



Dept. of Metropolitan Development
Indianapolis
Mayor Gregory A. Ballard



**From Partnership to Reality:
Federal & Local Collaboration for Equitable Development
Partnership for Sustainable Communities - Pilot
Smart Growth District Indianapolis**



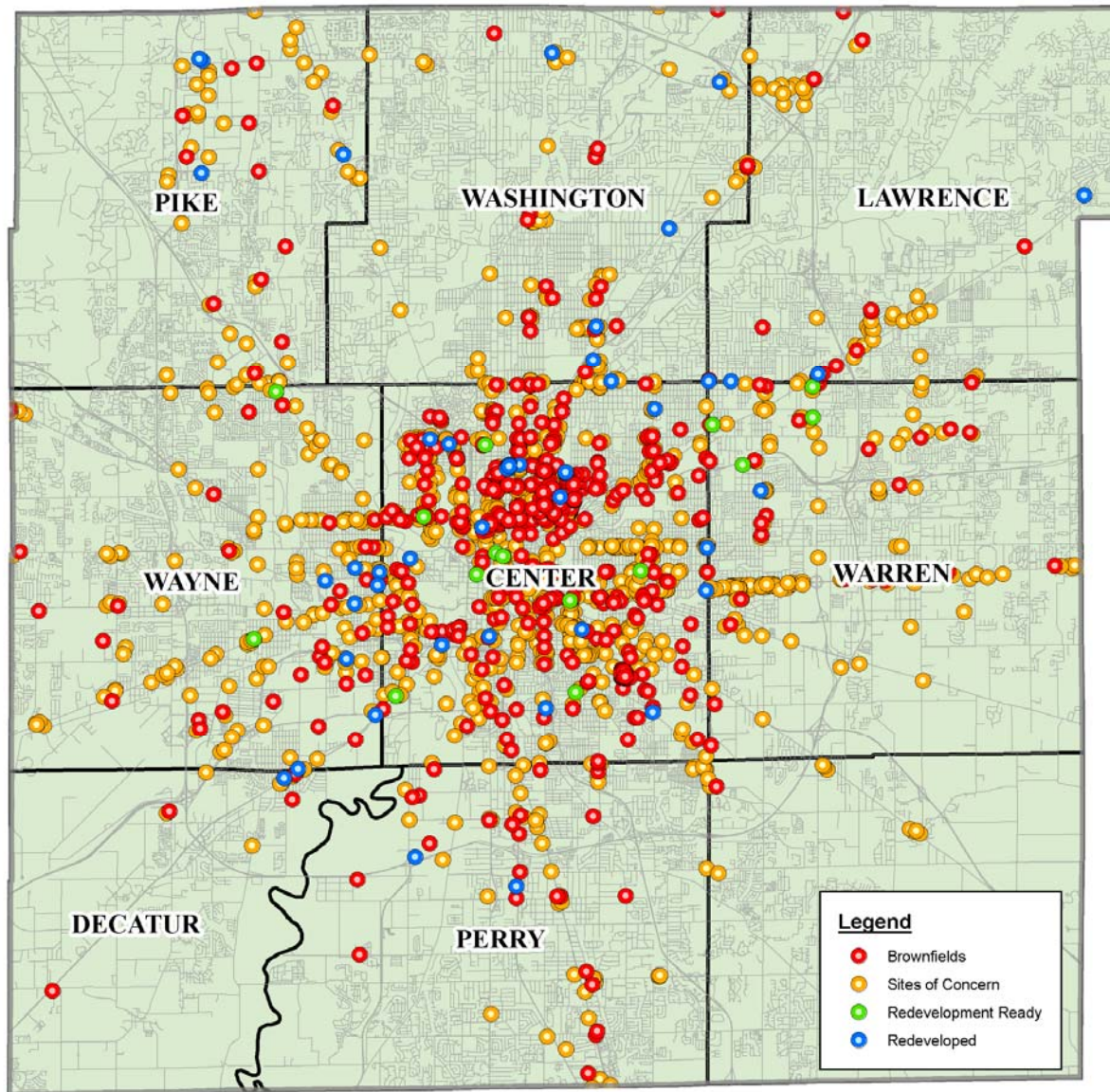
Chris Harrell – Charrell@indy.gov

Brownfield Redevelopment Coordinator

City of Indianapolis Dept. of Metropolitan Development

02/04/2011

3:30PM



2010 GIS-Based Brownfield Inventory Map

Possible only through EPA Brownfield Assessment Grant & HUD CDBG funds.
Thanks y'all.

2007: EPA Area-wide Brownfield Assessment Grant



- **Task 1: Phase I ESA Area Survey (540 acres)**

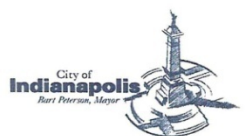
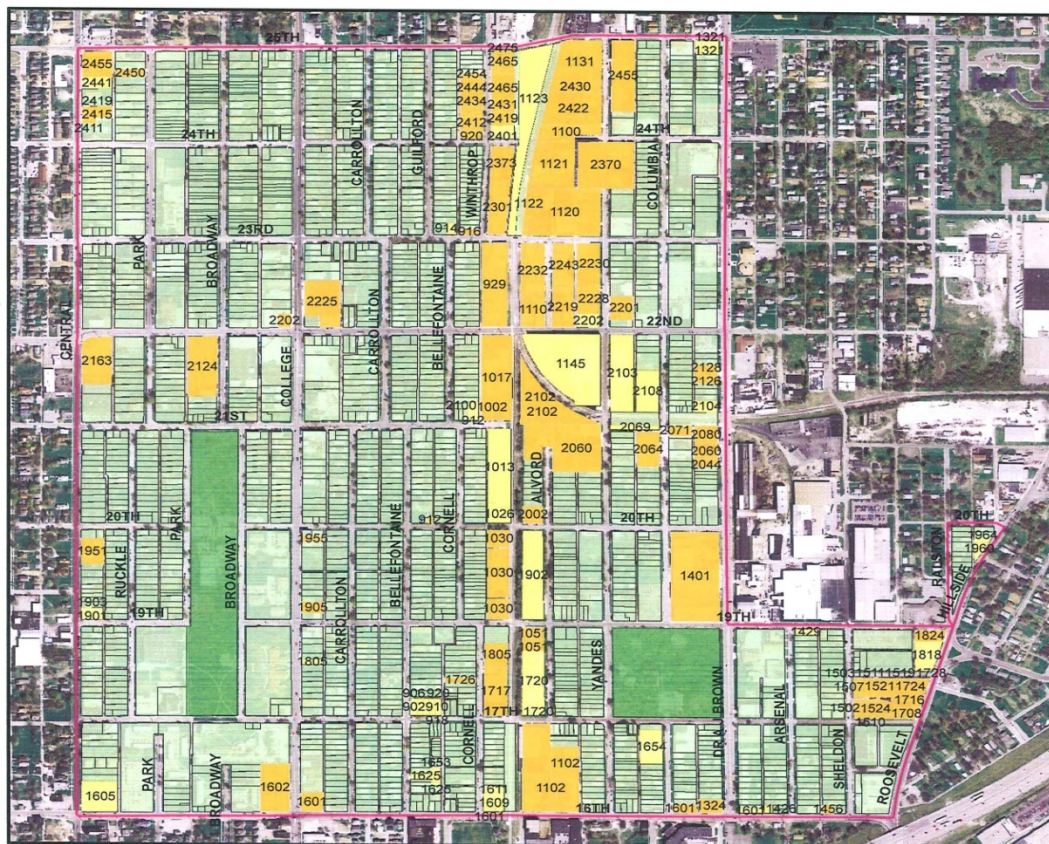


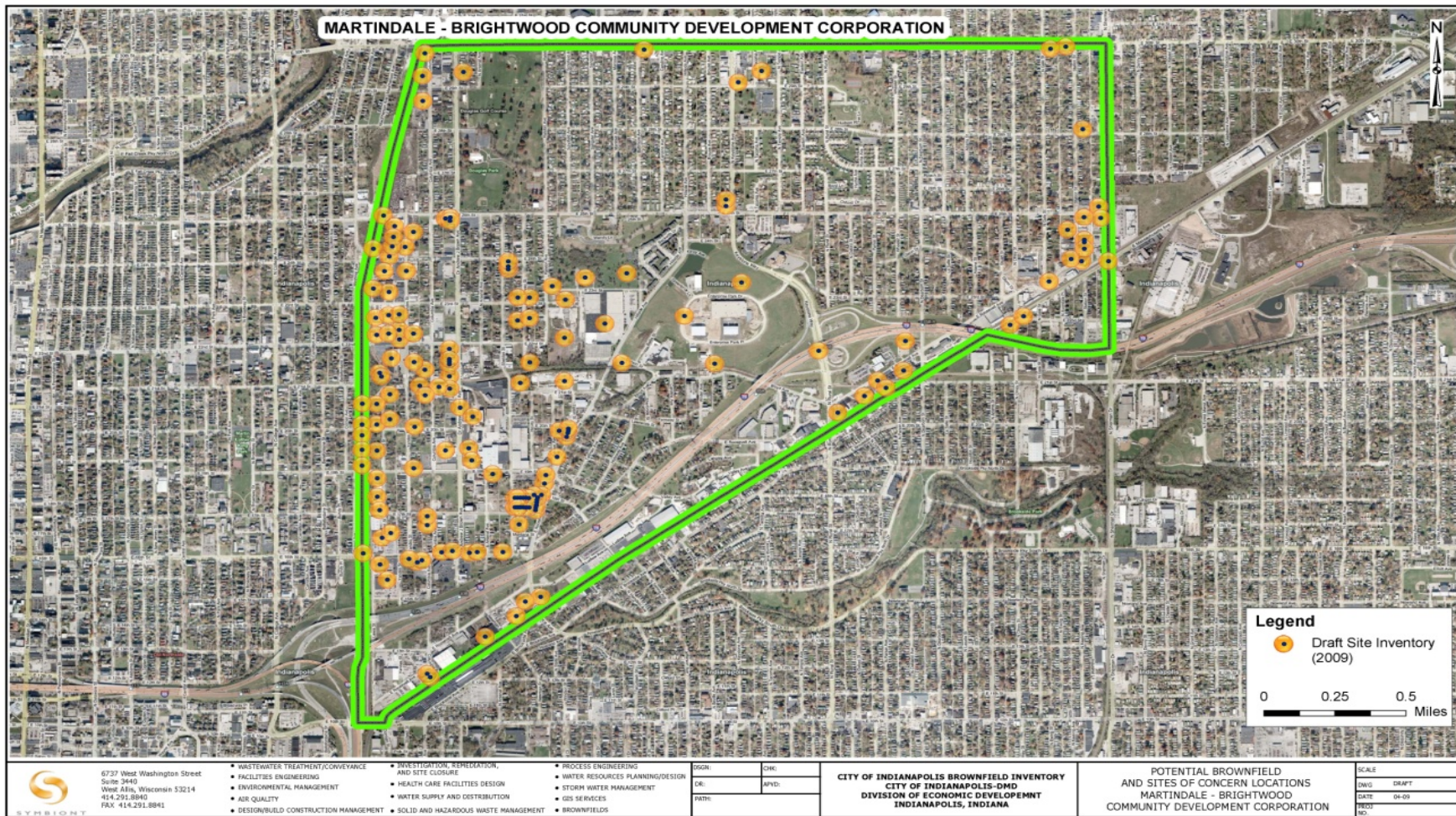
Figure 1- Site Map

Legend

- Subject Area Boundary
- Subject Area
- Active Potential Sites of Concern
- Brownfields
- Parks



Data: Reveals Needs & Assets

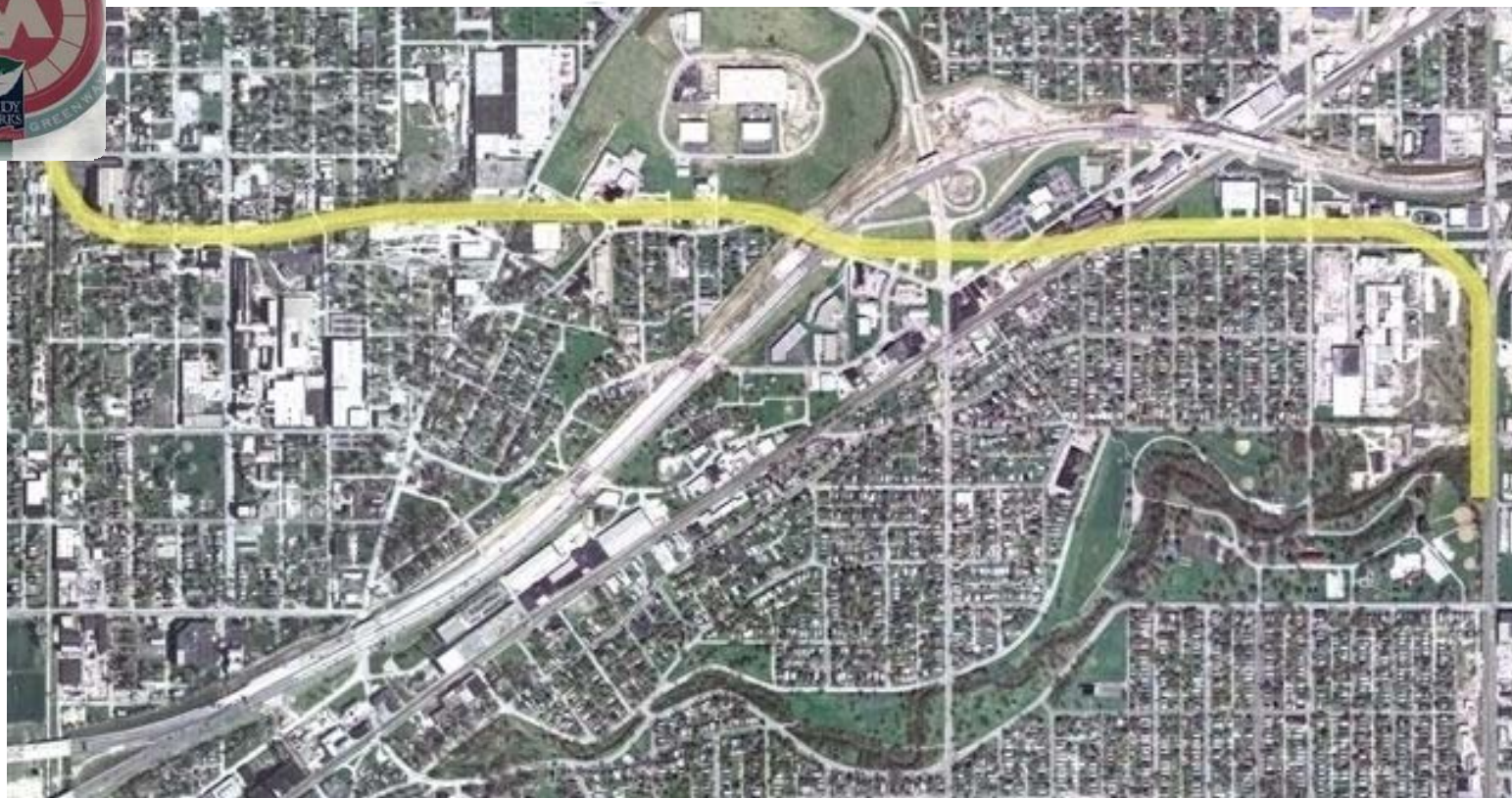




Origin of SGD

- **June 24, 2008 aha moment at public meeting by MPO and CIRTAs discussing future transit plans**

Originally:  Greenway Expansion



Beyond the Brownfield Barrier

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- **More than just linking the public and policy leaders with Greenways they understand**
- **10 principles of Smart Growth**
 - <http://www.smartgrowth.org/why.php>
- **Drafted Smart Growth Redevelopment District Concept Plan**
 - Presented to Green Commission Brownfields Committee, who provided comments
 - Presented to Green Commission Oct. 2008 recommended to Mayor Ballard for implementation



Solving for Pattern

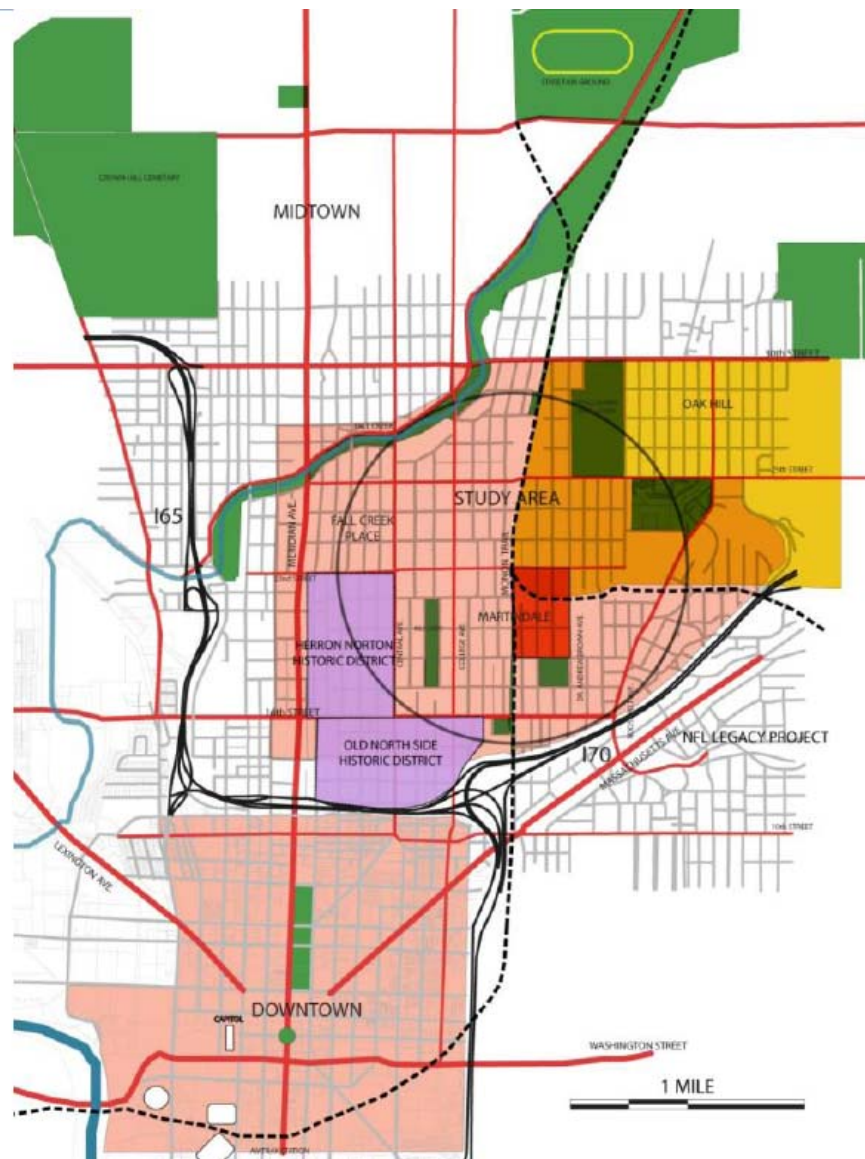
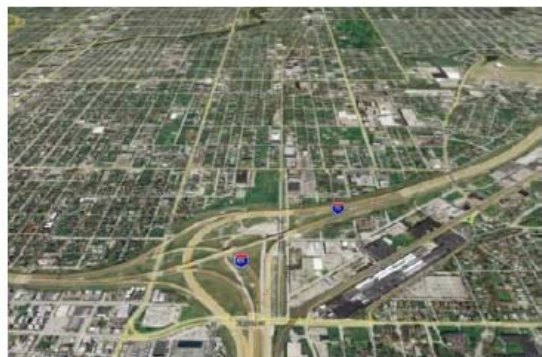
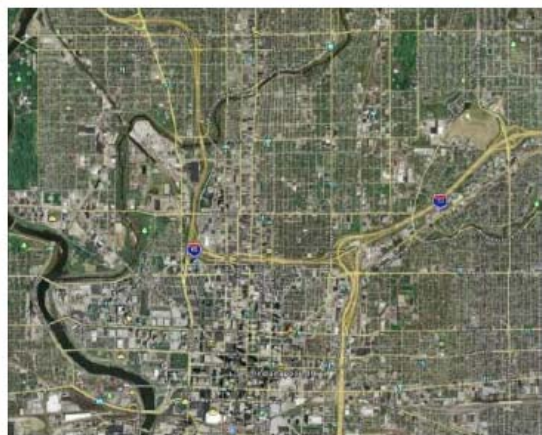
- **Solving for Pattern, but didn't know it...**

Wendell Berry's essay

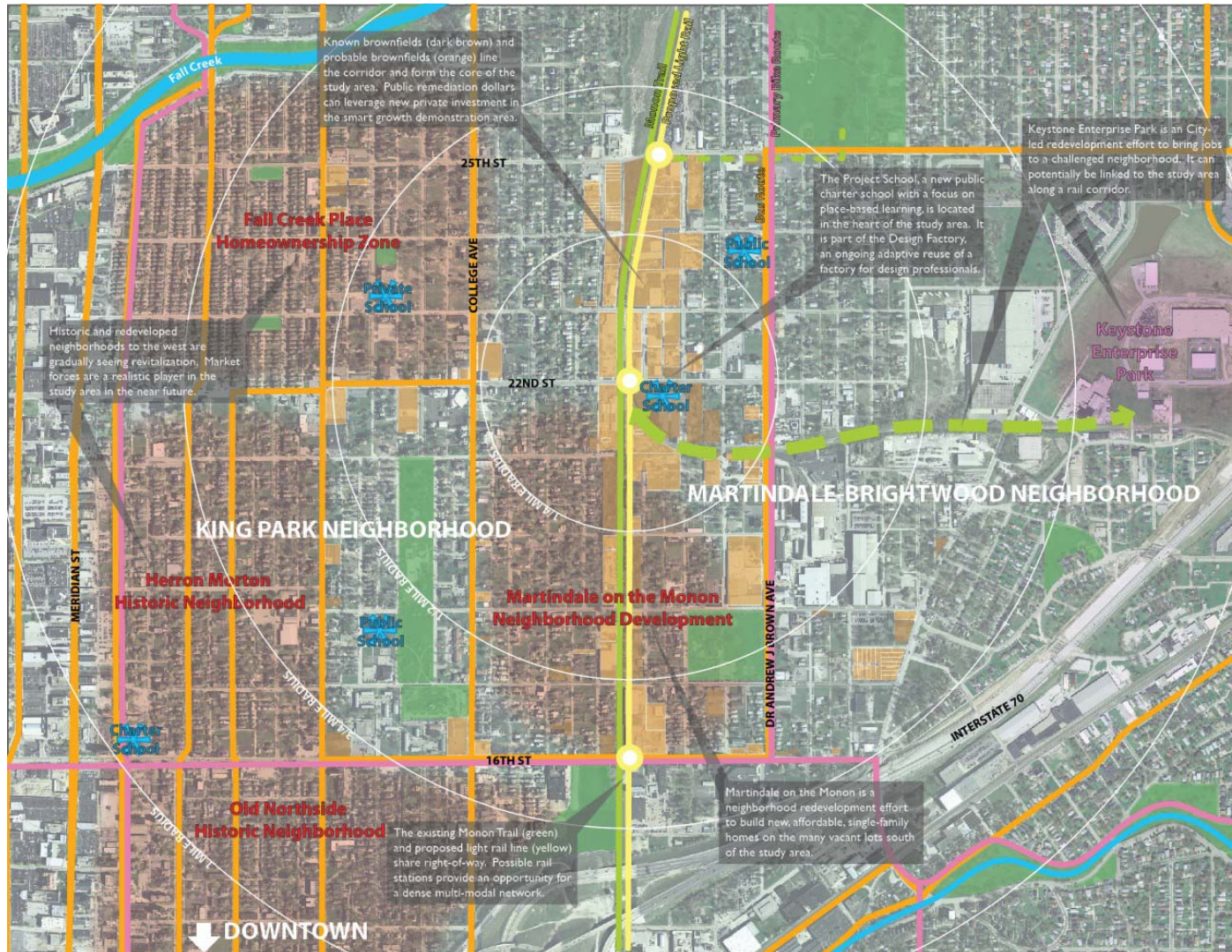
The Gift of Good Land: Further Essays Cultural & Agricultural
(North Point Press, 1981)

- **Comprehensive Community Economic Development & Smart Growth Precepts**

SGD - .75 mile – 1.25 mile r



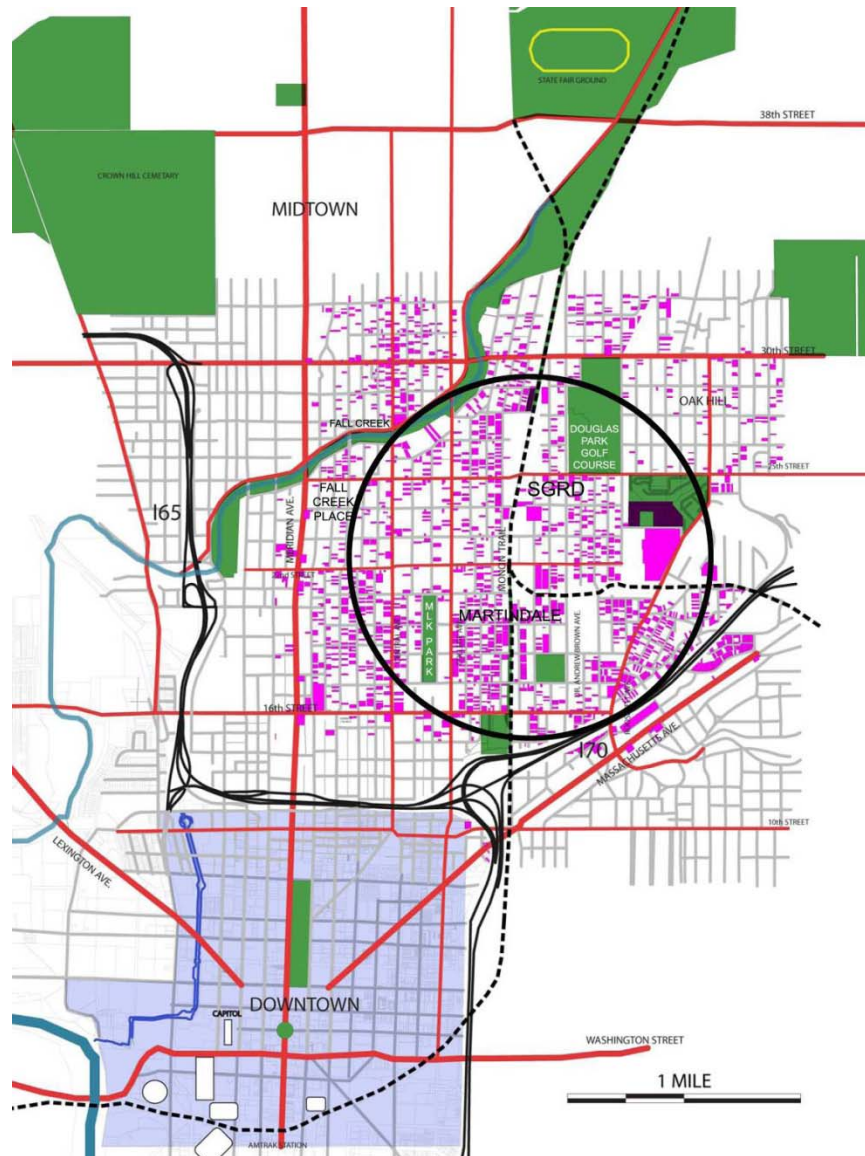
SGD Assets & Challenges



Smart Growth District Assets

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Challenges:
Vacant
Parcels in the
SGD – 33%

Smart Growth Indy Partnership

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www.smartgrowthindy.org

- **Enter Ball State University College of Architecture & Planning (CAP Indy)**

- Brad Beaubien & local Indianapolis AIA

- Application AIA

- SDAT

- Citizens Energy

- \$15,000 match;

- Awarded Sustainable Design Assistance Team (SDAT) by American Institute of Architects

indianapolis smart growth redevelopment district partnership



renew
our community
rethink
our past
redefine
our future

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www.smartgrowthindy.org

- **Original Partners**

- King Park Area Development Corp. (CDC)
- Martindale Brightwood Development Corp. (CDC)
- Resident leaders
- Citizens Energy
- Office of Sustainability (City)
- Department of Metropolitan Development (City)
- The Project School Indy
- AIA Indianapolis Chapter
- Development Community
- CIRT (Regional Transit)

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SDAT – Indy

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- **October 28 – 30, 2009**

- SDAT

- Community Workshop
- <http://www.smartgrowthindy.org/workshop/index.html>



- http://switchboard.nrdc.org/blogs/kbenfield/can_indys_smart_growth_distric.html

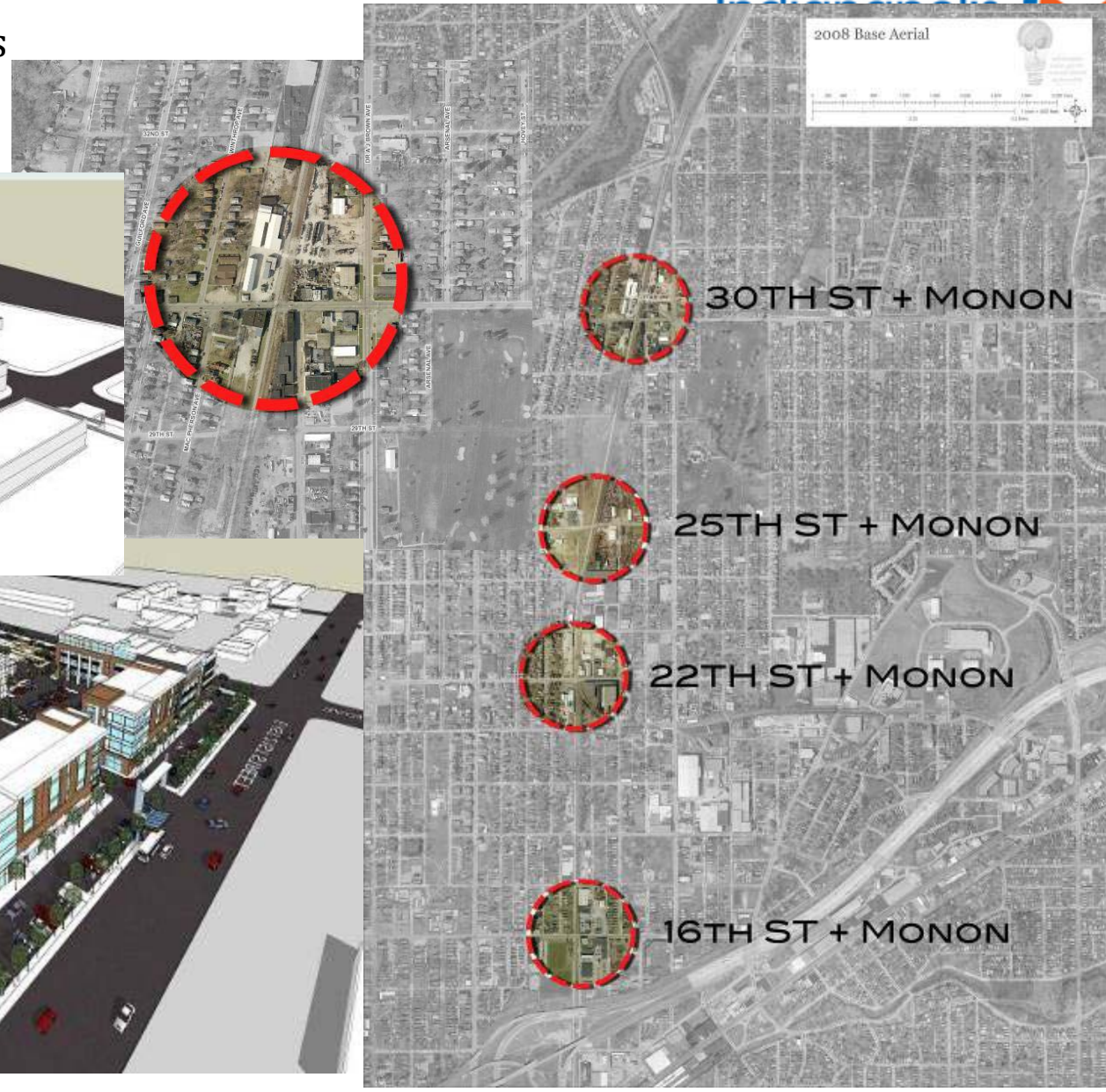
SDAT vision Back to the Future

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Restoring a Block
Before & After
© 2009, NRDC

- Increase Density
- Increase Walkability
- Increase Transit Options
- Increase Livability
- Increase Sustainability

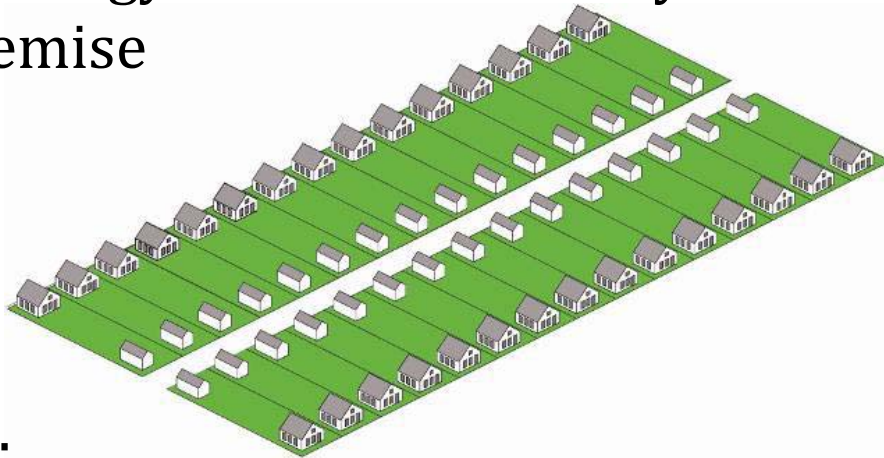




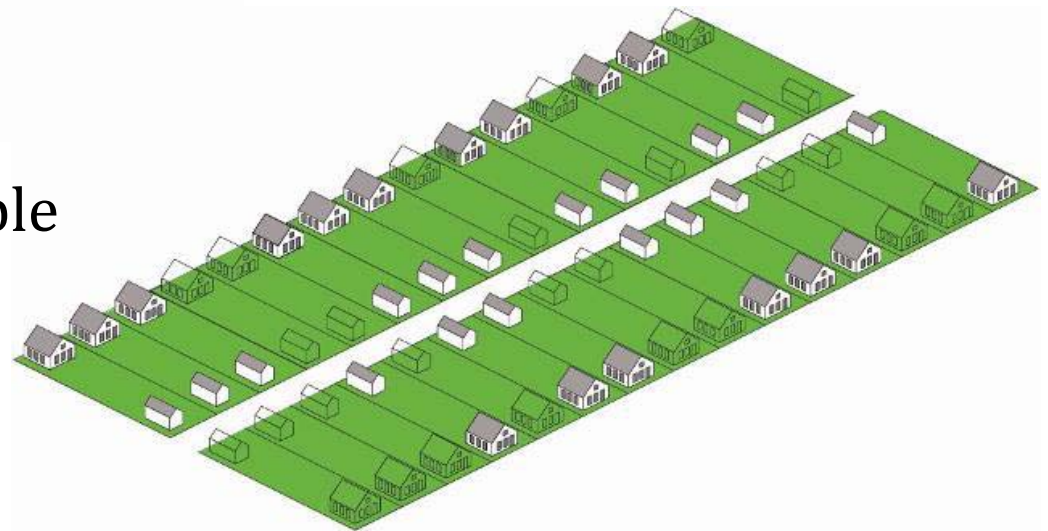
SC Pilot Designation

- **January 2010:** **SGD Tour with HUD/DOT/EPA, CDCs, etc.**
- **February 2010:** **Pilot Designation**
 - SDAT Steering Committee engaged, SRA & VN begin collecting data from brownfield inventory efforts, and gathering, synthesizing, and update data on their own.
- **January 2011:** **SGD Revitalization Strategy**
- **February 2011:** **Prioritization**

SGD Pilot Revitalization Strategy Illustrates Density Demise



Past:
30 d.u. per block x 4.11 people
per d.u. = 123 people/block



Today in SGD: 20 d.u. per
block x 2.65 p/d.u. = 53
people/block



Brownfields Redevelopment and Sustainable Communities

- Sustainable Communities Pilot progress
- Brownfield redevelopment strategies



Transportation Connections

- Indy Connect
- Northeast Corridor Planning



Housing Redevelopment

- *16 Park*
- Affordable housing opportunities





From



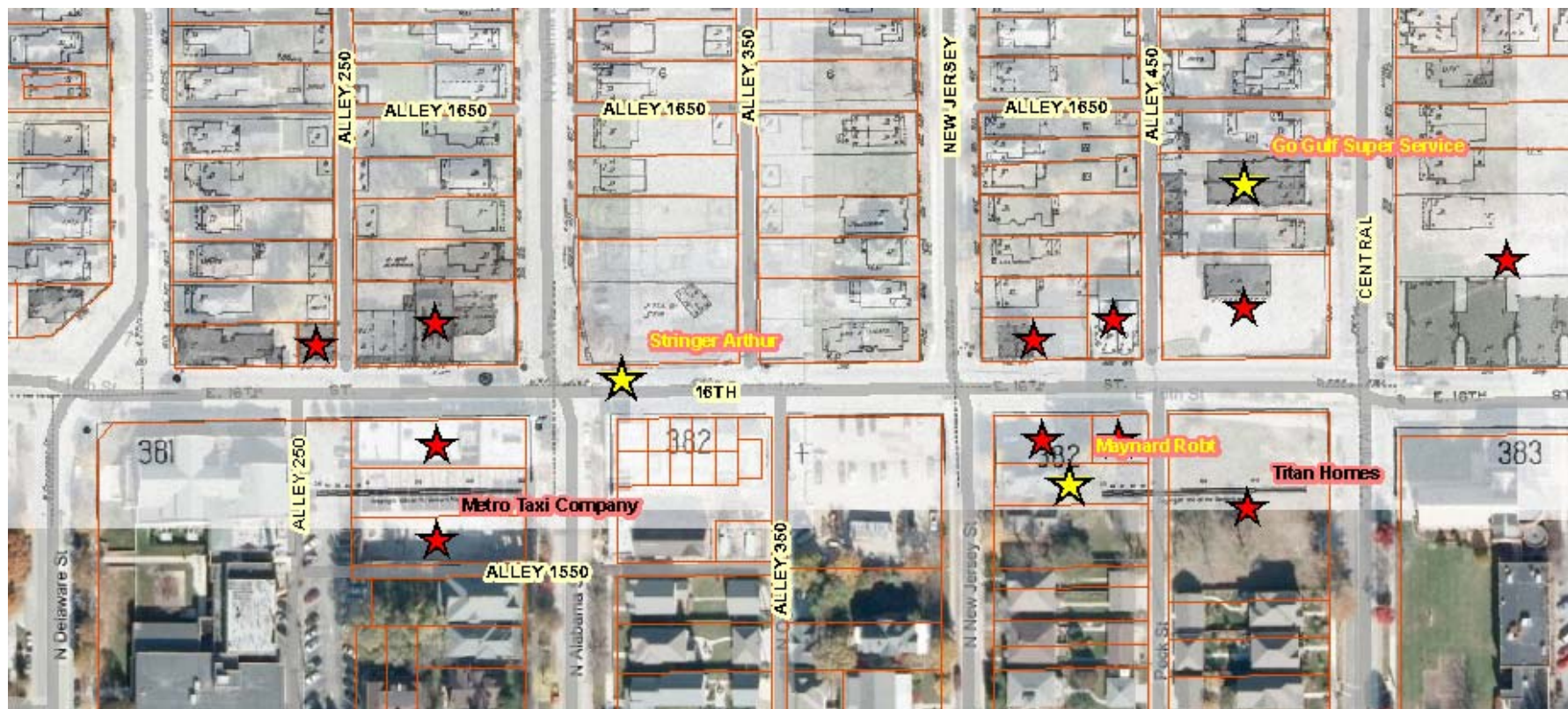
To



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E. 16th Street Corridor – Smart Growth District’s Neighborhood Servicing Corridor Brownfield Legacy



HUD / DOT / EPA Partnership

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EPA: Brownfields Pilot – Revitalization
Strategy

Implementation Strategy Focus Area
CARE Grant

TBA: x2 (3701 E. 25th & 1960/64 Hillside Ave.

HUD: SC Challenge Planning Grant
\$1.2 – density driver codes!

CDBG, & IHEDA (state link ?)

DOT: Await Transit Next Steps (MMTC)

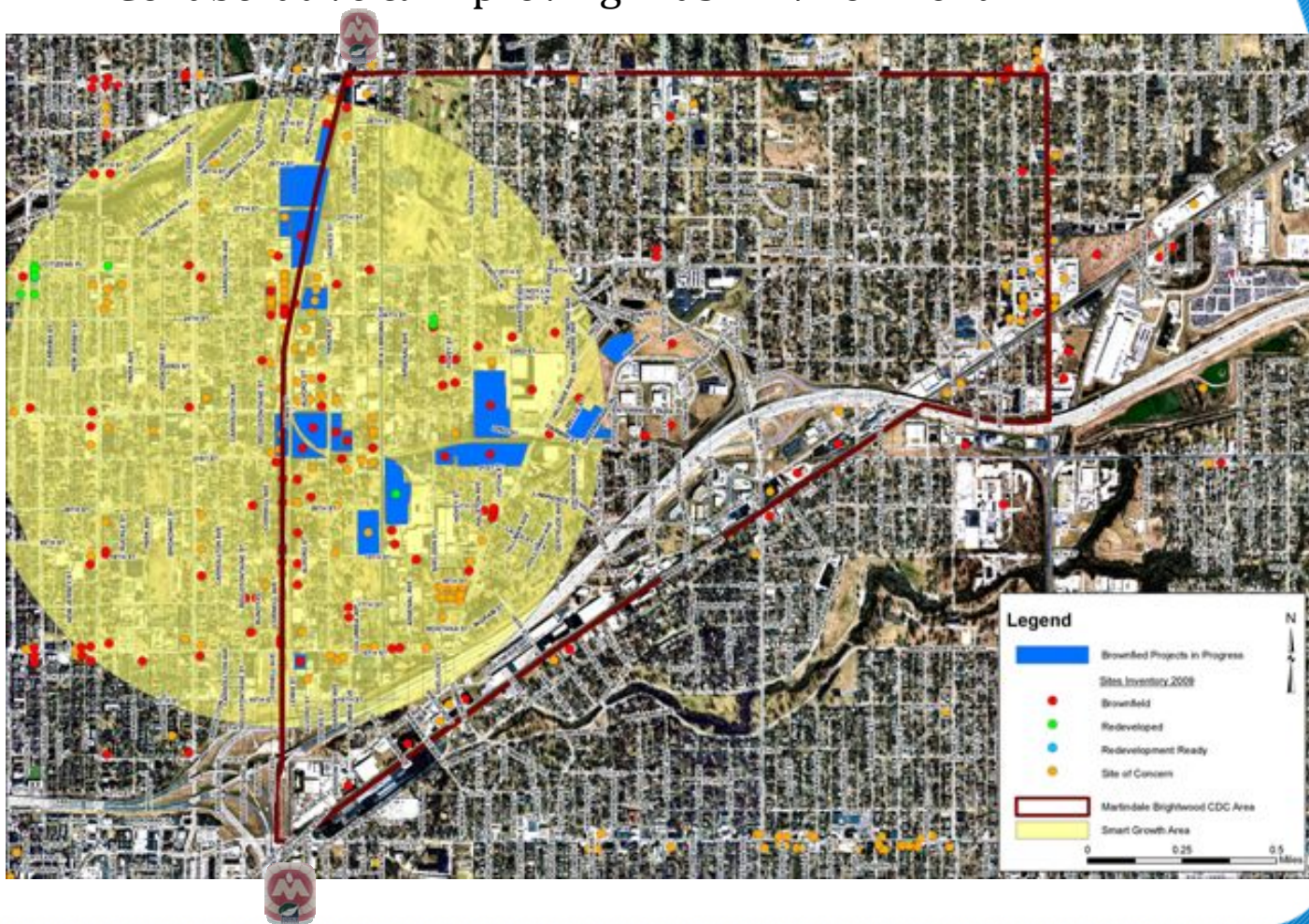
Possible 16th Street Corridor (TIGER II)

Congestion Mitigation and Air Quality Improvement (CMAQ)
Program



Brownfield Projects in Progress

EPA CARE Grant Area –
Martindale Brightwood Environmental Justice
Collaborative & Improving Kids' Environment





Projects in Progress

- **2108/2110 Columbia Avenue (Near Monon)**
 - Abandoned Junkyard no more



Projects In Progress SGD

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- **Felege Hiywot Center**



Projects in Progress

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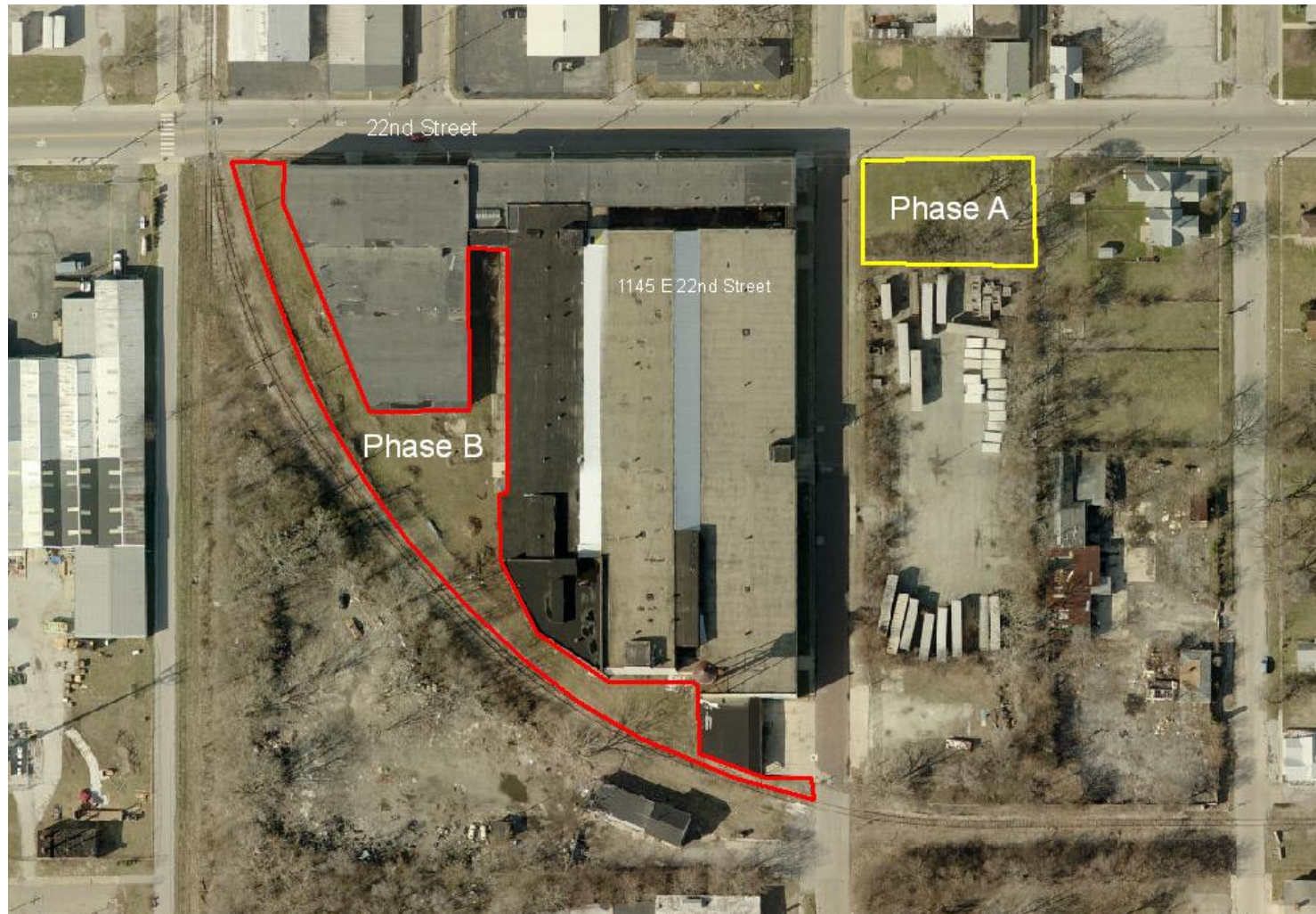


- **The Project School – Safe Soils Pilot**



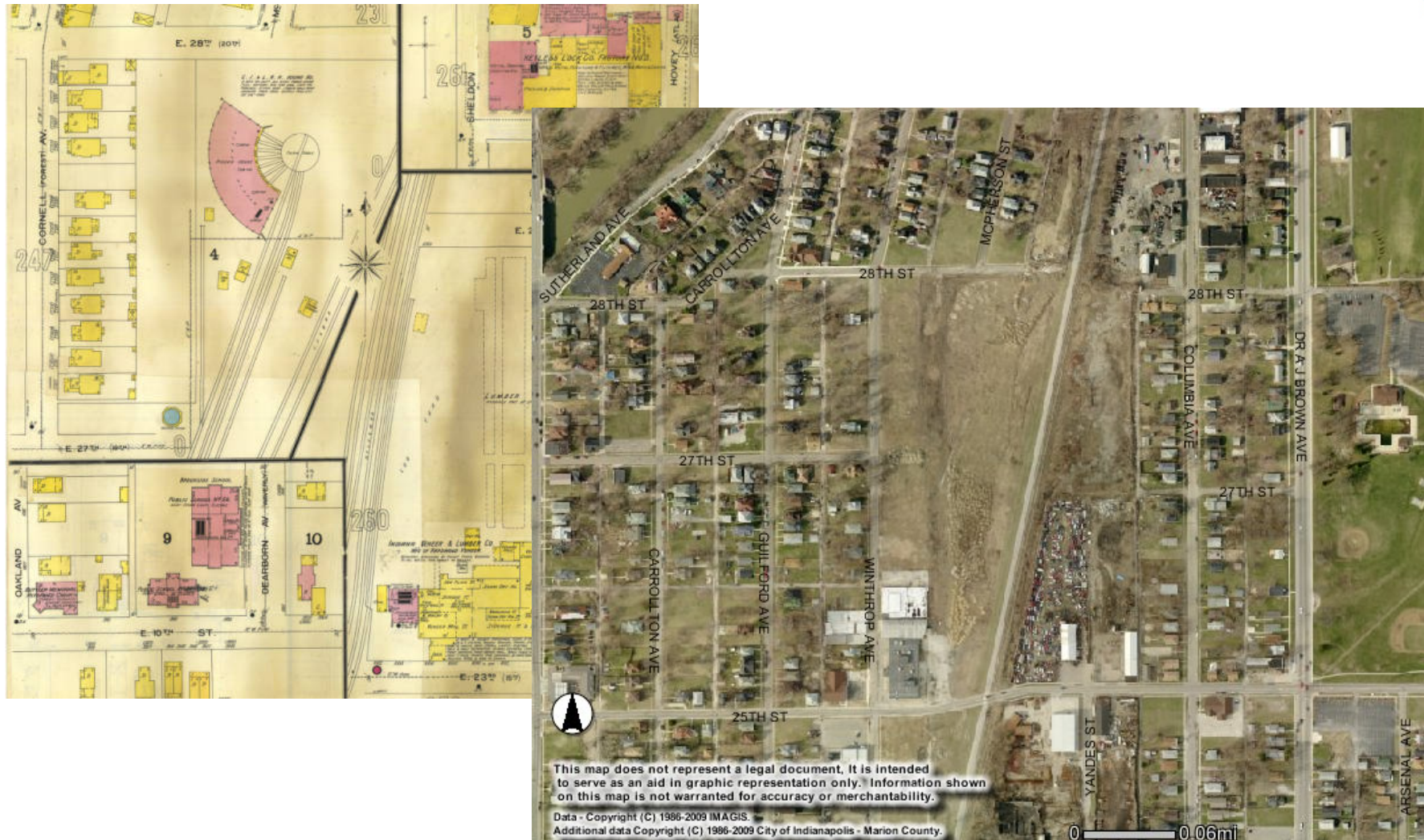
The Project School – Safe Soils Pilot

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- **Current Conditions – 15 acres former rail yard**



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OUTDOOR SEASONAL MARKET



HISTORIC BARN AS COMMUNITY FACILITY



WINDROW COMPOST (CAN BE COVERED)



CHEF RENTAL / JOB TRAINING PARCELS



HEALTHY CORNER STORE TO SELL GROCERIES



POTENTIAL NEW PARK



INTENSIVE YEAR-ROUND PRODUCTION



HANDS-ON GARDENING INSTRUCTION



GARDEN PLOTS FOR NEIGHBORS/GROUPS



UP TO 4 ACRES OF GROWING SPACE BY 2011



OPPORTUNITIES FOR LOCAL KIDS TO GET INVOLVED AND LEARN NEW SKILLS



INDIANAPOLIS, INDIANA

CONCEPT PLAN
MONON FARM

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- **Former Abandoned Plating Facility - GONE**



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- **Former Illegal Dump - Gone**

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- **Former abandoned maintenance Facility -GONE**

Projects in Progress

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- **Phytoremediation Pilot**
- **Urban forestry grant & HUD CDBG**

