

Mapleton-Fall Creek Neighborhood Association

Minutes for June 8, 2023

New Circle Church

- 6:33 P.M. Meeting called to order by Travis Tatlock, President
- 6:34 P.M. Review of minutes from May and approval of the minutes
- 6:35 P.M. Treasurer's Report
- Chase Account - \$ 3909.06
 - Prudential Account - \$ 8253.79
 - Membership dues can be paid online through our website
- 6:37 P.M. MFCDC - Central@29 update - Nicole Knight and Elan Daniel
- Nicole introduced herself and shared she was happy to be back reporting about this project after the funding has been secured
 - Central@29 is a multi-story, all residential building that will include 57 rental apartments
 - The project has been in the works for some time to complete land acquisition, and Nicole has been supporting the project as a part of TCB for 4 years now
 - The funding is now in place and construction is slated to begin by the end of the year
 - The FAQ sheet provided (attached) covers most of the specifics
 - Site plan has morphed some over time with more engagement at the corner of the intersection
 - 1, 2, and 3 bedroom apartment units will be available, all single story within the unit
 - No age restrictions for the housing
 - Following federal guidelines for occupancy
 - The collective partnership for the housing and programming is between MFCDC, TCB, Raphael Health Center, and the City
 - 14 units will be designated for homelessness support
 - one-on-one services in conjunction with RHC
 - the model for this housing and support comes from the state
 - Parking lot is still within spec for the number of residents with support of the Red Line as transportation
 - Only retail space in this building will be for management offices
 - This building is considered Phase 1 along Central Ave and is 100% residential
 - Goal is use 2900 and 3000 blocks of Central Ave to include other mixed use developments
 - When will this building be done?
 - starting at the end of 2023
 - with removal of buried debris from long ago demolished homes, could take a total of 2 years
 - Expect to open for residents in late 2025
 - How will the building be managed (staffing)?
 - Expect 1 full time manager with some part time management

- Parking lot access relative to traffic
 - The parking lot is towards the alley, so access will be from the alley behind the building
- In 2021, we discussed landscaping and concerns about the practicality of some tree planting in the sidewalks
 - city has approved the features/plan
 - some irrigation for key plantings will be built in
 - privacy screening will be a part of the planting
 - logistics still to be sorted out
- Have you discussed partnerships with the United Way and Ivy Tech for these residents?
 - partnerships are in the works, but this effort will expand more when the building is finished and open to residents
 - Depending on services needed, may plan to contract out to other organizations and entities
- What has the success of these types of projects looked like in other neighborhoods served by TCB?
 - Generally always starts with housing
 - after the housing is established, it shows commitment and staying power for other partners/businesses to step in
 - Took 10 years to open a grocery store after starting a project with a housing development
 - “Retail follows Rooftops”
 - Food access is a big concern and will continue to be a major goal of the ongoing development phases
- Nicole plans to update and attend quarterly as the Central@29 project continues
- In the meantime, feel free to send over questions as they come up to TCB and MFCDC

6:55 P.M. Near North Development Corporation - Brian Carman

- Brian introduced himself and shared about NNDC and the new Connector Trail
- The city along with IU Health and NNDC broke ground on the new connector trail back in April
- The multi-modal path runs along Capitol Ave, some of 21st Street, and along Boulevard Place to connect to the Fall Creek Greenway (see attached map)
- NNDC is leading the effort to gather input from residents on what the new path should be called
- They would like an appropriate name that is desired by the surrounding communities
- Brian started taking ideas by writing them on a large notepad
- Some ideas:
 - Name it after Meridian Highland given the location in that neighborhood
 - Name it after historical figures from the neighborhood
 - Could consider Major Taylor
- Question about the purpose of the trail
 - *The trail is designed to increase accessibility to community amenities like Barton Park and the Fall Creek Trail, while also making*

transportation throughout our shared neighborhoods safer, more convenient, and a healthier way to get around.

- Does the Capitol Avenue bridge have a name for itself?
 - will check into this
- Brian will provide an electronic survey as a follow up for those not in attendance who want to provide input
- You can fill out the paper survey and submit it tonight if you have a specific idea
- Brian will be sticking around to answer questions after the meeting

7:07 P.M. 510/555 Fairfield Avenue, CRDN - David Kingen

- David provided a site diagram for the 2 properties and a list of proposed excluded uses for the related rezoning
- The need for rezoning is caused by a long-term mismatch of zoning making the property residential
- Since CRDN did not receive support for expansion, now considering moving most operations out of the building and use the location as storage for larger objects
- 510 portion (parking area, not barbershop) will be under contract soon
- Zoning for both properties would go from D5 to C3
- Goal is to make the zoning neighborhood friendly
 - C3 provides lots of options once zoned commercial
 - Draft commitments would limit the possible uses provided by C3 to a narrower list
- They have not filed yet, but intend to soon
- CRDN will have less operations at the location and fewer employees on a consistent basis at the location
- Have proposed providing parking for Temple, but details still being worked out
- Still working on cleaning up the outside portion of the property and meeting ordinances (trash enclosure, etc.)
- Plan to follow up after filing

7:21 P.M. IMPD - Officer Harrison

- B-Link for business security program is ongoing, see flier for getting a business signed up and cameras registered
- <https://blinkindy.org/>
- Month of May statistics
 - 911 calls - 94K, Non Emergency - 114k, 911 texts - 401
 - Dispatches - 70k
 - Burglary and Robberies - down
- 3000 Ruckle St, Shots fired, female victim, fired by suspect
 - shell casings collected on scene
- IMPD is working to address carjackings and recent shootings in park areas
- Flock Cameras are still in use to help with traffic tracking when a crime occurs
- Businesses have been having cars do burnouts in parking lots after hours, so IMPD is suggesting gating of parking lots if possible
- Traffic enforcement is still a #1 priority

- Operation Slow Down
- enforcing 10 PM - 2 AM on major streets (38th, Binford, Fall Creek)
- Commander Wolley has been named Deputy Chief for IMPD
- New Commander for North District is Commander Thomas
 - hope to have him at meetings and out in the neighborhoods
 - bike patrols and other events

7:27 P.M. Mayor's Neighborhood Advocate - Susan Martinez

- Susan shared that the city pools are open for the season
- Food in Transit program is ongoing with IndyGo
- We've had a few days of KnoZone action days related to wildfire smoke and other environmental conditions
 - consider taking health precautions, limiting car idling and lawn mower use
- Pride Parade and Festival is this weekend
- Plan to have a public info meeting with DPW later this month

7:10 P.M. Neighborhood Partners

- Friends of 38th Street
 - Cars and Gravy returns on Saturday June 17, 9AM to noon, with funds raised going to Indiana Youth Group for June
- The Children's Museum - Angelina Moore
 - Angelina reminded neighbors to get signed up and take advantage of the free membership program for all of MFC
- Newfields - Julianne Miller
 - Julianne apologized for Dr. Burnette's absence last month
 - Reminder to sign up for free membership
 - Juneteenth celebration is on Sunday
- Tarkington Park - Juneteenth Celebration Flier, Saturday June 17
- Indiana State Fairgrounds
 - hiring a community liaison, expected later this month
 - hiring fair happened this evening for the State Fair
- INRC grant - most of the money has been allocated for the park
 - completion of the grant will allow MFNCA to apply for the next round of grants, possibly by the fall

7:19 P.M. Other updates from the floor/Open Discussion

- New Circle Church Block Party - Saturday, 6/24, 6-8 PM
- Companion, Go More Slowly Over The Earth, opening June 21
 - Opening reception and summer solstice celebration
- Mapleton Park, Shelter Installation, Saturday, July 29, 9AM - 2PM
 - need volunteers, lunch will be provided
- HWPNA, Triangle Beautification and Neighborhood Clean Up
 - Saturday, June 10
- NNO is August 1, Tuesday, New Circle Church, more details to come

7:33 P.M. Call for motion to adjourn and socialize with neighbors

Next Monthly Meeting: July 13, 6:30 PM, New Circle Church

Dear Neighbor,

We are thrilled to share with you that the first phase of development along the Central Avenue corridor will be starting construction in late 2023.

What is the proposed development?

The development is a collaborative effort between The Community Builders (“TCB”) and Mapleton Fall Creek Development Corporation (“MFCDC”) to expand quality housing opportunities for individuals and families at a range of incomes, and to enhance the Central Avenue corridor with new development and a pedestrian-friendly streetscape. The property at 2825 Central Avenue will be redeveloped into a 4-story, all residential building including 57 rental apartments.

What are the unit sizes and configuration? Unit amenities?

The average unit sizes are 675 square-feet for a 1-bedroom unit, 880 square-feet for a 2-bedroom unit and 1,200 square-feet for a 3-bedroom unit. These square-footages are comparable to existing housing units in the market and are significantly larger than the minimum unit sizes required by public agencies. The apartment units will feature open floorplans between the kitchen and living room, energy efficient appliances and lighting, central heating and cooling, water-conserving plumbing fixtures, and in-unit washer and dryer.

What kind of amenities will be provided for residents?

The projects will provide numerous amenities including a community room with TV and kitchenette, on-site fitness room, bike storage, wi-fi access throughout the building as well as broadband access in all units, and meeting/operations rooms. The project will also have robust space for resident engagement for our operations and supportive service providers including offices for on-site management and other operating team members. The site will have exterior gathering areas including a patio adjacent to the community room with tables and chairs as well as a separate area for children and families to gather with play equipment and benches.

Will the buildings be energy efficient and sustainable?

The development will, at a minimum, meet the sustainability standards of Enterprise Green Communities. The development will include high efficiency HVAC systems, energy efficient appliances and lighting, water conserving plumbing fixtures, durable flooring, and use low-to-no-VOC paints, caulking and adhesives. Additionally, the project will be required to use best practices around stormwater mitigation and install landscaping that is hardy and native to the climate.

What does “mixed income” housing mean exactly? What will the rents be? Who will be able to live in the buildings?

Mixed-income developments include apartments available to individuals and families at a range of incomes, often set at levels targeted for residents whose incomes cannot support rising rents and home prices in the community. The proposed apartment rents will be set using an established formula that accounts for household size and income (as a percentage of median household incomes in Marion County Indiana). Apartments will be available to households with incomes at 80%, 60%, 50% and 30% of Marion County median income, and rents will be limited to be affordable to those households. (While the proposal is at a preliminary conceptual stage, the anticipated funding sources have very specific requirements for affordability that allow a lot of specificity even this early.)

Practically, this means the apartments will house individuals and families making anywhere from \$17,000 to \$70,000 per year, with residents paying anywhere between \$331 to \$1,174, depending on household size and income. Rents can increase over time but are always set based on the percentage of area incomes.

What is Integrated Supportive Housing? Who will live in those units?

14 units at Central @ 29 will be set-aside to serve individuals and households that experiencing homelessness (Integrated Supportive Housing). The Integrated Supportive Housing apartments will be connected to the Indianapolis Coordinated

Entry System and will serve as Housing First units for eligible households. The project is intentionally providing a mix of 1, 2, and 3-bedroom units to provide housing opportunities for family households that are experiencing homelessness.

The Integrated Supportive Housing Units will be supported by a Community Health Worker (CHW) through Raphael Health Center (RHC). The project will comply with Federal Fair Housing regulations for leasing.

Who will be providing the Case Management for the Integrated Supportive Housing units?

Raphael Health Center (“RHC”) will be providing the case management and supportive services for the households that are experiencing homelessness. For more than 25 years RHC has been serving the Mapleton Fall Creek community with affordable health care options. As the Federally Qualified Health Center continues to expand its health care offerings to create a wholistic service plan they also seek to expand their service from the beyond the main facilities location. RHC will be implementing their new Community Health Worker (CHW) model as part of the collaboration with TCB and MFCDC. Through this new model, RHC will be expanding their services beyond the walls of their main facility into the larger community. The CHW will help build housing programs to serve people living with chronic health, mental health, and/or substance use disorders, and victims of domestic violence. In addition to housing, they will provide non-residential case management services for the same populations, ensuring that individuals with the most pressing needs obtain appropriate housing and receive a comprehensive range of housing and support services that assist them to maintain safely in housing of their choice.

How long will the apartments remain affordable?

Anticipated funding sources for the development will require that the apartments remain affordable at the prescribed income levels for a minimum of 30 years. It is TCB’s intent and practice to maintain permanent housing affordability.

What are the next steps?

The project has secured all necessary funding and is working with partners to complete all due diligence and design to be able to close on the funding and start construction in late 2023.

We will share updated contact information once we have a better idea of timeframes and contacts for opportunities related to construction and employment.

TCB and MFCDC share the goal to maintain and enhance high-quality housing opportunities for residents of all incomes in Mapleton Fall Creek. But new development means change and change always brings questions and concerns. We welcome the opportunity to discuss this proposal, answer questions, and consider improvements.

If you would like to ask questions or provide feedback directly to TCB and MFCDC outside of the small and larger-group meetings, feel free to contact us directly:

- **Nicole Knight**, Senior Development Project Manager, The Community Builders, 380-235-8345, nicole.knight@tcbinc.org
- **Elan Daniel**, Chief Executive Officer, Mapleton Fall Creek Development Corporation, 317-515-6430, elan@mfcfdc.org

Near North Connector Trail Naming Survey

Near North Development Corporation (NNDC) is seeking community suggestions and feedback for the naming of a new connector trail on the near northside of Indianapolis.

In April, NNDC, IU Health, and the City of Indianapolis broke ground on a multi-modal path that runs along the east side of Capitol Avenue from 21st Street to Fall Creek Parkway South Drive, along the south side of the 21st Street from Boulevard Place to Capitol Avenue, and along Boulevard Place from 21st Street to Fall Creek Parkways South Drive (see highlighted path in yellow below).

This trail is designed to increase accessibility to community amenities like Barton Park and the Fall Creek Trail, while also making transportation throughout our shared neighborhoods safer, more convenient, and a healthier way to get around.

As a resident, business owner, city official or member/stakeholder of an organization located near the connector, your input is critical to our process as we prepare to name this trail. Using the below survey, please submit your top three suggestions for the trail's name.

Organization/Neighborhood:

Naming Ideas:

- 1.
- 2.
- 3.

