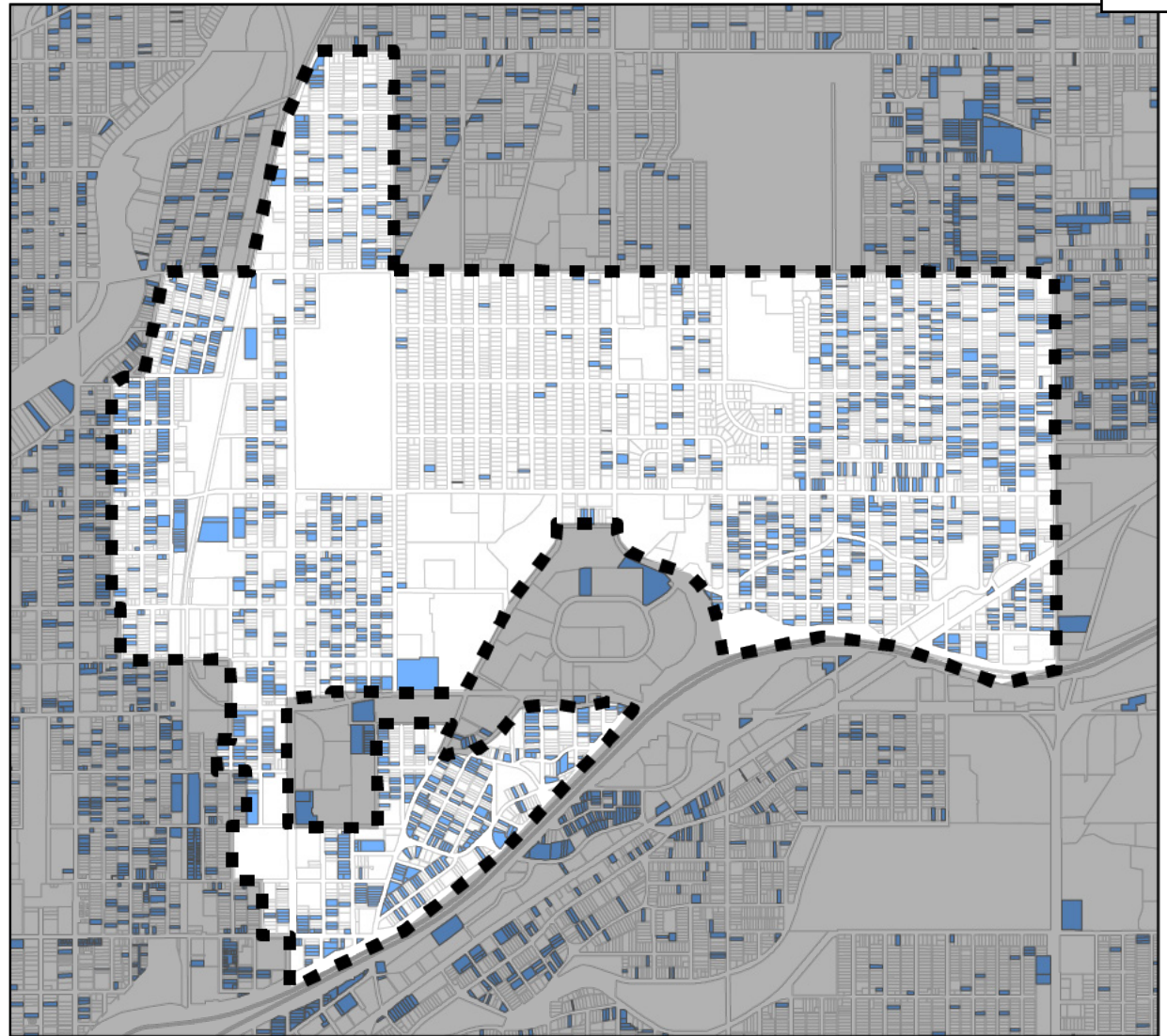
Assessed Value (2012 & 2021) Data Source: Marion County Assessor's Office





VACANT PARCELS

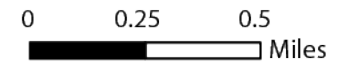
This map shows vacant parcels in and around the Greater Martindale-Brightwood RDA.

There are significant clusters of vacant parcels, particularly in the western portion of the RDA.



Property Attributes Data Source: Marion County Assessor's Office

-  Vacant Parcels
-  RDA Boundary

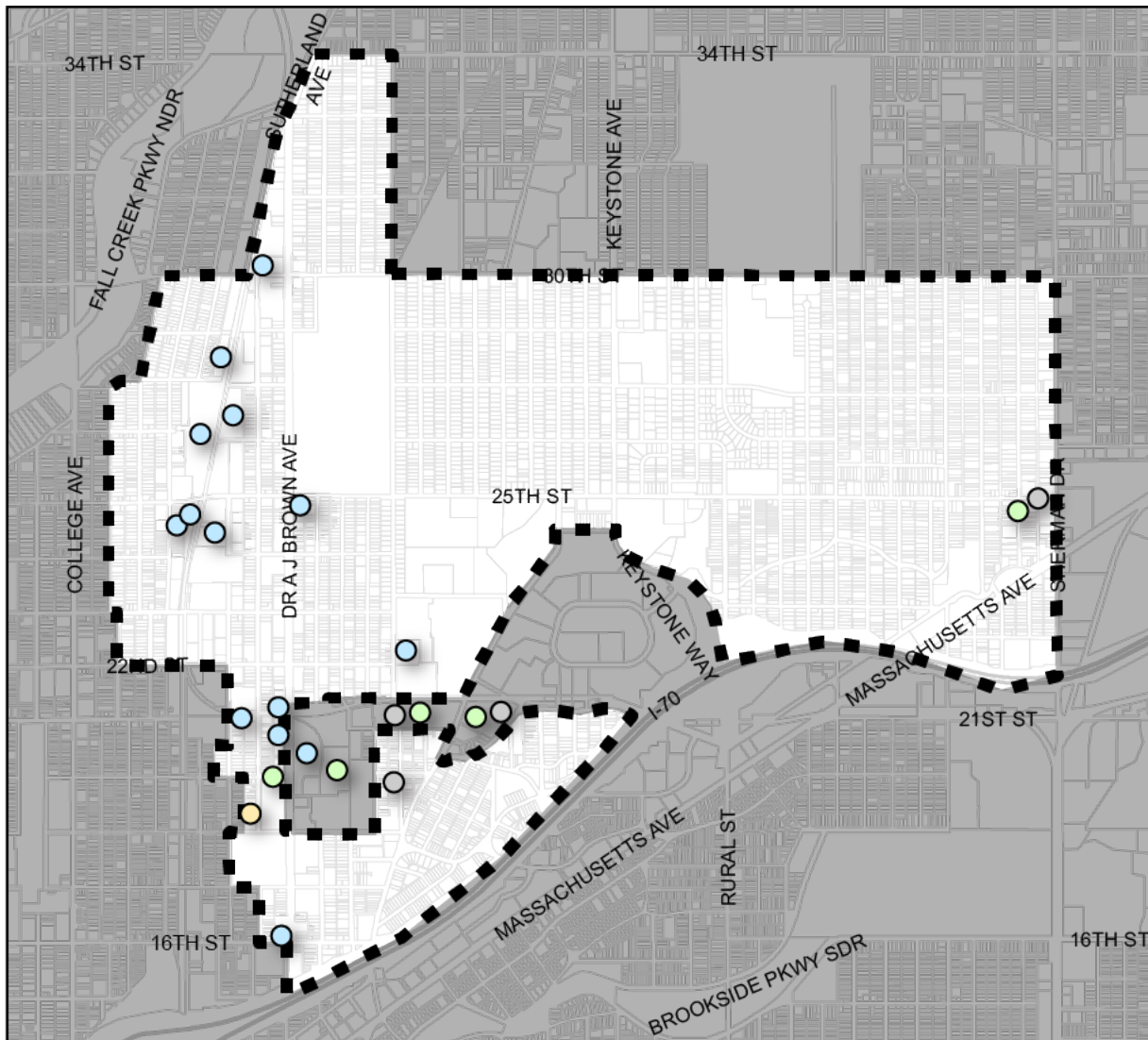


ENVIRONMENTAL CHALLENGES

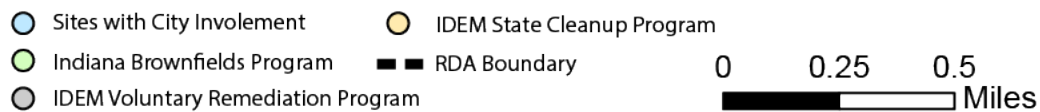
Due to the nature of the industrial and railway work done throughout the history of the Martindale-Brightwood area, there are many parcels with confirmed or likely environmental issues within the RDA.

These conditions often require remediation, otherwise future development opportunities can be severely limited. Private enterprise is often insufficient to support the rehabilitation of these sites on its own.

This map shows sites in and around the Greater Martindale-Brightwood Housing RDA that pose environmental challenges or have additional considerations post-environmental remediation.



Data Sources: City of Indianapolis, Indiana Brownfields Program, & Indiana Department of Environmental Management (IDEM)

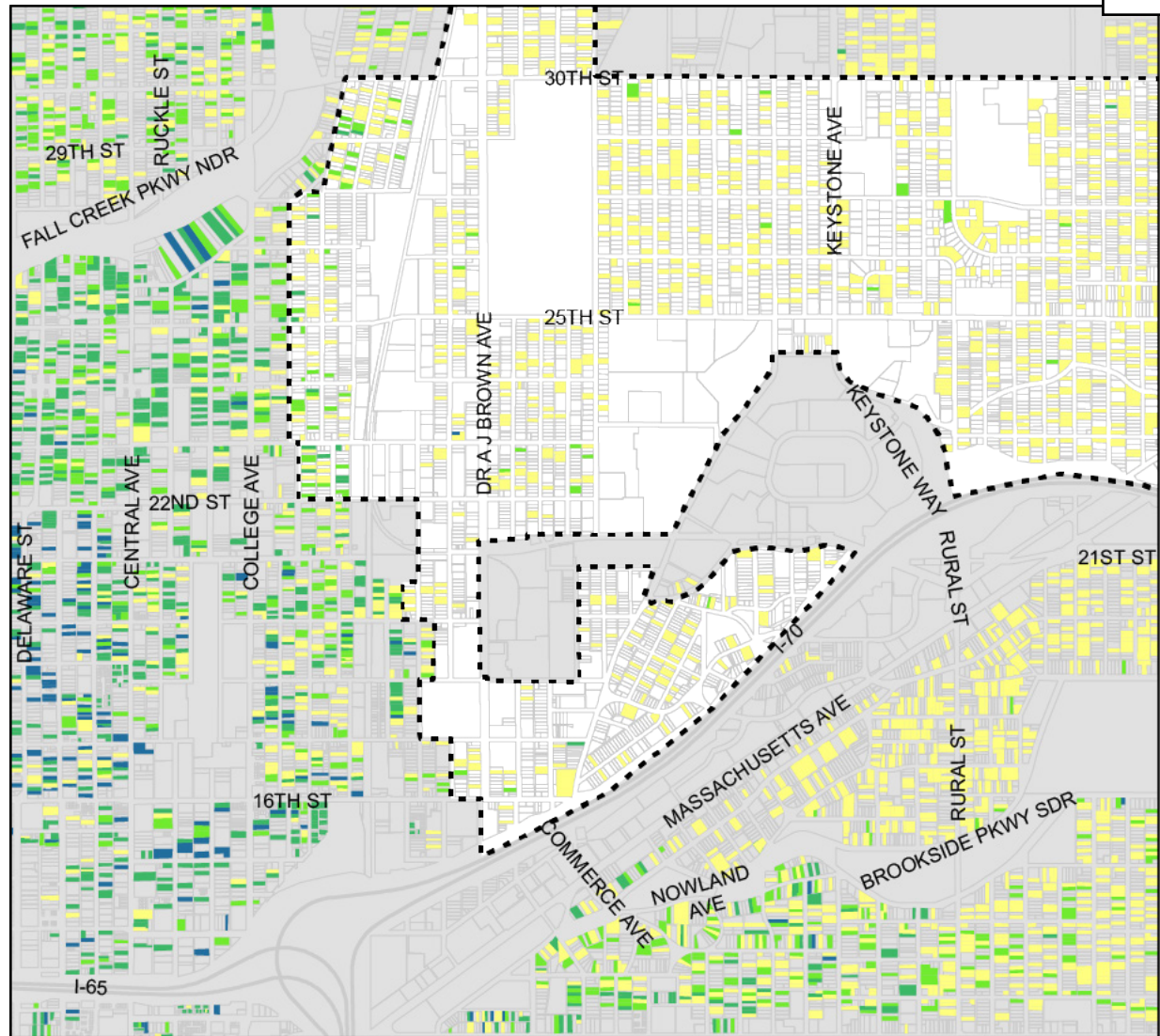


GROWING CONCERNS AROUND AFFORDABILITY

In recent years, neighbors and community leaders have expressed concerns about rising real estate prices in neighborhoods near to the Martindale-Brightwood area and whether these trends could lead to negative impacts like displacement in the Martindale-Brightwood community.

This map shows the most recent sales prices (January 2015 - March 2021) for residential properties in and around the Hillside HOTIF area. Sales prices both to the west and to the south have risen significantly over the past decade and are higher than in the Martindale-Brightwood area.

Additionally, as development has increased along the Monon Trail, housing with significantly higher sales prices has been developed increasingly close (and within) the Martindale-Brightwood area and particularly the Hillside neighborhood.



Sales Data Source: Indiana Sales Disclosures, processed and presented through the Building Blocks platform



AGE AND PLACE

During the community engagement process for this RDA, neighborhood leaders and residents identified aging-in-place and displacement of long term residents as a key neighborhood concern. This concern likely arises from historic instances of displacement, cultural values in the Martindale-Brightwood area and the Hillside neighborhood, as well as the unique demographic factors of the neighborhoods.

For example, the population in the Hillside neighborhood is older, on average, than the rest of Marion County. In 2019, the median age in Hillside was 45, while the median age in Marion County was 34. Perhaps just as importantly, a significantly higher portion of the population in Hillside is disabled. In the Hillside neighborhood, 23.1% of the noninstitutionalized population is disabled, compared to 13.5% in Marion County (1). Additionally, 27.7% of the population 55 and older is unemployed, while only 3.3% of older adults are unemployed in Marion County. These conditions have led community members to dedicate significant care and attention to issues of accessibility and displacement, in the hope that as many Hillside residents as possible can age-in-place comfortably.

According to the Polis Center at IUPUI's 'State of Aging in Central Indiana' report, 78% of older adults in the United States wish to stay in their current residence for as long as possible (2). Increasing home values, a lack of accessibility, and health and safety concerns can make it challenging for older adults to remain in their homes as they age.

Additionally, research has found that older adults are more satisfied when they have a "sense of place." Having a sense of place is often associated with living in a neighborhood that is familiar to you, or that you have lived in for years or decades. For older adults, a change of place, either because of displacement or because the surrounding environment has changed, can lead to a reduction in social well being. This is particularly important for older adults that live in areas undergoing gentrification (3).

According to data from the American Community Survey, 98.8% of adults aged 55 and older in Hillside are Black or African American (1). Black older adults are less likely to own their homes than White adults (2). This means that Black older adults are more susceptible to displacement.

The Polis Center at IUPUI published a report titled "The State of Aging in Central Indiana" in 2021 which found that older adults shared concerns about obtaining home modifications, like ramps leading to and from entrances and grab bars in the bathroom. Additionally, Black older adults are more likely than all other older adults to live in houses built before 1970, which presents additional health and safety risks (2).

Finally, transportation concerns may limit an older adults' ability to safely remain in their neighborhood. The 2021 Polis Center report found that accessing transportation was a primary concern of older adults in Central Indiana (2). A lack of access to transportation can limit social capital and lead to social isolation (3).

Sources:

(1) SAVI Community Information System, 2021

(2) *State of Aging in Central Indiana. The Polis Center. April 2021.*

(3) H. Shellae Versey, *A tale of two Harlems: Gentrification, social capital, and implications for aging in place, Social Science & Medicine, Volume 214, 2018, Pages 1-11, ISSN 0277-9536.*

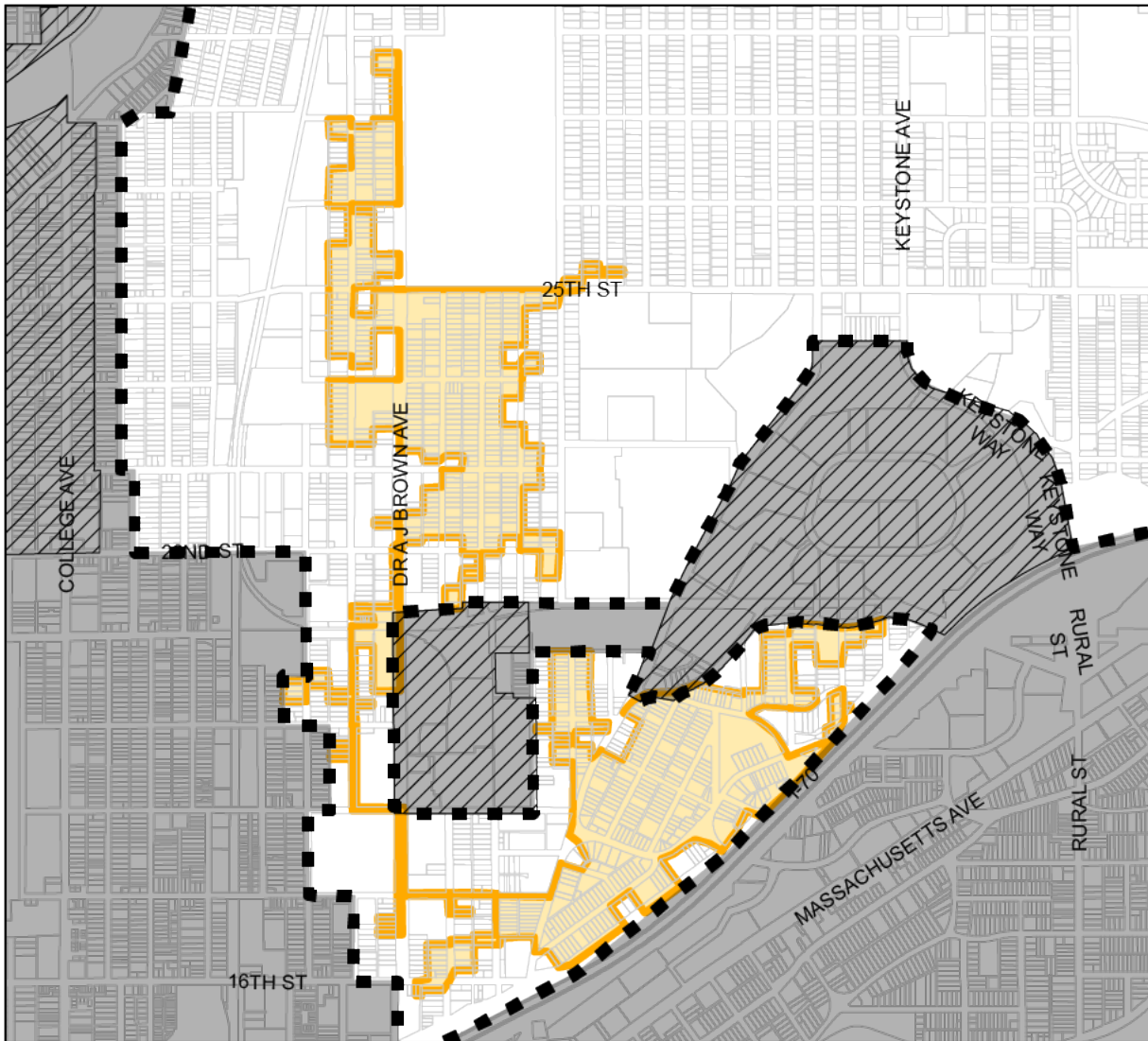
SECTION 3: HILLSIDE (HOTIF) ALLOCATION AREA - FACT BASE

The following section contains maps, data, and information that confirms that a housing program meets statutory requirements within the greater Martindale-Brightwood area.

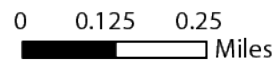
HILLSIDE (HOTIF) ALLOCATION AREA

In order to help facilitate the funding of infrastructure and other projects that will further the goals set forth in this plan for the Greater Martindale-Brightwood Housing Redevelopment Area, the Hillside (HOTIF) Allocation Area will be established.

Indiana Code 36-7-15.1-34 provides requirements that must be satisfied to establish an allocation area. This section includes documentation that confirms that the Hillside (HOTIF) Allocation Area meets these statutory requirements.



- Hillside Allocation Area
- Existing TIFs
- Greater Martindale-Brightwood Housing RDA



VACANT PARCELS

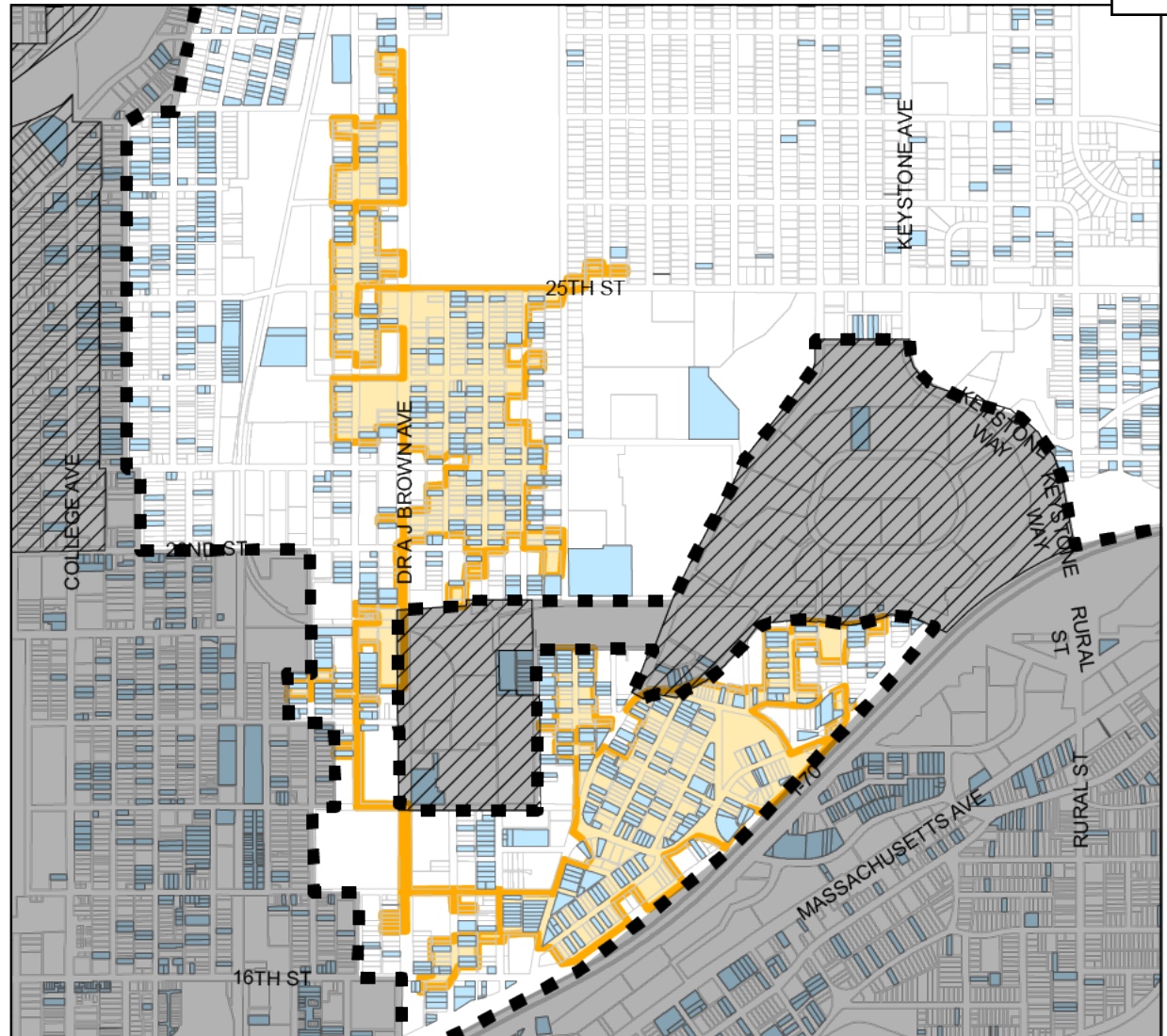
Per IC 36-7-15.1-34(5), at least one-third (1/3) of parcels in the allocation area established by this program should be vacant.

This map shows vacant parcels in and around the Hillside (HOTIF) Allocation Area as of Fall 2021.

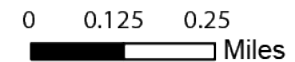
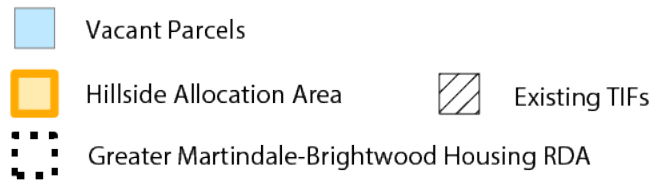
The table below shows the number of vacant parcels and the total number of parcels within the Hillside (HOTIF) Allocation Area. As shown in this chart, the number of vacant parcels in this area exceeds the statutory requirement.

Table 2. Vacant Parcels - Hillside (HOTIF) Allocation Area

Vacant Parcels	253
Total Parcels	738
Percent (%) Vacant Parcels	34.3%



Property Attributes Data Source: Marion County Assessor's Office



AREA USED FOR RESIDENTIAL PURPOSES

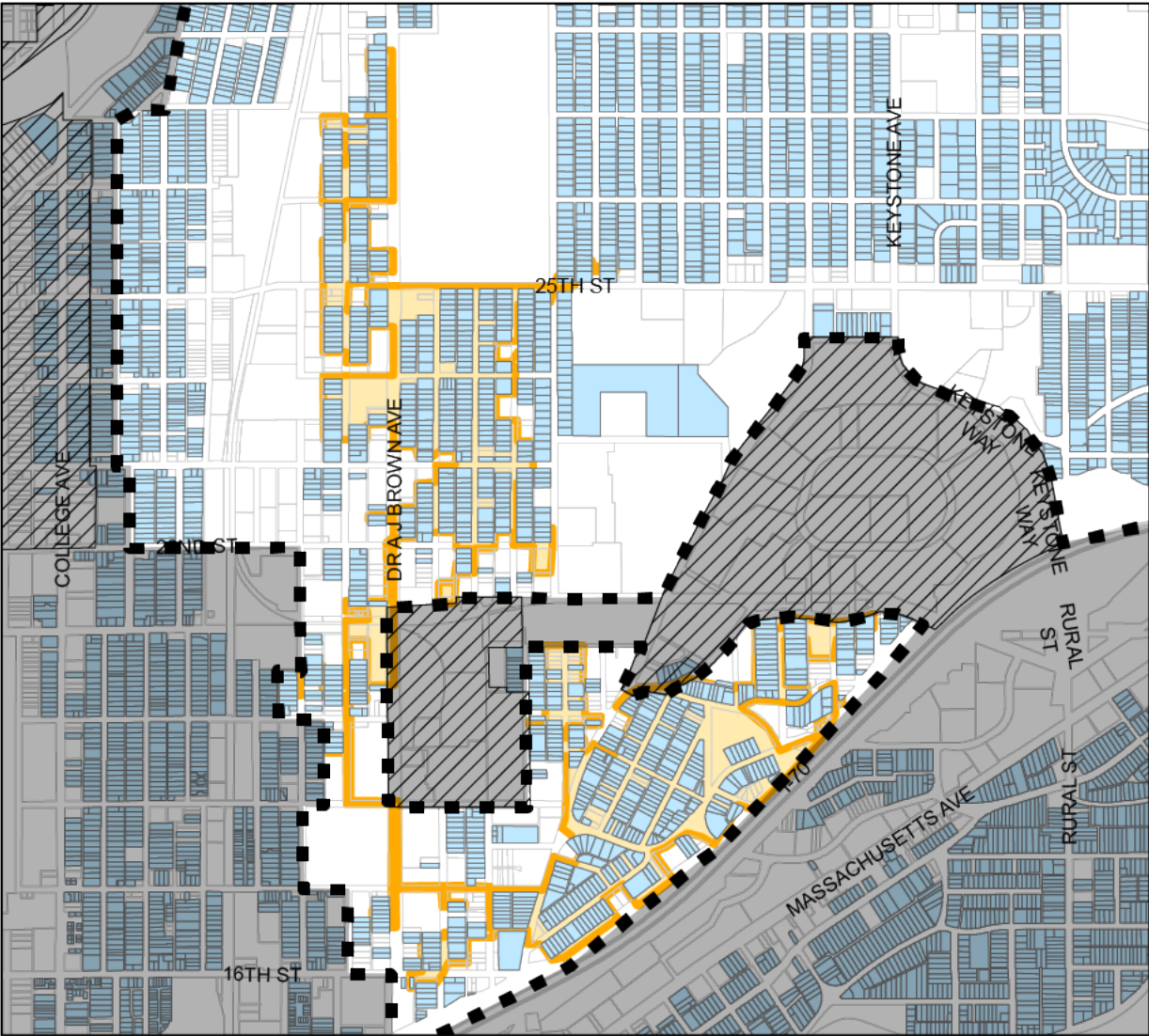
Per IC 36-7-15.1-34(6), at least three-fourths (3/4) of the allocation area should be used for residential purposes or is planned to be used for residential purposes.

This map shows parcels used for residential purposes (as categorized by the Marion County Assessor's Office) as of Fall 2021.

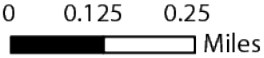
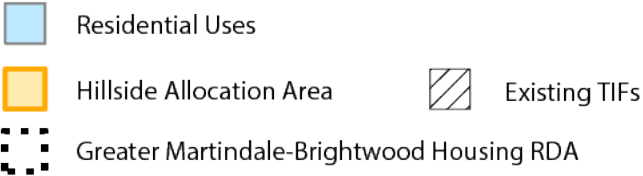
The table below lists the areage covered by parcels with residential purposes and the net area covered by all parcels within the Hillside Allocation Area. As shown in this chart, the percentage of area used for residential purpose exceeds the statutory requirement.

Table 3. Area Used for Residential Purposes - Hillside (HOTIF) Allocation Area

Area Used for Residential Purposes (Acres)	82.61
Total Net Area (Acres)	101.70
Percent (%) Area Used for Residential Uses	81.2%



Property Attributes Data Source: Marion County Assessor's Office



RESIDENTIAL UNITS BUILT PRIOR TO 1941

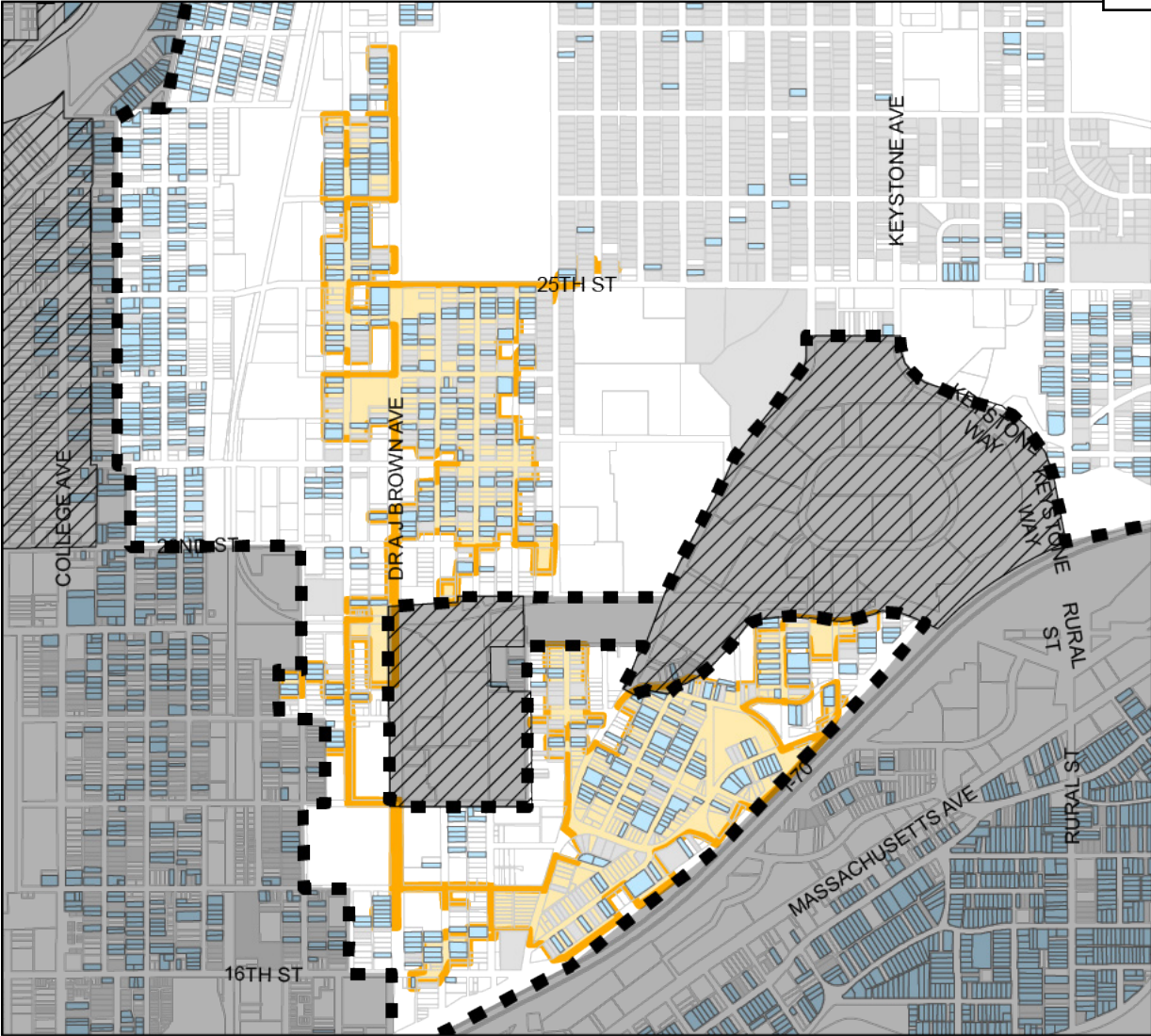
Per IC 36-7-15.1-34(7), at least one-third (1/3) of the residential units within the allocation area must have been constructed prior to 1941.

This map shows parcels in the allocation area that include a residential unit constructed prior to 1941 (per the Marion County Assessor's Office).

The table below shows the number of residential units constructed prior to 1941 in addition to the total number of residential units within this area. As shown in this chart, the percentage of residential units constructed prior to 1941 satisfies the statutory requirement.

Table 4. Residential Units Constructed Prior to 1941- Hillside (HOTIF) Allocation Area

Units Constructed Prior to 1941	266
Total Residential Units	375
Percent (%) Residential Units Constructed Prior to 1941	70.9%



Property Attributes Data Source: Marion County Assessor's Office

- Residential Unit(s) Built Prior to 1941
- Residential Unit(s) Built After 1941
- Hillside Allocation Area
- Existing TIFs
- Greater Martindale-Brightwood Housing RDA

0 0.125 0.25 Miles



ADDITIONAL CHARACTERISTICS

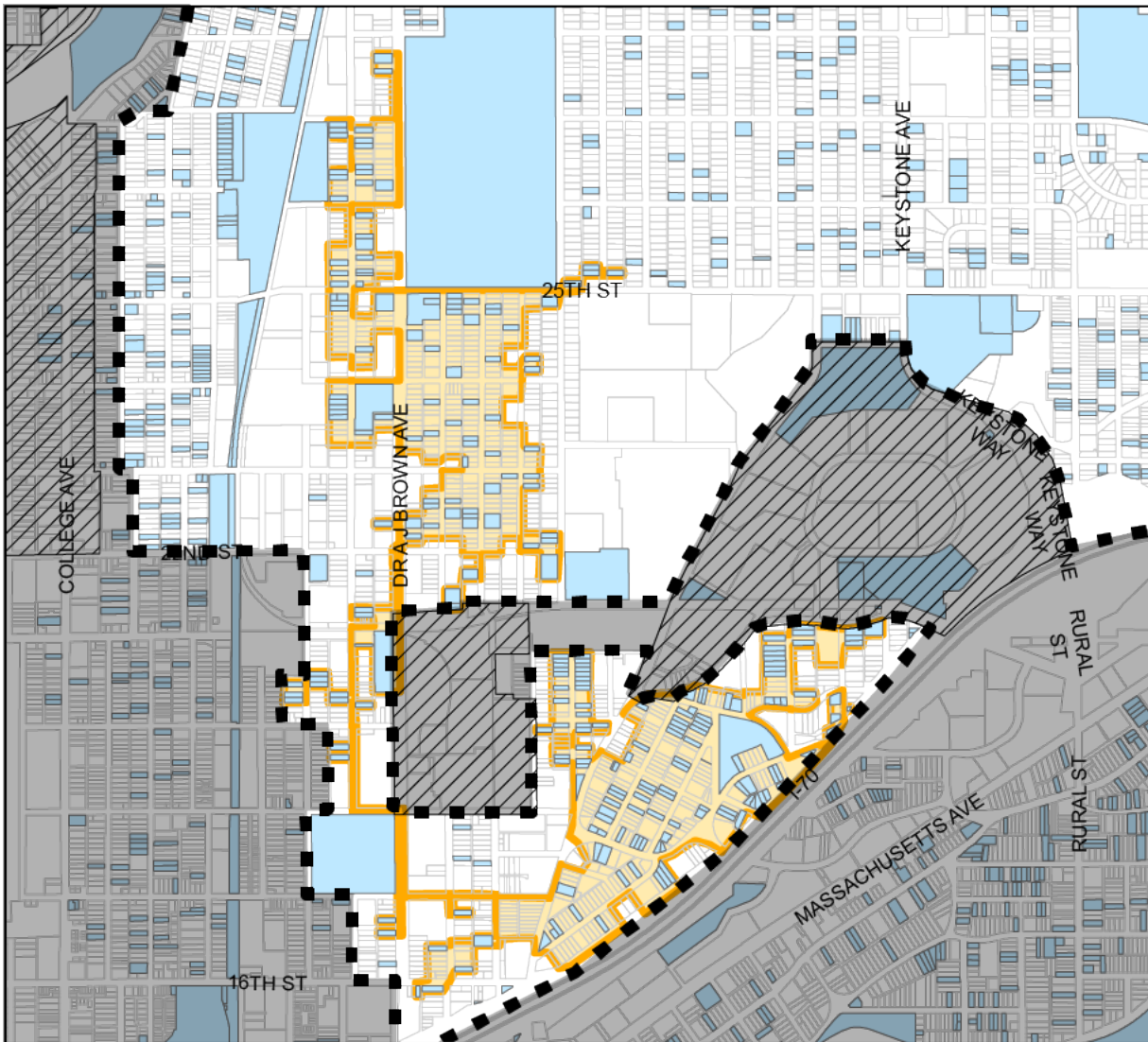
Per IC 36-7-15.1-34(8), at least one-third (1/3) of the parcels within the allocation must have one (1) or more of the following characteristics:

- The dwelling unit on the parcel is not permanently occupied.
- The parcel is subject of a government order, issued under a statute or ordinance, requiring the correction of a housing violation or unsafe building condition.
- Two (2) or more property tax payments on the parcel are delinquent.
- The parcel is owned by local, state, or federal government.

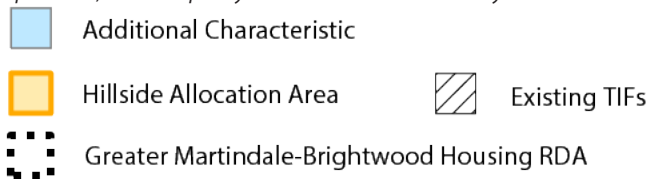
This map shows parcels that meet at least one of these characteristics. The table below shows the number of parcels that meet at least one of these characteristics and the total number of parcels within this area.

Table 5. 'Additional Characteristics' Parcels - Hillside (HOTIF) Allocation Area

'Additional Characteristics' Parcels	246
Total Parcels	738
Percent (%) Parcels Meeting This Requirement	33.3%



Building Vacancy Data Sources: Citizens Energy, Department of Business and Neighborhood Services, Marion County Public Health Department; Tax Delinquency Data: Office of Marion County Treasurer



SECTION 4: REDEVELOPMENT PLAN

The following section contains maps, data, and budget information that relays future plans for the Greater Martindale-Brightwood Housing RDA.

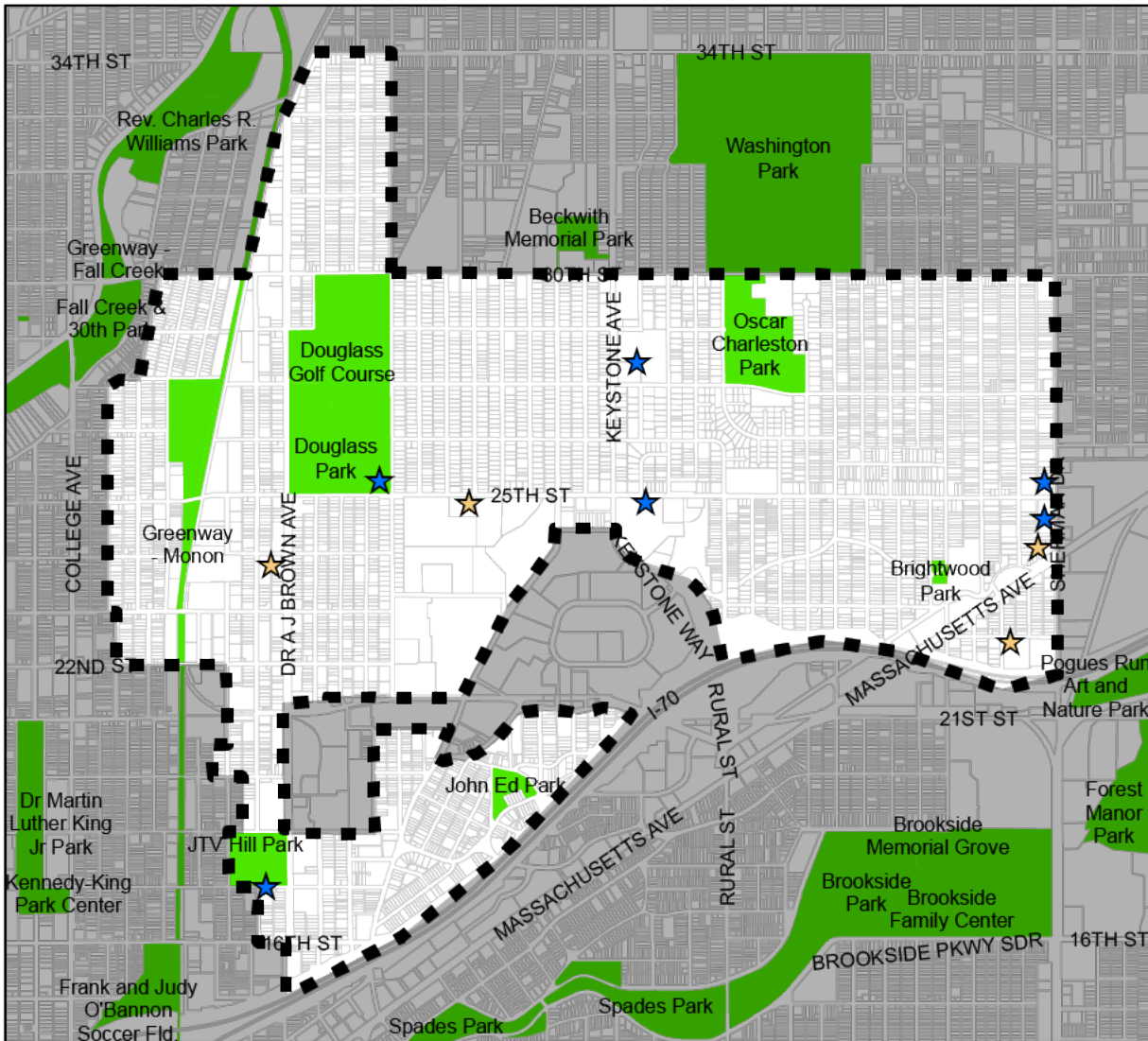
TOWARDS THE FUTURE

The following section provides a framework for future development in the Greater Martindale-Brightwood Housing RDA.

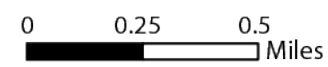
The map on the left shows important facilities and historic structures in the vicinity of the RDA.

Though the RDA is not located within a historic district, there are several outstanding or notable structures as noted in the County Survey, including Francis W. Parker School Number 56, Saint Paul African Methodist Episcopal Church, and Saint Francis de Sales Catholic Church.

There are several important parks and greenways that are located throughout the RDA. This includes Frederick Douglass Park, Oscar Charleston Park, John Ed Park, and JTV Hill Park. The Monon Trail connects pedestrians and bikers in the neighborhood to downtown and amenities to the north including the Indiana State Fairgrounds.



- ★ Public, Non-Profit, & Educational Facilities
- ★ Notable Historic Structures & Places
- Parks and Open Space
- RDA Boundary



REDEVELOPMENT AREA PLAN OBJECTIVES

Objectives of the Greater Martindale-Brightwood Housing RDA are to:

- Eliminate conditions that negatively affect the health, safety, and welfare of local residents.
- Maximize new and existing opportunities for development that are consistent with adopted plans for the area.
- Benefit the public health and welfare by protecting the economic value of properties within and nearby the redevelopment area.
- Phase out incompatible structures and land uses.
- Redevelop parcels in accordance with the Greater Martindale-Brightwood Housing RDA.

RELATIONSHIP TO LOCAL OBJECTIVES

1. The uses proposed within this plan are consistent with and further the objectives of the Marion County Comprehensive Plan.
2. The RDA will support the goals and implementation of existing plans and programs in the neighborhood, including the 25th and Monon Vision Plan and Lift Indy.
3. The RDA will support new affordable housing, particularly in the Hillside neighborhood, to offer opportunities for low to moderate income individuals and families.
4. The RDA will support a variety of housing and infrastructure that can support development patterns that make the neighborhood a healthier, more inclusive, more resilient, and more competitive place.
5. Improvements to public ways, streets, multi-modal facilities and other public or semi-public facilities will improve connectivity and accessibility for residents.
6. Improvements to infrastructure and other amenities will support both public and private investment in parks and amenities for residents of the Martindale-Brightwood area.
7. The improvements within the RDA will serve to protect the economic value of surrounding properties and maximize land uses.

GREATER MARTINDALE-BRIGHTWOOD - VISIONS & VALUES

In recent years, the Department of Metropolitan Development collected feedback from the Martindale-Brightwood community that has guided the creation of this and other plans and programs for the area. Input has been collected through meetings with stakeholders, surveys, and presentations to neighborhood groups.

This feedback has provided important considerations for the future of the neighborhood. The following visions and values have influenced the creation of this document:

1. There’s a strong community identity in the Martindale-Brightwood area.

Though neighborhoods throughout the area have their own unique histories, there is a strong identity and connection across Martindale-Brightwood.

2. Residents are concerned about displacement and gentrification.

Though residents see opportunities associated with growth in the area, they are concerned that this growth could bring negative consequences like displacement, particularly for long-term residents.

3. Residents would like to expand diverse, affordable housing options. This includes new housing and maintaining existing housing through access to opportunities like owner-occupied repair programs.

Residents hope that existing housing can be maintained in affordable ways, and that new housing options are available at affordable pricepoints. There is hope that vacant properties can be used for affordable housing.

4. Residents would like investments in parks and amenities.

There are several parks located within Martindale-Brightwood. Residents hope to see continued investments in these areas (such as the new Family Center being built in Frederick Douglass Park).

5. Residents would like to see increased connectivity to improve accessibility.

As the City invests in resources like parks and other amenities in the area, the City should continue to build or improve connections to these resources, particularly for non-automobile transportation options like pedestrians and bicyclists.

6. Residents in Martindale-Brightwood would like to continue to improve communication / open lines of communication with the City.

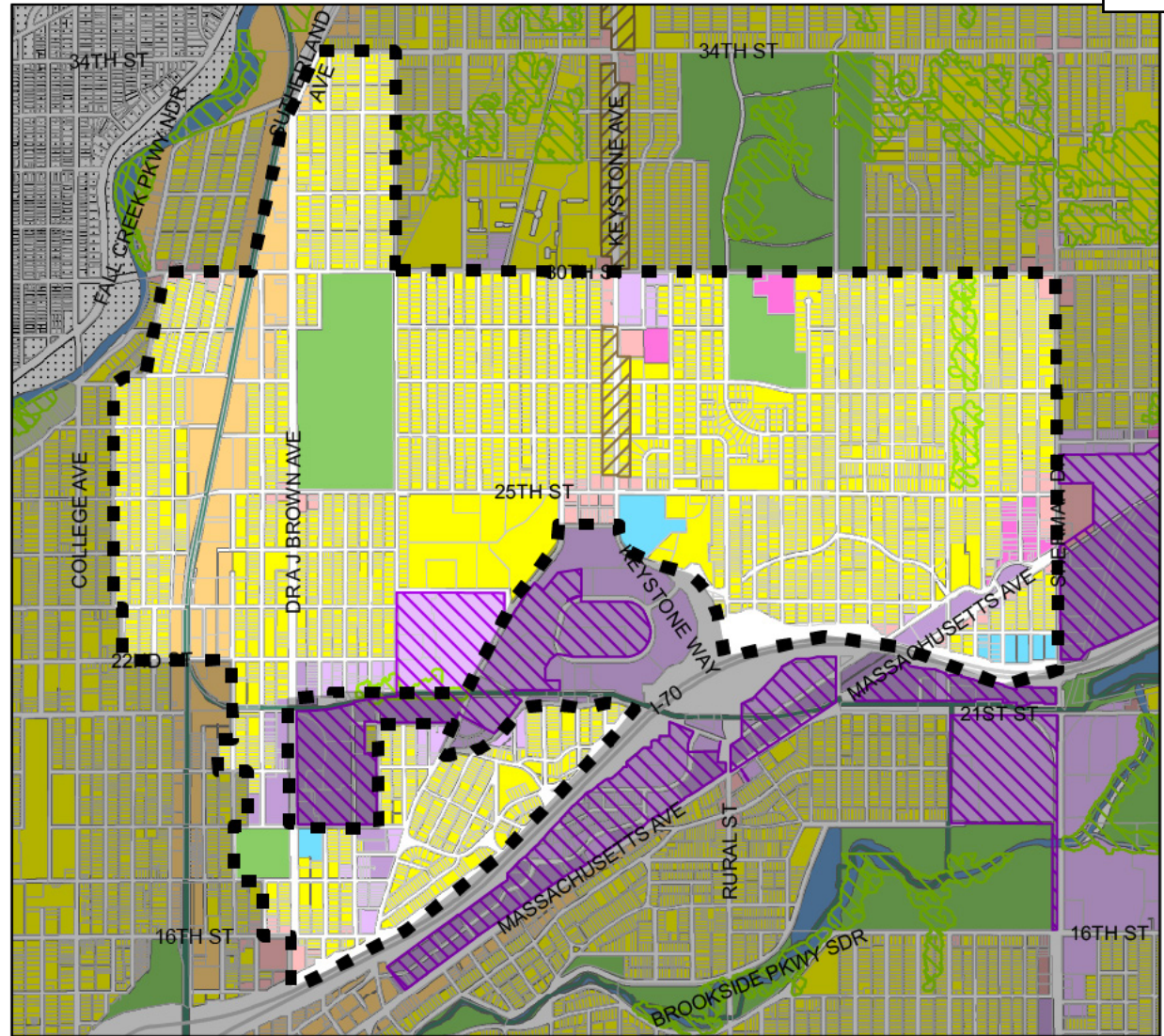
The process of improving lines of communication has begun through the numerous efforts between the City of Indianapolis and neighborhood stakeholders in recent years. However, continued communication is important.

LAND USE PLAN

In November and December 2018, the Metropolitan Development Commission approved new land use maps for most of all nine townships in Marion County. These land use maps cover over 90% of Marion County.

All land included in the Greater Martindale-Brightwood Housing RDA is included in these mapped areas. As can be seen in the map on the right, a majority of the area is designated as part of the Traditional Neighborhood typology. The Traditional Neighborhood typology includes a full spectrum of housing types, ranging from single family homes to large-scale multifamily housing.

The Land Use Plan also recommends the Village Mixed-Use typology along the Monon Trail. The Village Mixed-Use typology supports creating neighborhood gathering places with a wide range of small businesses, housing types, and public facilities.



Data Source: Department of Metropolitan Development



ADDITIONAL PLANS & PROGRAMS FOR MARTINDALE-BRIGHTWOOD



Image: 25th & Monon Vision Plan - Cover (Source: Department of Metropolitan Development)

25TH & MONON VISION PLAN

The Long-Range Planning team in the Department of Metropolitan Development, in partnership with DMD’s Real Estate and Economic Development team and Greenstreet consultants, completed a community development planning process for four DMD-owned sites along the Monon Trail in the Martindale-Brightwood area in March 2021.

The Vision Plan outlines the framework that was utilized throughout the process, and includes guiding principles, a development program, and inclusive development recommendations.

LIFT INDY

Lift Indy is a comprehensive community development program that promotes equitable neighborhood revitalization through affordable housing, economic development, and placemaking. In February 2021, Martindale Brightwood was announced as the second Lift Indy area for 2021.

Lift Indy is expected to support numerous projects and programs in the Martindale-Brightwood neighborhood, including the Martindale Brightwood Education Zone Housing Village Initiative, a homeowner repair program, a new home construction program, and a mortgage refinance program to support long-term residents.

REACH PROGRAM

The Centers for Disease Control and Prevention (CDC) awarded the Marion County Public Health Department funding to create a network of strategies to address high chronic disease rates in Marion County through a national program called Racial and Ethnic Approaches to Community Health (REACH). Locally entitled ‘Reaching for a Healthier Marion County,’ this program aims to reduce health disparities within the African American community by: increasing availability and access to fruits, vegetables, and other nourishing foods in a variety of venues; increasing the percentage of women who initiate and sustain breastfeeding along with increasing supportive work environments for lactating mothers; advocating for walking infrastructure so that walking is safe, convenient, and encouraged; and maximizing the use of existing health education community resources. REACH serves the near northeast region of Indianapolis, including the Martindale-Brightwood area.

PROPOSED ACTIVITIES

In addition to the policies and guidelines outlined in the Comprehensive Plan for Indianapolis and Marion County, the following activities are planned or are likely necessary to support redevelopment:

1. Housing Program: This may include the construction, rehabilitation, or repair of residential units.
2. Public Infrastructure: This may include street, curb, sidewalk, trail, bridge, public transportation, and utility construction or reconstruction within the public rights-of-way or within or necessary to serve private development projects.
3. Rezoning
4. Site Preparation Necessary for Redevelopment
5. Environmental Remediation
6. Public Park or Public Facility Development
7. Establishment of TIF and/or HOTIF Allocation Area(s)

ANTICIPATED PROJECTS

The following projects are possible to occur within the Redevelopment Area and the Hillside Allocation Area:

- Construction, rehabilitation, or repair of residential units
- Construction, reconstruction, or repair of infrastructure (such as street, sidewalks, and sewers)
- Acquisition of real property and interests in real property
- Demolition of real property
- Financial assistance to enable individuals and families to purchase or lease residential units with the Hillside Allocation Area
- Financial assistance to neighborhood development corporations to be used for the purpose of enabling individuals and families to purchase or lease within the Hillside Allocation Area

HILLSIDE HOTIF ADVISORY COMMITTEE

Establishing tools like RDAs and HOTIFs can have a significant impact on a community. The City of Indianapolis, including the Department of Metropolitan Development, is committed to working with the community to utilize both the RDA and the HOTIF to address needs recognized by the community.

The City will establish an Advisory Committee to make recommendations for how Hillside Housing Program (HOTIF) Area funds are spent. The purpose of this Advisory Committee is to make and prioritize recommendations in collaboration with DMD. This Advisory Committee shall include community leaders and Hillside neighborhood residents.

REDEVELOPMENT AREA PROJECTS & BUDGET

Table 6. Greater Martindale-Brightwood Housing RDA and Hillside HOTIF Budget

Development Activities	Budget (Estimated Total Project Cost)
Land Acquisition & Demolition	\$200,000
Affordable Housing Initiatives - <i>Including financial assistance for home construction and purchase, financial assistance for leasing, rehab/repair of owner-occupied homes, and rehab/repair of vacant properties</i>	\$1,000,000
Infrastructure	\$800,000

The Indiana Code requires that housing program (HOTIF) funds be spent on projects within the allocation area or that serve the project area. Annual increment revenue collected into the Hillside HOTIF Fund will be prioritized and expended based on collaboration between DMD and the Hillside HOTIF Advisory Committee.

ACQUISITION

The map shows boundaries for the acquisition area associated with the Greater Martindale-Brightwood Housing RDA.

A list of parcels on the acquisition list is included in Plan Appendix I: Acquisition List.

Any property which meets any one of the following conditions will be exempted from acquisition:

1. Residential property which is owner occupied, including "contract sales" properties.
2. Commercial property which is occupied by a legally established active business. The business shall (1) operate consistent with Marion County Health and Hospital Regulations and Zoning Regulations, (2) be legally established, and (3) have some manner of owner participation in operaiton.

Any property meeting any one of the above conditions will be exempted upon request of the property owner.

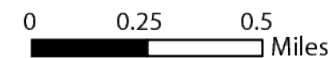
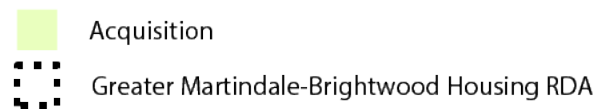
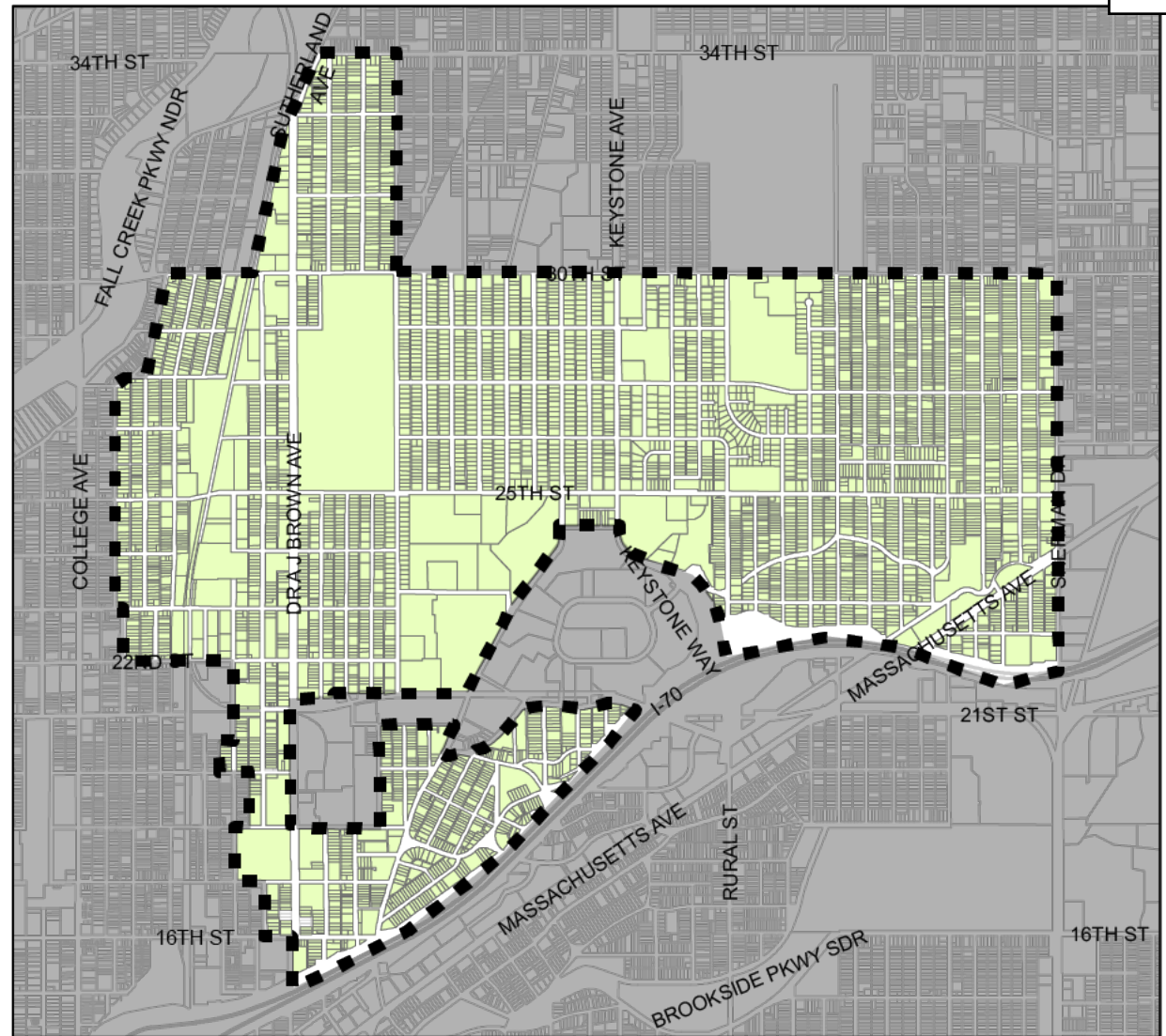


EXHIBIT F
AMENDED PLAN

LR02314.0788791 4876-8161-5557v8

GREATER MARTINDALE-BRIGHTWOOD

HOUSING REDEVELOPMENT AREA - 2024 PLAN AMENDMENT

PREPARED BY THE CITY OF INDIANAPOLIS
DEPARTMENT OF METROPOLITAN DEVELOPMENT
PREPARED FOR THE METROPOLITAN DEVELOPMENT COMMISSION
DECLARATORY RESOLUTION 2024-E-023 EXHIBIT B | 6/26/2024

ACKNOWLEDGMENTS

We thank the many neighborhood leaders and residents who have participated in this and other planning processes within the Reagan Park neighborhood and the Martindale-Brightwood neighborhoods.

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ABOUT THIS PLAN

This plan amendment updates previous iterations of the Greater Martindale-Brightwood Housing Redevelopment Area (RDA) Plan by expanding its boundaries and establishing the Reagan Park (HOTIF) Allocation Area.

After decades of disinvestment associated with industrial changes, redlining, and other trends, normal redevelopment activity cannot take place without additional government action.

The expansion of the RDA and creation of the housing program are important steps to further support the sustainable, equitable redevelopment of the greater Martindale-Brightwood area.

This plan amendment contains documentation of existing conditions, descriptions of factors that pose challenges to the redevelopment of the expansion area, and amendments to the redevelopment plan for the future.

WHY AMEND THE REDEVELOPMENT AREA AND CREATE AN ADDITIONAL HOUSING PROGRAM?

Several years ago, stakeholders in the Martindale-Brightwood community reached out to the City of Indianapolis to express needs for affordable housing and infrastructure improvements.

Creating a redevelopment area unlocks policy and finance tools to support redevelopment and replanning in the Martindale-Brightwood community. Designation of a redevelopment area also shows that the City of Indianapolis is proactively attempting to address challenges in the area, which can strengthen grant and other applications for projects in the neighborhood.

Given rapid growth along the Monon Trail and 16th Street, neighbors are concerned about gentrification and displacement in addition to the impact of development on long-time residents.

The City initially created the Hillside (HOTIF) Allocation Area to support equitable redevelopment within this neighborhood.

After analyzing data, the City has found that much of the Reagan Park neighborhood could qualify for a housing program. The need for affordable housing has already been identified through community plans as a critical need for the community.

Establishing a housing program will carry efforts from the existing RDA into the proposed expanded Greater Martindale Brightwood Housing RDA to serve the housing needs and goals of the Reagan Park neighborhood.

SECTION 1: REDEVELOPMENT AREA EXPANSION

This section includes a map that displays the expanded boundaries for the Greater Martindale-Brightwood Housing Redevelopment Area and a list of parcels included in this expansion.



GREATER MARTINDALE-BRIGHTWOOD HOUSING REDEVELOPMENT AREA - 2024 EXPANSION



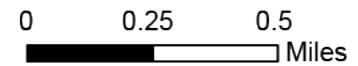
Greater Martindale-Brightwood Housing RDA



Existing TIFs



Greater Martindale-Brightwood Housing RDA - Expansion Area



2024 EXPANSION AREA DESCRIPTION

To further the objectives of the Greater Martindale-Brightwood Housing Redevelopment Area Plan, the parcels defined by the following parcel numbers are added to the Greater Martindale-Brightwood Housing Redevelopment Area:

Table 1. Parcels to be Added to the Greater Martindale-Brightwood Housing RDA

1003604	1027180	1049319	1059172	1083615
1003755	1027192	1049845	1059900	1084209
1004582	1030306	1049932	1060596	1088624
1005597	1030479	1050377	1060613	1090545
1005775	1031197	1051230	1060847	1091884
1006307	1031712	1051378	1061628	1096181
1008459	1032113	1052294	1061747	1100596
1008653	1032328	1052399	1062045	1107706
1013309	1033411	1052425	1065273	1107707
1014036	1033412	1053610	1066463	
1014947	1033413	1054985	1068766	
1017075	1033414	1055411	1071033	
1018103	1034274	1056163	1071051	
1019799	1034415	1056305	1071203	
1019996	1035626	1056664	1073302	
1020721	1038580	1056669	1076677	
1020921	1038604	1057070	1077950	
1022122	1040558	1058721	1078656	
1023234	1043485	1058983	1079138	
1024564	1044464	1058990	1080135	

SECTION 2: REDEVELOPMENT AREA EXPANSION- FACT BASE

The following section includes a brief history and existing conditions within the greater Martindale-Brightwood area.

AREA BACKGROUND

The Greater Martindale-Brightwood Housing RDA includes a collection of neighborhoods in near northeast Indianapolis, including the Hillside, Oak Hill, Brightwood, and Ralston-Hovey-Arsenal neighborhoods.

The original boundaries for the Greater Martindale-Brightwood Housing RDA included much of the Reagan Park neighborhood, which is bounded by 25th Street to the north, the Monon Trail to the east, 22nd Street to the south, and Broadway St to the west.

Reagan Park has not traditionally been considered part of Martindale-Brightwood. However, in recent years, stakeholders throughout the community have recognized that rapid development along the Monon Trail may decrease affordability in neighborhoods on both sides of this trail. Furthermore, properties along the Monon Trail face similar environmental challenges associated with their industrial past that must be addressed prior to future development.

From Fall 2020 to Spring 2021, community leaders from throughout the greater Martindale-Brightwood area came together to support the development of the 25th & Monon Vision Plan. This plan provides guidance on ways the City of Indianapolis can support development that neighborhood residents feel best benefits their community.

This plan recommends adding diverse housing options to support a variety of income levels and people. It also calls for the improvement of crossings and pedestrian infrastructure like sidewalks that would greatly enhance the walkability and access in the neighborhood.

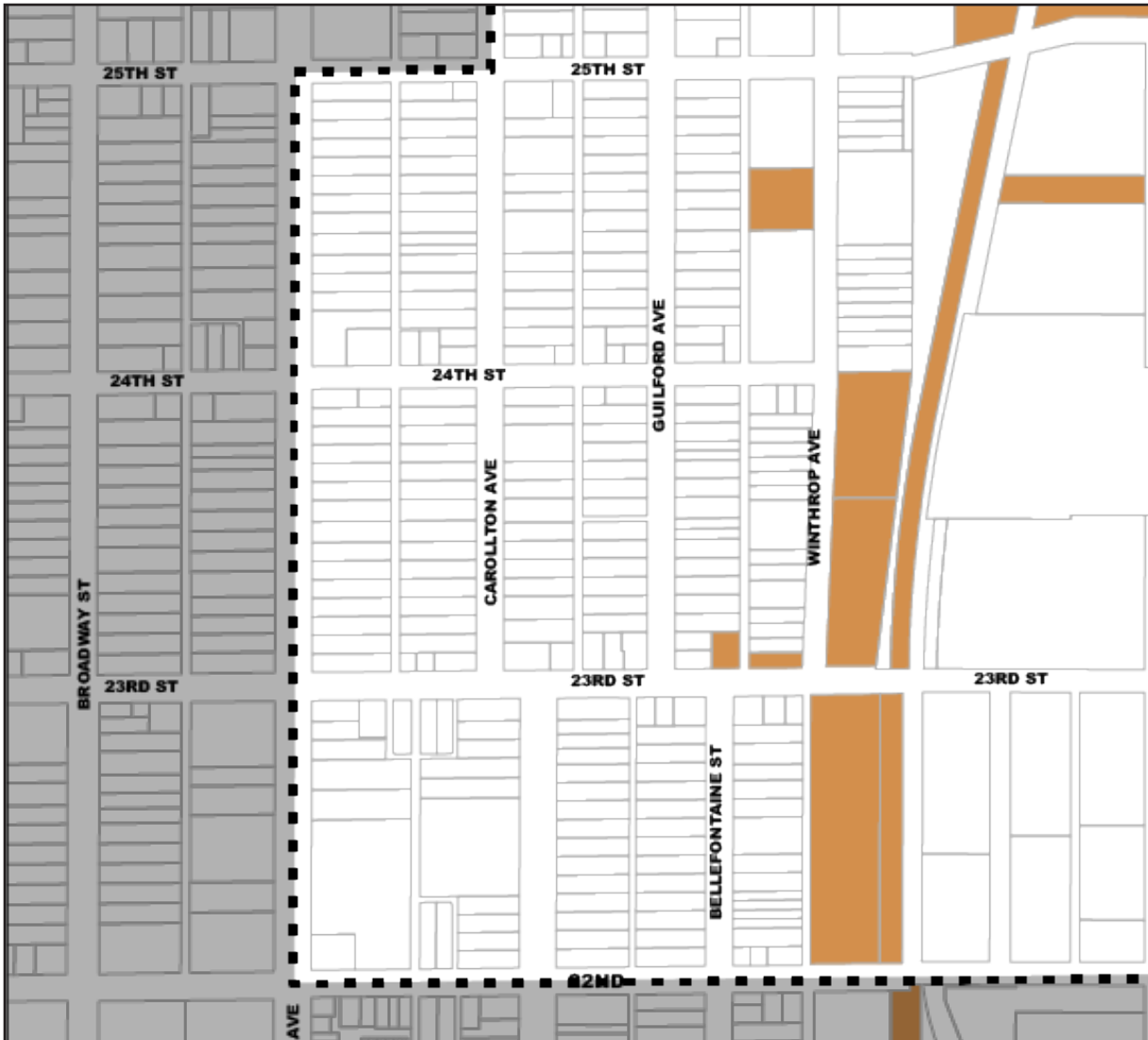
This plan amendment, which includes expanded boundaries to include the Reagan Park neighborhood, supports the implementation of the 25th & Monon Vision Plan.

ENVIRONMENTAL CHALLENGES

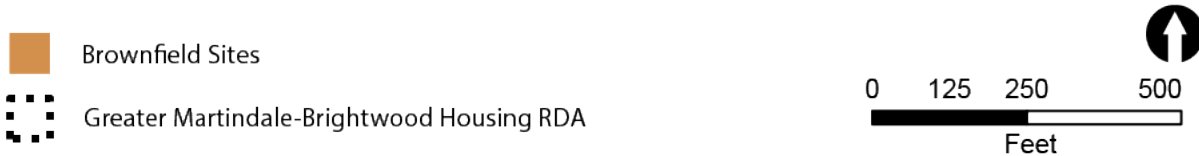
Due to the nature of the industrial and railway work done throughout the history of the Martindale-Brightwood area, there are many parcels with confirmed or likely environmental issues within the RDA.

These conditions often require remediation, otherwise future development opportunities can be severely limited. Private enterprise is often insufficient to support the rehabilitation of these sites on its own.

This map shows sites in and around the Greater Martindale-Brightwood Housing RDA that pose environmental challenges or have additional considerations post-environmental remediation.



Source: Department of Metropolitan Development



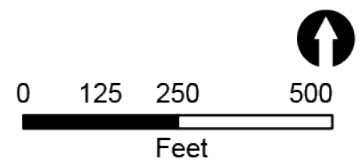
GROWING CONCERNS AROUND AFFORDABILITY

In recent years, neighbors and community leaders have expressed concerns about rising real estate prices in neighborhoods near to the Martindale-Brightwood area and whether these trends could lead to negative impacts like displacement in the Martindale-Brightwood community.

This map shows the most recent sales prices (May 2019 - April 2024) for residential properties in and around the Reagan Park HOTIF area. Sales prices continue to rise, particularly close to College Avenue, with many being unaffordable to people at or below the area median income.



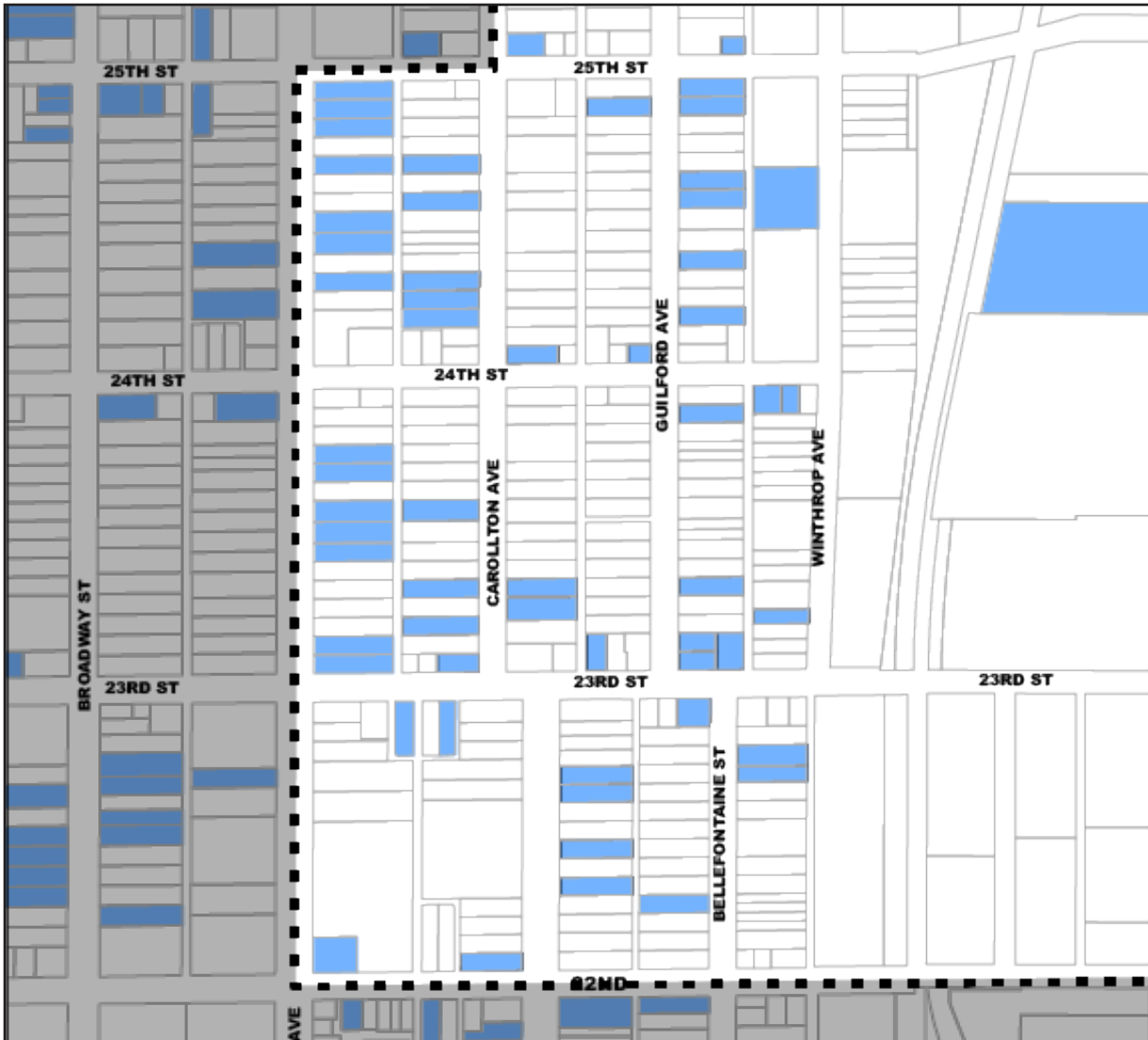
Sales Data Source: Indiana Sales Disclosures, processed and presented through the Building Blocks platform




VACANT PARCELS


This map shows vacant parcels in and around the Greater Martindale-Brightwood RDA.

There are significant clusters of vacant parcels, particularly in the western portion of the RDA.



Property Attributes Data Source: Marion County Assessor's Office

 Vacant Parcels

 Greater Martindale-Brightwood Housing RDA



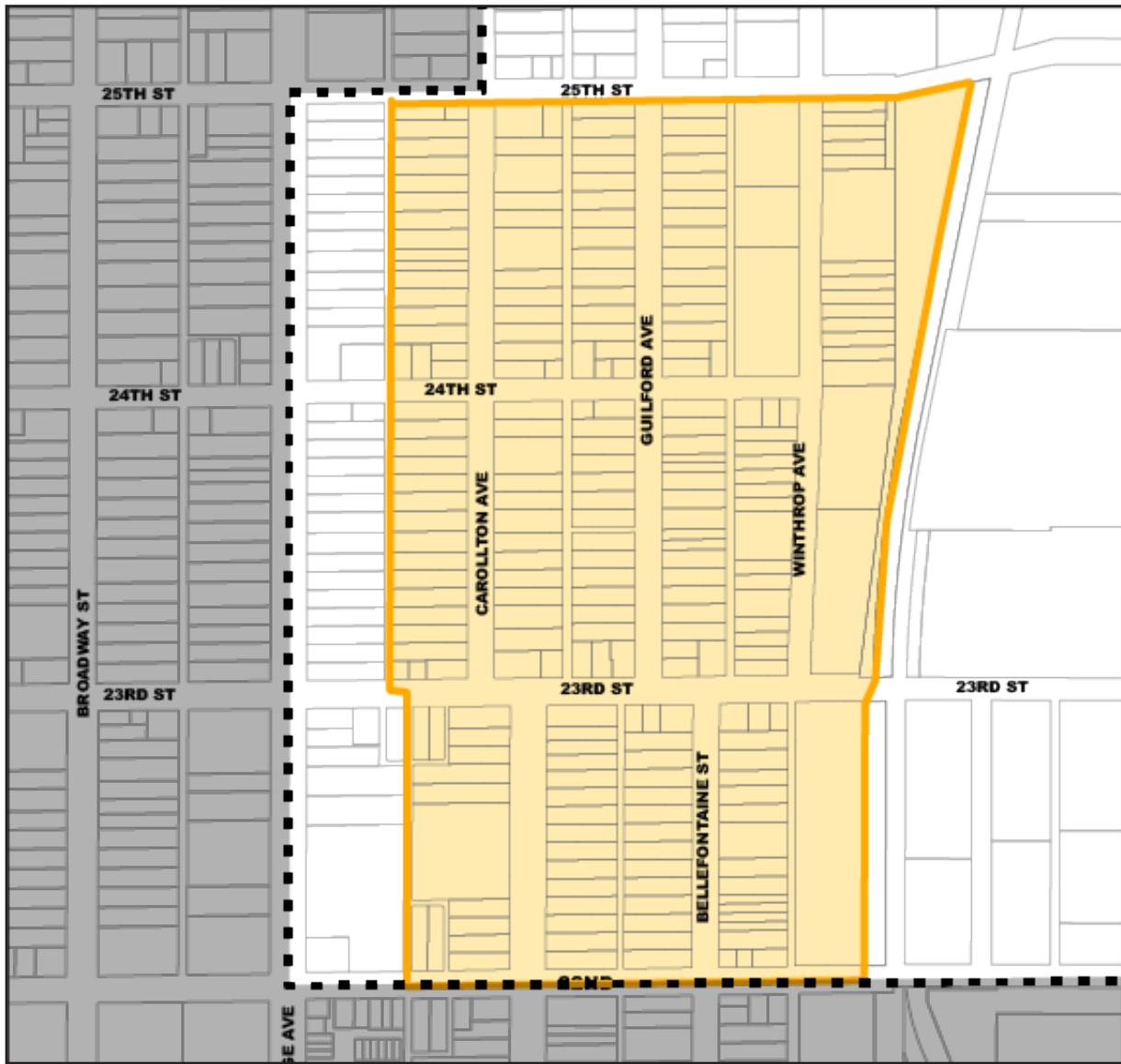
SECTION 3: REAGAN PARK (HOTIF) ALLOCATION AREA - FACT BASE

The following section contains maps, data, and information that confirms that this housing program meets statutory requirements within the greater Martindale-Brightwood area.


REAGAN PARK (HOTIF) ALLOCATION AREA

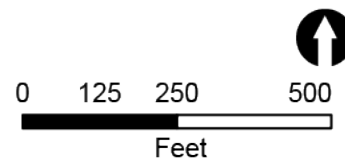
In order to help facilitate the funding of affordable housing, infrastructure, and other projects that will further the goals set forth in this plan for the amended Greater Martindale-Brightwood Housing Redevelopment Area, the Reagan Park (HOTIF) Allocation Area will be established.

Indiana Code 36-7-15.1-34 provides requirements that must be satisfied to establish an allocation area. This section includes documentation that confirms that the Reagan Park (HOTIF) Allocation Area meets these statutory requirements.



 Reagan Park Allocation Area

 Greater Martindale-Brightwood Housing RDA



AREA USED FOR RESIDENTIAL PURPOSES

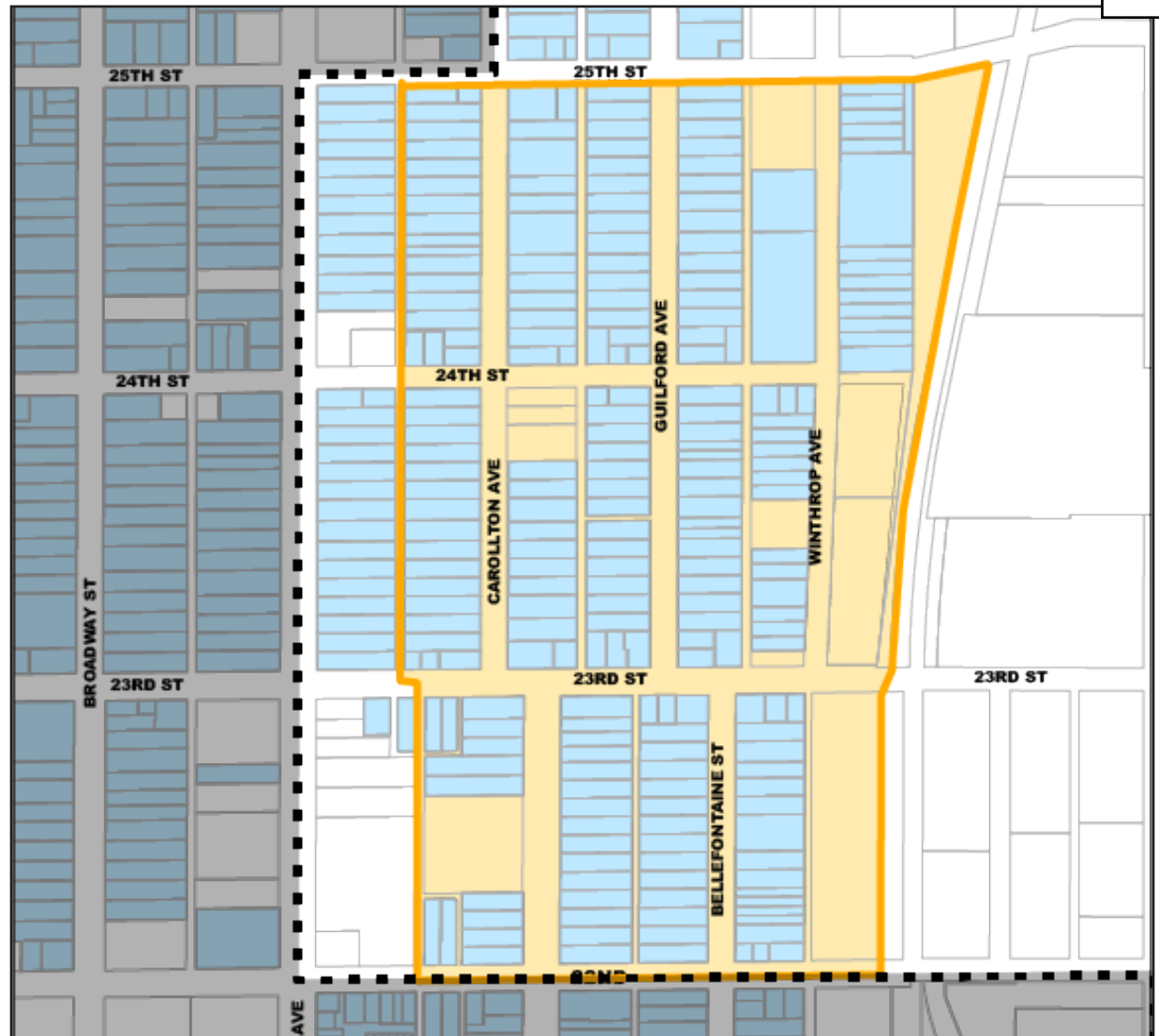
Per IC 36-7-15.1-34.5, at least three-fourths (3/4) of the allocation area should be used for residential purposes or is planned to be used for residential purposes.

This map shows parcels used for or planned for residential purposes as of Spring 2024.

The table below lists the areage covered by parcels with residential purposes and the net area covered by all parcels within the Reagan Park (HOTIF) Allocation Area. As shown in this chart, the percentage of area used for residential purpose exceeds the statutory requirement.

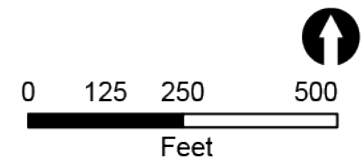
Table 2. Parcels Used for Residential Purposes - Reagan Park HOTIF Area

Area Used for Residential Purposes (Acres)	29.0
Total Acreage	37.3
Percent (%) Residential Parcels	77.8%



Property Attributes Data Source: Marion County Assessor's Office; Future Land Use Source: Department of Metropolitan Development

- Residential Uses
- Reagan Park Allocation Area
- Greater Martindale-Brightwood Housing RDA



RESIDENTIAL UNITS BUILT PRIOR TO 1974

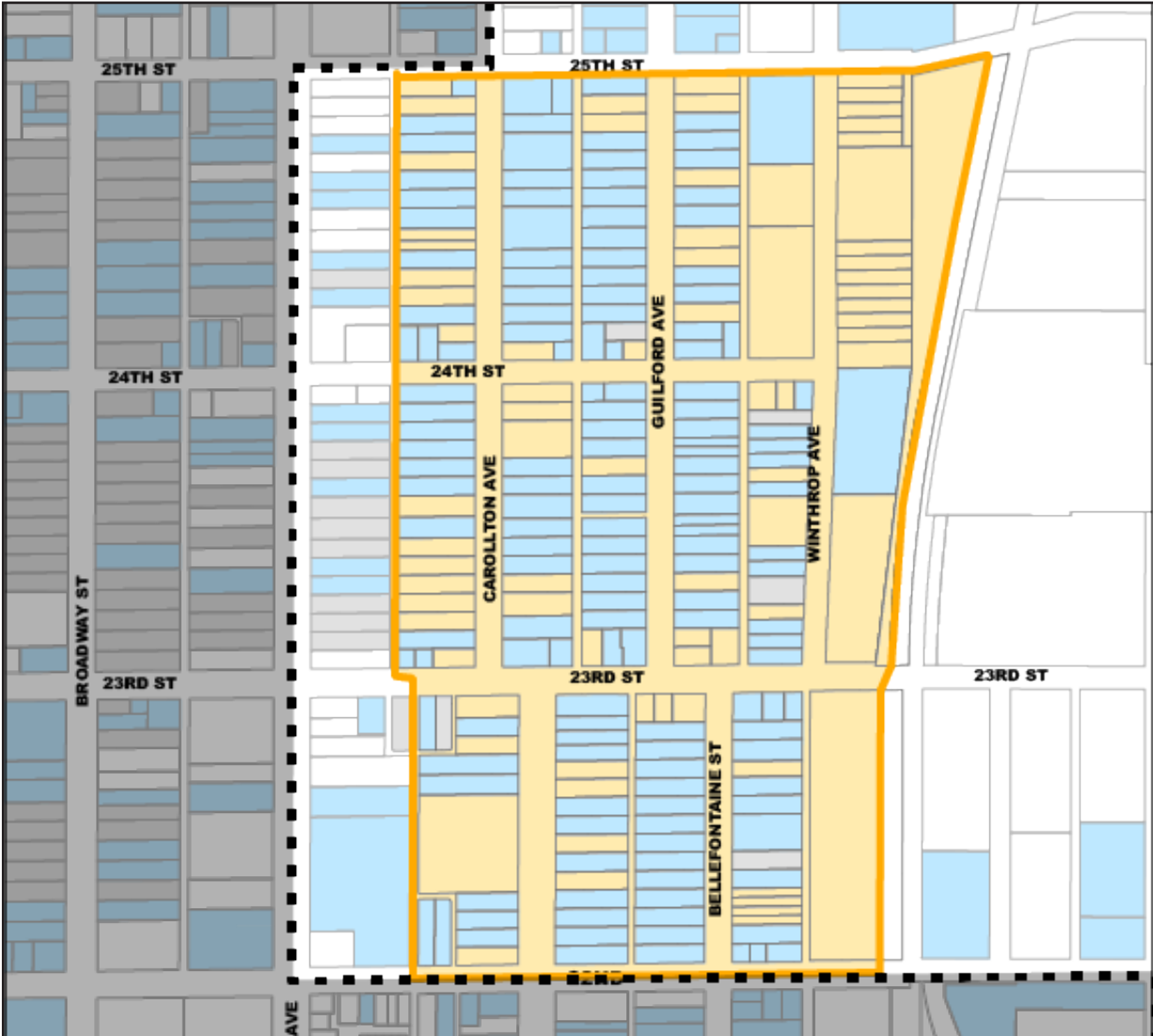
Per IC 36-7-15.1-34.6, at least one-third (1/3) of the residential units within the allocation must have been constructed more than fifty (50) years before the date of the resolution.

This map shows parcels in the allocation area that include a residential unit constructed prior to 1974 (per the Marion County Assessor's Office).

The table below shows the number of residential units constructed prior to 1974 in addition to the total number of residential units within this area. As shown in this chart, the percentage of residential units constructed prior to 1974 satisfies the statutory requirement.

Table 3. Residential Units Constructed Prior to 1974- Reagan Park Allocation Area

Units Constructed Prior to 1974	141
Total Units	146
Percent (%) Residential Units Constructed Prior to 1974	96.5%



Property Attributes Data Source: Marion County Assessor's Office

- Residential Unit(s) Built Prior to 1974
- Residential Unit(s) Built After 1974
- Reagan Park Allocation Area
- Greater Martindale-Brightwood Housing RDA

0 125 250 500
Feet

ADDITIONAL CHARACTERISTICS

Per IC 36-7-15.1-34.7, at least one-third (1/3) of the parcels within the allocation must have one (1) or more of the following characteristics:

- The dwelling unit on the parcel is not permanently occupied.
- The parcel is subject of a government order, issued under a statute or ordinance, requiring the correction of a housing violation or unsafe building condition.
- Two (2) or more property tax payments on the parcel are delinquent.
- The parcel is owned by local, state, or federal government.
- The parcel is vacant.

This map shows parcels that meet at least one of these characteristics. The table below shows the number of parcels that meet at least one of these characteristics and the total number of parcels within this area.

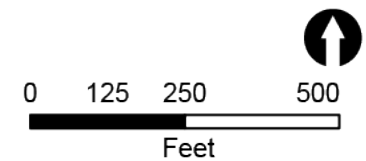
Table 4. 'Additional Characteristics' Parcels - Reagan Park Allocation Area

'Additional Characteristics' Parcels	129
Total Parcels	235
Percent (%) Parcels Meeting This Requirement	54.9%



Building Vacancy Data Sources: Marion County Assessor's Office; Field Assessments

- Additional Characteristic
- Reagan Park Allocation Area
- Greater Martindale-Brightwood Housing RDA



SECTION 4: AMENDED REDEVELOPMENT PLAN

The following section contains maps, data, and budget information that relays future plans for the expanded Greater Martindale-Brightwood Housing RDA.

REDEVELOPMENT AREA PLAN OBJECTIVES

The objectives contained within the original Greater Martindale-Brightwood Housing RDA are to:

- Eliminate conditions that negatively affect the health, safety, and welfare of local residents.
- Maximize new and existing opportunities for development that are consistent with adopted plans for the area.
- Benefit the public health and welfare by protecting the economic value of properties within and nearby the redevelopment area.
- Phase out incompatible structures and land uses.
- Redevelop parcels in accordance with the Greater Martindale-Brightwood Housing RDA.

This amendment seeks to further these objectives, and this amendment conforms with the Comprehensive Plan for the area.

RELATIONSHIP TO LOCAL OBJECTIVES

Local objectives identified within the original Greater Martindale-Brightwood Housing RDA area include:

- The uses proposed within this plan are consistent with and further the objectives of the Marion County Comprehensive Plan.
- The RDA will support the goals and implementation of existing plans and programs in the neighborhood, including the 25th and Monon Vision Plan and Lift Indy.
- The RDA will support new affordable housing, particularly in the Hillside neighborhood, to offer opportunities for low to moderate income individuals and families.
- The RDA will support a variety of housing and infrastructure that can support development patterns that make the neighborhood a healthier, more inclusive, more resilient, and more competitive place.

- Improvements to public ways, streets, multi-modal facilities and other public or semi-public facilities will improve connectivity and accessibility for residents.
- Improvements to infrastructure and other amenities will support both public and private investment in parks and amenities for residents of the Martindale-Brightwood area.
- The improvements within the RDA will serve to protect the economic value of surrounding properties and maximize land uses.

This amendment furthers these local objectives.

In an extension of the original objective to offer opportunities for low to moderate income individuals and families, this amendment supports new affordable housing in the Reagan Park neighborhood.

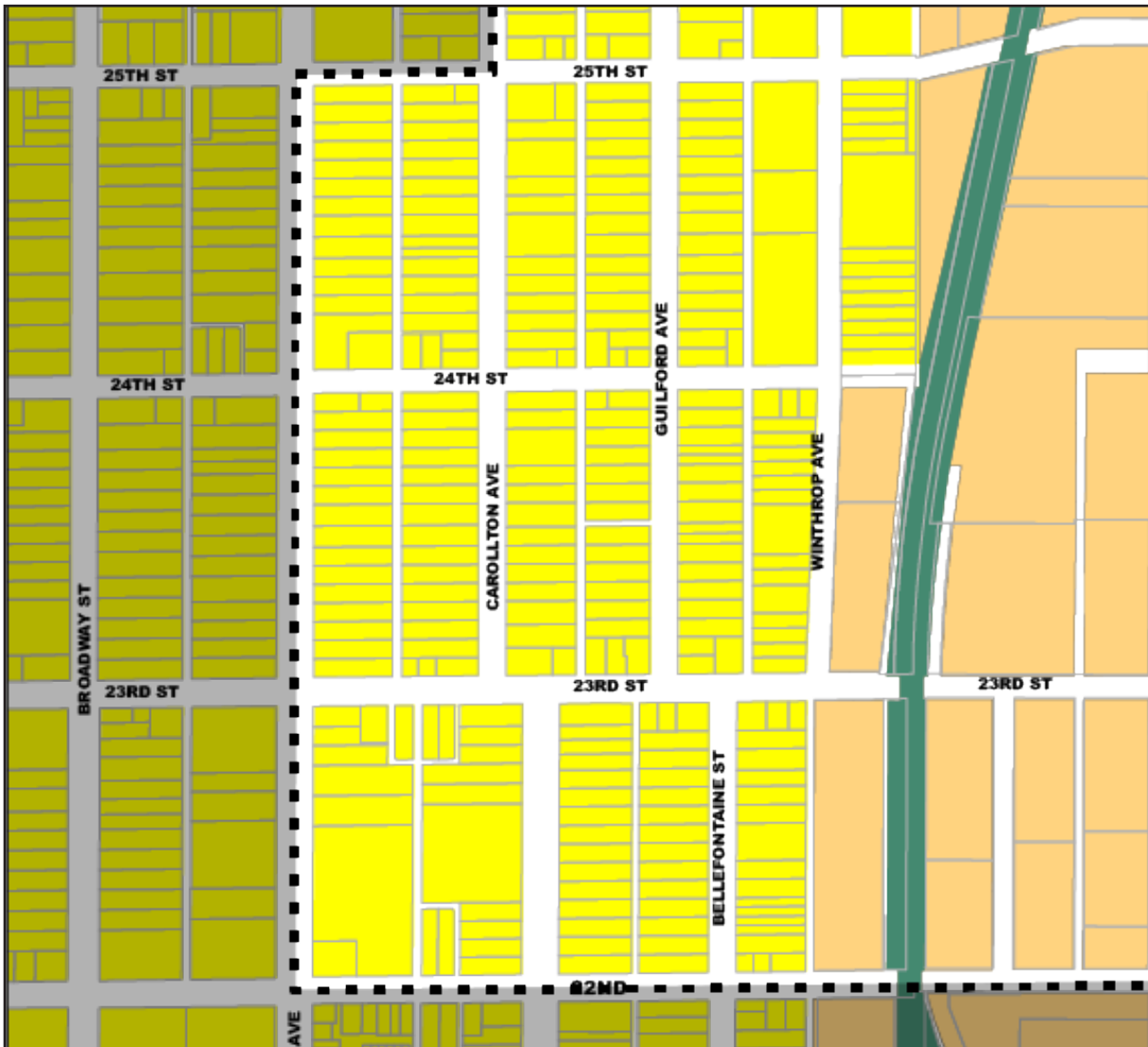
LAND USE PLAN

In November and December 2018, the Metropolitan Development Commission approved new land use maps for most of all nine townships in Marion County. These land use maps cover over 90% of Marion County.

All land included in the Greater Martindale-Brightwood Housing RDA, including the expansion area, is included in these mapped areas. As can be seen in the map on the left, area within the expansion area is designated as part of the Traditional Neighborhood typology. The Traditional Neighborhood typology includes a full spectrum of housing types, ranging from single family homes to large-scale multifamily housing.

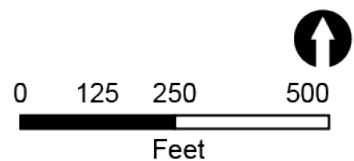
The Land Use Plan also recommends the Village Mixed-Use typology along the Monon Trail. The Village Mixed-Use typology supports creating neighborhood gathering places with a wide range of small businesses, housing types, and public facilities.

This amendment does not propose changes to the land uses included in the original RDA plan.



Data Source: Department of Metropolitan Development

- Traditional Neighborhood
- Village Mixed-Use
- Linear Park



PROPOSED ACTIVITIES

In addition to the policies and guidelines outlined in the Comprehensive Plan for Indianapolis and Marion County, the following activities are planned or are likely necessary to support redevelopment:

1. Housing Program: This may include the construction, rehabilitation, or repair of residential units.
2. Public Infrastructure: This may include street, curb, sidewalk, trail, bridge, public transportation, and utility construction or reconstruction within the public rights-of-way or within or necessary to serve private development projects.
3. Rezoning
4. Site Preparation Necessary for Redevelopment
5. Environmental Remediation
6. Public Park or Public Facility Development
7. Establishment of TIF and/or HOTIF Allocation Area(s)

ANTICIPATED PROJECTS

The following projects are possible to occur within the Redevelopment Area and the Reagan Park Allocation Area:

- Construction, rehabilitation, or repair of residential units
- Construction, reconstruction, or repair of infrastructure (such as street, sidewalks, and sewers)
- Acquisition of real property and interests in real property
- Demolition of real property
- Financial assistance to enable individuals and families to purchase or lease residential units with the Reagan Park Allocation Area
- Financial assistance to neighborhood development corporations to be used for the purpose of enabling individuals and families to purchase or lease within the Reagan Park Allocation Area

Project in Focus: Arnold Place

The Indianapolis Neighborhood Housing Partnership (INHP) will develop a 33-unit townhome development at the 2400 block of Winthrop Avenue, which will offer market rate and affordable housing for homebuyers earning up to 80% of area median income. The townhomes will be named Arnold Place in honor of centenarian Albert Arnold and his family who have resided near the site in the Reagan Park neighborhood for more than 69 years. Arnold Place will sit on ~1.4 acres of land which had been the site of Colonial Bakery Company’s truck maintenance facility.



REDEVELOPMENT AREA BUDGET

Table 5. Greater Martindale-Brightwood Housing RDA and Reagan Park (HOTIF) Allocation Area Budget

Activities	Budget
Development and Financing of Affordable Housing	\$799,000
Other HOTIF-eligible housing, infrastructure, and community development projects	\$2,400,000

The Indiana Code requires that housing program (HOTIF) funds be spent on projects within the allocation area or that serve the project area. Increment generated in the Reagan Park HOTIF will be utilized to benefit the residents within this area.

RESOLUTION NO. 2024-E-026**CONFIRMATORY RESOLUTION OF THE METROPOLITAN DEVELOPMENT COMMISSION OF MARION COUNTY, INDIANA, RELATED TO THE ADDITIONAL PROFESSIONAL SPORTS DEVELOPMENT AREA**

WHEREAS, on May 1, 2024, the Metropolitan Development Commission of Marion County, Indiana, acting as the Redevelopment Commission of the City of Indianapolis, Indiana (the “Commission”), approved an Additional Marion County Professional Sports Development Area Plan (the “Area #2 Plan”) for an Additional Professional Sports Development Area (the “Tax Area #2”) in the City of Indianapolis, Indiana (the “City”);

WHEREAS, in approving the Area #2 Plan for the Tax Area #2, the Commission adopted Declaratory Resolution No. 2024-E-021 (the “Declaratory Resolution”), on May 1, 2024, (i) declaring that the Tax Area #2 is an additional professional sports development area pursuant to Indiana Code 36-7-31.5 *et seq.*, and all acts supplemental and amendatory thereto (collectively, the “Act”), which declaration was supported by a factual report and findings contained within the Declaratory Resolution;

WHEREAS, the Area #2 Plan contained specific recommendations to designate certain facilities or complex of facilities that are or are expected to be (A) located within the Tax Area #2 and (B) (i) used to hold a professional sporting event, and which in addition, may be used to hold other entertainment events, including any publicly owned parking garage, plaza, or infrastructure that is constructed or renovated in connection with the construction of the facility used to hold a professional sporting event; (ii) used in the training of a team engaged in professional sporting events; (iii) used in whole or in part to manage and operate the professional team that would participate in the facility used to hold a professional sporting event; or (iv) a mixed use development, consisting, in part, of retail space, office space, apartment dwelling units, and one or more hotels (collectively, the “Designated Facilities”);

WHEREAS, the Area #2 Plan further contained specific recommendations that, in order to make available certain funds to the Capital Improvement Board of Managers of Marion County, Indiana (the “Board”) to pay any costs related to the facility described in (B)(i) in the preceding paragraph, and hereinafter referred to as the “Stadium Project”, including such costs provided in Section 15 of the Act, it is contemplated that the Board will establish a mechanism consistent with the Act whereby certain Covered Taxes (as defined in and limited by the Declaratory Resolution), attributable to taxable events or Covered Taxes from income earned in the Tax Area #2 as thereby allocated to the Marion County Additional Professional Sports Development Area Fund will be held and made available for the foregoing purposes;

WHEREAS, the City-County Council of the City of Indianapolis and of Marion County, Indiana (the “City-County Council”) has approved the establishment of the Tax Area #2, the Area #2 Plan, and the actions of the Commission establishing the Tax Area #2 pursuant to the Act;

WHEREAS, the Commission published notice on June 14, 2024, of the adoption and substance of the Declaratory Resolution in accordance with the Act and Indiana Code 5-3-1 which public notice also gave notice of a public hearing that was held on June 26, 2024, on the proposed

adoption of the Declaratory Resolution by the Commission at which public hearing the opportunity to have remonstrances and other testimony heard by the Commission was provided;

WHEREAS, prior to the adoption of the resolutions hereinafter set forth, and at such meeting, the Commission conducted a public hearing at which the Commission heard all persons interested in the proceedings and considered all written remonstrances and other testimony that were filed;

WHEREAS, Indiana Code 36-7-15.1-10(d) provides that after considering the evidence presented at the hearing, the commission shall take final action determining the public utility and benefit of the proposed project or other actions to be taken under the Declaratory Resolution, and confirming, modifying and confirming or rescinding the Declaratory Resolution;

WHEREAS, the Commission has previously adopted its Resolution No. 2023-E-044 on November 1, 2023 and its Resolution No. 2023-E-052 on December 20, 2023 (together, the “Tax Area #1 Resolutions”), establishing a certain geographical area as an Additional Professional Sports Development Area (the “Tax Area #1”);

WHEREAS, the Declaratory Resolution stated that the Secretary of the Commission must only submit to the State Budget Committee for approval pursuant to Indiana Code 36-7-31.5 either the Tax Area #1 Resolutions or such resolutions in connection with the establishment of Tax Area #2;

WHEREAS, the Commission now desires to rescind the Tax Area #1 Resolutions and to modify the Declaratory Resolution to recognize that the Tax Area #1 Resolutions may not become effective or valid and, therefore, cannot be submitted to the State Budget Committee;

WHEREAS, after further review of the Area #2 Plan as described in the Declaratory Resolution; the Commission desires to modify the plan by removing certain tracts of land from inclusion within the boundaries of Tax Area #2, as depicted and described in Schedule 1 attached to this Confirmatory Resolution;

WHEREAS, after being fully advised in the matter,

NOW, THEREFORE, BE IT RESOLVED by the Commission, as follows:

1. The Commission has considered the evidence presented and now finds and determines that it will be of public utility and benefit to proceed with the Stadium Project, with the establishment of the Tax Area #2 and with the inclusion of Designated Facilities in the Tax Area #2, as modified, depicted and described in the map set forth in the attached Schedule 1. Each of the Designated Facilities has been determined and is recited herein to include (i) the facilities set forth on the attached Schedule 2, each of which are in service and operating prior to the date of adoption of the Declaratory Resolution and (ii) upon their respective completion, the facilities set forth on the attached Schedule 3, each of which are anticipated to be initially placed in service and operating after the date of adoption of the Declaratory Resolution.

2. The Commission hereby finds that:

- a. the Tax Area #2 is a special taxing district authorized by the general assembly to enable Marion County, Indiana to provide special benefits to taxpayers in the Tax Area #2 and is supported by the finding of fact, evidence, testimony and other information provided to the Commission as part of its determination to establish the Tax Area #2 pursuant to the Declaratory Resolution and the Act; and
- b. each of the Designated Facilities to be undertaken or that has been undertaken in the Tax Area #2: (A) is all or any part of one (1) or more buildings, structures, or improvements constituting a capital improvement (as defined in the Act), (B) will benefit the public health and welfare and will be of public utility and benefit and (C) will protect or increase state and local tax bases and tax revenues.

3. The Declaratory Resolution and Area #2 Plan approved by the Commission on May 1, 2024, are hereby modified to remove certain tracts of land from inclusion within the boundaries of Tax Area #2, are confirmed as described in the Act and are incorporated herein and shall be kept on file with the Secretary of the Commission and the Clerk of the City.

4. The Commission hereby rescinds and revokes the Tax Area #1 Resolutions and Tax Area #1 and the same may not become effective or valid upon adoption of this Confirmatory Resolution and the Commission hereby amends the Declaratory Resolution to remove the direction to the Secretary of the Commission to submit the Tax Area #1 Resolutions to the State Budget Committee.

5. The Secretary or any other officer of the Commission is hereby authorized, empowered and directed to record this Confirmatory Resolution related to Tax Area #2 with the Marion County Recorder and to file this Confirmatory Resolution with the Marion County Auditor.

6. The Secretary or any other officer of the Commission is hereby authorized, empowered and directed to submit this Confirmatory Resolution and the Declaratory Resolution, together with any other documents, instruments and records necessary or advisable to the State Budget Committee for review and recommendation to the State Budget Agency.

7. This Confirmatory Resolution shall be effective upon passage.

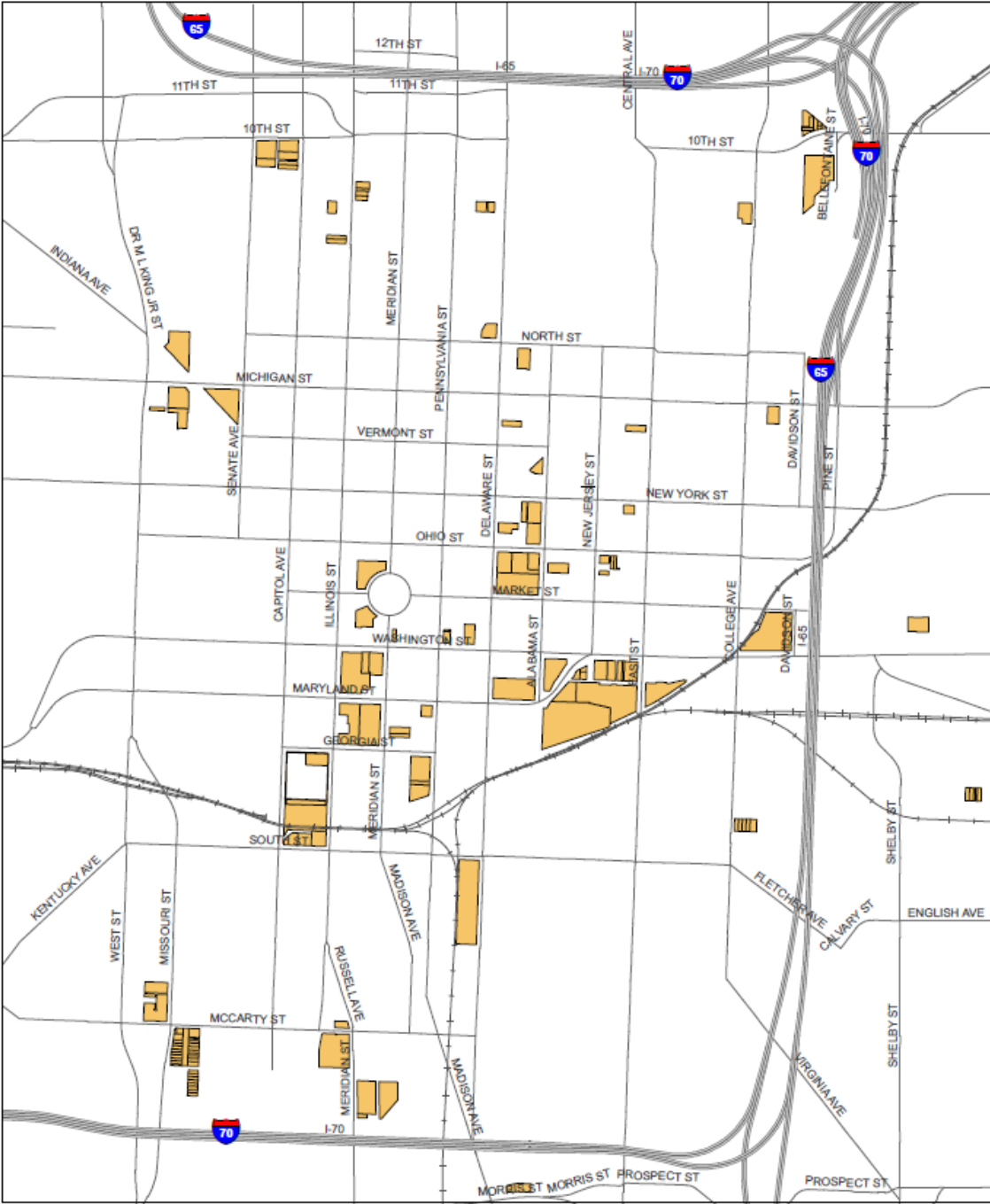
ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on June 26, 2024, at the City-County Building, 2nd floor, Public Assembly Room (Room 230), Indianapolis, Indiana.

**METROPOLITAN DEVELOPMENT
COMMISSION OF MARION COUNTY,
INDIANA, acting in its capacity as the
Redevelopment Commission of the City of
Indianapolis, Indiana**

By: _____
John J. Dillon III, President

This Resolution prepared by Tenley Drescher-Rhoades, Faegre Drinker Biddle & Reath, 300 N. Meridian Street, Suite 2500, Indianapolis, Indiana 46204.

Schedule 1
MAP OF THE TAX AREA #2



Map #5 Parcel list

0 0.125 0.25 Miles

Schedule 2

**Name, Approximate Street Address and Specific Local Parcel # of
Designated Facilities
In Additional Marion County Professional Sports Development Area
For an Allocation Established Pursuant IC 36-7-31.5-4
Operating Prior to the Date of Adoption of Resolution No. 23-E-044**

Certain developments located at the following approximate street addresses and specific Local Parcel #:

49 W. Maryland Street
Indianapolis, Indiana 46225
Local Parcel #: 1102250; 1102255; 1102256

130 Meridian Street
Indianapolis, Indiana 46225
Local Parcel #: 1102252

Schedule 3

**Name, Approximate Street Address and Specific Local Parcel # of Designated Facilities
In Additional Marion County Professional Sports Development Area
For an Allocation Established Pursuant IC 36-7-31.5-4
Anticipated to be Initially Placed in Service and Operating
After the Date of Adoption of Resolution No. 23-E-044**

Certain developments located at the following approximate street addresses and specific Local Parcel #:

217 10th St
Indianapolis, Indiana 46202
Local Parcel #:1017555; 1069508

101 Alabama St
Indianapolis, Indiana 46204
Local Parcel #: 1097878

202 Alabama St
Indianapolis, Indiana 46204
Local Parcel #: 1097670

222 Alabama St
Indianapolis, Indiana 46204
Local Parcel #: 1029552

1214 Bates St
Indianapolis, Indiana 46202
Local Parcel #: 1040648; 1028271

1222 Bates St
Indianapolis, Indiana 46202
Local Parcel #: 1096272

1224 Bates St
Indianapolis, Indiana 46202
Local Parcel #: 1061262

1226 Bates St
Indianapolis, Indiana 46202
Local Parcel #: 1077196

916 Capitol Ave
Indianapolis, Indiana 46204
Local Parcel #: 1005821; 1066798

918 Capitol Ave
Indianapolis, Indiana 46204
Local Parcel #: 1007929

922 Capitol Ave
Indianapolis, Indiana 46204
Local Parcel #: 1006824

151 Delaware St
Indianapolis, Indiana 46204
Local Parcel #: 1042179

810 E 10th St
Indianapolis, Indiana 46202
Local Parcel #: 1019031; 1061834; 1018779;
1090273; 1060157; 1049548; 1090508;
1093765

126 E 9th St
Indianapolis, Indiana 46202
Local Parcel # 1069860

130 E 9th St
Indianapolis, Indiana 46202
Local Parcel #: 1101806

437 E New York St
Indianapolis, Indiana 46202
Local Parcel #: 1083073

219 E New York St
Indianapolis, Indiana 46204
Local Parcel #: 1075317

120 E North St
Indianapolis, Indiana 46204
Local Parcel #: 1083497

411 E Ohio St
Indianapolis, Indiana 46204
Local Parcel #: 1076705

355 E Pearl St
Indianapolis, Indiana 46204
Local Parcel #: 1045928

301 E Washington St
Indianapolis, Indiana 46204
Local Parcel #: 1008377

428 Fulton St
Indianapolis, Indiana 46202
Local Parcel #: 1061862

260 Illinois St
Indianapolis, Indiana 46225
Local Parcel #: 1100878; 1100883

706 Lord St
Indianapolis, Indiana 46202
Local Parcel #: 1062821

714 Lord St
Indianapolis, Indiana 46202
Local Parcel #: 1035076

222 Market St
Indianapolis, Indiana 46204
Local Parcel #: 1097671

363 Massachusetts Ave
Indianapolis, Indiana 46204
Local Parcel #: 1005757

215 E North St
Indianapolis, Indiana 46204
Local Parcel #: 1104075

415 E Ohio St
Indianapolis, Indiana 46204
Local Parcel #: 1076704

1420 E Washington St
Indianapolis, Indiana 46201
Local Parcel #: 1022792; 1043700

441 Indiana Ave
Indianapolis, Indiana 46204
Local Parcel #: 1052055

710 Lord St
Indianapolis, Indiana 46202
Local Parcel #: 1026262; 1035075

1117 Market St
Indianapolis, Indiana 46202
Local Parcel #: 1107254

850 Massachusetts Ave
Indianapolis, Indiana 46204
Local Parcel #: 1106192

812 Meikel St
Indianapolis, Indiana 46225
Local Parcel #: 1003243

818 Meikel St
Indianapolis, Indiana 46225
Local Parcel #: 1057699

826 Meikel St
Indianapolis, Indiana 46225
Local Parcel #: 1076965

834 Meikel St
Indianapolis, Indiana 46225
Local Parcel #: 1071706

412 W McCarty St
Indianapolis, Indiana 46255
Local Parcel #: 1017001; 1023795; 1076951

844 Meikel St
Indianapolis, Indiana 46225
Local Parcel #: 1028767

814 Meikel St
Indianapolis, Indiana 46225
Local Parcel #: 1003242

906 Meikel St
Indianapolis, Indiana 46225
Local Parcel #: 1059073

824 Meikel St
Indianapolis, Indiana 46225
Local Parcel #: 1003241

914 Meikel St
Indianapolis, Indiana 46225
Local Parcel #: 1055068

830 Meikel St
Indianapolis, Indiana 46225
Local Parcel #: 1051506

922 Meikel St
Indianapolis, Indiana 46225
Local Parcel #: 1055067

838 Meikel St
Indianapolis, Indiana 46225
Local Parcel #: 1052021

930 Meikel St
Indianapolis, Indiana 46225
Local Parcel #: 1012911

902 Meikel St
Indianapolis, Indiana 46225
Local Parcel #: 1067390

420 N East St
Indianapolis, Indiana 46204
Local Parcel #: 1102186

910 Meikel St
Indianapolis, Indiana 46225
Local Parcel #: 1023791

401 Michigan St
Indianapolis, Indiana 46204
Local Parcel #: 1101538; 1101545; 1101548

918 Meikel St
Indianapolis, Indiana 46225
Local Parcel #: 1076954

120 Monument Circle
Indianapolis, Indiana 46204
Local Parcel #: 1090350

926 Meikel St
Indianapolis, Indiana 46225
Local Parcel #: 1054052

846 N College Ave
Indianapolis, Indiana 46202
Local Parcel #: 1022024

1 Meridian St
Indianapolis, Indiana 46204
Local Parcel #: 1079974

411 N Delaware St
Indianapolis, Indiana 46204
Local Parcel #: 1097699

808 Meridian St
Indianapolis, Indiana 46225
Local Parcel #: 1066309

806 N Illinois St
Indianapolis, Indiana 46204
Local Parcel #: 1016919

40 Monument Circle
Indianapolis, Indiana 46204
Local Parcel #: 1047773

131 N Alabama St
Indianapolis, Indiana 46204
Local Parcel #: 1029201

219 N Delaware St
Indianapolis, Indiana 46204
Local Parcel #: 1027132

802 N Illinois St
Indianapolis, Indiana 46204
Local Parcel #: 1084472

901 N Illinois St
Indianapolis, Indiana 46204
Local Parcel #: 1045014

115 N New Jersey St
Indianapolis, Indiana 46204
Local Parcel #: 1069886

10 New Jersey St
Indianapolis, Indiana 46204
Local Parcel #: 1083584; 1083585; 1101801

225 Ohio St
Indianapolis, Indiana 46204
Local Parcel #: 1056438

1 Pennsylvania St
Indianapolis, Indiana 46204
Local Parcel #: 1090348

102 Pennsylvania St
Indianapolis, Indiana 46204
Local Parcel #: 1067356

238 Pennsylvania St
Indianapolis, Indiana 46204
Local Parcel #: 1045784

921 N Illinois St
Indianapolis, Indiana 46204
Local Parcel #: 1073274; 1073275; 1073273

129 N New Jersey St
Indianapolis, Indiana 46204
Local Parcel #: 1034294

51 New Jersey St
Indianapolis, Indiana 46204
Local Parcel #: 1098816

251 Ohio St
Indianapolis, Indiana 46204
Local Parcel #: 1005124

15 Pennsylvania St
Indianapolis, Indiana 46204
Local Parcel #: 1083349

230 Pennsylvania St
Indianapolis, Indiana 46204
Local Parcel #: 1016729

240 Pennsylvania St
Indianapolis, Indiana 46204
Local Parcel #: 1045785

301 S College Ave
Indianapolis, Indiana 46202
Local Parcel #: 1034810

350 S Illinois St
Indianapolis, Indiana 46225
Local Parcel #: 1099828; 1101195; 1010788;
1083153; 1075319

125 S Meridian St
Indianapolis, Indiana 46225
Local Parcel #: 1075528

805 S Missouri St
Indianapolis, Indiana 46225
Local Parcel #: 1042634

40 S Alabama St
Indianapolis, Indiana 46204
Local Parcel #: 1024545

121 S Meridian St
Indianapolis, Indiana 46225
Local Parcel # 1075527

915 S Meridian St
Indianapolis, Indiana 46225
Local Parcel #: 1035852; 1040102; 1075185

813 S Missouri St
Indianapolis, Indiana 46225
Local Parcel #: 1004697

821 S Missouri St
Indianapolis, Indiana 46225
Local Parcel #: 1057605

829 S Missouri St
Indianapolis, Indiana 46225
Local Parcel #: 1065781

837 S Missouri St
Indianapolis, Indiana 46225
Local Parcel #: 1042635

847 S Missouri St
Indianapolis, Indiana 46225
Local Parcel # 1022220; 1041282

10 W McCarty St
Indianapolis, Indiana 46225
Local Parcel #: 1045194

345 W McCarty St
Indianapolis, Indiana 46225
Local Parcel #: 1101335

1 W Washington St
Indianapolis, Indiana 46204
Local Parcel #: 1102253

817 S Missouri St
Indianapolis, Indiana 46225
Local Parcel #: 1057604

825 S Missouri St
Indianapolis, Indiana 46225
Local Parcel #: 1052868

833 S Missouri St
Indianapolis, Indiana 46225
Local Parcel #: 1087973

841 S Missouri St
Indianapolis, Indiana 46225
Local Parcel #: 1042636

343 W McCarty St
Indianapolis, Indiana 46225
Local Parcel #: 1004696

347 W McCarty St
Indianapolis, Indiana 46225
Local Parcel #: 1091535

130 Washington St
Indianapolis, Indiana 46204
Local Parcel #: 1076486

433 Washington St
Indianapolis, Indiana 46204
Local Parcel #: 1004123; 1035635; 1037857;
1043888

1331 Washington St
Indianapolis, Indiana 46202
Local Parcel #: 1083454

17 N Arsenal Ave
Indianapolis, Indiana
Local Parcel #: 1043348

501 Indiana Ave
Indianapolis, Indiana
Local Parcel #: 1073494

401 Washington St
Indianapolis, Indiana 46204
Local Parcel #: 1014511

730 Washington St
Indianapolis, Indiana 46202
Local Parcel #: 1027151; 1027152

15 N Arsenal Ave
Indianapolis, Indiana
Local Parcel #: 1054975

225 Prospect St
Indianapolis, Indiana
Local Parcel #: 1106609

823 Muskingum St
Indianapolis, Indiana
Local Parcel #: 1092148



METROPOLITAN DEVELOPMENT COMMISSION **June 26, 2024**

Case Number: 2024-ZON-014

Property Address: 7125 Wellingshire Boulevard, 2702 West Stop 11 Road and 7750 SR 37

Location: Perry Township, Council District #22

Petitioner: Wellingshire Partners, LLC, by Joseph D. Calderon

Current Zoning: D-P

Request: Rezoning of 57.81 acres from the D-P (FF) (W-1) district to the D-P (FF) (W-1) district to revise the list of permitted uses for Parcels 2, 12 and 13 of the Southern Dunes (formerly Wellingshire) Planned Unit Development. Permitted uses would be as follows:

Parcel 2 (7125 Wellingshire Boulevard) Public, Institutional, Religious and Civic Uses, Medical or Dental Offices, Centers or Clinics, Animal Care, Boarding, Veterinarian Services, Artisan Food and Beverage, Farmers Market, Financial and Insurance Services, Hair and Body Care Salon or Service, Bar or Tavern, Eating Establishment or Food Preparation (any type), Indoor Recreation and Entertainment, Hotel, Motel, Offices (Business, Professional or Government), Outdoor Recreation and Entertainment, Grocery Store, Liquor Store, Retail, Light and Heavy General, Automobile and Light Vehicle Wash, Automobile, Motorcycle, Light Vehicle Service or Repair, Vehicle Charging Station and other Accessory Uses.

Parcels 12 and 13 (2702 West Stop 11 Road & 7750 SR 37) Medical or Dental Offices, Centers or Clinics, Schools, Elementary, Middle, High, Vocational, Technical, or Industrial School or Training Facility, Day Care Center or Nursery School, Business, Art, or other Post-Secondary Proprietary School, Private Post-Secondary School (Non-Proprietary), Club or Lodge, Community Center, Religious Uses, Medical or Dental Laboratories, Animal Care, Boarding, Veterinarian Services, Artisan Food and Beverage, Farmers Market, Garden as Primary Use, Indoor Agricultural Use, including greenhouse, warehouse growing of agricultural products, Outdoor Advertising Off-Premises Signs, Wireless Communications Facility, Mini-Warehouses (Self-Storage), Renewable Energy Facility (Solar/ Geothermal), Commercial Parking Lot and other Accessory Uses.

Current Land Use: Undeveloped land

Staff Reviewer: Kathleen Blackham, Senior Planner



Department of Metropolitan Development
Division of Planning
Current Planning

PETITION HISTORY

The Metropolitan Development Commission acknowledged the automatic continuance filed by a registered neighborhood organization that continued this petition from the May 15, 2024, hearing to the June 26, 2024 hearing.

Because of continued discussions related to the proposed uses, staff is requesting a **continuance from the June 26, 2024 hearing, to the July 17, 2024 hearing.**



METROPOLITAN DEVELOPMENT COMMISSION **June 26, 2024**

Case Number: 2024-ZON-055

Property Address: 1010 East 86th Street and 8685 and 8699 Guilford Avenue

Location: Washington Township, Council District #2

Petitioner: TM Crowley and Associates, LLC, by Joseph D. Calderon

Current Zoning: D-2 and C-1

Request: Rezoning of 7.18 acres from the D-2 and C-1 Districts to the D-P District, to provide for single-family attached dwellings, multi-family dwellings, commercial office, and retail uses, including restaurants, day care center or nursery school, community center, financial services, and other light general retail uses.

Current Land Use: Single-family dwellings / commercial uses

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

Staff is requesting a **continuance from the June 26, 2024 hearing, to the July 17, 2024 hearing**, to provide additional time for discussions related to Traffic Impact Study.