

In 2008, Mapleton-Fall Creek Development Corporation (MFCDC) and Schmidt Associates developed a Vision Plan for a Target Area in the Mapleton-Fall Creek neighborhood (south of 32nd Ave, west of College Ave, north of Fall Creek Pkwy., and east of New Jersey Ave). The purpose of the 20/21 Vision Plan was to establish ideas and solutions to spur economic and physical redevelopment in the identified Target Area. After that study was complete, the MFC Target Area was selected by the City of Indianapolis to receive funds from the Neighborhood Stabilization Program to revitalize the area. This Master Planning effort provided for a detailed inventory and analysis, as well as defined revitalization goals for each property in the Target Area.

The Target Area Master Plan identifies action items for the community to implement - based on assessments, community input, and established goals. The Plan highlights opportunities for land acquisition, removal of blighted structures, home rehabilitation, new home ownership, and rental development for low-income families.

MASTER PLAN GUIDING PRINCIPLES

QUALITY OF LIFE PRINCIPLES

- Plan for holistic neighborhood improvements.
- Include every block in the plan.
- Be a partner in decreasing potential criminal activities.
- Strategically locate parks to be more readily accessible to all area residents.
- Strategically purchase property on Central Avenue for redevelopment as a school and mixed use/ multi-tenant property.
- Provide opportunities for private development.
- Upgrade infrastructure.

RESIDENTIAL DEVELOPMENT PRINCIPLES

- Focus on increasing occupancy and restoring population within the neighborhood.
- Prioritize all efforts as follows;
 1. Remove blight and stabilize neighborhood
 2. Continue improvements with new/infill construction
- Strengthen neighborhood assets through positive development of adjacent/available property “clusters”.
- Target properties with the worst assessed scores.
- Ensure that redevelopment allows for a range of income levels.
- Purchase and Replat 1/2 and 1/3 size lots to allow for more saleable property or provide opportunities to combine with neighboring parcels.
- Increase the ratio of single-family residential structures.

INVENTORY AND ANALYSIS OF TARGET AREA

550	Total number of Parcels
274	Active Parcels
77	Vacant Buildings (not boarded)
71	Vacant/Boarded Buildings
127	Vacant Lots
17	Non-residential uses
161	Multi-family structures

HOUSING INVENTORY & ANALYSIS

Buildings in the Target Area were assessed by a team from Schmidt Associates. A detailed housing assessment report was developed for all structures in the neighborhood to determine how MFCDC can assist in revitalizing the area.

INFRASTRUCTURE ASSESSMENT

The team also assessed the condition of the streets, alleys, curbs and sidewalks based on a rating system established by SEND CDC/ SPEA and DPW in 2008. To improve the failing streets and allies, the estimated improvement cost in 2009 was approximately \$1,613,000. Improvements to curbs and sidewalks amounted to approximately \$1,224,000.

EXISTING LAND USE & BROWNFIELDS

The Target Area is primarily zoned for dwelling use with a commercial corridor along Central Ave. Within the Target Area, there are eight designated brownfields. Most of these brownfields sites have previously been dry cleaners or gas stations.

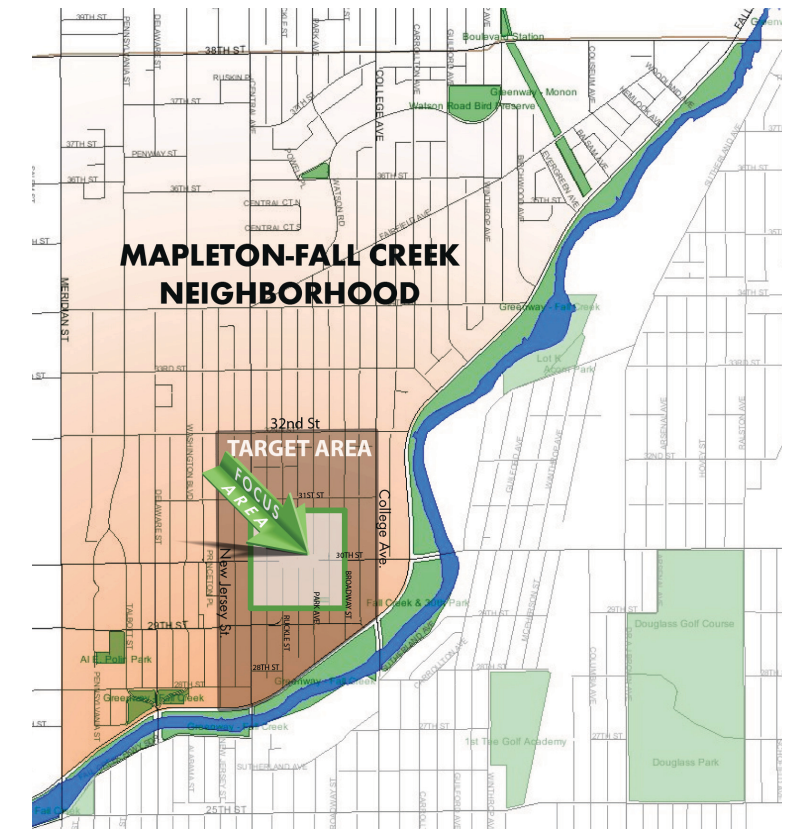
TRANSPORTATION

Central Avenue is one-way travelling south-bound. Converting this street to a two-way street would create more interest for economic development opportunities in the 2900 block. By converting Central to a two-way street, Ruckle Avenue would become less travelled. Ruckle Ave. would then revert back to a traditional residential street with slow traffic and safe pedestrian crossings.

NEIGHBORHOOD PUBLIC MEETINGS

The Mapleton-Fall Creek team hosted seven community meetings over a period of three months in 2009. The meetings varied from whole community input to individualized interests like school-aged parents and senior citizens.

Residents enjoy being close to downtown, the quiet streets, and neighbors who have been in the neighborhood for a long time. The community is concerned about vacant and boarded properties, home maintenance, the poor condition of infrastructure, and absentee landlords.



MASTER PLAN

EXECUTIVE SUMMARY

MASTER PLAN INITIATIVES

NEIGHBORHOOD IMPROVEMENTS

With fifty percent vacancy, there are significant opportunities for improvement. Once the inventory and assessment were complete, the team established a list of projects that could be completed in order to stabilize the neighborhood within the Target Area. The proposed project categories included;

- Acquire property
- Remove blight
- Build single-family homes
- Rehabilitate buildings (for home ownership or rental)
- Develop a park
- Develop a school
- Build retail/senior housing
- Grant money for weatherization
- Grant money for home repair assistance
- Grant money for façade improvements

These projects affect 265 properties in the Target Area with an estimated cost of \$17 million, based on 2009 construction costs.

The projects designated as high priority were submitted to the City of Indianapolis to utilize funding from the Neighborhood Stabilization Program (NSP). The Mapleton-Fall Creek Development Corporation was awarded \$3.6 million to make improvements to the Target Area through the NSP project. Projects utilizing NSP funds include acquisition, demolition, rehab, and new construction for foreclosed or abandoned properties. The NSP improvements will be located within the focus area of the Target Area, shown on cover map.

MASTER PLAN HIGHLIGHTS

OPEN SPACE

Three parks are planned for the neighborhood. The Central Indiana Community Foundation has granted MFCDC dollars to acquire properties for the purpose of providing parks in the neighborhood.

A community garden group has presented MFCDC with a partnership proposal to develop a Community Garden Resource Center in the Target Area.

CLUSTER DEVELOPMENT

Just south of 32nd Street and Park Avenue a single-family cluster development is proposed. This development will be similar to the existing cluster of one-story homes in the 2900 block of Broadway. This development may provide a great opportunity to incorporate the traditional one-story Habitat for Humanity homes or homes for “empty-nesters.”

TARGET AREA MASTER PLAN

HABITAT FOR HUMANITY

Homes in this Mapleton-Fall Creek neighborhood are typically two-story with a pitched roof and front porch. To fit into the context of the larger neighborhood, Habitat for Humanity homes located in the neighborhood- adjacent to typical homes- shall be two-story. Suggested locations for these homes are in the 2800 block of Central, 3000 block of Ruckle, and 2900 block of Park.

MIXED USE DEVELOPMENT

A mixed-use development is proposed in the 2900 block of Central Avenue. The proposed use for this development is retail on the first floor with senior housing above. The development should have a 0' setback with parking located on the street and in back. Storefronts will open to Central Avenue. Although this neighborhood is located outside the Indianapolis Regional Center Plan 2020 boundaries, the design of this development should follow the principles set forth.

SCHOOL DEVELOPMENT

MFCDC has continued to look for opportunities to bring a community building into the Target Area. This community building may serve as a school- public or private. Due to the phase-out of the bussing law, students who are currently bussed to Decatur Twp. will remain in the neighborhood. A new school could serve this population. The proposed location of a school development is in the 2800 block of Central, on the east side. A task force has been created for this.

IndyGo PARTNERSHIP

IndyGo currently has three bus routes that travel in the Target Area neighborhood- 2, 17, and 30. With the possibility to convert Central Ave. to a two-way street there are several opportunities as it relates to bus circulation in the Target Area. Pending available transit enhancement funds the opportunities include:

- Create a “transfer hub” at the intersection of 30th and Central. This hub could have bus pull offs, benches/shelters and possibly have ‘next bus’ displays as three of the IndyGo routes would connect at this point.
- Purchase crosswalk signals for the intersection
- Re-engineering sidewalks to allow benches along 30th St.
- Re-route of Rt. 19 if Central becomes a 2-way street

CONCLUSION

The MFCDC and its partnering team have developed a strategic revitalization plan that, if implemented successfully, can transform this Target Area into a vibrant, quality neighborhood for families and businesses. With the surge of NSP investment- MFCDC has the resources to kick-start the revitalization efforts by removing blight, rehabilitating homes, and acquiring land to stabilize the neighborhood.

