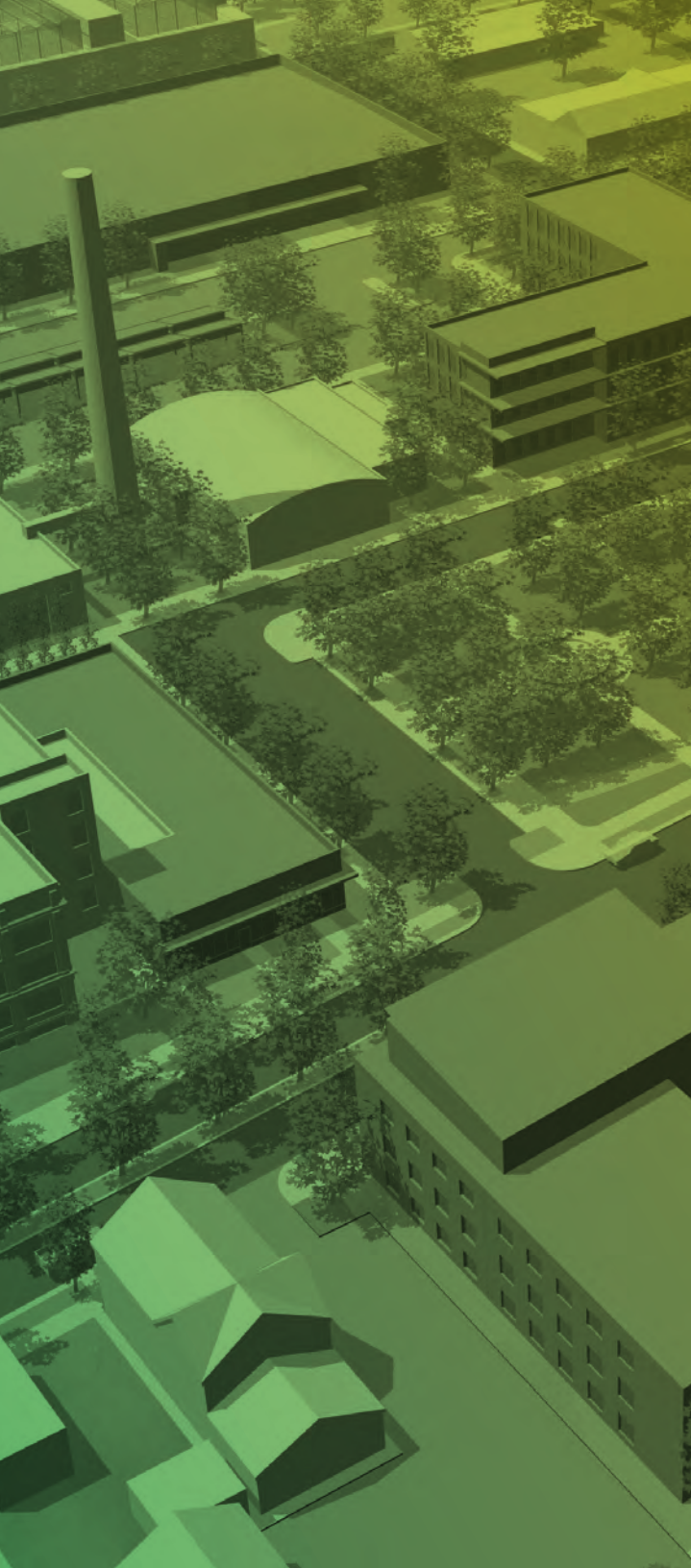


A Comprehensive Development Plan for

# ENGLEWOOD VILLAGE

LOVING INDY'S NEXT GREAT PLACES

Great Places 2020



# About Great Places

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.

## ENGLEWOOD VILLAGE

Englewood Village is one of the first places to engage in this effort and was selected for its potential, unique assets, and support from active neighborhood groups. Englewood Village is a place with a great deal of positive momentum and this plan will increase that momentum in 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 Englewood Village Great Place location, within the context of the City of Indianapolis, and its proximity to Saint Clair Place.

Some important characteristics about the area are included with an overview of the many neighborhoods that are located in or near this Great Place, which include Englewood, TEAR United, and others. Maps are provided to indicate where both existing businesses and community assets are located.

To convey some of the more qualitative aspects of the study area, graphics are provided that illustrate the existing urban form of the area, which includes buildings types and land uses and their relative scale. 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 that have guided recent efforts within the area. These efforts helped inform the initial planning process as the Great Places effort seeks to build on work that has already been done. To that point, recent success providing initial momentum is highlighted as well.

# 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.

### ENGLEWOOD VILLAGE 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

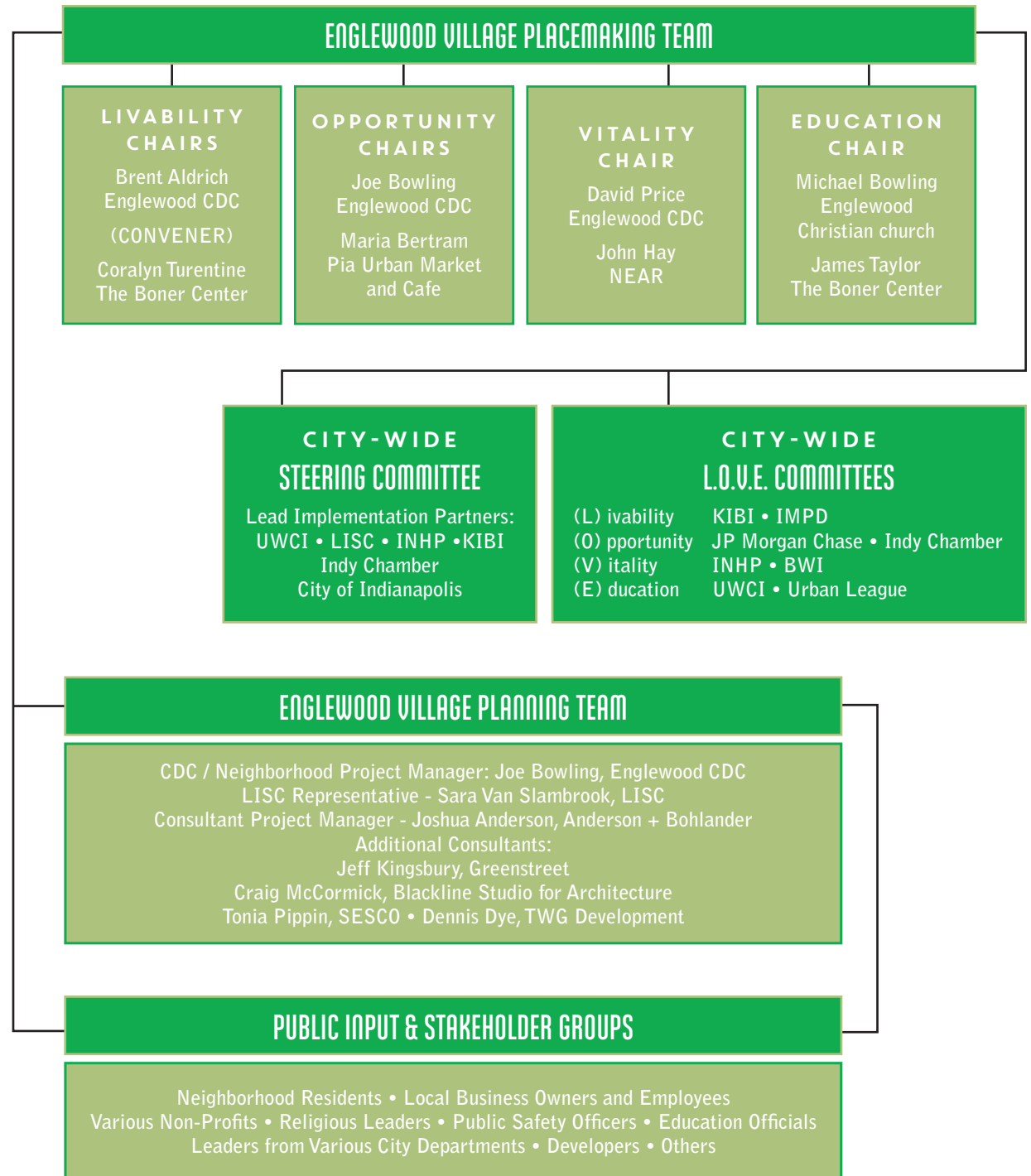
These committees consist of neighborhood and topical experts that meet regularly to provide support and technical assistance to the Great Places and their plans.

### ENGLEWOOD VILLAGE PLANNING TEAM

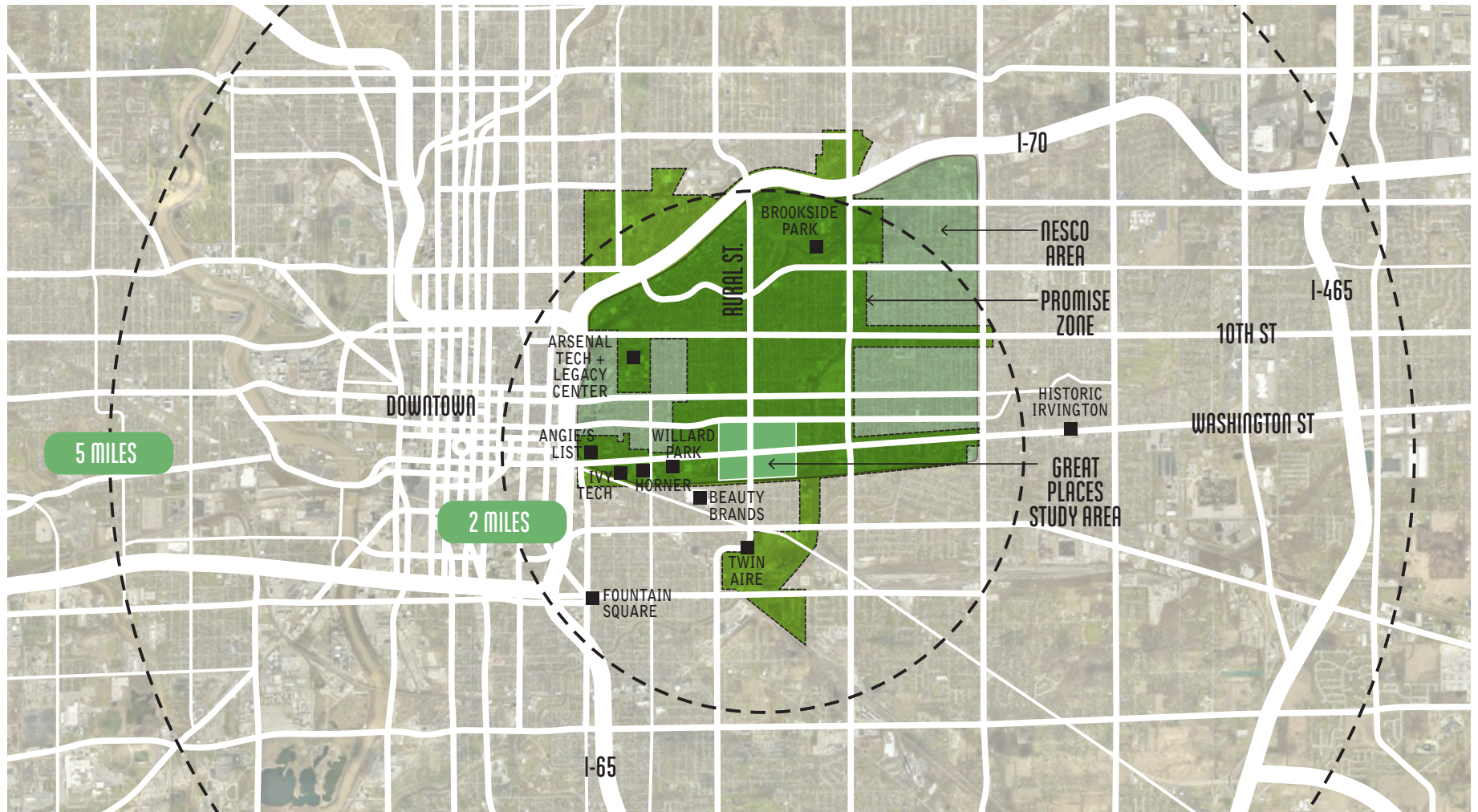
This team, along with the Placemaking Team, manages the planning process for the Englewood Village Great Places planning process.

### 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.



# Englewood Village Location



## NEARBY ANCHORS + ASSETS

- Angie's List
- Ivy Tech Community College
- Arsenal Tech High School
- Chase Near Eastside Legacy Center
- Historic Irvington
- East Washington Branch Public Library
- Willard Park
- Westminster Neighborhood Ministries
- The Crossing
- Daystar Childcare
- Farm 365
- Englewood Christian Church
- Englewood Community Development Corp.
- John H. Boner Community Center
- Near East Area Renewal (NEAR)
- Englewood Neighborhood Association

## WHERE IS ENGLEWOOD VILLAGE?

Englewood Village is located on the Near Eastside at the intersection of Washington and Oxford Streets. The Great Places Study Area (shown above) is at the center of the Englewood and TEAR United Neighborhoods. The IndyGo Route 8 bus on Washington Street is planned to become a rapid transit line (The Blue Line) in the future. It is in close proximity to downtown and Angie's List's headquarters. It is less than 5 Miles to both two interstates, I-65 and I-70.



THE CULTURAL TRAIL

CIRCLE CITY INDUSTRIAL COMPLEX

MORAN TRAIL

POGUE'S RUN TRAIL

ANGIE'S LIST HEADQUARTERS

ARSENAL TECH HIGH SCHOOL

CHASE NEAR EASTSIDE LEGACY CENTER

JOHN H. BONER COMMUNITY CENTER

IVY TECH

MICHIGAN

SAINT CLAIR PLACE

WILLARD PARK

THOMAS D. GREGG SCHOOL #15

CLIFFORD CORNERS

WASHINGTON

NEW YORK

COBLE PROPERTIES

TACOMA TEMPLE

EASTERN RURAL

DAYSTAR CHILDCARE

BEAUTY BRANDS

OXFORD

OAKLAND

THE CROSSING

PR MALLORY

GRAY

FARM 365

DEARBORN

LASALLE

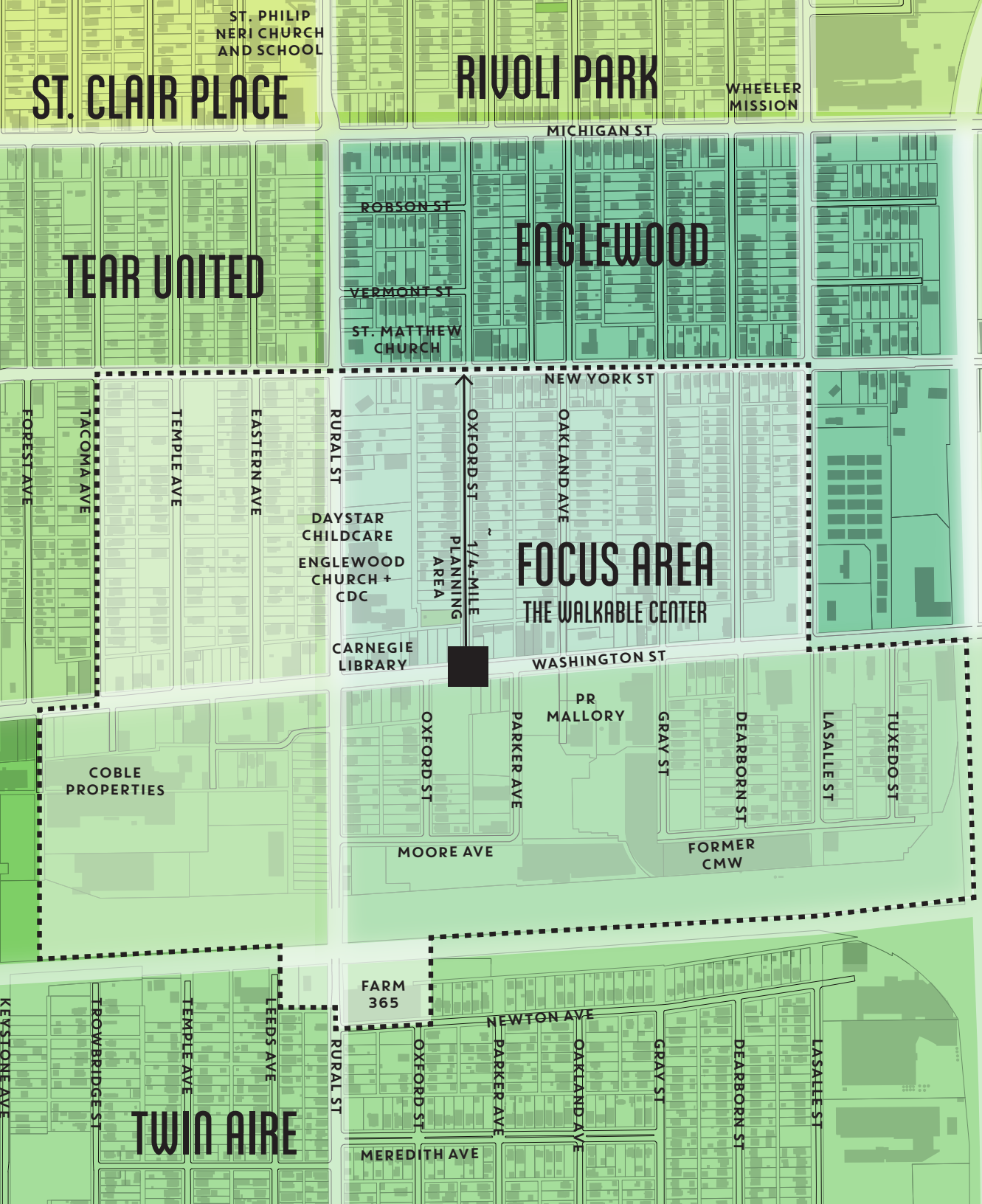
CSX RAIL LINE

SHERMAN PARK

SHERMAN COMMONS







# Many Neighborhood Partners

Two neighborhoods are located within the Great Places study area and many others are nearby that will assist in implementing goals from this effort.

## ENGLEWOOD NEIGHBORHOOD

This neighborhood's borders are Michigan Street to the north, The CSX rail line to the south, LaSalle Street to the east, and Rural Street to the west. The neighborhood is very active and has a long history.

## TEAR UNITED NEIGHBORHOOD

This neighborhood's borders are Michigan Street to the north, The CSX rail line to the south, Rural Street to the east, and Jefferson Avenue to the west. Partners in this planning process hope to increase outreach efforts with TEAR United residents.

## SAINT CLAIR PLACE NEIGHBORHOOD

This neighborhood's borders are 10th Street to the north, Michigan Street to the south, Rural Street to the east, and Tecumseh Street to the west. The neighborhood was the focus of housing redevelopment efforts as part of the city's efforts to host Super Bowl 46. Redevelopment continues to be strong and is one of the great success stories of the Near Eastside.

## RIVOLI PARK NEIGHBORHOOD

This neighborhood's borders are 10th Street to the north, Michigan Street to the south, Sherman Drive to the east, and Rural Street to the west. The neighborhood is home to the historic Rivoli Theatre.

## TWIN AIRE NEIGHBORHOOD

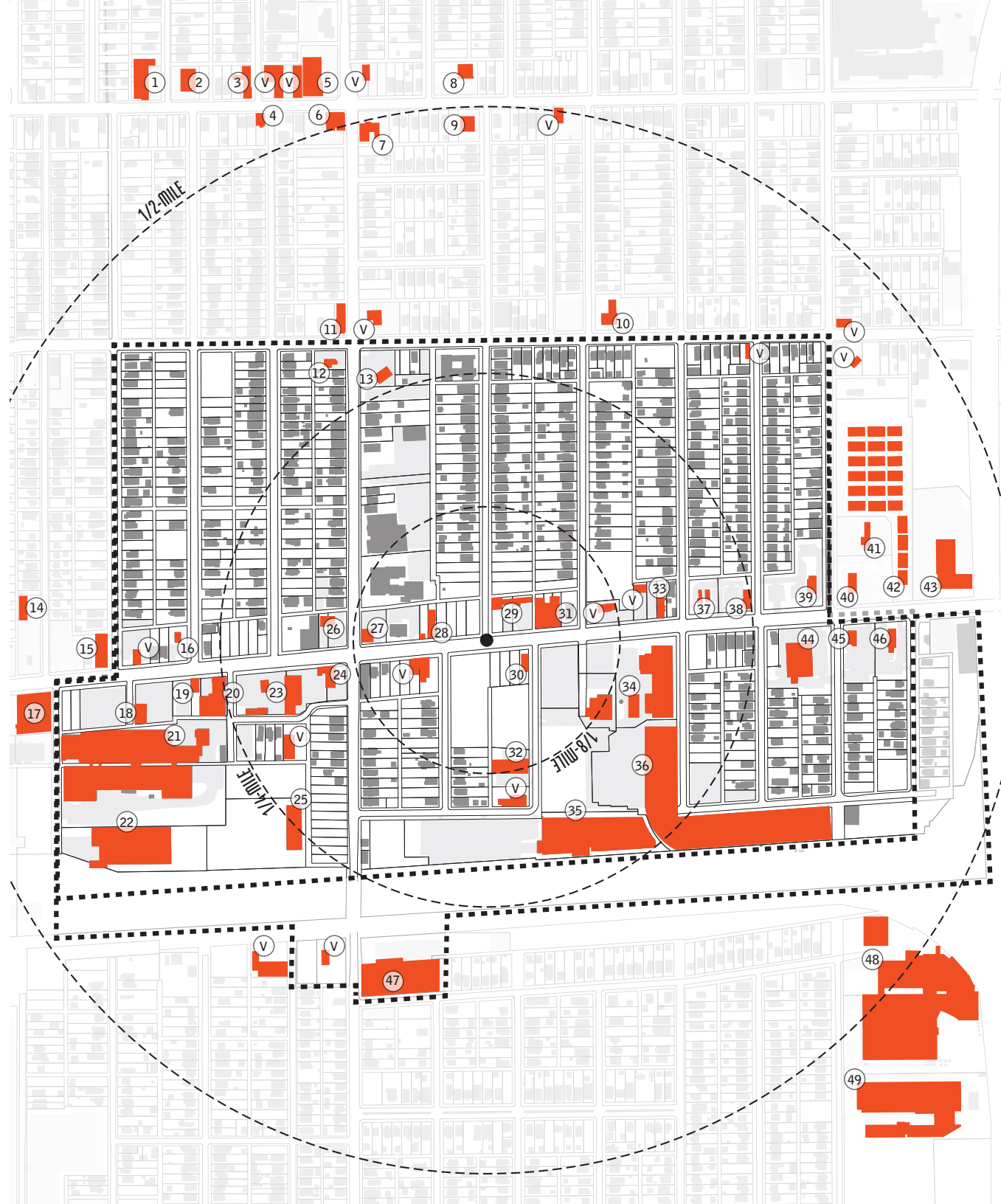
This neighborhood's borders are Washington Street to the north, English Avenue to the south, Sherman Drive to the east, and Southeastern Avenue to the west. The neighborhood is adjacent to the large, former Citizen's Gas plant brownfield property.

# Existing Businesses

- |   |   |
|---|---|
| 1. Mullin Rental Service                    | 28. Tlaolli / Pia Urban Market & Cafe / Cat Head Press  |
| 2. Mullin Rental Storage                    | 29. Gilpin Glass  |
| 3. Historic Window Sash Co.                 | 30. Artie's on the Go                                   |
| 4. Mexican In Restaurant                    | 31. Northern Tool Corporation / Indy Boxing & Grappling |
| 5. First Cash Pawn                          | 32. Abell Engineering                                   |
| 6. Rural Inn Liquor Store                   | 33. Catalina Sports Bar                                 |
| 7. Maggie's Lounge/Tax Service/Cash Advance | 34. PR Mallory Buildings                                |
| 8. Polly's Big Slice                        | 35. Bunker Building                                     |
| 9. El Paisano's Tacos                       | 36. CMW Building  |
| 10. Chase Bank                              | 37. Rally's   |
| 11. Vacant Historic Storefront              | 38. Popeye's Louisiana Kitchen                          |
| 12. Amber Motors                            | 39. White Castle  |
| 13. New York Express                        | 40. Taco Bell   |
| 14. Certified Automotive & Machine Shop     | 41. Car Go Car Wash                                     |
| 15. Javier's Hacienda                       | 42. U-STOR Self Storage                                 |
| 16. Domino's Pizza                          | 43. Collision Evolution/ Hoosier Dent Company           |
| 17. Auto GoGreen Repair                     | 44. Walgreens   |
| 18. Blue's Auto Sales                       | 45. Long John Silver's                                  |
| 19. Golden Ace Inn                          | 46. Wendy's   |
| 20. Heldman Exteriors                       | 47. Farm 365 / 201 Maker Studios / Hoosier Popcorn      |
| 21. Coble Properties                        | 48. Max Katz Bag Co.                                    |
| 22. United Food Wholesale                   | 49. Commercial Liquidators - Indianapolis Auctions      |
| 23. Auto Sales & Service                    |   |
| 24. Auto Sales & Service                    |   |
| 25. Indianapolis Radiator Works             |   |
| 26. Good News Thrift Shop                   |   |
| 27. Former Pizza Hut                        |   |

\* SEE COMMUNITY ASSETS GRAPHIC

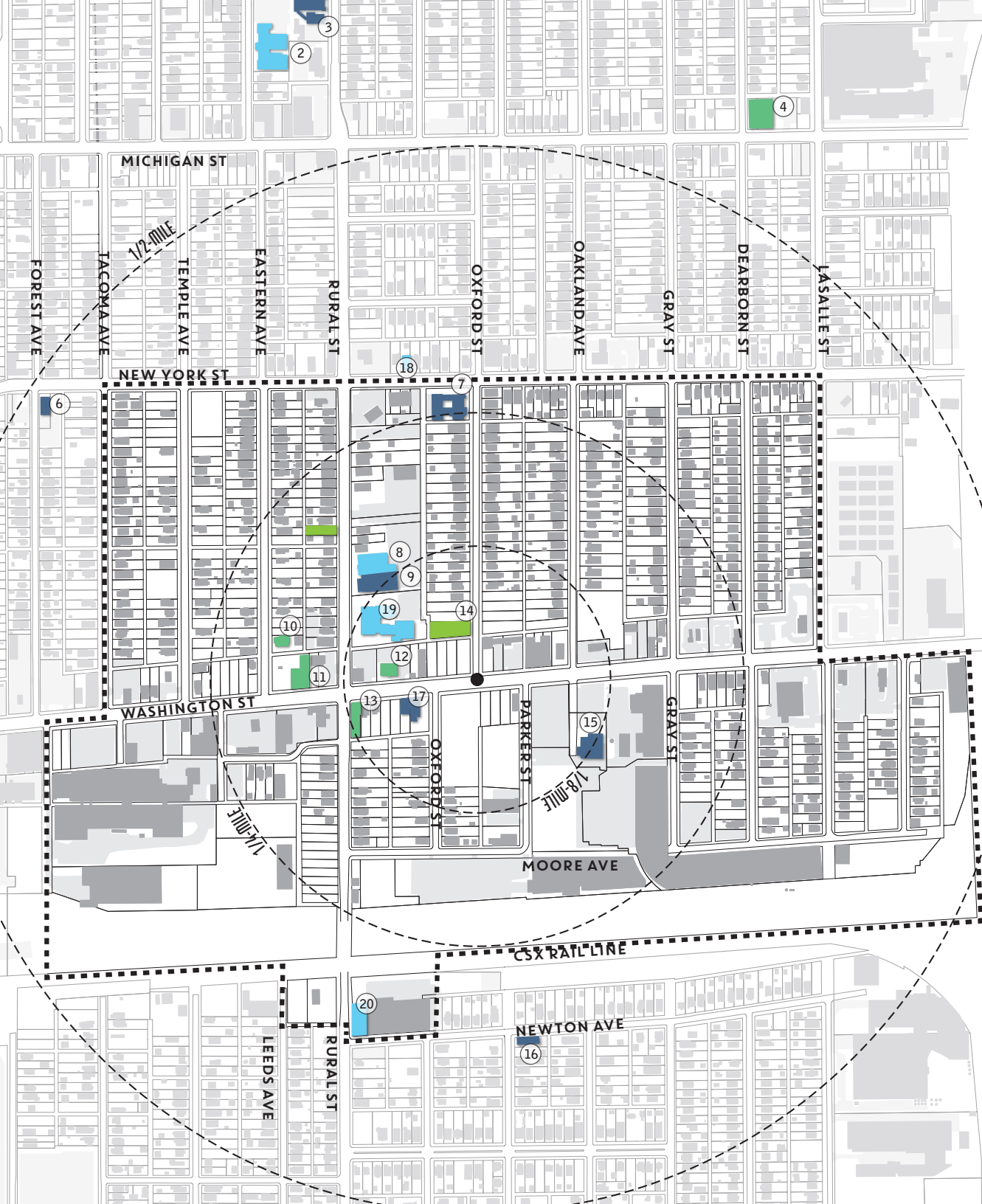
(V) VACANT COMMERCIAL BUILDINGS



# Existing Community Assets

1. Thomas D. Gregg School 15
2. Saint Philip Neri Catholic School
3. Saint Philip Neri Catholic Church
4. Wheeler Mission Ministries
5. Westminster Neighborhood Ministries
6. Family Bible Baptist Church
7. Saint Matthew Lutheran Church
8. Daystar Childcare, Preschool, and Kindergarten
9. Englewood Christian Church
10. Good Samaritan Health Clinic
11. Good News Youth Center
12. East Washington Branch Public Library
13. Good News Family Shelter
14. Community Garden
15. La Hermosa
16. Power of Prayer Community Church
17. Greater Light Church of God in Christ
18. Outreach, Inc.
19. Englewood Recreation
20. The Crossing Alternative School / Shepherd Community Center

- EDUCATIONAL
- HOUSES OF WORSHIP
- COMMUNITY SUPPORTIVE
- GREEN SPACE



# Existing Urban Form + Land Uses



## COMMERCIAL & RETAIL ENVIRONMENTS

### AUTO-ORIENTED RETAIL

There are large concentrations of auto-based retail and commercial uses with large parking areas along Washington Street, though the main desire is for pedestrian-oriented business.



## HOUSING TYPES

### NEIGHBORHOOD HOUSING

The majority of the study area is made up of single-family homes and duplexes. The majority of housing types are sturdily built with porches and charming details.



### WALKABLE COMMERCIAL

Walkable commercial activity is mainly concentrated in pockets of small businesses in historic buildings. In order to increase the amount of walkable urban development, it will be important to include a mix of uses and to make Washington Street more welcoming to pedestrians.



### APARTMENT BUILDINGS

There are only a small number of apartment buildings and all of those small to medium in size. Englewood CDC has built and maintains a large percentage of these units with plans for more in the near future.



## COMMUNITY SPACES

Community spaces are highly valued and come in many forms in this neighborhood.



## LEGACY INDUSTRIAL AREAS

### RAIL-SERVED BUILDINGS

There are a number of buildings along the CSX rail corridor that were formerly home to thriving manufacturing operations. Many of these businesses are no longer operating, and the ones that are, utilize truck services for shipping. These buildings range in size and character. Many older structures are good candidates for reuse.



### ENGLEWOOD CHURCH

This neighborhood values places for gathering and community sharing. Englewood Church is the site of many of these gatherings and The Commonwealth apartment building houses community recreation facilities.

### COMMUNITY GARDEN

The Community Garden is designed for youth activities and is used by DayStar Childcare.

### LARGE FORMAT BUILDINGS

There are several very large industrial buildings, including the former Print Communications Building (now Coble Properties) and the currently-vacant CMW and PR Mallory buildings. Due to their large size, multiple tenants or owners may be desired for these buildings, and uses may include alternative industries, such as indoor farming.



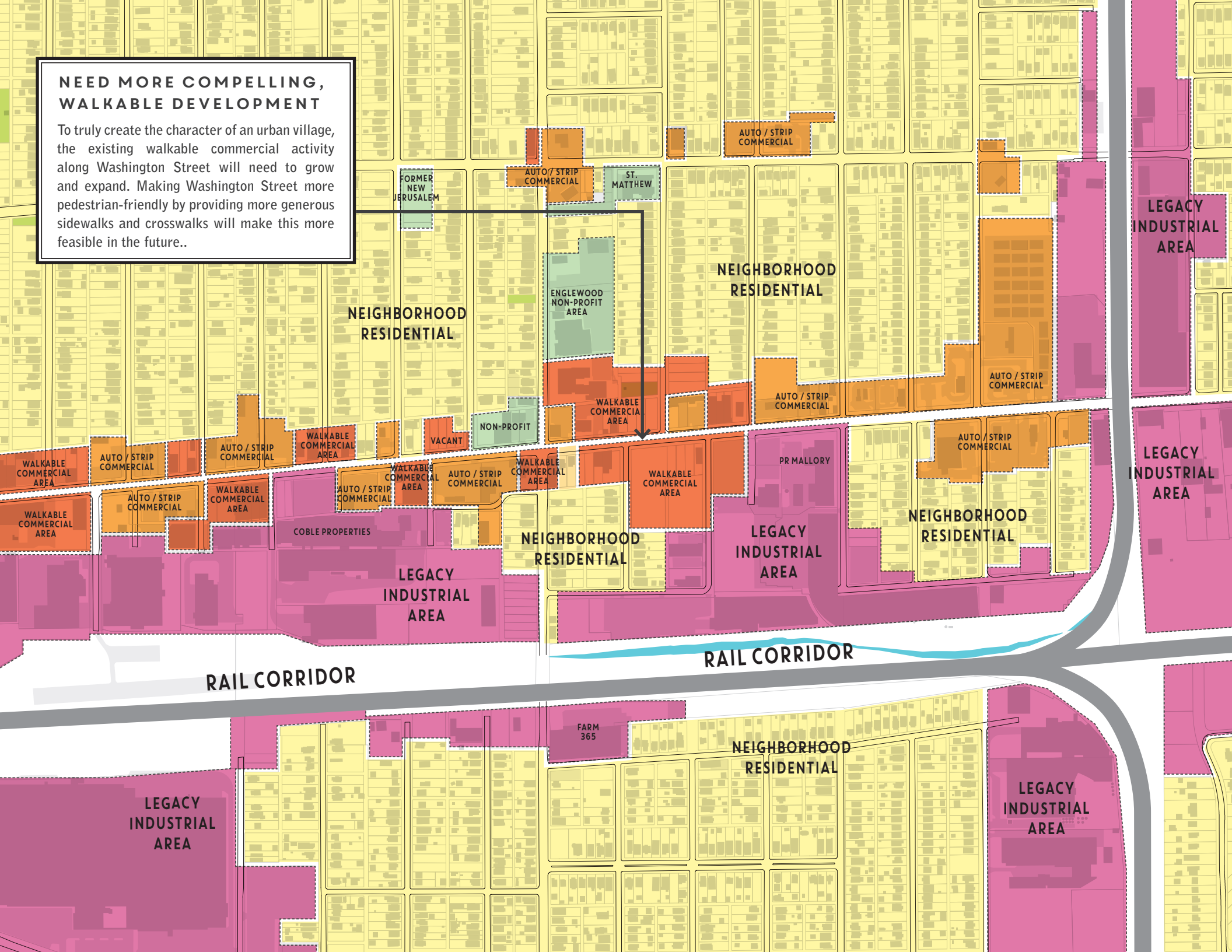
### CARNEGIE LIBRARY

The East Washington Branch Library is a historic Carnegie Library is expanding to increase and improve their amenities and improve accessibility.



## NEED MORE COMPELLING, WALKABLE DEVELOPMENT

To truly create the character of an urban village, the existing walkable commercial activity along Washington Street will need to grow and expand. Making Washington Street more pedestrian-friendly by providing more generous sidewalks and crosswalks will make this more feasible in the future..



# 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.



## PR MALLORY

PR Mallory is a historic and iconic industrial site. The reuse of this vacant building is planned as the new center of the community.



## ST. MATTHEWS LUTHERAN

St. Matthews is a beautiful neo-gothic Lutheran church on New York Street.



## HIDDEN CHARACTER

This local architectural gem is tucked away at the corner of Moore and Tuxedo Streets and was likely a railroad-related facility.



## ENGLEWOOD COMMUNITY GARDEN

Built by the community, the space has gardens and an outdoor classroom. It's a place where children can explore and engage in a natural environment.



## FARM 365

Farm 365 has recently moved into a space they share with 201 Maker Studios, Hoosier Popcorn, and The Crossing in the Twin Aire Neighborhood.



## DAYSTAR CHILDCARE

Daystar serves over 200 children and is a top-rated provider.



## GOOD NEWS MINISTRIES

Good News Ministries is a large non-profit in the neighborhood and their playground fronts onto Washington Street.



## FORMER EL SOL

This building housed the El Sol restaurant for two decades and was replaced by Javier's, which is also now closed.



### ENGLEWOOD RECREATION

This rooftop hockey rink is part of the Commonwealth, a mixed-income apartment community with shared athletic facilities.



### THE CROSSING

The Crossing partners with Shepherd Community Center to provide education to struggling students. They share a building with Farm 365.



### COBLE PROPERTIES

The Coble Properties building south of Washington Street has recently been renovated and is one of the largest legacy industrial properties in the area.



### WASHINGTON STREET

While there are big plans for Washington Street, pedestrian infrastructure and beautification still lag behind.



### TLAOLLI, PIA, & CAT HEAD PRESS

Tlaolli is a healthy hispanic local restaurant and Pia Urban Market and Cafe is a local Puerto Rican coffee-house next door. Cat Head Press is a co-working press.



### CARNEGIE LIBRARY

This beautiful, historic library is a neighborhood institution and there are plans to expand in space and resource offerings.



### THE GOLDEN ACE

The Golden Ace is a long-standing family-owned Irish bar that is an important asset in the neighborhood.



### AUTO OR PEDESTRIAN ORIENTED?

Popeyes is an example of local efforts to make auto-based fast food buildings more walkable.



### HOUSING GEMS

This home one of several unique examples within the TEAR United neighborhood.

# 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 and planning that had 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:

- NEAR EASTSIDE QUALITY OF LIFE PLAN
- RE-ENERGIZE EAST WASHINGTON STREET PLAN
- BLUE LINE ALTERNATIVE ANALYSIS REPORT
- INDYEAST PROMISE ZONE

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.



## NEAR EASTSIDE QUALITY OF LIFE PLAN

A Summary of Existing Planning Ideas Includes:

### LIVABILITY

- Encourage walkable neighborhood business nodes (2.4.4)
- Intergenerational service projects in gardens and parks (4.4.2)
- Improved pedestrian streetscapes on Washington and New York (6.2.2)
- Expand bus service hours / frequency and promote other transit (6.2.5)
- Promote cycling, bike racks, and bike lanes (6.2.6)
- Pocket parks, gardens, and playgrounds in walking distance (6.3.3)
- Enforce environmental ordinances and promote green practices (6.3.8)
- Restore significant public buildings (Washington Street Library) (6.4.2)
- Expand arts and cultural programming (6.5)

### OPPORTUNITY

- Phase 1 and Phase 2 environmental evaluations (2.3)
- Land use plan / design guidelines for East Washington Street (2.3.2)
- Expert advice of brownfields on Washington Street (2.3.4)
- Key opportunities and properties for East Washington Street (2.3.8)
- Support and strengthen existing neighborhood-serving businesses (2.5)
- Business incubator with support services at reduced cost (2.5.2)
- Near Eastside "buy local" initiative (2.5.4)
- Build relationships with businesses to improve local job access (2.6.1)

### VITALITY

- Prevent unwarranted demolition (1.2.2)
- Mix of housing prices, rental, and ownership (1.3.1)
- Encourage responsible renting and landlords (1.3.2)
- Pursue new senior housing options (subsidized and market) (1.3.3)
- Pursue housing options for seniors and vulnerable neighbors (1.3.5)
- Increase home ownership (existing and new homeowners) (1.4)
- Maintain long term affordability (1.5)
- Implement (CPTED) into construction projects (7.2.2)

### EDUCATION

- Improve K-12 and adult educational opportunities (3.2)
- Expand offerings at Ivy Tech and in neighborhood (3.3.2)
- Enhance role of schools, churches, and community centers (4.2)
- Support neighborhood daycare and youth programming (4.2.1)
- Partner with United Way and Day Nursery for pre-K quality (4.2.2)
- Foster intergenerational strategies for youth and seniors (4.4)
- Identify, expand, enhance, publicize, and grow youth programs (4.6)



## RE-ENERGIZE EAST WASHINGTON STREET PLAN

A Summary of Existing Planning Ideas Includes:

### LIVABILITY

- Utilize existing green space as "community quad"
- Incorporate food production and urban farming near rail line
- Bus Rapid Transit lanes (30)
- Median with trees (30)
- Proper street edge (30)
- Lights and furnishings (30)

### OPPORTUNITY

- Reuse historic PR Mallory building
- Create job training while preserving historic icons
- Foster "maker's movement" with focus on industrial jobs and arts
- Mixed-use urban structures on Washington Street
- Recognize evolving workplaces (21)
- Focus on existing businesses and supply chains (21)
- Incubate blue collar jobs (21)

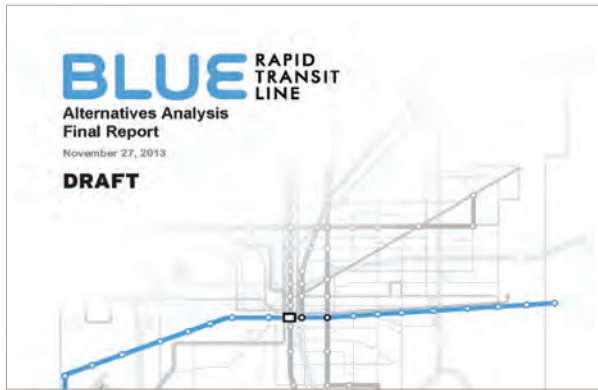
### VITALITY

- Incorporate seniors
- Enable people to stay in neighborhood as they age
- Develop denser alternatives to single-family homes

### EDUCATION

- Incorporate new charter school that builds on the existing assets of Daystar Childcare and the library





## BLUE LINE ALTERNATIVES ANALYSIS REPORT

A Summary of Existing Planning Ideas Includes:

### LIVABILITY

- not applicable

### OPPORTUNITY

- Provide improved service to activity centers and areas with economic development potential, in support of broader community goals. (15)
- Transit to support economic growth, retain existing businesses, attract new businesses, and stimulate redevelopment efforts. (15)

### VITALITY

- not applicable

### EDUCATION

- not applicable



## INDEYEAST PROMISE ZONE

A Summary of Existing Planning Ideas Includes:

### LIVABILITY

- not applicable

### OPPORTUNITY

- Vibrant business areas with living wage jobs
- Promote entrepreneurship, industrial reuse and job training
- Healthy commercial corridors serving locals and acting as destinations
- Redevelop six neighborhood legacy industrial sites or corridors
- Decrease unemployment and increase household income
- Infrastructure improvements for employment / TOD on transit corridors
- Provide commercial district development resources and incentives
- Arts-based community development for commercial nodes
- Innovative infrastructure to catalyze business development

### VITALITY

- Diverse housing for existing and new residents
- All families and visitors feel safe and secure
- Decrease transience and turnover with safe and affordable housing
- Deferred maintenance, vacancy, and blight undermine vitality
- Increase homeownership and home values
- Lower vacancy rate
- Denser, multi-family housing across economic spectrum
- Work with public safety / community (mental health/repeat offenders)
- Develop youth crime-intervention programming for at-risk youth
- Support those impacted by incarceration (community-minded reentry)

### EDUCATION

- All children will receive exceptional education (birth to adulthood)
- Developmentally appropriate early childhood services
- High quality, innovative schools, postsecondary education, and training
- Improve school readiness (infant to pre-k)
- Assist academic achievement of children with supplemental programs
- Implement strategy to increase student retention and graduation rates
- Implement strategy for post-secondary

# There is Already Momentum

There are a number of development efforts underway in the project area, including:

- Multiple brownfields sites are the focus of city efforts for remediation
- The East Washington Street Library is undergoing renovations with a new addition to the rear of the building
- Pia Urban Market and Cafe and Cat Head Press are both new businesses in the space adjacent to Tlaolli.

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



## OXFORD PLACE SENIOR

- The first phase of Oxford Place is an energy-efficient, sustainable senior living development



## OXFORD FLATS

- This apartment building will be located on Oxford Street north of Washington Street



To access your iTunes library on Apple TV, turn on Home Sharing in iTunes on your computer using "itunes@yourmail.com".

PR MALLORY DISTRICT & ENGLEWOOD NEIGHBORHOODS



Several individuals are seated around a table, some holding papers and a coffee cup. One person in the center is wearing a white t-shirt with text on it, including 'land' and 'a's'. The group appears to be in a collaborative meeting or workshop setting.



# What do we know about Englewood Village? 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 was 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. Transit access graphics are provided, including IndyGo bus routes and future Blue Line Bus-Rapid Transit service.

**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.

# Demographic Summary

## 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 five percent.

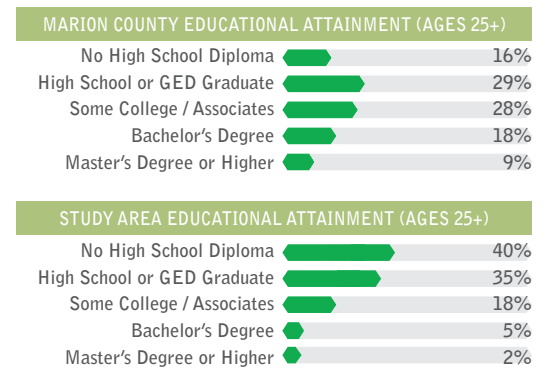
However, since that time, this area has outpaced overall population growth within Marion County, which is a positive sign that with further improvements, density can increase.

Growth is expected to quicken through 2020, with a 3.7% gain over the 5-year period.

	MARION COUNTY	STUDY AREA
2000	860,454	5,669
2010	903,393 +5.0%	4,176 -26.3%
2015	915,331 +1.3%	4,291 +2.8%
2020	945,325 +3.3%	4,448 +3.7%

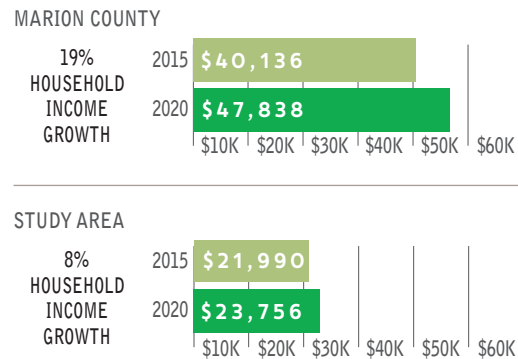
## EDUCATIONAL ATTAINMENT IN 2015

Educational attainment in the study area for residents ages 25 and up is generally lacking compared with Marion County. High rates of residents with no high school diploma highlights the importance of workforce development in high-growth, blue-collar sectors, bolstering long-term economic success.

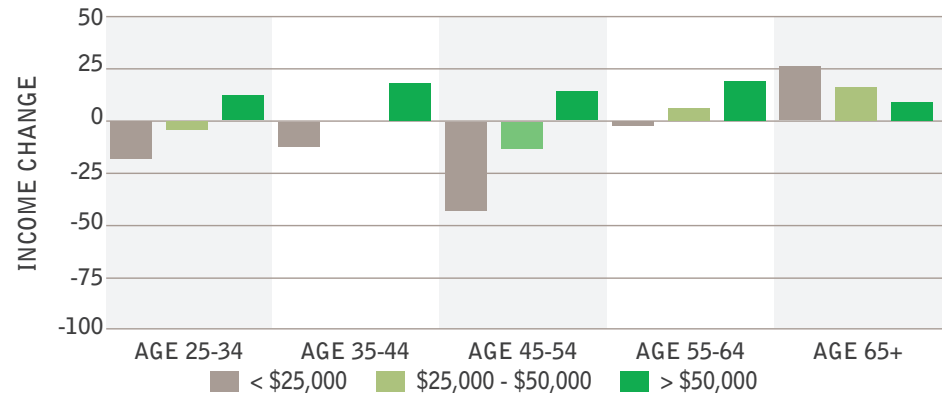


## INCOME COMPARISON

At \$21,990 per year, median household income in the study area is only 55% 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



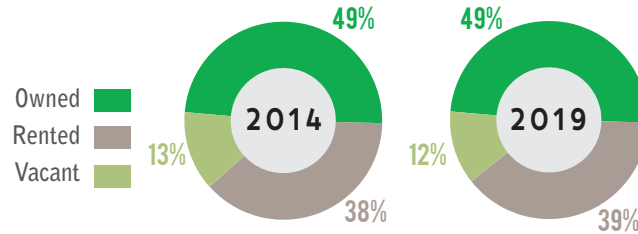
From 2015 - 2020, there will be modest population growth, but a significant change in the neighborhood. Many age and income groups over 55 will grow as the population in general continues to age. Many between the ages of 45-54 will continue to move out. A steady increase in residents over 55 may provide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

## OWNERSHIP, RENTAL, AND VACANCY RATES

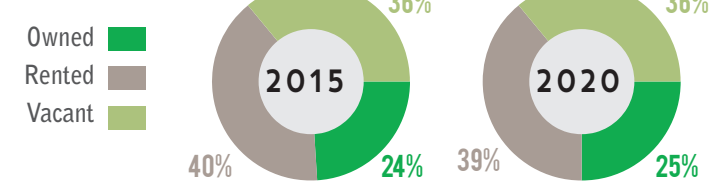
36% of housing units in the study area are now vacant and are projected to stay vacant by 2020. This is almost triple the current and projected vacancy rate for Marion County.

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%

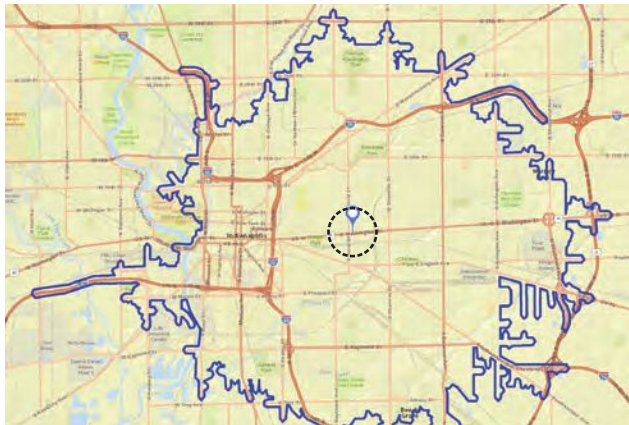
## AVERAGE HOUSEHOLD SIZE, 2010 TO 2020

The Washington and Oxford neighborhood has a somewhat larger average household size than the rest of Marion County, which supports the development of housing options for newly coupled individuals and families with children.

	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



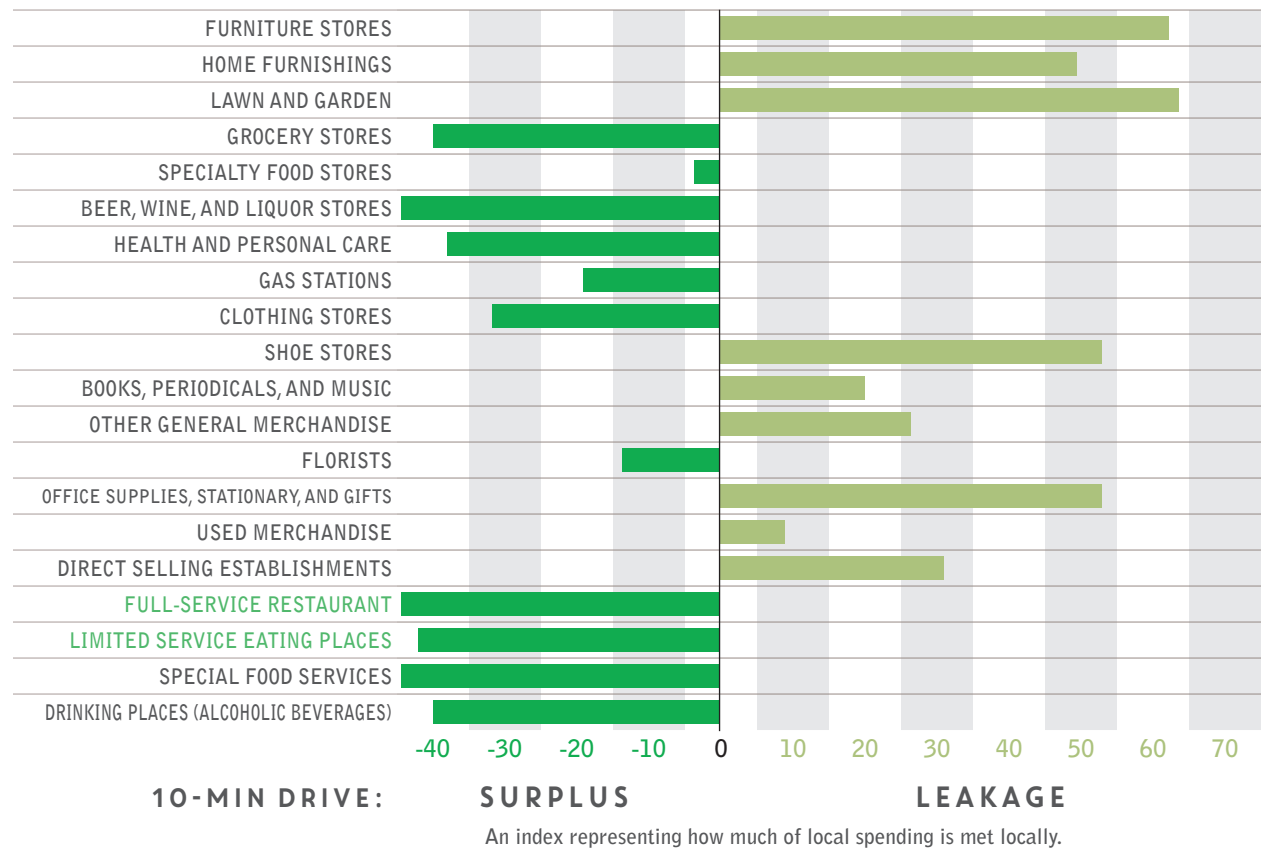
10-Minute Drive area shown in blue  
10-Minute Walk approximate area shown in black

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 “lawn and garden” 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, and demand for new retail or services is limited. Dependent on the success of nearby developments, improvements to safety, and other initiatives, a new set of patrons may support new full-restaurants or daily shopping needs. 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 strong surplus of limited service restaurants, and a small leakage of full-service restaurants. This suggests the area’s demographics will need to change to see higher demand for desired retail, and competing with existing fast food restaurants along the corridor is challenging.

### 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.

Situated on the Old National Road (US40 / Washington Street), and near a significant rail corridor, there may be modest potential for development in the near future. Any future transit investment would help with access to workers in an moderately well-served transit corridor.

### PROJECTED JOB GROWTH

	1/2-MILE	1/2-1 MILE	1-3 MILES
Total White Collar Job Growth 2015-2020	1	4	375
Potential Capture	1	1	8
New White Collar Job Capture Rate	40%	10%	2%

### PROJECTED ANNUAL COMMERCIAL DEMAND

	LOW	HIGH
Commercial	1,400 sq. ft.	2,100 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 16% of all nearby employment is classified as office-generating, or white collar. The East Washington Street corridor has strong blue-collar employers, with infrastructure for strengthening those industrial segments. Some conversions to office of the old industrial building stock may occur, but these will be limited.

### URBAN FOOD MANUFACTURING

There has been a great deal of attention on urban farming in recent years. Within the study area, Farm 365 has invested in an existing legacy industrial building along the rail corridor and they have a goal to expand even further.

Produce can actually be grown indoors and older, hard to market legacy industrial buildings are a good fit for these activities. Buildings are typically very affordable and large capitol investments are not always necessary. With the large amount of unused and underused industrial buildings along the CSX rail corridor, this type of use is a viable option.

### EVOLVING LEGACY INDUSTRIAL OUTLOOK

Demand for traditional office space has seen a decline, however, other types are on the rise. The Indianapolis office market has a large supply of traditional office space available. This is indicative of the rise of small business start-ups that prefer either co-working space, or shared spaces.

Shared spaces for those in the small design and craft industries is also on the rise. One existing example, 201 Maker Studios, may be a model for additional employment opportunities in the area. For a monthly fee, users can pay to share space, utilities, tools, and other expensive resources that may be out of reach for an individual small manufacturer.

Light industrial activity is also showing a renewed interest in urban centers, which may be a welcome addition to a growing area. Unlike industry in previous generations, much light industrial activity is now very clean and benign to surrounding property owners, including reduced smell, noise, and pollution.

### 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.

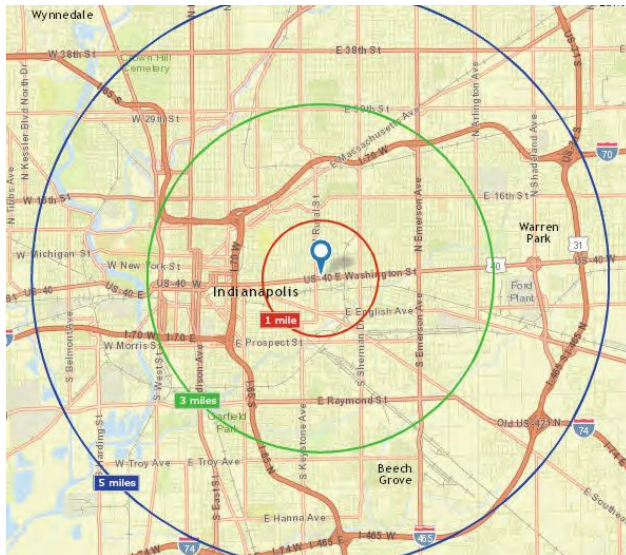


Urban commercial works well in the groundfloor of new mixed-use development. New development should be required to fit into the urban fabric.

# Residential Demand

## NEW ANNUAL RESIDENTIAL DEMAND, 2015 TO 2020

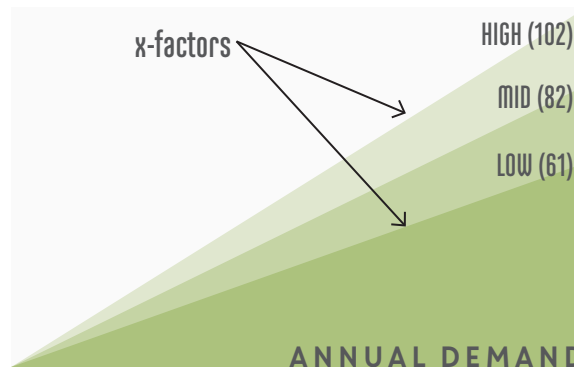
With continued population rebound from 2010, modest residential demand can be met with a new supply of housing. This housing needs to meet the changing demands of baby boomers as they age and become empty-nesters.



	1 MILE	1-3 MILE	3-5 MILE
<b>New Household Capture Rate</b>	<b>40%</b>	<b>10%</b>	<b>2%</b>

The capture rate is the percentage of new housing demand within a certain area (such as the 1-, 3-, and 5-mile area) that can reasonably be expected to locate within the project area.

For example, the chart above shows that of all new housing built within a mile of the project site, 40% of that housing could be expected within the project's actual boundaries.



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

- SAFETY
- SCHOOLS
- PARKS
- TRANSIT
- WALKABILITY

A consumer preference survey was conducted by the Metropolitan Planning Organization (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 a single project 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
<b>Attached Units</b>	<b>41</b>	<b>55</b>	<b>68</b>
<b>Detached Units</b>	<b>20</b>	<b>27</b>	<b>34</b>
<b>Total Units (yearly)</b>	<b>61</b>	<b>82</b>	<b>102</b>



# 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 biggest hurdle for Englewood Village to become a great place is the crime rate and perceptions of crime. The area north of Washington and Oxford Street is one of the Department of Public Safety’s six identified crime “hotspots”. It extends north from Washington to Michigan Street, and east of Hendricks to Bosart Street. This area is responsible for a 215% higher criminal homicide rate, 396% higher non-fatal shooting rate, and 322% higher IEMS (mental) call rate than the rest of the city.<sup>1</sup>

A consumer preference survey conducted by the Metropolitan Planning Organization (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.<sup>2</sup> However, further investment in transit, schools, housing choice, and public space will support economic activity and improved upward mobility, which is particularly worrisome for Marion County, among the lowest 5% in the nation.<sup>3</sup>

### 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. A lack of quality schools, and school choice, holds back the neighborhoods around Washington and Oxford Street. Improving high-quality school choice in the area should be a priority. Thomas D. Gregg School #15 and Washington Irving School both scored a 1.0/4.0 from the Indiana Department of Education in 2014, while William McKinley scored a 3.0/4.0.

### A LACK OF PARKS

In a city ranked 58th out of the 60 largest cities in America for park access<sup>4</sup>, the study area does not have any parks within a half mile. The nearest sizeable park, Willard, is 0.7 miles away.

Housing located on a community park can see as much as a 33% increase in value.<sup>5</sup> Further investment in greenspace can greatly help this neighborhood’s character, offering physical and visual appeal for all users.

### TRANSIT AND INDY CONNECT

Indianapolis plans to implement the Blue Line (a Bus Rapid Transit route), which can greatly improve the corridor’s outlook, but that may be years out. For now, the IndyGo Route 8 bus line has the highest ridership of any in their system. It offers the most frequent and reliable service in our city. Another frequent bus route, Route 10 along 10th St. is another option just to the north.

### WALKABILITY

The MPO-MIBOR Survey highlights 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 56/100, the study area is somewhat walkable, meaning only some 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.<sup>6</sup>

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](http://www.equality-of-opportunity.org).

4 Trust for Public Land. [parkscore.tpl.org](http://parkscore.tpl.org)

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

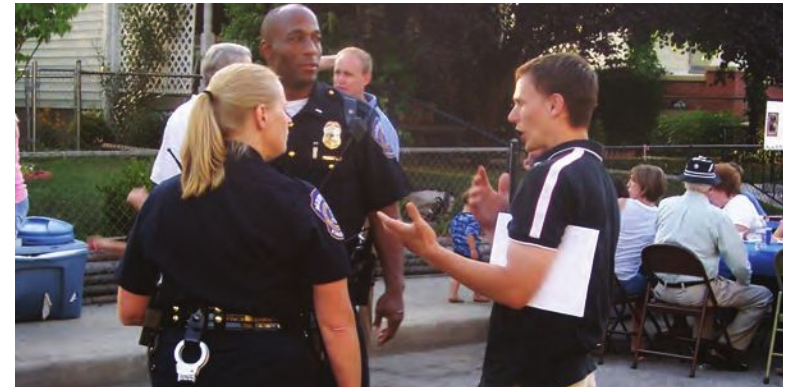
6 Joe Cortright, CEOs for Cities

# 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 all but one category that is tracked, the study area fares much worse in regards to safety and crime than the city as a whole. UCR Person Crimes and Part 2 Crimes (defined below) are particularly high. The positive statistic is that non-fatal shootings are lower here than the city's average.

A number of locations report a higher number of incidents than others, including the intersection of New York and Rural Streets and the intersection of Washington and LaSalle Streets. This information is helpful, but it is also worth noting that many business owners report activity at a higher rate than others.

Currently, the area south of Washington Street and north of the rail line is not part of the East District's area, but efforts are underway throughout the Near Eastside to change that.



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

### WASHINGTON AND OXFORD STUDY AREA (COUNTS ADJUSTED PER 1000 PERSONS)

Year	Est. 2010	UCR Part 1 Crimes		UCR Person Crimes		UCR Property Crimes		Criminal Homicides		Non-Fatal Shooting		UCR Part 2		Calls for Service	
	Population	Count	Per 1000	Count	Per 1000	Count	Per 1000	Count	Per 1000	Count	Per 1000	Count	Per 1000	Count	Per 1000
2011	1268	239	188.49	83	65.46	156	123.03	0	0.00	NA	NA	602	474.76	2094	1651.42
2012	1268	214	168.77	63	49.68	151	119.09	1	0.79	1	0.79	659	519.72	1924	1517.35
2013	1268	203	160.09	54	42.59	149	117.51	1	0.79	0	0.00	470	370.66	1674	1320.19
2014	1268	163	128.55	46	36.28	117	92.27	0	0.00	0	0.00	342	269.72	1602	1263.41
Average		204.75	161.47	61.5	48.50	143.25	112.97	0.5	0.39	0	0.26	490	386.70	1733	1366.98

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

Year	Est. 2010	UCR Part 1 Crimes		UCR Person Crimes		UCR Property Crimes		Criminal Homicides		Non-Fatal Shooting		UCR Part 2		Calls for Service	
	Population	Count	Per 1000	Count	Per 1000	Count	Per 1000	Count	Per 1000	Count	Per 1000	Count	Per 1000	Count	Per 1000
2011	824873	56801	68.86	9212	11.17	47859	58.02	97	0.12			110459	133.91	425776	516.17
2012	824873	57675	69.92	9913	12.02	47762	57.90	96	0.12	405	0.49	108597	131.65	461082	558.97
2013	824873	55504	67.29	10461	12.68	45043	54.61	127	0.15	379	0.46	102251	123.96	445583	540.18
2014	824873	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

% Variation/Indy                      **139.61%**                      **297.70%**                      **104.38%**                      **184.07%**                      -43.53%                      **222.34%**                      **152.63%**

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

## LOCAL NEIGHBORHOOD SCHOOL

Located at Keystone Avenue and Michigan Street, Indianapolis Public School #15, 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. 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	I-STEP PASSING (%)	SUSPENSIONS (2012)	FREE / REDUCED LUNCH
IPS #15 Thomas D. Gregg	640	D	39.6%	-	~97%
IPS #14 Washington Irving	524	D	44.8%	-	~80%
IPS #54 Brookside	552	A	50%	-	~93%



Thomas D. Gregg - IPS School #15 Elementary School

## OTHER NEARBY SCHOOLS & SCHOOL PARTNERS

In addition to IPS School #15, there are several elementary schools within driving distance of the site, including Washington Irving School #14, Brookside School #54, St. Philip Neri Catholic School, and others. Arsenal Tech high school offers a number of career-oriented education options. There are non-public high schools within driving distance as well.

## HIGHER EDUCATION, JOB TRAINING, AND WORKFORCE PROGRAMS

Westminster Neighborhood Ministries, the John H. Boner Community Center, Outreach, Inc., The Crossing, and other partners offer educational options for non-traditional students, including adults, drop-outs, ex-offenders, the unemployed, and others.

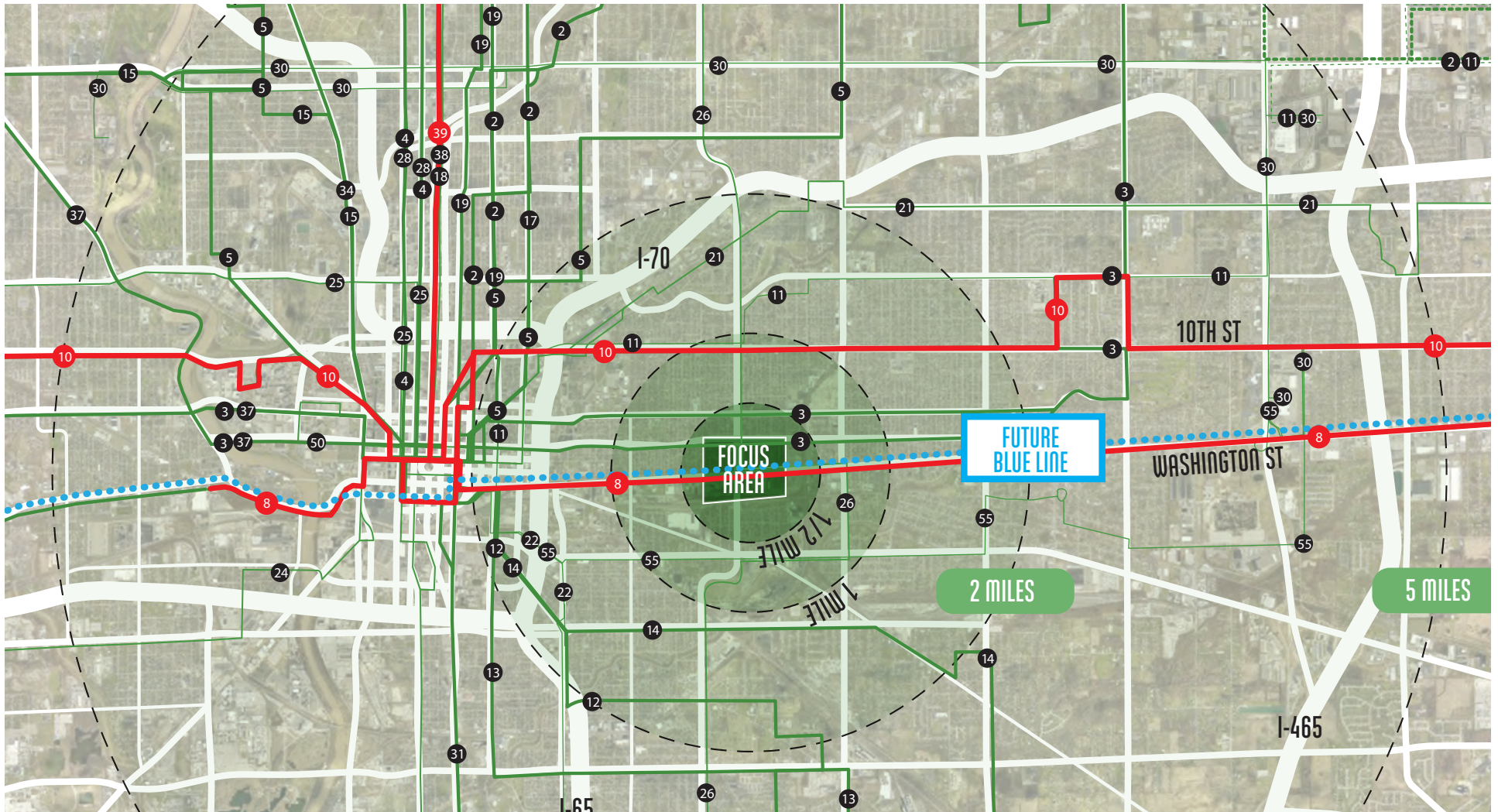
Ivy Tech Community College’s Automotive Technology Center is just to the west of the study area along Washington Street and has been involved in previous planning on the near eastside, and is planning to invest in their Washington Street facility. In addition, Martin University, on the northern edge of the near eastside is looking to expand their enrollment to more Near Eastside students. Efforts are 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 Washington Street Automotive Technology Center

# Transit Access Builds Future Market Potential



## ACCESS TO FREQUENT TRANSIT SERVICE

Englewood Village is located along IndyGo Route 8 and south of Route 10, which are two of the most frequent routes in the city. Route 8 is planned to become the Blue Line, a Bus-Rapid Transit service as part of the Indy Connect Plan.

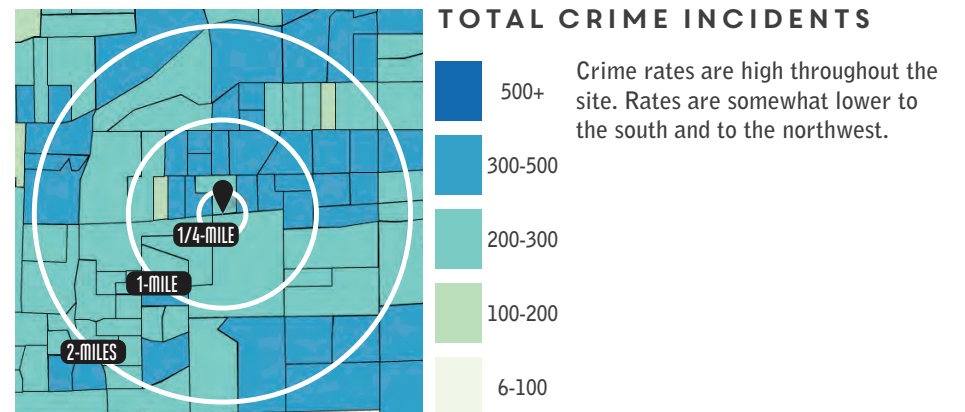
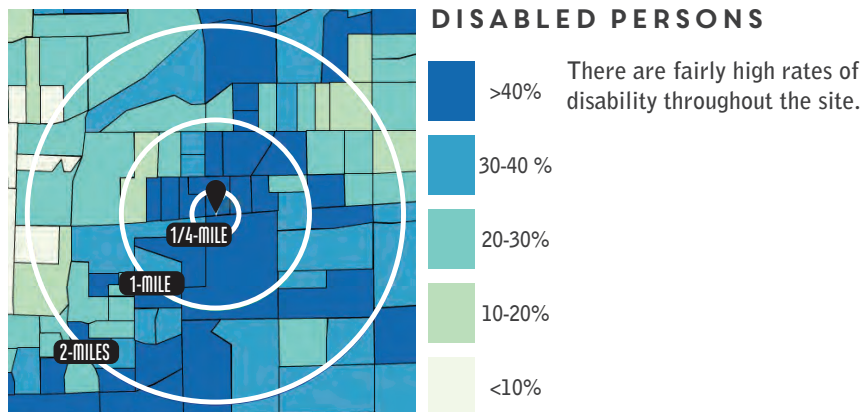
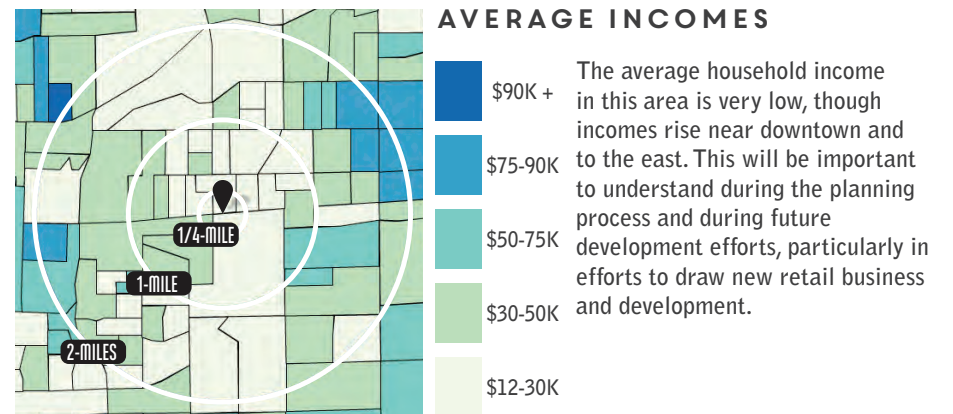
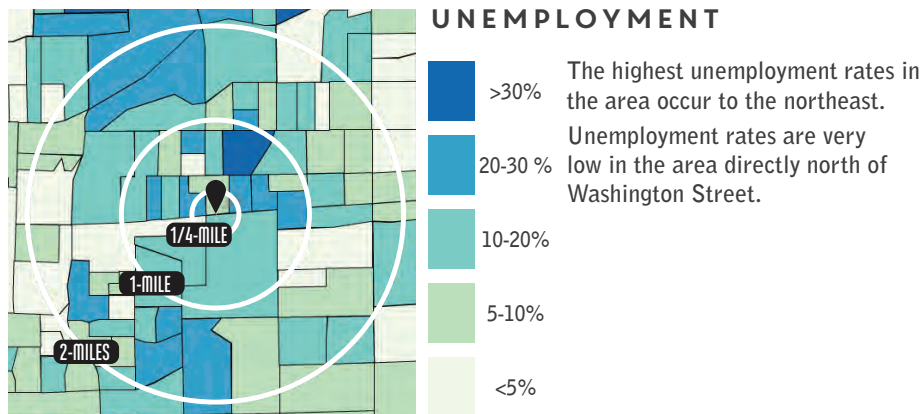
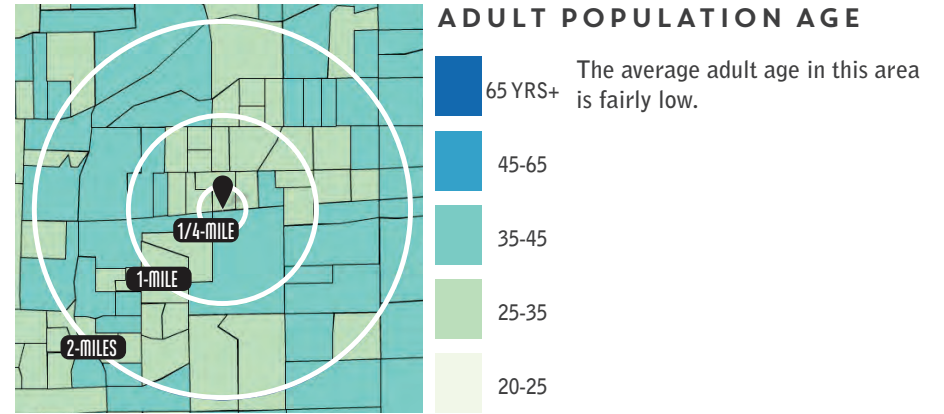
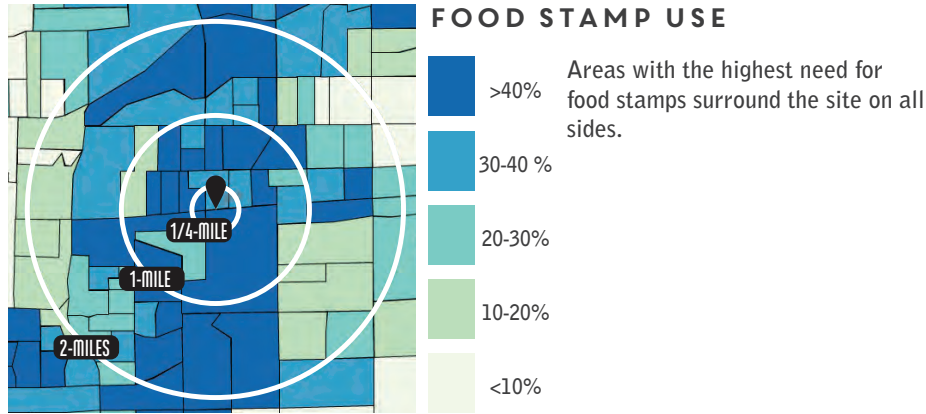
Service covers the 5-Mile area fairly well and frequent service provides access to and from Downtown Indianapolis.

## ROUTE TYPES

- Frequent Service Routes (15 Minutes or Better)
- 7-Day Local Routes
- 5-6 Day Local Routes

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 / SURPLUS

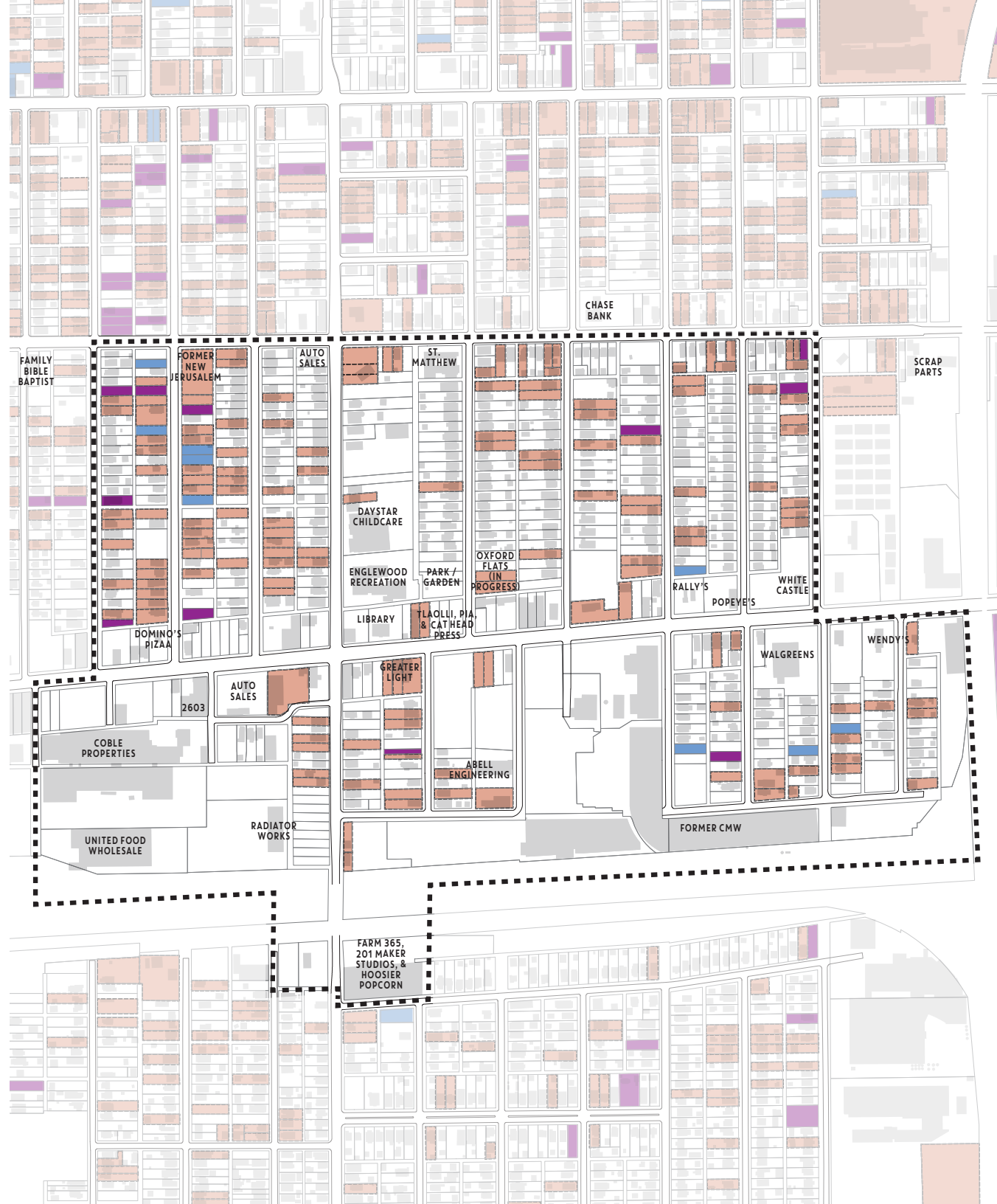
There are very high concentrations of Renew Indianapolis and Surplus properties along Temple Avenue between Washington Street and New York. Properties are primarily made up of single-family houses and duplexes.

## 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. There are heavy areas of vacancy throughout, particularly in the northwest portion of the site and south of Washington Street on Rural and Oxford Streets.

## CONCENTRATIONS

The northeast portion of the site is much more stable, though there are some pockets of problematic vacancy.



# Analysis: Non-Local Ownership

## LEGEND

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

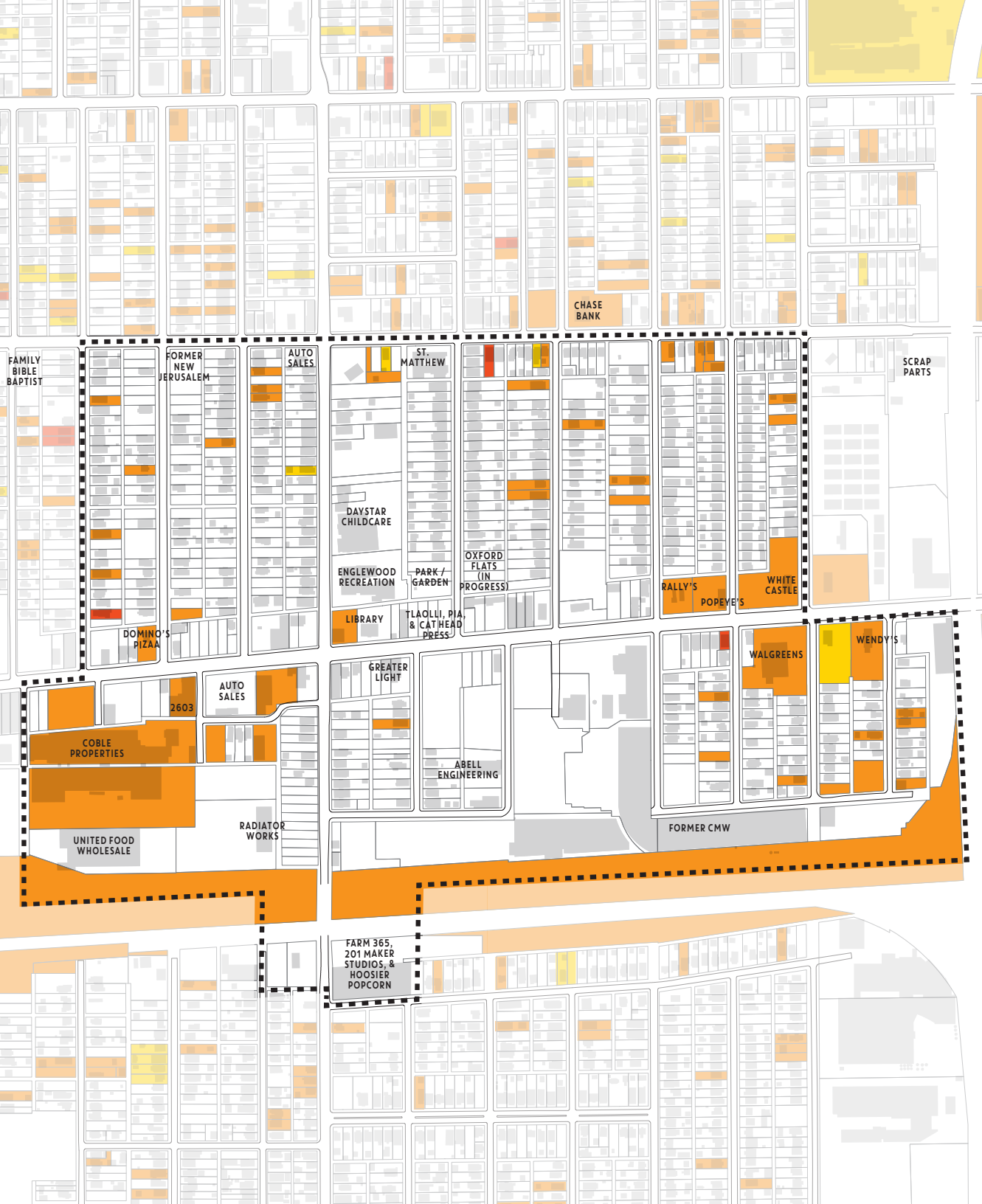
Note: Property Control layers were provided by Marion County GIS in late 2014. Property attributes are subject to change. It is advised that current conditions are requested at the time of implementation for accuracy.

## OUT OF STATE / OUT OF COUNTRY

There are distinct, large-scale patterns of out of state ownership in the study area, aside from several contiguous properties along Washington Street, near Tacoma Avenue and Lasalle Street. There are very few foreign-owned properties.

## NON-INDIANAPOLIS OWNERSHIP

Most of the property here is locally owned. Very little property is owned by an in-state entity outside of Marion County.



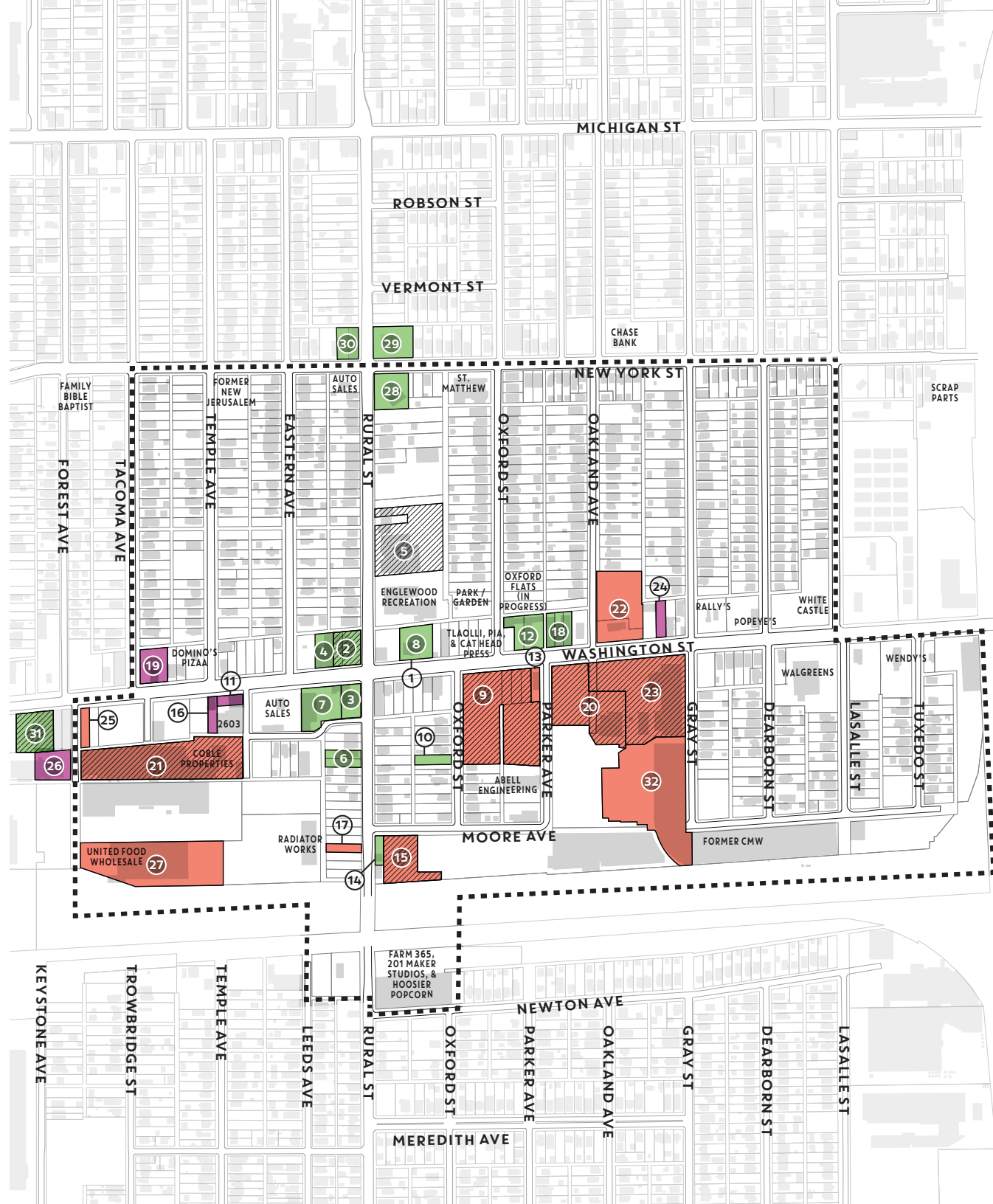
# Brownfields

## LEGEND

- VARIOUS CONTAMINANTS
- CHLORINATED CONTAMINANTS
- PETROCHEMICAL CONTAMINANTS

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

1. SUTHERLAND / BORDENKECHER
2. VILLAGE PANTRY
3. BARKER SERVICE STATION
4. JOHN L MANSON
5. ENGLEWOOD CHRISTIAN CHURCH
6. JOHNSON GARAGE
7. TRUCK SERVICE
8. INDIANAPOLIS PUBLIC LIBRARY
9. CROWN LAUNDRY
10. OSCAR HUGHES
11. CERTIFIED CLEANERS
12. CHAS WITCHEL
13. IRON FINGERS
14. RAYMOND PHELPS
15. DANIEL GREEN PROP.
16. ROY ALLRED
17. INDIANAPOLIS RADIATOR WORKS
18. FRANKLIN & SON AUTO
19. J BUTTERWORTH / ROY ALLRED
20. MALLORY OUTLOT
21. PRINT COMMUNICATIONS (COBLE PROPERTIES)
22. CLARK SERVICE STATION
23. MALLORY CAPACITOR
24. FRANK WOOLEN
25. RM CHERRY CO.
26. FOREST CLEANERS
27. FOOD WAREHOUSE
28. VILLAGE PANTRY
29. CARESKY
30. D & D LAUNDRY
31. GLIDDEN CO. / ICI PAINTS
32. CONTACTS METAL WELDING (CMW)





## ENVIRONMENTAL STATUS OVERVIEW (FROM SESCO)

SESCO 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.

Based on historical aerial photos and available Sanborn fire insurance maps, the majority of the properties located within one-quarter mile of the East Washington Street and Rural Street intersection have been developed for commercial/industrial and residential purposes since at least 1916. Groundwater flow in the area is generally to the southwest with an average depth to the top of the shallow water table at 10 to 15 feet bgs.

Several historical auto service stations/repair shops and historical dry cleaners/laundry service shops were identified within a one-quarter mile radius of the intersection. SESCO attempted to locate these facilities via the addresses listed in the EDR 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 these facilities have been generalized based upon the existing addresses in the vicinity of the project intersection. Based on a review of historical aerial photos and fire insurance maps, it appears that the majority of these facilities were small, private businesses with some that operated as “out of the home” shops. Additionally, many of the facilities are not identified the historical fire insurance maps as actual businesses. The majority of these facilities were located along East Washington Street.

In relation to the northern portion of the intersection, subsurface investigations conducted at the northeast corner (ID #8), and northwest corner (ID #2 and ID#4) identified petroleum impacts in the soil and groundwater on and offsite to the south. The former Village Pantry facility (ID #2) has a recorded ERC restricting the use of the property. The Indianapolis Public Library (ID #8) received a Completion of Independent Closure Process from IDEM stating that no further remedial action is necessary for the remaining naphthalene impacted soil on the property. The properties located further north along Rural Street and along East New York Street have historically been occupied by retail gasoline stations, auto repair shops, and/or dry cleaner facilities; however, minimal subsurface investigations have been conducted in this area.

Multiple ongoing subsurface investigations and quarterly sampling events are currently being conducted on properties located to the southeast of the East Washington Street and Rural Street intersection (ID #9, #13, #20, and #23). The former Aztec-Crown Laundry facility (ID #9) has known soil and groundwater petroleum, chlorinated solvent, and RCRA metals impacts across the property. The IDEM issued a Comfort Letter stating that the property can be redeveloped for commercial or industrial use only if the purchaser/property owner(s) maintain the required continuing obligations. Subsurface investigations conducted in the vicinity of the former Mallory Outlot and Capacitor (ID #20 and #23) facilities determined that the soil and groundwater on the property, including an offsite source to the southeast, is impacted with petroleum constituents and hazardous materials. IDEM issued Comfort Letters for each facility, requiring maintenance of the detailed continuing obligations for property owners and/or purchasers wanting to redevelop the properties. Additional facilities, including the former Daniel Green Property (ID #15) located to the south of the project intersection, have known subsurface soil and groundwater VOC and chlorinated solvent impacts. An offsite source to the east (ID #9) has been identified as the source for the TCE and vinyl chloride in the vicinity of the former Daniel Green Property.

In relation to the southwest corner of the project intersection, very little, if any, subsurface investigation work has been performed, or is available, to identify and/or confirm the existence of contamination and potential sources. The Print Communications Inc. facility (ID #21) did obtain an NFA for a historical petroleum release discovered during the removal of a fuel oil UST on the property.

There are seven (7) identified sites located in the one-quarter mile radius of the intersection that have addressed environmental impacts through remediation, Comfort Letters and/or ERCs (see Attachment C for details). Available ERC, NFA documentation and site specific Comfort Letters obtained from the IDEM VFC have also been included in Attachment C. 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 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 (L.O.V.E.) 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 the third meeting as well and the results are the themes and value statements here. These were the starting point for this planning process.



# The Community's Value Statement:

*In Our Great Place We Value all of our residents, of all age groups, and we want neighbors who are engaged in each others lives and the community:*

- **WE WANT PEOPLE WHO WERE HERE IN THE WORST OF TIMES, TO ENJOY BEING HERE IN THE BEST OF TIMES**
- **WE ARE A COMMUNITY THAT VALUES BEING "ROOTED" - ENGAGING WITH AND SUPPORTING ONE ANOTHER, REGARDLESS OF OUR DIFFERENCES**
- **WE WANT TO PROVIDE A PLACE FOR PEOPLE OF ALL AGES TO BE ABLE TO GROW AND LIVE IN THE COMMUNITY**

# The Community's L.O.V.E. Themes



## (L)IVABILITY

Input was coordinated by the Livability chair, Brent Aldrich. Major themes revolved around promoting authentic and unique aspects of the area, utilizing PR Mallory as a central green space, providing a walkable environment for all ages, and improving basic infrastructure.



## (O)PPORTUNITY

Input was coordinated by the Opportunity chair, Joe Bowling. Major themes revolved around new development being walkable and attractive, promoting urban food growing and production, encouraging small businesses, and building off of the areas strengths.



## (V)ITALITY

Input was coordinated by the Vitality chair, David Price. Major themes revolved around supporting current neighbors while reducing vacancy. Welcoming new residential housing types to add density was identified as a need. It was stated that being rooted in the area and engaging in each others lives, was an important aspect of neighborhood life here.



## (E)DUCATION

Input was coordinated by the Education chair, Michael Bowling. Major themes revolved around enhancing existing offerings, providing a community-focused local school, and providing education opportunities for all ages and to those who have fallen behind. There was also a focus on connecting residents to education and jobs that fit the area.





# ASSETS + OPPORTUNITIES

A list of conceptual opportunities are included in this section of the document, based on evaluations of a number of factors from the previous section. The existing “assets” of the community are evaluated and opportunities are recommended for housing, infrastructure, development, and placemaking.

**Housing** - An observation of the existing housing assets is provided and it includes an overview of the of housing scales, types, and characteristics, including exceptional homes that may be used as assets in housing intervention strategies. 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 needs to provide beauty and catalyze new investments. There is also a list of early action opportunities that were identified during public outreach sessions, with the goal that these will 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 typical within the Near Eastside of Indianapolis in that housing options primarily consist of single-family homes and duplexes. There are other options, including apartments, and options continue to evolve over time.

## SUMMARY OF HOUSING CONDITIONS

The condition of homes varies wildly throughout the area. The areas south of Washington Street and west of Rural Street have high levels of vacancy. However, within these areas there are several examples of extremely unique architectural character that could be used as a starting point for an initial phase of housing improvements. It is recommended that a targeted focus block be selected as the first phase of a housing revitalization effort to maximize visibility and impact.

East of Rural Street, there are stable pockets of contiguous, well-maintained homes. It is recommended that these areas continue to grow organically.

Apartments in the area are limited. The Commonwealth is the best example in the study area. It is a truly unique development with a very successful mix of market-rate and affordable units, that greatly benefits from its architectural character and extremely unique amenities. These amenities include a gym and rooftop hockey rink. It is recommended that future attached housing developments follow a similar pattern and include unique amenities.

## TYPE #1 - SINGLE FAMILY/DUPLEX HOMES

The dominant character types are Craftsman.



- MOST SINGLES AND DUPLEXES HAVE A CRAFTSMAN CHARACTER, THOUGH THERE IS VARIETY
- VERY LITTLE NEW CONSTRUCTION
- YARD AND HOME MAINTENANCE VARIES

## TYPE #2 - APARTMENTS BUILDINGS

The recently renovated Commonwealth Apartments are an excellent example of mixed-income housing.



- AMENITIES ARE THE DRIVER, INCLUDING EXCELLENT SHARED GYM FACILITIES AND A UNIQUE ROOFTOP HOCKEY ARENA
- ARCHITECTURAL CHARACTER IS IMPORTANT - BRICK IS COMMON AND WINDOWS AND DOORS ARE GENEROUS

## EXCEPTIONAL CHARACTER

There are several homes with exceptional character that could anchor a new housing investment.



# Housing Opportunities

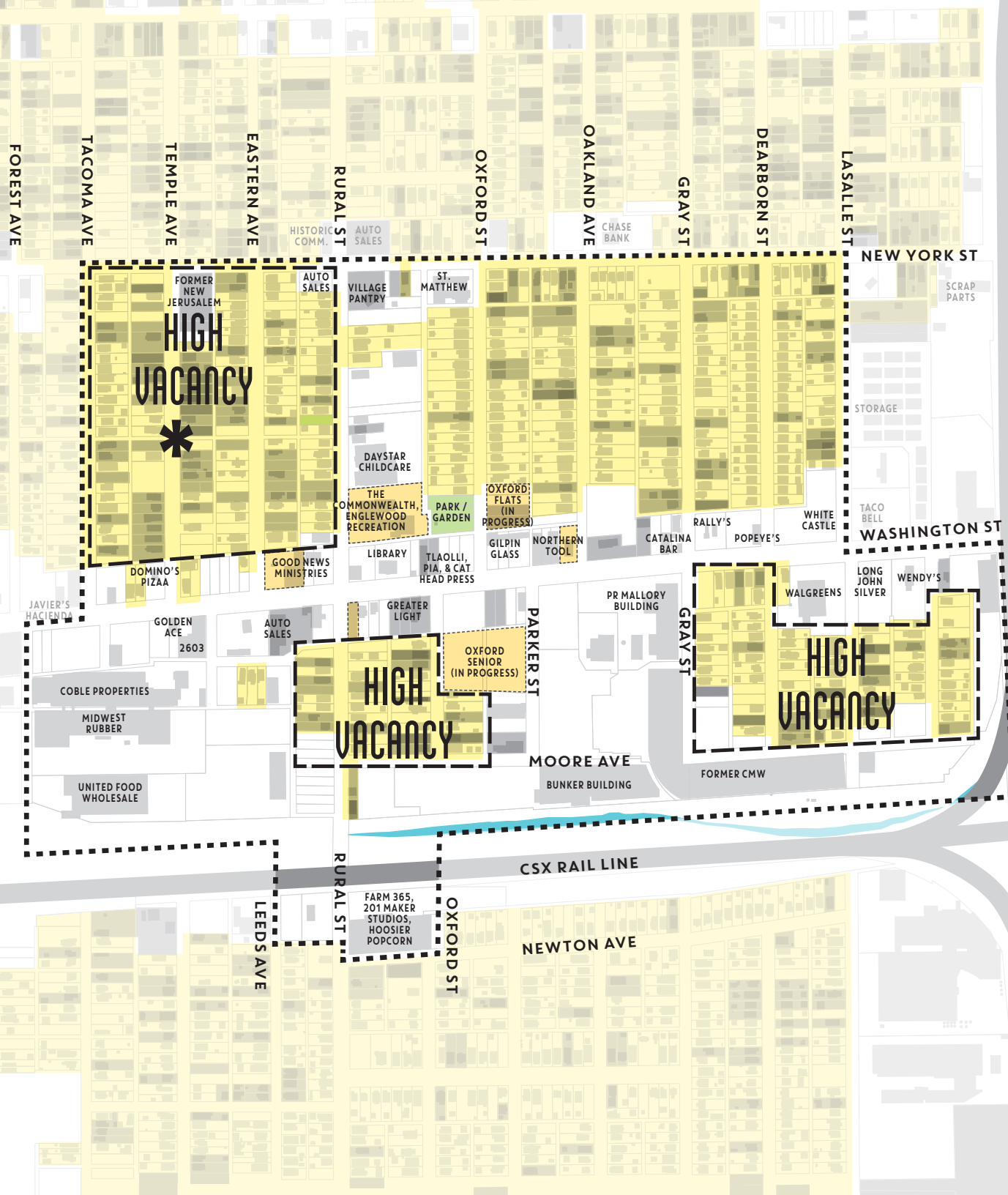
## CLUSTERS OF HIGH VACANCY

The largest cluster of vacancy is concentrated between Tacoma Avenue and Rural Street. There are several places with contiguous parcels that are either vacant or available for purchase from the City or County.

The two highlighted clusters south of Washington Street are pockets of single-family residences and duplexes that are contained within areas defined by other land uses - commercial and industrial property. These clusters will be more difficult to redevelop as they are not proximate to other larger residential areas.

### \* 205 & 220 N. TEMPLE AVE.

These two homes have unique architectural qualities for the area and site midway within the block on Temple Avenue. These may be part of initial attempts to establish a strong nucleus of redeveloped homes.



## LEGEND

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

- (0) **Zero** - no road or sidewalk exists (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** - infrastructure is new.

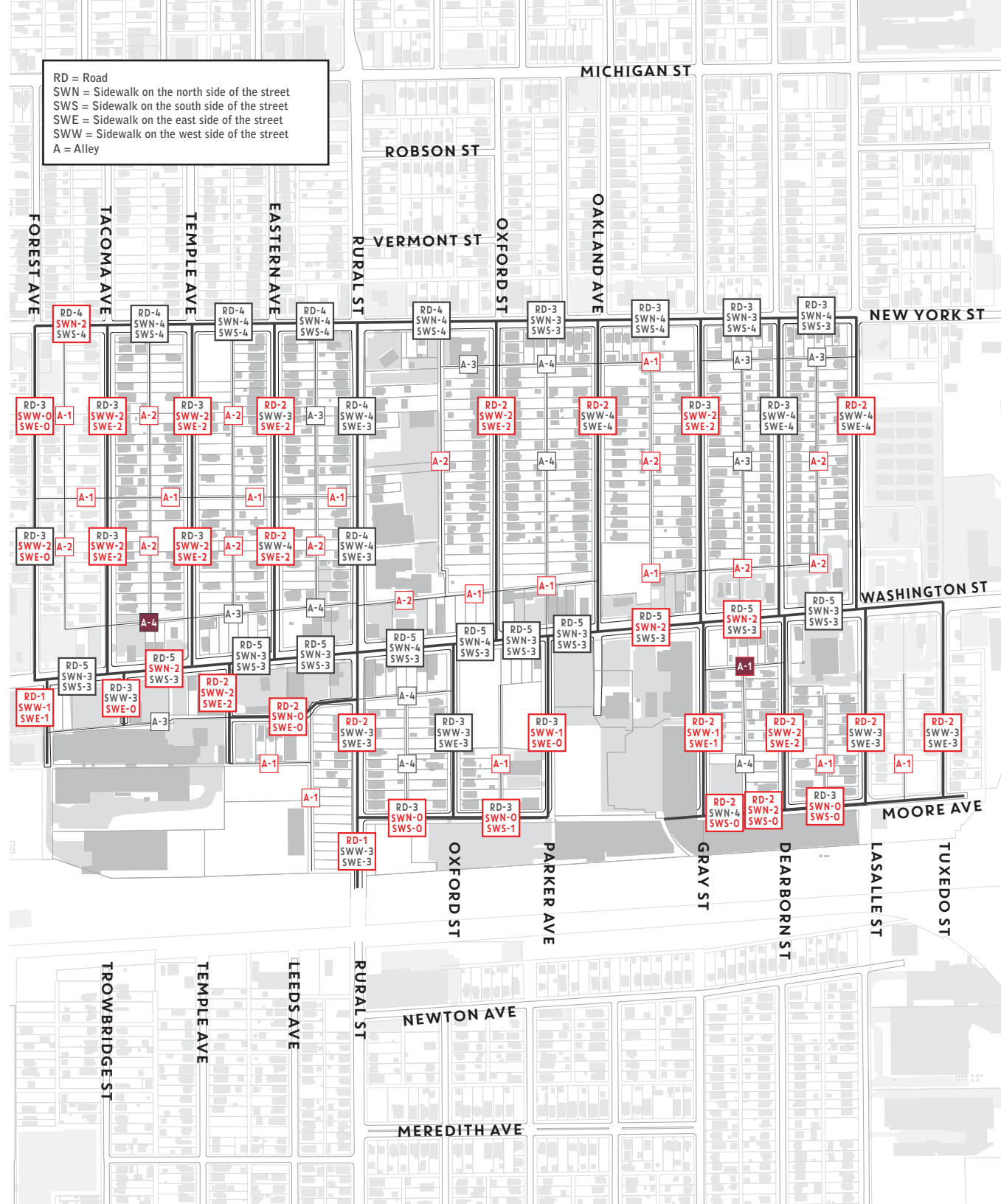
Note: Good News Ministries has done some alley repair without involvement from the City in the area northwest of the intersection of Rural and Washington Streets. It cannot be confirmed if these improvements meet city standards for safety or durability.

## GENERAL ASSESSMENT

Major roads are in better condition than local roads. Alleys in many areas are in need of either rebuilding or spot treatments, including drainage issues.

## PEDESTRIAN ISSUES

Though walks along New York, Rural, and Washington Streets are mostly in good shape, it is a very unpleasant environment for pedestrians. Studies suggest that walkability and pedestrian character are important for new development in urban markets.





# Basic Infrastructure Opportunities

## ALLEYS

- Alleys noted in red on the Infrastructure Assessment page are in very poor condition and should be replaced as funding allows.

## NORTHWEST QUADRANT

- Forest Avenue has no sidewalks.
- Tacoma and Temple Avenue need new sidewalks.
- Eastern Avenue needs new walks and road resurfacing.
- It is recommended that the existing east-west alley be upgraded to a local street with sidewalks, given the overly long distance from Washington to New York Streets.

## SOUTHWEST QUADRANT

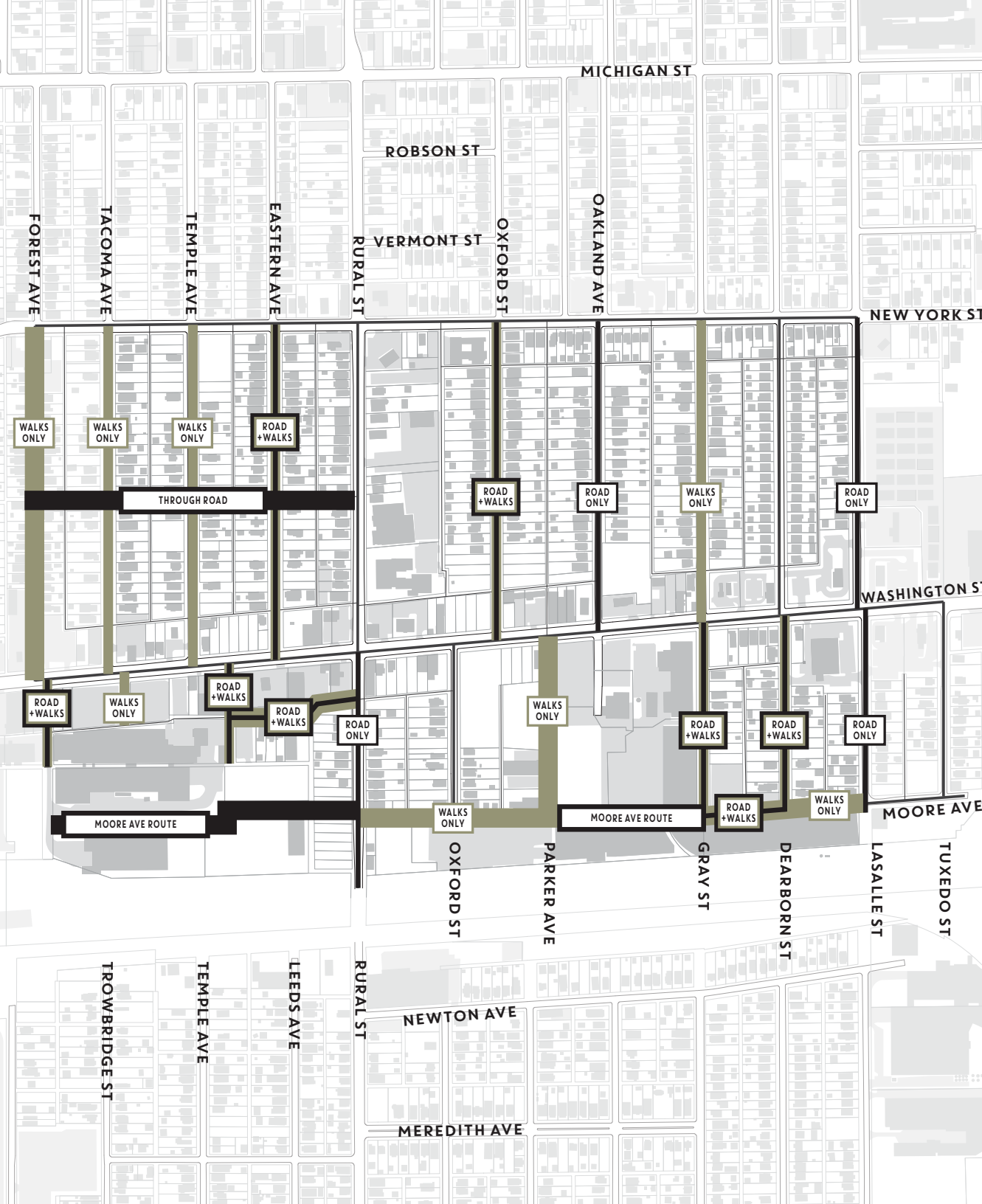
- Road and sidewalk segments are short. It is recommended that existing streets and alleys be supplemented with internal drives as property develops over time to improve connectivity.
- It is recommended that Moore Avenue extends as a purposefully designed truck route to service industrial businesses for shipping and receiving.

## NORTHEAST QUADRANT

- Oakland Avenue and Lasalle Street need road resurfacing.
- Oxford Street needs to be resurfaced and needs new walks.
- Gray Street needs new walks.

## SOUTHEAST QUADRANT

- Parker Avenue needs new sidewalks.
- It is recommended that Moore Avenue extends between Parker Avenue and Gray Street. The avenue also needs new sidewalks, as none exist.
- Gray and Dearborn Streets need to be resurfaced and need new walks.



# Educational Assets



Thomas D. Gregg - IPS School #15 Elementary School

## ELEMENTARY SCHOOL - THOMAS D. GREGG - IPS SCHOOL #15

Located at Keystone Avenue and Michigan Street, Indianapolis Public School #15, is the most immediate school in the Great Places study area. The school has struggled with performance issues in the past. Quality schools are a key component of improving the lives of existing families as well as attracting new residents into the area.

As part of the Great Places public engagement process, there was a strong neighborhood sentiment for a "neighborhood" school. IPS has recently introduced the concept of "innovation schools" that would provide more autonomy to their principal for decision-making on direction and curriculum. IPS has discussed School #15 as one of these school types. As such, neighbors are seeking to become highly involved with the school and help gear it towards neighborhood-focused ends to provide quality local education.



Arsenal Tech High School

## HIGH SCHOOL - ARSENAL TECH HIGH SCHOOL

Arsenal Tech is an IPS public high school. It was established in 1912 on a 76-acre campus that was a former arsenal during the Civil War. The arsenal closed after the Spanish-American War. The site was placed on the National Register of Historic Places in 1976 and is a beautiful college-like campus. There are three specialized magnet programs on campus, the Math/Science Magnet Academy, the Career Technology Magnet, and New Tech High. There are also four general "schools" for the freshman, sophomore, junior, and senior academies.

The Magnet Academy is a college prep school in which each student focuses on one of six areas of study: math, science, information technology, engineering, computer science, and medicine. The Career Technology Magnet is a vocational school that encourages freshmen to explore various career paths and the career opportunities that pique their interests. By the time these students are juniors, they receive experience in their chosen career path with opportunities from part-time jobs to internships to mentoring and more. New Tech High is a project-based learning school in a technology-driven, college prep environment. Students are provided with individual laptops and immersed in high-tech, critical thinking projects.

Arsenal Tech is a source of community pride on the near eastside and the campus is home to the Legacy Center and the historic football stadium, which are places that draw the larger community into the school's environment.



Chase Near East Legacy Center (Photo courtesy of nearindy.org)



DayStar Childcare Outdoor Play

## DAYCARE AND PRE-SCHOOL - DAYSTAR CHILDCARE

Daystar Childcare is a large daycare provider that is located in the same building as Englewood Christian Church and Englewood Community Development Corporation. There are around 200 children at the daycare that receive quality care as well as early childhood education. The daycare operates from 6:00 AM to 6:00 PM. Facilities include the classrooms, as well as outdoor play area and they often use the community garden in the parking lot along Oxford Street. The daycare provides critically-needed options for local residents and working families. Daystar is also the largest employer in the study area with a staff of 40 people.



The Crossing Near East Locations

## ALTERNATIVE SCHOOL FOR STRUGGLING YOUTH: THE CROSSING

The Indy Near East Crossing School of Business & Entrepreneurship was opened in 2013. The school partners with Shepherd Ministries and uses their warehouse building located just south of the railroad on Rural Street, shared with Farm 365. It is a small campus of 47 students (as of late 2015) with the goal of helping struggling students to grow into productive citizens in their communities. Students spend half their day in job training. They provide job training for students with Farm 365 and are working towards a Youth Grow Indy program.



IVY Tech Washington Street Automotive Technology Center

## COMMUNITY COLLEGE - IVY TECH AUTOMOTIVE TECHNOLOGY PROGRAM

The Automotive Technology program uses certified instructors, so that students learn how to diagnose and repair modern high-tech vehicles. This program prepares students for entry level employment and to take industry standard certification exams. It is a hands-on training program that allows plenty of lab time to develop the skills needed to be successful in whichever emphasis of study the student chooses to go into. The program is highly successful with students often able to become a technician, service writer, or service manager at dealerships, independent repair shops, and parts stores. The program is located in a historic building on East Washington Street and is investing to grow the facility in the near future.



Saint Philip Neri Catholic School

## PRIVATE SCHOOL - SAINT PHILIP NERI CATHOLIC SCHOOL

St. Philip Neri School has operated as a Catholic school since 1910 and is located within a few blocks of IPS School #15, near Rural Street. While it is a faith-based Catholic school, it welcomes students of every religious belief, race, and ethnic origin. Faculty members have been trained in teaching children for whom English is a new language as well as native English speakers, as the school is home to a high number of hispanic students. The school was recently renovated in 2009.

# Placemaking Opportunities

## PUBLIC SPACE

The public space indicated in the graphic is located adjacent to the PR Mallory building. Community members have suggested that this should be a central public space for years. In addition, new development should connect to this public space and be highly active and highly walkable.

## RAILYARD FARM

The area along the existing rail tracks is the most problematic for enticing industrial redevelopment because access is poor and visibility is low. It is recommended that this area be designated as a hub for food-related activity. This builds on the recent investment (in 2015) of Farm 365 at Rural Street and Newton Avenue.

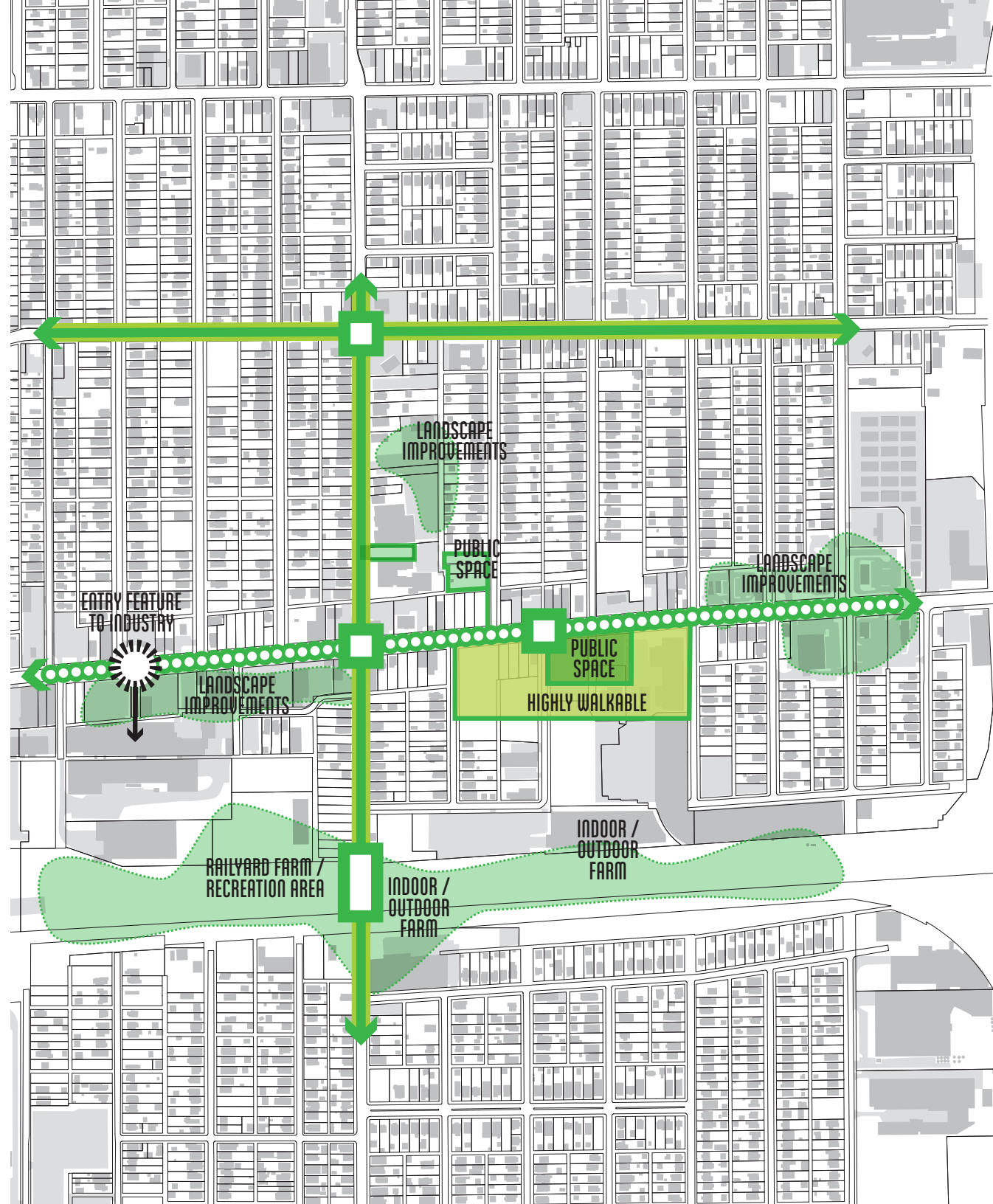
## GREAT STREETS

It is recommended that Washington Street be improved with basic, but updated infrastructure, that includes street trees and widened sidewalks.

It is recommended that Rural and New York Streets have improved pedestrian environments, but also provide bicycle infrastructure. As part of this, the railroad underpass at Rural Street is a significant safety hazard and a serious detriment to efforts to connect recent investments by Farm 365 north into the Great Place focus area.

## LANDSCAPE / ENTRY UPGRADES

The Coble Properties building would benefit from a new entry feature and branding and marketing effort. In addition, many areas of the corridor are auto-oriented or have large surface parking lots that have not been improved in decades. It is recommended that existing businesses and non-profits are engaged in efforts to add landscape treatments on parking lot perimeters and other areas.



## ITEM #1 - TLAOLLI + PIA PUBLIC SPACE



Improvements will be made to the space between Tlaolli and Pia Urban Market and Cafe. Keep Indianapolis Beautiful is coordinating the effort with business owners and residents, and plans include:

- New plantings, with a high number of natives
- New hardscape
- Access to outdoor seating behind Tlaolli
- Plantings on the east side of Pia Urban Market and Cafe

## ITEM #2 - TREE LAWSNS



Image courtesy of Google Street View

Improvements will be made to the tree canopy along Oxford and other streets. There are large tree lawn areas between the street and sidewalk. Keep Indianapolis Beautiful is coordinating the effort with residents, and plans include:

- Large canopy trees on Oxford Street
- Large canopy trees in tree lawns and landscape spaces around the neighborhood

## ITEM #3 - CLEAN RURAL STREET UNDERPASS



Image courtesy of Google Street View

The CSX rail line on the southern end of the study area has a number of needs, ranging from cleanup to invasive plant removal. Weeds and volunteer trees make the area impassible, and there are a number of locations where squatting, illegal dumping, and other problems are persistent.

The immediate goal for cleanup is to clear underbrush and improve visibility along the rail line. Longer term goals are to create a space that is usable and create a link to the Penny Trail to the east.

# Early Action Opportunities

## SUMMARY OF EARLY ACTION ITEMS

A number of early action items are identified so that work can commence as plans are being finalized.

Early action items for the Englewood Village study area include the following:

- (1) Providing a public space with improved landscaping between Tlaolli and Pia Urban Market and Cafe, and in the space to the east of the shops;
- (2) Tree plantings in tree lawns on Oxford Street and elsewhere in the study area; and
- (3) Cleanup of overgrown landscape along the CSX rail corridor and at the Rural Street underpass.

## GOALS FOR THESE EFFORTS

These efforts are meant to provide an early boost to momentum for areas that will 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, and some may be longer lasting, such as tree plantings. In either scenario, the action is intended to enhance and beautify the study area.

# Development Opportunities

## PUBLIC SPACE

Englewood Village has momentum along Washington Street and building assets at the PR Mallory Campus. This plan promotes walkable, mixed-use development around a new public space in the old PR Mallory parking lot. This would create a place for the neighborhood to interact, hold farmer's markets, and other events. It would also help catalyze new development.

## FARM HUB

The space along the CSX rail corridor has the potential to become a farm hub. Farm 365 is investing in the area, with plans for expansion in the future. In addition, the green space along the corridor could provide an opportunity to have outdoor farming and a trail to link to the existing Pennsy Trail to the east.

## SPECIFIC RECOMMENDATIONS

### A - PR MALLORY

- The PR Mallory Building should be an active and engaging redevelopment effort.
- Potential development could include things such as educational facilities, live/work space, artist studios, or multi-tenant spaces, such as the Stutz Center, Murphy Building, or Circle City Industrial Building.
- Character elements should engage historical aspects of the building, such as using historical patent drawings as murals and branding for the building.

### B - OXFORD PLACE AND ARTIE'S ON THE GO

- Phase One of Oxford Place (Oxford Senior) and will open in 2016. Phase two will include additional senior housing and Phase Three is recommended to be mixed use with active ground floor uses. Artie's on the Go is a catering business with retail and a community kitchen that will bring life to the corner of Washington and Parker Streets.

### C - EDUCATIONAL FACILITY OR LIGHT INDUSTRIAL

- It is recommended to pursue either a science-related educational user or a light industrial facility for the site, ideally with a focus on new energy industries.

### D - RAILYARD FARM

- As Farm 365 continues to invest in this area, other urban farming activities can be added along the rail line, with both indoor and outdoor farming. The area should act as a hub and be welcoming to the public.

### E - MODERN INDUSTRIAL REUSE

- This historically industrial area should maintain its role as an area that provides jobs and economic activity. To help market the Coble Property facility, new branding and marketing efforts are recommended, including an entry feature.

### F - GOLDEN ACE / AUTO-BUSINESSES

- The Golden Ace is a significant local anchor that fits with the walkable character desired in the long-term for the area. There are properties, however, that will be auto-oriented for sometime. This area strive for more pedestrian-friendly development, improved facades, more and better sidewalks, and landscape improvements.

### G - WALKABLE CLUSTER

- The existing buildings provide storefront retail opportunities, though the market for this is somewhat weak, currently. Over time this areas should include urban infill opportunities.

### H - GOOD NEWS MINISTRIES

- Good News Ministries is a significant property owner in the area. Building relationships with their organization will be important over time to pursue some of the goals in this plan.

### I - WASHINGTON COMMERCIAL

- Activities on the north side of Washington Street should include increasing levels of walkable, urban development over time. This includes replacing auto-oriented development and with new uses that have active ground floors and parking in the rear.

### J - OUTDOOR CLASSROOM / GARDEN

- This neighborhood-built outdoor space can continue to increase in activity and be an asset to development along Washington and Oxford Streets.

### K - ENGLEWOOD CHURCH + DAYSTAR

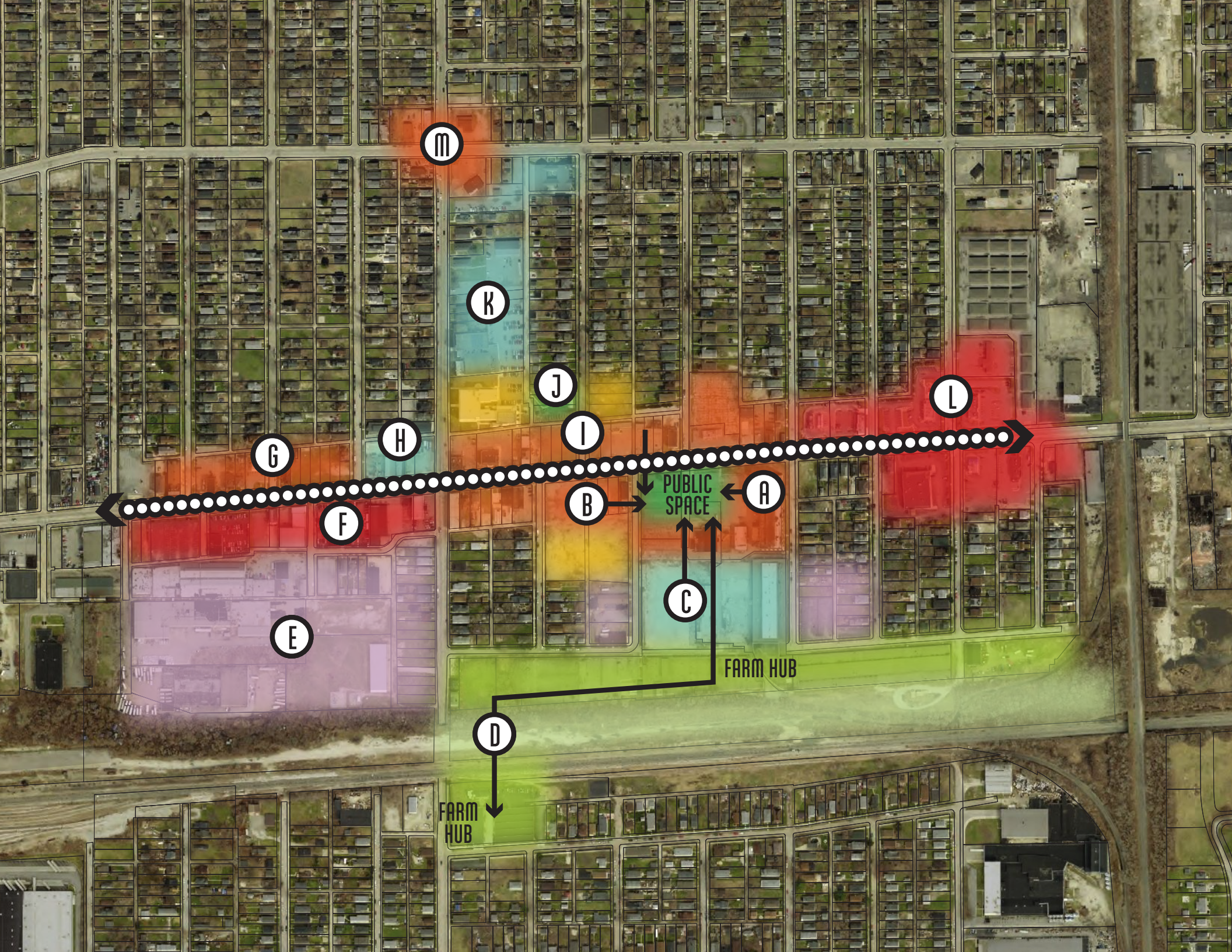
- The hub of activity in the area, this facility should focus on improving the visibility and appeal of its spaces that are used frequently for community gatherings of all kinds. Over time, shared parking strategies are recommended as well as additional landscape treatments.

### L - AUTO-BUSINESSES

- This area is primarily made up of auto-oriented fast food services and a drug store. It is recommended that this area focus on pedestrian and landscape improvements, along with beautification.

### L - SMALL NODE

- The corner of Rural and New York Streets has several vacant or underused buildings that could be redeveloped as a walkable neighborhood commercial node over time.



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PUBLIC SPACE

FARM HUB

FARM HUB







# A VISION FOR FUTURE DEVELOPMENT

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

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. This is followed by a series of renderings for a number of specific locations that include:

- The PR Mallory Quad
- Oxford Place Multi-Phase Development
- Oakland + Washington Mixed-Use Development
- East Washington Library Addition + Infill
- Community Garden Area
- West Washington Walk-Up Units
- Temple Avenue Townhomes + Flats

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 Neighborhood Housing Diagram
- A Pedestrian + Traffic Calming Improvements Diagram
- A Bicycle Amenities Diagram (With an Associated Birdseye Image Showing these Amenities in their Larger Context)

Lastly, there is a graphic to indicate goals for Future Development Looking Beyond 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. They 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 Englewood Village 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

### *Make walking, biking, and transit the preferred option here*

- Develop Washington and Rural Streets as destination streets by providing more generous sidewalks, slowing cars, and reducing sound pollution.
- Convert one-way streets to two-way near commercial nodes.
- Make upgrades to the IndyGo Route 8 to act more like the Future Blue Line.
- Connect to existing and proposed bicycle routes, particularly along Rural Street.
- Replace and repair deteriorated neighborhood streets and sidewalks on Oakland, Gray, etc...

### *Provide public spaces that are unique, lively, and authentic*

- Prioritize uniqueness and creativity (Community Garden and Commonwealth rooftop).
- Use creative methods to display the history of the neighborhood, such as using patents developed at PR Mallory as branding and public art.
- Use socially-engaging art projects as part of redevelopment projects.
- Redevelop unique buildings and focus on iconic features like the PR Mallory smokestack.
- Create outdoor gathering places that encourage longer stays by more people near Tlaolli and Pia Urban Market and Cafe, Artie's on the Go, and the future PR Mallory Quad.
- Develop spaces that appeal to all-ages and ethnicities.
- Continue to help neighbors take the lead on the neighborhood vision to maintain ownership.
- Hold social and volunteer gatherings, such as Better Blocks, Block Parties, Community Meals, etc.

### *Expand existing and develop new recreation opportunities*

- Expand participation in the existing rooftop hockey league.
- Increase participation in the East Side Striders running club
- Expand the use of the Commonwealth gym for basketball, volleyball, etc...
- Provide passive recreation for seniors, such as measured walking loops, bocce, etc...

### *Provide crime prevention education and safety efforts*

- Develop a safety team to focus (initially) on commercial locations within the study area.
- Move the area between Washington Street and the rail line into IMPD's East District.
- Utilize a data-driven approach for safety with a 6-month recurring update process for data with IMPD and others.
- Increase education on crime prevention to neighbors.
- Educate about the difference between "crime" and "danger".

### *Create opportunities to improve public health and sustainability*

- Provide healthy food by developing a farmer's market at the proposed PR Mallory Quad space.
- Increase access to quality local health care by providing a community health facility in walking distance.
- Promote healthy and sustainable models for restaurant's (such as Tlaolli, Pia Urban Market and Cafe, and Artie's on the Go).
- Promote clean and sustainable energy production and use by residents/businesses.

## OPPORTUNITY GOALS

### *Focus on mixed-use, walkable development at key commercial areas*

- Continue to pursue site control of key buildings and parcels for mixed-use redevelopment along Washington Street.
- Redevelop the historic PR Mallory building and recruit a dynamic user or multiple users that bring energy and vitality, such as a university partner, high-tech 3-D printing operation, or other STEM-related users.
- Develop vertical mixed-use buildings with groundfloor commercial spaces around the P.R. Mallory Quad and on Washington Street.
- Incent development that is at least 3-stories for new construction around the P.R. Mallory Quad.
- Work with existing owners to encourage reinvestment or façade improvements.
- Provide walkable access to local jobs for people who live in the neighborhood by coordinating development with infrastructure efforts.

### *Promote food production as economic development*

- Continue to pursue progressive urban farming activities, such as Farm 365, urban gardens, etc...
- Work with fast food chains as they redevelop to encourage more urban building footprints and improved site standards, such as building to the right-of-way line, discouraging drive-through, and requiring front door access on Washington Street.
- Incentivize food and beverage, retail, and visual and performing arts to locate on Washington Street with outdoor seating and public spaces.

### *Market the Coble Properties / Former Print Communications Building*

- Enhance the appeal of the Coble Properties multi-tenant building with an upgraded entry and improved signage, parking, and grounds.
- Market the available space in an effort to increase the number of jobs here.

### *Assist entrepreneurs and small business owners to invest in this place*

- Develop spaces for entrepreneurs to cluster and share resources, and incent “showrooms” to display products, particularly on Washington Street.
- Minimize barriers to entry for small businesses welcomed by the community, such as the costs of permits and variances and connect entrepreneurs to capital and customers.
- Connect businesses to government contracts by providing “procurement technical assistance”.
- Connect entrepreneurs to business mentoring services, such as LISC 101, the Indy Chamber, and others.
- Create a commercial and industrial loan fund with CDBG funding for start-ups, and small to mid-size businesses, focusing on job creation.

### *Increase employment density and encourage larger businesses with employment opportunities to locate here in legacy industrial properties*

- Focus on businesses that offer a wide array of jobs, where low-skilled labor has access to employment.
- Reutilize the existing industrial buildings, which are unique from suburban environments.
- Recruit new manufacturing and other businesses with large footprints into spaces along the rail corridor.

## VITALITY GOALS

### *Welcome all people by providing a variety of housing types and financing mechanisms*

- Develop multi-family options to meet demand.
- Consider open floor plans and other modern desires for new single-family construction, while requiring exteriors to match the neighborhood context.
- Pursue new alternative housing types such as carriage homes, four-plex homes, and tiny apartments, advocating for zoning standards that allow this.
- Provide options for seniors to age in their homes with the potential of property tax relief, or by providing senior housing options nearby.
- Provide options for all income levels.
- Provide options that are either accessible or visitable.

### *Increase local control in areas of concentrated vacant properties*

- Enlist NEAR’s leadership in targeted single-family development west of Rural Street.
- Englewood will focus on less-targeted development east of Rural Street.
- Focus on acquiring property that is vacant or available.
- Identify clusters of vacant properties that could be used for multi-family housing.

- Focus on blocks and segments of blocks with large concentrations of doubles, particularly where there is disinvestment by out-of-area investors.
- Develop interim uses for vacant doubles (and singles), such as artist studios or gallery space.
- Develop a property acquisition fund.
- Utilize the City’s developing TOD land acquisition fund.
- Direct properties to owner occupants, local residents for rental, or to community development corporations for redevelopment.

### *Value and retain existing residents with homeowner and rental repair funds and programs*

- Develop a rental repair program requiring matching funds that encourages investment in exterior improvements (while meeting design and quality standards).
- Incent the conversion of rental housing to home ownership that may include guarantees of assistance with further repairs to new homeowners if income qualified.
- Provide homeowner repair funds to existing homeowners, addressing facade improvements.
- Use a broad range of sources including CDBG, FHLBI funds, and other public and private funds
- Leverage work with volunteer groups.
- Develop an “opt-in” rental or home payment assistance fund where each resident would pay a monthly amount to the fund and members would make decisions on allocating these funds. Interviews and budgeting classes may be required.

### *Develop a robust homesteading program*

- Provide financing for initial acquisition of property along with repair funds, grants, or low interest loans that would get homes to a financeable condition.
- Combine this program with a strategic acquisition fund for distressed or low value homes, focused on keeping these units as home ownership.
- Some of these homes will be sold to homesteaders while others will be rehabbed by community development corporations.

## EDUCATION GOALS

### *Convene an Early Childhood Taskforce to increase high-quality early childhood education*

- Continue to support Daystar, yet work with other area providers in nearby locations to provide quality childcare to local residents.
- Support Westminster in their pre-K efforts on 10th Street.
- Connect Apples to Oranges Daycare on 10th Street to United Way and other assistance to provide guidance on operations and growth.

### *Develop a local, neighborhood school and excellent K-8 education resources*

- Work with IPS to as they consider converting School 15 to an “innovation” school, to encourage its development as a neighborhood school.
- Encourage programs that incorporate the community’s unique qualities, such as urban farming, arts, unique recreation, etc...
- Seek funding and training for TEAR United and Englewood neighborhoods to better engage with schools.
- Assist Westminster in their planning study circle with TEAR United as a starting point for school involvement.
- Consider Parents as Teachers or home-based services to expand participation and qualify for assistance.
- Develop a list of existing after-school programs in the area to provide to families.

### *Provide education opportunities for vulnerable youth*

- Connect local vulnerable and homeless youth to Outreach, Inc. to connect them to education and jobs.
- Support The Crossing to have contracts with IPS as it does with other school districts.
- Connect high school dropouts and adults with partners that provide job-skills and training opportunities.
- Engage troubled youth by providing “outside of school” programs, such as boxing and wrestling.

### *Connect adults to education and job training options in the community*

- Connect local residents to adult educational programs at Westminster Family Center.
- Provide non-traditional education offerings, such as job searches, at the Washington Street library as it expands.
- Provide certification programs locally by working with the Boner Center’s Career Opportunity Center.
- Provide cross-generational programming.

### *Pursue opportunities with higher education providers and local partners*

- Enhance the existing East Washington branch Carnegie library with additional space for educational programming.
- Work with Purdue University and their extension programs on a makers space program or providing a technical high-school at PR Mallory.
- Connect residents to opportunities at Ivy Tech as they expand and redevelop their existing automotive center on Washington Street.
- Connect residents to Martin University as they seek to expand their enrollment to include more students on the Near Eastside.

# Physical Development Summary

## MIXED-USE CENTER CONCEPTS

- The PR Mallory Quad
  - The current PR Mallory Building, and its boiler building and cafeteria are the starting point of a new public space that is framed with new buildings.
  - The site should include 3-story mixed-use buildings with commercial space and apartments, with parking behind that is screened from view.
  - The smokestack should be celebrated as a recognizable brand for the development.
- Oxford Place Multi-Phase Development
  - The Oxford Place Senior development's first phase is under construction, with plans for Phase 2 in development.
  - Phase 3 will include two 3-4 story mixed-use buildings next to a small existing building being renovated for Artie's on the Go, and potentially a commercial community kitchen.
- Oakland and Washington Mixed-Use Development
  - The development indicated at Oakland and Washington Streets shows 3-4 stories of building frontage with parking behind and an additional small townhomes or flats development along Oakland Avenue.
  - This building will have direct view of the PR Mallory Quad and smokestack. The building design should provide a pleasant experience at street level, and incorporate great views of the proposed public space and amenities.
- East Washington Street Library Addition and Infill
  - The East Washington Street Library is a Carnegie Library and is one of the most beloved places in the study area. They are currently in a process to expand space on the northern portion (rear) of the building.
  - Pizza Hut recently closed operation on the corner next to the library and this plan indicates a small, but important development on the corner of Rural Street to provide a mix of uses and a sense of entry into the Great Place.
- Community Garden Area
  - The property to the south of the community garden is currently undeveloped. This plan indicates a multi-story, mixed-use infill development with covered parking behind that is shown as having a small number of units above, overlooking the park.
  - Some shared parking arrangement may be required depending on the nature of the ground floor space.
- West Washington Street Jobs Focus and Mixed-Use Development
  - Promote enhanced marketing and branding of the Coble Properties building is the initial focus to increase job opportunities.
  - Two multi-story buildings are shown fronting Washington Street on the north side between Temple Avenue and Eastern Avenue.
  - Provide groundfloor commercial space to incent housing redevelopment along Temple Avenue. Property ownership is somewhat challenging and may require working with Good News Ministries over time.

## NEIGHBORHOOD HOUSING CONCEPTS

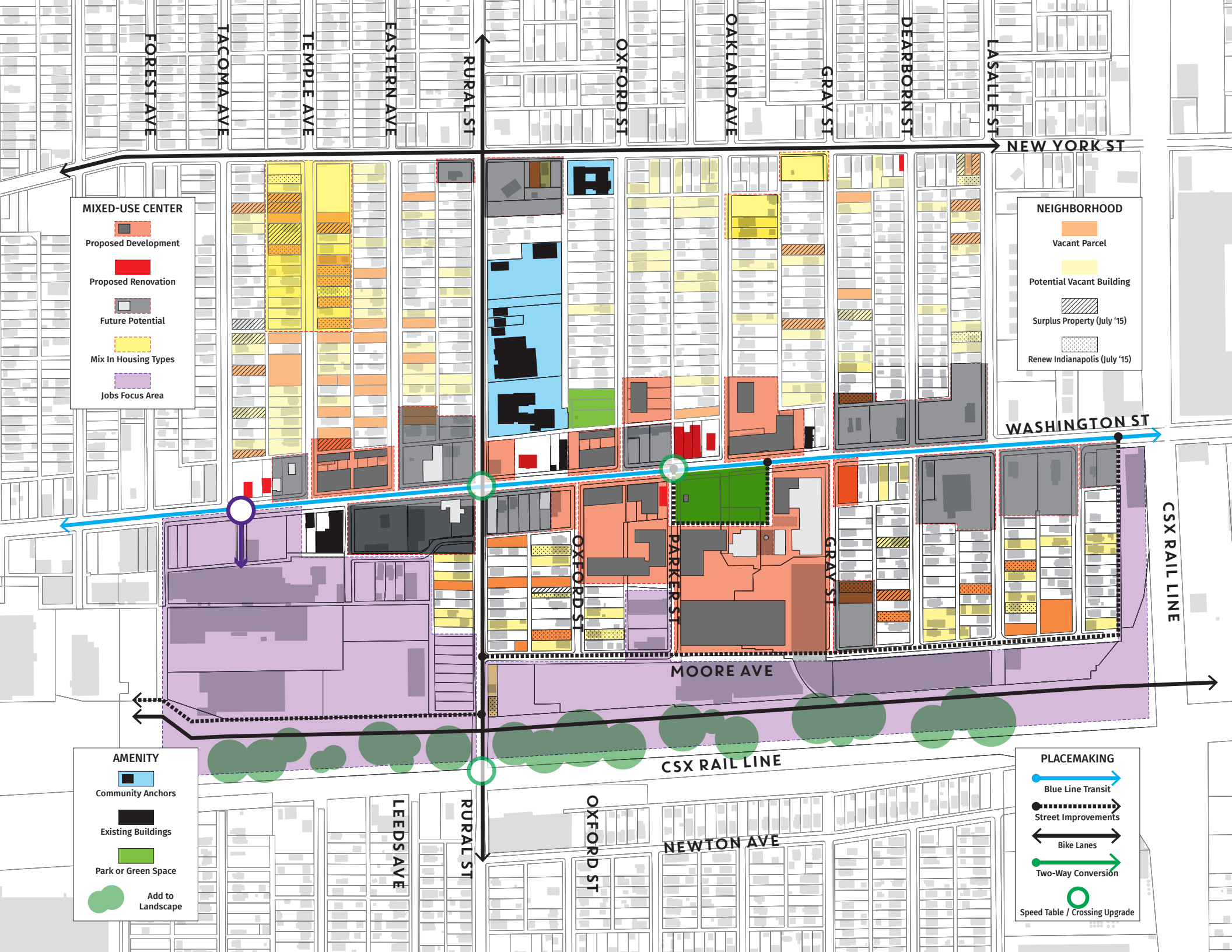
- Temple Avenue Townhomes and Flats
  - The most immediate potential for housing redevelopment in the TEAR neighborhood area is along the northern portion of Temple Avenue. Demand for housing has been shown to include a demand for attached units, such as townhomes and flats, which this plan indicates along New York Street. There are a number of contiguous properties to make this viable.
- Diverse Approach to Neighborhood Housing
  - Throughout the area, a diverse approach to housing is encouraged with a focus on more and smaller residential units, including carriage homes, four-plexes, etc... The northwest portion of the site requires rather bold intervention, while the northeast portion of the site is better suited for more measured and incremental change. The housing area to the southeast would benefit most from better connections to the development planned to the west, particularly along Moore Avenue.

## PLACEMAKING AND INFRASTRUCTURE CONCEPTS

- Washington Street Pedestrian Improvements
  - In keeping with recommendations from the Re-Energize East Washington Street Plan, this plan indicates widened sidewalks with tree plantings and a tree-lined median along Washington Street.
- New York Street to Rural Street Bike Lane
  - This plan indicates extending the already approved separated bikeway project for New York Street along Rural Street, south to the library. Future goals would be to extend this bikeway further south to Farm 365, 201 Maker Studios, and Hoosier Popcorn.
- Enhanced Crossings
  - Improved crosswalks and intersections for pedestrians are indicated at both Rural Street and Parker Avenue. These may include speed tables that help to slow traffic and make street crossings safer.
- Moore Avenue
  - In keeping with recommendations from the Re-Energize East Washington Street Plan, this plan indicates that Moore Avenue would extend further to the west and east to allow improved connection to Legacy Industrial and neighborhoods sites.
- Future Trail
  - This plan indicates an extension of the existing Pennsy Trail west through this site along the CSX rail corridor. This will require long-term coordination and relationship building with CSX.

## EXISTING AMENITIES AND RECENT INVESTMENTS

- The Commonwealth, library, Tlaolli, and Pia Urban Market and Cafe are a strong nucleus of recent investment to further enhance and build upon.
- The Englewood Church, CDC Offices, and Daystar Childcare are an important community asset and efforts to continue to beautify this "campus" with added landscaping are important.



**MIXED-USE CENTER**

- Proposed Development
- Proposed Renovation
- Future Potential
- Mix In Housing Types
- Jobs Focus Area

**NEIGHBORHOOD**

- Vacant Parcel
- Potential Vacant Building
- Surplus Property (July '15)
- Renew Indianapolis (July '15)

**AMENITY**

- Community Anchors
- Existing Buildings
- Park or Green Space
- Add to Landscape

**PLACEMAKING**

- Blue Line Transit
- Street Improvements
- Bike Lanes
- Two-Way Conversion
- Speed Table / Crossing Upgrade

FOREST AVE

TACOMA AVE

TEMPLE AVE

EASTERN AVE

RURAL ST

OXFORD ST

OAKLAND AVE

GRAY ST

DEARBORN ST

LASALLE ST

NEW YORK ST

WASHINGTON ST

CSX RAIL LINE

MOORE AVE

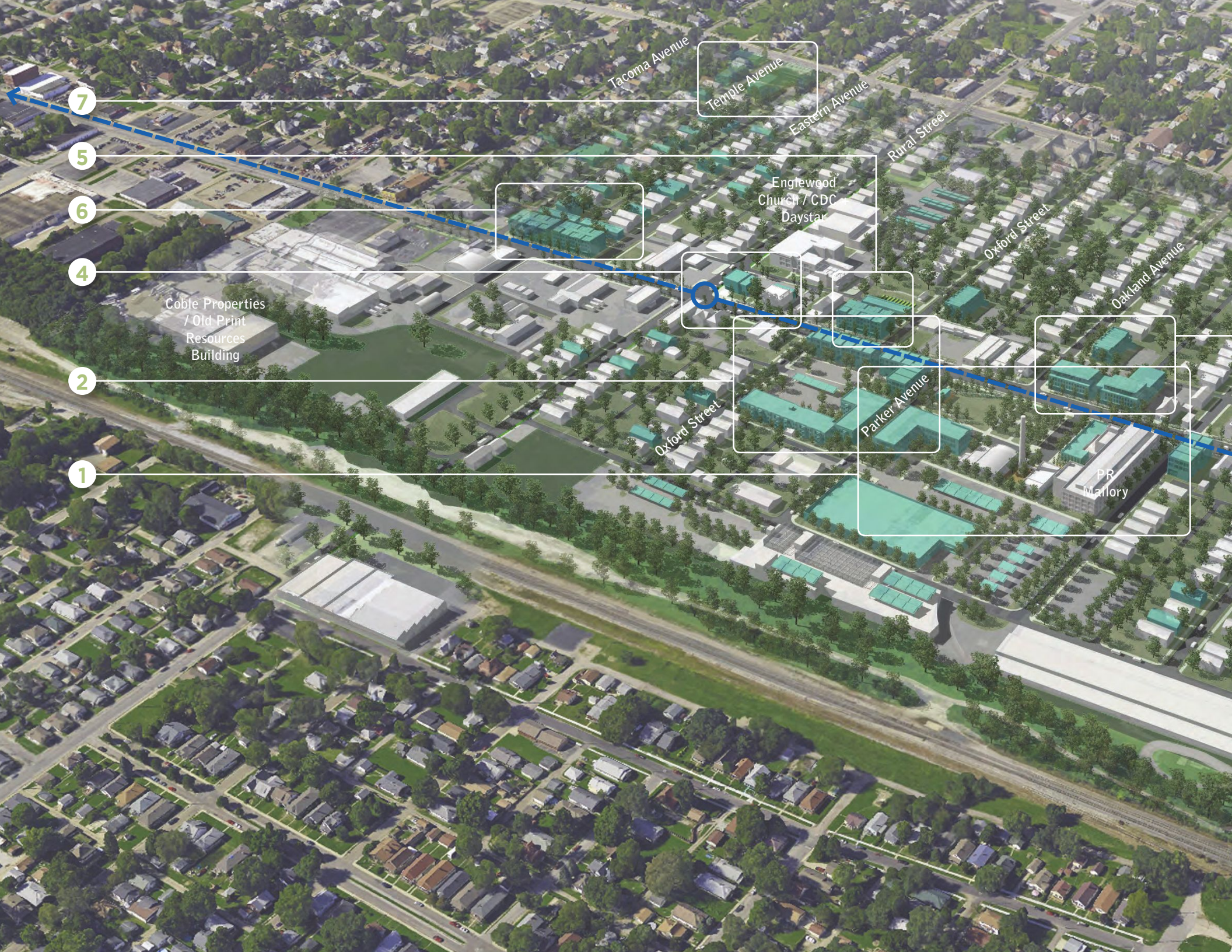
CSX RAIL LINE

NEWTON AVE

LEEDS AVE

RURAL ST

OXFORD ST



7

5

6

4

2

1

Tacoma Avenue

Temple Avenue

Eastern Avenue

Rural Street

Englewood Church / CDC Daystar

Oxford Street

Oakland Avenue

Coble Properties / Old Print Resources Building

Oxford Street

Parker Avenue

PR Mallory

# 2020 Aspirational Mixed-Use Center Projects

## 1 - The PR Mallory Quad

The PR Mallory building and its adjacent structures frame a new public space. A new building faces onto the space from the west, while the iconic smokestack serves as a focal point.

## 2 - Oxford Place Multi-Phase Development

The Oxford Place Senior Development will have two additional faces, eventually fronting Washington Street with multi-story buildings and a mix of uses. It will incorporate Artie's on the Go into an existing structure.

## 3 - Oakland and Washington Mixed-Use Development

The plan indicates a multi-story mixed-use project that fronts onto Washington Street and takes advantage of views of the new quad and smokestack.

## 4 - East Washington Library Addition and Infill

This plan indicates a new mixed-use structure to help hold the corner at Rural Street and act as an entry to the Great Place. An addition to the rear of the building is underway.

## 5 - Community Garden Area

The property south of the community garden is shown with multi-story mixed-use infill. Shared garages with units above provide enclosure and face the garden.

## 6 - West Washington Walk-up Units

To help bolster future housing efforts, two multi-story buildings with walk-up units are shown fronting Washington Street on the north side between Temple Avenue and Eastern Avenue.

## 7 - Temple Avenue Townhomes and Flats

Townhomes and flats are indicated along Temple Avenue and New York Street, where there are a number of contiguous properties to provide for housing demand and incent single-family efforts on Temple Avenue.

## T - The Blue Line (BRT Transit)

This rapid transit line is still in planning stages. It would follow the existing Route 8 IndyGo Bus, which is itself one of the strongest in Indianapolis.



# The PR Mallory Quad



## PROJECT NOTES

The intent of this project is to provide a true focal point for the community that is rooted in the history of this place and encourages walkable, urban development that is engaging and interactive.

The streetscapes and site areas around the quad and adjacent building should be well-designed with large tree planters and wide sidewalks that are all consistent.

Parking is provided to the rear of buildings and along a new local street that frames the park. The on-street parking will serve retail and commercial groundfloor tenants and make the developments more viable.

The green space should accommodate flexible programming and is shown with a pavilion overlooking a shared lawn. This allows for concerts, movie nights, and other events, while still remaining open for farmer's markets.

A plaza space, shown with heavy tree canopy, provides space for socializing, congregating, and passive recreation. It is shown with a central water feature, though future programming efforts are needed.

The Old Cafeteria and Boiler Building are proposed as being redeveloped into a brewery and tasting room with an outdoor beer garden where the Smokestack is located. Additional new buildings around the quad are indicated as 3-stories or more with active groundfloor uses.

### FARM 365 EXPANSION

The "Bunker Building" will be the new home of an expansion of Farm 365 and is shown here with a new rooftop greenhouse.

### FUTURE LIGHT INDUSTRIAL

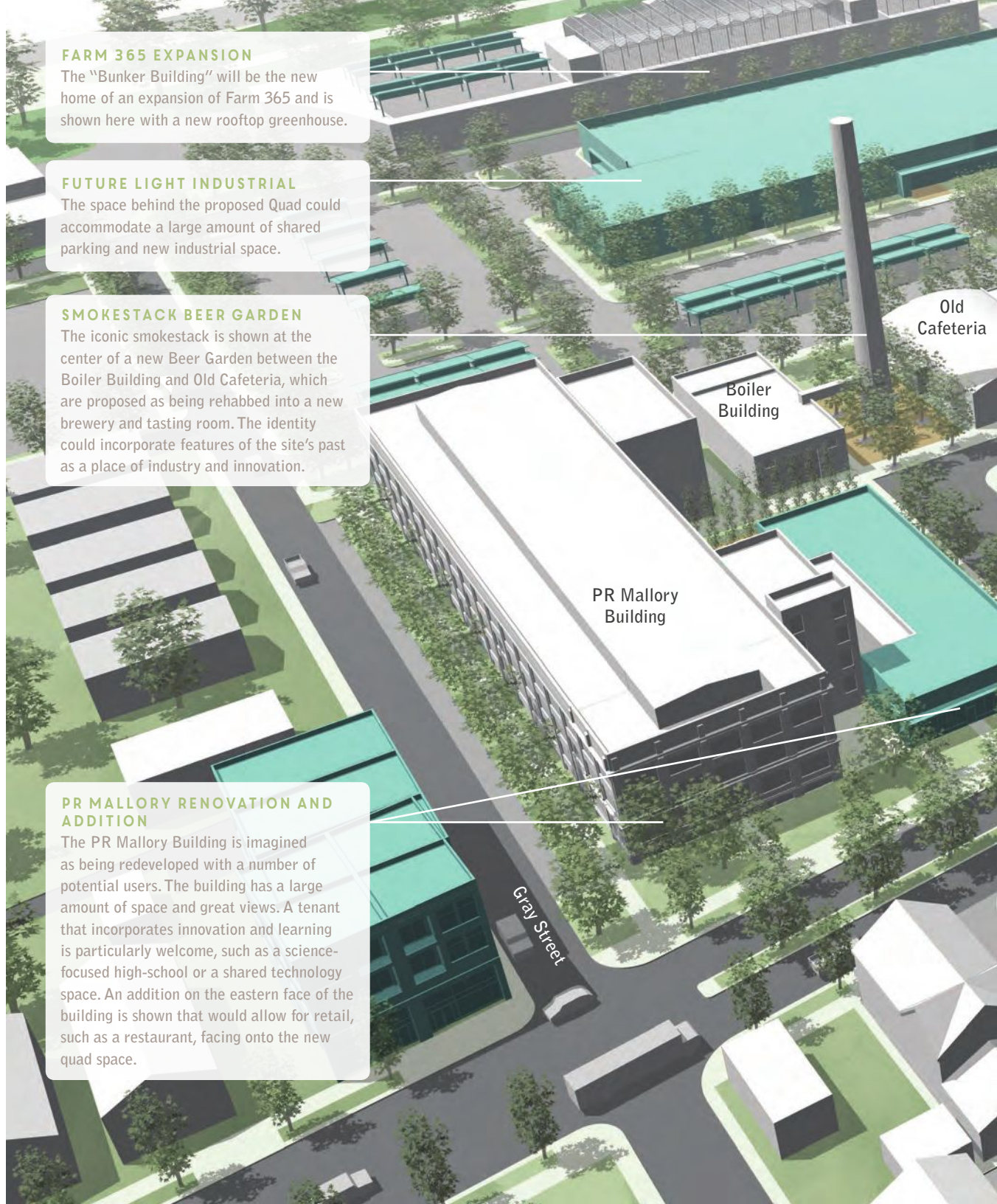
The space behind the proposed Quad could accommodate a large amount of shared parking and new industrial space.

### SMOKESTACK BEER GARDEN

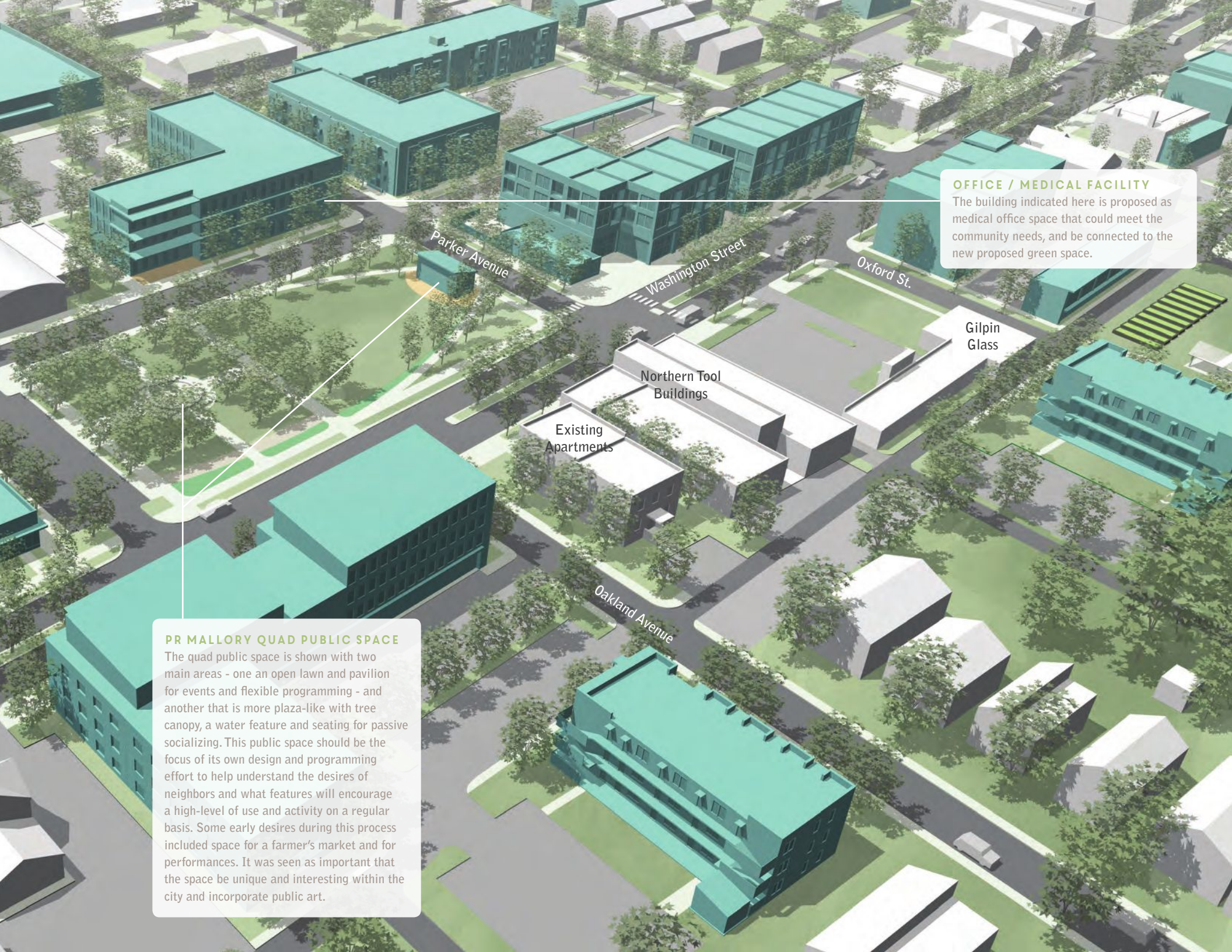
The iconic smokestack is shown at the center of a new Beer Garden between the Boiler Building and Old Cafeteria, which are proposed as being rehabbed into a new brewery and tasting room. The identity could incorporate features of the site's past as a place of industry and innovation.

### PR MALLORY RENOVATION AND ADDITION

The PR Mallory Building is imagined as being redeveloped with a number of potential users. The building has a large amount of space and great views. A tenant that incorporates innovation and learning is particularly welcome, such as a science-focused high-school or a shared technology space. An addition on the eastern face of the building is shown that would allow for retail, such as a restaurant, facing onto the new quad space.







**OFFICE / MEDICAL FACILITY**  
 The building indicated here is proposed as medical office space that could meet the community needs, and be connected to the new proposed green space.

**PR MALLORY QUAD PUBLIC SPACE**  
 The quad public space is shown with two main areas - one an open lawn and pavilion for events and flexible programming - and another that is more plaza-like with tree canopy, a water feature and seating for passive socializing. This public space should be the focus of its own design and programming effort to help understand the desires of neighbors and what features will encourage a high-level of use and activity on a regular basis. Some early desires during this process included space for a farmer's market and for performances. It was seen as important that the space be unique and interesting within the city and incorporate public art.

Parker Avenue

Washington Street

Oxford St.

Gilpin Glass

Northern Tool Buildings

Existing Apartments

Oakland Avenue

# Oxford Place Multi-Phase Development



## PROJECT NOTES

The intent of this project is to provide an urban infill project as well as reuse a vacated brownfield site. The initial phase of the project was already in the design process during this planning effort and is expected to break ground in 2015 with a 3-story senior housing development that is net-zero energy, meaning the project does not require energy beyond what it produces on its own site. This project will allow senior members of the community to age in place, instead of having to move to a more suburban location further away from friends and family.

Phases 2 and 3 are indicated as 3-story urban developments. Phase 2 would offer additional senior housing units. Phase 3 would be a mixed-use development with groundfloor commercial space that includes the renovated structure housing Artie's on the Go.

Parking for all three phases will be shared and is easily accessible. It is indicated with generous landscaping, tree lawns, and elegant urban streetscapes that will be consistent with those on the PR Mallory Quad.

The project will provide urban frontage to Washington Street, Parker Avenue, and the proposed quad space.



Washington Street

Proposed PR Mallory Quad

**PHASE 3 - EAST BUILDING**  
This building is a 3-story mixed-use structure with groundfloor commercial fronting onto the proposed quad space.

**PHASE 2 BUILDING**  
This building is a 3-story addition of senior housing units that will attach to the first phase of development

Parker Avenue

**PHASE 1 - SENIOR HOUSING**  
This first phase structure is expected to begin construction in 2015 and will be net-zero energy with a number of amenities.

**GREENHOUSE AREA**  
The greenhouse indicated here will be available for use by residents. Outdoor garden beds are planned as well.

Alley

# Oakland + Washington Mixed-Use Development



## PROJECT NOTES

The intent of this project is to provide a mixed-use development project with an urban groundfloor treatment that takes advantage of its location along the new planned quad space.

The building is indicated as a 4-story structure with the top floor set back to provide outdoor deck space that views onto the quad. In addition, the building has an opening in line with the historic smokestack and a new planned road around the green space. This space is intended to have amenities that can be shared by all residents and is in keeping with the rooftop amenity provided at The Commonwealth Apartment development.

The groundfloor is shown with an urban store-front treatment to create a truly walkable urban environment along Washington Street, with great views of the new green space.

Parking will be provided behind, and may be accommodated through a combination of surface parking, groundfloor garage space, and tuck-under garages. Beyond the parking area, there is space for an additional townhomes or flats development that will help scale this development down to the existing single-family homes.

### TOWNHOMES / FLATS

This building is indicated as a three-story structure with a modest number of units to transition to the single-family homes nearby.

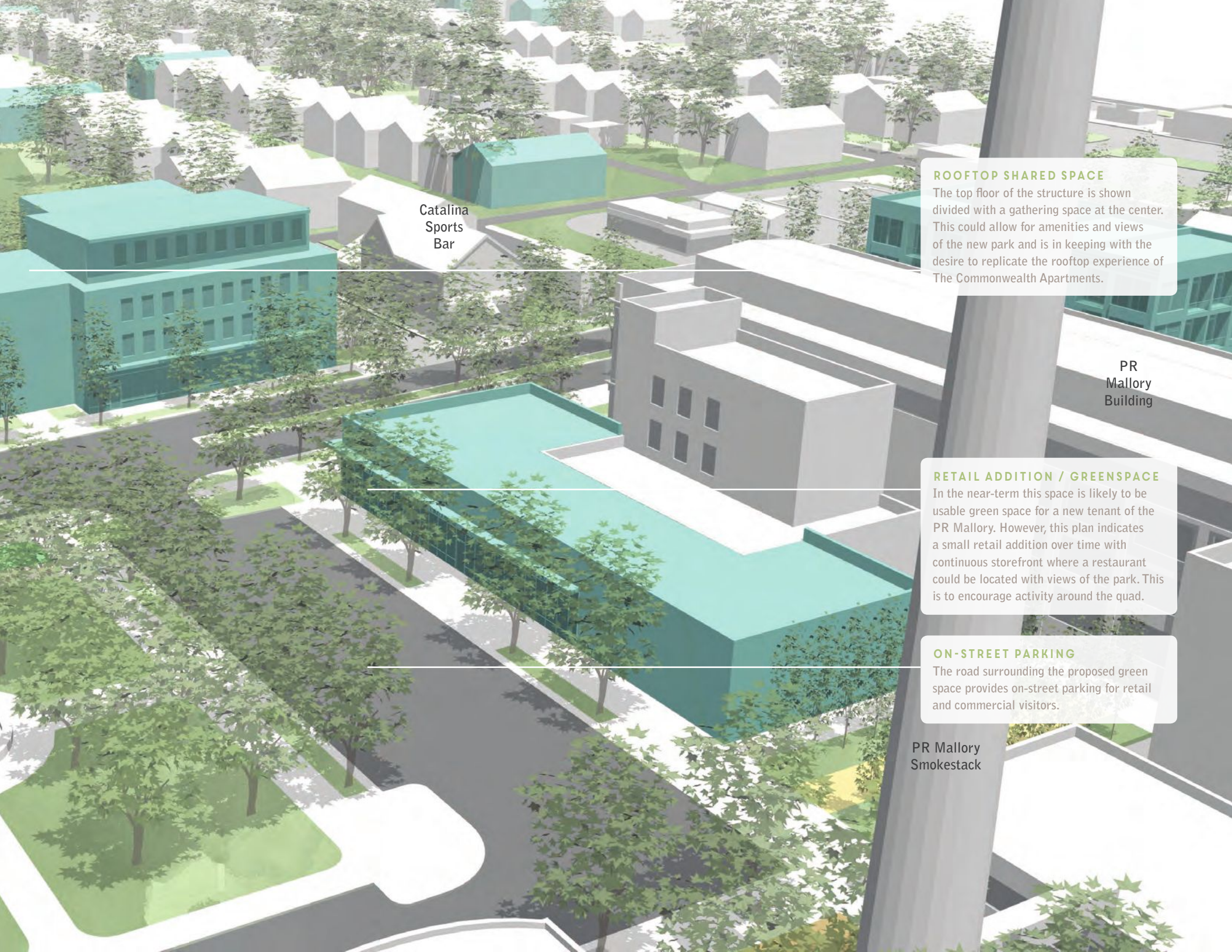
### UPPER FLOOR DECK SPACE

This building is shown as having an upper floor with a continuous deck space for users to encourage outdoor activity and views of the green space and new development.

### GROUND FLOOR TREATMENT

The groundfloor of this building is shown with continuous storefront for commercial tenants to provide a walkable environment and encourage views of the new quad space. New tenants should provide outdoor seating to the extent possible.





Catalina Sports Bar

**ROOFTOP SHARED SPACE**

The top floor of the structure is shown divided with a gathering space at the center. This could allow for amenities and views of the new park and is in keeping with the desire to replicate the rooftop experience of The Commonwealth Apartments.

PR Mallory Building

**RETAIL ADDITION / GREENSPACE**

In the near-term this space is likely to be usable green space for a new tenant of the PR Mallory. However, this plan indicates a small retail addition over time with continuous storefront where a restaurant could be located with views of the park. This is to encourage activity around the quad.

**ON-STREET PARKING**

The road surrounding the proposed green space provides on-street parking for retail and commercial visitors.

PR Mallory Smokestack

# East Washington Library Addition + Infill

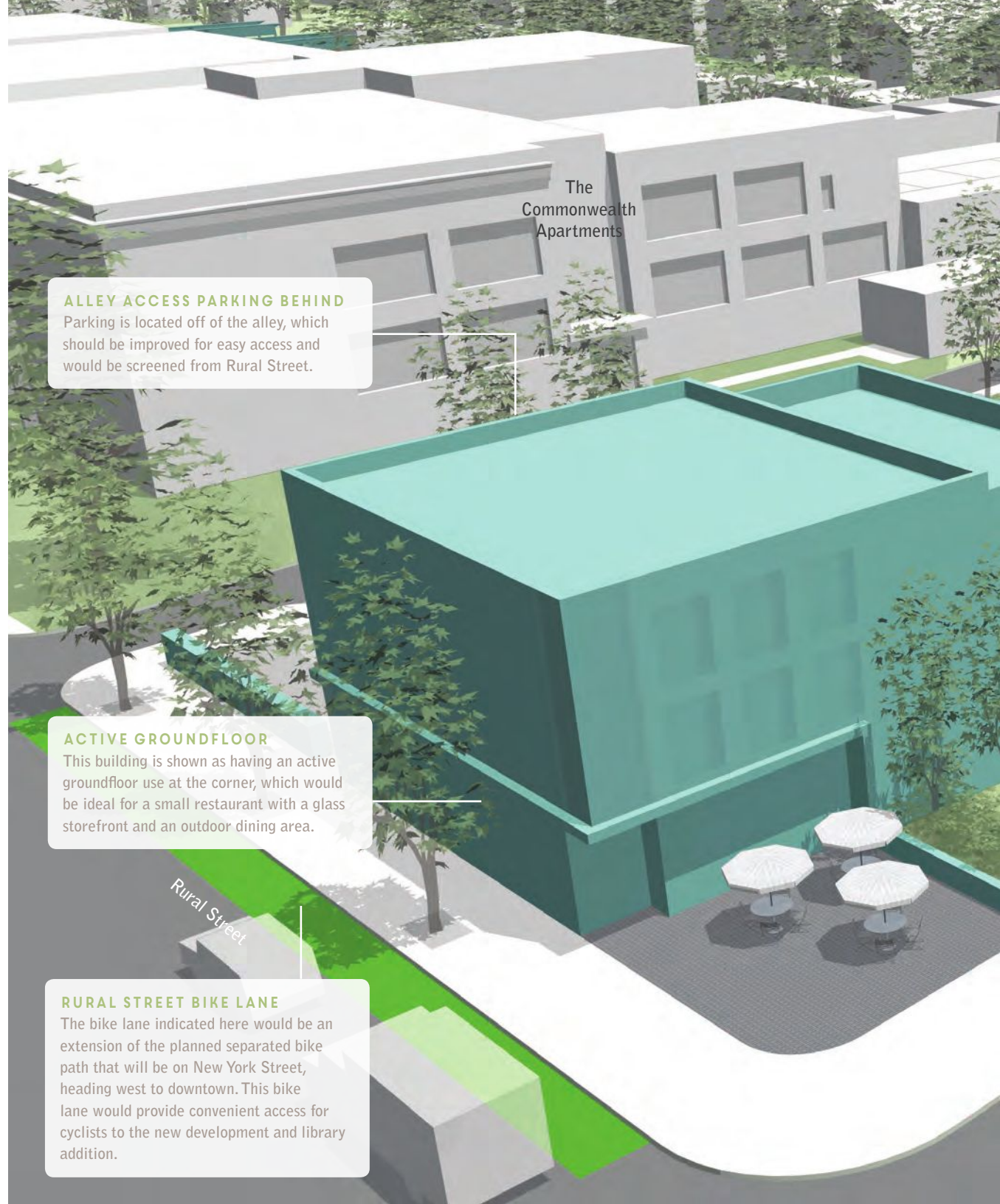


## PROJECT NOTES

The Indianapolis-Marion County Public Library was in the process of planning and designing an expansion to the East Washington Street branch, a Carnegie Library, at the time of this planning process. The expansion will occur to the rear of the building and will provide additional space for programming.

The Library also acquired the recently-closed Pizza Hut building on Rural Street, just next to their main facility. There are ongoing discussions regarding the potential future plans for complementary development of this site.

Based on community input as part of this planning effort, this plan indicates a new building to help anchor this important corner and gateway and to keep any unsightly surface parking from view. The building indicated is set back from the street in line with the library to allow views to its grand stair and historic facade. The southwest corner of the building should incorporate active uses, such as a small local retail use. There is a plaza indicated at the corner which could provide for outdoor seating.



### ALLEY ACCESS PARKING BEHIND

Parking is located off of the alley, which should be improved for easy access and would be screened from Rural Street.

### ACTIVE GROUND FLOOR

This building is shown as having an active groundfloor use at the corner, which would be ideal for a small restaurant with a glass storefront and an outdoor dining area.

### RURAL STREET BIKE LANE

The bike lane indicated here would be an extension of the planned separated bike path that will be on New York Street, heading west to downtown. This bike lane would provide convenient access for cyclists to the new development and library addition.

Rooftop  
Hockey  
Arena

Cat Head  
Press

Pia Urban  
Market  
and Cafe

Tlaolli

**HISTORIC CARNEGIE LIBRARY**

The historic East Washington Branch is in the process of adding space to the rear of the structure. It is important for the original historic facade to remain prominent on Washington Street. A green space is indicated between the library and proposed corner development as a buffer.

**PROPOSED MEDIANS**

In keeping with the Re-Energize East Washington Street Plan, medians help beautify the street and slow traffic.

Washington Street



# Community Garden Area



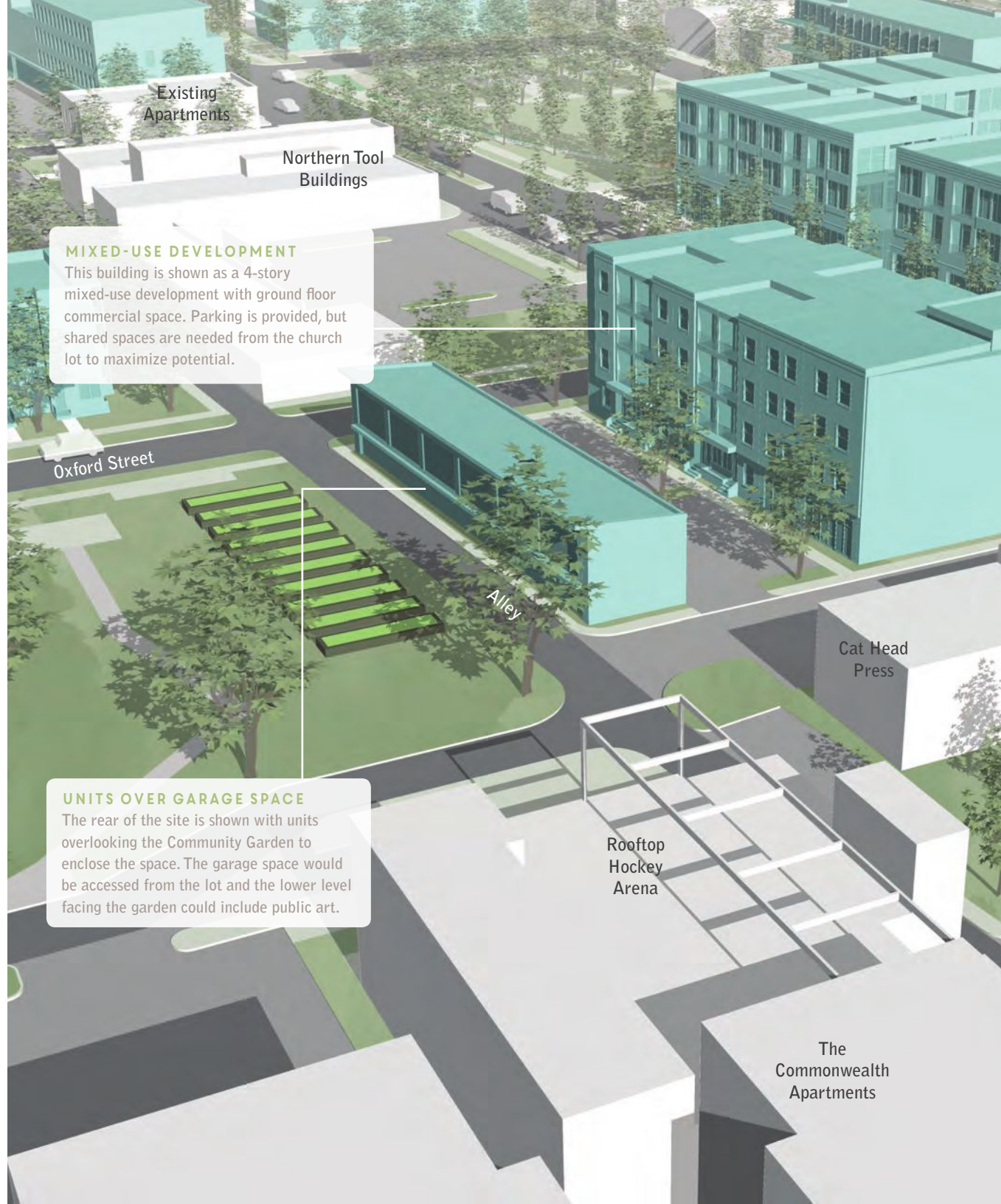
## PROJECT NOTES

The intent of this project is to provide a mixed-use development fronting Washington Street, establishing an edge and walk along the existing alley that faces the Community Garden space.

This alley is active with pedestrian, which is likely to grow with the planned new development in this area and the continued use of Englewood Christian Church, The Commonwealth Apartments shared space, and the library for community purposes.

This parcel is important for continued growth on Washington Street. The segment of Washington Street just west of this development has a significant amount of momentum with Tlaolli, Pia Urban Market and Cafe, Cat Head Press, and the coming library expansion. This project can help extend this momentum with ground-floor commercial space.

The building fronting the alley would house ground-floor garage space for residents and provide a small number of units above that would overlook the Community Garden. There is surface parking indicated that would be used by groundfloor tenants. Given the number of units, some form of shared parking with the church and adjacent properties would be beneficial.



### MIXED-USE DEVELOPMENT

This building is shown as a 4-story mixed-use development with ground floor commercial space. Parking is provided, but shared spaces are needed from the church lot to maximize potential.

### UNITS OVER GARAGE SPACE

The rear of the site is shown with units overlooking the Community Garden to enclose the space. The garage space would be accessed from the lot and the lower level facing the garden could include public art.





Historic Bank Building

Tacoma Avenue

Golden Ace Inn

**WALK-UP HOUSING**

This building is shown as a 4-story residential development with ground floor walk-up units. Parking is at the rear with covered spaces available. This project is intended to help start to form a streetwall on this part of Washington Street.

**WASHINGTON STREET UPGRADES**

This sidewalk indicates the desired upgrades for Washington Street that includes street tree planters with sidewalks behind to protect and screen pedestrians and property. Medians are indicated as well.

Washington Street

Temple Avenue

Rural Street

# West Washington Walk-Up Units



**PROJECT NOTES**

Washington Street west of Rural Street in this area lacks an urban streetwall of any real significance. There are stand-alone historic buildings that front the street, but they are outnumbered by surface parking lots.

Given the plan's recommendation of developing neighborhood housing in the TEAR neighborhood, this project has the potential to provide a sense of place on the southern part of Temple Avenue.

Walk-up units are indicated facing Washington Street, so the long-term goal of providing street tree planters and improved sidewalks on Washington Street will be critical in making this development feel comfortable.

This development is aggressive, but would give this part of the study area a chance to show real improvement and viability.

# Temple Avenue Townhomes + Flats



## PROJECT NOTES

The townhomes and flats development reinforce and anchor the scattered infill neighborhood housing on Temple Avenue. The project provides a type of housing that the planning process indicated is in demand in this area.

The scale of the development, regardless of whether it is attached or detached housing, is intended to be in keeping with the existing context of mostly two-story homes. The townhomes and flats are shown as 3-story developments.

In the near-term, the highest concentration of available property is on the northern end of Temple Avenue near New York Street. Over time, the goal is for housing to extend to Washington Street, with Temple being a strong anchor street for the TEAR neighborhood to build upon.



### NEIGHBORHOOD SCALE

The townhomes and flats buildings are intended to be scaled in a way that is compatible with neighborhood housing.



Golden Ace

Coble Properties at Former Print Communications

Washington Street

Temple Avenue

Alley

Tacoma Avenue

**NEIGHBORHOOD HOUSING**  
The goal for Temple Avenue housing is to provide the type of housing that fits in this context yet appeals to a broad spectrum.

**ALLEY ACCESS**  
Parking access for these homes will be provide off of the existing alley off of New York Street, which is in need of upgrades.

**SHARED PARKING**  
Parking is shown as a surface lot off of they alley that would serve both the townhomes and flats buildings.

**WALK-UP UNITS**  
This building is shown as a 3-story residential development with ground floor walk-up units. This project is intended to provide a sense of place for housing investment on Temple Avenue.

# Multi-faceted Neighborhood Housing

## PROJECT NOTES

1 - The area of neighborhood housing west of Rural Street and north of Washington Street is primarily single-family homes and duplexes. This area has a disproportionately high volume of rental units, housing in poor condition, and vacant homes and lots. The recommendation is for focused rehabilitation for sale and rental, as well as new-construction for sale homes on vacant parcels. Initial focus areas should include areas with the highest proportion of available properties, particularly on Temple Avenue. It is important to note that a large amount of property is already owned by Good News Ministries.

T - Housing demand analysis suggests that attached housing is in demand, and would be well-suited for New York and Washington Street.

2 - The area of neighborhood housing south of Washington Street along Rural and Oxford Streets is mainly single-family homes and duplexes. The condition of properties varies, as does the proportion of rental to owner-occupied units. The housing is somewhat detached from other larger neighborhood housing areas to the north and south. The recommendation for this area is to conduct scattered site rehabilitation for sale and rental.

3 - The area of neighborhood housing north of Washington Street and east of Rural Street is largely single-family homes and duplexes. The condition of properties is much better than in other parts of the study area. The recommendation for this area is to conduct scattered site rehabilitation for sale along with modest density increases from granny flats, townhomes, and small apartments.

4 - The area of neighborhood housing south of Washington Street and east of Gray Street is primarily single-family homes and duplexes. The condition of properties varies, as does the proportion of rental to owner-occupied units. The recommendation for this area is to initially provide better connectivity to important development areas to the west.



# Pedestrian + Traffic Calming Improvements

## PROJECT NOTES

1 - This plan indicates making Washington Street more pedestrian friendly with widened sidewalks, street trees, and tree-lined medians consistent with the Re-Energize East Washington Street Plan. These improvements would be sized to accommodate the future Blue Line Bus-Rapid Transit effort. To make walkable development and particularly street-facing retail more viable, sidewalks should be widened and made more safe and comfortable.

2 - This plan proposes improving the alley from Tacoma to Rural Street to more street-like standards because the north to south block lengths are overly long compared to adjacent streets.

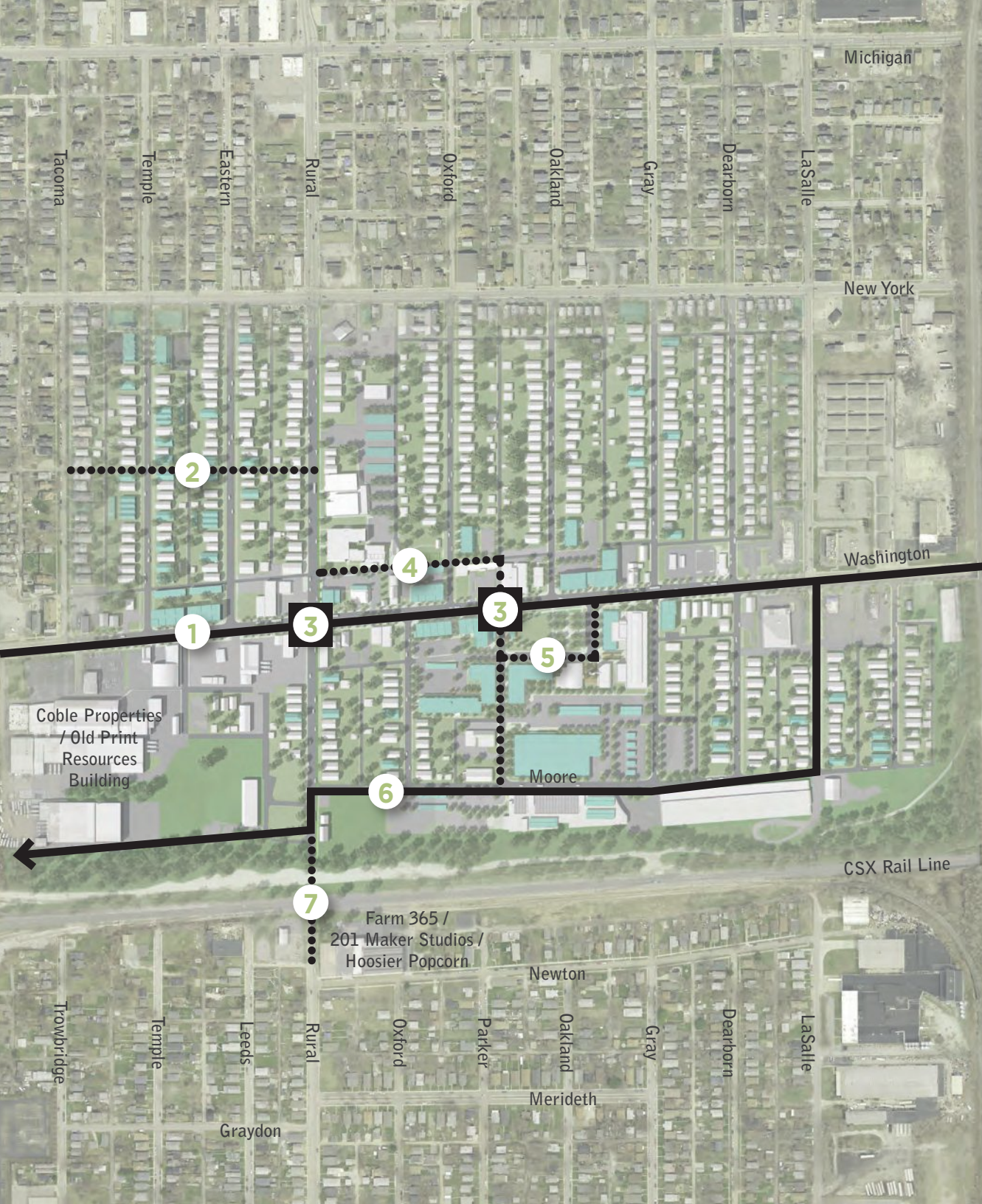
3 - Improved crosswalks and speed tables are desired on Washington Street, Rural Street, and Parker Avenue. Speed tables make crossing simpler and slow automotive traffic.

4 - The alley between Rural Street and Parker Avenue is indicated as having improvements to make it more walkable and in better driving condition.

5 - The PR Mallory Quad concept has a perimeter road around its edges, which will allow for on-street parking and help to maintain a strong park edge.

6 - Moore Avenue is indicated as being extended to both the west and east of Rural Street. This will enhance connectivity on the southern end of the site, but more importantly, will make property more viable for light industrial and other job creating uses.

7 - The Rural Street underpass is in dire need of improvements due to its extremely poor and unsafe condition. At the time of this effort the City of Indianapolis was working with CSX railways to allow these improvements to take place.



# Bicycle Amenities

## PROJECT NOTES

Bicycle amenities are shown here with a more illustrative graphic showing them in their larger context to the right.

1 - Separated bike lanes are planned for construction on Michigan and New York Streets from Rural Street heading west through downtown.

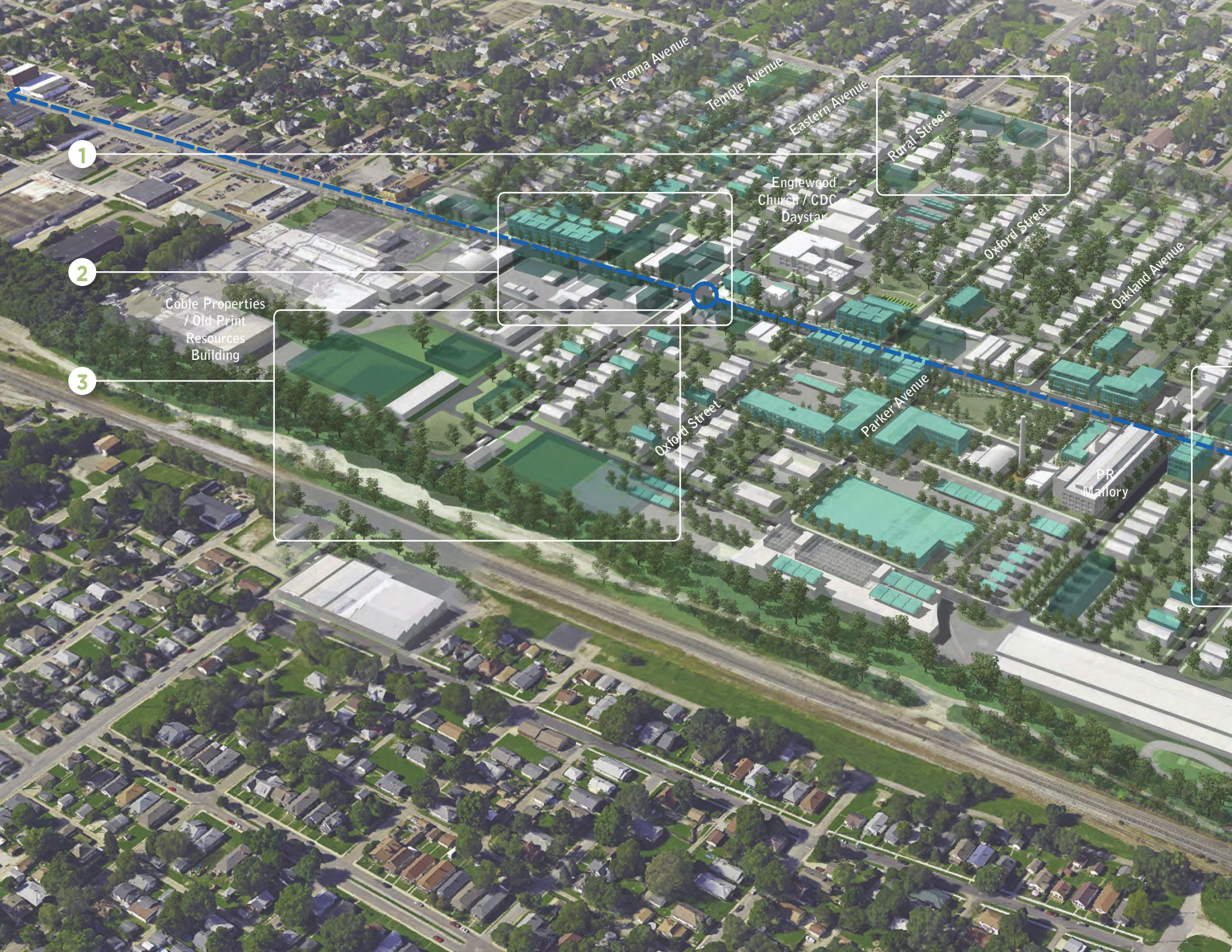
2 - The existing bike lanes on Michigan and New York Streets will remain from Rural Street heading east to Irvington.

3 - A multi-use path is indicated along Rural Street to help connect the upgraded separated bike lanes from Michigan Street heading south to the East Washington Branch Library, and eventually further to Farm 365 and Twin Aire.

4 - This plan indicates the long-term goal of developing a trail through former rail sideyards that are no longer used. These properties are under CSX ownership, but the parcels are in extremely poor condition and are not maintained. This has caused them to be a magnet for vagrancy and drug use. The trail is envisioned as being thematically tied to the urban "food hub" concept and would connect to Farm 365 facilities. The trail could weave between stands of volunteer trees that have grown over the years and play to the context of this area as a legacy industrial site. The long-term potential is that this trail could link with the existing Pennsy Trail to the east, providing access west towards downtown.







1

2

3

Coble Properties  
/ Old Print  
Resources  
Building

Tacoma Avenue

Temple Avenue

Eastern Avenue

Rural Street

Englewood  
Church / CDC  
Daystar

Oxford Street

Oakland Avenue

Oxford Street

Parker Avenue

PR  
Mallory



# Future Development Looking Beyond 2020

This plan is focused on near-term feasible development within the 2020 timeframe, yet this place has considerable potential over the long-term. The Blue Line is in the planning stages and studies indicated 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.

## T - The Blue Line (BRT Transit)

This rapid transit line is currently in early planning stages and this plan advocates for the route to be built in a way that encourages development and improves the pedestrian experience of Washington Street.

### 1 - Rural and New York Streets

This area does not currently show the market strength that Washington Street does. However, it does have the potential to be a very attractive and valuable neighborhood node. It will be important to build on the existing historic fabric that exists.

### 2 - Washington Street West of Rural

There are a number of properties that are occupied by Good News Ministries, small auto sales and repair shops, and other operations that are not necessarily the highest and best use for a transit corridor. These properties are not realistic for near term acquisition, but will be important for development in the long-term.

### 3 - Light Industrial Infill

The land that runs parallel to the rail line has a large amount of acreage that is suited for future job creation and light industrial development, with mixed-use and pedestrian oriented activities along Washington Street.

### 4 - Washington Street East of Gray

There are a number of properties that are occupied by auto-oriented businesses. These properties are not realistic for near term acquisition, but will be important for development in the long-term.





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An aerial photograph of a city neighborhood, likely Englewood, Indiana, with a green color overlay. The image shows a dense residential area with many houses and trees. A large, light-colored building is visible in the lower right quadrant. The text is centered over the image.

LOVING INDY'S NEXT GREAT PLACES

Great Places 2020

A Comprehensive Development Plan for  
ENGLEWOOD ⚡ VILLAGE