

**Mapleton-Fall Creek Neighborhood Association**

Minutes for July 13, 2023

New Circle Church

- 6:33 P.M. Meeting called to order by Travis Tatlock, President
- 6:34 P.M. Review of minutes from June and approval of the minutes
- 6:35 P.M. Treasurer's Report
- Chase Account - \$ 3957.12
  - Prudential Account - \$ 8518.30
  - Membership dues can be paid online through our website or cash
- 6:37 P.M. Department of Metropolitan Development - Piers Kirby
- 3530 Birchwood Ave - subject property
  - Piers introduced himself and Craig Chigadza, Matt Hostetler, and Rhiana Barkie (DMD city staff members)
  - Piers is a part of the DMD Real Estate and Brownfield Redevelopment
  - DMD acquired the property in 2011
  - At that time, the building was a small 2-story building zoned for commercial (street facing) and residential towards the back
  - Historically a dry cleaning business was operated on the premises 1920s - 1970s (relates to the brownfield classification)
  - Building was demolished in 2013 or 2014
  - The lot was previously listed in the city landbank system (Renew Indianapolis), which led to a few proposals and discussions over the years
  - Environmental conditions were evaluated (ground water, soil testing)
  - Lab results showed no real contaminants of concern in the soil
  - Groundwater concerns were identified, but that just restricts any construction of wells on the property (not typical for the city neighborhoods)
  - Property is about 1/3 of an acre in size, irregular shape, site map in the agenda packet
  - The Mapleton-Fall Creek Land Use Plan recommends residential use for the property
  - The site could have 2-3 single family residences
  - Transient overlay involved since the Purple Line will be 1/4 of a mile away
  - Potential proposals could be similar to the 2-story, mixed use building across the street
  - Existing zoning allows for commercial and residential (similar to WDI proposal from 2022)
  - DMD wants to market these sites for proposals and engage neighbors to get their feedback
  - Goal is to list the property on the city website and put up signage at the site advertising the request for proposals
  - DMD will gather the proposals and provide a process to MFCNA and neighbors to approve and/or rank choices, including opinions (like WDI proposal)

- Questions from neighbors:
  - What happened to the proposal from last year?
    - WDI Architecture firm became busy with other projects
  - Why has the site been overgrown and poorly maintained?
    - Contractors from the city is supposed to maintain the site on a rotation
    - Neighbors noted the neighbor to the south has consistently mowed to maintain the grass since city contractors are not
    - When the contractor has mowed, grass is blown into the street and not cleaned up
    - Piers and city staff said they would follow up on the maintenance cycle for the property
  - Is the zoning and density practical for the site?
    - Could the property just be a duplex?
    - As mentioned in 2022, visibility and traffic safety is a big concern around the property
    - Not sure if we need high density housing in the context of all the other housing along Fairfield Ave when you consider traffic, parking, and visibility
    - Zoning is split, C-1 for most of the property, D-5 on the south end
  - When does DMD expect to market the property and for how long?
    - Targeting getting the property listed in August and starting the review process as soon as proposals come in
    - DMD will be in contact with MFCNA as the process unfolds
    - Likely require a vote or ranking to help finalize the sale hopefully later this year or when appropriate

6:58 P.M.

Dove Recovery House for Women - Brian Tuohy and Wendy Noe

- Brian Tuohy of Doninger Tuohy & Bailey introduced himself as representation for Dove Recovery House for Women related to this petition
- Wendy Noe, Chief Executive Officer of Dove Recovery House for Women introduced herself
- Brian presented a map of the property and reviewed the history of the site
- The building was formerly a Ear, Nose and Throat Specialist office
  - Son of that ENT Specialist was a dentist who open an office in the building
  - The 2nd dentist in the office was Brian's wife Marita Tuohy
- In 2016, Dove Recovery House took over the building
- At the time, a variance of use was needed to operate and with a zoning of C-1 and D-9
- Since then, the program has been successful and is looking to expand the number of residents that can be served on site with an expansion of the building
- Proposed expansion would add about 8000 square feet to the facility (4000 square feet per floor, 2 stories)
- The expansion would increase the number of residents served to 55 (currently 40) and add space for the needed staffing
- Proposed plan doesn't change the street view towards Meridian St
- Addition will be in the back and take up existing parking lot space

- Construction is slated for the fall, with a plan to open early to mid next year for new residents
- This is a significant investment of about \$2 million
- Wendy shared about the programming at Dove Recovery House for Women
- Currently have 40 residents on site
- The average stay for a resident is 6 months, and stays can be up to 2 years
- During their stay, residents receive free substance treatment in group and individual treatment
- Methods used by Dove Recovery are best practices and recognized by the State of Indiana for their success
- Currently have 85 women on a waitlist for the program
- Entire stay is sober living, with a 70% success rate
- Commitments provided in 2016 related to operation will not change (includes security, staffing, curfews, and related visitations)
- Questions from neighbors:
  - How many children live on the premises?
    - Children are not allowed to be residents
    - Children are allowed to visit only during normal visitation hours
    - Part of construction will include a new outdoor playground area that is fully enclosed
  - Does the elimination of the parking lot by the new building affect zoning requirements?
    - Residents typically don't have vehicles and staffing will not overfill remaining parking area (about 10-12 staff members)
    - Fixed lighting and security
  - How are residences set up?
    - Typically dorm style with shared bathrooms set in community living with shared spaces
- Hearing is next week on 7/18, MFCNA expects to follow up with a letter
- Brian and Wendy thanked neighbors for their time and their questions

7:08 P.M.

Ongoing Variance Requests

- 555 Fairfield Ave
  - CRDN has filed a rezoning petition
  - The hearing is scheduled for 8/10 in front of the Hearing Examiner
  - MFCNA along with surrounding partners are continuing to have conversations with David Kingen (representation) and Greg Rankin
- 3449 Broadway St
  - Petition was approved at the 7/6 Hearing
  - Neighbors who filed the petition were present and thanked MFCNA for the letter of support
- 3777 N Meridian St
  - Hearing was on 7/11, petition was approved with appropriate modifications
  - Apartment building desired 6 ft tall fencing in the front yard, and 8 ft tall fencing in the back
  - The proposed fencing also had a curve to it at the top
  - MFCNA provided a letter of opposition in alignment with the opinion of the city staff

- At the hearing, the 8 ft fencing in the back was changed to 6 ft (permitted per the ordinance) and the front yard fencing was reduced to 5 ft (only 4 ft permitted per the ordinance)
- Curves in the fencing spikes were removed to just be straight (more typical and less concerning appearance)
- 3333 Ruckle Street
  - Hearing date still pending, but likely scheduled further out
  - Waiting for more specifics once fully filed in the city system

7:13 P.M.

IMPD - Officer Harrison

- Officer Harrison provided the 911 stats for June
  - 100k+ calls
  - 24 seconds - average wait time
  - 115k non-emergency calls
  - 1 minute 52 seconds - average wait time
  - 462 texts to 911
  - 69k dispatch runs
- 10 burglary reports
  - 2 apprehensions - 34th Central Ave, 3300 College Ave
- 3 robbery reports
- Homicide at 3300 Meridian St occurred yesterday (7/12, west side of the street, Crown Hill)
  - Good suspect info provided
- 4200 Park Ave, vehicle break in by juveniles
  - Juveniles were apprehended at 2-3 AM after a few vehicles were broken into
  - police stop occurred at 3500 Washington Blvd
- 6/15, 3000 Ruckle, 25 shell casings collected
- Traffic enforcement at 34th St and Pennsylvania
- Scams are up, especially through calls and spoofed cell phone numbers
- Recently a \$12k scam call reported
- Sometimes victims are going to their banks to withdraw or transfer money
- Make sure to check on elderly neighbors and family, so they don't become a victim of these scams
- National Night Out is August 1, IMPD plans to be at MFCNA's NNO
- Questions from neighbors:
  - If you call for a disturbance on the street, how often will IMPD respond? Is there a limit?
    - calling is how IMPD knows to respond
    - try to respond as often as called based on circumstances
    - your name can be recorded to the call or you can remain anonymous
    - Calls often will help build a case and help classify the runs
    - IMPD can also do follow up when an address is recognized as an ongoing problem
  - Does IMPD North have an MCAT to respond to these types of calls?
    - MCAT - Mobile Crisis Assistance Team
    - Currently only on day shift and Monday-Friday
    - IMPD is looking to expand this service with staffing and funding

- 7:22 P.M. Mayor's Neighborhood Advocate - Susan Martinez
- Food in Transit program is ongoing with IndyGo
    - June to September, Julia Carson Transportation Center, every Friday 2-4 PM
  - IndyGo back to school event, 7/27, 6-8 PM
  - INDOT RAISE grant has been approved for infrastructure project improvements
    - 38th Street to I-70
    - various projects, streets, and 1-way conversions
    - projects bid out in 2026, and expected completion by 2027
  - Question about alleyways
    - still not prioritized by city/state funding
    - Mayor has proposed changes for funding calculation, but those must be approved by the State Legislature to have a benefit
- 7:29 P.M. Neighborhood Partners
- MFCDC
    - Shared that Elan is stepping down from the CEO position as of the end of July
    - His family is moving back to the east coast related to his wife being offered a position as a professor at NYU
    - David Bacon (current board member representing Trinity Episcopal Church) will be stepping into the interim CEO position until the end of the year
    - MFCDC expects to fill the position by the end of the year
    - All ongoing projects, including Central@29 will continue as planned
  - Friends of 38th Street
    - Cars and Gravy returns on Saturday July 15, 9AM to noon, with funds raised going to Soul Food Project, Inc. for July
  - Freewheelin' Bikes
    - LaNisha is not here tonight but she shared some announcements
    - They officially launched their Mobile Education Lab (van) program, and many schools host events on Thursdays
    - Camp is going great with one more session to go
    - Registration for Nancy's Ride is now open
    - <https://www.freewheelinbikes.org/nancys-ride>
    - The bike shop is open and accepting bicycle repairs
  - Indiana State Fairgrounds
    - Fair starts at the end of this month (7/28 - 8/20)
    - LeRoy Lewis has been hired as the Director of Community and Media Engagement
    - Hope to have him introduce himself at an upcoming meeting
  - INRC grant - most of the money has been allocated for the park
    - Upcoming work day on 7/19, installation of new picnic tables, etc.
- 7:36 P.M. Other updates from the floor/Open Discussion
- Mapleton Park, Shelter Installation, Saturday, July 29, 9AM - 2PM
    - need volunteers, lunch will be provided
  - NNO is August 1, Tuesday, New Circle Church, 5:30 - 7 PM

*Travis Tatlock, President*

- Pathway to Recovery - Funding from narcotics settlement will provide additional funding to help complete the Colts Connection Center near the intersection of 32nd St and Central Avenue
- Back to School Events coming up with multiple community partners
- Joel shared about clean up on Guilford Ave between 34th St and Fairfield Ave in partnership with KIB and block captains
  - Saturday, July 15, 10 AM
- Craig Chigadza of DMD requested that neighbors in attendance fill out a brief survey for data collection purposes
  - This helps DMD identify who attends public meetings and for them to meet metrics of outreach

7:40 P.M.      Call for motion to adjourn and socialize with neighbors

Next Monthly Meeting: August 10, 6:30 PM, New Circle Church