

US EPA ARCHIVE DOCUMENT

Partnership *for* Sustainable Communities

EPA Brownfield Pilot



Indianapolis Smart Growth Redevelopment District

Phase I Redevelopment Plan Area

Priority Investments and Funding Opportunities
for the Implementation Plan

September 2011



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1. Introduction

1.1 Partnership for Sustainable Communities Brownfield Pilots

The U.S. Environmental Protection Agency (EPA), Department of Housing and Urban Development (HUD), and Department of Transportation (DOT) are working together under the Partnership for Sustainable Communities to ensure that federal investments, policies, and actions support development that is more efficient and sustainable. This partnership is based on “livability principles” that guide inter-agency collaboration and support the integration of: safe, reliable, and economical transportation; affordable, energy-efficient housing; and sustainable reuse of idle or underutilized land. EPA’s Brownfields Program selected pilot communities with input from HUD and DOT to receive technical assistance and support. The three agencies are working with the pilot communities to build on past investments, as well as identify opportunities to link housing, transit, brownfields, and coordinate sustainability resources.

1.2 Indianapolis Partnership for Sustainable Communities Brownfield Pilot

In 2010, Indianapolis’s Smart Growth District (SGD) was selected as one of five EPA/DOT/HUD Partnership for Sustainable Communities Brownfield Pilot projects. The Pilot built on the multiple planning efforts that had taken place in and around the SGD and prioritized actions to:

1. Build walkable neighborhoods to support a transit-oriented future.
2. Connect the SGD with other ongoing redevelopment and planning efforts.
3. Identify how existing and future resources can be directed toward the SGD.
4. Identify opportunities for investments in underutilized properties and underserved corridors.

For more information on the Pilot, see Appendix A and visit the EPA website for the Pilot fact sheet and associated tools (<http://epa.gov/brownfields/partnership.htm>).

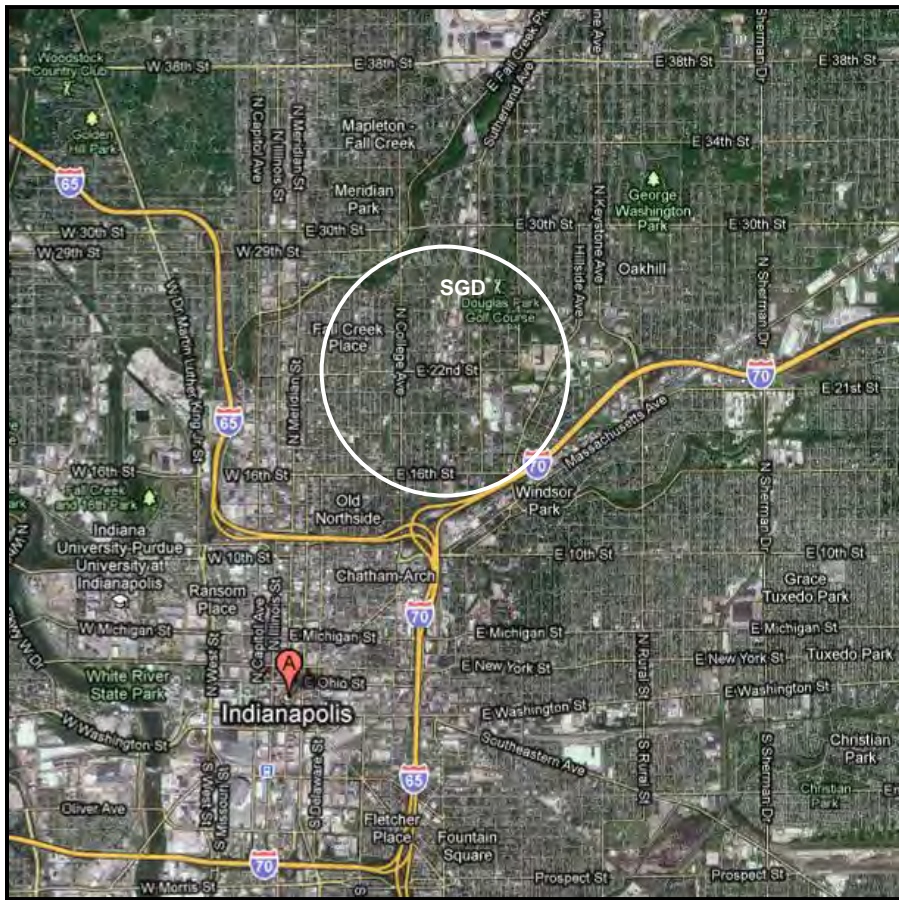
1.2.1 Smart Growth District

Smart Growth District Geography

Recognizing the development needs of the area northeast of downtown Indianapolis, a concept plan for the SGD (see Figure 1) was originally developed in 2008.¹ The SGD concept plan identified an area centered at East 22nd Street and the Monon Trail, just northeast of the downtown business district. The area was characterized by 33 percent vacancy, a symptom of urban sprawl and changing demographics within the city. Additionally, brownfields along the rail line contributed to the blight and sense of abandonment of neighborhoods within the SGD. Ingenious in its conception, the SGD focused attention on a blighted area near downtown and attracted the attention of local groups, as well as federal agencies, with EPA leading the effort to call attention to this area of great need.

The concept plan determined that the influence of the SGD should extend beyond commonly accepted walkability ranges of one quarter mile, but not extend so far as to dilute its potential for transformation. The SGD concept plan does not specify fixed boundaries to ensure that the area remains connected to adjacent neighborhoods and development initiatives and to provide flexibility to link to local planning efforts. To simplify the representation of the SGD concept and its boundary, a three quarter mile radius was drawn from the intersection of East 22nd Street and the Monon Trail. Accordingly, the SGD boundaries were loosely defined to range from the manmade boundary of I-70 to the south, to Fall Creek at the north, Central Avenue to the west, and Keystone Drive to the east. The Monon Trail runs north-south through the SGD.

¹ The City of Indianapolis’s Brownfields Coordinator was instrumental in focusing attention on the area and defining the SGD.

Figure 1: Smart Growth District

The SGD is the area within the circle. Major geographical boundaries include Fall Creek and I-65.
Data source: Google Maps, November 2010.

Vacant, Brownfield, and City-Owned Property

The population within the SGD has declined since the 1960s, including in each of the past two decades. U.S. Census data show a population decrease of eight percent between 1990 and 2000 for Center Township.² According to the U.S. Census Bureau 2006-2008 American Community Survey³ and the SAVI Community Profile,⁴ the population of the SGD has continued to decrease since the 2000 Census. Data indicate that the population of Center Township may have decreased by another eight percent in the past decade.

Approximately 1,335 of 4,098 properties (33 percent) within the SGD are vacant. In comparison, Marion County has a vacancy rate closer to nine percent.⁵ Areas near the Monon Trail, where former industrial and auto-based commercial uses are concentrated, tend to contain the greatest levels of vacancy. Vacancies are also clustered around College Avenue, between 25th and 22nd Streets. The reduction in population is a contributing factor to the substantial number of vacant properties within the SGD.

² Center Township is bounded to the north by 38th Street, to the south by Troy Avenue, and south of the downtown area. Center Township includes the SGD, as well as downtown Indianapolis. <http://factfinder.census.gov/>, June 3, 2010.

³ http://factfinder.census.gov/ACS_2008_3YR_G00/, June 2, 2010.

⁴ Center Township Community Profile, Marion County, Indiana. <http://www.savi.org>, June 3, 2010.

⁵ [www.indy.gov/eGov/City/DMD/Abandoned/Documents/PDF/Final%20aband%20prop%20action%20plan%20020309%20\(2\).pdf](http://www.indy.gov/eGov/City/DMD/Abandoned/Documents/PDF/Final%20aband%20prop%20action%20plan%20020309%20(2).pdf).

In addition to the high vacancy within the SGD, approximately 195 of 4,098 total properties in the SGD are brownfields. This represents nearly five percent of the SGD properties.

Approximately 144 of 4,098 properties in the SGD are owned by the city. These properties include school and civic uses, an industrial park, properties near the Monon Trail, vacant parcels, and a significant number of brownfields. In total, city-owned property represents 3.5 percent of the neighborhood.

1.2.2 Smart Growth District Guiding Principles and Recommended Actions

The Pilot identified three primary guiding principles for the revitalization of the SGD:

- Preserve and restore the historic single-family home fabric of the neighborhood through infill development that minimizes or avoids displacement of existing residents.
- Create sufficient density (e.g., 60-159 people per block) to attract transit investment, including expanded bus service enhancements and a train stop along the Northeast Corridor, if it is constructed.
- Improve the prospect for neighborhood commercial development and job growth.

Using these guiding principles, the key Revitalization Strategy identified during the Pilot project was to *strategically build walkable neighborhoods to support the transit-oriented future of the SGD*. This Revitalization Strategy included a prioritized list of five actions and supporting activities that local stakeholders could pursue to achieve revitalization goals within the SGD.

Action 1: Identify locations for walkable neighborhood development sites adjacent to transit routes.

- Assess transit-oriented design and development opportunities and constraints within the SGD.
- Develop guiding principles for strategically creating walkable neighborhoods according to SGD principles.
- Identify sites for targeted walkable neighborhood development.
- Determine land-use requirements and/or changes necessary to achieve walkable neighborhood development.
- Develop a proposed SGD density land-use map.
- Develop graphic depictions of walkable neighborhood development.
- Coordinate with Indy Connect.
- Identify funding sources.

Action 2: Develop design criteria for higher-density development within walkable neighborhoods.

- Develop design criteria for higher-density development.
- Establish targets for sustainability, affordable housing and commercial development.
- Develop a prioritization process for acquisition and cleanup of brownfields and petroleum brownfields.
- Incorporate priority sites for higher-density development.
- Reduce barriers to private and sustainable development and establish incentives.
- Identify funding sources.

Action 3: Promote infill development on selected blocks to create walkable neighborhoods.

- Identify and prioritize vacant sites for infill development.
- Identify and prioritize city-owned lots for infill sale/development.
- Identify priority brownfield sites for infill development.
- Consolidate and provide infill priorities to private and nonprofit developers.
- Incorporate priority sites for infill development.
- Reduce barriers to private and sustainable development and establish incentives.
- Identify funding sources.

Action 4: Increase usage of Monon Trail within the SGD.

- Develop a Monon Trail Association.
- Create new events along the Monon Trail.
- Incorporate Monon Trail into municipal and regional planning.
- Build a stronger connection.
- Prioritize brownfields for redevelopment along the Monon Trail.

Action 5: Develop communications and outreach strategy.

- Develop an external communications and outreach strategy.
- Develop an internal communications and outreach strategy.

1.2.3 Implementing the Smart Growth District Revitalization Strategy

Following the development of the Revitalization Strategy, this Pilot embarked on a second phase, during which EPA worked closely with a number of stakeholders, including two key community development corporations – Martindale-Brightwood Community Development Corporation (MBCDC) and King Park Area Development Corporation (KPADC) – to begin implementation of the Revitalization Strategy. This work included close collaboration with the city and other Partnership for Sustainable Communities stakeholders in order to focus wider efforts in the SGD and begin to prioritize potential investments for a smaller area within the district. The key focus area selected by the stakeholders was at a transition area along 16th Street where revitalization was beginning to gain traction. This area along 16th Street is referred to as the Smart Growth District Phase I Redevelopment Plan Area. The key stakeholders driving the process were designated the Phase I Redevelopment Plan Area Advisory Committee (Advisory Committee).

The Advisory Committee's focus area was an area loosely bounded by 22nd Street in the north, I-70 to the south, Dr. Andrew J. Brown Avenue to the east, and College Avenue to the west. A series of background context maps were developed to analyze the area and understand the redevelopment activities and opportunities within the Phase I Redevelopment Plan Area. These maps, provided in Appendix B, were used in conjunction with a "Funding Charrette" to focus conversation and identify a series of key investments that would help revitalize the area.

2. Smart Growth District Phase I Redevelopment Plan Area Investments

The Revitalization Strategy identified priority activities for the SGD and local stakeholders realized the importance of identifying and bringing together diversified funding sources in order to facilitate their implementation. As a result, EPA worked with local stakeholders to convene a Funding Charrette to bring together a wide cross-section of the key stakeholders in the SGD and potential funders for the improvements. The potential funders included local, regional, state and federal agencies and organizations. The goal of the Charrette was to match investments with funders and create concrete next steps to secure funding for the projects.

The Funding Charrette was held on July 20, 2011 at the Harrison Center for the Arts. A wide variety of organizations and individuals were invited to participate in the half-day program, which included an overview of the focus area and investments, breakout groups to match investments and funding opportunities, and report outs. The Funding Charrette Agenda is provided in Appendix C.

To prepare for the Funding Charrette, KPADC, in conjunction with MBCDC, developed a series of investment maps of the Phase I Redevelopment Plan Area, provided in Appendix D. Using the Revitalization Strategy as a guide, the Advisory Committee analyzed the investment maps and developed a list of potential projects requiring investment within the focus area. These investments are grouped into four categories:

- Connectivity and Public Realm – *These investments focus on corridor improvements, bicycle boulevards, bike lanes, street trees, Monon Trail accessibility, lighting, parks and trails.*
- Housing – *These investments focus on new multi-family and single-family housing and housing rehabilitation.*
- Land Development – *These investments focus on brownfields assessment and cleanup and site acquisition, as well as zoning code revisions.*
- Local Business Development – *These investments include the IPS location swap, a small business incubator, commercial space development, creation of live/work space, and façade grants.*

The Advisory Committee created detailed tables (see Tables 1-4) that identify key information related to each unique investment. Investments were grouped in the four categories listed above to consolidate related projects and facilitate discussion during the Funding Charrette breakout groups. The investments presented in Tables 1-4 served as reference material for the Charrette breakout groups, allowing discussants to match exact investments with funding sources.

In order to accurately describe each investment, Tables 1-4 provide a brief description of the investment, the corresponding map which visually depicts where the investments will take place, an estimated cost where available, and a priority level. An estimated project start year was provided, as well as information on whether design services will be needed. A short list of relevant contacts was also provided for each investment. For the Connectivity and Public Realm and Land Development investments, the Advisory Committee further consolidated the investments into project groupings in order to match them with their already existing projects.

The investment tables served as a critical jumping off point for the Funding Charrette. The Funding Charrette process facilitated meaningful discussions between the key stakeholders and potential funders and demonstrated the stakeholders' integrated and holistic approach to improving the Phase I Redevelopment Plan Area. Funders were able to see potential synergies between the investments, and stakeholders were able to begin formulating a comprehensive funding strategy that would enhance the entire SGD.

Table 1: Connectivity and Public Realm Investments

Project	Map	Project Description	Priority Level (1 3)	Project Year (1 3)	Cost Estimate	Design Services Needed	Contact/ Organization
Corridor Improvements - 16th Street 22nd Street							
Sidewalks	Connectivity	20K linear feet of sidewalks	1	1	\$1.2M (\$60/linear foot)	No	▪ DPW
Resurfacing, curbs, signage, bioswales & trees	Connectivity	Three lanes resurfaced and one lane removed over a mile on each corridor, replaced curbs and curb cuts, signage, bioswales & trees	1	1	\$936K (\$156K/lane mile)	Yes	▪ DPW ▪ KIB ▪ FTA ▪ DOE
Bike Lanes	Connectivity	Two miles of bike lanes	1	1	\$72K (\$36K per mile)	No	▪ DPW
Buried Power Lines	-	Two miles of buried power lines	1	1	TBD	No	▪ IPL ▪ DPW
Total					\$2.2M		
Bicycle Boulevards							
17 th Street 21 st Street	Connectivity & Green Infrastructure	Two miles of striping, signage, trees & rain gardens	2	1	\$88K (\$44K per mile)	Yes	▪ DPW ▪ Parks & Recreation ▪ FTA ▪ KIB
Total					\$88K		
Additional Bike Lanes & Trees							
College Ave. Andrew J. Brown Ave. Central Ave. Hillside Ave.	Connectivity & Green Infrastructure	2.5 miles of bike lanes & trees	2	1	\$110K (\$44K per mile)	No	▪ DPW ▪ FTA ▪ KIB
Total					\$110K		
Monon Accessibility							
Sidewalks	Connectivity	10K linear feet of sidewalks on either side of the Monon Trail	2	2	\$1.2M (\$60/linear foot)	No	▪ DPW ▪ Parks & Recreation
Alleys	Connectivity	One mile of alleys resurfaced on both sides of the Monon Trail	2	2	\$312K (\$156K/lane mile)	Potential	▪ DPW ▪ Parks & Recreation
Total					\$1.5M		

Project	Map	Project Description	Priority Level (1 3)	Project Year (1 3)	Cost Estimate	Design Services Needed	Contact/ Organization
Lighting							
Neighborhood Lighting	-	# new lights within focus area to promote safety for residential area and the Monon	2	2	\$3K per light	No	<ul style="list-style-type: none"> ▪ IPL ▪ DPW
Parks & Trails							
Monon Trail Improvements	Green Infrastructure	Additional trees & signage (including specific neighborhood attractions)	2	2	TBD	Yes	<ul style="list-style-type: none"> ▪ Parks & Recreation ▪ FTA ▪ KIB
MLK Park Center Improvements	Green Infrastructure	Current foundation planned improvements & additional trees	1	2	TBD	Yes	<ul style="list-style-type: none"> ▪ Parks & Recreation ▪ KIB ▪ DPW
New O'Bannon Park Master Plan	Green Infrastructure	Open park to additional activities	2	2	TBD	Potential	<ul style="list-style-type: none"> ▪ Parks & Recreation
New Brookside Connector Park & Dog Park	Green Infrastructure	2.05 new park acres below Brookside Connector & four acres of new dog park	3	3	TBD	Yes	<ul style="list-style-type: none"> ▪ Parks & Recreation ▪ KIB
Monon-Brookside Connector	Green Infrastructure & Connectivity	6.72 acres of new trails	1	2	TBD	Yes	<ul style="list-style-type: none"> ▪ Parks & Recreation ▪ FTA ▪ DPW

Table 2: Housing Investments

Project	Map	Project Description	Priority Level (1-3)	Project Year (1-3)	Cost Estimate	Design Services Needed	Contact/Organization
Housing Investments							
Multi-family with Retail	Development Investment	Creation of new multi-family housing with retail on ground floor	2	2/3	\$100K/sq ft	Yes	<ul style="list-style-type: none"> ▪ IHCD ▪ City of Indianapolis ▪ Private Developers
Multi-family	Development Investment	Creation of new multi-family housing	1	1	\$100K/sq ft	Yes	<ul style="list-style-type: none"> ▪ Tax Credits ▪ City of Indianapolis ▪ Private Developers
Infill Single-family	Development Investment	Creation of infill single-family housing through new construction	2	2/3	\$100/sq ft	Yes	<ul style="list-style-type: none"> ▪ IHCD ▪ City of Indianapolis ▪ INHP ▪ Private Developers
Dual-family	Development Investment	Creation of dual-family housing through acquisition/rehabilitation and new construction	2	2/3	\$91/sq ft	Yes	<ul style="list-style-type: none"> ▪ IHCD ▪ City of Indianapolis ▪ INHP ▪ Private Developers
Homeowner-occupied Rehabilitation	Development Investment	Provide home-rehabilitation for 40 existing homeowner occupied homes	2	2	\$800K	Yes	<ul style="list-style-type: none"> ▪ IHCD ▪ City of Indianapolis ▪ TBD Federal Home Loan Bank Partner

Table 3: Land Development Investments

Activities	Map	Project Description	Priority Level (1-3)	Project Year (1-3)	Cost Estimate	Design Services Needed	Contact/Organization
Brownfields							
Brownfield Assessments	Brownfields	Phase I & II ESA's of 16 properties	1	1	\$1.5M	No	<ul style="list-style-type: none"> ▪ EPA ▪ IFA ▪ City of Indianapolis ▪ IHCD
Brownfield Cleanup	Brownfields	Cleanup of nine priority contaminated sites	1	2-3	\$4M	No	<ul style="list-style-type: none"> ▪ EPA ▪ IFA ▪ City of Indianapolis ▪ IHCD
Total					\$5.5M		
Site Acquisition							
Commercial / Industrial	Development Investments	Purchase 11 commercial/industrial lots	1	2	\$3M	No	<ul style="list-style-type: none"> ▪ IHCD ▪ Private Developers
Residential	Development Investments	Purchase 11 residential lots	2	2	\$500K	No	<ul style="list-style-type: none"> ▪ IHCD ▪ City of Indianapolis
Long-term Lease	Development Investments	99-year lease of CSX lot	1	1	TBD	No	<ul style="list-style-type: none"> ▪ Parks & Recreation ▪ IHCD
Zoning Revisions	Development Investments	Improving zoning to allow for density near and along commercial corridors	1	1	TBD	No	<ul style="list-style-type: none"> ▪ DMD - Planning

Table 4: Local Business Development Investments

Activities	Map	Project Description	Priority Level (1 3)	Project Year (1 3)	Cost Estimate	Design Services Needed	Contact/ Organization
Small Business Incubator	–	\$100-\$500K loans as small business incentives to relocate to and expand within the area	1	1-3	\$4M	No	<ul style="list-style-type: none"> ▪ IHCDCA ▪ CICF ▪ LISC ▪ Citizen's Energy
IPS Location Swap	Development Investment	Coordinate IPS move out of the property behind Tinker Flats to open it for private development along with 10 th & College bus relocation	1	2	TBD	No	<ul style="list-style-type: none"> ▪ City of Indianapolis ▪ IPS
Commercial/ Light Industrial Space	Development Investment	Creation of new commercial and light industrial space to drive new business creation and employment	2	2/3	TBD	Potential	<ul style="list-style-type: none"> ▪ IHCDCA ▪ Private Developers
Live/Work Units	Development Investment	Creation of new commercial/residential units to drive new business creation and employment as well as housing	2	2/3	\$155/sq ft	Yes	<ul style="list-style-type: none"> ▪ IHCDCA ▪ Private Developers
Façade Grants	-	\$10-30K façade matches for existing and new businesses	2	2	\$200K	Potential	<ul style="list-style-type: none"> ▪ LISC ▪ IHCDCA

3. Smart Growth District Phase I Redevelopment Plan Area Potential Funding Sources

Prior to the Funding Charrette, approximately 56 funding sources were identified as potential options for funding the investments. During the Funding Charrette, breakout groups for each of the investment areas discussed funding options for the investments and identified targeted funders. Following the Funding Charrette, this information was then consolidated into a matrix listing each funding source and the investments that could be funded.

During the Funding Charrette, approximately 33 funding sources were identified. These sources, and how they fit with each priority investment area, are provided in Table 5: Local Funding Sources, Table 6: Regional and State Funding Sources, and Table 7: Federal and National Funding Sources.

Local funding sources include:

- Local Initiatives Support Corporation (LISC)
- Potential SGD Tax Increment Financing (TIF) district
- Indianapolis HOME funds
- Indianapolis Department of Public Works

Regional and state funding sources include:

- Indiana Housing and Community Development Authority Low Income Housing Tax Credits (LIHTC)
- Indiana Housing and Community Development Authority Development Fund

Federal and national funding sources include:

- Housing and Urban Development Section 108 Loan Guarantee Program
- Housing and Urban Development Section 202 Program
- National Development Center

For additional information, see Tables 5-7.

Table 5: Local Funding Sources

	New Smart Growth District TIF Area	Indianapolis CDBG	Indianapolis HOME	Indianapolis Neighborhood Stabilization Program	LISC	Indianapolis DPW	Indianapolis Parks & Recreation	Indianapolis Parks Foundation	Indy Partnership	Citizen's Energy Group	Indianapolis Neighborhood Housing Partnership	Project School Safe Routes to School
Connectivity and Public Realm												
<i>Corridor Improvements - 16th Street 22nd Street</i>												
Sidewalks												
Resurfacing, Curbs, Signage, Bioswales & Trees												
Bike Lanes												
Buried Power Lines												
<i>Bicycle Boulevards</i>												
17th Street 21st Street												
<i>Additional Bike Lanes & Trees</i>												
College Andrew J. Brown												
<i>Monon Accessibility</i>												
Sidewalks												
Alleys												
<i>Lighting</i>												
Neighborhood Lighting												
<i>Parks and Trails</i>												
Monon Trail Improvements												
MLK Park Center Improvements												
New O'Bannon Park Master Plan												
New Brookside Connector Park and Dog Park												
Monon-Brookside Connector												

	New Smart Growth District TIF Area	Indianapolis CDBG	Indianapolis HOME	Indianapolis Neighborhood Stabilization Program	LISC	Indianapolis DPW	Indianapolis Parks & Recreation	Indianapolis Parks Foundation	Indy Partnership	Citizen's Energy Group	Indianapolis Neighborhood Housing Partnership	Project School Safe Routes to School
Housing												
Multi-Family Housing with Retail												
Multi-Family												
Infill Single-Family												
Dual-Family												
Homeowner Occupied Rehab												
Land Development												
<i>Brownfields</i>												
Brownfield Assessments												
Brownfield Cleanup												
<i>Site Acquisition</i>												
Commercial/Industrial												
Residential												
Long-Term Lease												
Zoning Revisions												
Local Business Development												
Small Business Incubator												
IPS Location Swap												
Commercial/Light Industrial Space												
Live/Work Units												
Façade Grants												

Table 6: Regional and State Funding Sources

	Indy MPO Transportation Enhancement	Indy MPO CMAQ	Indiana Dept. of Natural Resources Recreational Trails Program	Indiana Housing & Community Development Authority LIHTC	Indiana Housing & Community Development Authority Weatherization	Indiana Housing & Community Development Authority Development Fund	Indiana Housing Authority	Indiana Finance Authority State 128a	Indiana Finance Authority Auto Sector Program
Connectivity and Public Realm									
<i>Corridor Improvements - 16th Street 22nd Street</i>									
Sidewalks									
Resurfacing, Curbs, Signage, Bioswales & Trees									
Bike Lanes									
Buried Power Lines									
<i>Bicycle Boulevards</i>									
17th Street 21st Street									
<i>Additional Bike Lanes & Trees</i>									
College Andrew J. Brown									
<i>Monon Accessibility</i>									
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<i>Parks and Trails</i>									
Monon Trail Improvements									
MLK Park Center Improvements									
New O'Bannon Park Master Plan									
New Brookside Connector Park and Dog Park									
Monon-Brookside Connector									

	Indy MPO Transportation Enhancement	Indy MPO CMAQ	Indiana Dept. of Natural Resources Recreational Trails Program	Indiana Housing & Community Development Authority LIHTC	Indiana Housing & Community Development Authority Weatherization	Indiana Housing & Community Development Authority Development Fund	Indiana Housing Authority	Indiana Finance Authority State 128a	Indiana Finance Authority Auto Sector Program
Housing									
Multi-Family Housing with Retail									
Multi-Family									
Infill Single-Family									
Dual-Family									
Homeowner Occupied Rehab									
Land Development									
<i>Brownfields</i>									
Brownfield Assessments									
Brownfield Cleanup									
<i>Site Acquisition</i>									
Commercial/Industrial									
Residential									
Long-Term Lease									
Zoning Revisions									
Local Business Development									
Small Business Incubator									
IPS Location Swap									
Commercial/Light Industrial Space									
Live/Work Units									
Façade Grants									

Table 7: Federal and National Funding Sources

	EPA Assessment Grants	EDA Infrastructure	EDA Economic Adjustment	EDA Planning	EDA Technical Assistance	DOT TIGER	SBA 504 Loans	SBA 7(a) Loans	HUD Section 202	HUD Section 108	National Development Center	CSX
<i>Connectivity and Public Realm</i>												
<i>Corridor Improvements - 16th Street 22nd Street</i>												
Sidewalks												
Resurfacing, Curbs, Signage, Bioswales & Trees												
Bike Lanes												
Buried Power Lines												
<i>Bicycle Boulevards</i>												
<i>17th Street 21st Street</i>												
<i>Additional Bike Lanes & Trees</i>												
<i>College Andrew J. Brown</i>												
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<i>MLK Park Center Improvements</i>												
<i>New O'Bannon Park Master Plan</i>												
<i>New Brookside Connector Park and Dog Park</i>												
<i>Monon-Brookside Connector</i>												

	EPA Assessment Grants	EDA Infrastructure	EDA Economic Adjustment	EDA Planning	EDA Technical Assistance	DOT TIGER	SBA 504 Loans	SBA 7(a) Loans	HUD Section 202	HUD Section 108	National Development Center	CSX
Housing												
Multi-Family Housing with Retail												
Multi-Family												
Infill Single-Family												
Dual-Family												
Homeowner Occupied Rehab												
Land Development												
<i>Brownfields</i>												
Brownfield Assessments												
Brownfield Cleanup												
<i>Site Acquisition</i>												
Commercial/Industrial												
Residential												
Long-Term Lease												
Zoning Revisions												
Local Business Development												
Small Business Incubator												
IPS Location Swap												
Commercial/Light Industrial Space												
Live/Work Units												
Façade Grants												

4. Next Steps and Implementation

In order to take advantage of the energy and opportunities that came out of the Funding Charrette, the following are key steps for each of the stakeholder groups.

Smart Growth District Phase I Redevelopment Plan Area Advisory Committee

- Establish strategies for implementing the results of the Charrette breakout groups.
- Prioritize funding sources and coordinate applications for funding with other city applications, as appropriate.
- Establish top 10 funding possibilities/investments to be announced in September 2011.
- Coordinate with federal partners to include announcement about investments.
- Conduct outreach to property owners and property acquisition strategy for the Phase I Redevelopment Plan Area.

City of Indianapolis

- Coordinate with the SGD Phase I Redevelopment Plan Area Advisory Committee to prioritize funding investments.
- Work with federal partners to establish ongoing support for SGD efforts.
- Hold a public event soon to publicize coordinated effort with local groups and federal partners.
- Name a new brownfields coordinator to ensure continuity with EPA.

Federal Partners

- Meet with city to establish ongoing liaison to SGD.
- Identify resources for ongoing support.
- Plan for public event to announce results of Pilot, including top 10 investments.
- Consider outreach to and involvement of federal partners at national level.

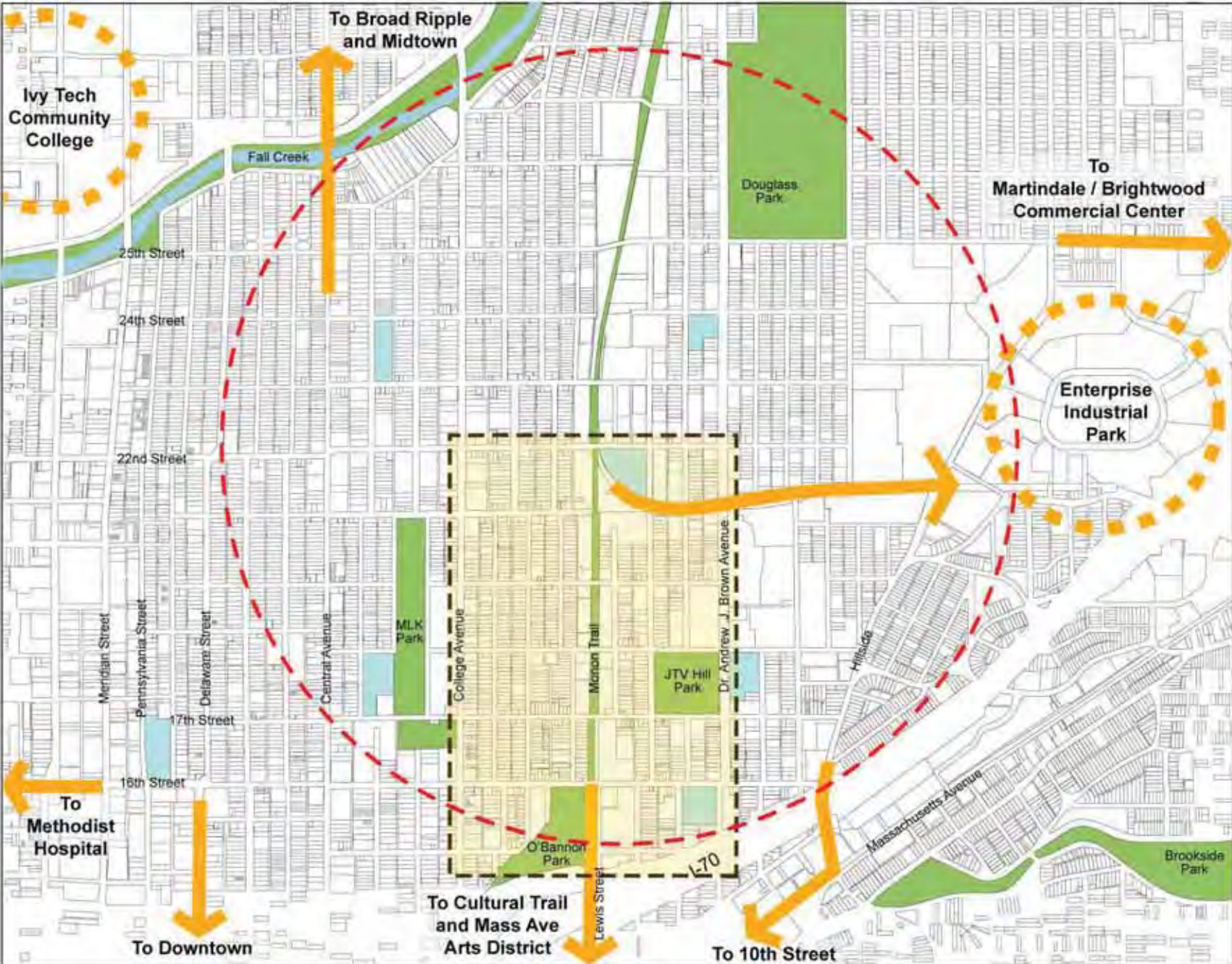
Appendices



Appendix A: Indianapolis Smart Growth District Timeline

Appendix B: Background Maps

1. Context Map



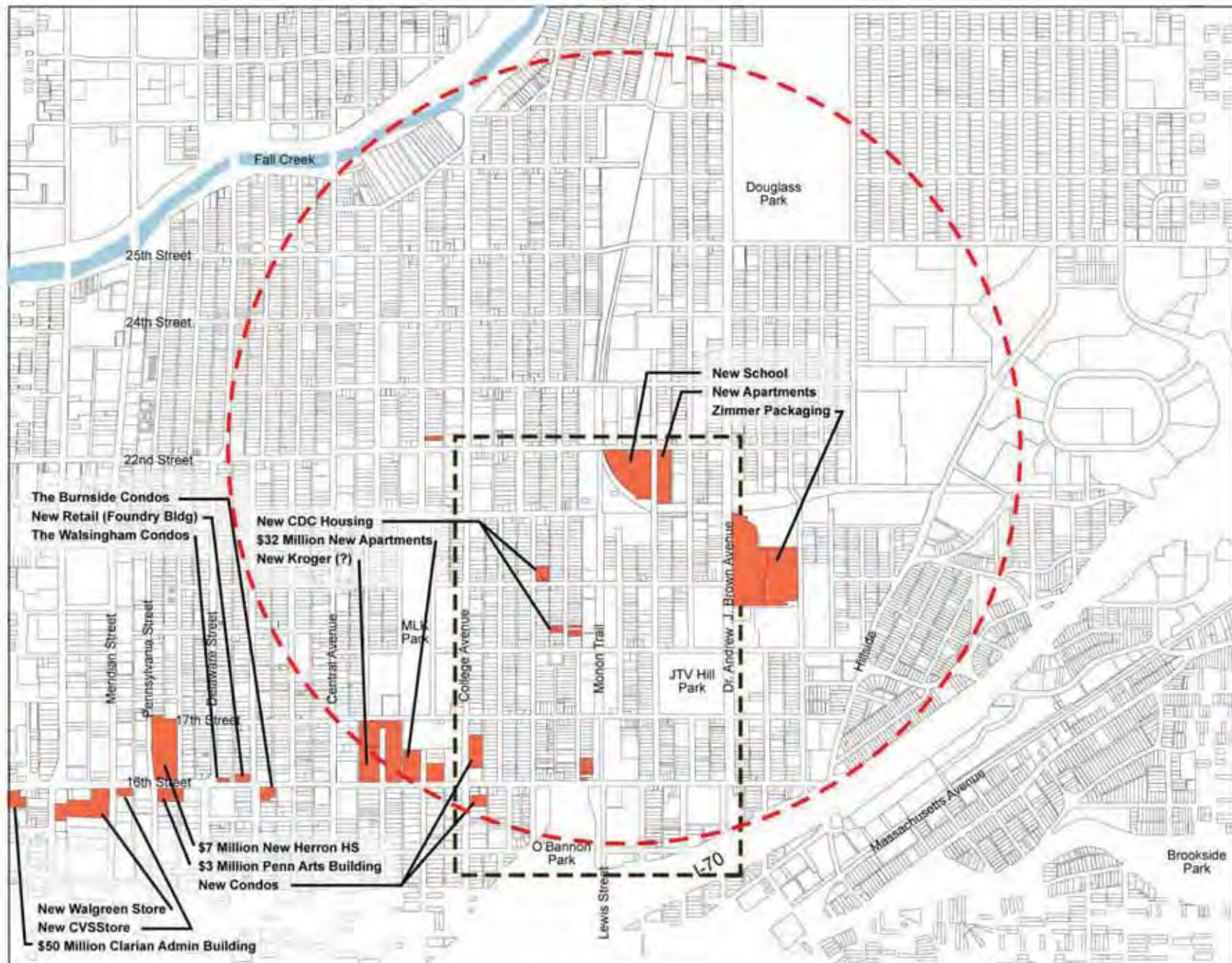
- Key**
- Focus Area
 - Schools
 - Park space
 - Smart Growth Boundary

June 13, 2011

Note: This map is NOT drawn to scale

Indianapolis, Indiana
 King Park / Martindale Brightwood
 Neighborhoods

2. Investment / Assets



Key

- Areas of recent investment
- Smart Growth Boundary
- Focus Area

June 13, 2011

Note: This map is NOT drawn to scale

Indianapolis, Indiana
King Park / Martindale Brightwood
Neighborhoods

3. Social Capital



Key

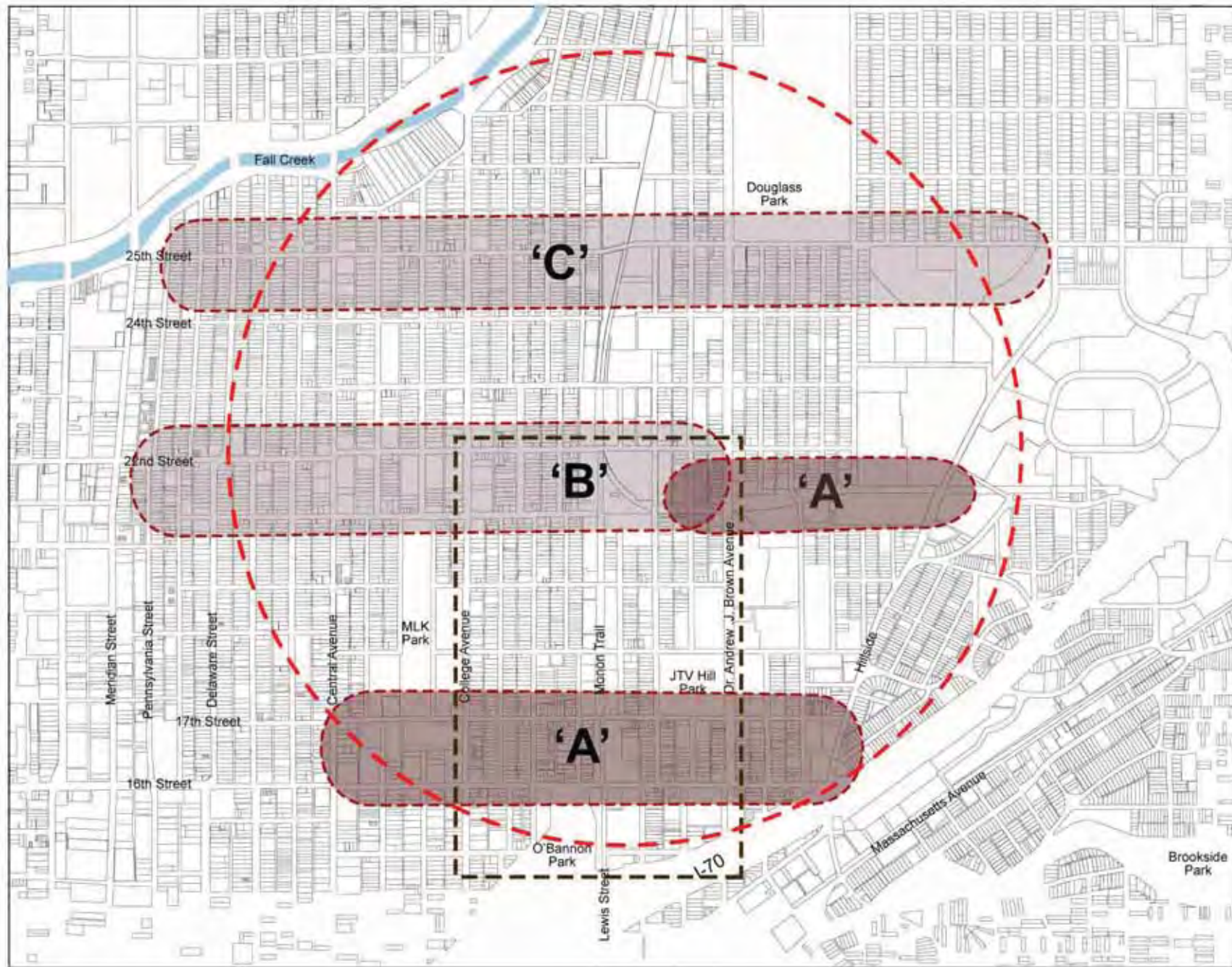
- Blue shaded area: Tax Exempt properties
- Light blue shaded area: Schools / Civic
- Green shaded area: Park space
- Red dashed line: Smart Growth Boundary
- Black dashed line: Focus Area

June 13, 2011

Note: This map is NOT drawn to scale

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King Park / Martindale Brightwood
Neighborhoods

4. Priority East/West Connectivity



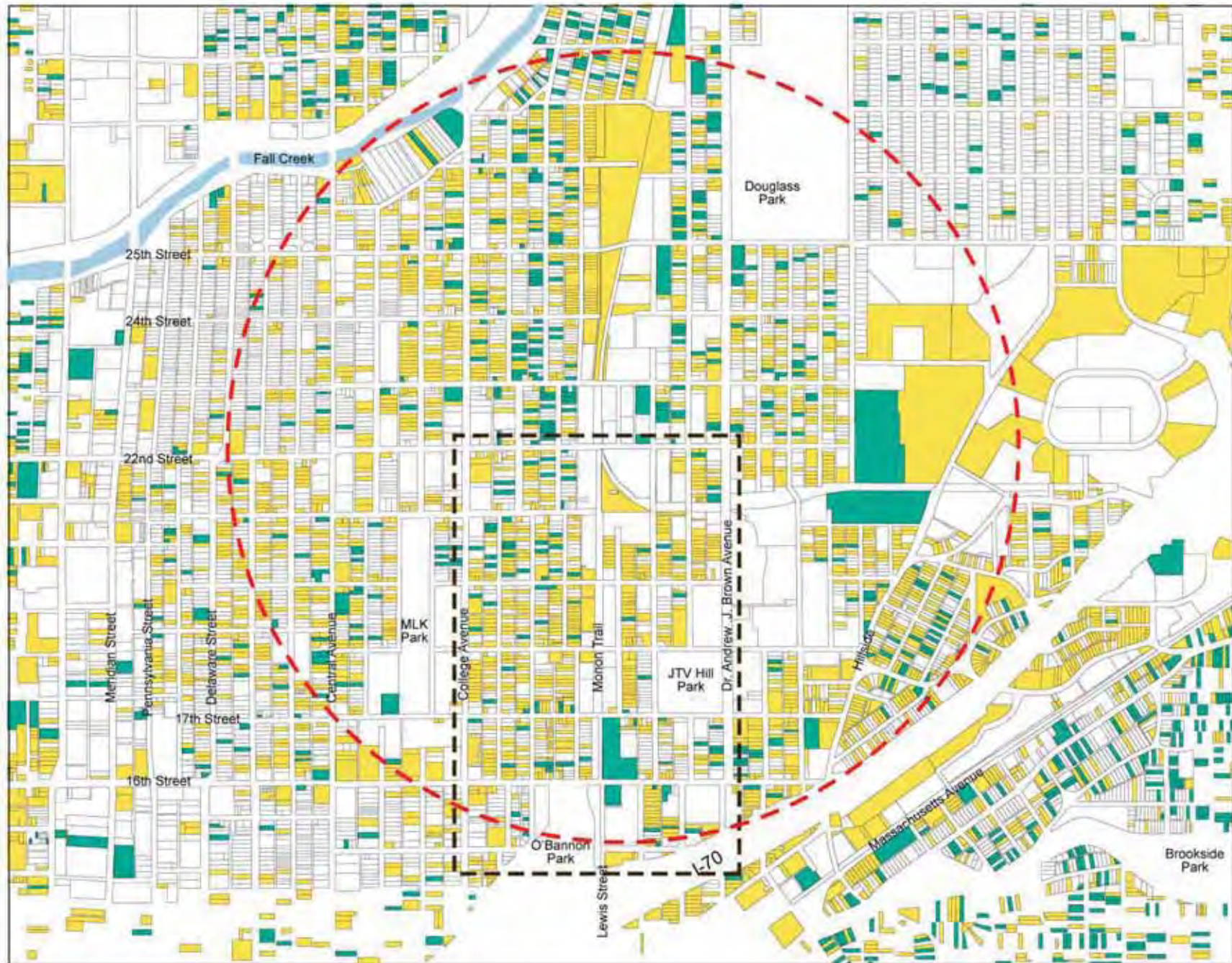
- Key
- 16th / 17th Street Corridors & Monon-Brookside Connector
 - 22nd and 25th St. Corridors
 - Smart Growth Boundary
 - Focus Area

June 13, 2011

Note: This map is NOT drawn to scale

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Neighborhoods

5. Vacant Properties



Key

- Vacant Parcels
- USPS Vacant 2011
- Smart Growth Boundary
- Focus Area

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Neighborhoods

6. Brownfield Properties



Key

- Known Brownfields
- Smart Growth Boundary
- Focus Area

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Neighborhoods

7. Site Control and
Ownership



Key

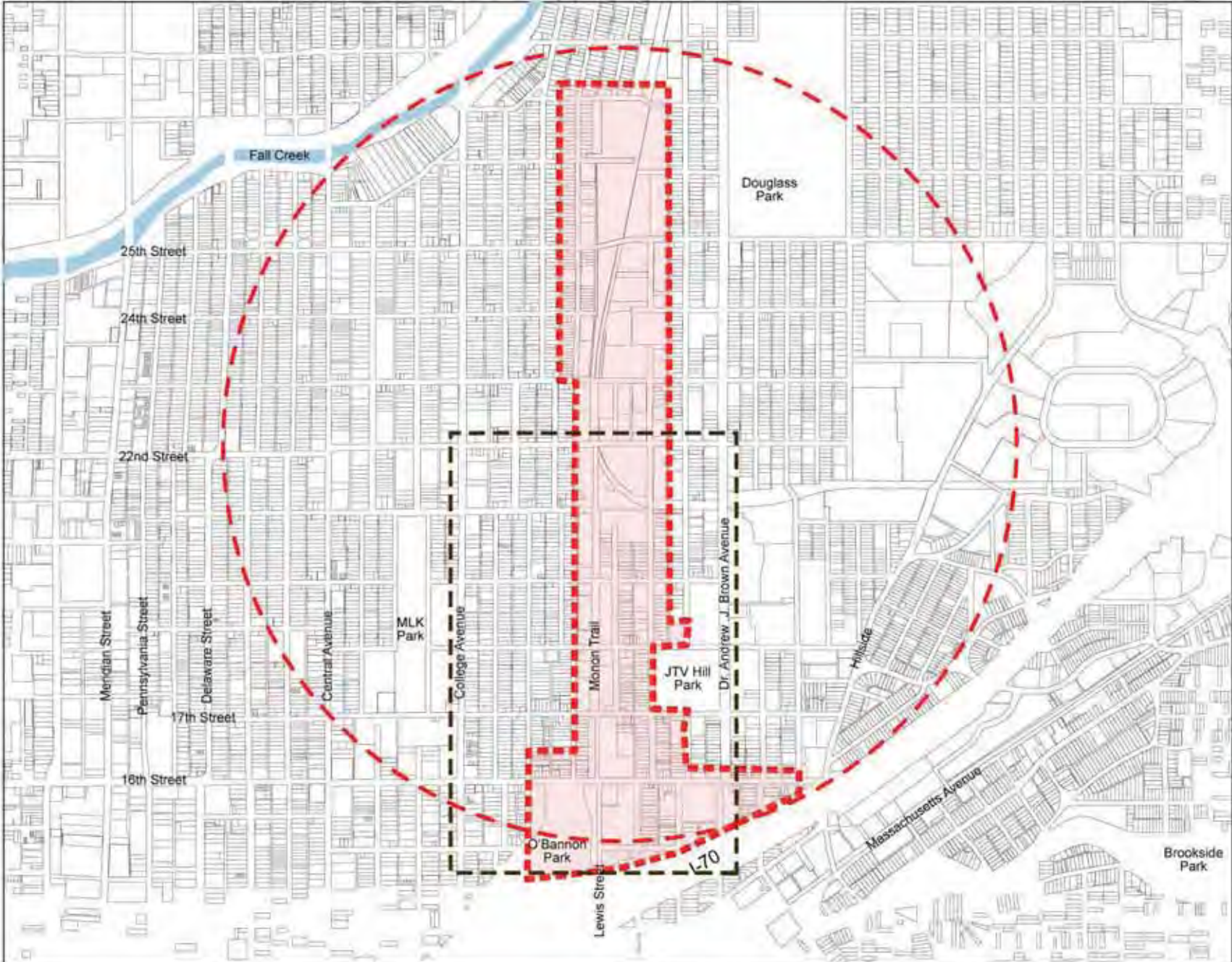
- CDC controlled land
- Civic-minded ownership
- City land
- Schools
- Parks
- Smart Growth Boundary
- Focus Area

June 13, 2011

Note: This map is NOT drawn to scale

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Neighborhoods

8. Rezoning District



- Key
- Area of higher density mixed use residential / commercial
 - - - Smart Growth Boundary
 - - - Focus Area

June 13, 2011
Note: This map is NOT drawn to scale

Appendix C: Funding Charrette Agenda

Smart Growth District Phase I Redevelopment Plan

Funding Charrette

Gallery 2 – Harrison Center for the Arts
1505 N Delaware Street

July 20, 2011

Agenda

Project Overview

In 2010, Indianapolis' Smart Growth District (SGD) was selected as one of the five USEPA/DOT/HUD Partnership for Sustainable Communities Pilot projects. The Pilot developed revitalization strategies for the entire Smart Growth District and identified the Smart Growth District Phase I Redevelopment Plan area as a key target area to prioritize investment.

Following the Pilot project, a broad group of stakeholders developed key potential investments for the Smart Growth District Phase I Redevelopment Plan area. This Funding Charrette's goal is to develop a concrete 3-year funding plan for improvements to the Smart Growth District Phase I Redevelopment Plan area.

8:30 – 8:45am

Welcome and Overview of Project/Process

Representatives from USEPA and Indianapolis will provide an overview of the project context, the Smart Growth District Phase I Redevelopment Plan area and key players.

8:45 – 9:30am

Investments Presentation

Representatives from two key CDCs, Martindale Brightwood Community Development Corporation and King Park Area Development Corporation will present the key potential investments for the Smart Growth District Phase I Redevelopment Plan area.

9:30 – 10:30am

Breakout Groups

Four breakout groups will convene for in-depth discussions to match potential investments with funding sources. The goal of each group is to identify key sources of funding and the concrete strategies necessary to acquire the funding. Coordination among stakeholders will be essential.

1. Connectivity and Public Realm Investments

This breakout group will discuss the following potential investments:

- *street trees and bioswales*
- *sidewalks, alleys and bikeways*
- *parks, trails, and connectors*
- *signage*

2. Housing Investments

This breakout group will discuss the following potential investments:

- *multi-family housing and related site acquisition*

3. Land Development Investments

This breakout group will discuss the following potential investments:

- *brownfields*
- *zoning revisions*

4. Local Business Development Investments

This breakout group will discuss the following potential investments:

- *small business incubator*
- *IPS location swap*
- *commercial/light industrial space and related site acquisition*

10:30 – 10:45am

Break

10:45 – 11:45am

Report Outs

Each breakout group will present a summary of their findings on funding sources and next steps to the larger group. This information will be compiled to provide a comprehensive picture of funding sources.

11:45 – 12:30pm

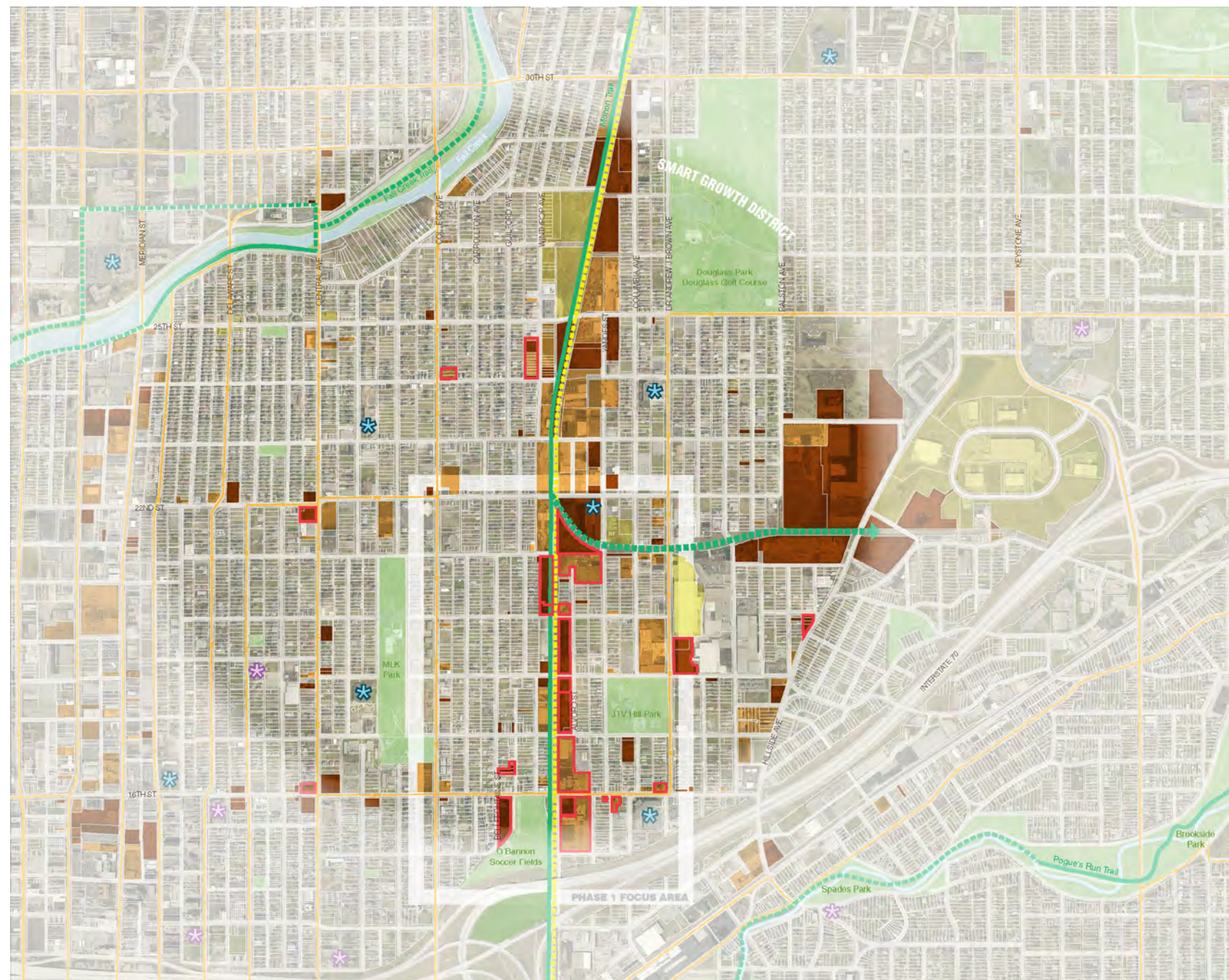
Summarize Priorities and Develop Next Steps

The compiled funding information will be reviewed and discussed, assigning responsible parties and estimating timelines for each of the funding opportunities. This information will provide the basis for a 3-year funding plan for the Smart Growth District Phase I Redevelopment Plan area.

Appendix D: Investment Maps

BROWNFIELDS

- Existing
- Proposed
- Bus Route
- Greenway
- Rapid Transit
- Park
- School
- Cultural Attraction
- Brownfield
- Site of Concern
- Remediated Brownfield
- Priority Cleanup Sites

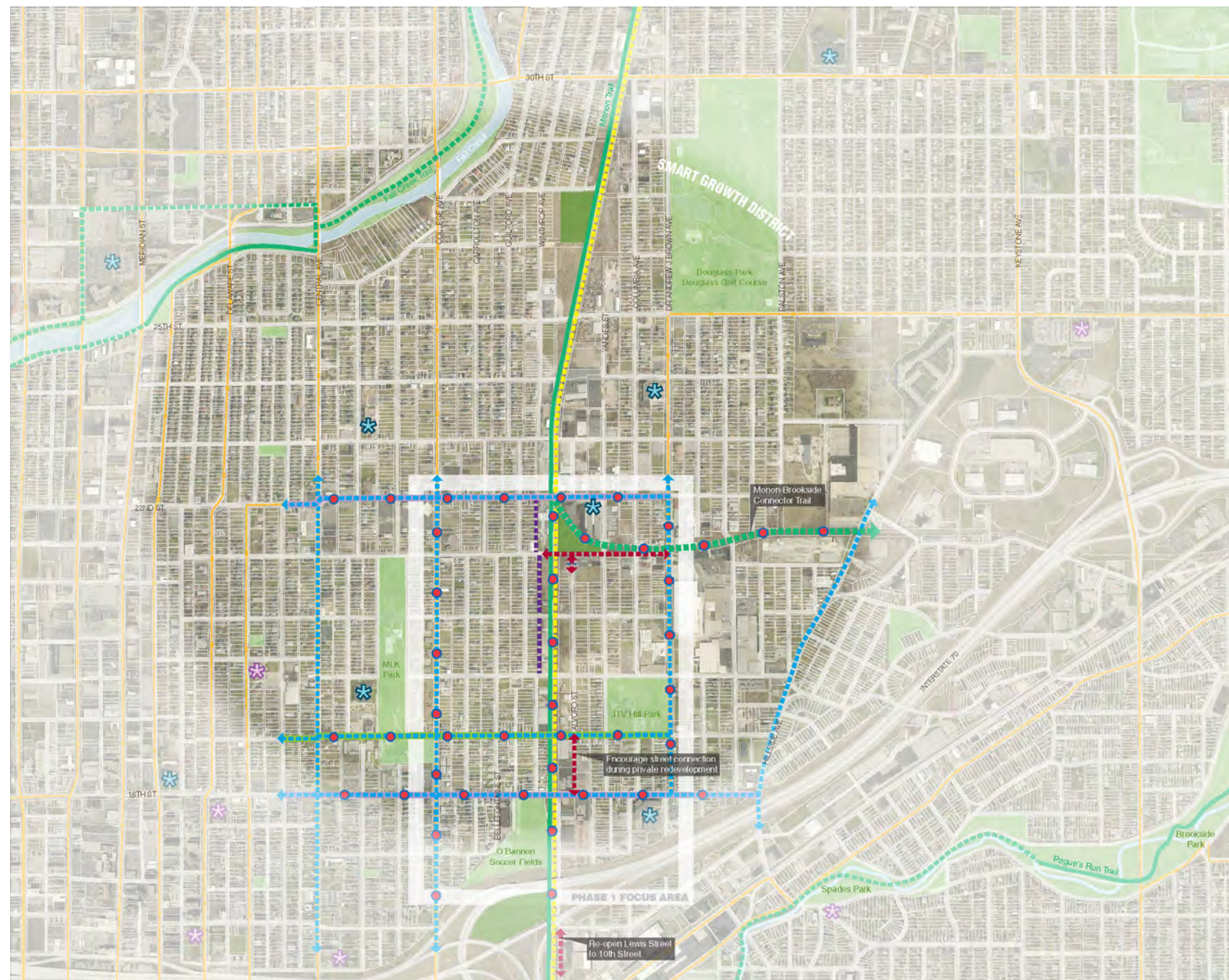


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PHASE 1 CONNECTIVITY

- Existing
- Proposed
- Bus Route
- Greenway
- Rapid Transit
- Park
- School
- Cultural Attraction

- Street Opening/Connection
- Alley Widening
- Multi-Use Trail
- Bikeway
- Bicycle Boulevard
- Traffic Calming
- Wayfinding Route

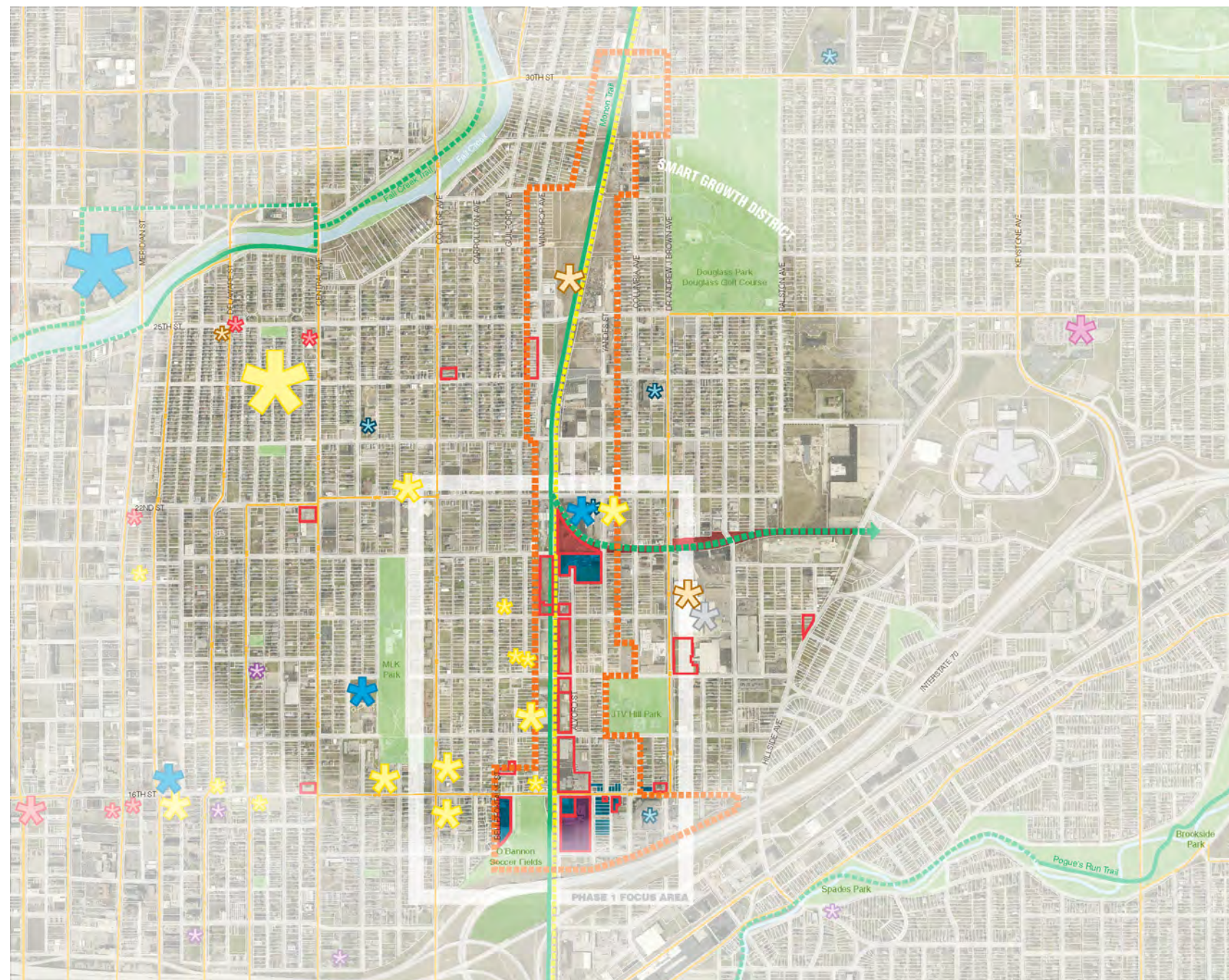


DEVELOPMENT INVESTMENT

- Existing
- Proposed
- Bus Route
- Greenway
- Rapid Transit
- Park
- School
- Cultural Attraction

- ### PHASE 1 OPPORTUNITY
- Land Acquisition
 - Long-Term Lease Opportunity
 - Land Swap Opportunity
 - Priority Cleanup Sites
 - Area of Higher Density Mixed-Use Development

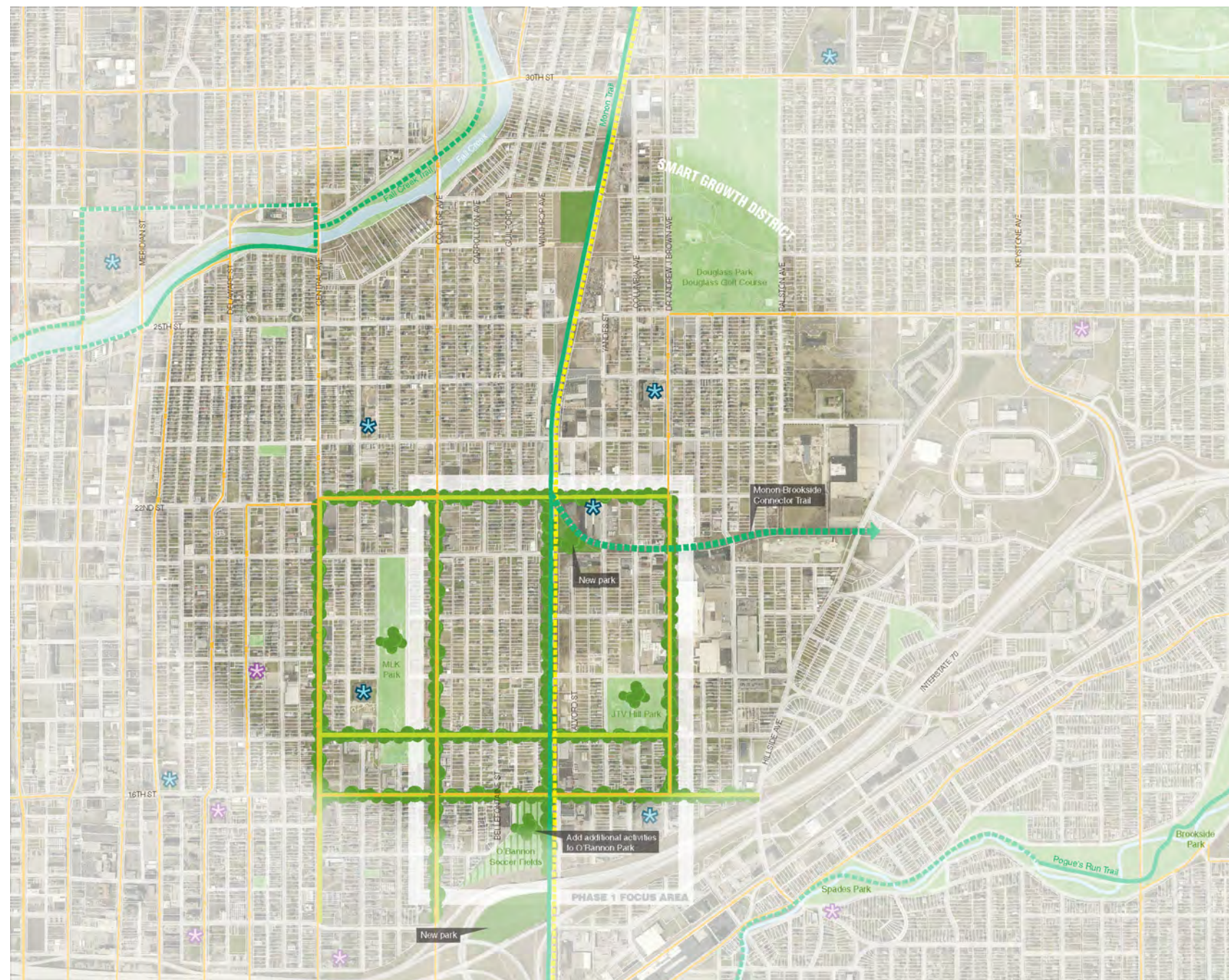
- ### RECENT INVESTMENT
- Residential
 - Retail/Office
 - Industrial
 - Education
 - Cultural
 - Brownfield Remediation



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PHASE 1 GREEN INFRASTRUCTURE

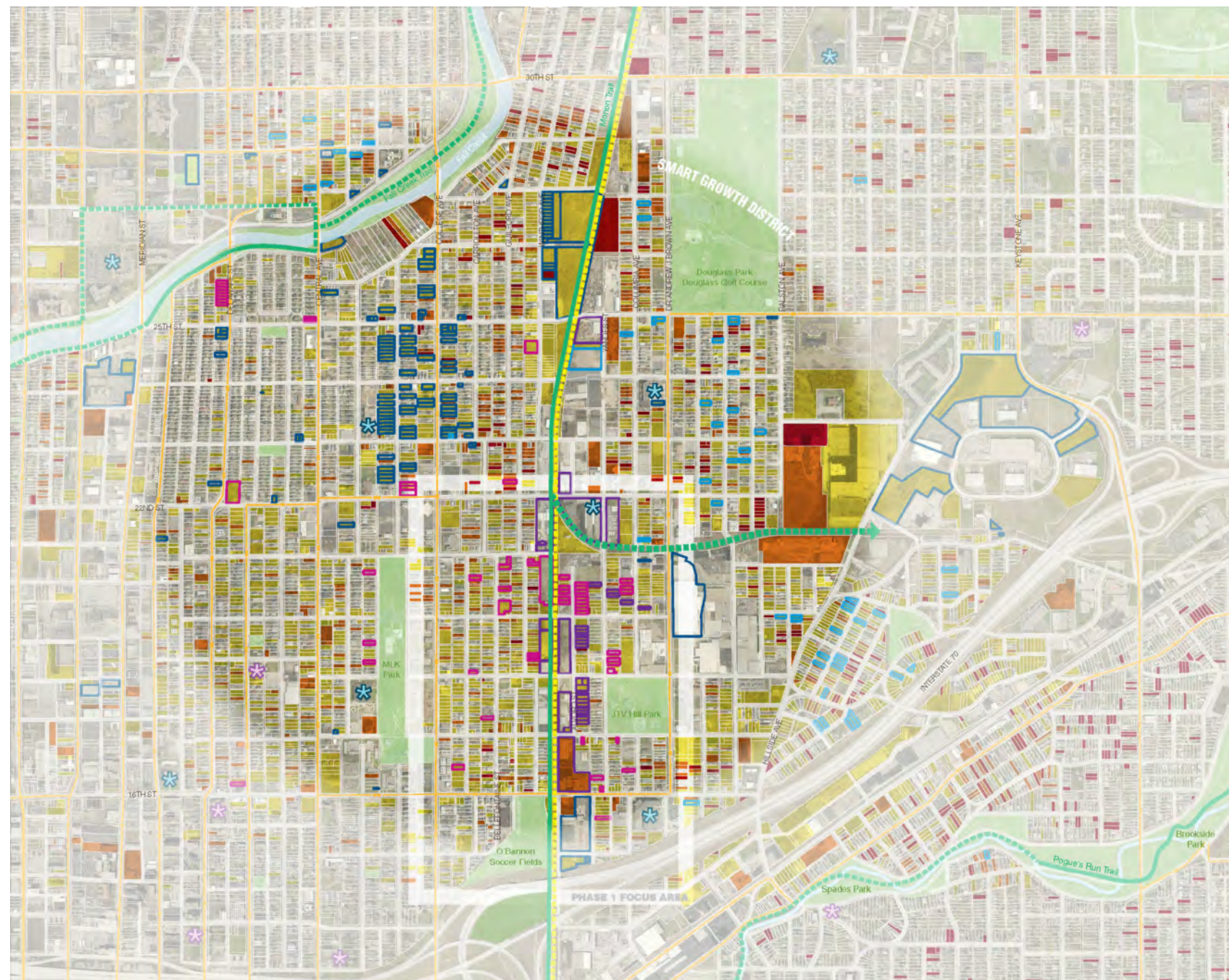
- Existing
- Proposed
- Bus Route
- Greenway
- Rapid Transit
- Park
- School
- Cultural Attraction
- New Park Activities
- Bio-Swales & Curb Bump-Outs
- Tree Planting



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PROPERTY OPPORTUNITY

- Existing
- Proposed
- Bus Route
- Greenway
- Rapid Transit
- Park
- School
- Cultural Attraction
- Tax Lien Parcels
- Vacant Building (USPS)
- Vacant Property (Assessor)
- CDC Controlled
- Civic-Minded Ownership
- Land Bank Controlled
- City Ownership



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