



MAPLETON-FALL CREEK NEIGHBORHOOD ASSOCIATION

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Association Meeting Agenda

July 13, 2023

New Circle Church

- 6:30 P.M. Meeting called to order, Association Purpose, Approval of minutes from June
- 6:35 P.M. Treasurer's Report
- Chase Account
 - Prudential Account
 - 2023 Membership Dues
- 6:38 P.M. DMD - 3530 Birchwood Ave Discussion - Piers Kirby and Craig Chigadz
- Existing zoning C1/D5, historical use, and possibilities
 - 2022 opinion of prior proposal (attached)
- 6:50 P.M. Dove Recovery House for Women - Brian Tuohy
- 3351 N Meridian St, Variance Request
- 7:02 P.M. Ongoing Variance Requests
- 510/555 Fairfield Ave - CRDN filed, hearing scheduled for August
 - 3449 Broadway St - Approved, 7/6/23
 - 3777 N Meridian St - Pending, hearing on 7/11/23
 - 3333 Ruckle St - Pending
- 7:08 P.M. Neighborhood Partners
- IMPD
 - Mayor's Neighborhood Advocate - Susan Martinez
 - MFCDC - Announcement about Elan
 - Friends of 38th Street & National
 - The Children's Museum
 - Newfields
 - Freewheelin' Bikes
 - Nancy's Ride, September 23, Saturday
 - Indiana State Fairgrounds - Fair starts late this month, LeRoy Lewis
 - INRC - Grant Update - Broadway and 29th Park, Mari Evans
- 7:25 P.M. Other updates from the floor/Open Discussion
- Mapleton Park, Shelter Installation, Saturday, July 29, 9AM - 2PM
 - National Night Out, August 1, 5:30-7:00 PM, New Circle Church
 - Pathway to Recovery - Funding for Colts Connection Center
 - Back to School - Broadway UMC and Tab Presbyterian
- 7:30 P.M. Call for motion to adjourn and socialize with neighbors

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

• UNITY IN DIVERSITY •

BYLAWS OF THE
MAPLETON-FALL CREEK NEIGHBORHOOD ASSOCIATION, INC.

REVISED July 8, 2021
Article II.1A, Article II.2, Article IV.1

ARTICLE 1: ORGANIZATION NAME AND PURPOSE

SECTION 1—NAME

The name of this organization shall be the Mapleton-Fall Creek Neighborhood Association, Inc. (the “Association” or “MFCNA”) in accordance with the Articles of Incorporation filed with the Secretary of State on May 20, 1971.

SECTION 2—PURPOSE

The purpose of the Association shall be exclusively charitable and educational. To affect said charitable and educational purposes, the particular business and objective of the Association shall be to adhere to the following mission:

The Association will build and maintain a healthy, secure, and attractive community based on the needs of the residents of the neighborhood.

The Association shall advocate individually and collectively for issues of the neighbors; advance basic human services, including shelter, food, health literacy, education, and child care with special emphasis on at risk residents (low income, seniors, and youth); and when necessary consider innovative solutions to address the special needs of our neighborhood. It will advocate for the interests of homeowners and renters in collaboration with organizations, businesses, landlords, churches and the city to make the neighborhood a better place to live and work.

The Association will work with the government to improve and maintain the infrastructure and public spaces in the neighborhood. It will encourage and promote the improvement and maintenance of private property in the neighborhood and create visually attractive, useful and safe environments which inspire confidence and pride.

The Association shall increase personal involvement and participation in the neighborhood; serve as a forum to share ideas and resolve conflict; and create opportunities to meet, serve and lead other neighbors in the accomplishment of this mission.

There shall be no discrimination against any person on the basis of race, color, creed, sex, age, religion, income, handicap, or national origin.

The Association shall generally encourage and engage in activities which will effectuate the aforesaid purposes within the area of MFCNA, which is the triangle bordered by Meridian, 38th Street, and Fall Creek but excluding the areas of previously named Watson McCord [section 6 boundary], and Historic Meridian Park [section 2 boundary].

MFCNA 2022 Response to WDI proposal for 3530 Birchwood Ave:

Overall feedback from the neighborhood has been positive. Several residents expressed a stronger desire for single family dwellings rather than a multi-family but agreed something would be better than nothing and acknowledged the difficulty of this plot. A point of concern from most was the traffic and maintaining visibility at the intersection of Fairfield and Birchwood where a very acute angle is already a risky turn from Birchwood to Fairfield. Additionally, the note of a structured meeting spot for neighbors was voiced. Benches or enough greenspace to allow for neighbor gatherings incorporated into the landscape was suggested. Finally, as visibility is difficult at that corner, parking was a concern so ensuring adequate parking and maintaining appropriate parking along the street will be necessary.



Plan of Operation

3351 N. Meridian Street (the “Site”)

Proposed Use: Petitioner (“Dove House”) proposes to expand the existing building and the existing use (which was permitted by Case No. 2016-UV2-003) on the site to provide for transitional housing for women and to provide counseling therapy services to residents. A portion of the building and parking areas will also continue to be used as a dental office.

Additionally, once Dove House residents transition into independent living, such former residents may continue to receive therapy services at the facility. No detox services are offered. Children are permitted to visit their mothers at the facility.

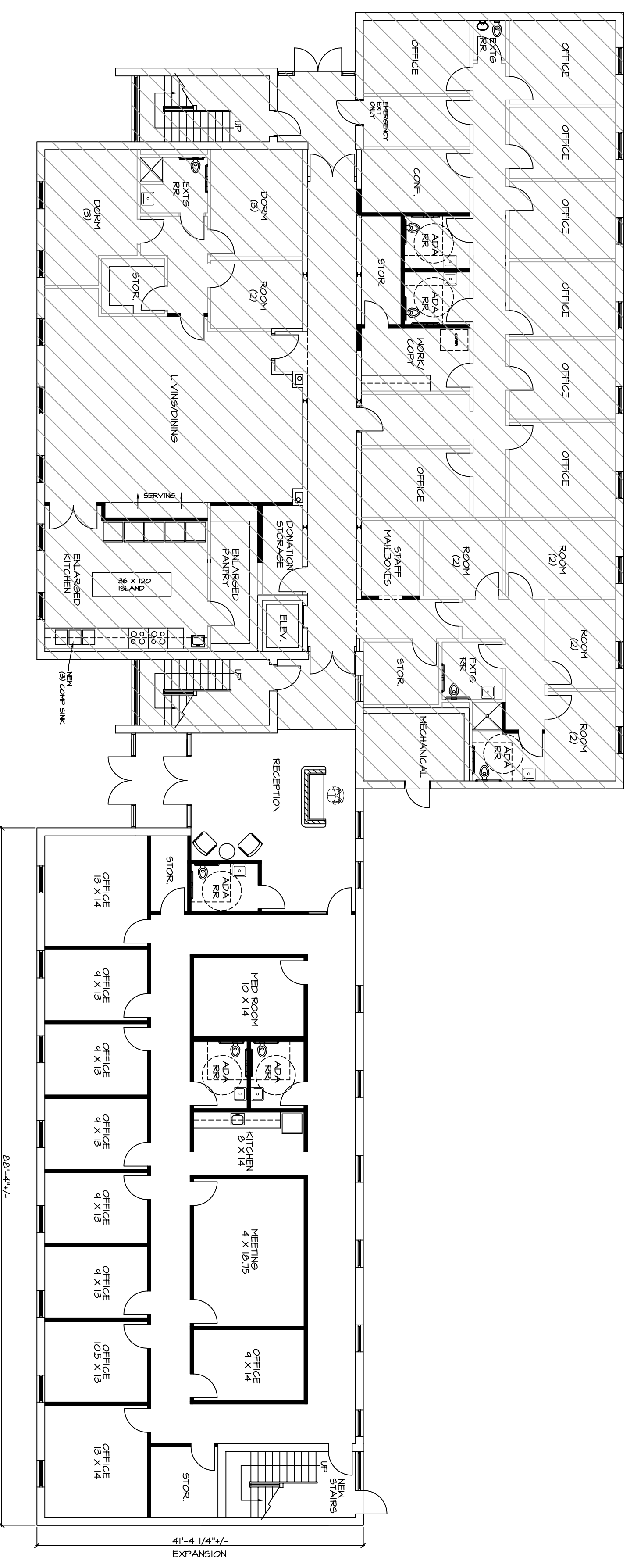
Number of Residents: Maximum number of residents shall be 55 residents.

Security: The portion of the building occupied by Petitioner will remain locked at all times. The dental office will have a separate entrance to the building. Security lighting will be provided in parking areas and around the building.

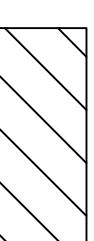
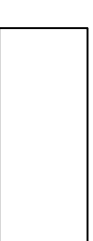
Staff: At least one staff member will be on the site at all times (with different staff members being present for different shifts during the day).

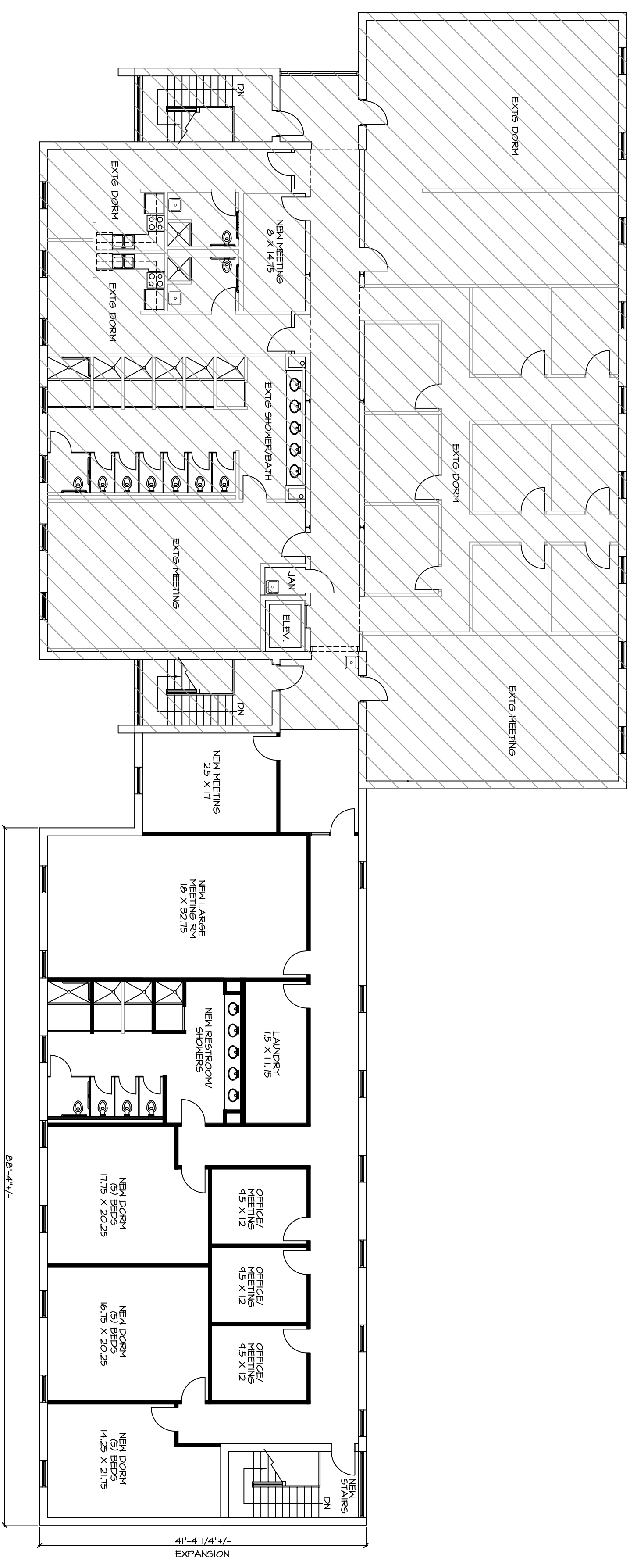
Curfew: Curfew for all residents is 10:00 pm, unless the resident is working. Typically, the resident does not leave the site for the resident’s first 30 days at the facility.

Visitation: Residents may receive visitors from 1:00 pm – 6:00 pm on Saturdays and Sundays.



↑ FIRST FLOOR - PRELIMINARY EXPANSION
OPTION B

 EXISTING STRUCTURE
 EXPANSION - APPROXIMATELY 8006 SF TOTAL BOTH FLOORS



↑ SECOND FLOOR - PRELIMINARY EXPANSION
OPTION B

 EXISTING STRUCTURE
 EXPANSION