

A Comprehensive Development Plan for

MAPLE CROSSING

LOVING INDY'S NEXT GREAT PLACES
Great Places 2020



About Great Places 2020

Everyone's life is better when they live in an economically healthy city. Indianapolis must compete, now more than ever, with surrounding counties and peer cities to attract and retain residents, businesses, and investment. Young people are particularly drawn to cities that have dynamic urban places and a thriving culture.

According to the Project for Public Spaces, a city must have a number of great places to be a community where people choose to live, work, and play. People want opportunities to take pleasure in public life.

Indianapolis has some great places to be sure: Fountain Square, Irvington, Broad Ripple, Downtown, and others. But, we need to be more proactive in growing these places as we continue to compete both regionally and nationally.

Great Places 2020 is a program created to respond to this need. The effort seeks to transform strategic places in Marion County into dynamic urban villages. These places already have great assets and potential, but they also have challenges that this process hopes to assist with. Philanthropic, civic, and private partners will engage with neighborhoods to make significant social and capital investments to enhance quality of life and spur private investment.

MAPLE CROSSING

Maple Crossing is one of the first places to engage in this effort and was selected for its potential, unique assets, and location within a number of active neighborhoods. Maple Crossing is a place with great momentum. This plan is an effort to expand that momentum into the coming years.

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An Introduction to the Study INVENTORY + PROCESS

To kick off the planning effort for Great Places 2020, a process was established for collaboration with civic leaders and community members, to guide the process of developing a vision for the place, and to create teams to assist in developing and implementing that vision.

The first step in developing a vision is to understand the background of a particular place. This section of the document provides an overview that includes the Maple Crossing Great Place location within the context of the Midtown district and the City of Indianapolis.

Some important characteristics about the area include an overview of the many neighborhoods that meet at this Great Place, which include Butler-Tarkington, Crown Hill, Mapleton-Fall Creek, and Meridian-Kessler, as well as the North Meridian Street Historic District. Maps are provided to identify where existing businesses and community assets are located.

Graphics are provided to convey some of the more qualitative aspects of the study area. There is an overview of the existing urban form of the area that includes the size and type of buildings and land uses. In addition, a photographic overview is provided to highlight some of the unique elements of the study area, that are more difficult to convey in mapping efforts.

Finally, this section of the document includes an overview of previous planning efforts. These efforts helped to inform this process as the Great Places effort seeks to build on work that has already been done. To that point, recent successes providing initial momentum are highlighted.

About the Process

THE L.O.V.E ORGANIZING FRAMEWORK

The L.O.V.E. acronym stands for livability, opportunity, vitality, and education, which are four of the critical components of a Great Place. The goal of this effort is to create an actionable comprehensive plan that will lead to improvements within the Great Place.

PLACEMAKING TEAM

This team is focused on individual places. It has multiple members, but is primarily led by a team of four, with one person devoted to each of the L.O.V.E. focus areas, and one convener who is the point person for the place.

CITY-WIDE STEERING COMMITTEE

This 26 member civic leadership team meet quarterly to govern the Great Places 2020 Initiative.

CITY-WIDE L.O.V.E. COMMITTEES

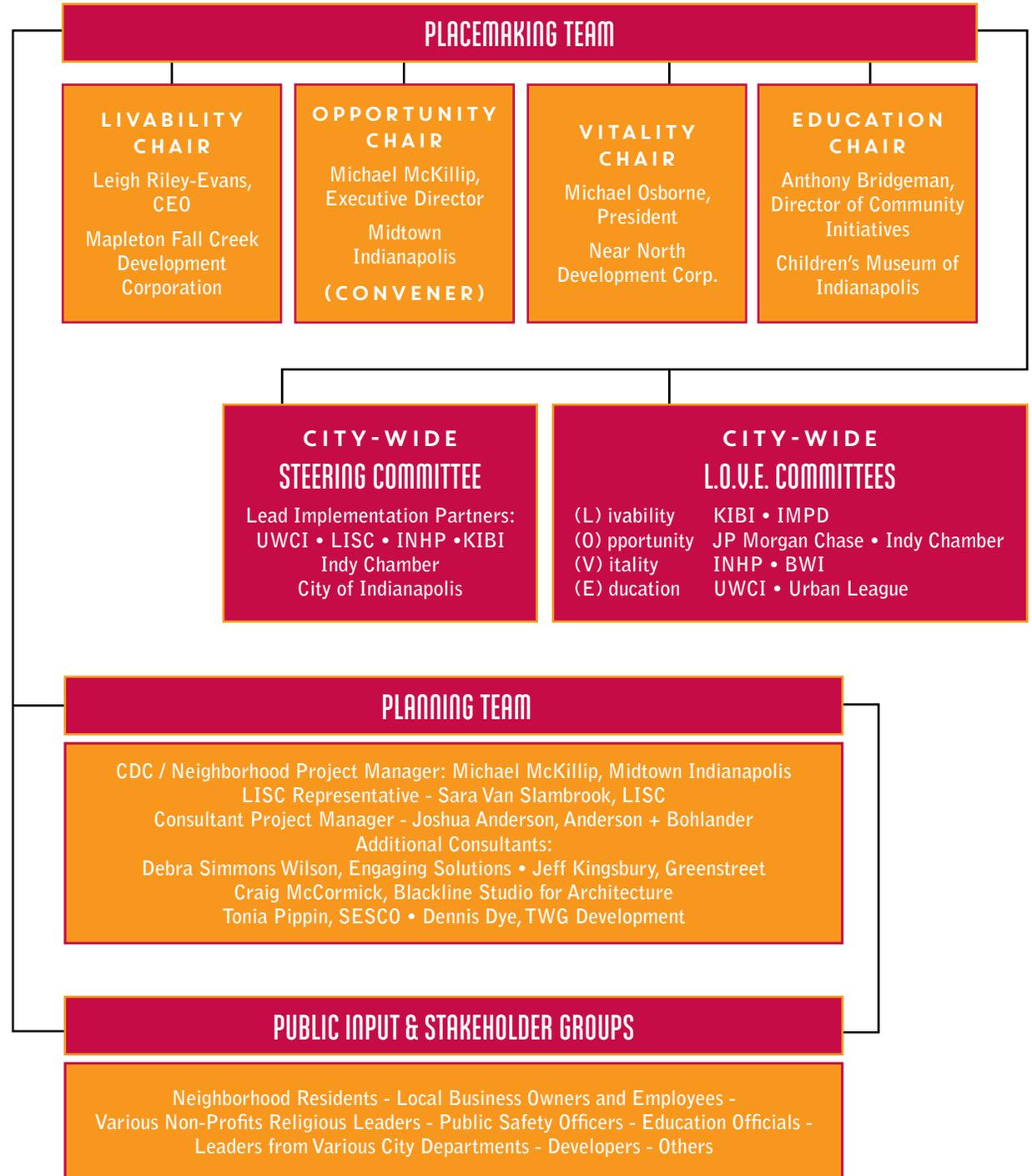
These committees consist of neighborhood and topical experts that meet regularly to provide support and technical assistance to the Great Places and their plans.

PLANNING TEAM

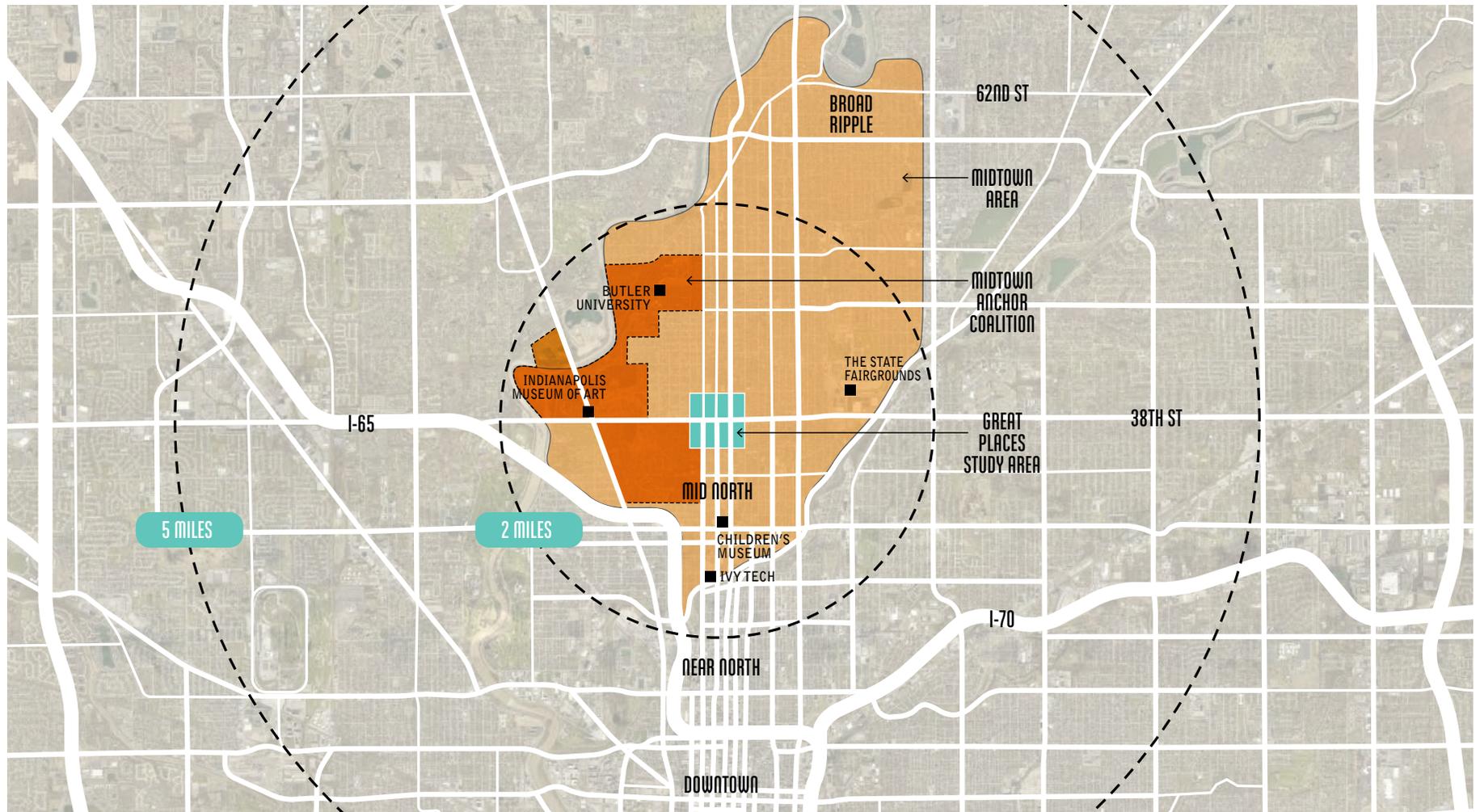
This team, along with the Placemaking Team, manages the planning process for the Maple Crossing Great Places planning process.

PUBLIC INPUT AND STAKEHOLDER GROUPS

The Placemaking Team and Planning Team have worked with local residents, concerned stakeholders, and subject matter experts to develop this plan and to make sure it is responsive to the community's input and desires.



Maple Crossing Location



NEARBY ANCHORS + ASSETS

- The Children's Museum of Indianapolis
- Martin Luther King Community Center
- North United Methodist Church
- Crown Hill Cemetery
- Butler University
- IMA (Indianapolis Museum of Art)
- 100 Acres Art and Nature Park
- Shortridge High School
- Tabernacle Presbyterian Church
- TAB Recreation
- Christian Theological Seminary
- Ivy Tech Community College
- The Indiana State Fairgrounds
- Indianapolis Opera
- St. Joan of Arc Church and School
- Many Others

WHERE IS MAPLE CROSSING?

Maple Crossing is located at the center of multiple neighborhoods in the Midtown District. It is in close proximity to many of Central Indiana's leading Anchor Institutions, including The Children's Museum of Indianapolis, The Indiana State Fairgrounds, and Midtown Anchor Coalition. It has easy access to downtown and two interstates, I-65 and I-70. The Great Places study area is shown in light blue and is approximately 1/4-mile in any direction from the intersection of 38th and Illinois Streets.



WHITE RIVER TRAIL

IMA & 100 ACRES

CROWN HILL

CHRISTIAN THEOLOGICAL SEMINARY

ART 2 ART TRAIL / CANAL TOWPATH

BUTLER UNIVERSITY

MIDTOWN ANCHOR COALITION

CROWN HILL HISTORIC GATES

BOULEVARD

CAPITOL

ILLINOIS

MERIDIAN

PENNSYLVANIA

CENTRAL

COLLEGE

TARKINGTON PARK

JAMES WHITCOMB RILEY SCHOOL 43

MARTIN LUTHER KING COMMUNITY CENTER

INDIANAPOLIS OPERA

ST. JOAN OF ARC CHURCH & SCHOOL

SHORTRIDGE HIGH SCHOOL

TABERNACLE PRESBYTERIAN & TAB RECREATION

CHILDREN'S MUSEUM

300th

3200

34th

36th

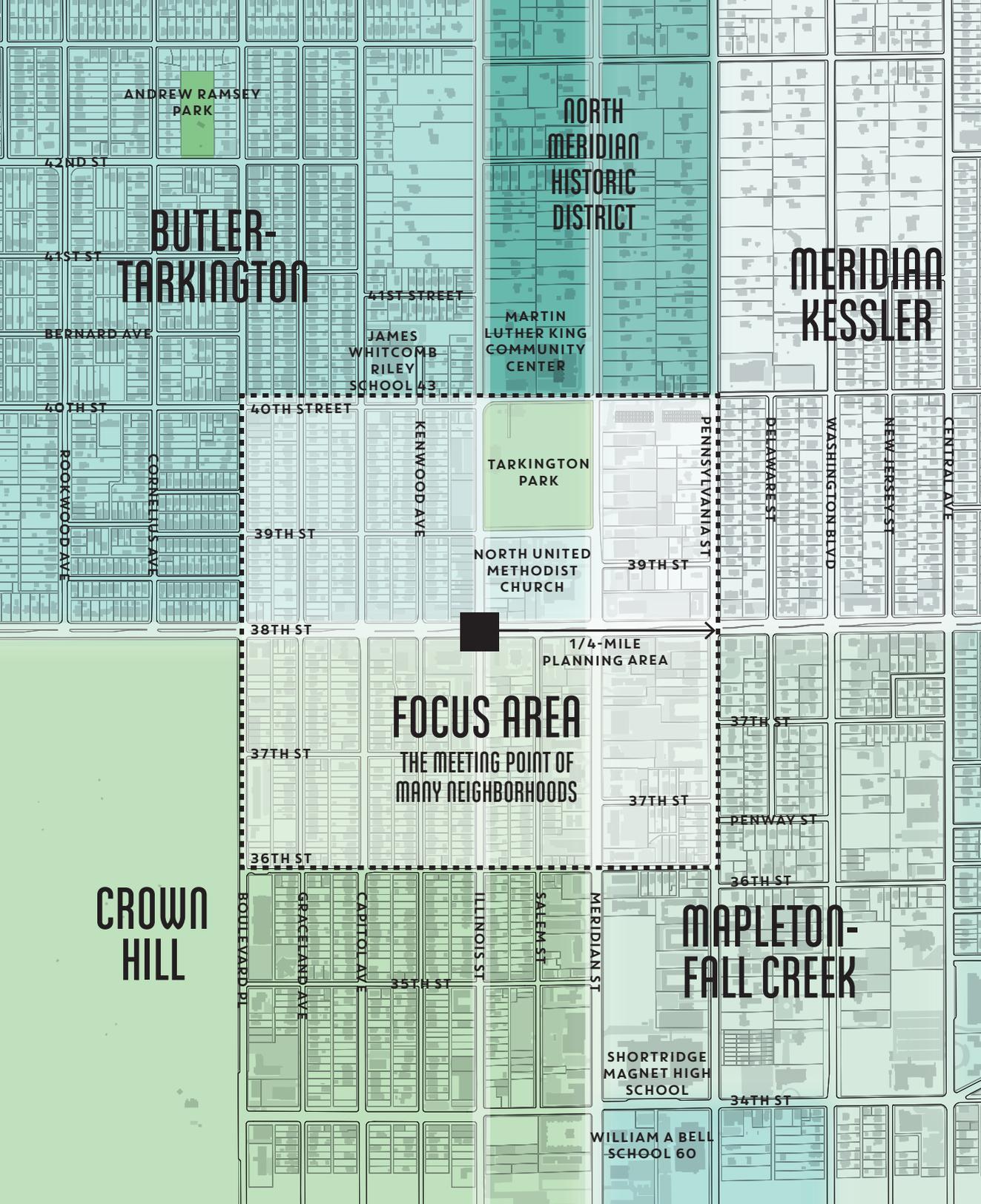
38th

40th

THE MOON TRAIL

STATE FAIRGROUNDS





At the Center of Many Neighborhoods

Four different neighborhoods and one historic district come together within the Great Places study area and will work together collaboratively to create improvements.

CROWN HILL NEIGHBORHOOD

This neighborhood's borders are 38th Street to the north, 30th Street to the south, Meridian Street to the east, and I-65/Dr. Martin Luther King Street to the west. The neighborhood is named for Crown Hill, the steepest hill in Indianapolis, and is home to Crown Hill Cemetery.

BUTLER-TARKINGTON NEIGHORHOOD

This neighborhood's borders are the Central Canal on the north (and west), 38th Street to the south, and Meridian Street on the east. The neighborhood is named for Butler University, which relocated to the district in 1928, and acclaimed author Booth Tarkington, who lived in the area.

MAPLETON-FALL CREEK NEIGHBORHOOD

This neighborhood's borders are 38th Street to the north, Fall Creek Parkway Drive to the south (and east), and Meridian Street to the west. The neighborhood was named for Mapleton Village and Fall Creek.

MERIDIAN KESSLER NEIGHBORHOOD

This neighborhood's borders are 38th Street to the south, Kessler Boulevard to the north, Meridian Street to the west and Monon Trail to the east. The neighborhood was named for Meridian Street and Kessler Boulevard.

NORTH MERIDIAN STREET HISTORIC DISTRICT

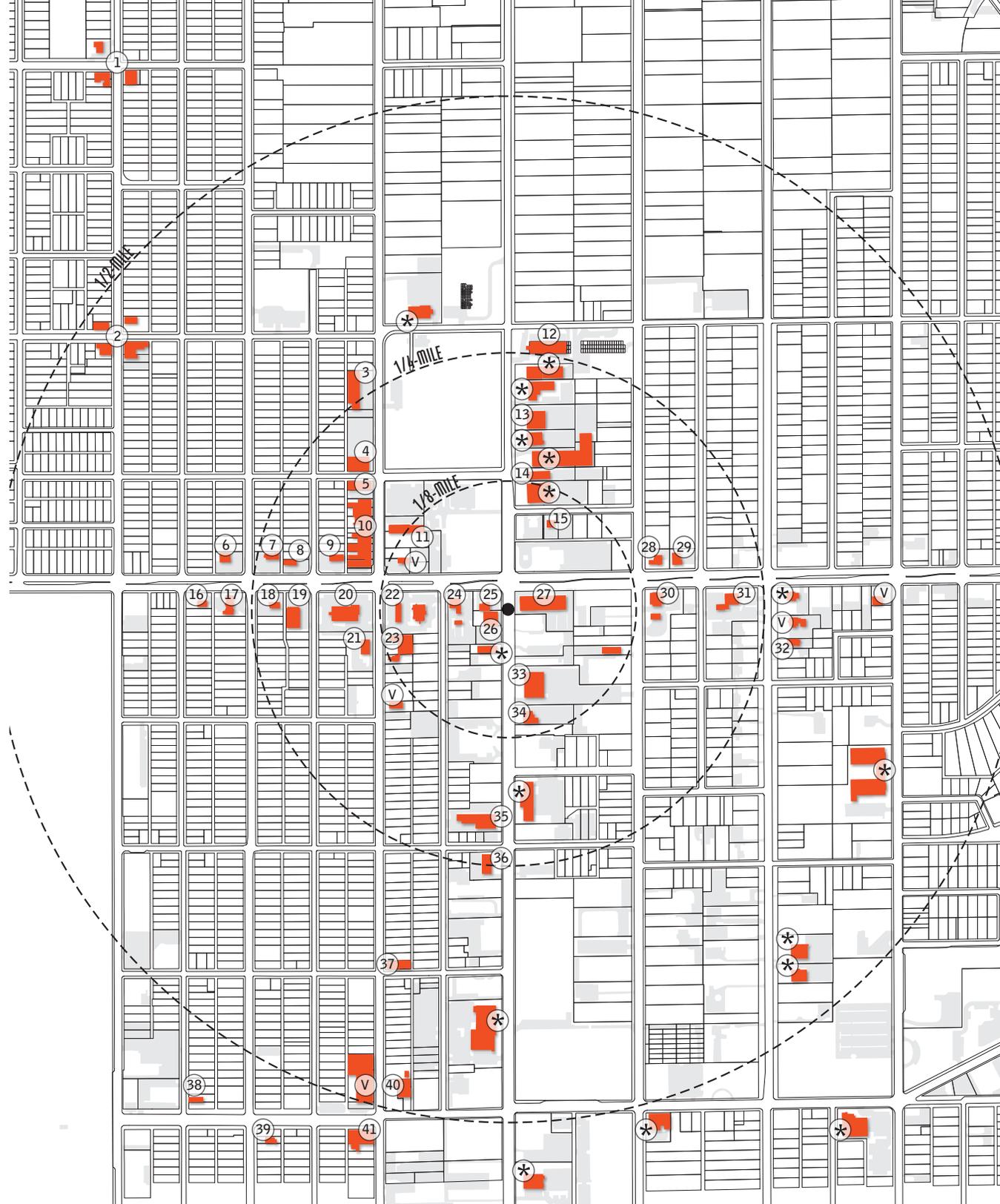
This historic district is made up of large homes on Meridian Street, between Westfield Boulevard on the north and 40th Street to the south.

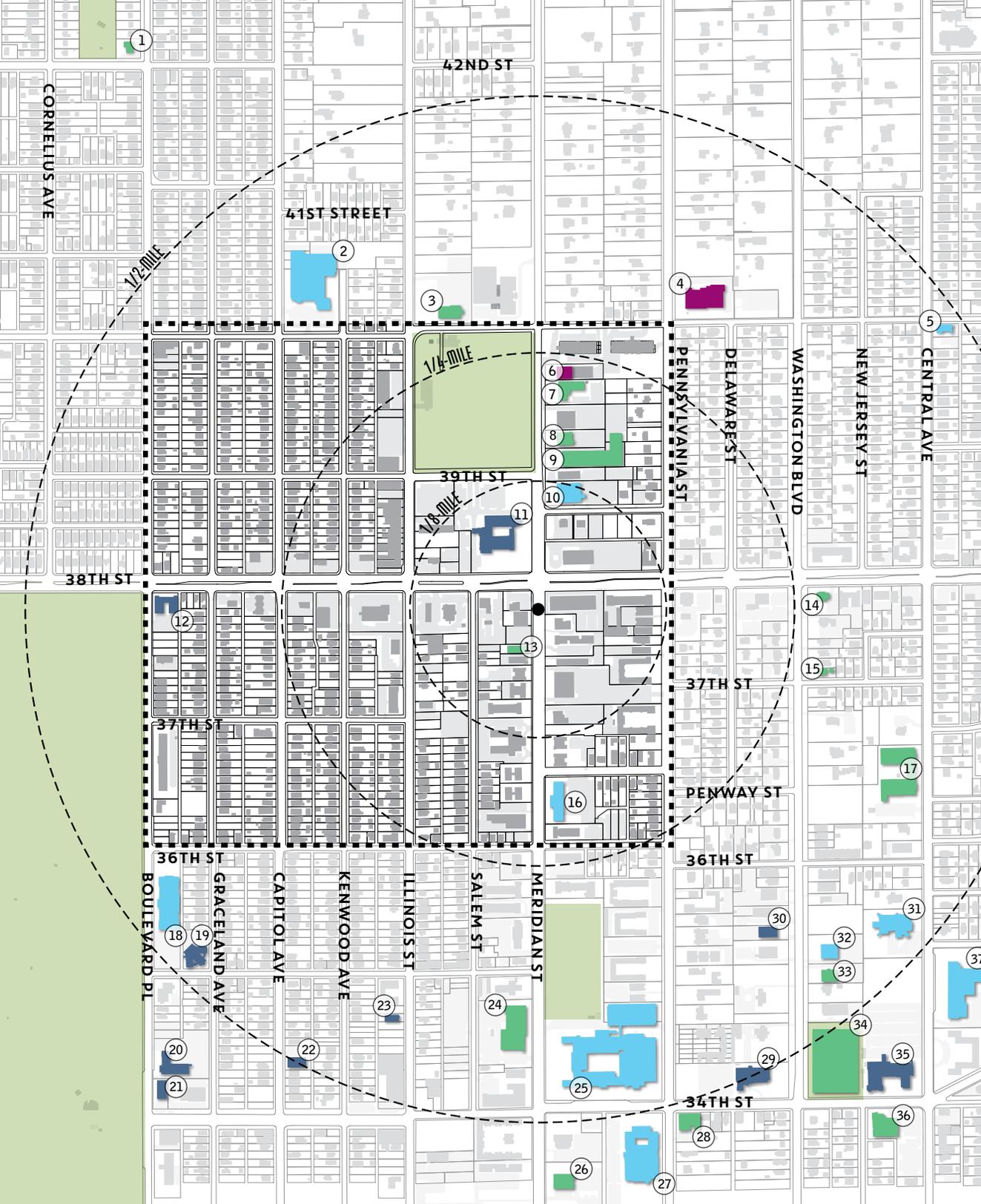
Existing Businesses

- | | |
|--|--|
| 1. Boulevard and 42nd
Multiple Local Businesses | 21. Burger King |
| 2. Boulevard and 40th
Multiple Local Businesses | 22. McDonald's
BP Gas Station |
| 3. Dollar General
Check n' Go Eye World | 23. Reiss Ornamental |
| 4. Double 8 Foods (Closed) | 24. PNC Bank |
| 5. Indy Smokes | 25. Boost Mobile |
| 6. Capitol Used Tires | 26. Multiple Storefronts:
MoneyGram Indiana Tax
Pros J's Food Mart |
| 7. Exclusive Sounds | 27. Multiple Storefronts:
T-Mobile Ace Beauty
Hang Time Footwear |
| 8. Captain Jay's | China King II Art Nails |
| 9. Subway | Big City Grill Mr. Big |
| 10. Multiple Storefronts:
Curley's Cleaners
Cheatham & Moore | 28. Critique Salon |
| Melody Inn Joseph's | 29. Widdicombe Dentistry |
| PRN Graphics | 30. Chase Bank |
| Costumes by Maggie | 31. 5/3 Bank |
| Concord Building | 32. Creative Street Media |
| 11. ACE Hardware | 33. Plaza 3737 Offices |
| 12. Engaging Solutions | 34. 3733 Offices |
| 13. HCO Architects | 35. Sanders Group |
| 14. Nu Orbit Media | 36. Willow Marketing |
| 15. Kelly Professional
Building | 37. Fast Auto |
| 16. Al's Auto Service Center | 38. Stone Plans |
| 17. Shell Gas Station | 39. Indy Car Wash |
| 18. Community Spirits | 40. Z & L Automotive |
| 19. Family Dollar | 41. 40-Minute Cleaners |
| 20. CVS Pharmacy | |

V VACANT COMMERCIAL BUILDING

*** COMMERCIAL BUILDING HOME TO COMMUNITY ASSETS**





Existing Community Assets

- | | |
|--|--|
| 1. Boulevard Place Food Pantry | 17. Briarwood Health and Rehab Center |
| 2. James Whitcomb Riley School 43 | 18. Mt. Zion Academy |
| 3. Martin Luther King Community Center | 19. Mt. Zion Baptist Church |
| 4. Indianapolis Opera Academy | 20. Mt. Paran Baptist Church |
| 5. Indianapolis Suzuki Academy | 21. New Life Worship |
| 6. NUVO | 22. Interdenominational Bible Way Church |
| 7. Girls Incorporated of Greater Indianapolis | 23. Jesus House-Prayer Temple |
| 8. Eugene S. Pulliam National Journalism Center | 24. Indiana Blood Center |
| 9. United Way 100 Black Men of Indianapolis Connect 2 Help 211 | 25. Shortridge High School |
| 10. The Villages | 26. Neighborhood Christian Legal |
| 11. North United Methodist Church | 27. William A. Bell School 60 |
| 12. Travelers Rest Baptist Church | 28. Mapleton Medical Center |
| 13. Summit Occupational Medicine | 29. Phillips Temple CME Church |
| 14. Mental Health America of Greater Indianapolis | 30. Triumph Church |
| 15. Indianapolis Zen Center | 31. Ruth A. Lilly Center |
| 16. Family Development Services | 32. Building Blocks Academy |
| | 33. Reach For Youth |
| | 34. TAB Recreation |
| | 35. Tabernacle Presbyterian Church |
| | 36. Raphael Health Center |
| | 37. Louis B. Russell, Jr. School 48 |

- EDUCATIONAL
- HOUSES OF WORSHIP
- CULTURAL INSTITUTIONS
- COMMUNITY SUPPORTIVE
- PARKS & RECREATION

Existing Urban Form + Land Uses



COMMERCIAL & RETAIL ENVIRONMENTS

AUTO-ORIENTED RETAIL

There are large concentrations of auto-based retail at the center of the study area, along 38th Street, where pedestrian-oriented business are desired.

WALKABLE COMMERCIAL

Walkable commercial activity is mainly concentrated on Illinois Street with a number of long-standing businesses. In order to increase the amount of walkable urban development, it will be important that new development is mixed-use, making 38th Street more hospitable to pedestrians.



GREEN SPACES

TARKINGTON PARK

Tarkington Park is at the center of the study area and is currently undergoing major renovations meant to increase use and activity to incentivize development on surrounding properties.



CROWN HILL CEMETERY

Crown Hill Cemetery is at the edge of the study area and is open to the public. It offers places to walk and bike and excellent views of the city.

GRAND LAWNS

Meridian and Pennsylvania Streets are made up of a variety of buildings that are generally set back from the street with large lawn areas with a mixture of large tree canopies and open space. Through the study area, these lawns generally have less tree canopy than in other parts of the corridor.



OFFICES & INSTITUTIONS

MERIDIAN OFFICE CORRIDOR

Meridian Street has a mixture of land uses from high-rise residential and apartments to churches and offices. The stretch of Meridian through the study area has several mid-century office buildings, making up the majority of office space in the area.



SCHOOLS & CHURCHES

Institutional spaces, including churches, schools, and community centers are scattered throughout the area. North United Methodist Church, Martin Luther King Community Center, and IPS School #43 are three of the largest properties in the area. In addition, there are many schools and institutions just south of the study area, along 34th Street.



HOUSING TYPES

HIGH-RISE RESIDENTIAL

This area along Meridian Street includes some of the few high-rise residential options in the city, outside of downtown.



APARTMENT BUILDINGS

There are a large number of fairly dense apartment buildings along Meridian Street with additional apartment buildings scattered throughout the study area, providing added density.



NEIGHBORHOOD HOUSING

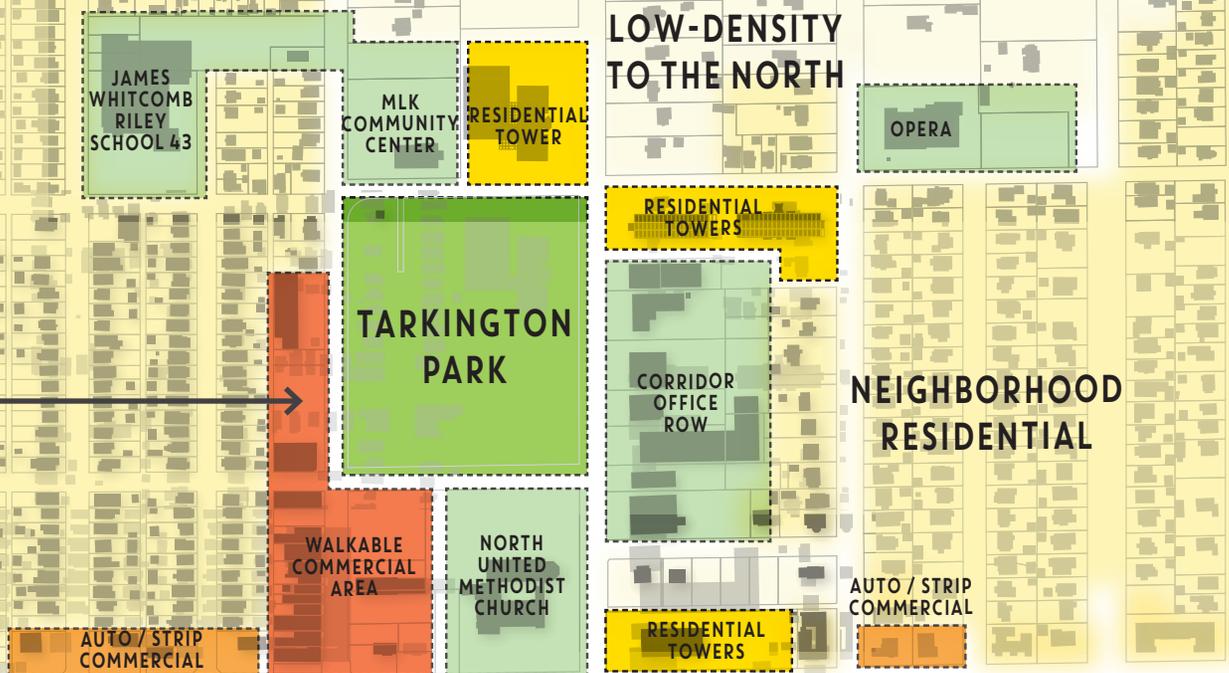
The majority of the study area is made up of a mixture of single-family homes and duplexes. This is particularly true west of Meridian Street, both north and south of 38th Street.

**NEED MORE COMPELLING,
WALKABLE DEVELOPMENT**

To truly create the character of an urban village, more walkable commercial activity is needed along 38th Street and to the south. Making 38th Street more pedestrian-friendly by providing more generous sidewalks and crosswalks will make this more feasible in the future.

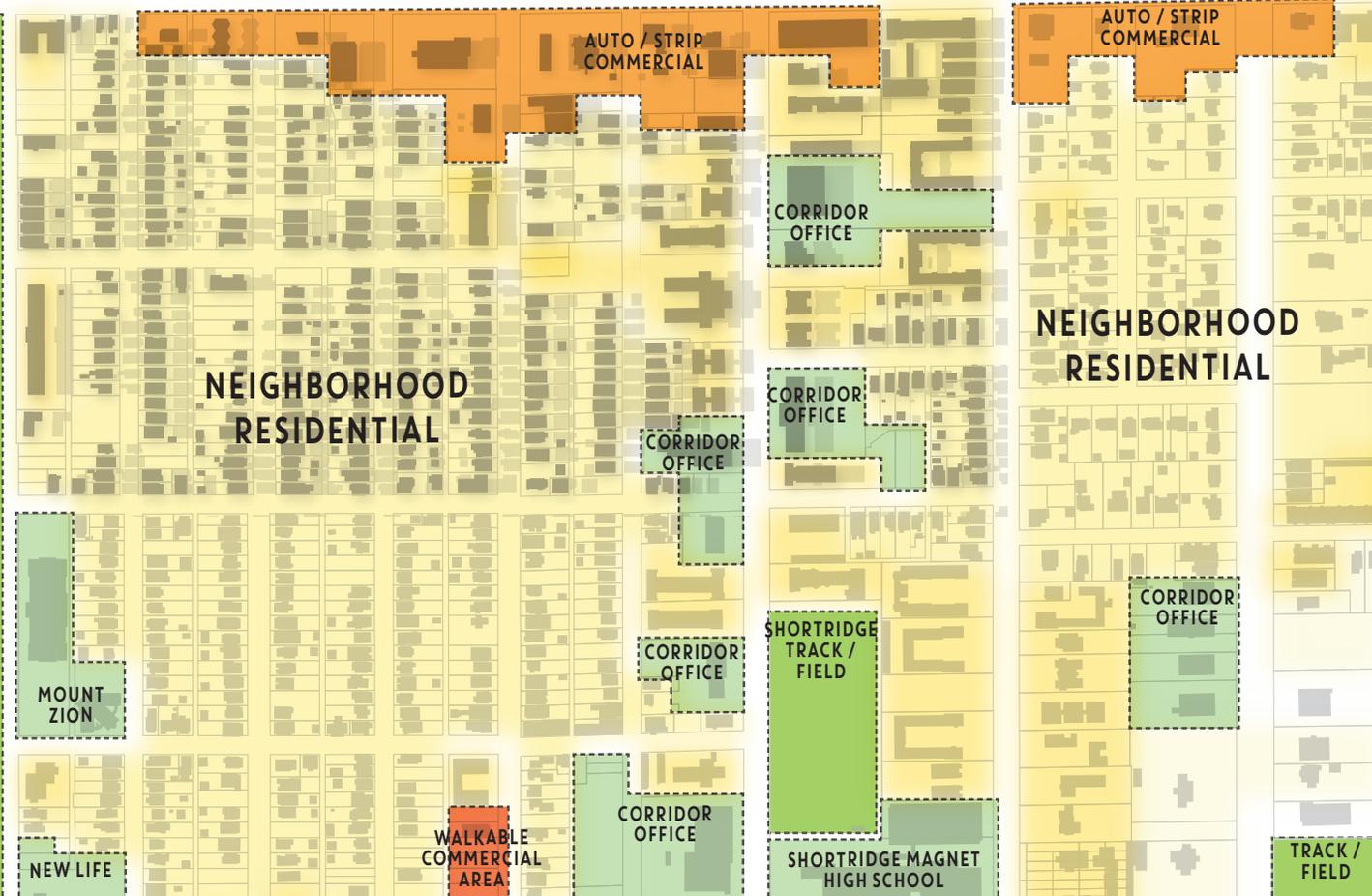


**LOW-DENSITY
TO THE NORTH**



**NEIGHBORHOOD
RESIDENTIAL**

**CROWN HILL
HISTORIC
CEMETERY**



**NEIGHBORHOOD
RESIDENTIAL**

**TRACK /
FIELD**

Unique Elements of the Study Area

These photographs highlight some of the unique elements of the study area, which are difficult to convey in mapping efforts, including beloved neighborhood institutions, architectural qualities, and character.



MELODY INN

Melody Inn is an authentic and long-serving bar with live music that appeals to many age groups of music fans
image courtesy Indy Star



38TH STREET

38th Street is home to a mixture of auto-oriented fast food, general merchandise shops, institutions, and a small amount of walk-up commercial



NORTH UNITED METHODIST

North United Methodist Church sits on the prominent corner of 38th and Meridian Streets
image courtesy Google Street View



GRAND YARDS

Many areas have significant setbacks which allows for properties with beautiful and leafy lawns, though maintenance can be sporadic



TARKINGTON TOWER

Tarkington Tower is an upscale condo building that rises above the north end of Tarkington Park
image courtesy Century 21 Scheetz



REISS ORNAMENTAL

Reiss Ornamental is the only industrial use in the area



WALKABLE RETAIL

Illinois Street north of 38th is the best existing example of walkable development in the study area
image courtesy Google Street View



MIX OF BUILDING TYPES

The north-south arterials in the neighborhood have a very unique mixture of scales and styles, with grand apartments and early 20th century architectural gems



MLK COMMUNITY CENTER

The Martin Luther King Community Center is a long-standing anchor of the community

image courtesy Martin Luther King Community Center



AUTO-BASED DEVELOPMENT

High traffic counts are a blessing and a curse for areas that desire a walkable, urban form

image courtesy Google Street View



TARKINGTON PARK

Tarkington Park has been awarded \$5 Million dollars to help build the first phase of the plan shown above

image courtesy Midtown Indianapolis



SMALL SCALE

There are several properties along 38th Street that are small in scale and may be better suited in the long-term for larger, denser development



OFFICE BUILDINGS

There are many low to medium scale office buildings set back from the street with individual parking lots

image courtesy Google Street View



40 NORTH ON MERIDIAN

Stretching east on 40th Street, these mid-rise mixed use towers provide both density and a mix of uses

image courtesy Google Street View



RESIDENTIAL ON A BUSY ROAD

There are more lower-density uses than would be expected on a major thoroughfare

image courtesy Google Street View



ARCHITECTURAL DETAILS

Many of the larger apartment buildings have wonderfully rich details in their facades, particularly at entry points



CROWN HILL CEMETERY

An Indianapolis Institution on the edge of the study area

Building on Previous Planning Efforts

BUILDING ON RECENT EFFORTS

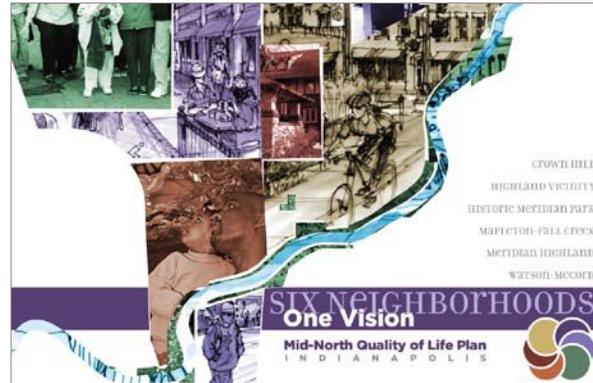
The first part of the Great Places planning process involved understanding the background and context of the project area planning that preceded this effort.

The project management team was tasked with summarizing multiple previous plans. They developed a list of key points from those plans that pertain to this particular effort. Those plans included:

- MID-NORTH QUALITY OF LIFE PLAN
- MID-NORTH COMMERCIAL NODE STUDY
- MIDTOWN INDIANAPOLIS FUTURE PLAN
- TARKINGTON PARK MASTER PLAN

Relevant goals from each of the plans were categorized into Livability, Opportunity, Vitality, and Education. The summaries here were provided to residents and stakeholders at the first public outreach session to confirm which goals were still current and which goals might be supplemented given particular desires for this project area.

The summaries are provided to the right.



MID-NORTH QUALITY OF LIFE PLAN

A Summary of Existing Planning Ideas Includes:

LIVABILITY

- Analyze Infrastructure Improvement Needs (Pg 29)
- Complete streets to enhance safety, identity, and experience (Pg 29)
- Sustainable design, tree plantings and rain gardens (Pg 29, 30)
- Install trash and recycling receptacles at key locations (Pg 30)
- Centrally located community center (Pg 36)
- Encourage and support public art (Pg 30)
- Access to healthcare and wellness facilities (Pg 37)
- Prioritize youth engagement programs (Pg 45)

OPPORTUNITY

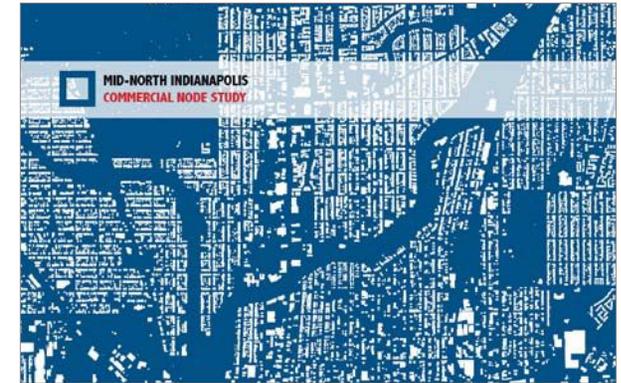
- Establish an entrepreneur training program (Pg 31)
- Online catalog of entrepreneur services (Pg 31)
- Attract investment and microloans for startups (Pg 31)
- Identify and create incubation opportunities (Pg 31)
- Identify target commercial centers and inventory all businesses (Pg 32)
- Prioritize commercial centers for focus development activities (Pg 32)
- Economic development: loans, tax abatement, EIDs, grants (Pg 32)

VITALITY

- Repurpose vacant and abandoned properties (Pg 39)
- Promote pre-ownership training investing and living in area (Pg 39)
- Repair owner occupied homes (Pg 39)
- Establish employer-assisted home ownership program (Pg 39)
- Education programs for first time and current home-owners (Pg 39)
- Support foreclosure prevention services for residents (Pg 39)
- Support neighborhood-based workforce and training (Pg 40)

EDUCATION

- Cradle to Career program for surrounding neighborhoods (Pg 35)
- Support innovation to meet school based academic standards (Pg 35)
- Maintain list of educational opportunities for parents (Pg 35)
- Distribute information about education and training options (Pg 35)
- Encourage mentoring resources (Pg 35)
- Expand educational offerings for home-based daycares (Pg 35)
- Promote Ivy Tech programs, Info Zone Library (Pg 36)
- Establish a Mid-North Center for Working Families location (Pg 36)



MID-NORTH COMMERCIAL NODE STUDY

A Summary of Existing Planning Ideas Includes:

LIVABILITY

- Recent infrastructure improvements and Tarkington Park renovations
- High traffic counts bring thousands of people through (Pg 18, 23)
- 38th Street has great potential for future development (Pg 18, 23)
- The street is very busy and oriented towards cars (Pg 18, 23)
- Crime perception needs to be addressed (Pg 18, 23)

OPPORTUNITY

- There is a functioning commercial area to build upon (Pg 18, 23)
- Ability to serve Mid-North and attract spending from north (Pg 18, 23)
- Need to consolidate parcels for new development (Pg 18, 23)
- Market potential as neighborhood commercial center node (Pg 18, 23)
- Crime and perceived crime issues (Pg 18, 23)
- 38th Street does not have the best reputation, therefore is not the first choice for businesses to relocate (Pg 23)
- Potential projects include evolving loan fund, retail incubator, and commercial recruitment coordinator (Pg 34)

VITALITY

- Opportunity to consolidate parcels for new development (Pg 18)
- High density, therefore a demand for housing (Pg 18)

EDUCATION

- not applicable



MIDTOWN INDIANAPOLIS FUTURE PLAN

A Summary of Existing Planning Ideas Includes:

LIVABILITY

- Mass Transit at 38th/Illinois (Red Line and Purple Line) (Pg 12)
- Better crosswalks and safe bike lanes - pedestrians and cyclists (Pg 14)
- Tie local greenways to 38th/Illinois (Towpath and The Monon) (Pg 14)

OPPORTUNITY

- Successfully created the Midtown TIF (Pg 16)
- 38th/Illinois - priority TIF node for development and investment (Pg 19)
- Promotion of neighborhood centers (Pg 17)
- Collaborate on city-wide policy discussions related to Midtown (Pg 18)

VITALITY

- Encourage Businesses to relocate to Midtown (Pg 20)
- Encourage employees to walk or bike to work in Midtown (Pg 20)
- Midtown accommodates many options for working in the area (Pg 20)
- Potential for new employment centers (Pg 21)
- Midtown will be an identifiable place (Pg 22)
- Enhance the gateways into the district (Pg 23)

EDUCATION

- Midtown Education Committee meets regularly
- Midtown Education Summit takes place annually since 2013
- Collaborate with city-wide education decisions and discussions (Pg 18)
- Attract and retain schools in Midtown- employment generators (Pg 20)



TARKINGTON PARK MASTER PLAN

A Summary of Existing Planning Ideas Includes:

LIVABILITY

- Tarkington Park improvements began in 2015
- Play space, Basketball Courts, Splash Plaza, and Café (Pg 30)
- Tarkington Arts Park - potential to include sculptures and public art
- Pedestrian safety improvements surrounding park (Pg 55)

OPPORTUNITY

- Partner with local institutions at the park (IMA- Art structures, etc.)
- Café expected to anchor the building at the park
- Support local business by providing breakfast/lunch place for surrounding offices and residents (Pg 43)

VITALITY

- Premier urban park supports and increases the value of surrounding land, including the homes and businesses in the area

EDUCATION

- The park serves nearby schools in the area

There is Already Momentum

There are a number of development efforts in the project area that are either underway or in discussions, including:

- North United Methodist Church is in the process of working with a development team to redevelop their surface parking lot into a mixed-use building that supports Great Places planning goals
- United Way is in the process of working with a development team to sell and redevelop their building into a mix of uses
- Other property owners within the area have recently explored the potential for redevelopment in keeping with broader planning goals for the area

The two most significant recent efforts that are already either complete or under construction:



TARKINGTON PARK PHASE ONE

- The first phase of the Tarkington Park efforts will bring renewed activity and vitality to the park



FACADE IMPROVEMENTS ON ILLINOIS

- The upgraded facades on Illinois will beautify the area and create a new appeal to the businesses

CHRISTIAN THEOLOGICAL
SEMINARY

Crown Hill
FUNERAL HOME AND CEMETERY

James Whitcomb Riley
School of Art

Butler-Tarkington
Neighborhood Association

MERIDIAN KESSLER
NEIGHBORHOOD ASSOCIATION





What do we know about Maple Crossing? ANALYSIS + OUTREACH

Following the initial phase of the effort, the focus shifted to an analysis of different aspects of the study area and outreach to neighbors and other members of the community.

Demographics and Real Estate Demand - Basic demographics about the area are provided and compared to the same statistical averages for the whole of Marion County. The demand for various types of real estate were evaluated, including the demand for retail space, office space, and housing of various types.

Safety, Education, and Employment - Information regarding safety and crime, as well as an overview on the schools and educational resources in the area is discussed. Access to high employment areas via transit and various social and economic factors are provided.

Property Ownership - Property information is provided including a map of availability and non-local ownership, as well as a summary of brownfield information as provided by others.

Community Outreach - An overview of the engagement process is provided along with the community's value statement and themes for Livability, Opportunity, Vitality, and Education.

Local Demographics

POPULATION GROWTH, 2000 TO 2020

Over the ten-year period from 2000 to 2010, this area experienced dramatic population loss, with total numbers decreasing by over twenty percent.

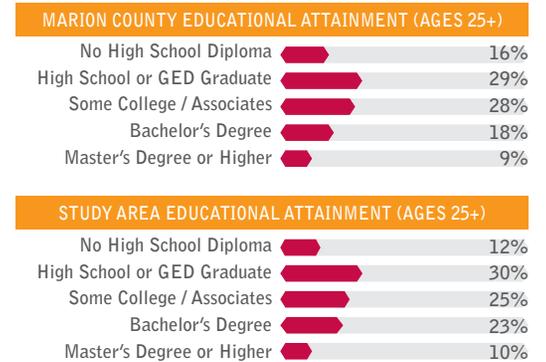
However, since that time, this area has outpaced overall population growth within Marion County, which is a positive sign that with further improvements, density can increase.

Growth is expected to quicken through 2020, with a 4.7% gain over the 5-year period.

	MARION COUNTY	STUDY AREA
2000	860,454	2,798
2010	903,393 +5.0%	2,180 -22.1%
2015	915,331 +1.3%	2,255 +3.4%
2020	945,325 +3.3%	2,361 +4.7%

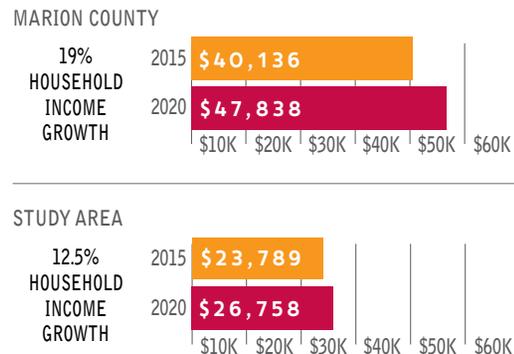
EDUCATIONAL ATTAINMENT IN 2015

Educational attainment in the study area for residents ages 25 and up is generally consistent with Marion County. However, the study area has higher rates of residents with no high school diploma and higher rates of residents with bachelors and masters degrees.

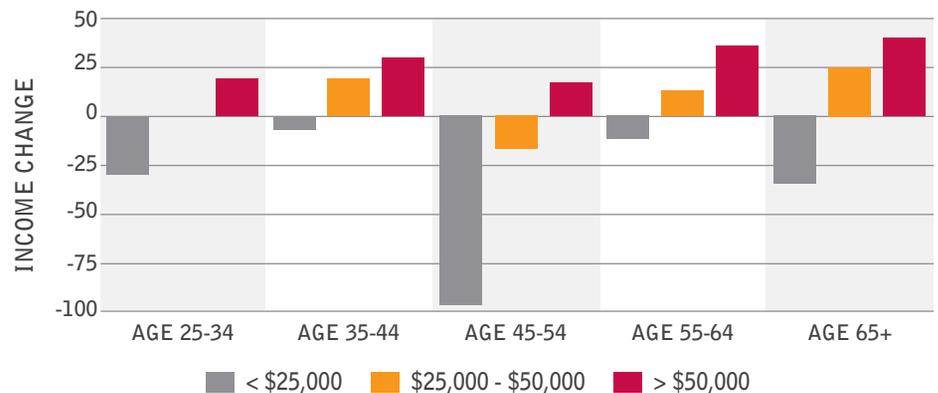


INCOME COMPARISON

At \$23,789 per year, median household income in the study area is only 59% of its Marion County equivalent. By 2020, household incomes are expected to grow at a slower rate than in Marion County.



POPULATION CHANGE BY INCOME AND AGE, 2015-2020

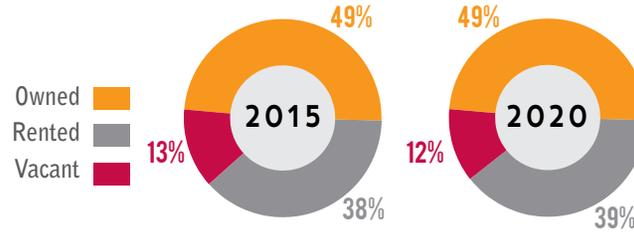


From 2015 - 2020, there will be modest population growth, but a significant change in the neighborhood. Many age and income groups over 55 will grow as the neighborhoods around Maple Crossing and the population in general continues to age. Many between the ages of 45-54 will continue to move out. A steady increase in residents over 55 may provide demand for unique housing opportunities for these households.

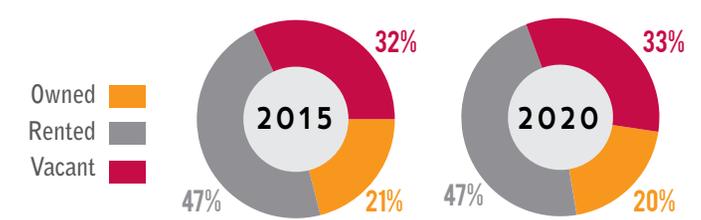
OWNERSHIP, RENTAL, AND VACANCY RATES

33% of housing units in the study area are now vacant are projected to stay vacant by 2020. This is almost triple the current and projected vacancy rate for Marion County. In addition, home ownership rates in the study area are much lower than the rates for Marion County.

MARION COUNTY



STUDY AREA



HOUSEHOLD GROWTH, 2000 TO 2020

The Maple Crossing area is rebounding from significant population loss from 2000-2010.

	MARION COUNTY	STUDY AREA
2000	352,164	2,916
2010	366,176 +4.0%	2,412 -17.3%
2015	370,295 +1.1%	2,485 +3.0%
2020	381,882 +3.1%	2,588 +4.7%

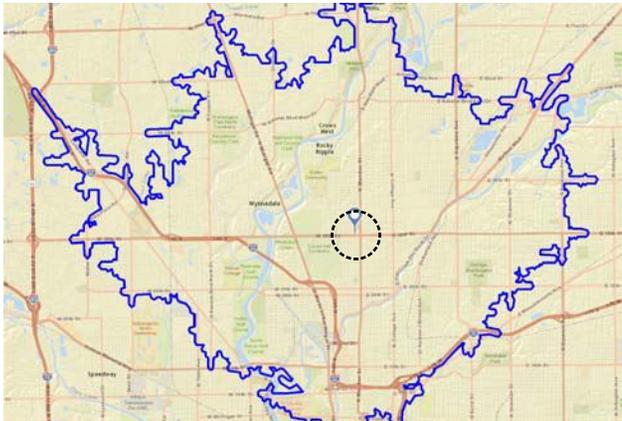
AVERAGE HOUSEHOLD SIZE, 2010 TO 2020

The Maple Crossing area continues to have a significantly smaller average household size than the rest of Marion County, which supports smaller housing options for singletons and couples of all ages.

	MARION COUNTY	STUDY AREA
2010	2.42	1.98 -18%
2015	2.43	1.96 -19%
2020	2.43	1.96 -19%

Demand for Retail

RETAIL TRADE AREA: 10-MIN DRIVE



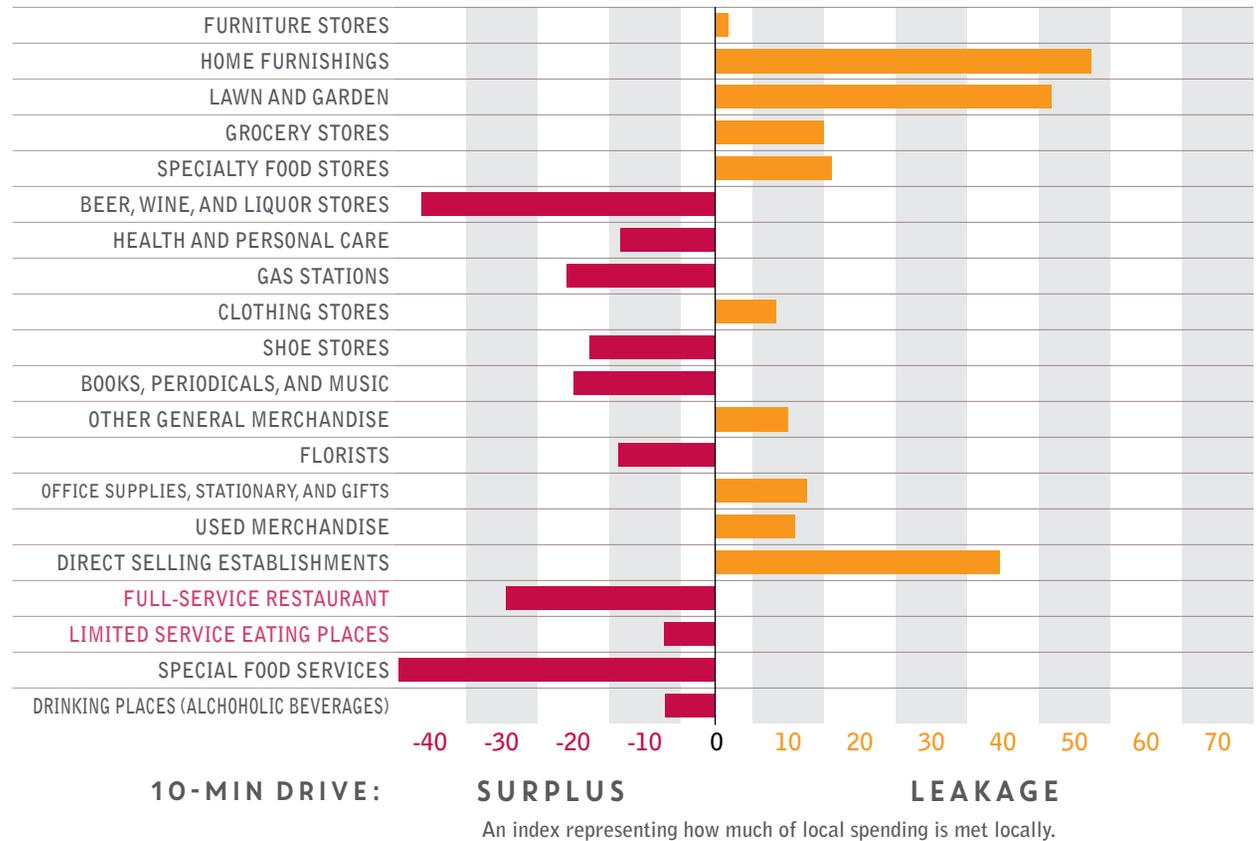
10-Minute Drive area shown in blue
10-Minute Walk approximate area shown in black

Leakage and surplus evaluations measure the balance between retail sales (supply) and retail potential (demand) of a given area.

A positive value for a type of service, such as “grocery stores” means there may be a market for these services within the given area and that residents may be seeking those services somewhere else.

A negative value for a type of service, such as “beer, wine, and liquor stores” means there are more of those services than locals need and that consumers outside of the given area are drawn here.

The trade area (shown above) attracts a lot of consumers from outside its borders, but there may still be niche opportunities for new retail. Dependent on the success of Tarkington Park, improvements to safety, and other initiatives, a new set of patrons may support restaurants or daily shopping needs. Some of these services may grow incrementally. Restauranters, for example, may “test the market” with food trucks before building bricks-and-mortar locations.



A CLOSER LOOK: THE 10-MIN WALK

The graphs above accounts for the larger 10-minute *drive* area that retailers often use to make decisions. However, evaluating a 10-min *walk* area tells a more local story. A leakage and surplus profile was run for this area (not shown here) and indicated that there is a leakage across many categories, including high levels of leakage for full-service restaurants modest levels for limited-service eating places. This suggests there may be room for more restaurants near Maple Crossing, particularly as new residential development occurs.

CHANGING DEMAND

New residential development will drive further demand for retail services, and the new amenities should closely match the target market for those developments.

Commercial Space Demand

NEW ANNUAL COMMERCIAL DEMAND, 2015 TO 2020

Office space is generally rated as Class A, B, or C, with Class C being the most affordable. Most commercial space for lease here is Class C, and rents are \$10 per square foot or less.

There may be modest potential for commercial development or expansion of existing offices in the near future to match the modest expected employment growth. The area's central location and high level of traffic are assets. However, proximity to anchor institutions, investment in Tarkington Park, and future transit investments (providing better access to workers) will be key factors to growth.

PROJECTED JOB GROWTH

	1/2-MILE	1/2-1 MILE	1-3 MILES
Total White Collar Job Growth 2015-2020	18	10	1790
Potential Capture	7	1	35
New White Collar Job Capture Rate	40%	10%	2%

PROJECTED ANNUAL COMMERCIAL DEMAND

	LOW	HIGH
Commercial	7,700 sq. ft.	11,000 Sq. Ft.

Annual commercial office demand is calculated by dividing new white collar job growth over the next five years by 5. By using an estimate of 175-250 square feet needed per worker, the size of commercial space demand can be projected (calculations may not appear to add up, due to rounding).

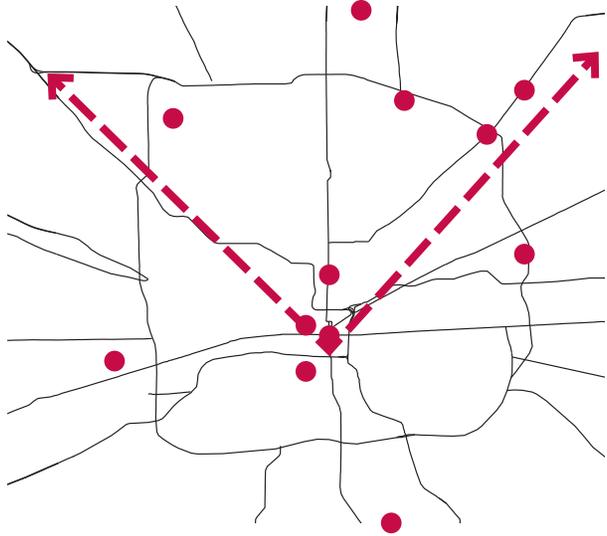
About 50% of all nearby employment is classified as healthcare/social assistance. This employment type includes many non-profits and often needs older, more affordable space, as opposed to new office space. This limits new office demand to a few organizations who may be partnering in any new development, leasing offices, or related services. Currently vacant properties in the area may fill up first, before new office space materializes.

THE FAVORED QUARTER AND JOB CORES

Job cores are most likely to be located with the favored quarter, which is a phenomena that occurs in every major city where 80 percent of executive housing and 80 percent of high wage employment occurs within a 90 degree arc from the regional center. In Indianapolis, this area is general north of downtown between I-65 and I-69 (pictured).

1. 30 - 40% of all regional employment occurs within job cores.¹
2. The number of cores in a region relates directly to total employment
3. Cores are most likely to be located within the favored quarter.
4. New cores emerge around diverse transportation options.

¹ RCLCO Job Cores Research



URBAN COMMERCIAL CHARACTERISTICS



Urban commercial finds appeal in the reuse of historic buildings, utilizing ground floor storefronts for display and creating an inviting sense of entry.

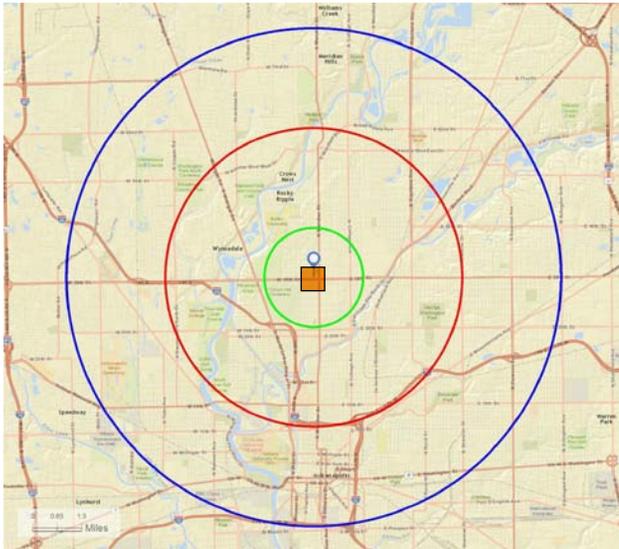


Urban commercial works well in the groundfloor of new mixed-use development. New development should be required to fit into the urban fabric.

Demand for Housing

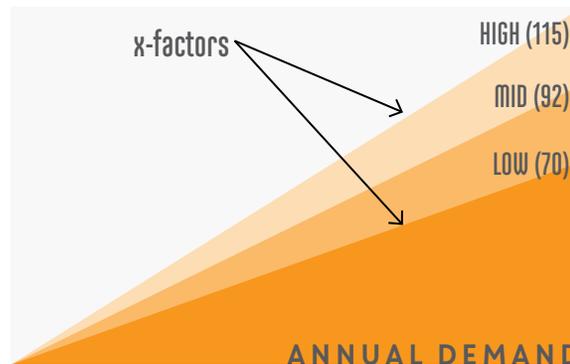
NEW ANNUAL RESIDENTIAL DEMAND, 2015 TO 2020

With continued population rebound from 2010, modest residential demand can be met with a new supply of housing. This housing needs to meet the changing demands of home-buyers, including baby boomers as they age and become empty-nesters.



	1 MILE	1-3 MILE	3-5 MILE
New Household Capture Rate	40%	10%	2%

Of the projected annual demand for housing in Marion County, only a certain percentage can reasonably be expected to be located near our site. The "capture rate" is the percentage of new housing supply within a certain area (such as the 1-, 3-, and 5-mile area) that can reasonably be expected to locate within the project boundaries. For example, the chart above shows that of all new housing projected to be built within a mile of the project site, 40% of that housing may be built within the Great Places boundary.



CONSUMER PREFERENCES - MPO-MIBOR SURVEY - FIVE IMPORTANT "X-FACTORS"

- SAFETY
- SCHOOLS
- TARKINGTON PARK
- TRANSIT
- WALKABILITY

A consumer preference survey was conducted by the Metropolitan Planning Organizations (MPO) and the Metro Indy Board of Realtors (MIBOR) to discover what factors Central Indiana residents consider most important when making their housing decisions, what their future aspirations are related to housing and how satisfied they are with their communities and overall quality of life.

ANNUAL DEMAND

Attached, or multifamily housing is favored in projections by two-thirds due to recent development interest favoring denser and more walkable development. Vacant single-family lots are not currently in high demand, limiting new, detached housing.

The x-factors indicated to the right will have an effect on whether housing demand is weak and only meets the "low" end of projections, or is strong and meets the "high" end of projections.

"Low" end estimates reflect the smallest size that developers could expect to be feasible. "High" estimates are based off a forecast of the potential housing units that could be rented or sold in the market over a given period of time given current zoning restrictions and planning goals.

	LOW	MID	HIGH
Attached Units	46	61	76
Detached Units	24	31	39
Total Units (yearly)	70	92	115

Factors Affecting the Market

ATTACHED HOUSING



Attached housing refers to housing where one home is “attached” to another. It includes residences that share walls, such as townhomes and apartments.

DETACHED HOUSING



Detached housing refers to housing where one home is “detached” from another. It includes residences, such as single-family homes

“X-FACTORS”

PUBLIC SAFETY

Possibly the single biggest hurdle for Maple Crossing to become a great place is the crime rate and perceptions of crime. The area around 34th and Illinois Street, which extends from Boulevard to Meridian Street, and 30th to 38th Street, is responsible for 1,011% higher criminal homicide rate, 1,041% higher non-fatal shooting rate, and 644% higher IEMS (mental) call rate.¹

A consumer preference survey conducted by the Metropolitan Planning Organizations (MPO) and the Metro Indy Board of Realtors (MIBOR) found that among 13 factors, safety of the community was ranked highest, with 70% of Marion County residents ranking it highly important when finding a home. While preventing crime is complex, the fact that the area continues to age may correlate with lower crime rates in the future.² However, further investment in transit, schools, housing choice, and public space can spark economic activity and support the ability of households to move up the income ladder, which is particularly worrisome for Marion County, among the lowest 5% in the nation.³

SCHOOLS

Schools were the second most important factor in the MPO-MIBOR Survey results: 60% of Marion County rated it as highly important when finding a home. Gambold Preparatory Magnet High School’s move to Shortridge will improve high-quality school choice in the area. Gambold Prep scored a 4.0/4.0 from the Indiana Department of Education, and offers the International Baccalaureate (IB) to high schoolers, complementing the K-8 IB offerings at CFI #27 and CFI #84.

TARKINGTON PARK IMPROVEMENTS

In a city ranked 58th out of the 60 largest cities in America for park access⁴, Tarkington Park is a great amenity currently undergoing a \$5 million renovation. Housing located on a community park can see as much as a 33% increase in value.⁵ Nearby commercial listings have already advertised the park: “In the heart of Indianapolis’ Midtown, this property is very close to Meridian Street, 38th Street, ... and the soon-to-be transformed Tarkington Park.”⁶

TRANSIT AND INDYCONNECT

Indianapolis’ plans to implement its first Bus Rapid Transit (BRT) line within 5-7 years can greatly improve Maple Crossing’s outlook. The Red Line will include a stop at Meridian and 38th Street, providing higher quality, more frequent bus service to downtown, Fountain Square, Broad Ripple, and places in between.

WALKABILITY

The MPO-MIBOR Survey makes clear the importance of walkability for Marion County Consumers: 46% of Central Indiana residents aged 50-64 are dissatisfied or very dissatisfied with walkability in their community. With a Walk Score of 71/100, Maple Crossing is very walkable, and most errands can be made on foot. Each point of Walk Score is worth up to \$3,000 in housing value in a typical metro area.⁷

1 DPS Focus Areas: Initial Analysis. Analytical Review & Data Driven Approach. December 2014.

2 Ulmer, Jeffery T. and Steffensmeier, Darrell. The Age and Crime Relationship. The Pennsylvania State University. SAGE Publications. March 2014.

3 According to Raj Chetty and Nathaniel Hendren’s research at Harvard University, Marion County ranks in the bottom 5% of counties in helping poor children up the income ladder. www.equality-of-opportunity.org.

4 Trust for Public Land. parkscore.tpl.org

5 Economic Research Associates. Real Estate Impact Review of Park and Recreation. March 25, 2005

6 Loopnet.com listing for 3710 Washington Boulevard, Indianapolis, IN 46205. Accessed May 19, 2015.

7 Joe Cortright, CEOs for Cities

Safety Considerations

The planning team, along with members of the public, were invited to engage in a discourse with members of IMPD and experts from LISC's national office on neighborhood safety and crime prevention. The statistics in this study area reveal a number of issues. In each major category tracked, the study area fares much worse in regards to safety and crime than the city as a whole. Criminal homicides and non-fatal shootings are particularly high.

In addition, a number of locations were discovered to be the source of a higher number of reported incidents than others, including the intersection of 38th and Illinois Streets. This information is helpful, but it is also worth noting that many business owners report activity at a higher rate than others, so these higher rates should not necessarily be deemed to be the fault of business owners and operators that report the activity.

In general, the study area is in need of continuous improvements in regards to personal and property safety.



CRIME STATISTICS - COMPARING THE STUDY AREA TO IMPD CITY-WIDE AVERAGES

38TH AND ILLINOIS STUDY AREA (COUNTS ADJUSTED PER 1000 PERSONS)

Year	UCR Part 1 Crimes		UCR Person Crimes		UCR Property Crimes		Criminal Homicides		Non-Fatal Shooting		UCR Part 2		Calls for Service	
	Count	Per 1000	Count	Per 1000	Count	Per 1000	Count	Per 1000	Count	Per 1000	Count	Per 1000	Count	Per 1000
2011	309	178.00	91	52.42	218	125.58	3	1.73			932	536.87	3596	2071.43
2012	381	219.47	118	67.97	263	151.50	0	0.00	7	4.03	827	476.38	4129	2378.46
2013	361	207.95	125	72.00	236	135.94	1	0.58	11	6.34	766	441.24	4029	2320.85
2014	317	182.60	110	63.36	207	119.24	0	0.00	1	0.58	605	348.50	3651	2103.11
Average	342	197.00	111	63.94	231	133.06	1	0.58	6	3.65	733	422.04	3936	2267.47

IMPD CITY-WIDE AVERAGES (COUNTS ADJUSTED PER SQUARE MILE)

Year	UCR Part 1 Crimes		UCR Person Crimes		UCR Property Crimes		Criminal Homicides		Non-Fatal Shooting		UCR Part 2		Calls for Service	
	Count	Per 1000	Count	Per 1000	Count	Per 1000	Count	Per 1000	Count	Per 1000	Count	Per 1000	Count	Per 1000
2011	56801	68.86	9212	11.17	47859	58.02	97	0.12			110459	133.91	425776	516.17
2012	57675	69.92	9913	12.02	47762	57.90	96	0.12	405	0.49	108597	131.65	461082	558.97
2013	55504	67.29	10461	12.68	45043	54.61	127	0.15	379	0.46	102251	123.96	445583	540.18
2014	52371	63.49	10653	12.91	41718	50.58	138	0.17	368	0.45	86021	104.28	432327	524.11
Average	55588	67.39	10060	12.20	45596	55.28	115	0.14	384	0.47	98956	119.97	446331	541.09
		192.34%		424.29%		140.73%		314.98%		683.68%		251.80%		319.06%

UCR: Unified Crime Reporting

Part 1 Crimes: Serious crimes, including murder and non-negligent homicide, forcible rape, robbery, aggravated assault, burglary, motor vehicle theft, larceny-theft, and arson

Part 2 Crimes: Crimes including simple assault, curfew offenses and loitering, embezzlement, forgery and counterfeiting, disorderly conduct, driving under the influence, drug offenses, fraud, gambling, liquor offenses, offenses against the family, prostitution, public drunkenness, runaways, sex offenses, stolen property, vandalism, vagrancy, and weapons offenses

Schools, Education, + Workforce



JAMES WHITCOMB RILEY - IPS SCHOOL #43

Located at North Capitol and 40th Streets, Indianapolis Public School 43, is the most immediate school in the Great Places study area. The school has struggled with performance issues, which can be compared to other nearby schools below. The school has had high turnover with multiple leadership changes over the past several years. Quality schools are a key component of improving the lives of existing families as well as attracting new residents into the area.

SCHOOL NAME	STUDENTS	SCHOOL GRADE 2014	ISTEP PASSING (%)	SUSPENSIONS (2012)	FREE / REDUCED LUNCH
IPS #43 James W. Riley	355	D	57.1%	155	~81%
IPS #60 Butler Lab School	355	-	-	18	~38%
IPS #42 Elder W. Diggs	534	F	29.8%	43	~82%

OTHER NEARBY SCHOOLS & SCHOOL PARTNERS

In addition to IPS School #43, there are several elementary schools within driving distance of the site, including the Butler Lab School, St. Joan of Arch Catholic School, and Louis B. Russell School #48. Shortridge has recently become the high school to serve magnet schools within the IPS system and is within walking and biking distance.

The Children's Museum (TCM) has been integral to the Great Places planning process and is a strong collaborative partner. The museum has partnered with Martin Luther King Community Center and AYS at School 43 in providing after-school programming for students in Grades 3-5, through its TCM Explorers program. The museum has also provided free school memberships for Mid-North area schools, including IPS Schools 42, 43, 48, 60 and Shortridge High School. The Mid-North Promise Program, a cradle to career initiative, connecting families with children to educational support services and family learning coaching will serve families in the Great Place as well as the Mid-North neighborhoods.

The Martin Luther King Community Center provides after school programming and is a Work One mobile site offering job, career coaching, and educational assistance to the unemployed.

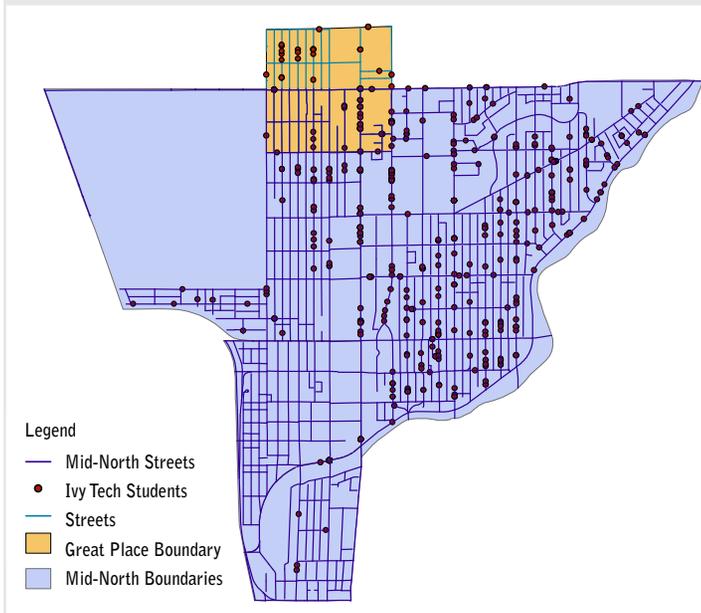
HIGHER EDUCATION, JOB TRAINING, AND WORKFORCE PROGRAMS

Ivy Tech's Accelerated Degree program, ASAP, provides the opportunity for high school graduates to complete their associates degree in business in just one year, with a high likelihood of transferring to IU Kelley School of Business. Recently, Ivy Tech launched IvyWorks, a program to support adults to complete an associates degree in Supply Chain Management. These programs are targeting households in Mid-North and within the Great Place.

Butler University is within walking distance west of the study area and is a member of the Midtown Anchor Coalition. Efforts will be ongoing to work with both partners in providing collaborative educational ventures in the coming years.

In addition to post-secondary education, there are needs within the community for job training certification to help residents find jobs, including those with criminal records and other impediments to employment.

IVY TECH STUDENTS, 2013-2015



88 Ivy Tech Students in the Great Place Study Area

409 Ivy Tech Students in the Mid-North Area

BY THE NUMBERS

17 The number of children in the study area, as of the summer of 2015, who are a part of the 21st Century Scholars Program

8 The number of people in the Mid-North area who have completed work and received certification in one of the fields offered through Employ Indy's Occupation Skills Training

25 The number of people in the Mid-North area who have enrolled in at least one service of Employ Indy's Occupation Skills Training

84 The number of students who live within the Great Places study area enrolled at James Whitcomb Riley / IPS School #43 in 2015

Transit + Employment Access

Maple Crossing is well served by the proposed 2021 IndyGo Network, particularly to Downtown Indianapolis and to the east. As this area is not one of the major employment centers within the city, providing frequent and reliable transit access to other job centers is critical to improving economic opportunities for residents.

DOWNTOWN

The largest employment area within the State of Indiana is Downtown Indianapolis. Access to downtown from Maple Crossing is available on multiple bus routes, including the first phase of the Red Line Bus-Rapid Transit route. This route will offer convenient and quick access to jobs in both Downtown Indianapolis and Broad Ripple.

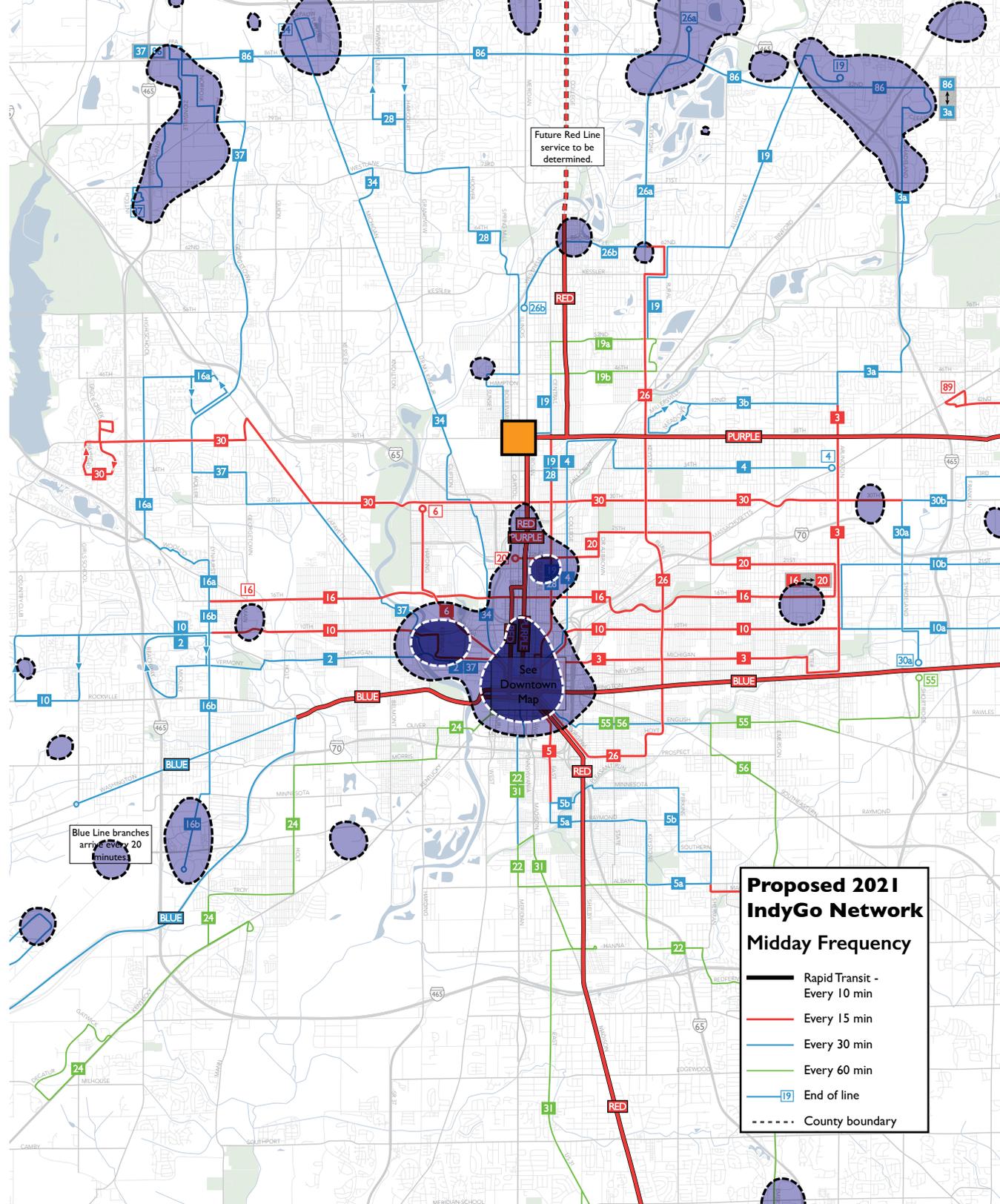
NORTHERN SUBURBS / I-465

The other significant employment area accessible from Maple Crossing is located along I-465 in the northern suburbs of Indianapolis. Access will be available on multiple routes with 30-minute midday frequency.

 **STUDY AREA**

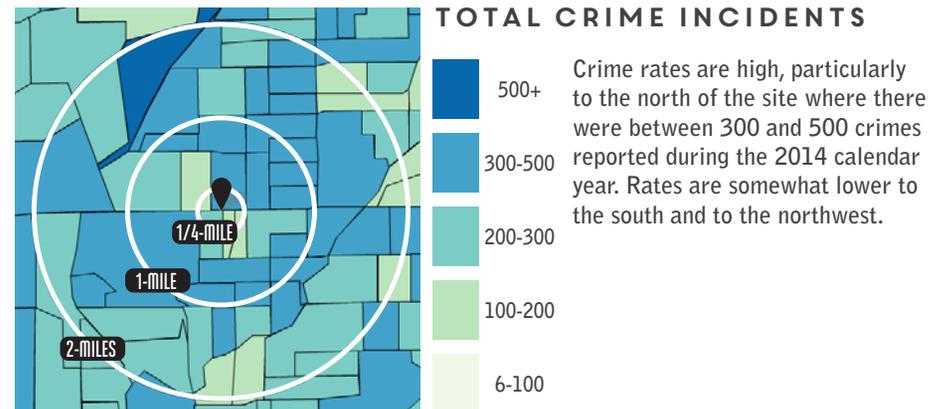
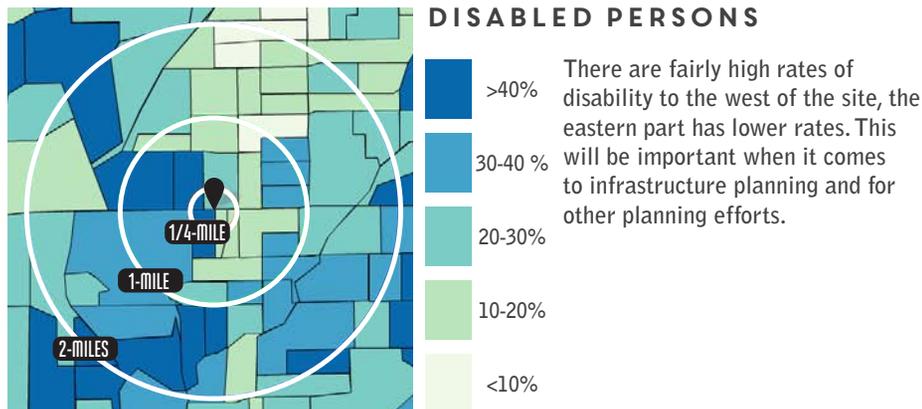
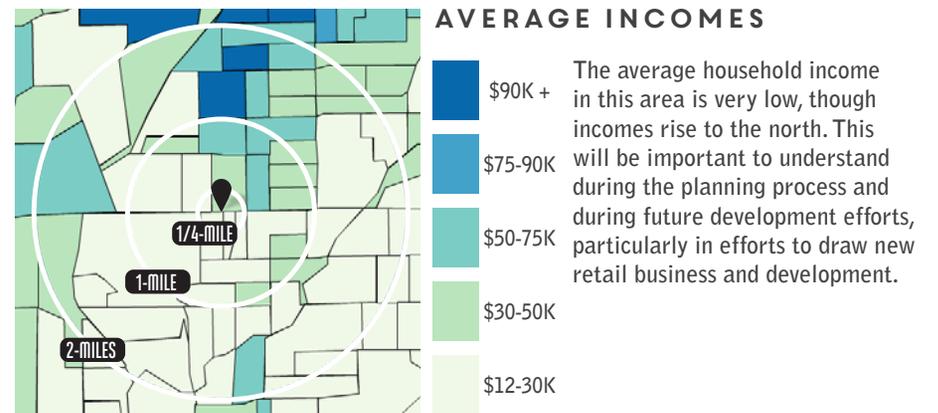
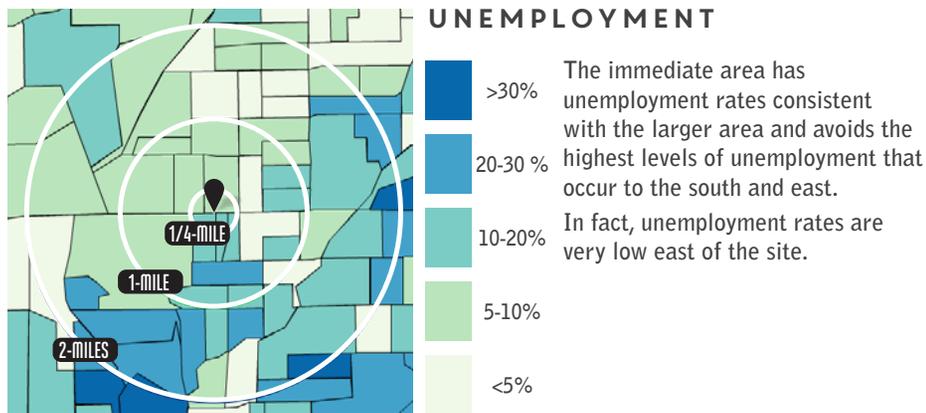
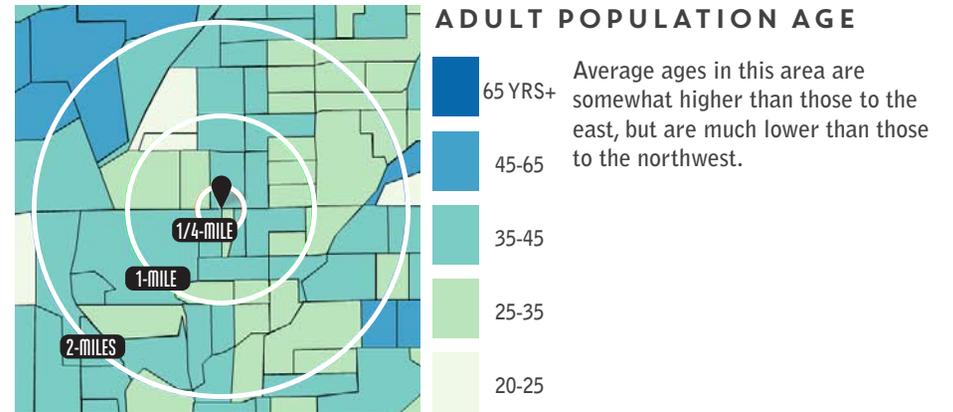
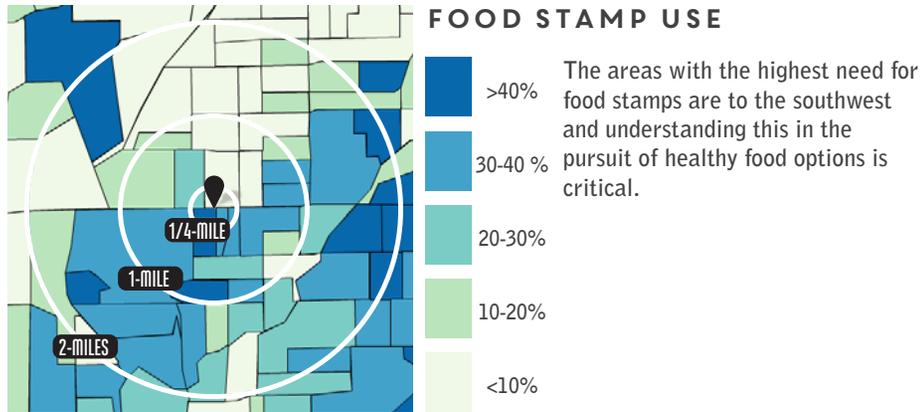
EMPLOYMENT HOT SPOTS

-  22,000 to 137,000 Jobs / Square Mile
-  5,000 to 22,000 Jobs / Square Mile
- Other Areas < 5,000 Jobs / Square Mile



Note: The outlines for data on these maps indicate census block groups.

Social + Economic Factors



Analysis: Property Availability

LEGEND

- RENEW INDIANAPOLIS
- SURPLUS PROPERTIES
- VACANT PROPERTY (APPROXIMATED)

Note: Property Control Layers were provided by Marion County GIS in late 2014. Property attributes are subject to change. It is advised that current conditions are requested at the time of implementation for accuracy.

RENEW INDIANAPOLIS

Renew Indianapolis is a non-profit that seeks to return vacant and abandoned property to productive use. There are very high concentrations of Renew Indianapolis properties west of Salem Street on the south side of 38th Street. Properties are primarily made up of single-family houses and duplexes.

SURPLUS PROPERTY

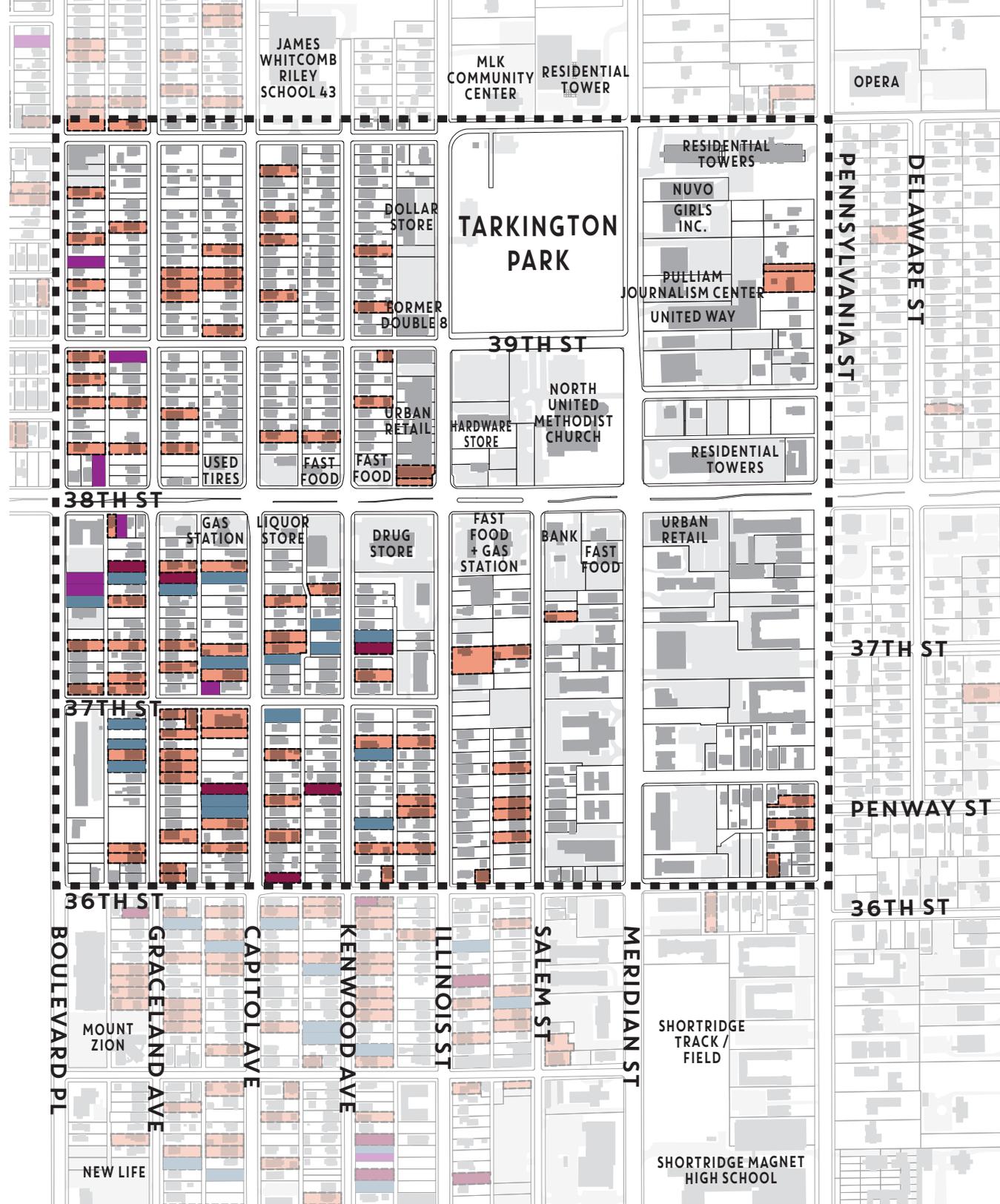
This is property that has become tax delinquent, offered at a tax sale, neither purchased nor redeemed at tax sale, and that has not been certified and accepted by the City. There is a concentration of these properties west of Salem Street and primarily south of 38th Street.

VACANT PROPERTY

Vacant property is difficult to confirm. For this study, addresses that the United States Postal Service listed as not receiving mail are shown.

CONCENTRATIONS

There is very little underutilized property along Meridian or Pennsylvania Street, however, there are many clusters of multiple properties to the west of Meridian.



Analysis: Non-Local Ownership



LEGEND

- OWNERSHIP - OUT OF COUNTRY
- OWNERSHIP - OUT OF STATE
- OWNERSHIP - OUT OF METRO AREA

Note: Property Control Layers were provided by Marion County GIS in late 2014. Property attributes are subject to change. It is advised that current conditions are requested at the time of implementation for accuracy.

OUT OF STATE / OUT OF COUNTRY

There is a large amount of out of state ownership throughout the area. There are a number of contiguous properties with non-local ownership along 38th Street, particularly around Illinois and Meridian Streets. Most properties under ownership outside of the country appear to be single-family homes.

NON-INDIANAPOLIS OWNERSHIP

For non-locally owned property, most is under ownership outside of the state if not owned by an Indianapolis entity. Suburban ownership includes a number of properties between 36th and 37th Streets between Illinois and Meridian Streets, and around Tarkington Park.

Brownfields

LEGEND

- VARIOUS CONTAMINANTS
- CHLORINATED CONTAMINANTS
- PETROCHEMICAL CONTAMINANTS

Note: Brownfield data provided courtesy of SESCO Group Environmental Solutions.

1. CVS (FORMER WINSTON JANITORIAL)
2. HISTORICAL DRY CLEANER (HULS CLEANING AND PRESSING)
3. (3) HISTORICAL DRY CLEANERS (CURLEY CLEANERS STILL ACTIVE)
4. FORMER FILLING STATION
5. FORMER FILLING STATION
6. FORMER DRY CLEANERS
7. REISS WELDING / REISS ORNAMENTALS
8. RICKER OIL / MCDONALDS (FORMER DRY CLEANER AND AUTO-SERVICE)
9. FORMER GAS STATION
10. FORMER DRY CLEANER
11. FORMER GAS STATION
12. FORMER GAS STATION
13. FORMER GAS STATION
14. FORMER GAS STATION
15. SHELL GAS STATION
16. FORMER GAS STATION
17. FORMER GAS STATION
18. FORMER GAS STATION
19. FORMER GAS STATION
20. FORMER TUCHMAN DRY CLEANER
21. FORMER DRY CLEANER



ENVIRONMENTAL STATUS OVERVIEW (FROM SESCO)

SESCO Group is an environmental services company that was hired by LISC in 2015 to provide an environmental analysis for “brownfields” properties located within Great Places 2020 study areas. The Environmental Protection Agency defines a brownfield as a property whose redevelopment and reuse may be complicated by the presence of a hazardous substance, pollutant, or contaminant. The analysis was performed to assist in determining redevelopment opportunities and the potential environmental hurdles that may be encountered throughout the redevelopment process.

The 38th Street & Illinois Street area consists of properties located along 38th Street from Boulevard Place to Pennsylvania Street, and along Illinois Street from 36th to 40th Street. The properties located within the vicinity of the commercial corridor are primarily zoned for residential use. The area has been developed for residential, commercial and/or industrial use from the early 1900s, with residences occupying the majority of the project area as time progressed through present day. Groundwater flow in the 38th Street & Illinois Street area is generally to the southeast with an average depth to the top of the shallow water table being at 20 to 25 bgs.

Several historical auto service stations/repair shops and historical dry cleaners/laundry service shops were identified within the project area. SESCO attempted to locate these facilities via the addresses listed in an Environmental Data Resources Radius Map Report; however, based upon the lack of information regarding the maintenance and operation of these facilities, and redevelopment of the area over time, the locations of the former auto service stations and dry cleaner facilities have been generalized based upon the existing address along the corridor.

Subsurface investigations, including soil and groundwater sample collection and analysis, have been conducted at several facilities located in the area. Multiple investigations have been performed on the properties located along 38th Street and Illinois Street (See #1-18), documenting the existence of subsurface petroleum, and/or chlorinated solvent impacts. The central portion of the commercial corridor along Illinois Street consists of properties potentially impacted by chlorinated solvents from historical dry cleaners (See # 2-6). A known groundwater plume extends from the west side of Illinois Street, north of 38th Street, and has migrated down-gradient to the southeast, likely at least to Salem Street. Intersections along 38th Street were historically occupied by gas stations, some of which have had extensive subsurface investigations.

It should be noted that three (3) properties (See #15-17) have addressed the actual or potential environmental impacts and have received NFA status from IDEM, a Comfort Letter from Indiana Brownfields Program, and/or an ERC that restricts use of the property (see Attachment B of SESCO’s report for details). Available ERC, NFA documentation, and/or site specific Comfort Letters obtained from the IDEM VFC have also been included in Attachment B. SESCO recommends that each property be individually assessed to determine if impacts exist from former, current, or adjacent operations and an analysis would need to be conducted to determine exposure risk.

L.O.V.E. Engagement

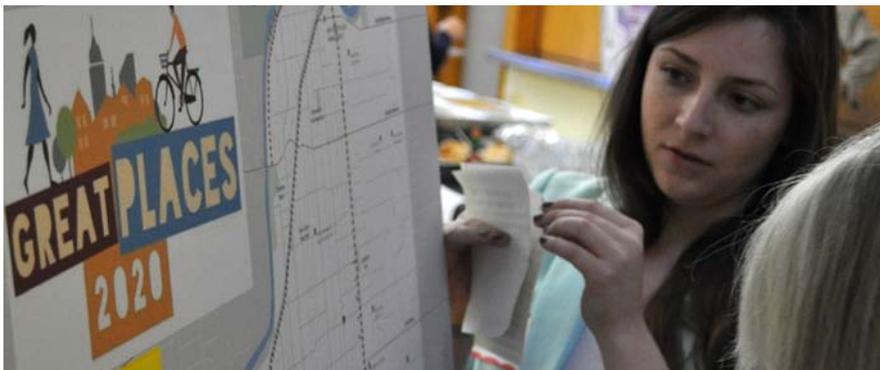
WHAT DO THE NEIGHBORS WANT?

Three public input sessions were held from April to May of 2015 to better understand the desires of residents, workers, and business owners. The first meeting introduced the public to the Great Places effort and provided a summary of ideas around Livability, Opportunity, Vitality and Education from previous plans.

The second meeting provided subject matter experts (SMEs) for each L.O.V.E. category with ideas and best practices from other locations. Experts sat at tables for conversation with the audience depending on their biggest area of interest.

The third input meeting provided several value statements based on comments collected during the meetings. It also provided themes from each L.O.V.E. category, distilling feedback from the process into summarized statements.

Feedback was collected at this third meeting as well and the results are the themes and value statements here. These are intended to serve as a starting point for this planning process.



The Community's Value Statement:

In Our Great Place We Value: Diversity, Equity, Access, and Inclusiveness - as such we resolve to:

- **STRENGTHEN THE ABILITY OF NEIGHBORHOOD GROUPS AND RESIDENTS TO CREATE AN INCLUSIVE COMMUNITY**
- **CREATE AND PRESERVE A DELIBERATE MIX OF HOUSING CHOICES FOR ALL INCOME RANGES**
- **EXPAND ECONOMIC RESOURCES AND OPPORTUNITIES FOR LOCAL ENTREPRENEURS**
- **INCREASE LOCAL HIRING AND SOURCING BY MAJOR EMPLOYERS AND DEVELOPERS**
- **UNDERSTAND AND MITIGATE THE THREATS AND IMPACTS OF DISPLACEMENT**
- **EXPAND ASSISTANCE FOR EMPLOYMENT, HOUSING, AND EDUCATION ACCESS**
- **ATTACK BLIGHT, VACANCY, AND ABANDONMENT**
- **MAKE OUR VALUES APPARENT THROUGHOUT ALL INITIATIVES**

The Community's L.O.U.E. Themes



(L)IVABILITY

Input was coordinated by the Livability chair, Leigh Riley-Evans. Major themes revolved around providing greater placemaking, with active public spaces and streets on both sides of 38th Street. In addition, people wanted infrastructure to be less car-focused and provide a safe, walkable environment. There was also a desire for more healthy living options and improved safety.



(O)PPORTUNITY

Input was coordinated by the Opportunity chair, Michael McKillip. Major themes revolved around a desire for a more thriving commercial environment, seeing 38th Street as a way to draw development. In addition, people desired a way to incubate local business and local arts, all with a sense of fun and creating a social area.



(V)ITALITY

Input was coordinated by the Vitality chair, Michael Osborne. Major themes revolved around diversity and inclusion with an effort to retain current neighbors while reducing vacancy and welcoming new residential and a mix of incomes and housing types. Neighbors want to know one another and be social.



(E)DUCATION

Input was coordinated by the Education chair, Anthony Bridgeman. Major themes revolved around providing comprehensive education opportunities for all ages, with a focus on connecting underemployed residents to jobs. In addition, there was a desire for local kids to attend local schools and to take advantage of Midtown assets.





ASSETS + OPPORTUNITIES

After evaluating a number of factors, including existing context of the place and past planning efforts, market demand for real estate in the area, property information, and community input and feedback, a list of conceptual opportunities were developed. The existing “assets” of the community were evaluated and opportunities were recommended for housing, infrastructure, development, and placemaking.

Housing - An observation of the existing housing assets is provided and it includes an overview of the wide variety of housing scales, types, and characteristics. Opportunities are indicated based on identified clusters of vacancy and need.

Infrastructure - An assessment of existing infrastructure conditions is provided that rates the condition of streets, sidewalks, and alleys. Based on this assessment, there is a diagram of opportunities for future basic infrastructure improvements, based on areas of need.

Placemaking - An abstract concept of placemaking opportunities based on community input, previous planning and physical realities is provided with the goal of going beyond basic infrastructure requirements to provide the type of environment that can help catalyze some of the areas larger long-term goals. There is also a list of early action opportunities that were identified as having potential during public outreach sessions, with the goal that they could be worked on in the early stages of implementing the plan.

Development - An abstract concept of development opportunities based on community input, previous planning, property availability, and real estate experts’ input is provided, which is looked at in more detail in the following section.

Housing Assets

SUMMARY OF HOUSING TYPES

This neighborhood is very unique within the City of Indianapolis. It is one of the only areas, outside of downtown, where there are high-rise condominiums and apartments scattered with low to mid-rise apartments, single-family homes and duplexes.

SUMMARY OF HOUSING CONDITIONS

The condition of homes varies widely throughout the area. There are two pockets of single-family homes and duplexes that have high rates of vacancy, both west of Illinois Street. However, within both areas, there are small pockets of two to three contiguous homes that are well-maintained and cared for. It is recommended that housing strategies focus on stabilizing focused concentrations of vacancy, preferably around pockets of housing that appear to be the most stable and have active neighbors.

Apartments in the area of all scales appear to be mostly stable. There are some occurrences where the fabric and form of larger apartments are being compromised with smaller windows and detailing inconsistent with the buildings' architectural character.

The high-rise structures provide much needed scale to help define the area, particularly the park.

TYPE #1 - SINGLE FAMILY/DUPLEX

The dominant character types are a basic form of Craftsman



- MOST SINGLES AND DUPLEXES HAVE A SIMPLE FORM OF CRAFTSMAN CHARACTER, WITH VARYING LEVELS OF DETAIL AND FEATURES
- VERY LITTLE NEW CONSTRUCTION
- YARD AND HOME MAINTENANCE VARIES

TYPE #2 - GRAND APARTMENT BUILDINGS

These vary from early 20th Century to Modern Era



- THERE ARE MANY APARTMENT STYLES, BUT THE MOST NOTICEABLE GROUP ARE EARLY 20TH CENTURY
- BRICK IS COMMON WITH LIMESTONE DETAILING
- WINDOWS AND DOORS ARE GENEROUS
- MANY BUILT AROUND COURTYARDS

TYPE #3 - MID TO HIGH-RISE URBAN TOWERS

These are primarily post-war modern



- MOST OF THESE ARE POST-WAR MODERNIST TOWERS
- BALCONIES OFFER DEPTH AND TEXTURE
- GROUNDS CONSISTENTLY CARED FOR
- BOTH APARTMENTS AND CONDOMINIUMS

Housing Opportunities

TWO CLUSTERS OF HIGH VACANCY

North of 38th Street - This cluster is concentrated between Boulevard and Kenwood Avenue. There are houses in both good and poor condition scattered throughout the area and it is recommended that housing efforts in this area fit within the existing context.

South of 38th Street - This cluster is concentrated between Boulevard and Illinois Street with signs of long-term disinvestment. There are many contiguous vacant properties in poor condition. Particularly along Capitol Avenue, there is a need for intensive investment that could include attached housing types, such as townhomes and courtyard clustered units.

APARTMENT AREA

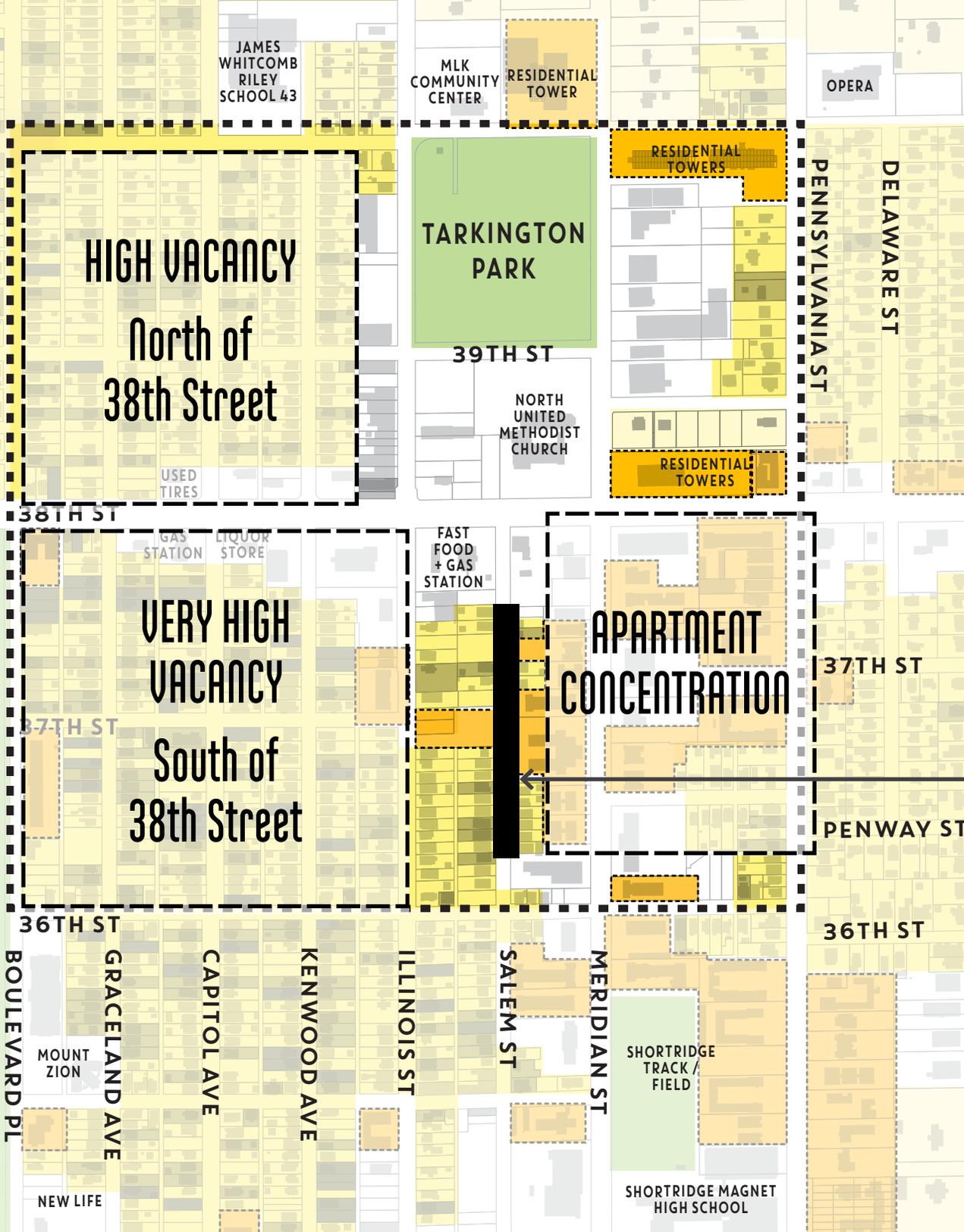
There are a number of apartments of various densities along Meridian and Pennsylvania Streets, and there is a large concentration just south of 38th Street between Salem Street and Pennsylvania Street. Due to the large property sizes involved, property management and maintenance of any one facility can alter perceptions of the larger area for better or worse. It is recommended that relationships are developed with property owners and managers to encourage site improvements.

SALEM STREET

Salem Street is an unusual street that has a number of neglected properties. The east side of Salem Street has multiple surface parking lots with inhospitable grounds and fences. In addition, properties on the west side of the street are treated as rear yards with very little care. All of these negatively effect the block. There is a large cluster of property around the 37th Street intersection where a more intensive intervention may be warranted.

LEGEND

-  HIGH-RISE HOUSING
-  MID-RISE / LOW-RISE HOUSING
-  SINGLE-FAMILY AND DUPLEX
-  RENEW INDY, SURPLUS, OR VACANT PROPERTY



Infrastructure Assessment

SCORING

A field evaluation was performed on a block by block and alley by alley basis to understand the condition of infrastructure in the area.

All pieces of infrastructure were rated on a scale of zero (0) to five (5). Scores of 2 or lower are highlighted in red text as problematic.

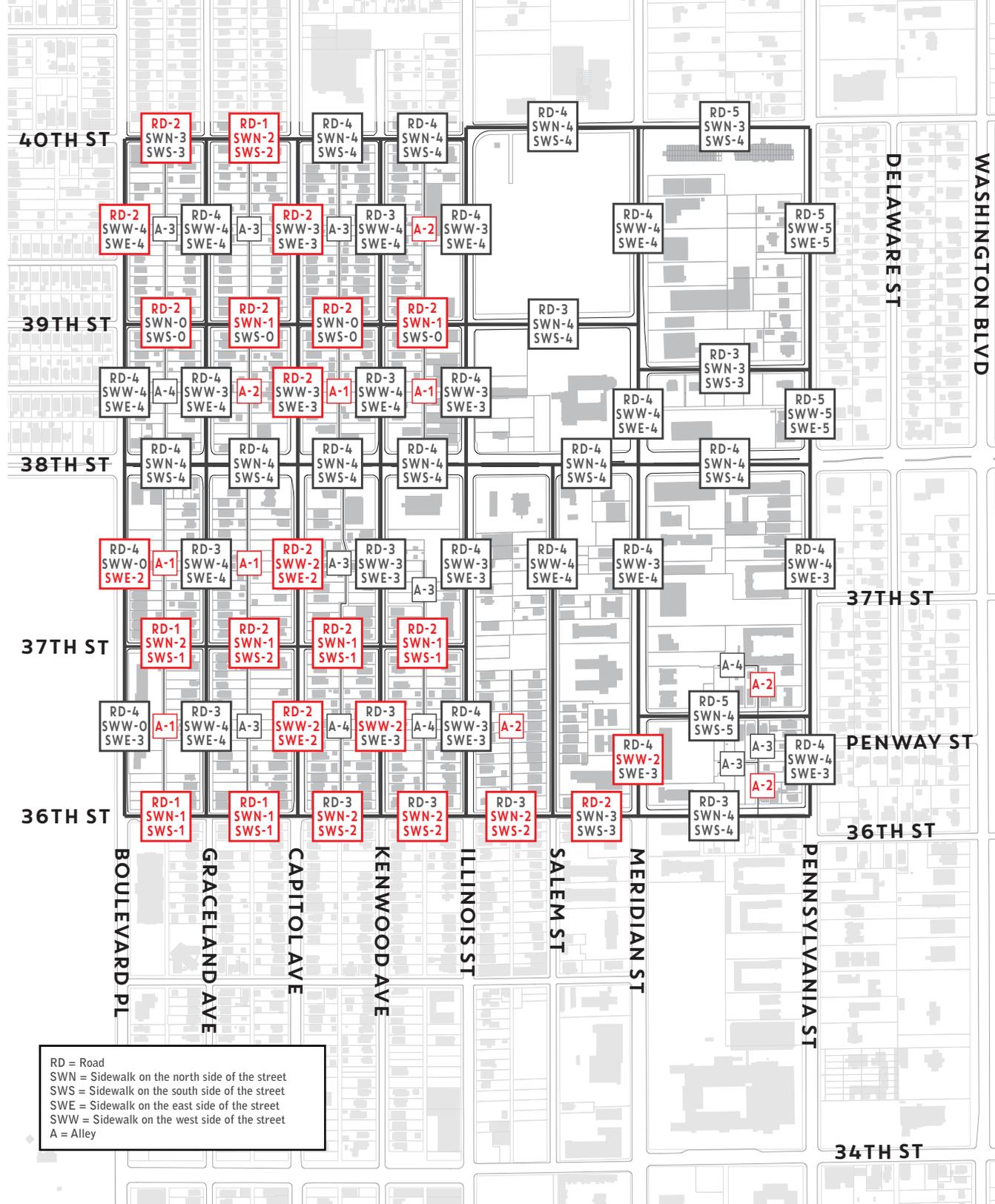
- (0) **Zero** - a road or sidewalk did not exist as of 2015
- (1) **One** - conditions are extremely poor and may represent a safety issue or make basic travel difficult
- (2) **Two** - conditions are poor, but passable, however there may be ADA concerns and the condition of infrastructure would negatively impact redevelopment.
- (3) **Three** - conditions are average, but may be in need of maintenance, such as cleaning of gutters and curbs and weeding along sidewalks.
- (4) **Four** - conditions are good.
- (5) **Five** - new or nearly new infrastructure.

GENERAL ASSESSMENT

Major roads are generally in better condition than local roads, with some exceptions, including Capitol Avenue. Alleys are in fairly good condition, yet there are areas in need of either rebuilding or spot treatments, including problematic drainage issues.

PEDESTRIAN CONDITIONS

Though walks along Meridian, 38th, and Illinois Streets are in mostly good shape, it is a very unpleasant environment for pedestrians, particularly at intersections, where pedestrian crossing distances are quite long. Studies suggest that walkability and pedestrian character are important for new development in urban markets and will be critical here to establish a stronger sense of unity across 38th Streets.



Basic Infrastructure Opportunities

ALLEYS

- Alleys noted in red on the infrastructure assessment are in very poor condition and should be replaced as funding allows

NORTHWEST QUADRANT

- 39th Street has no sidewalks and needs to be resurfaced.
- A portion of 40th street, Boulevard Avenue and Capitol Avenue needs to be resurfaced.

SOUTHWEST QUADRANT

- Boulevard Place has no sidewalks along Crown Hill Cemetery, which may be acceptable now, but if access is later allowed, would be a barrier.
- 36th and 37th Streets and Capitol Avenue need to be resurfaced and need new walks.

NORTHEAST QUADRANT

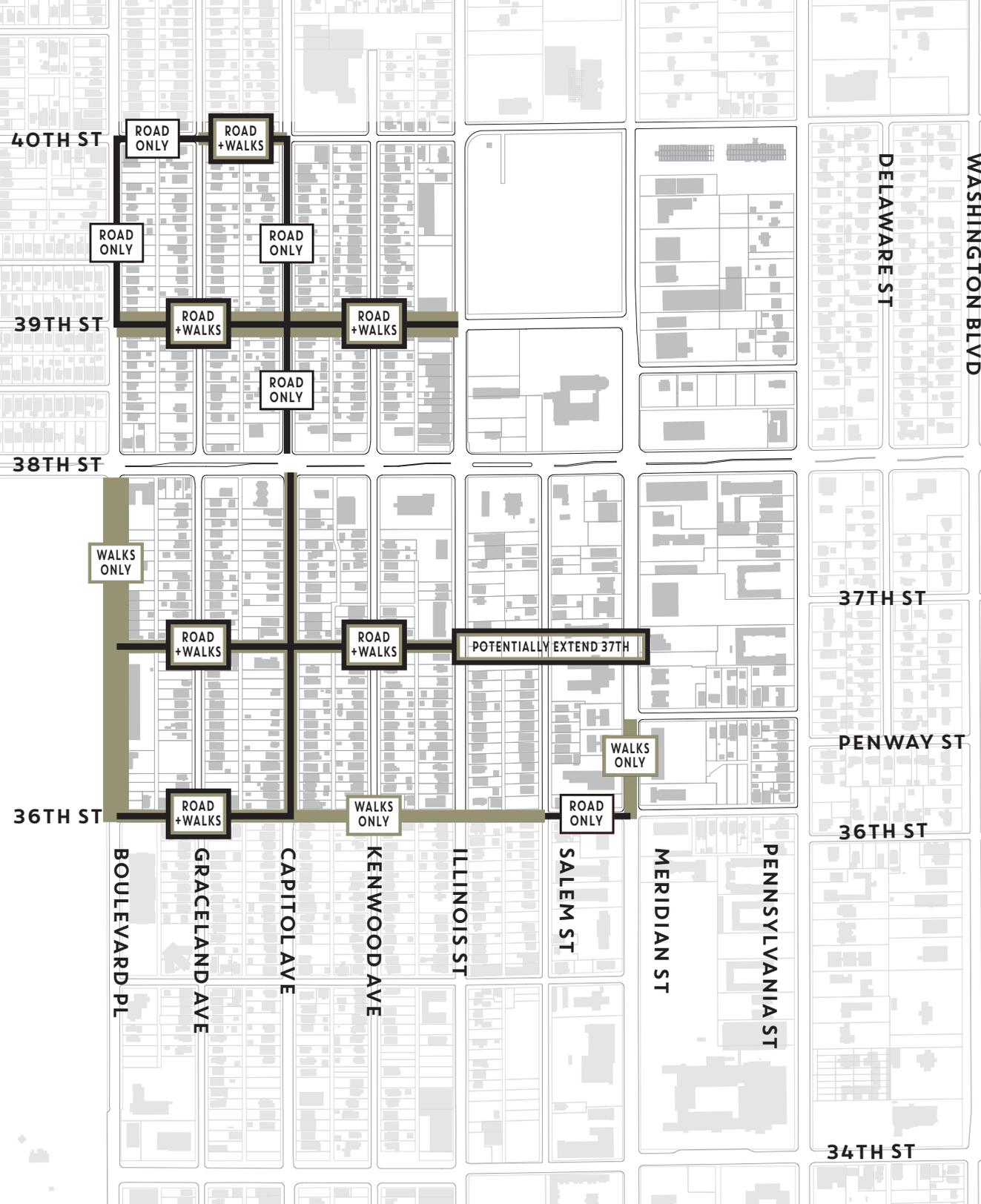
- The northeast part of the site has very good infrastructure, in general.

SOUTHEAST QUADRANT

- Parker Avenue needs new sidewalks.
- It is recommended that 37th Street extend toward Meridian Street to improve access into the site. Salem Street suffers from a lack of connectivity and visibility.
- Portions of 36th Street need either new walks or resurfacing.

LEGEND

-  ROADWAY NEEDS
-  SIDEWALKS NEEDS



Placemaking Opportunities

ACTIVE CENTRAL HUB

Tarkington Park is a phenomenal asset. Research indicates that housing located on a park can see as much as a 33% increase in value. It is recommended that Tarkington Park act as the central hub of community life and programming, becoming more dynamic and engaging to groups that socialize at all hours of the day, including night life.

38TH STREET

As transit is developed along 38th street, there is an opportunity to look at the corridor with a fresh perspective. Currently the corridor is very divisive between the north and south sides of the area. It is recommended that efforts focus on improving walkability and connectivity of all kinds along and across the corridor, including increasing sidewalk widths.

IMPROVED CROSSINGS

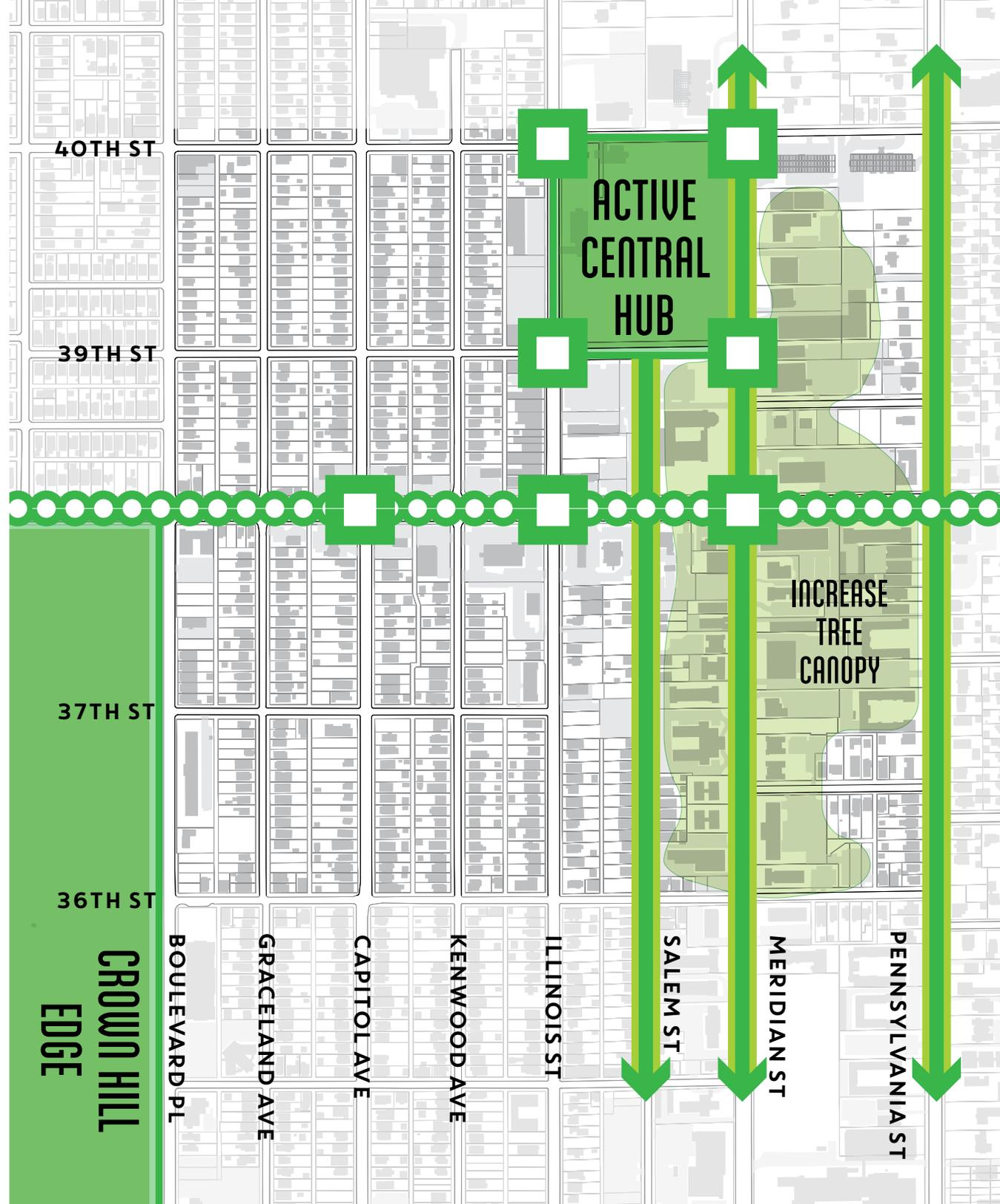
Crossing many of the important streets in the study area is difficult. It is recommended that crosswalks be improved to accommodate pedestrians better at key points along 38th Street and at all four corners of Tarkington Park.

GREAT STREETS AND TREE CANOPY

It is recommended that the area from Salem Street to Pennsylvania and Meridian streets focus on improving the grounds and tree canopy of properties. The larger context of the corridor is very leafy and bucolic. There are portions of these streets in the project area that feel somewhat spare and uninviting by comparison.

CROWN HILL

Crown Hill cemetery is an outstanding outdoor experience, but there is no entry to this area. It is recommended over time that team leaders work with property managers to increase access and usage.



ITEM #1 - ILLINOIS STREET STREETScape



Image courtesy of Guidon Design

Improvements can be made to the Illinois Street streetscape to coincide with the recent facade improvements. After coordinating with local business owners, the following items were requested

- Improved plantings with street trees
- Bike racks in key locations
- A "Punk Rock Night" sculpture in front of Melody Inn
- Drainage grates for awning gutters
- Flower pots along buildings
- Coordinate with DPW to ensure improvements work with longer term curb, sidewalk, and parking bump-out improvements

ITEM #2 - GRAND LAWN PLANTINGS



Image courtesy of Google Street View

Improvements can be made to the tree canopy along Meridian and Pennsylvania Streets, and portions of Salem Street. To the north and south of the Great Place area, the tree canopy tends to be more extensive. The following areas are good candidates for increased tree plantings:

- Large canopy trees in Meridian Street lawns
- Large canopy trees in Pennsylvania Street lawns
- Add landscape lawns and islands to existing parking lots where no landscape or under-maintained landscape currently exists

ITEM #3 - ART NEAR THE PARK



Image courtesy of 365 Things to do in Houston

Art installations can be added to areas that are proposed to see redevelopment, but are not currently under construction. The following areas are good candidates for public art or placemaking enhancements:

- Murals and paint applications in alleys and side walls
- Artistic application at the former Sierra Flower Shop that is visible and interesting

Early Action Opportunities

SUMMARY OF EARLY ACTION ITEMS

In an effort to make sure that action is taken in Great Places study areas, a number of early action items are identified so that progress takes place even as plans are still being developed.

Early action items for the Maple Crossing study area include the following:

- (1) Providing streetscape upgrades along Illinois Street to coincide with recent facade improvements;
- (2) Tree plantings along the Salem, Meridian, and Pennsylvania Street corridors to enhance the tree canopy; and
- (3) Art installations in walkable commercial areas near the park

GOALS FOR THESE EFFORTS

These efforts are meant to provide an early boost to momentum for areas within the plan that may take time to develop. They are also intended to engage local neighbors in meaningful efforts so that they can have direct involvement in improvements to the neighborhood.

Some of the efforts may be temporary in nature, such as temporary art installations, and some maybe be longer lasting, such as tree plantings. In either scenario, the action is intended to enhance and beautify the study area.

Development Opportunities

ENGAGE THE PARK

Tarkington Park is a great asset and is currently undergoing substantial renovations. One of the many hopes of this investment is to catalyze development interest within walking distance. This location offers the best opportunity to build higher-density walkable development to create a social atmosphere. New development potential exists for multiple properties around the park's edge and they should be built at a minimum of three stories and fronting towards the park. At the same time, the existing row of storefronts on Illinois Street should be strengthened and invigorated, with efforts to recruit new retail, including cafes, restaurants, and other businesses that energize the street.

Office properties along Meridian Street have not historically engaged the park very well and over time, as opportunities exist, renovations and new development should more directly connect to and engage the park.

In addition, creating better engagement with the properties on the north edge of the park will be important from both a programming and design perspective. These properties include James Whitcomb Riley IPS School 43, The Martin Luther King Community Center site and Tarkington Tower.

ENGAGE BOTH SIDES OF 38TH STREET

Residents stated in outreach efforts that there is a desire for development on both sides of 38th Street, not just to the north. The challenge to developing on the south side of 38th Street is that the existing businesses at key intersections will be very difficult to purchase property from and redevelop. However, there is potential opportunity for new development and improvements to existing businesses to the west of Illinois Street and to the east of Meridian Street. Along with businesses on the western edge of the park, these should be thought of as the walkable, mixed-use core of the area.

In addition, those auto-oriented businesses that are not redeveloped in the short-term should be the focus of landscape and beautification improvements.

SPECIFIC RECOMMENDATIONS

A - IPS SCHOOL 43 (JAMES WHITCOMB RILEY)

- Improve crosswalks and walking routes to the surrounding neighborhood and enhance programming efforts in Tarkington Park, particularly the northwest corner of the site.
- Potential development could include improved intersection and crosswalk treatments as well as design and programming of the park accommodating school group users.

B - NORTH EDGE OF THE PARK

- This end of the park does not currently provide much energy or activity to the site, so it is recommended to increase activity, engagement, and density in the long term.
- Improve the connection between Tarkington Tower and Tarkington Park by providing programming and design features that appeal to residential users.
- Work to add density and activity to the Martin Luther King Community Center site.

C - MIXED-USE CENTER

- It is recommended to pursue dense, walkable development along the edge of Tarkington Park and take best advantage of the coming demand for development related to transit and desires to live next to the improved park.
- The church site should accommodate the existing hardware store, which is a unique neighborhood asset, into future redevelopment ideas, if possible.
- Multi-story, mixed-use development is recommended for all redevelopment.
- Outdoor amenities, such as on-street parking, wide and comfortable sidewalks, street trees, and outdoor seating are recommended for each of these areas.
- The area south of 38th Street should initially focus on redeveloping walkable, pedestrian-oriented mixed-use development on properties that are able to be acquired. In the short-term, more difficult auto-oriented businesses should be engaged in landscape and beautification enhancements. However, more meaningful redevelopment goals for walkable development should be pursued over time.

D - NORTH UNITED METHODIST CHURCH

- The church is a beloved institution and an architectural gem for this site, but has a large amount of surface parking and little connection to Tarkington Park.
- Over time, outdoor spaces can be reprogrammed on the north end of the property to better engage the park.
- Shared parking situations are recommended as the largest crowds will be for Sunday services and minimizing surface parking areas is important to creating a walkable, mixed-use setting.

E - MERIDIAN OFFICE ROW

- This area is well maintained and an asset to the area, however, due to the nature of the single-use buildings, the right-of-way setbacks, and the amount of auto traffic, the stretch of Meridian Street feels disconnected from the park.
- It is recommended that long-term, efforts focus to improve connectivity along Meridian Street, particularly at 39th Street, as United Way seeks to sell its property for redevelopment.
- Property owners are encouraged to add outdoor activities and engaging elements to their buildings and front lawns along Meridian Street.

F - AUTO-BUSINESSES

- Where the existing McDonald's and BP Gas Station are located, it is unlikely in the short term that property will become available for redevelopment.
- It is recommended that as partners pursue longer-term goals of walkable, urban infill development, in keeping with the goals of transit-oriented development, that efforts are made in the short term to improve landscape standards and connectivity across 38th Street.

BERNARD AVE

40TH ST

39TH ST

37TH ST

36TH ST

BOULEVARD PL

GRACELAND AVE

CAPITOL AVE

KENWOOD AVE

ILLINOIS ST

SALEM ST

MERIDIAN ST

PENNSYLVANIA ST

DELAWARE ST

WASHINGTON BLVD

NEW JERSEY ST

A

B

ENGAGE THE PARK

E

C

D

C

F

C





A VISION FOR FUTURE DEVELOPMENT

Based on a number of assets and opportunities identified as important during the planning process, a vision for future development projects was developed and is outlined here. The goal for these plans and development efforts is to be informed by both neighborhood desires and real estate market dynamics, as well as being realistically achievable by the year 2020. The scope and list of project is purposefully ambitious.

A list of goals for each L.O.V.E. category has been developed, based on community input and led by the chairs of livability, opportunity, vitality, and education. The list is included at the beginning of the chapter and will be the guide for work over the next several years.

There is a physical development summary list and diagram provided at the beginning of this section of the document with a birdseye view rendering of the study area, followed by a series of renderings for a number of specific locations. These include:

- The North United Methodist Church Parking Lot Site
- The United Way Building Redevelopment Site
- The West Park Frontage Site on Illinois Street
- The Martin Luther King Community Center Site
- Multiple Mixed-Use Sites on West 38th Street

In addition to the series of renderings for development sites, there are renderings and diagrams to help illustrate a vision for neighborhood housing and multi-modal infrastructure. These include:

- A Multi-faceted Housing Strategy Diagram
- A Rendering Depicting the Salem Street Multi-family Housing Concept
- A Pedestrian and Traffic Calming Improvements Diagram
- A Rendering Illustrating the Potential 38th Street Geometry and Layout
- A Bicycle Amenities and Larger Connectivity Diagram and Associated Birdseye Image Showing these Amenities in their Larger Context

Lastly, there is a graphic to indicate goals for future development and urban form that will continue beyond the target goal for development by the year 2020.

L.O.V.E. GOALS

WHAT ARE THE L.O.V.E. GOALS?

The list of L.O.V.E. goals were developed during the community engagement and planning process as a way to distill community desires into key actionable ideas to work towards over the next five years.

The goals are meant to be comprehensive. While much of the planning work is physical in nature, these goals also focus attention on important work that includes, but is not limited to, buildings, sidewalks, homes, and other physical development. These include topics such as improving safety conditions, empowering entrepreneurs, developing loan types for home owners and renters, and improving options for a quality education for a variety of age groups and circumstances.

The L.O.V.E. goals and physical development vision should combine to encapsulate the bigger vision for the Maple Crossing study area. The intent of the project is to achieve as much as possible towards each of these area in time for the city's bicentennial in 2020.

LIVABILITY GOALS

Encourage Walking, Bicycling, and Transit Use and Discourage Excessive Motorist Speeds

- Add Speed Tables with enhanced crosswalks to intersections around Tarkington Park and on 38th Street at Meridian, Illinois, and Capitol Streets.
- Study the effects and benefits of converting Illinois and Capitol Streets to two-way.
- Make sidewalk and crossing improvements, including:
- Take back two lanes of traffic on 38th Street for added pedestrian space when the Red Line is built.
- Replace or build sidewalks where they do not exist or are in poor condition.
- Provide pedestrian improvements on Illinois Street, and include bike racks.
- Add bicycle boulevards on 40th Street, Salem Street, and 34th Street.
- Add a multi-use path for bikes on 38th Street, connecting west to the IMA.
- Encourage dense development near the transit station and make access to the station convenient and safe.

Turn Tarkington Park into a World-Class Destination Urban Park and Enhance the Physical & Natural Environment

- Transform Tarkington Park into a World-Class Destination Urban Park
- Work with the IMA, KIBI, Harrison Center for the Arts, local artists, and other partners to encourage creative placemaking in and around the park.
- Encourage social interaction and engagement in the park by providing park programming, including concerts, performances, and other activities.
- Increase tree cover in the district by providing street trees on both sides of at least 60% of existing streets within the GP area, and encouraging tree plantings in the lawns of office and apartment areas on Meridian and Pennsylvania Streets.
- Encourage redevelopment projects to also assist in funding infrastructure and public amenity upgrades on or adjacent to their sites.

Work to Improve Health & Safety

- Reduce violent & property crime rates by working with IMPD to engage the 100 most at-risk re-entrants.
- Increase access to fitness and wellness activities by supporting TAB Recreation's existing and expansion efforts.
- Incorporate Crime Prevention Through Environmental Design (CPTED) principles into the physical environment as part of development activities.
- Address chronic disease and mental illness by increasing access to primary care or clinics.
- Address wellness and eliminate the food desert designation by attracting a high-quality, full-service grocery to the area and encouraging use of the existing and expanding Farmer's Market.

OPPORTUNITY GOALS

Increase local employment and provide direct access to other job centers

- Work with IndyGo to improve access to the largest area job centers via transit, decreasing trip times, and improving availability and frequency of routes.
- Adopt local hiring mandates for area projects receiving TIF and other public funding sources for projects.
- Work with the Midtown Anchor Coalitions and other local employers to prioritize and incent local hiring and develop coordinated marketing/outreach plan to connect area residents with available opportunities.

Develop a mixed-use commercial center around Maple Crossing

- Increase density in the commercial center and near the transit station.
- Provide retail, office, community space, and structured parking solutions, while incorporating mixed-income housing.
- Prioritize development efforts at vacant, tax exempt, brownfield, and under-utilized properties which will help eliminate barriers to market reinvestment.
- Establish free public WI-Fi to serve Maple Crossing and surrounding commercial customers.

Create a place-based strategy for the retention and attraction of small businesses and larger enterprises.

- Develop a business incubator / shared work space that will offer affordable rent and support for startup businesses.
- Create a central support organization/network to connect business owners and startups with available resources including micro-lending, operational, zoning, land-use, permits, and marketing assistance.
- Create a business association for local businesses and recruit an area business owner as the initial leader. Integrate area businesses with buy local efforts, such as Midtown Loves Local.
- Market opportunities to brokers, partners, and others, for available office, retail, and other commercial space within the Great Place.
- Monitor incidents of blight, zoning violations, and public nuisance hot-spots on commercial property. Coordinate assistance and enforcement actions between businesses and city agencies.
- Explore the creation of an Innovation District at Maple Crossing to leverage the proximity of Anchor Institutions, key public amenities, transit connectivity, and mixed income housing.
- Establish partnerships to bring high-speed internet access to area employers and residents.

VITALITY GOALS

Reduce housing blight and abandonment.

- Develop a resident-led Problem Properties Program that utilizes a case-management approach to identify and prioritize the most significant blighting and nuisance properties, and coordinate and target the work of various code enforcement and public safety agencies.
- Establish a funding/financing mechanism to support immediate acquisition and demolition of the **long-vacant, blighted, unsafe residential buildings** and empty lots, as part of site assembly activities in relation to the intended large-scale, targeted housing (re)development initiative.

Increase the quality, condition, and long-term affordability of the existing owner-occupied and rental housing stock.

- Establish a Home Repair Program that provides a combination of grants, loans, and construction & project management services, to address critical health, safety, mechanical, and structural deficiencies for lower-income home owners.
- Establish a Rental Repair Program that provides deferred loans and construction & project management services to carry out necessary repairs and improvements to rental properties, tied to maintaining on-going affordability of units to lower-income households.
- Work with local public officials and community leaders to establish mechanisms to reduce or phase-in the property tax impacts on home owners that will result from increasing market strength and property values over time.

Reduce the economic disincentive and the market risk of private investment in new home ownership by households of all income levels.

- Create a Home Value Protection Fund (pool), substantially capitalized up front and nominally paid into by sellers and buyers over time, which would serve to guarantee against both loss of owner equity and lender loan-to-value risk.
- Create an Employer-assisted Home Ownership Program, tailored to the specific purposes and priorities of individual participating employers, which would provide grants and/or “soft” loans to employees purchasing new or renovated housing in the area.
- Create a Homestead Program that provides technical construction assistance and “soft” interim financing for the acquisition and stabilization of vacant, substandard houses by new intended owner-occupants, to a point where traditional permanent mortgage financing can be secured.

Create and implement a large-scale, market-building redevelopment initiative south of 38th Street that increases the number and diversity of home ownership opportunities available to households of all income levels.

- Establish the new capital subsidy source(s) which are not income-restricted, and maintain or increase the existing subsidy funding which is, necessary to address the “development gap” between the higher cost necessary to build or renovate housing in the area the lower market value of those new and rehabilitated homes.
- Establish a low- or no-interest revolving loan fund and/or patient investment capital pool to provide necessary interim financing for acquisition, demolition, and construction activities.
- Undertake new infill construction renovation and reconfiguration in concentrated areas, to create a “critical mass” of single-family home ownership opportunities that offer modern, market-responsive characteristics, design amenities, and features.
- Develop medium density attached and semi-detached housing product in strategic locations along Capitol Avenue and Salem Street that integrates with, and complements, the predominantly existing single-family housing stock in the area.

Improve the awareness and marketability of the neighborhood housing stock.

- Support the creation of a defined, unified brand for the 38th & Illinois Great Place that overlays all of the Livability, Opportunity, Vitality, and Education components.
- Plan and carry out neighborhood target-marketing and promotion specific to the housing-related Vitality programs, projects, and opportunities.

EDUCATION GOALS

Transform IPS School 43 into a high quality neighborhood school for families within the Great Place

- Ensure non-displacement of current students.
- Demonstrate an inclusive makeup of families and students, with a diverse range of economic and racial backgrounds.
- Increase stability by providing stable school leadership and reducing student turnover.
- Provide high-quality academic and social programs.

Increase the array and quality of out of school time programming for families with children in the Great Place

- Work with Martin Luther King Community Center on providing out of school time services
- Encourage collaborations between new and existing out of school time programs to provide options for families
- Work with IPS and other collaborators on ensuring transportation resources from schools to external programs and/or to home.

Increase quality and access of early childhood resources within the Great Place

- Work with UWCI and Early Learning Indiana to increase the number of quality child care options in the area and the capacity of existing options

Increase educational support services through the Mid-North Promise Program

- Increase the percentage of high school graduates within the Great Place
- Increase the number of 21st Century Scholars of those students eligible for the program
- Increase the number of youth and adults taking advantage of post secondary education via Ivy Tech and other schools.

Develop targeted strategy for workforce development and entrepreneurship for adult residents within the Great Place.

- Use local incentives to increase area hiring and training opportunities.
- Advocate for the expansion of PowerTrain to the Great Places geography.
- Establish a Center for Working Families within the Great Place and improve access to Bridge Programming to connect low wage workers with improved skills and higher paying industry jobs.

Physical Development Summary

MIXED-USE CENTER CONCEPTS

- The North United Methodist Church (NUMC) Parking Lot Site
 - The current properties that make up this site are owned by NUMC and include surface parking, a one-story Ace Hardware Store, and a vacant, one-story flower shop.
 - The church is working with development partners to develop a 4-story mixed-use building with commercial space, structured parking for the development, and apartments.
- The United Way Building Redevelopment Site
 - The United Way property includes a 5-story existing building with an attached parking garage within the row of mid-century office buildings on the east side of Meridian Street across from Tarkington Park.
 - United Way is selling the property to a development team that includes Midtown, Inc. The team plans to reuse and make significant improvements to the structure, converting it to a mix of apartments and office space.
 - This plan encourages a more attractive and engaging building exterior, making efforts to improve connections between existing office users and Tarkington Park via an enhanced connection at the 39th Street intersection.
- The West Park Frontage Site on Illinois Street
 - The current properties that make up this site include the former Double 8 grocery and a currently-operating one-story strip-style commercial building, anchored by Dollar General.
 - This plan imagines the site being redeveloped with larger building heights and higher density to help frame Tarkington Park. The desire is to develop a 3-4 story structure that includes a mix of uses, with retail at the corner of 38th and Illinois.
- The Martin Luther King Community Center Site
 - Retaining the center and its services to the community are the first priority.
 - The current properties that make up this site include two-story mid-century building of the Martin Luther King Community Center, surface parking, and open green space.
 - The center's operations have changed over time and they are evaluating their needs relative to current and future programming. The property is zoned residential and is located in the North Meridian Historic District, which affect redevelopment options.
 - The plans imagined here are not a recommendation that the center relocate, rather they provide a typology for redevelopment of the site if it is ultimately vacated. The rendering provided demonstrates how the site might be redeveloped to foster increased residential density and stronger engagement with the park along 40th Street and the street frontage along Illinois Street.
 - Ultimately any plans for redevelopment must meet the needs of the Martin Luther King Community Center and be approved by the Meridian Street Preservation Commission.
- Multiple Mixed-Use Sites on West 38th Street
 - The current properties that make up this site include smaller, single-story, auto oriented businesses. The properties offer the higher potential of allowing more engaging development on both sides of 38th Street.
 - This plan proposes that attempts should be made to acquire properties to allow for 3-4 story mixed-use development with a modest amount of live/work, flex, or retail space that would offer surface parking behind the buildings. For the buildings on Illinois Street, connections to the walkable commercial area to the north are important.

NEIGHBORHOOD HOUSING CONCEPTS

- Housing Investment on Capitol Avenue
 - Capitol Street has a very large concentration of vacant and blighted properties. Many contiguous blighted properties can be assembled and redeveloped with medium-density housing types.
 - Medium-density attached housing types may include townhomes and courtyard housing, in response to broad trends showing increased demand for this.
 - Housing efforts could be coupled with mixed-use infill development on the south side of 38th Street for greater impact.
- Salem Streets Housing and Bike Boulevard Concept
 - Salem Street is a local street with single-family homes, but also faces the rear yard of many commercial properties, apartments, and surface parking lots. This plan imagines that a housing effort on Salem could be coupled with a bike boulevard to change the dynamic of the northern end of this block.
- Existing-density Neighborhood Housing
 - A majority of the neighborhood context, particularly west of Illinois Street, is made up of single-family homes and duplexes. For much of the areas outside Salem Street and Capitol Street, south of 38th, housing efforts will be contextual with this existing condition.

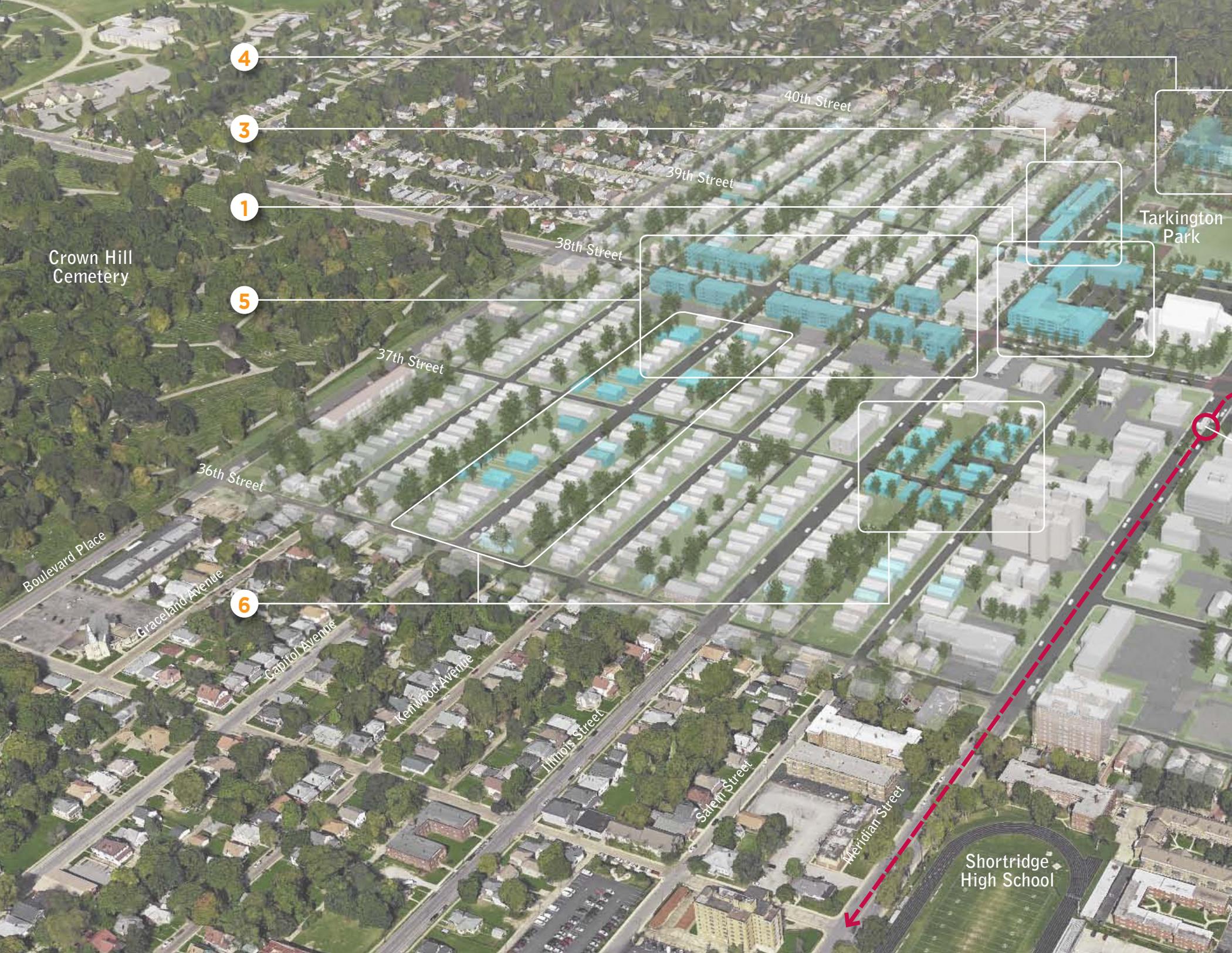
PLACEMAKING AND INFRASTRUCTURE CONCEPTS

- 38th Street Pedestrian Improvements
 - As the Red Line Bus Rapid Transit route is implemented, it will reduce the number of traffic lanes on 38th Street.
 - This plan hopes to capitalize on these changes and extend lane reductions to the west of the Red Line to make 38th Street a connector, rather than a barrier. This would allow for increased sidewalks, street trees, and improved crosswalks.
- Illinois Street Streetscape Improvements
 - Illinois Street is the existing hub of neighborhood commercial activity. Recently, it has been the focus of significant facade improvements.
 - To further enhance this stretch, this plan imagines renovating the street with enhanced sidewalks, street trees, lighting, bike racks, and other features.
- Bicycle Boulevards
 - Bicycle boulevards are located on lower traffic count neighborhood streets. Changes are made that allow for local car traffic, but offer preference to bicycles.
 - This plan imagines adding bicycle boulevards to Salem Street from 38th Street - south towards the Children's Museum and on 40th and 34th Streets from Crown Hill Cemetery to the State Fairgrounds and Monon Trail.
- Enhanced Crossings with Speed Tables
 - Speed tables help to slow traffic and make street crossings safer. This plan imagines them at the intersections of 38th Street with Capitol, Illinois, and Meridian Streets, and at the four corners of Tarkington Park.
- One-way to Two-way Street Conversions
 - Capitol and Illinois Streets are currently one-way south of 38th Street.
 - In order to improve the marketability of housing and mitigate traffic speeds, this plan imagines both streets operating as two-way traffic in the future.

EXISTING AMENITIES AND RECENT INVESTMENTS

- The Red Line Bus Rapid Transit route is scheduled to begin construction in 2017 and will run through the site, up Meridian Street, and east on 38th Street.
- IPS School 43 - James Whitcomb Riley Elementary School will be focused on providing an outstanding and stable educational option for local residents and children.
- Martin Luther King Community Center will remain a focal point of Maple Crossing community activity.
- Illinois Street facade improvements have recently been completed for many long-time businesses through Mapleton Fall Creek Development Corporation.
- Tarkington Park is undergoing a transformational investment to increase activity and use, and includes a spray park, new playscape, a stage for performances, and a cafe.
- There are a number of existing buildings that are taller and denser than in most parts of the city outside of downtown. In addition, a number of buildings are interesting examples of various early to mid 20th Century architecture.
- The properties along Meridian Street and some along Pennsylvania Street have large lawns and green spaces. Many of these have less of the wooded character associated with these roadways to the the north and south. This plan imagines these lawns being the focus of renewed efforts to establish grand tree canopies on their grounds.





4

3

1

5

6

Crown Hill Cemetery

Tarkington Park

Shortridge High School

40th Street

39th Street

38th Street

37th Street

36th Street

Boulevard Place

Graceland Avenue

Capitol Avenue

Kenwood Avenue

Illinois Street

Salem Street

Meridian Street

2020 Aspirational Mixed-Use Center Projects

1 - The North United Methodist Church Parking Lot Site
The current properties that make up this site are owned by NUMC and include surface parking and two stand-alone single-story commercial buildings. This plan indicates a denser, mixed-use building with retail.

2 - The United Way Building Redevelopment Site
The United Way property includes a 5-story existing building with an attached parking garage. This plan indicates a renovation of that building to mixed-use, with a concerted effort to improve the connection to the park.

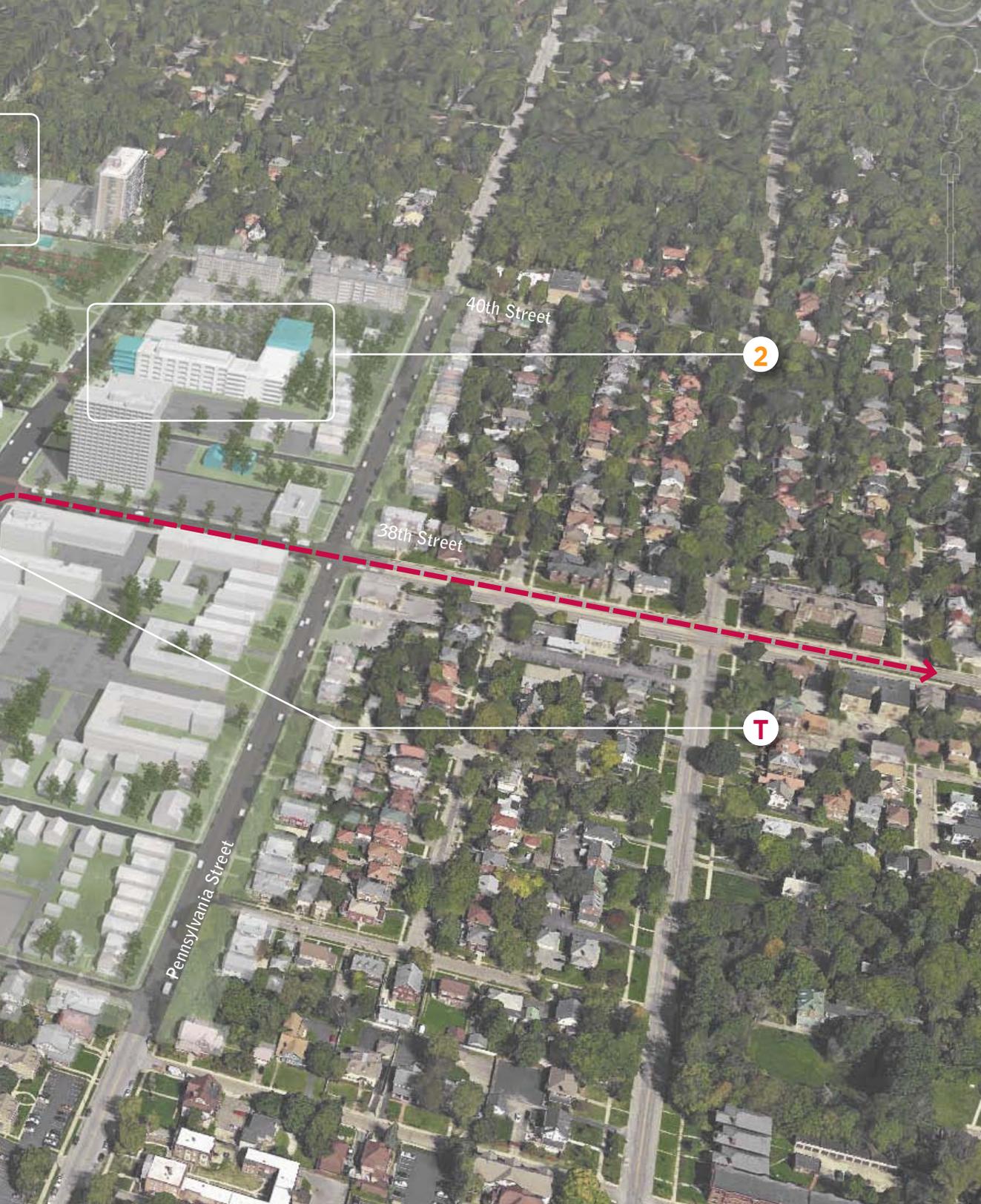
3 - The West Park Frontage Site on Illinois Street
The current properties that make up this site include one-story strip-style commercial buildings with surface parking. This plan indicates a multi-story mixed-use infill approach with retail at the corner.

4 - The Martin Luther King Community Center Site
The current properties that make up this site include the small, mid-century building of the Martin Luther King Community Center, surface parking, and open green space. This plan indicates a multi-story residential infill effort with the community center housed in modern space, still connected to the park.

5 - Multiple Mixed-Use Sites on West 38th Street
The current properties that make up this site include small, auto-oriented businesses. This plan indicates multi-story mixed-use infill development to help connect both sides of 38th Street.

6 - Capitol Avenue and Salem Street Housing
Multiple contiguous blighted and/or underutilized parcels create an opportunity for a larger effort on Capitol Avenue and Salem Street. This plan indicates a medium-density housing effort to help transform these streets.

T - The Red Line (BRT Transit)
This rapid transit line is currently (as of 2015) planned to be operation by 2018. It would run through the site with a major station at Meridian and 38th Streets.



North United Methodist Church Parking Lot Site

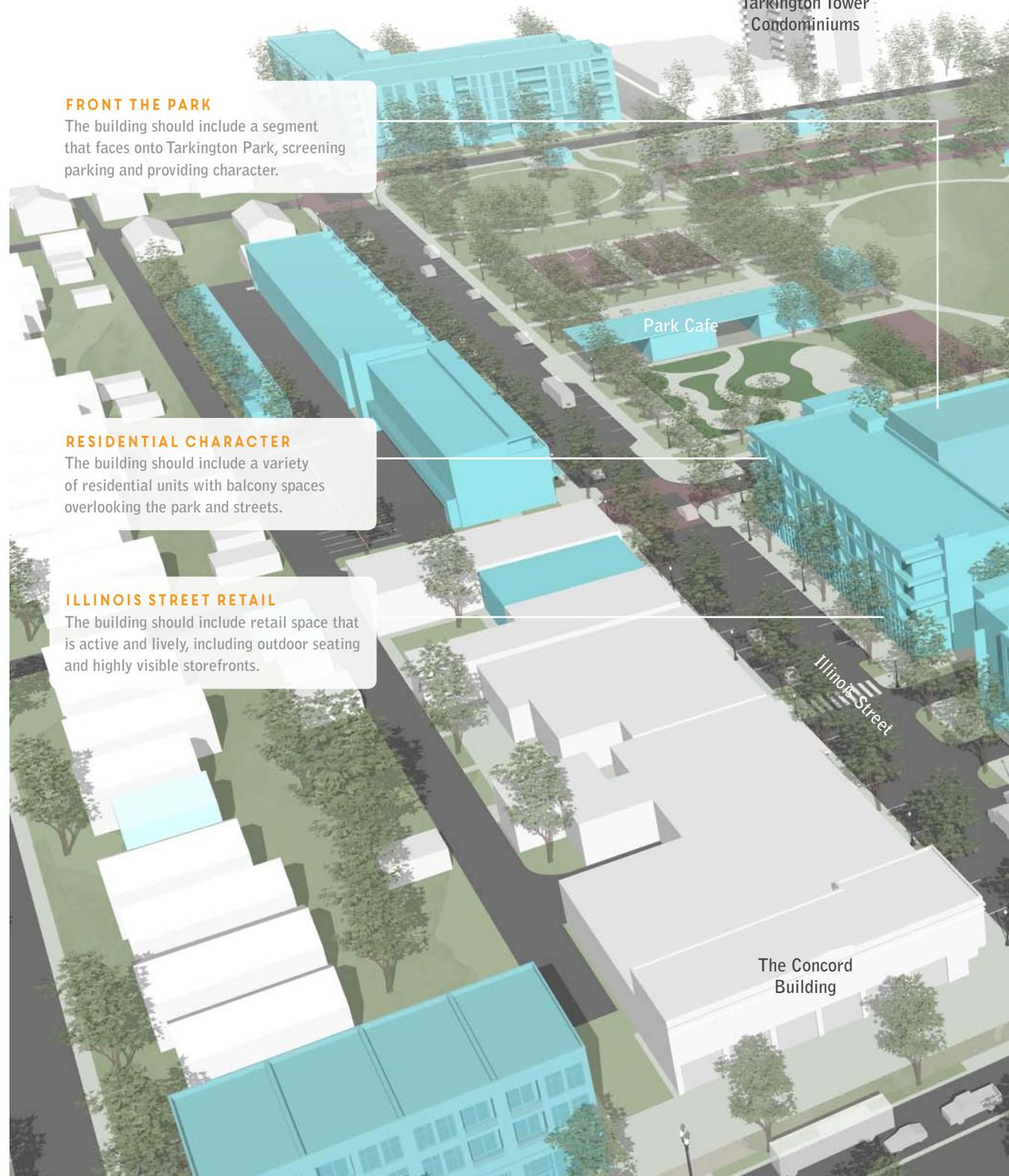


PROJECT NOTES

The intent of this project is to provide a mixed-use building with retail on the ground floor and residential above - to add density and activate the streets near the park and 38th Street. The streetscapes and site areas should be well-designed with large trees and generous landscape treatments, including the buffer between the existing church and new development.

One challenge will be providing parking for both the new development and church parishioners. The building on 38th Street includes structure parking on the second floor and the building on 39th Street includes a combination of tuck-under spaces for residents and a surface lot for retail and others.

Given that the church is a valued architectural landmark within the neighborhood, care must be taken so that the proposed development does not overwhelm the church or feel incompatible within its context. The new building should have high-quality design and materials.



FRONT THE PARK

The building should include a segment that faces onto Tarkington Park, screening parking and providing character.

RESIDENTIAL CHARACTER

The building should include a variety of residential units with balcony spaces overlooking the park and streets.

ILLINOIS STREET RETAIL

The building should include retail space that is active and lively, including outdoor seating and highly visible storefronts.

40 North on Meridian
Condominiums

City View on Meridian
Apartments

Meridian Street

Tarkington Park

39th Street

North United
Methodist Church

SCALE DOWN TO THE CHURCH

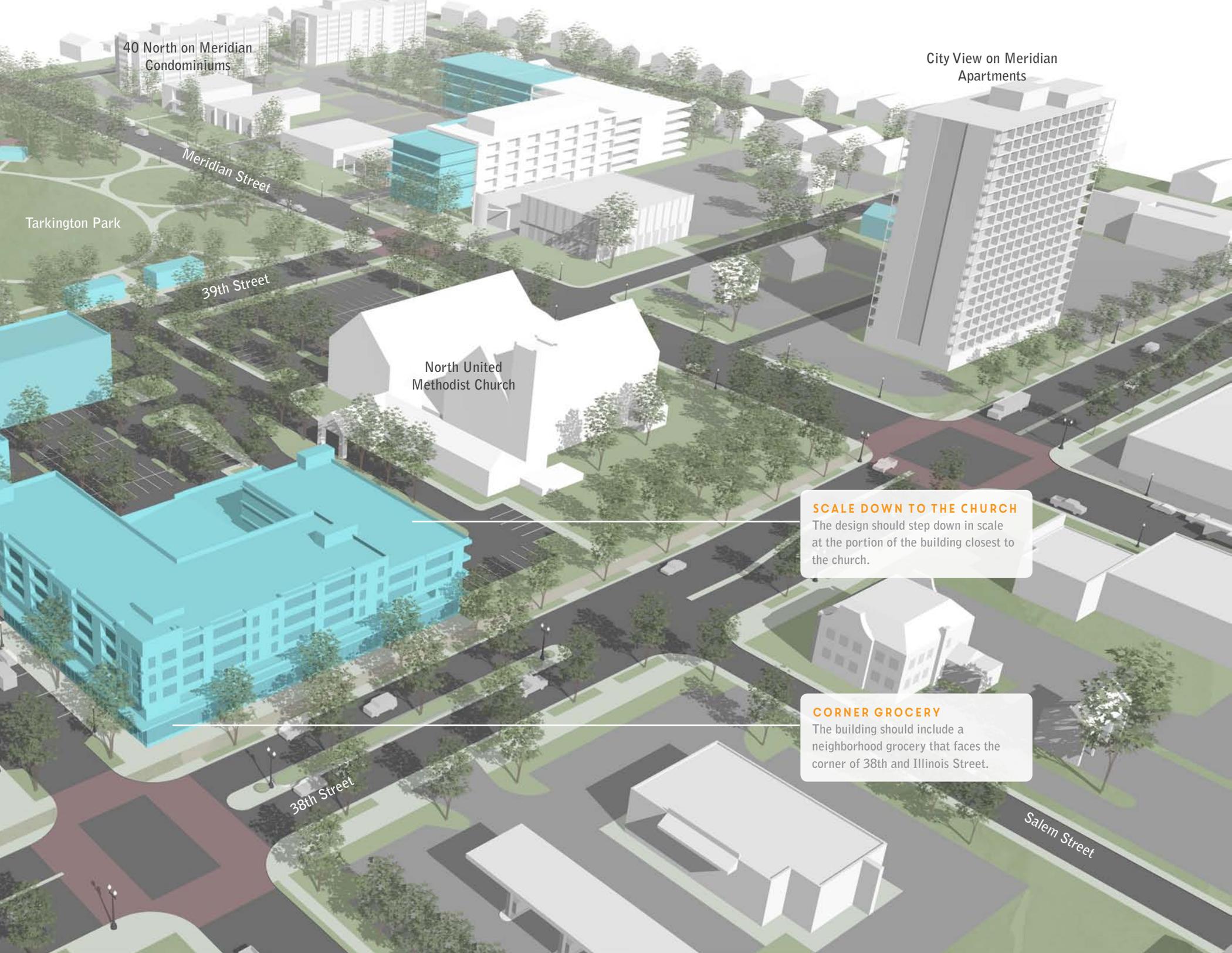
The design should step down in scale at the portion of the building closest to the church.

CORNER GROCERY

The building should include a neighborhood grocery that faces the corner of 38th and Illinois Street.

38th Street

Salem Street



United Way Building Redevelopment Site



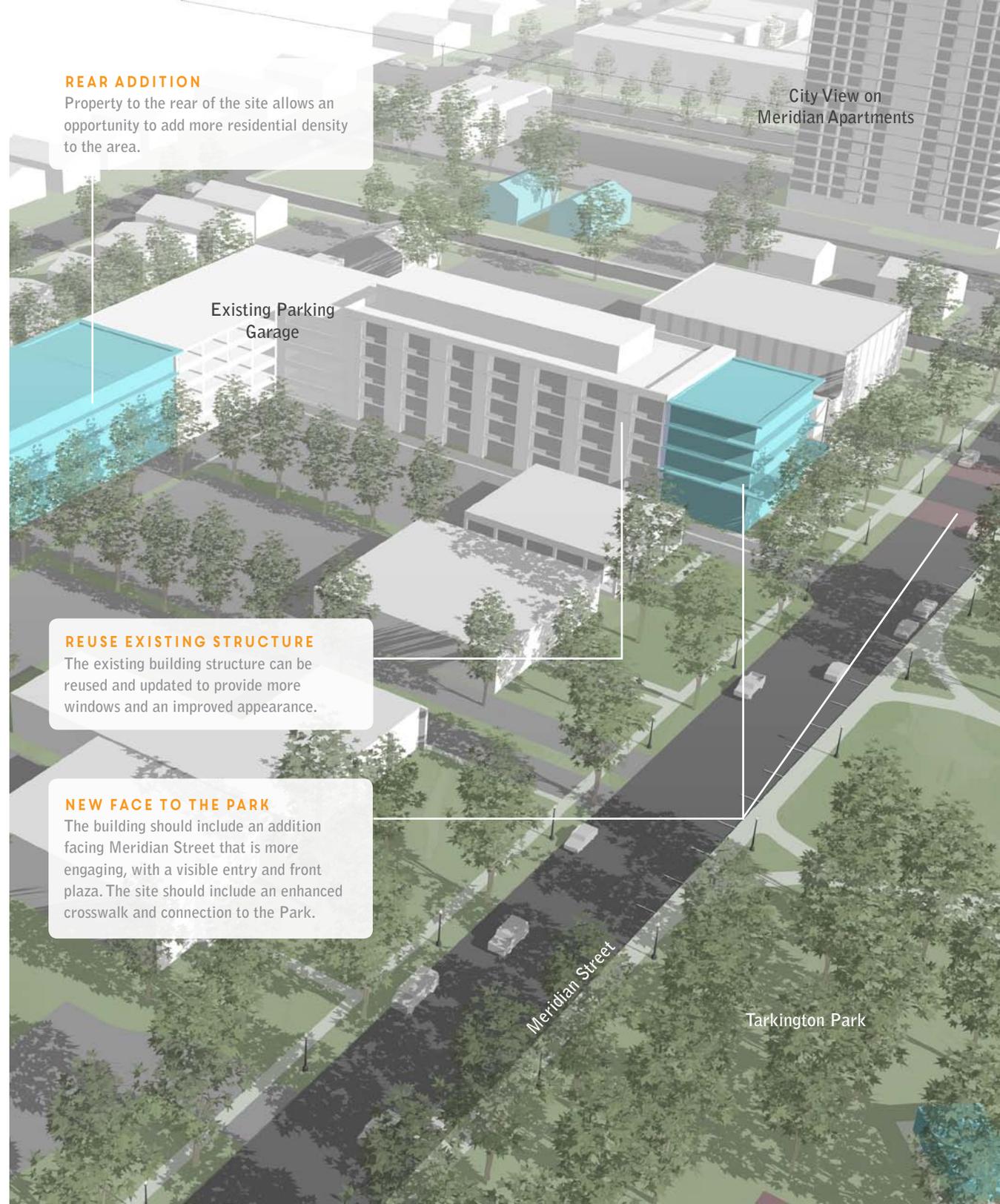
PROJECT NOTES

The United Way is relocating and was in the process of selling their property for redevelopment at the time of this planning effort.

This project proposes that the structure be reused, but that the usage adjust from single-use office space to mixed-use with commercial on the lower levels and residential above, in keeping with larger goals to increase density.

The property has additional space in the rear to create an addition with more residential units. This addition would need to be in context with existing residences on Pennsylvania Street and would benefit from generous landscaping and large trees.

This project also offers the opportunity to help the larger Meridian office row better engage with Tarkington Park. An addition should be built that is highly engaging of Meridian Street. The effort should also include a crosswalk and purposeful connection across Meridian Street to the park.



REAR ADDITION

Property to the rear of the site allows an opportunity to add more residential density to the area.

Existing Parking
Garage

REUSE EXISTING STRUCTURE

The existing building structure can be reused and updated to provide more windows and an improved appearance.

NEW FACE TO THE PARK

The building should include an addition facing Meridian Street that is more engaging, with a visible entry and front plaza. The site should include an enhanced crosswalk and connection to the Park.

City View on
Meridian Apartments

Meridian Street

Tarkington Park

MIXED-USE BUILDING

The building should include retail space at the corner that is active and lively, including outdoor seating and highly visible storefronts. The residential units above should include balconies facing the park.



PARK-FRONT WALK-UPS

The building is made up of walk-up residences that face and engage the park, with outdoor terrace spaces with seating.

West Park Frontage Site on Illinois Street



PROJECT NOTES

The intent of this project is to provide two buildings that would front Tarkington Park on Illinois Street that would be active and engaging, yet transition to the more residential area to the north end of the site.

The building at 39th Street would be a mixed-use building with retail on the ground floor and residential above. It is intended to activate Illinois Street and the park's new cafe and plaza areas. The streetscapes and site areas should be well-designed with street trees and ground-floor glass storefronts.

The building to the north would be multi-family residential and would include walk-up units that address the street and face the park with terraces at the ground-floor and balconies above.

The buildings should use quality materials in keeping with surrounding streets and homes. Parking should be provided to the rear and should be well-screened with landscaping.

Martin Luther King Community Center Site



PROJECT NOTES

This site is complex because it is the home of the Martin Luther King Community Center, which is one of the community's greatest assets. This plan indicates that the center should remain on Tarkington Park, but that their site could accommodate a higher density of users.

This site is also within the secondary preservation area of the North Meridian Street Preservation Area and will require approval for variances. Understanding this, the plan still recommends higher-density residences to fully realize the potential for this area and the park.

The two buildings should include balconies and ground-floor walk-ups and terraces that engage the streets and park. In addition, the design of the buildings must include high-quality materials in keeping with the character of the area and its surroundings. The site should include generous landscape features, particularly on its edges where it borders neighboring properties.



SHARED GREEN SPACE

The plan indicates a green space between two residential buildings. There should be balconies and walk-out spaces to engage the green space.

PARKING OPTIONS

Parking to the rear is indicated, which could include a ground-floor garage and a surface parking lot.

North United Methodist Church

ENGAGE THE PARK

The building indicated is five-stories, which should include balconies on upper floors and walk-up residences on the first floor that face and engage the park, with outdoor terrace spaces with seating.

Tennis Courts

Tarkington Park Stage and Lawn

Park Cafe

Basketball Courts

Illinois Street

AMENITY AREA AT CORNER

The design should include a shared resident amenity space with glass storefront and entry plaza.

39th Street

WELCOMING SPACE

The shared green space should have a welcoming design that engages users on Illinois Street.

GROUND FLOOR WALK-UPS

The building should include walk-up residences on Illinois Street, with outdoor terrace spaces with seating.

West 38th Street Mixed-Use Sites



PROJECT NOTES

38th Street is currently a roadway that does not welcome pedestrians, with its large expanse of roadway, extremely narrow sidewalks, and lack of street trees and other landscaping. Development on this street is highly desired based on years of planning, yet it is more realistic to implement if 38th Street is adjusted to better provide for pedestrians.

The buildings indicated here are a vision, but can be adjusted depending on market demand with more or less commercial space. The primary goal is to provide walkable, inviting development on both sides of 38th Street.

It is recommended that these developments all include generous landscaping and buffering to encourage outdoor presence and activity.

FRONT 38TH STREET

The buildings should include a variety of residential units with balcony spaces overlooking 38th Street.

SOFTEN THE EDGES

The buildings should include space for street trees and landscape spaces to soften the effect of 38th Street.

PARKING BEHIND

Parking for residents and ground-floor tenants and visitors should be behind the building with landscape screening.



Tarkington Park

North United Methodist Church

CONNECT TO ILLINOIS STREET
The parcel at the southwest corner of 38th and Illinois Streets offers the best opportunity for the neighborhood to the south to connect to the momentum surrounding Tarkington Park.

MIXED GROUND FLOORS
Ground floors should include walk-up residences alongside flex, commercial, and/or live/work space.

WELCOMING SPACE
Overcoming the scale and nature of 38th Street will require all new buildings to be highly welcoming, with high-quality design and plentiful screening to buffer the street.

TIE INTO ALLEYS
New development should provide access into and out of the existing alleys on each block.

38th Street

Kenwood Avenue

Capitol Avenue



Multi-faceted Neighborhood Housing

PROJECT NOTES

1 - The area of neighborhood housing north of 38th Street is made up of single-family homes and duplexes. The condition of properties varies, but the conditions tend to be better and more stable than homes south of 38th Street. The recommendation for this area is primarily focused on rehabilitation with the potential for a small amount of new-construction.

2 - The area of neighborhood housing south of 38th Street is made up of single-family homes and duplexes. This area has a disproportionately high volume of rental units, housing in poor condition, and vacant homes and lots. Therefore, there is a need for more infill activity and blight removal than there is from 38th to 40th Street. The best opportunity to improve the situation is to provide a critical mass of change in key locations. Initial focus areas should include areas with the highest proportion of available properties, namely Capitol Avenue. There are many contiguous lots that can accommodate attached housing types, such as townhomes. Housing demand analysis suggest that attached housing is in demand broadly in the region, but is not available here.

3 & 4 - The areas of neighborhood housing east of Meridian Street are largely in very good condition with little vacancy. This area is not in need of intervention.

C - Capitol Avenue Focus Area. Along this street, there is a large concentration of blighted properties and vacant lots. It is recommended that focused development effort occur in this area with infill and attached housing.

S - Salem Street Focus Area. (See Image to the Right) There is a large concentration of vacant lots and underused surface parking lots that would allow for the development of new, attached housing. In addition, several large properties on the east side of Salem back onto the street, as if it were an alley. These should be the focus of landscape screening treatments. A new bike boulevard is recommended on Salem Street, that could eventually connect with the Children's Museum to the south.



LANDSCAPE TREATMENT

There are several properties that back onto Salem Street as they would be an alley, which reduces the quality of the street. Landscape edge treatments are indicated to improve this condition.

COURTYARD HOUSING

Courtyard housing could provide neighbors with shared greenspace between their attached units.

TOWNHOMES

Townhomes should be built to a scale and character that feels consistent with the existing neighborhood context.

STREET EXTENSION

This plan indicates extending 37th Street to Salem Street to improve visibility and access to this development.

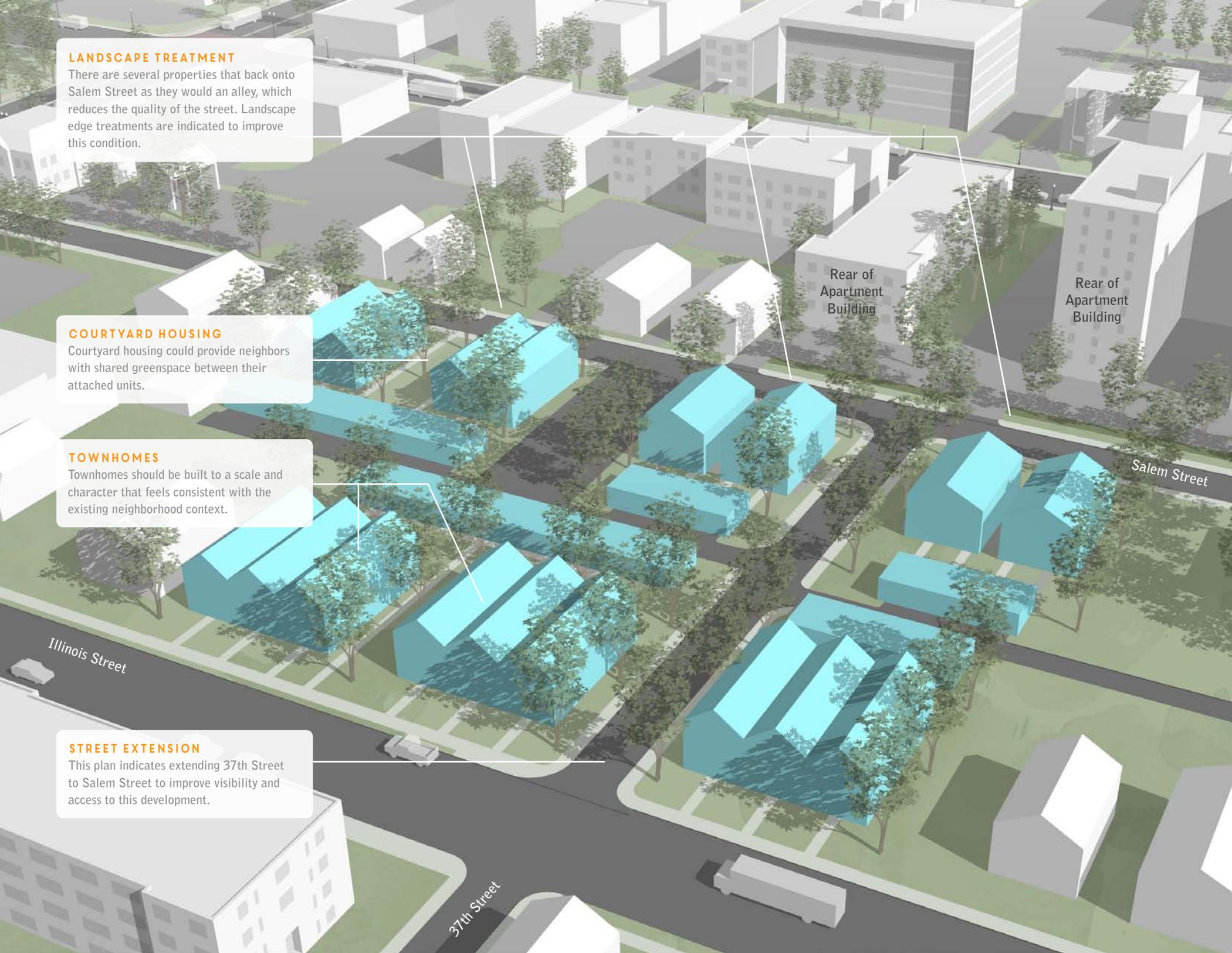
Rear of Apartment Building

Rear of Apartment Building

Salem Street

Illinois Street

37th Street



38th Street Potential Geometry / Layout



MULTI-USE PATH
 38th Street should include a multi-use path that connects from the west to the east at the Monon Trail.

SPEED TABLES
 This plan indicates speed tables and enhanced crosswalks to make crossing easier for pedestrians.

WIDER SIDEWALKS
 Wider sidewalks are needed to make pedestrians comfortable on 38th Street and make development feasible.



PROJECT NOTES

At the time of this planning effort, the Red Line transit project proposed using one lane in each direction for exclusive bus rapid-transit service. This would reduce auto use from seven to five lanes from Meridian Street to College Avenue. This plan indicates an aggressive approach to 38th Street, where the five lane configuration would continue farther west of Meridian Street. This would allow former road lanes to be used for widened sidewalks, street trees, and a multi-use path.

These enhancements are needed to accomplish the overall goal that 38th Street would unite the area, rather than divide it. For walkable development on 38th Street to occur, sidewalks will need to be wider, safer, and more comfortable for pedestrians.

Bicycle Amenities

PROJECT NOTES

1 - A bicycle boulevard is shown on 40th Street from the Indianapolis Museum of Art on its western end to the State Fairgrounds and the Monon Trail to the east. Bicycle boulevards are different than bike lanes. They are purposefully located on streets that are not heavily travelled by automobiles. Devices, such as speed bumps, intersection interruptions and other features, work to make bicycles the preferred mode of travel on these routes. Cyclists on a bicycle boulevard can move quickly and safely away from traffic through quiet, neighborhood streets.

2 - A bicycle boulevard is also shown on Salem Street from Tarkington Park, heading south to the Children's Museum. There are some challenges to this route, and coordination will be needed between several property owners and city agencies to implement the idea.

3 - A multi-use path is indicated as part of the range of pedestrian and traffic calming improvements on 38th Street. The path would run from the proposed Red Line transit station west to the Indianapolis Museum of Art, and potentially to the International Marketplace in the future.

4 - The existing bike lanes on Illinois Street and Capitol and Capitol Avenue are recommended to remain, even if the streets are converted from one-way to two-way traffic. An alternative option would be to study the potential of a bicycle boulevard serving the same general area from the north side, through midtown, to downtown.

South of the Study Area - Though outside the study area, this plan would recommend a bicycle boulevard be considered for 34th Street to connect from the Crown Hill Cemetery's historic gates, to Shortridge High School, and extend to the Monon Trail to the east.





WHITE RIVER TRAIL

CANAL TOWPATH

IMA
100 ACRES

CROWN HILL

BUTLER UNIVERSITY

MIDTOWN ANCHOR COALITION

CLARENDON ENTRY IMPROVEMENTS

CAPITOL AVENUE BIKE LANE
ILLINOIS STREET BIKE LANE

CROWN HILL HISTORIC GATES

TARKINGTON PARK

CAPITOL AVENUE BIKE LANE
ILLINOIS STREET BIKE LANE

SHORTRIDGE HIGH SCHOOL

CHILDREN'S MUSEUM

SALEM STREET BIKE BLVD.

38TH PATH

40TH STREET BIKE BLVD.

34TH STREET BIKE BLVD.

STATE FAIRGROUNDS

THE MONON TRAIL





Crown Hill Cemetery

40th Street

39th Street

38th Street

37th Street

36th Street

Boulevard Place

Graceland Avenue

Capitol Avenue

Kenwood Avenue

Illinois Street

Salem Street

Meridian Street

Tarkington Park

1

2

Shorridge High School

Future Development Looking Beyond 2020

This plan is focused on near-term feasible development within the 2020 timeframe, yet this station has considerable potential over the long-term. By 2018, the Red Line is planned to be operational, and this station will have considerable potential for transit-oriented development (TOD). Many of the properties which will be difficult to acquire and modify in the near term, will have greater market demand in the future for larger and denser mixed-use development.

P - The Purple Line (BRT Transit)

This rapid transit line is currently in early planning stages, with the Purple Line focused on East 38th Street.

1 - South Side of 38th Street

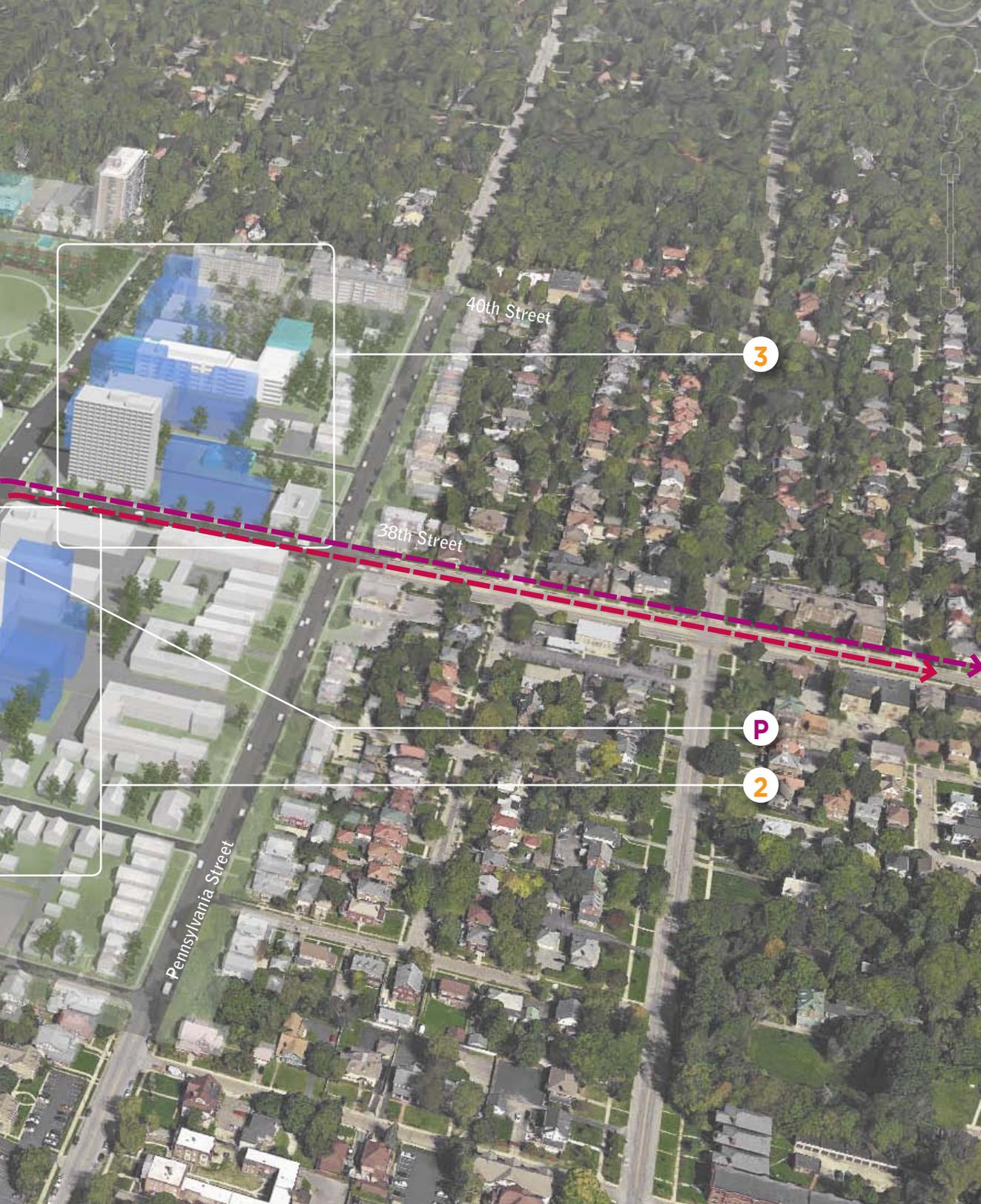
This area is currently occupied by property that is difficult to acquire. Over the long-term, however, it is recommended that these small auto-based uses be redeveloped as denser, walkable, mixed-use buildings.

2 - Meridian Office and Apartment Row (South of 38th)

The property along Meridian Street south of 38th Street already has several large apartment buildings, but many existing office buildings are small. Over time, these could be added to or replaced with larger structures.

3 - Meridian Office and Apartment Row (North of 38th)

The property along Meridian Street north of 38th Street has many small existing office buildings that could be added to or replaced with larger structures over time.



MAPLE CROSSING Plan Document Summary



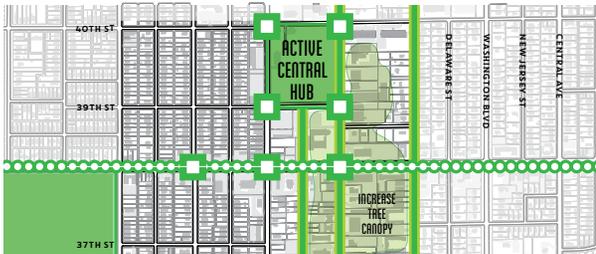
INVENTORY AND PROCESS

This section of the plan provides an introduction to the Great Places 2020 effort and this project's process. A background of the place is provided including the project location within the context of the Midtown district, multiple neighborhoods and the City of Indianapolis. Maps are provided to identify where existing businesses and community assets are located. There is an overview of the existing urban form of the area that includes the size and type of buildings and land uses. A photographic overview is provided to highlight some of the unique elements of the study area, that are more difficult to convey in mapping efforts. An overview of previous planning efforts is also provided, as they helped inform this process and recent successes that are providing initial momentum are highlighted.



ANALYSIS AND OUTREACH

This section of the plan provides analysis of different aspects of the study area and outreach to neighbors and other members of the community. Local demographics about the area are provided and compared to the same statistical averages for the whole of Marion County. The demand for various types of real estate are evaluated, including the demand for retail space, office space, and housing of various types. Information regarding safety and crime, as well as an overview on the schools and educational resources in the area is discussed. Access to high employment areas via transit and various social and economic factors are provided. Property information is provided including a map of availability and non-local ownership, as well as a summary of brownfield information as provided by others. An overview of the engagement process is provided along with the community's value statement and themes for Livability, Opportunity, Vitality, and Education.



ASSETS AND OPPORTUNITIES

This section of the plan provides an evaluation of assets and recommended opportunities for housing, infrastructure, development, and placemaking. An observation of the existing housing assets is provided with scales, types, and characteristics. Opportunities are indicated based on identified clusters of vacancy and need. An assessment of existing infrastructure conditions and a diagram of opportunities for future infrastructure improvements, based on areas of need is provided. An abstract concept of placemaking opportunities based on community input, goes beyond basic infrastructure to provide beauty and a more social environment with opportunities for early action identified. An abstract concept of development opportunities based on community input, previous planning, property availability, and real estate experts' input is provided, as well, which is looked at in more detail in the following section.



A VISION FOR FUTURE DEVELOPMENT

A vision for future development projects is outlined here. The scope and list of project is purposefully ambitious. A list of goals for each L.O.V.E. category has been developed, based on community input and led by the chairs of livability, opportunity, vitality, and education. The list is included at the beginning of the chapter and will be the guide for work over the next several years. There is a physical development summary list and diagram provided at the beginning of this section of the document with a birdseye view rendering of the study area, which is followed by a series of renderings for a number of specific locations. In addition to the series of renderings for development sites, there are renderings and diagrams to help illustrate a vision for neighborhood housing and multi-modal infrastructure. Lastly, there is a graphic to indicate goals for future development and urban form that will continue beyond the target goal for development by the year 2020.

A CALL TO ACTION

This plan was community engagement-focused and comprehensive, yet was vetted continually with experts in real estate markets, and other areas. There is broad support for helping Maple Crossing to develop into a more active, dense, and developed place that bridges the barrier of 38th Street and improves housing for residents to the north and to the south. The time is now to focus energy and efforts and work together to accomplish these goals.

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LOVING INDY'S NEXT GREAT PLACES

Great Places 2020

A Comprehensive Development Plan for

MAPLE  CROSSING