From Partnership to Reality:
Federal & Local Collaboration for Equitable Development
Partnership for Sustainable Communities - Pilot

Smart Growth District Indianapolis

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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)
Data:
Reveals Needs & Assets
Origin of SGD

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

Originally: Greenway Expansion
Beyond the Brownfield Barrier

• More than just linking the public and policy leaders with Greenways they understand

• 10 principles of Smart Growth

• 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
SGD Assets & Challenges
Smart Growth District Assets
Challenges: Vacant Parcels in the SGD – 33%
Smart Growth Indy Partnership
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
Smart Growth Indy Partnership

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
  - CIRTA (Regional Transit)
SDAT – Indy

- October 28 – 30, 2009
  - SDAT
    - Community Workshop
    - [http://switchboard.nrdc.org/blogs/kbenfield/can_indys_smart_growth_district.html](http://switchboard.nrdc.org/blogs/kbenfield/can_indys_smart_growth_district.html)
SDAT vision Back to the Future

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
1. Brownfields Redevelopment and Sustainable Communities
   - Sustainable Communities Pilot progress
   - Brownfield redevelopment strategies
2. Transportation Connections
   - Indy Connect
   - Northeast Corridor Planning
3. Housing Redevelopment
   - 16 Park
   - Affordable housing opportunities
E. 16th Street Corridor – Smart Growth District’s Neighborhood Servicing Corridor Brownfield Legacy
HUD / DOT / EPA Partnership

EPA: Brownfields Pilot – Revitalization Strategy
Implementation Strategy Focus Area
CARE Grant
TBA: x2 (3701 E. 25\textsuperscript{th} & 1960/64 Hillside Ave.

HUD: SC Challenge Planning Grant
$1.2 – density driver codes!
CDBG, & IHCDA (state link ?)

DOT: Await Transit Next Steps (MMTC)
Possible 16\textsuperscript{th} 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

• Felege Hiwyot Center
Projects in Progress
Projects in Progress

• The Project School – Safe Soils Pilot
The Project School – Safe Soils Pilot
Projects in Progress SGD
Projects in Progress SGD

- Current Conditions – 15 acres former rail yard
Projects in Progress SGD

- 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
- Parks & Recreation Reuse Area
- Safe Soil Part A
- Safe Soil Part B
- Commercial Component (HCS: Community Cooperating Garden)
- Concept Plan

Indiana, Indiana
Monon Farm
Projects in Progress SGD
Projects in Progress SGD
Projects in Progress SGD

• Former Abandoned Plating Facility - GONE
Projects In Progress

- Former Illegal Dump - Gone
Projects in Progress SGD
Projects in Progress SGD

• Former abandoned maintenance Facility - GONE
Projects in Progress

- Phytoremediation Pilot
- Urban forestry grant & HUD CDBG