



**Why Redevelopment
Project Needs To Happen?
Erosion of Our Community**



**Create Community
Solutions To Effects
SMART GROWTH**

We shape our buildings, and
thereafter, our buildings shape
us.

--Winston Churchill

“THE UPTOWN” / THE ASK:

- Review Uptown Package
 - Comprehensive Community, City & State Solutions
- Prioritize Highest Level
- Appoint Handler To Ensure Success
 - Funding Assistance Coordinator

I. Action – Next Steps:

1) City Partnership / Dollars IN / = Other Partners

- a) Neighborhood Development Fund Package
 - b) (NSF) Neighborhood Stabilization Fund - Package
 - c) Housing Trust Fund
-

- 1. Home & CDBG / 40 vs. 72 ?
- 2. Brownfield – State / 20% Forgivable
- 3. Housing Tax Credits – State
- 4. Brown To Green – LEED / Energy & Defense
- 5. = Infrastructure
- 6. = Services & Economic
- ❖ = Comprehensive Community Redevelopment

Places Where People Want to Be..... LIVE * WORK * WALK * BIKE * PLAY * SHOP

City & Neighborhoods / Church & State

- Come Together
- Partnerships Better Community
- Civic Revival / Front Porch Alliance
 - **Support Ask of State & Federal Commitments**
 - Inner Community Foundation
 - **Brown Fields Clean Up, Infrastructure, Housing, and Energy Sustainability, = Economic Development**
 - Opportunities – Access: Live, Work, Play
- Win ; Win; Win; Win

TOD and State/Region



- Provides a regional growth strategy
- Allocates and leverages scarce funds
- Attracts workers and companies
- Generates private sector investment
- Addresses environmental, open space issues

Community Effects:

Well Defined Problem / Well Defined Solution:

- Crime - 278 Reports / Violent or Drug Related
 - January 2008 / 1 Month / 3 Mile Radius
- Property Tax Increase
 - 200+% 2003
 - 200+% 2007
- Community Scared - Side walks not repaired since 1926
- Economic Slow Down - Need Jump Start
- Drive Thru Community & Erosion
- Vacant Buildings all along our corridors and neighborhoods
- Demographics / 3 Mile Radius
 - Exodus - 12% 1990 to 2000
 - Exodus - **15+% 2000 to 2010 – Death Roll / Back Flow**
- Free Market Land Use = Big Box Retailer or Strip Center
 - Suburban Designed Land Use Sprawl

Comprehensive Community Redevelopment Proven Success Plan:

These proven successful plans address a broad range of
community redevelopment issues including:

Brown To Green / Environmental Clean Up to A.E.

Housing / Healthy Living

Infrastructure - Capital planning basic Recreational Assets

Energy Sustainability / Green

Educational and Social Services

Business & Economic Development

PLACES PEOPLE WANT TO BE

LIVE * WORK * WALK * BIKE * PLAY * SHOP

Economic Impact Study: Community Alternative Taxes

Projects - Retail and Residential Property Tax	\$ 90,000
Project – Service Income Tax	\$ 3,876,000
Project – Service Sales Tax	\$ 935,655
Tax Increment – Property Tax – Effected Zone @ 5% Increase not 200+ % or even the national ave.25%	\$ <u>632,398</u>
Total Direct Alternative Income From Project - Annual	\$ 5,5337,398
* Not Including across the Street Retail or down the Blocks	
5 year projected revenue increase	\$ 27,666,990
10 year projected revenue increase	\$ 55,333,980
15 year projected revenue increase	\$ 83,000,970
20 year projected revenue increase	\$ 110,667,960
25 year projected revenue increase	\$ 138,334,950 ¹⁰

Benefits:

- City & Community Coming Together
- Brown - Blight Gone; Center of Community
- Housing - Safe, affordable, clean
- All involved Look Good / Places where people want to be
- Economics Development – Alternative Revenue
- Reverse Suburban Flight
- Reduced Crime
- Facilitates additional retail to infill other vacancies
- Create Jobs
- Civic Revival

Access Opportunities / Cost Savings:

- Housing Affordable / Housing Vouchers
- Jobs / Welfare – No Job
- Grocery / Fast Food & Food Stamps – No Food
- Walk able Critical Mass; Monon; Exercise / Sediment
 - Healthily Living / Heath Care – Unhealthy Environment
- Opportunity / NO Opportunity = Crime = Police
- Public & Private Creating Economic Development / Expense
 - Expense - Doing More with Less
- Cost Of Suburban Sprawl:.....

“Cost of Sprawl Revisited”

- ***More Vehicle Miles Traveled***
- ***Higher Infrastructure Costs***
- ***Less Cost-Effective Transit***
- ***Loss of Agriculture Lands***
- ***Loss of Environmental Lands***
- ***Higher Energy Consumption***
- ***Greater City Fiscal Distress***
- ***Greater Inner City Deterioration***

Action vs. Non Action Creates Failure:

Death Roll....

Less Job Opportunity

Less Alternative Revenue Sources form Community Level

Eminent Domain / Community Minded Developers Failure

Vacancy / Drive thru Design / Community Erosion

Civic Minded Men and Woman Feeling Disenfranchised

Investments made lost / Private / Community / City / State and
Federal - Lost Revenue

More Crime

More Reliance on Property Tax

More Unhappy People / Places People do not want to be

Meridian Kessler and Others Asks for Help – 2004

Why - This Block 49th – 50th & College

- Demographics Declining / Still Strong Foundation Economics
 - \$75,000 per House Hold Income - 1 Mile radius
 - 95,000 people - 3 Mile radius
- Development - SMART GROWTH Community Foundation
 - Hope / Economic Development
- Mixed Use - Real Estate Redevelopment:
 - Apartments feed the Services – Economic Opportunity
 - Services Feed the Neighborhood
 - Neighborhood Feeds the City
 - City Feeds The State = Economic Development
- Best Chance for Big Impact - Project Ready to Go
- National Proven Success – Model



Original Queen Fish & More
49th & College Indianapolis IN.

49th - 50 College Ave
Worst Block / Best Block
CAN DO! REDO

Image IndianaMap Framework Data
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16

Pointer 39°50'35.98" N 86°08'44.92" W

Streaming ||||| 100%

Eye alt 518 ft



Smart Growth – 3 Story S.E. View



THE UPTOWN



SITE PLAN

CARREAU DESIGN

AXS

THE UPTOWN – Project Description

Approx Sq. / Figures vary +/- common area &
Historic Preservation vs. New Project

Total Sq. Ft.

Comments

72 Apartments - 48,700 Sq. ft.

Retail - 24,350 Sq. Ft.

New Construction:

3rd Level

19,800

Apartments

2nd Level

19,800

Apartments

1st Level Retail

19,800

Retail Facing College Ave.

59,400

650 E. 49th St.:

3rd Level

3,800

Apartments

2nd Level

3,800

Apartments

1st Level Retail - Historic Separation

3,800

Retail Facing 49th St.

Lower Level – Historic Separation

3,800

Storage & Building Foundation

15,200

L Connector (New):

3rd Level

750

Apartments

2nd Level

750

Apartments

1st Level Retail

750

Retail Facing 49th St.

2,250

Total Square Feet

76,850



Smart Growth – 3 Story S.E. Bird Eye View



Smart Growth – 3 Story S.W. Bird Eye View



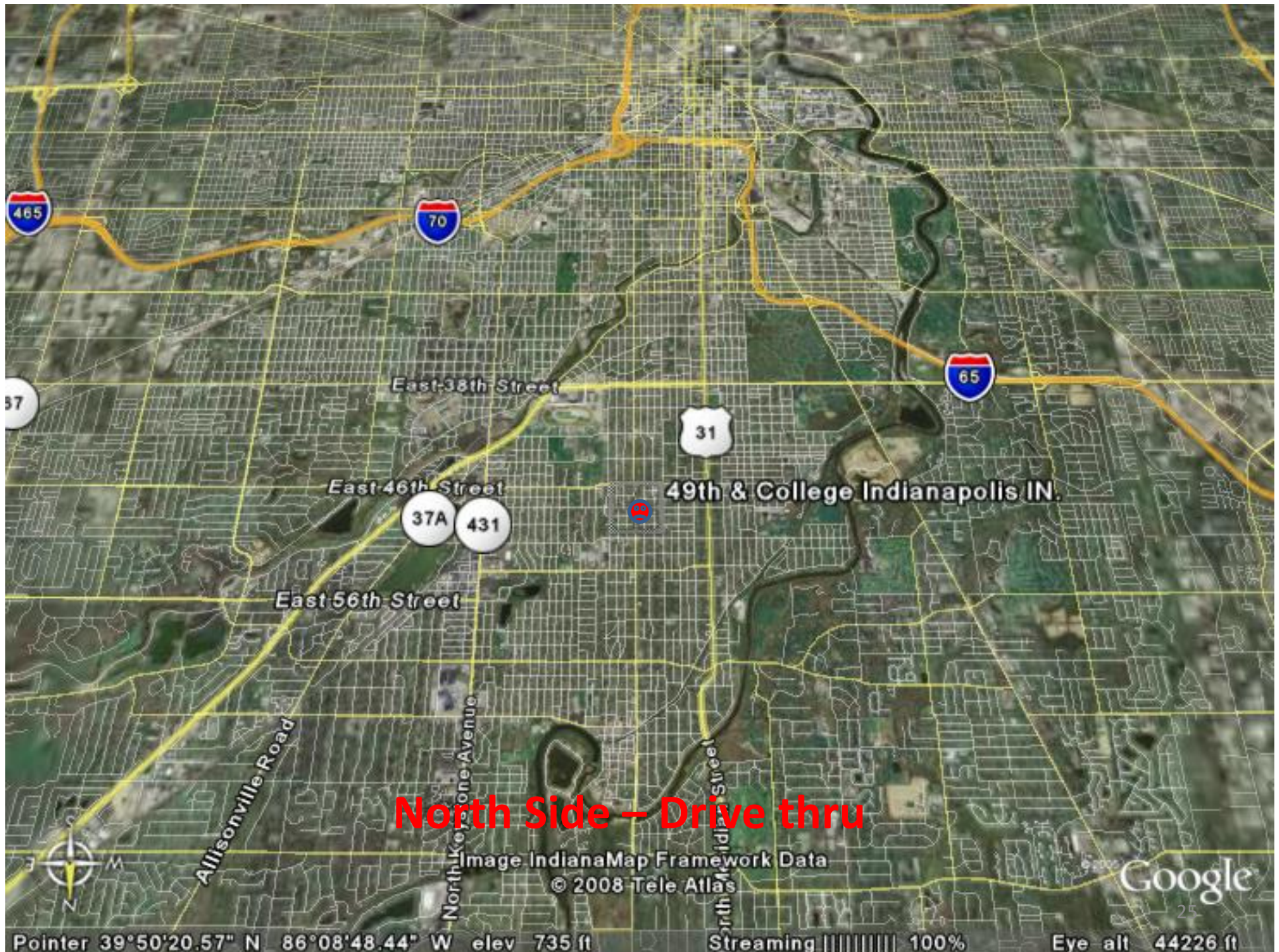
Smart Growth – 3 Story N.W. Bird Eye View

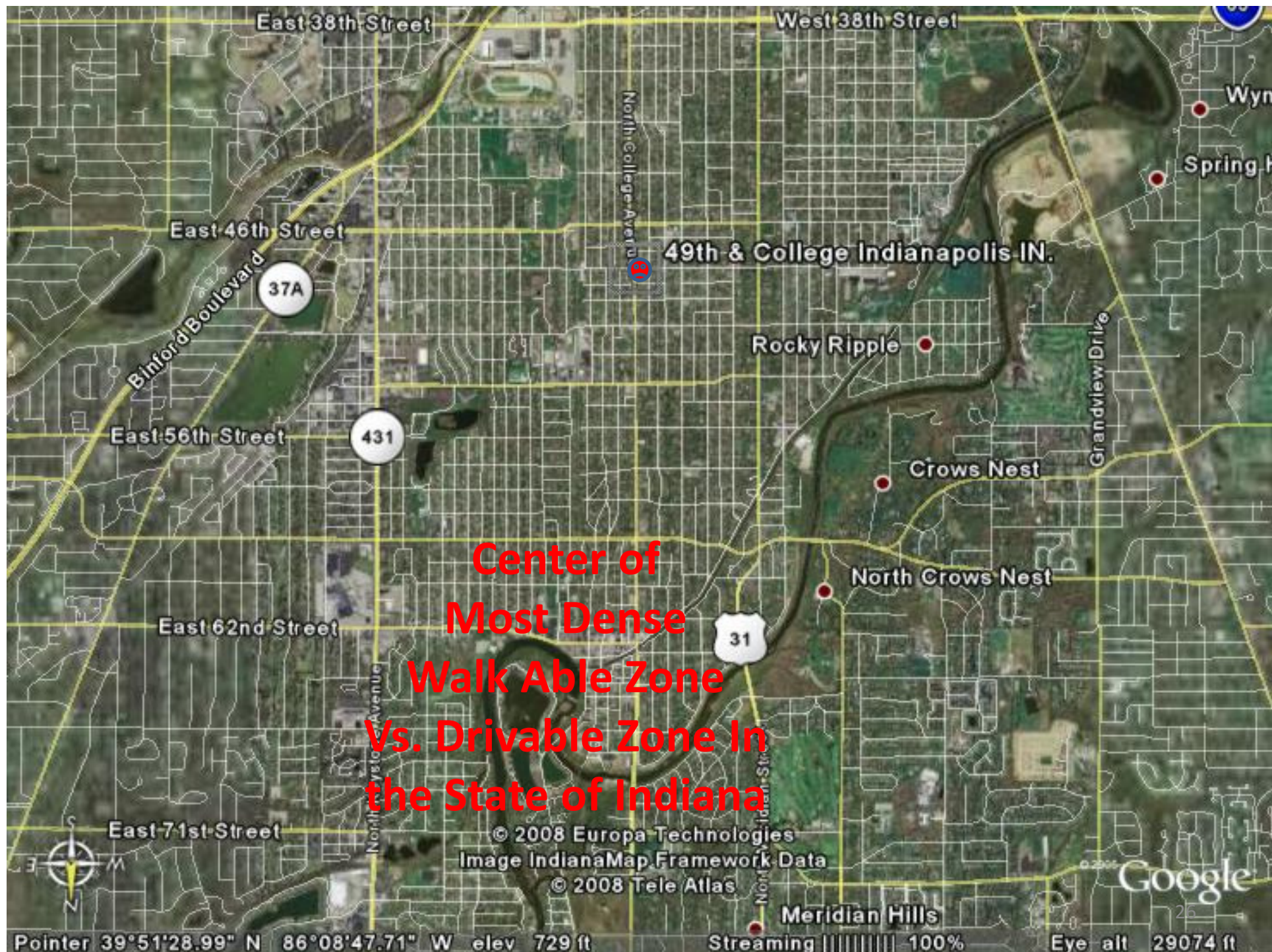


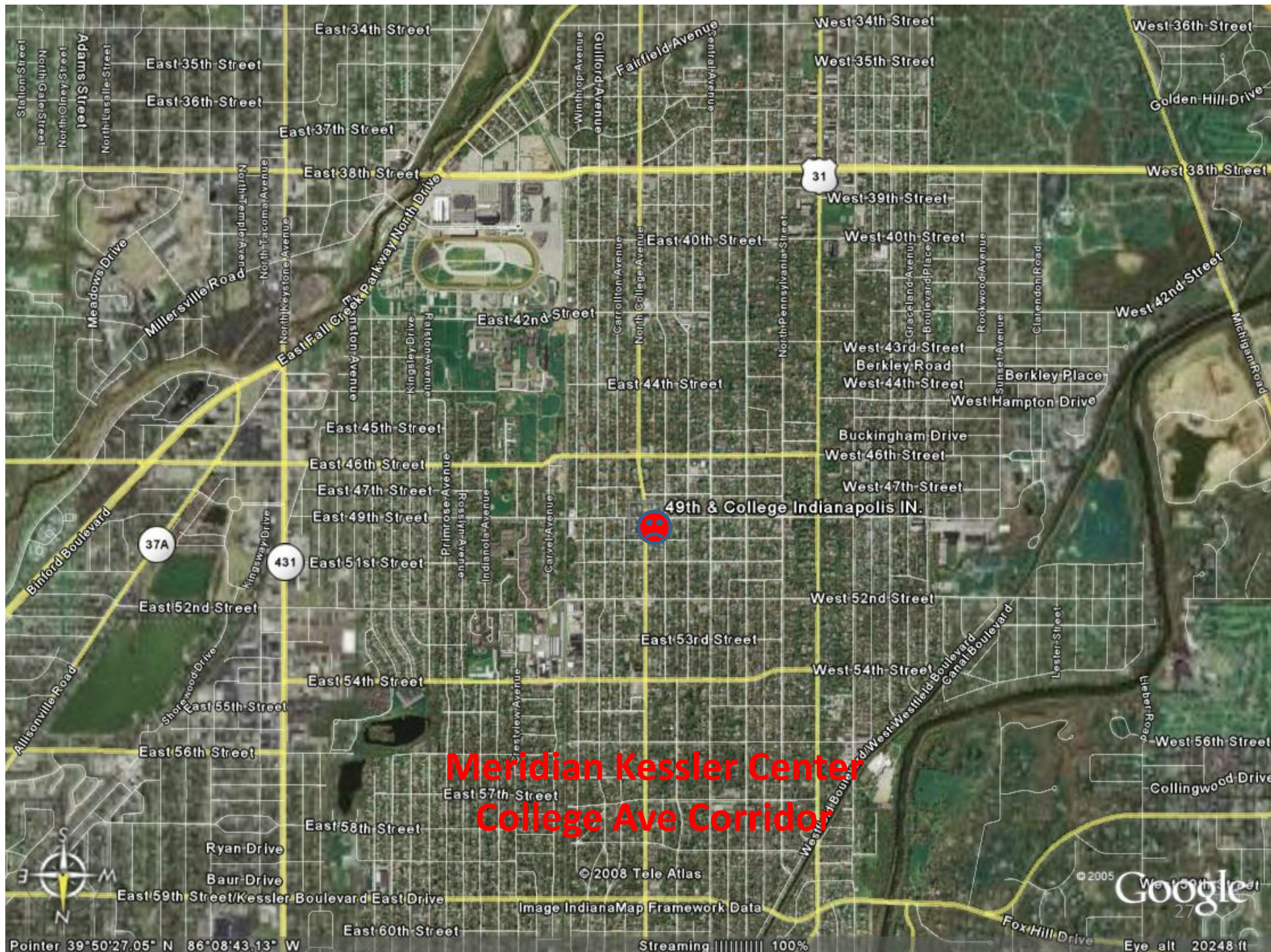
Smart Growth – 3 Story N.E. Bird Eye View

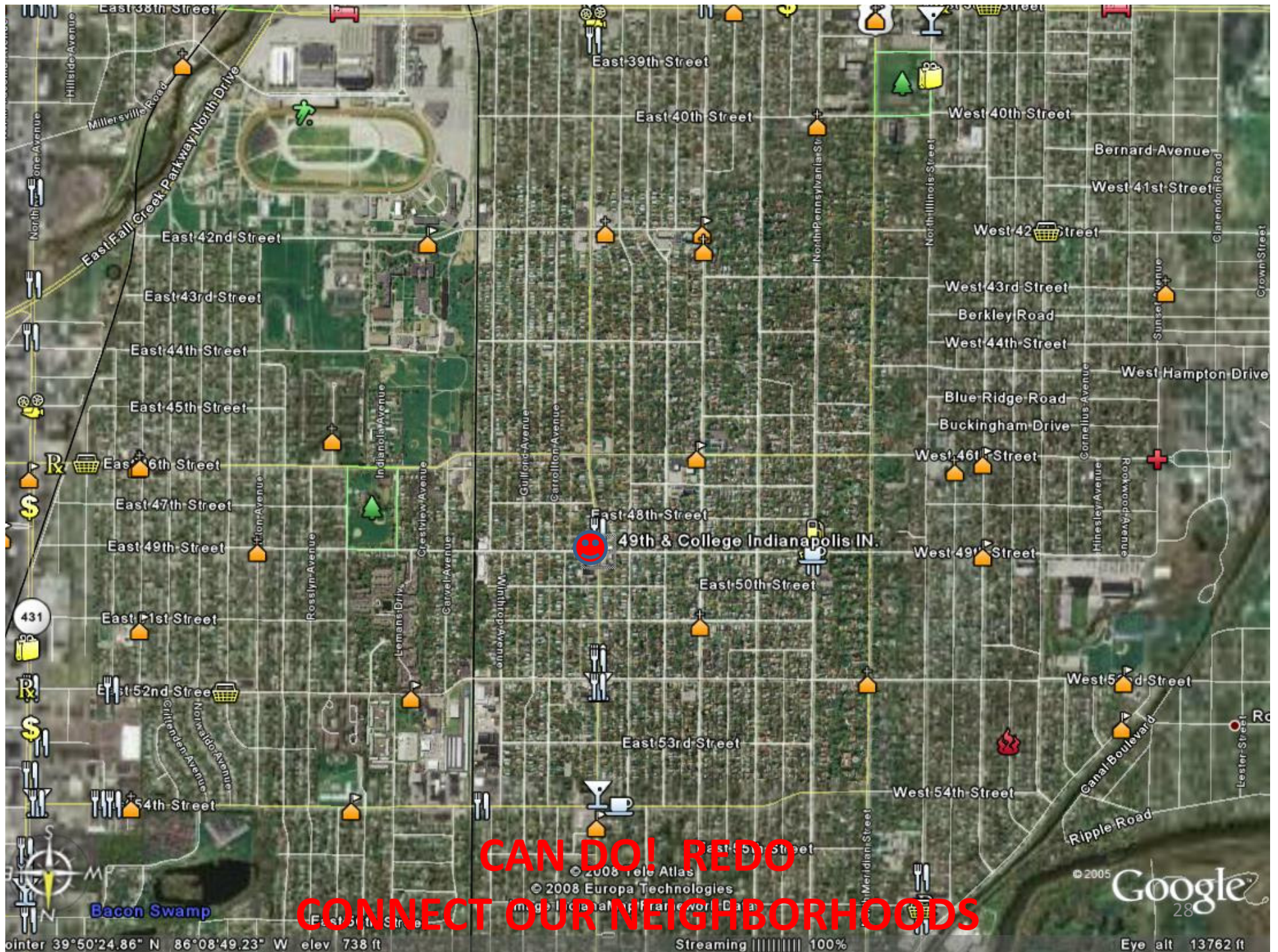
Volunteer Associations - Supporting the Uptown:

- CANDO - College Ave Neighborhood Development Corp.
- Rehab Resource Inc. – Affordable Housing - Not For Profit
- MKNA - Meridian Kessler Neighborhood Association
- HARMONI – Historic Mid-North Initiative – Walk Able Streets
- BRVA - Broad Ripple Village Association
- Midtown Neighborhood Association
- Meridian Street Foundation
- Butler Tarkington Neighborhood Association
- Riley Area Development Corporation
- Watson McCord Neighborhood Association
- Meridian Park Neighborhood Association
- Crown Hill Neighborhood Association
 - **LETTERS OF SUPPORT! - Please Read**

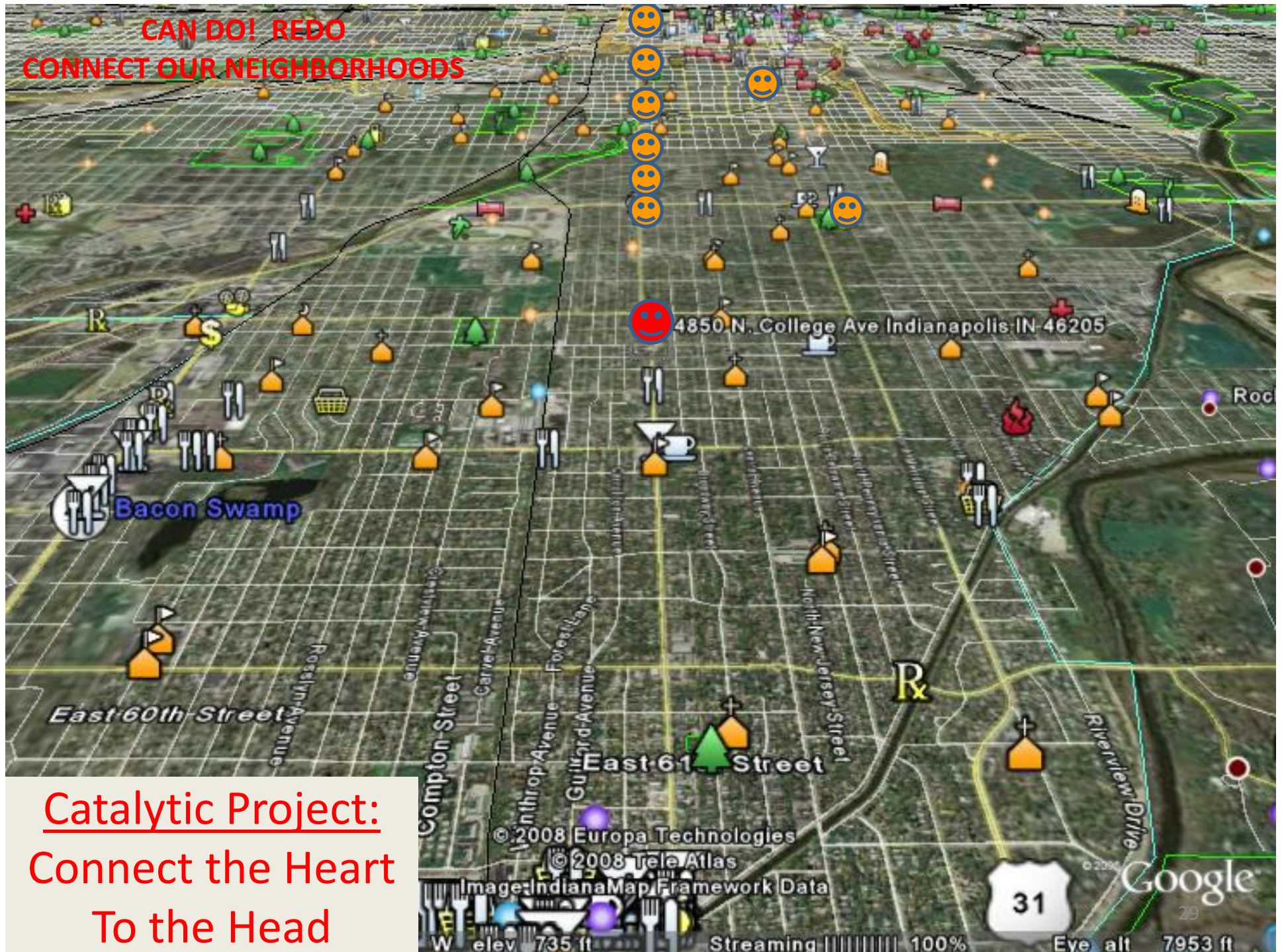








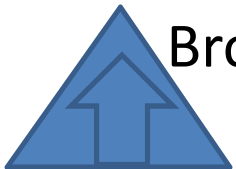
**CAN DO! REDO
CONNECT OUR NEIGHBORHOODS**



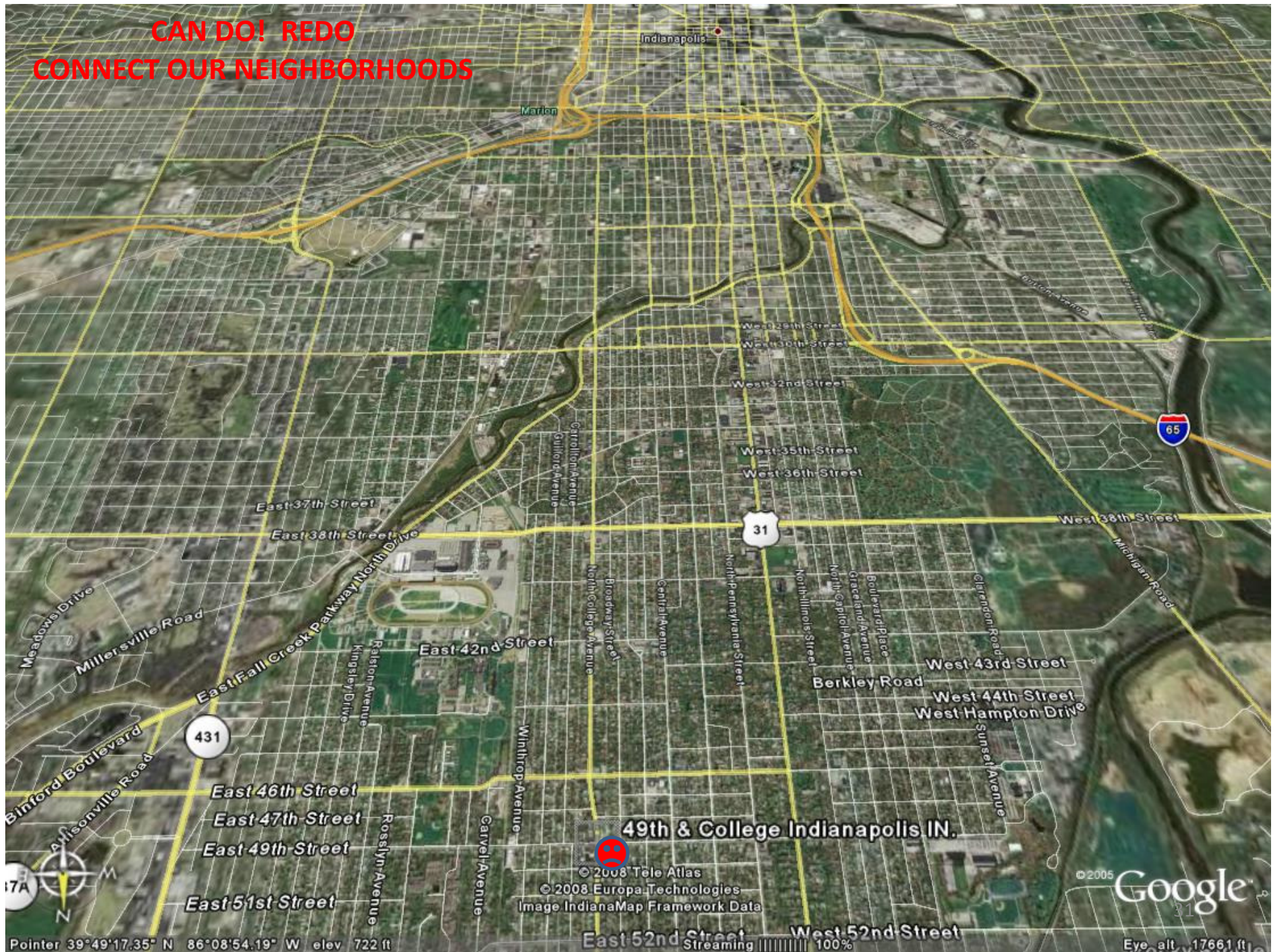
**Catalytic Project:
Connect the Heart
To the Head**

College Corridor / Other Projects:

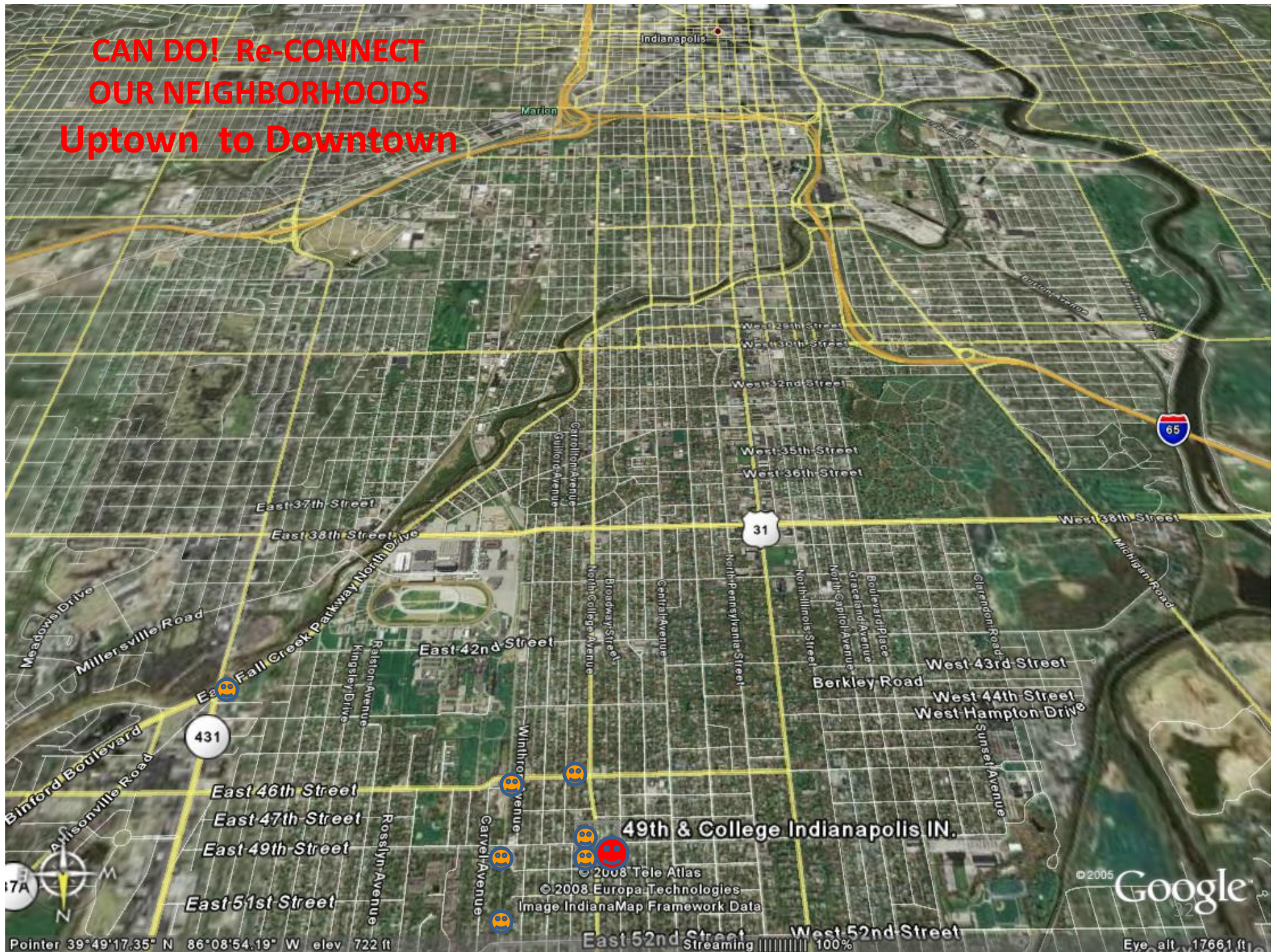
- Downtown – (Investment)
- Fall Creek Place – (Investment)
 - 20th
 - 25th / 22nd St.
 - 35th St.
 - 38th St. Corridor (22 million dollar Investment)
 - **Major Road Block** - Further Neighborhood and Corridor Restoration
- ❖ **49th and College – Vacant Block / Best Location Smart Growth**
 - Mixed Use Live Work Play Walk Bike Shop / Worst to Best
 - Connect The Dots / Connect the Neighborhoods
- Monon Trail – (Investment)
- 52nd & College
- 54th & College Fresh Market
- Broad Ripple – North Side



**CAN DO! REDO
CONNECT OUR NEIGHBORHOODS**



**CAN DO! Re-CONNECT
OUR NEIGHBORHOODS
Uptown to Downtown**



**CANDO! Re-CONNECT
OUR NEIGHBORHOODS**

Uptown to Downtown

**TOD – Comprehensive
Redevelopment**

