TH **B MONON**

A VISION PLAN TO GUIDE FAVORABLE REDEVELOPMENT ON SELECT CITY-OWNED BROWNFIELDS IN THE MARTINDALE-BRIGHTWOOD AREA.





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PUBLIC REPRESENTATIVES

Council Vice President Zach Adamson (District 17) Mayor's Neighborhood Advocate Greg Garrett

STAKEHOLDER COMMITTEE

Edna Martin Christian Center Frederick Douglass Park Hillside Neighborhood JTV Hill Association Kennedy King Memorial Initiative Major Tool & Machine Martindale Brightwood CDC Martindale-Brightwood Environmental Justice Collaborative Martindale-Brightwood One Voice Monon Yard Neighborhood Association Oakhill Civic Association Reagan Park Community Association

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Greenstreet Ltd.



NEIGHBORHOOD.

WHY PLAN? WHY NOW?

The City of Indianapolis is the owner of a cluster of brownfield properties adjacent to the Monon Trail in the Martindale Brightwood, Monon Yard, and Reagan Park Neighborhoods. After spending considerable time and investment to remediate the sites, the City desired to work with the community and local stakeholders to develop a vision plan that will inform future public and private sector development.

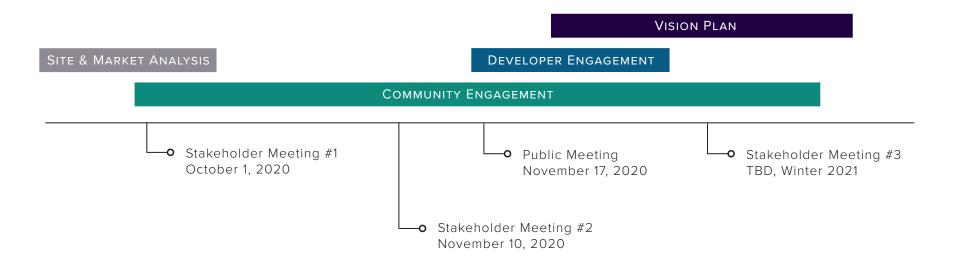
This vision plan was a partnership between the City of Indianapolis' Department of Metropolitan Development, local stakeholders and organizations, as well as the public. Greenstreet provided outside expertise to help guide and facilitate the conversations and document market and development opportunities related to each site. This plan will help provide direction to private developers by conveying the community's desires for the sites and their community, balanced against what is realistically possible based on the brownfield status of each site and what the market will support.

It should be noted that this vision plan is not a development plan. The plan will not offer drawings or renderings of future development. It is also not a suggestion or request for rezoning, though zoning classifications may need to be addressed in the future. This document also does not suggest or imply a taking of property, as these sites are all owned by the City of Indianapolis, Department of Metropolitan Development.

IMPACTS OF COVID

This vision plan was developed during 2020 and therefore was subject to the unknowns and restrictions related to COVID-19. This impacted both the market outlook and public engagement opportunities. The development recommendations proposed in this vision plan are based on recent data that has not been adjusted for impacts related to COVID. Changes in consumption patterns, household incomes, and office/ retail usage are likely to occur but impossible to forecast at the time of this plan's finalization.

PREDICTING FUTURE DEVELOPMENT IS DIFFICULT, EVEN WITHOUT A PANDEMIC. THE RECOMMENDATIONS IN THIS PLAN ARE JUST THAT – RECOMMENDATIONS – AND SHOULD BE LOOKED AT AS A FLEXIBLE FRAMEWORK FOR THE COMMUNITY AND POTENTIAL DEVELOPERS TO BUILD UPON. THE INTENT OF THIS PLAN IS A STARTING POINT FOR FURTHER CONVERSATIONS AND IDEAS FOR POSITIVE INVESTMENT THAT BENEFITS ALL IN THE NEIGHBORHOODS SURROUNDING 25TH STREET AND THE MONON TRAIL.



PUBLIC ENGAGEMENT

Public engagement for this plan was constrained by the COVID-19 pandemic. The City of Indianapolis worked quickly to revise their techniques and added several alternative options including a text-to-vote survey, virtual public meeting, radio programming, digital and paper surveys, nearly 2,000 mailed postcards and distributed fliers. Over the course of the engagement process, residents cast 166 votes from the text-to-vote campaign with SimpleTexting.com and completed 509 surveys, 58 of which were paper surveys collected by stakeholders.

CITY STAFF AND CONSULTANTS CONDUCTED VARIOUS BROWNFIELD, SITE, AND MARKET ANALYSES TO HELP INFORM PUBLIC DISCUSSION. THE PUBLIC INPUT PROCESS WAS VERY DIFFERENT FROM PAST PLANS, BUT STILL EXTENSIVE, INCLUDING A STAKEHOLDER COMMITTEE OF NEIGHBORHOOD LEADERS, BUSINESS OWNERS, AND ELECTED OFFICIALS WHO HELPED GUIDE THE PROCESS. ADDITIONALLY, GREENSTREET ENGAGED THE DEVELOPMENT COMMUNITY IN A SERIES OF INTERVIEWS TO HELP VET IDEAS THAT AROSE FROM THE PROCESS.



CITY-OWNED BROWNFIELD SITES

FORMER NICKEL PLATE

\\\ THE FRAMEWORK

OVER A SIX MONTH PERIOD, GREENSTREET AND DMD STAFF ENGAGED NUMEROUS STAKEHOLDERS, INDUSTRY EXPERTS, NEIGHBORS, AND THE PUBLIC TO BETTER UNDERSTAND WHAT SHOULD AND SHOULD NOT BE DEVELOPED ON THE SITES SELECTED FOR STUDY.

DECISION FRAMEWORK

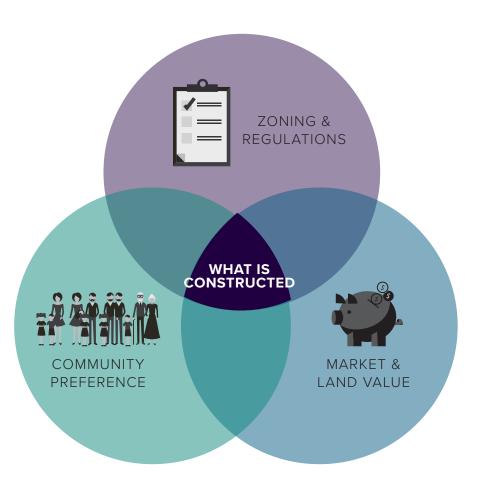
TO FURTHER THE SUCCESS OF NEW CONSTRUCTION PROJECTS, THEY MUST ADHERE TO A BASIC DECISION FRAMEWORK THAT CONSISTS OF THREE MAIN PARTS:

01 WHAT WILL THE SITE SUPPORT?

02 WHAT CAN THE MARKET SUPPORT?

3 WHAT WILL THE COMMUNITY SUPPORT?

THE FOLLOWING SECTION WILL ATTEMPT TO ANSWER THESE QUESTIONS.



WHAT IS A BROWNFIELD?

THE EPA DEFINES A BROWNFIELD AS **"A PROPERTY, THE EXPANSION, REDEVELOPMENT, OR REUSE OF WHICH MAY BE** COMPLICATED BY THE PRESENCE OR POTENTIAL PRESENCE OF A HAZARDOUS SUBSTANCE, POLLUTANT, OR CONTAMINANT."



FORMER USES: RAILROAD ACTIVITIES AND AN ILLEGAL DUMP FORMER USES: RAILYARD, ROUNDHOUSE, HOME SITES FORMER USES: DELIVERY TRUCK MAINTENANCE FACILITY FORMER USES: ROUNDHOUSE

EACH BROWNFIELD SITE IS UNIQUE – THE AMOUNT AND TYPE OF CONTAMINATION AND RESTRICTIONS ON FUTURE USE OF THE PROPERTY (SINGLE FAMILY-RESIDENTIAL, RECREATIONAL, COMMERCIAL, ETC.) CAN VARY WIDELY FROM SITE TO SITE. A MULTITUDE OF FEDERAL, STATE, AND LOCAL AGENCIES PROVIDE TOOLS AND GRANTS FOR BROWNFIELD ASSESSMENT, CLEANUP, AND REDEVELOPMENT.

ZONING & REGULATION SITE CONSIDERATIONS				
	NICKEL PLATE ROUNDHOUSE	BURNETT- BINFORD	BULGE	COLONIAL BAKERY
SITE SIZE	3.38 acres	1.48 acres	16.15 acres	0.92 acres
CURRENT ZONING	I-2 (industrial)	D-8 (residential)	l-2 (industrial) D-5 (residential)	I-2 (industrial)
FUTURE LAND USE PATTERN	Village Mixed-Use	Village Mixed-Use	Village Mixed-Use; Traditional Neighborhood	Traditional Neighborhood
CURRENT REMEDIATION STATUS				
Phase I Environmental Site Assessment	Completed	Completed	Completed	Completed
Phase II Environmental Site Assessment	Completed	Completed	Completed	Ongoing
Regulatory Closure	Completed (2019)	Completed (2014)	Expected (2021)	Expected (2021)
City of Indianapolis Investment ¹	\$65,000	\$390,000	\$160,000+	\$520,000
ALLOWABLE USES				
Residential	Permitted	Permitted ²	TBD ³	TBD ³
Community	Permitted	Permitted ²	TBD ³	TBD ³
Commercial	Permitted	Permitted ²	TBD ³	TBD ³
Industrial	Permitted	Permitted	TBD ³	TBD ³

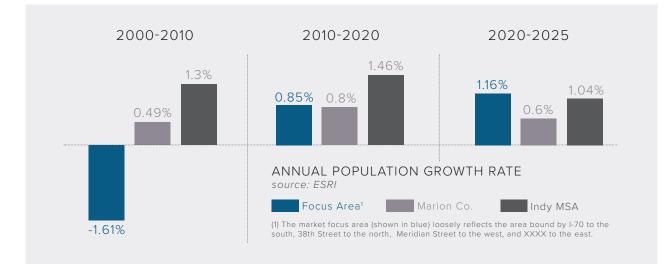
(1) Investments made by City of Indianapolis Department of Metropolitan Development as of October 2020

(2) Additional Remediation required

(3) Restrictions will made explicit in the forthcoming regulatory closure documentation note: Phase I and II Environmental Site Assessments asses property history, and sample soil and/or water to understand site contaminants. EPA information.

MARKET & LAND VALUE

POPULATION SNAPSHOT

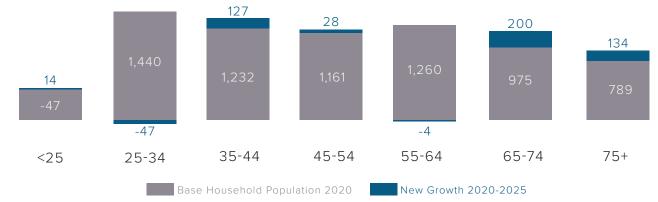


WHILE THE FOCUS AREA EXPERIENCED POPULATION DECLINE IN THE PAST, RECENT TRENDS AND PROJECTIONS SHOW AN INCREASE IN ANNUAL POPULATION GROWTH THAT IS EXPECTED TO OUTPACE THAT OF THE COUNTY AND THE METROPOLITAN STATISTICAL AREA (MSA). THIS GROWTH MAY TRANSLATE INTO INCREASED DEMAND FOR HOUSING UNITS DEPENDING ON HOUSEHOLD SIZES AND MAKEUP.

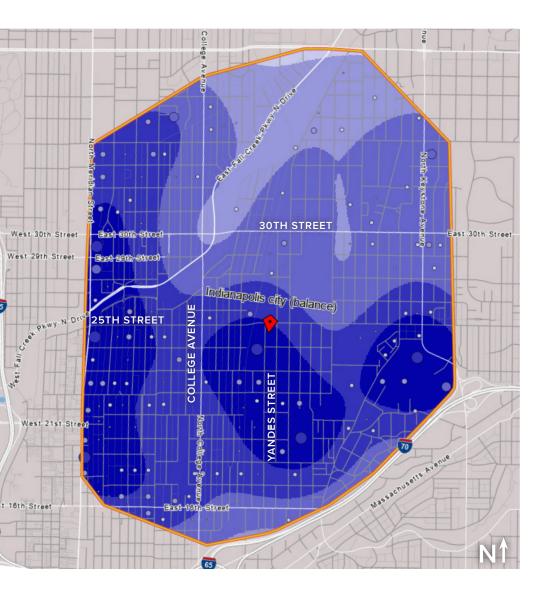
The makeup of households in the focus area is changing, especially when considering age. The two largest generations, Millennials and Baby Boomers, are both aging, potentially accounting for the growth in the 35-44 age group and seniors (65+). As they change lifestages, these groups will continue to shift demand for different housing types.

HOUSEHOLD GROWTH BY AGE OF HOUSEHOLD

source: ESRI geography: market study area¹



*Additional market analysis data can be found in the appendix of this document.



MARKET & LAND VALUE

EMPLOYMENT SNAPSHOT

DURING THE DAY SIGNIFICANT NUMBERS OF WORKERS COMMUTE INTO THE FOCUS AREA FOR EMPLOYMENT, ADDING TO THE NEIGHBORHOOD'S VIBRANCY AND CREATING ADDITIONAL DEMAND FOR OFFICE AND RETAIL SPACES. THIS PROVIDES AN IMPORTANT BASE OF INVESTMENT IN THE AREA AND ANOTHER BASE OF SPENDING POWER TO SUPPORT FUTURE COMMERCIAL USES IN THE NEIGHBORHOOD.

4,500 JOBS COMMUTING IN9,100 WORKERS COMMUTING OUT185 LIVING AND WORKING

GIVEN THE EVOLVING TRENDS IN OFFICE USE AND DEMAND RESULTING FROM COVID PROTOCOLS, IT IS HARD TO PREDICT WHAT OFFICE USES WILL BE NEEDED IN POST-COVID TIMES. INCREASED VIRTUAL WORK AND FLEXIBILITY OF OFFICE USERS IS LIKELY, BUT NOT CERTAIN. THESE CHANGES WILL HAVE A LASTING IMPACT ON WHAT FUTURE OFFICE SPACE LOOKS LIKE AND HOW MUCH IS NEEDED PER WORKER.

FOCUS AREA JOB DENSITY, 2017 source: Census on the Map



MARKET & LAND VALUE

MARKET DEMAND SUMMARY

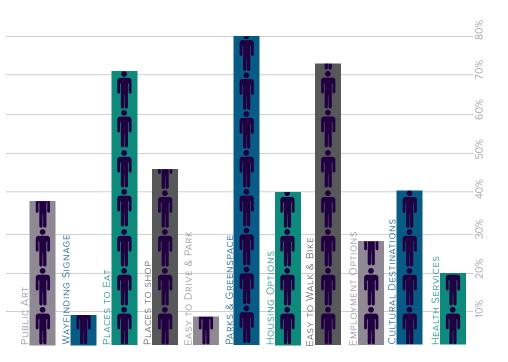
The estimated demand shows the range of possibilities based on current market drivers and site conditions. What is actually consructed may differ, but this is a helpful starting point for future conversations with developers and builders. The market analysis confirmed that residential demand is strong in the area, even on former industrial sites as the area continues to see growing interest. The form of these units may be a mix of single family homes, townhomes and duplexes, apartments, and other residential housing types. Some commercial uses may work here as well, but will depend on the specific development proposal.



Note: Greenstreet utilized demographic trends, population projections, and other economic factors to develop this range of potential real estate demand. It does not, on its own, take into account constraints not included in this study, including utility capacities, financial feasibility of individual projects, or detailed engineering studies. The general direction and specific ideas provided in this plan were vetted with numerous real estate developers familiar with the study area.

PUBLIC INPUT SUMMARY

DUE TO COVID RESTRICTIONS AND TO PROTECT PUBLIC HEALTH, DMD NOTIFIED RESIDENTS OF THE VARIOUS OPPORTUNITIES TO PROVIDE FEEDBACK AS WELL AS COLLECTED INPUT PRIMARILY ONLINE OR THROUGH PASSIVE FORMS OF ENGAGEMENT. PASSIVE ENGAGEMENT INCLUDED INSTALLING ELEVEN TEXT-TO-VOTE SURVEY SIGNS NEAR THE PROJECT SITES WITH THE HELP OF THE DEPARTMENT OF PUBLIC WORKS FROM OCTOBER TO DECEMBER AND MAILING OVER 1.400 POSTCARDS TO HOUSEHOLDS WITHIN A HALF-MILE RADIUS OF THE PROJECT SITES. IN ADDITION TO OUT-OF-STATE PROPERTY OWNERS. THE POSTCARDS EDUCATED RESIDENTS ABOUT THE VISION PLAN AND THE WAYS IN WHICH THEY COULD GET INVOLVED, AS WELL AS IDENTIFIED NEARBY LIBRARY LOCATIONS WITH INTERNET ACCESS. DMD ALSO WORKED CLOSELY WITH STAKEHOLDERS TO IDENTITY GAPS IN THE COMMUNITY ENGAGEMENT PROCESS AND MADE CHANGES OR ADDITIONS AS NECESSARY. THESE CHANGES INCLUDED OFFERING A PAPER VERSION OF THE MORE DETAILED SURVEY AND SECURING A SEGMENT ON LOCAL RADIO SHOW COMMUNITY CONNECTION, WHICH BOASTS A LISTENERSHIP OF 13,000 AND DISCUSSES ISSUES THAT RELATE TO THE BLACK COMMUNITY WITHIN INDIANAPOLIS. THROUGH THE TEXT-TO-VOTE SURVEY, MORE DETAILED SURVEY, AND VIRTUAL PUBLIC MEETING, OVER 700 RESPONSES RELATED TO THE VISION PLAN WERE CAPTURED, WITH THE MAJORITY OF RESPONDENTS IDENTIFYING THEMSELVES AS LIVING NEAR THE PROJECT SITES AND THE MOST REPRESENTED ZIP CODES BEING 46202 AND 46205. RESPONDENTS IDENTIFIED SEVERAL RECURRING THEMES INCLUDING THE NEED FOR MORE AND DIVERSIFIED HOUSING, BETTER AND MORE PROGRAMMED PARKS, AND PLACES TO SHOP AND EAT. THERE WAS A SENTIMENT OF WANTING TO ENSURE NEW DEVELOPMENT CONTINUES TO REFLECT LONG-TIME NEIGHBORHOOD RESIDENTS AND ITS HISTORIC CULTURE.



WHICH OF THE FOLLOWING ARE MOST IMPORTANT FOR FUTURE DEVELOPMENT WITHIN THE AREA?

source: Public input conducted by City of Indianapolis DMD, 2020

COMMUNITY PREFERENCE

PUBLIC INPUT SUMMARY

LARGE APARTMENTS 20% 111 SMALL **APARTMENTS** 48% CONDOS 47% TOWNHOMES 58% SINGLE-FAMILY HOUSE 80%

WHAT TYPE OF HOUSING WOULD LOOK MOST APPROPRIATE IN THIS AREA?

source: Public input conducted by City of Indianapolis DMD, 2020



HOW WOULD YOU MOST LIKE YOUR NEIGHBORHOOD DESCRIBED IN 10 YEARS?*

*Only asked to participants who indicated that they lived nearby. source: Public input conducted by City of Indianapolis DMD, 2020 COMMUNITY PREFERENCE

KEY SURVEY RESPONSE TOPICS

REPEATED AND WIDELY-HELD SENTIMENTS HAVE BEEN LISTED HERE, AND ARE HIGHLIGHTED THROUGHOUT THE RECOMMENDATIONS WITH QUOTES FROM THE SURVEY RESPONDENTS.



ISSUE: REINVESTMENT NEEDED

"The area needs more activity, stores, to be cleaned up, the sidewalks and the side streets need to be redone. Vacant, abandoned houses and lots need to be cleaned." - Survey Respondent "I like the amount of potential the neighborhood has to grow." - Survey Respondent "There are some deep-rooted family still here and a sense of community. I would love for development to [continue] further east of college ... with the other neighborhoods." - Survey Respondent

ISSUE: HOUSING OPTIONS

MANY WOULD LIKE A MIX OF HOUSING OPTIONS, BUT FEW WANTED LARGE OR BULKY APARTMENT BUILDINGS.

ISSUE: SAFETY

"The Neighborhood currently has several boarded up houses. Streets and sidewalks are in Need of Repair which presents an eyesore and lack of safety for the community." - Survey Respondent

ISSUE: PARKS/OPEN SPACE

MANY HAVE ASKED FOR IMPROVED AND EXPANDED ACCESS TO PUBLICLY ACCESSIBLE GREEN SPACE AND PARK SPACE, WITH AMENITIES FOR ALL, AND PUBLIC ART THAT REFLECTS THE HISTORY AND CULTURE OF THE NEIGHBORHOOD.

ISSUE: CONNECT WITH FREDERICK DOUGLASS PARK

MANY WANT TO EXPAND ON THE PROGRAMMING OFFERED AT FREDERICK DOUGLASS PARK, AND MAKE THE PARK EASIER TO ACCESS FROM THE MONON.

ISSUE: AFFORDABILITY

MANY RESPONDENTS WOULD LIKE TO SEE A RANGE OF HOUSING PRICES, LIMITING LUXURY UNITS AND ENSURING AFFORDABLE UNITS, ESPECIALLY FOR SENIORS TO STAY IN THE COMMUNITY.

ISSUE: LOCAL BUSINESS OPPORTUNITIES

MOST AGREED SOME SPACE FOR LOCAL ENTREPRENEURS WOULD HELP LOCAL WEALTH BUILDING AND MAINTAINING THE AREA'S CHARACTER.

COMMUNITY VISION & VALUES

NEIGHBORHOOD VISION: IMPROVE THE QUALITY OF LIFE IN OUR NEIGHBORHOOD THROUGH RESPONSIBLE PUBLIC AND PRIVATE REDEVELOPMENT OF THESE SITES THAT OFFERS HOUSING OPTIONS AND PUBLIC SPACE ACCESSIBLE TO ALL.



WE WANT INVESTMENT.	KEEP OUR NEIGHBORHOOD AFFORDABLE AND MIXED- INCOME.	IMPROVE THE SAFETY OF OUR NEIGHBORHOOD.	WE WANT PLACES TO GATHER AND EAT.	IMPROVE THE WALKABILITY OF OUR NEIGHBORHOOD.
The residents should have real influence, not be engaged as an afterthought. Opportunities for local participation should be meaningful.	A mix of housing types, sizes, and prices should allow for existing and new residents to feel welcome.	We want investment on vacant land, infrastructure improvements including street lighting, and public park amenities to keep our children engaged in safe spaces.	Public spaces should serve all ages and some commercial opportunities should be explored for neighborhood businesses.	East-west connections should improve access to Frederick Douglass Park and open up access to redevelopment within the Bulge site.

OTHER CONSIDERATIONS

**** IMPACTS OF COVID

As noted elsewhere in the document, the short- and long-term implications of COVID-19 are still unknown. Changes in household income, commuting and virtual work, and consumer spending and shopping behaviors are likely to have a significant impact on what is developed.

Impacts are likely to include changes in residential consumer preferences - increased/improved outdoor spaces and need for home offices. Reductions in household incomes are more likely to affect the lower and moderate income households who may lack the savings necessary to overcome lapses in employment. This will affect some household's ability to pay rent or purchase appropriate housing.

Furthermore, changes in work, including the ability to work-from-home, are likely to influence the future development of commercial office space. Smaller offices with more flexibility to accommodate mobile employees will likely reduce demand for traditional office space.

As people become more accustomed to online shopping and delivery, the demand for brick and mortar retail stores may decrease. New concepts and pop-ups, which were already experiencing an increase, will likely continue as more consumers nix traditional in-store shopping.

**** COMMERCIAL SPACES

Commercial spaces are an amenity, and while risky especially in light of COVID-19, can be an attractive element that add vitality to a neighborhood. In order to support development of commercial spaces on these sites though, creativity and flexibility will be required to for such uses to be sustainable.

**** THE MONON TRAIL (and other public spaces)

The Monon Trail is one of the community's biggest assets, especially from a marketing standpoint. New development should encourage and create meaningful interactions with the trail.

**** THE VISION PLAN

UTILIZING THE LEARNINGS AND DESIRES FROM THE FRAMEWORK, A VISION PLAN WAS CREATED TO GUIDE FAVORABLE REDEVELOPMENT OF THE SELECT CITY-OWNED BROWNFIELDS.

GUIDING PRINCIPLES

The framework helped to define the community's desires as well as the market's ability to support new development. Taking both into consideration, a set of guiding principles was developed to inform new investment that occurs in the focus area. Every investment may not fully support every guiding principle. The principles are a starting point for developers' plans and for on-going discussions to help ensure that the outcomes of this planning effort are realized.



RECONNECT THE NEIGHBORHOOD

CREATE NEW RENTAL OPPORTUNITIES



ADD DIVERSE HOUSING OPTIONS



INVEST IN PARKS AND AMENITIES





RECONNECT THE NEIGHBORHOOD TO IMPROVE ACCESSIBILITY

There are no connections across the Monon Trail between 25th and 30th Streets, limiting access to Frederick Douglass Park. Additionally, several sidewalks and curbs in the neighborhood are in need of upgrades. Improvement of crossings and pedestrian infrastructure, like sidewalks, would greatly enhance the walkability and access in the neighborhood.

Poor Sidewalk Rating¹
 Poor Curb Rating¹
 Abandoned/Vacant Property²

•••• Multi-Use Trail

Connectivity Barrier

 (1) Sidewalk and Curb data sourced from City of Indianapolis, October 2020
 (2) Abandoned/Vacant data sourced from the City of Indianapolis, 2019
 A property is defined as vacant if there is no open health and hospital order and one of the following is true:

- No water for more than 12 months
- Open unsafe building order from BNS
- No water for at least six months and a city resolved vacant board order in the last six months

A property is defined as abandoned if it is vacant and one of the follow is true:

- Open unsafe building order for longer than 6 months and there is no active permit
 Open unsafe building order for longer than 6 months and one tax payment
 - delinguent
- Two tax payments or more delinquent





ADD DIVERSE HOUSING OPTIONS

SINGLE-FAMILY, TWO-FAMILY, CARRIAGE HOUSES, AND FOUR-UNIT BUILDINGS CURRENTLY EXIST THROUGHOUT THE NEIGHBORHOOD. AFFORDABLE (AT MULTIPLE LEVELS; 80% AREA MEDIAN INCOME, 50% AMI, 30% ETC) AND MARKET RATE HOMES WITH A RANGE OF BEDROOM COUNTS (STUDIO - FOUR BED) SHOULD ENCOURAGE DIVERSE HOUSING TYPES AND COMPATIBLE DESIGN TO SUPPORT A VARIETY OF INCOME LEVELS AND PEOPLE.

The Monon Trail is a significant asset for the neighborhood. New construction should address the Monon if properties are adjacent to the trail.

Photo credits clockwise starting top right: CNU; INHP; NEON Architects; M Live; Convergence; Lincoln Institute of Land Policy





CREATE NEW RENTAL OPPORTUNITIES



TO ENSURE THE NEW HOUSING TYPES SEAMLESSLY INTEGRATE WITH EXISTING HOMES AND BUILDINGS, TOWNHOMES AND TWO- TO FOUR-UNIT STRUCTURES CAN ADD RENTAL OPTIONS WHILE SENSITIVELY INTEGRATING DENSITY INTO THE NEIGHBORHOOD. AFFORDABILITY AND MIXED-INCOME OPTIONS ARE MORE LIKELY WHEN DENSITY IS INCREASED AND HOUSING TYPES VARY.

Photo credits from left to right: Apartment Finder; Google Streetview; Englewood CDC

INVEST IN PARKS AND AMENITIES

Some portion of the Bulge site will likely become parks space. It is important to create both passive and active elements to create dynamic and engaging amenities within the open space. Amenities for children, adults, and other user groups is essential to making the park welcoming for all. In addition to traditional parks, preservation of trees across all sites is important to protect the character of the neighborhood and providing environmental, health, and economic benefits associated with trees.



Photo credits clockwise: Visit Reno Tahoe; Johnston Architects; Pinterest; Bring Fido

1 25TH & MONON VISION PLAN

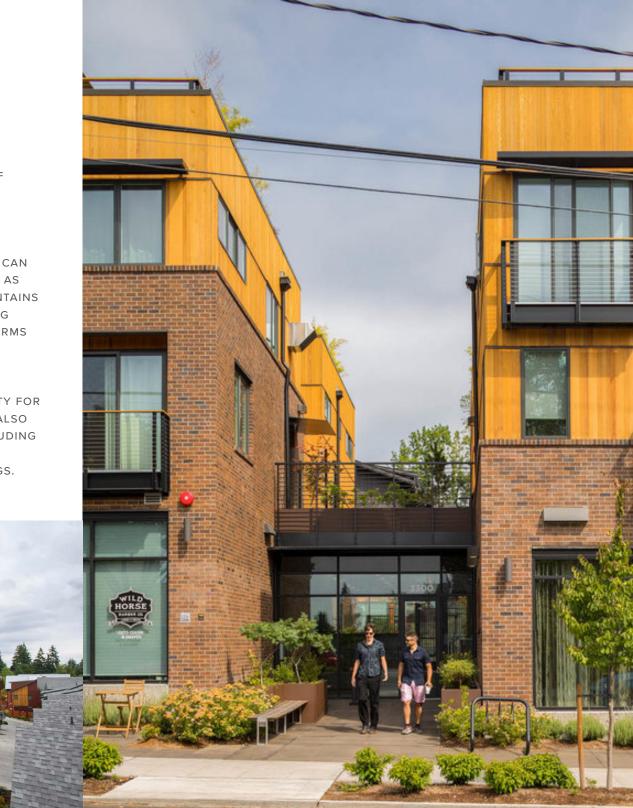
CASE STUDY

BRYANT HEIGHTS /// SEATTLE, WA JOHNSTON ARCHITECTS

BRYANT HEIGHTS IN SEATTLE IS A PRIME EXAMPLE OF HOW TO INTEGRATE VARIOUS HOUSING TYPES INTO A NEIGHBORHOOD. THE WHOLE-BLOCK DEVELOPMENT CONTAINS LIVE/WORK UNITS WHICH PROVIDE SOME COMMERCIAL SPACE ON THE HIGHER TRAFFIC STREET AND ARE LOWER RISK FOR A DEVELOPER SINCE THEY CAN BE RENTED AS PURELY RESIDENTIAL OR COMMERCIAL AS DEMANDS SHIFT. THE REMAINDER OF THE BLOCK CONTAINS HOMES AND TOWNHOMES THAT FIT INTO THE EXISTING RESIDENTIAL CONTEXT. MATERIALS AND BUILDING FORMS DRAW FROM THE SURROUNDING NEIGHBORHOOD.

MANY OF THE TALL TREES WERE PRESERVED WHERE APPROPRIATE. THIS PROVIDES A UNIQUE OPPORTUNITY FOR NEW DEVELOPMENT TO FEEL MORE ESTABLISHED. IT ALSO PROVIDES SITE AND ENVIRONMENTAL BONUSES INCLUDING SHADING, WINDBREAKS, AND SCALE; CREATING MORE BALANCE BETWEEN THE NEW AND EXISTING BUILDINGS.

Photo credits left to right: Johnston Architects; Johnston Architects

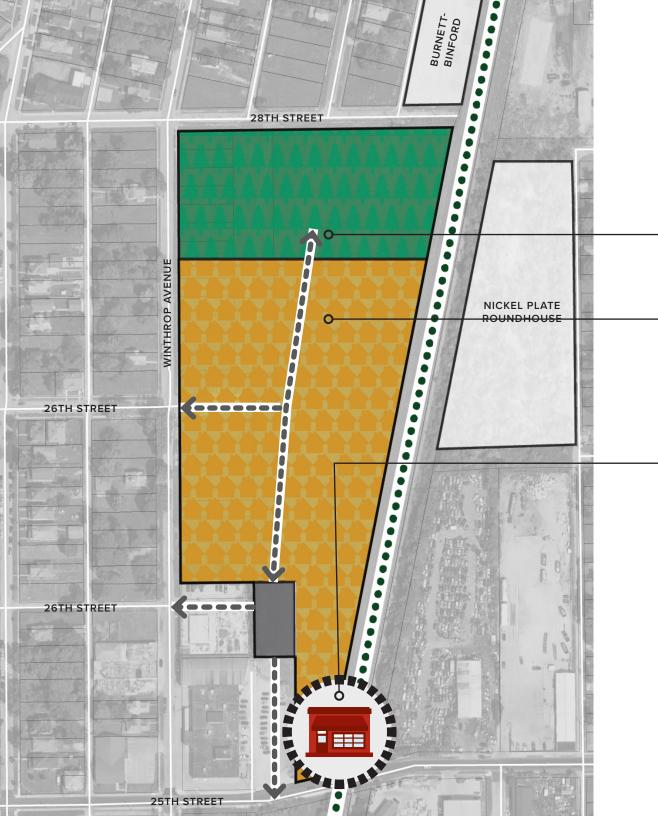


DEVELOPMENT PROGRAM

The following development program is intended to balance what the site can accommodate, what the market will bear, and what the community has advocated for. The overall development program for the four sites under study consists of 50-250 units, 0-10,000 square feet of commercial, and 4-6 acres of greenspace/plazas/open space.



(1) Street has limiting dimensions for a prominent commercial space. Instead live/work units or space for food trucks and other temporary amenities may work best.





Proposed Development Program

As the largest site, the Bulge holds the most potential to dramatically transform the area and influence adjacent development. It is critical that this site is developed properly to set the tone for other future development.

PARK/OPEN SPACE 5+ AC

Access to greenspace is an important urban amenity. The size of the Bulge site offers an opportunity to create a new park of at least five acres.

HIGHER DENSITY HOUSING

This site can accommodate a range of higher density somewhere between 20 and 150 units depending on product type. Given the prominence and attractiveness of the Monon, this development should have Monon frontage as well as a neighborhood frontage.

COMMERCIAL OFFICE/RETAIL

This site holds the greatest potential to establish a destination along this stretch of the Monon. However, the most visible corner at 25th Street has limiting dimensions for larger retail. Instead, live/work or a temporary type (ie. food trucks) commercial amenity could work.





NICKEL PLATE ROUNDHOUSE 3.38 AC X

Proposed Development Program

This site can serve as a key landmark development on the east side of the Monon. The form should relate to the Bulge development across the trail.

PARK/OPEN SPACE

Greenspace is an important amenity in attracting residents and visitors. This smaller park on 28th Street should differ from the park proposed on the Bulge site to ensure a variety of active, passive, and programmed parks are available in the neighborhood.

HIGHER DENSITY HOUSING

This former roundhouse site can accommodate a range of higher density somewhere between 10 and 50 units depending on product type. This development should have a significant Monon frontage and integrate with the proposed linear park.

POTENTIAL GREENSPACE

The existing remnant of the Nickel Plate right of way could be cleared and made safe and accessible while preserving select trees.





Proposed Development Program

THIS SITE OFFERS A KEY INFILL HOUSING OPPORTUNITY TO STITCH TOGETHER THE RESIDENTIAL FABRIC OF THE NEIGHBORHOOD.

LOWER DENSITY HOUSING

This site could accommodate 10 to 20 units of lower density housing. These new homes should complement the existing housing patterns found in the nearby portions of the neighborhood with slightly different formats including: one-, two-, and four-unit homes of two to three stories where appropriate.

Sites

•••• Monon Trail



BURNETT-BINFORD 1.48 AC

Proposed Development Program

THIS SITE IS ANOTHER OPPORTUNITY TO RE-ESTABLISH THE RESIDENTIAL FABRIC OF THE NEIGHBORHOOD WHILE SIMULTANEOUSLY ADDRESSING THE MONON.

LOWER DENSITY HOUSING

Homes on this site should front the Monon and be designed to provide a balance of privacy with trail engagement through transparent facades and alley-loaded parking when possible. This site could accommodate 10 to 30 units of lower intensity housing. Product could include one-, two-, and four-unit homes as well as two to three story townhomes.



ISSUE: HOUSING OPTIONS

Don't want: "Apartment buildings that block out the sun on the monon"

Sites

Lower Density Housing

•••• Monon Trail



OPPORTUNITY FOR INCLUSIVE DEVELOPMENT

A THOUGHTFUL REDEVELOPMENT OF THESE 22 ACRES CAN RESULT IN AN ENLIVENED COMMUNITY THAT WELCOMES MORE NEIGHBORS AND INVESTMENT TO EVERYONE'S BENEFIT. WITHOUT THE INVOLVEMENT OF NEIGHBORHOOD ADVOCATES AND THE COOPERATION OF THE PUBLIC AND PRIVATE SECTOR STAKEHOLDERS, THESE SITES MAY CONTINUE TO LANGUISH OR RESULT IN NARROW FINANCIAL GAINS FOR A FEW SELECT INDIVIDUALS AND FIRMS.

FURTHER RESOURCES

III <u>PEOPLE'S PLANNING ACADEMY</u>

A City of Indianapolis, DMD-led program that provides participants with training around city planning initiatives.

INHP HOMEOWNERSHIP AND FINANCIAL COUNSELING

An offering of programs, clubs, and advising aimed at preparing residents for homeownership within Indianapolis.

- ANATOMY OF BROWNFIELDS REDEVELOPMENT (US ENVIRONMENTAL PROTECTION AGENCY, 2019) An introduction to the challenges and opportunities of redeveloping brownfield sites.
- **COMMUNITY ACTIONS THAT DRIVE BROWNFIELDS REDEVELOPMENT** (US ENVIRONMENTAL PROTECTION AGENCY, 2019) A guide to help communities with brownfields to more successfully address community revitalization and brownfieldsrelated challenges.
- COMMUNITY TRANSFORMATION THROUGH BROWNFIELDS REDEVELOPMENT (CENTER FOR CREATIVE LAND RECYCLING, 2017) A paper that examines the positive effects of brownfield redevelopment on communities.
- **M**<u>ACTIVE TRANSPORTATION AND REAL ESTATE</u> (URBAN LAND INSTITUTE, 2016) This report discusses the relationship between walking, bicycling, and real estate.
- **IN** SMART GROWTH AND EQUITABLE DEVELOPMENT (US ENVIRONMENTAL PROTECTION AGENCY, 2016)

A collection of resources on smart growth approaches to addressing long-standing environmental, health, and economic disparities.

- **CREATING PLACES** (INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY) An innovative placemaking funding option that involves community input and investment.
- W PLAYBOOK FOR INCLUSIVE PLACEMAKING (PROJECT FOR PUBLIC SPACES, 2019) A guide for inclusive planning of public spaces in cities.