

DOWNTOWN INDIANAPOLIS, INDIANA

NORTH MERIDIAN NEIGHBORHOOD



PHOTO: OBSIDIAN ENTERPRISES, INC.

VISION. A vibrant, mixed-use area in the heart of Downtown Indianapolis with 24-hours-a-day vitality featuring good urban scale and design. New development and new businesses join long-time anchors to create a cohesive neighborhood and an energetic, pedestrian-friendly environment. Active storefronts and enhanced landscaping along Indianapolis' premier streets and sidewalks help create a sense of place and connect the area to nearby public spaces. The area attracts a critical mass of customers, residents and visitors which supports life sciences, residential and retail development as well as corporate and cultural anchors.

Safeco Insurance

indianapolis
downtown INC.

**BROWNING
DAY MULLINS
DIERDORF
ARCHITECTS**



Indiana War Memorials



Safeco Insurance



Elbow Room Pub & Deli Outdoor Dining

North Meridian Neighborhood Today

The North Meridian Neighborhood is a twenty-eight block area in Downtown Indianapolis. It is anchored by the picturesque Indiana War Memorials (IWM) which occupy five blocks in the heart of the neighborhood. IWM's striking monuments and historic parks and plazas create a unique, majestic green space that attracts visitors, workers and residents alike. The area is also anchored by the Indianapolis-Marion County Central Library, Scottish Rite Cathedral, federal buildings, corporate headquarters and emerging residential neighborhoods. Additionally, the area is in close proximity to the Canal and four of the City's Cultural Districts. Portions of the area have underutilized land and low density non-urban designed buildings that provide significant development opportunities.

To help encourage and guide the area's revitalization, stakeholders engaged in a visioning process to:

- Develop a stakeholder-based **shared vision**
- Identify **opportunities and challenges** to achieving the vision
- Give **direction and clarity** to future redevelopment
- Develop and promote redevelopment **design suggestions**
- Develop a recruitment tool and strategy for **attracting new investment**, development and businesses

The neighborhood's strengths, weaknesses, opportunities and challenges were assessed by stakeholders in public meetings and incorporated into this document.

Assets. Anchors. Activities.

The area possesses assets, anchors and activities that support the neighborhood vision and offer a foundation for a desirable and energetic neighborhood.

Assets:

- Indiana War Memorials featuring:
- American Legion Mall
 - Veteran's Memorial Plaza
 - Indiana War Memorial & Museum
 - University Park
- Indianapolis-Marion Co. Central Library
Nearby Canal and Cultural Districts
Indianapolis Cultural Trail (Planned)
Scottish Rite Cathedral

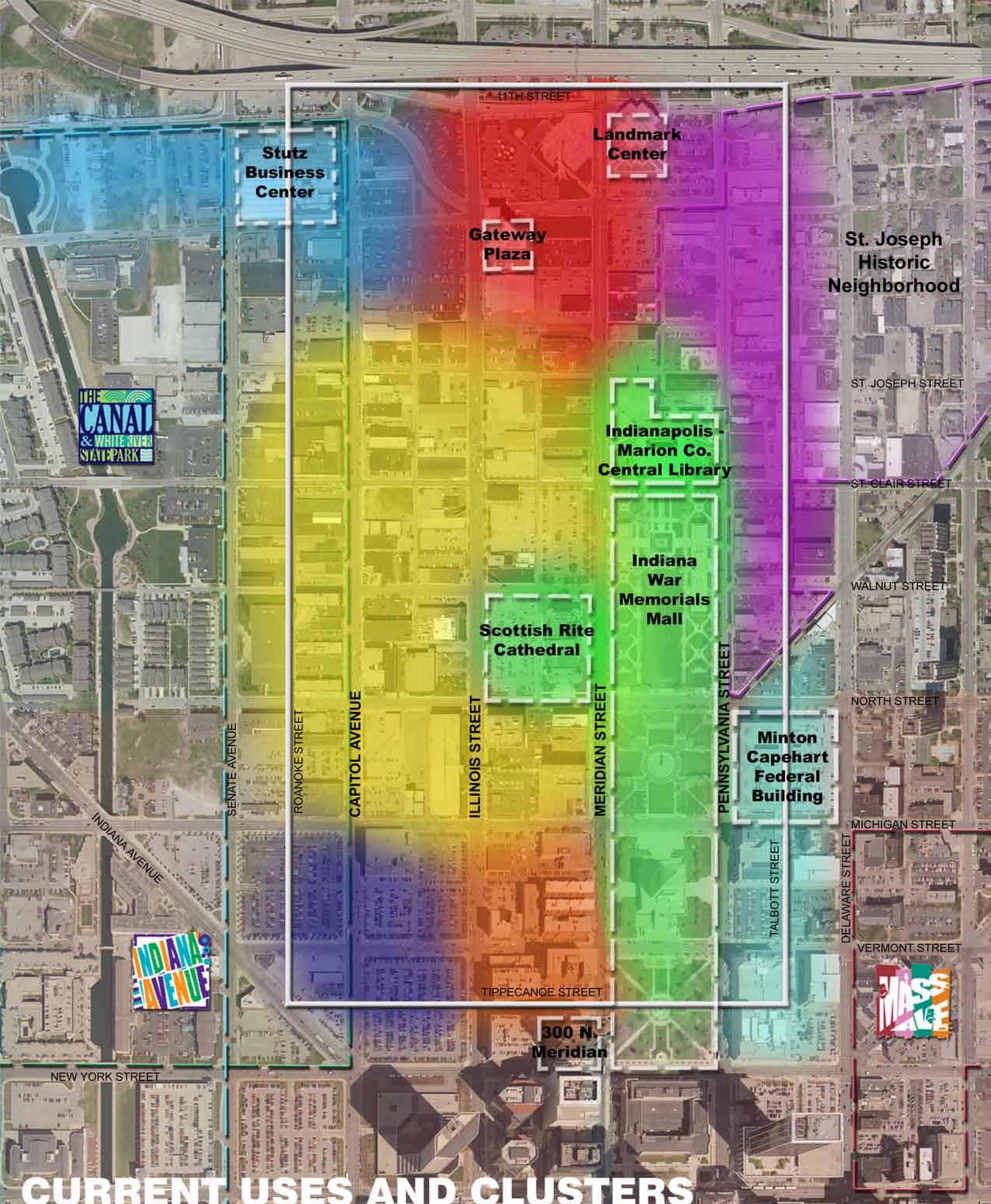
Anchor Employers/Office Centers:

- Browning Day Mullins Dierdorf
Clarian Health Partners, Inc.
Gateway Plaza
The Indianapolis Star
Landmark Center
Minton Capehart Federal Building
OneAmerica Financial Partners, Inc.
Safeco Insurance
Shiel Sexton
Stutz Business Center
Zoll Brothers/Zesco Products

Activities:

Cultural events and activities are an essential part of the vitality.

- 500 Festival Parade
- Circle City Classic Parade
- Earth Day
- Indiana Festival
- Fiesta
- Indiana Black Expo
- Music Heritage Festival
- St. Patrick's Day Parade
- Veteran's Day Parade.



CURRENT USES AND CLUSTERS

- | | | | | | |
|--|--------------------------------|----------------------------|---------------------|------------------|------------|
| | Project area | Life sciences/loft offices | Cultural venue/park | Office/mixed use | Industrial |
| | Historic residential/mixed use | Residential/mixed use | Office/media | Parking | |



Meridian Arch Condominiums



Vermont Place/Athletic Club Condominiums



Indianapolis - Marion Co. Central Library



429 N. Pennsylvania Street Condominiums

Momentum: Market Overview

- 312 businesses
- More than 498 new residential units from 2000 to 2010 in nine projects
- Growing life sciences developments
- Expanding cultural venues and amenities
- New entrepreneurial retail clusters
- Critical mass of corporate anchors

Investment Pipeline

From 2000 through 2010, 28 projects totaling more than **\$454.60 million** have been or will be completed in and around the North Meridian Neighborhood area.

Recently Completed Projects

2000-2005 (in millions)

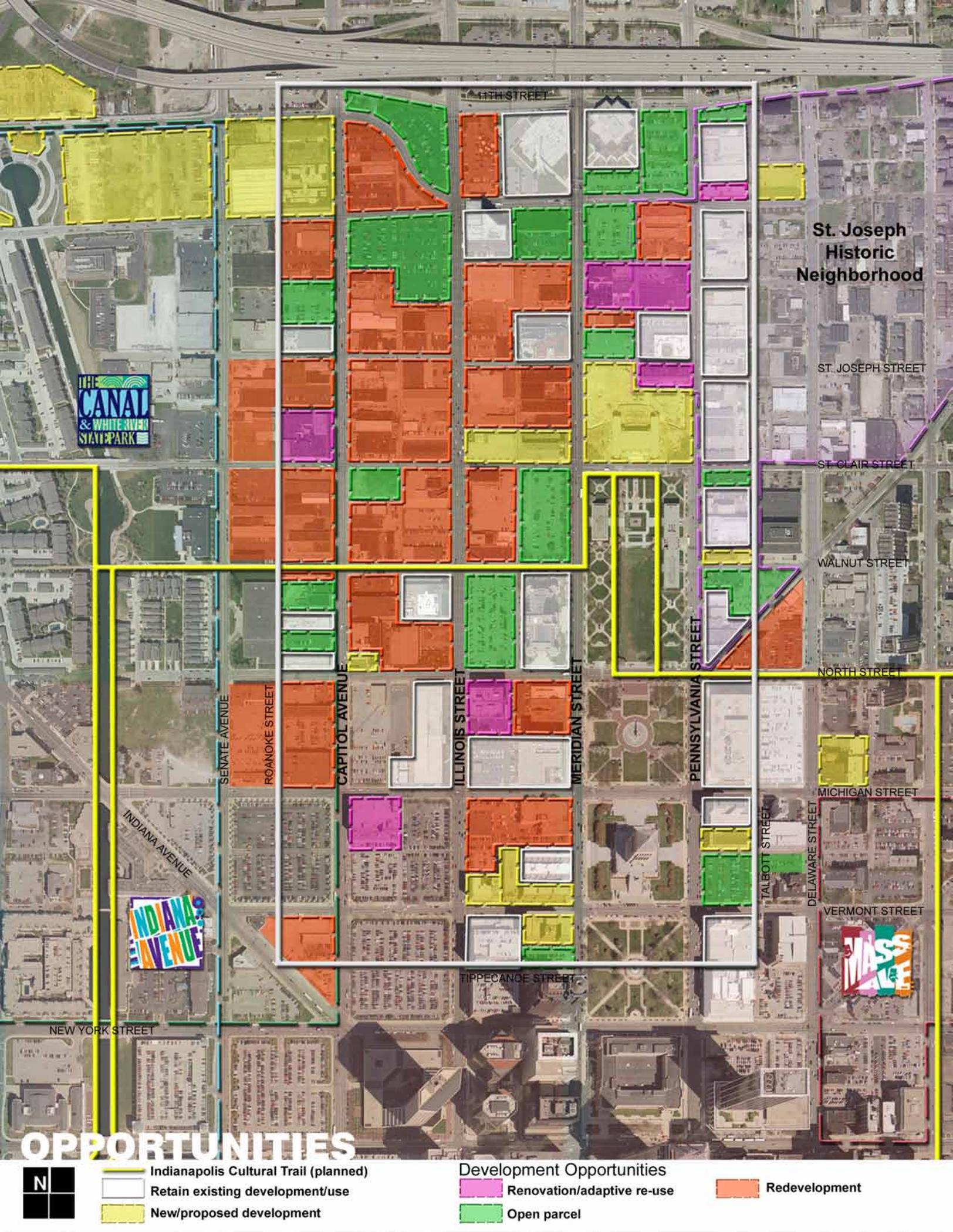
Browning Day Mullins Dierdorf Headquarters	\$ 3.40
Federal Courthouse renovations	\$ 4.00
Indiana World War Memorial Curbs and Sidewalks	\$ 2.10
Indiana World War Memorial (Exterior)	\$ 3.00
Indiana World War Memorial (Interior)	\$ 3.10
Minton Capehart Federal Building: Parking Deck	\$ 2.10
Scottish Rite Cathedral renovation	\$ 3.00
Shiel Sexton Co.	\$ 3.00
The Continental at Vermont Place	\$ 6.00
Veterans Memorial Plaza renovations	\$ 1.10
Watermark Townhomes	\$ <u>15.00</u>
TOTAL	\$ 45.80

New Projects

2006-2010 (in millions)

429 N. Pennsylvania St. Condominiums	\$ TBD
Athletic Club Condominiums	\$ 25.00
Buggs Temple redevelopment	\$ 2.75
Chapel Townhomes	\$ 2.50
Clarian: Education and Resource Center (phase I)	\$ 44.00
Clarian: Lab at Canal	\$ 67.50
i.d.o. Incorporated renovation	\$ 1.00
Indianapolis Cultural Trail	\$ 36 - 42
Indianapolis-Marion Co. Central Library expansion	\$ 142.70
IU School of Med.: Medical Info Sciences Bldg	\$ 42.25
Meridian Arch Condominiums	\$ 16.00
Stutz II renovation	\$ 0.50
Stutz Tower	\$ TBD
The Gresk Center	\$ 1.50
The Salvation Army Barton Center	\$ 9.70
Vermont Place (Blacherne)	\$ 5.10
Vermont Place (Rink-Savoy)	\$ <u>6.30</u>
TOTAL	\$ 408.80

*all data contained on this page provided by Indianapolis Downtown, Inc. (IDI)



St. Joseph
Historic
Neighborhood

ST. JOSEPH STREET

ST. CLAIR STREET

WALNUT STREET

NORTH STREET

MICHIGAN STREET

VERMONT STREET

11TH STREET

TIPPECANOE STREET

SENATE AVENUE

ROANOKE STREET

CAPITOL AVENUE

ILLINOIS STREET

MERIDIAN STREET

PENNSYLVANIA STREET

TALBOTT STREET

DELAWARE STREET

INDIANA AVENUE

NEW YORK STREET



OPPORTUNITIES



- Indianapolis Cultural Trail (planned)
- Retain existing development/use
- New/proposed development

- ### Development Opportunities
- Renovation/adaptive re-use
 - Open parcel

- Redevelopment

DESIGN SUGGESTIONS

To achieve the shared vision of a vibrant, mixed-use neighborhood, good urban design is encouraged as current property owners and businesses invest in their properties, new projects are developed and new businesses move into the area. These are the design preferences desired by stakeholders.



Site Planning and Architectural Design

- Mixed-use developments of scale (minimum massing of four stories)
- Zero or small setbacks and varied facade offsets
- Active street level uses
- Structured parking screened with street level retail in high density developments
- Balconies for upper level residential units
- Enhanced landscaping throughout neighborhood businesses and parking lots; high level of landscaping in new development
- Pocket parks, plazas and public art
- Leadership in Energy and Environmental Design (LEED) green roof principles (i.e. rooftop green space and gardens)



Street Level Activation

- Large amounts of non-tinted retail and office storefront windows
- Pedestrian scale lighting and signage
- Use of awnings to highlight entrances, provide shade and add character to retail environment
- Enlivened spaces with potted plants, flower boxes, trees and enhanced landscaping
- Sidewalk cafes with quality, durable materials

NEIGHBORHOOD **MASSING**

Encourage new infill development with appropriate scale and massing to achieve good urban design and density.

Minimum Height: 4 stories

This scale provides minimum amount of density and definition

Recommended Height: 7-10 stories

This scale is consistent with Regional Center Plan 2020 and existing urban fabric

Maximum Height: 30 stories

This scale currently exists at the south end of IWM near Downtown's corporate center



New appropriately-scaled development will better define the Indiana War Memorials (IWM) and Scottish Rite Cathedral. All development projects within 300' of the IWM property are subject to review by the Indiana War Memorial Commission per IC-18-1-16 of the Indiana Code.



Current Development



Example of New Development Massing
Five - seven story buildings surrounding Scottish Rite Cathedral and bordering Indiana War Memorials.



Current Development



Example of New Development Massing
Four - seven story buildings on Capitol Avenue where open parcels and one story buildings are currently located.



Sidewalk Cafe



Enhanced Streetscape



Pocket Park. Safeco Insurance

PRIORITIES

Create pedestrian-friendly environment and active storefronts

- Enhance and emphasize landscapes and front doors on Meridian and Pennsylvania streets to maintain these as premier addresses and complement the Indiana War Memorials
- Encourage more active storefronts with facade improvements, sidewalk cafes and enhanced signage, lighting and landscaping
- Screen surface parking lots with landscaping or build parking structures with first floor retail uses
- Integrate, maximize and connect cultural assets and the planned Indianapolis Cultural Trail
- Integrate public art, landscaping and street trees into new development and renovation projects
- Reduce the speed of fast moving traffic on one-way streets

Encourage mixed-use development and redevelopment of underutilized buildings and development on open parcels

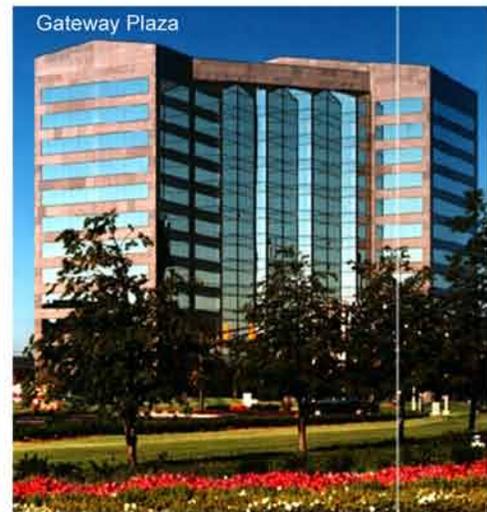
- Encourage development density consistent with the Regional Center 2020 Plan
- Attract new retail shops and restaurants
- Support residential development and additional mixed-use in-fill development bordering the Indiana War Memorials
- Encourage additional residential development near the emerging residential neighborhood at Vermont, Meridian and Illinois streets
- Attract more businesses to 9th and Pennsylvania streets area to support emerging entrepreneurial business cluster



Sidewalk Cafe



Gateway Plaza



NEXT STEPS

Mobilize stakeholders

Convene regular stakeholder meetings

Address operational opportunities and challenges through IDI security, beautification, parking and cleaning partnerships

Enhance urban design, landscaping and pedestrian environment

Research funding sources to implement a facade improvement program

Integrate Indianapolis Cultural Trail into neighborhood

Work with stakeholders to incorporate more landscaping enhancements into their properties

Work with real estate community and property owners to develop underutilized buildings and open parcels and recruit new businesses

Distribute plan to all area businesses and property owners

Distribute plan and recruitment materials provided by IDI to targeted business and developer prospects interested in the area



Fiesta



Stutz Business Center

NORTH MERIDIAN NEIGHBORHOOD

Participants

- D. Beck, All-Star Tire & Auto Service
- J. Betsey, Near North Development Corporation
- J. Browning, Browning Investments
- A. Caldwell, Volunteers of America
- B. Cooper, All-Star Tire & Auto Service
- C. Cooper, All-Star Tire & Auto Service
- D. Dimond, R.E. Dimond and Associates, Inc.
- B. Dobkins, Indianapolis Police Department
- L. Dorfman, Dorfman Property Management
- S. Goodwin, Indiana War Memorials Commission
- E. Golinski, REI Real Estate Services, LLC
- B. Hall, Repro Graphics, Inc.
- A. Henry, Near North Development Corporation
- K. Jones, Keep Indianapolis Beautiful
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- H. Rominger, City Dept. of Metropolitan Development
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- J. Saunders, Scottish Rite Cathedral
- H. Schwedler, Datsa Pizza
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- M. Spayd, Halakar Properties, Inc.
- B. Stemme, BioCrossroads
- L. Stenz, Stenz Corporation
- J. Strong, Economy Plumbing Supply Co.
- B. Sullivan, Shiel Sexton Company, Inc.
- B. Taft, Local initiative Support Corporation
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- B. Wilch, City Dept. of Metropolitan Development
- C. Williams, Radio One WTLC FM106.7, AM1310
- C. Willman, Safeco Insurance
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PRINTED JUNE 2006

Special thanks to **Safeco Insurance** for partially underwriting the North Meridian Neighborhood visioning process.