

Smart Growth Redevelopment District, Indianapolis, Indiana

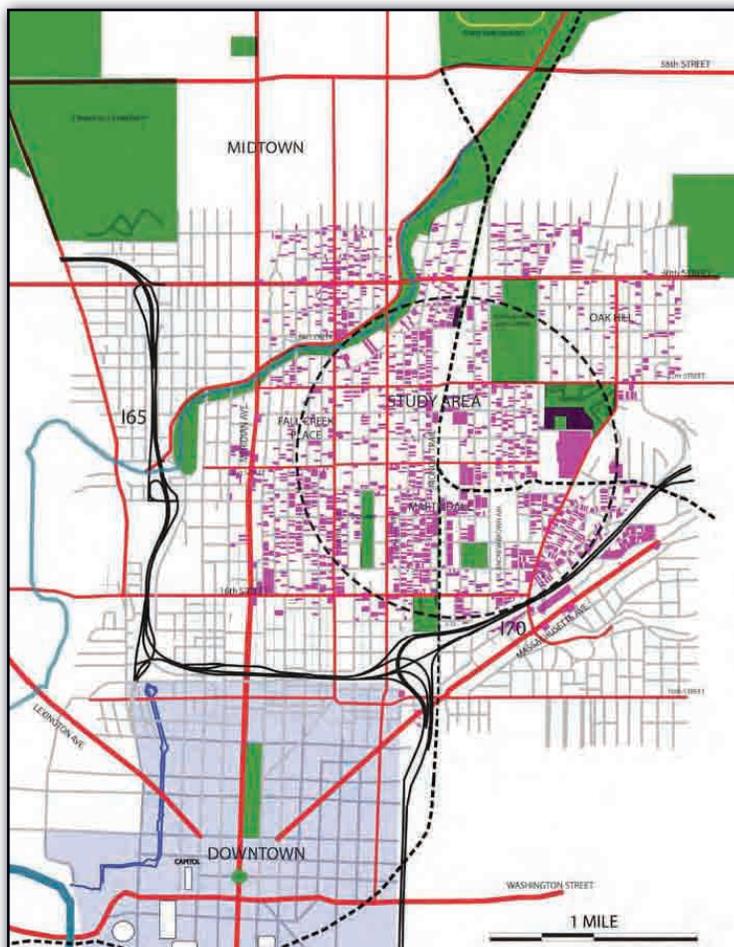
In 2008, the City of Indianapolis and local stakeholders delineated a Smart Growth Redevelopment District, centered at East 22nd Street and the Monon Greenway Trail. The city's plan for the district will help guide the sustainable revitalization of this area. Population within the district has declined since the 1960s, and the district contains approximately 195 brownfields that represent five percent of neighborhood properties. Though historically underserved, the area has the potential to add residents and attract economic growth by leveraging multiple, independent economic development initiatives already underway.

The project is a pilot under the interagency Partnership for Sustainable Communities. Through the Partnership, EPA is working with the Department of Housing and Urban Development (HUD) and the Department of Transportation (DOT) to ensure that federal investments, policies, and actions support development in more efficient and sustainable locations. Pilot communities receive technical assistance and support from all three agencies, and identify opportunities to link housing, transit, and brownfields.

An EPA Community Action for Revitalized Environment (CARE) grant to the Martindale-Brightwood Environmental Justice Collaborative is assisting residents with understanding and prioritizing the many environmental issues and health concerns in the district. EPA also provides assistance through a Technical Assistance Team that developed a geographic information system and computer-aided drafting and design mapping.

Building on the multiple planning efforts for the district in recent years, the pilot initially focused on developing a revitalization strategy to prioritize actions for building walkable neighborhoods to support a transit-oriented future, connect the district with other ongoing redevelopment and planning efforts, identify how existing and future resources can be directed toward the district, and identify opportunities for investments in underutilized properties and underserved corridors to help catalyze revitalization. The Technical Assistance Team developed a revitalization strategy that was approved by the community in late 2010. The strategy identifies three primary guiding principles for revitalization of the Smart Growth District: preserve and restore the historic single-family home fabric of the neighborhood, create sufficient density to attract continued bus service enhancements and a stop along the Northeast Corridor, and improve the prospect for neighborhood commercial development and job growth.

The revitalization strategy details prioritized actions to achieve walkable neighborhoods that have the proposed density approaching 123 residents per block and to strategically locate



Map of Vacant Land in Indianapolis's Smart Growth Redevelopment District

this density for maximum impact. Prioritized actions are to identify locations for walkable neighborhood development sites adjacent to transit routes, develop design criteria for higher-density development within walkable neighborhoods, promote infill development on selected blocks to create walkable neighborhoods, increase usage of the Monon Trail in the district, and develop a communications and outreach strategy.

EPA and its partners expect the pilot to demonstrate how effective partnerships can yield results while remaining grounded in the needs of the neighborhood, and identify synergies between the economic and community development opportunities within and around the District and the existing federal investments in environment, transportation, housing, and urban development. Project organizers are now working on a site-specific redevelopment plan and funding strategy.