RESOLUTION NO. 04-R-081

RESOLUTION OF THE METROPOLITAN DEVELOPMENT COMMISSION OF MARION COUNTY, INDIANA, AMENDING THE DECLARATORY RESOLUTION ESTABLISHING THE BARRINGTON REDEVELOPMENT AREA AND AMENDING THE BARRINGTON HO.T.I.F. AND REDEVELOPMENT AREA PLAN

WHEREAS, pursuant to Indiana Code 36-7-15.1, as amended (the "Act"), the Metropolitan Development Commission of Marion County, Indiana (the "Commission"), acting as the Redevelopment Commission of the City of Indianapolis, Indiana (the "City"), the governing body of the Redevelopment District of the City (the "Redevelopment District"), on May 18, 1988, adopted Resolution No. 88-135 (the "Declaratory Resolution") declaring an area within the City known as the "Barrington Redevelopment Area" to be a blighted area within the meaning of the Act (the "Redevelopment Area"), designating a portion of the Redevelopment Area known as the "Barrington Ho.T.I.F. Area" as an allocation area for purposes of Sections 26 and 35 of the Act (the "Allocation Area") pursuant to the housing program known as the "Barrington Housing Program" (the "Housing Program") established in the redevelopment plan for the Redevelopment Area entitled the "Barrington Ho.T.I.F. and Redevelopment Area Plan" (the "Redevelopment Plan"), as approved by the Declaratory Resolution; and

WHEREAS, on June 1, 1988, after notice and a public hearing thereon, the Commission adopted Resolution No. 88-144, which confirmed the Declaratory Resolution; and

WHEREAS, on September 21, 1988, the Commission adopted Resolution No. 88-243, which amended the Redevelopment Plan to include an acquisition list; and

WHEREAS, on October 19, 1988, the Commission adopted Resolution No. 88-273, which amended the Redevelopment Plan by adding property to the acquisition list; and

WHEREAS, on February 21, 1990, the Commission adopted Resolution No. 90-41, which amended the Redevelopment Plan by adding property to the acquisition list; and

WHEREAS, on November 7, 1990, the Commission adopted Resolution No. 90-264, which amended the Redevelopment Plan by adding property to the acquisition list; and

WHEREAS, pursuant to Sections 10.5 and 26.1 of the Act, the Commission now desires to take action to further amend the Declaratory Resolution and the Redevelopment Plan (collectively, the "Amendments") to provide for (i) the expansion of the Redevelopment Area by not more than twenty percent (20%); (ii) the expansion of the Housing Program; and (iii) the expansion of the Allocation Area (the expanded portion of the Allocation Area hereinafter referred to as the "Expansion Allocation Area"), all as set forth in the map attached hereto as Exhibit A and incorporated herein; and

WHEREAS, the Commission now finds, based on documents and other evidence, that (a) the Housing Program, as expanded, meets the purposes of Section 31 of the Act and cannot be
accomplished by regulatory processes or by the ordinary operation of private enterprise because of: (i) lack of public improvements, (ii) existence of improvements or conditions that lower the value of the land below that of nearby land, or (iii) other similar conditions; (b) the public health and welfare will be benefited by accomplishment of the Housing Program, as expanded; (c) the accomplishment of the Housing Program, as expanded, will be of public utility and benefit as measured by (i) provision of adequate housing for low and moderate income persons; (ii) increase in the property tax base, or (iii) other similar public benefits; (d) at least one-third of the parcels in the Expansion Allocation Area are vacant; (e) at least three-fourths of the Expansion Allocation Area is used for residential purposes or is planned to be used for residential purposes; (f) at least one-third of the residential units in the Expansion Allocation Area were constructed before 1941; and (g) at least one-third of the parcels in the Expansion Allocation Area have one or more of the following characteristics: (i) the dwelling unit on the parcel is not permanently occupied, (ii) the parcel is the subject of a governmental order, issued under a statute or ordinance, requiring the correction of a housing code violation or unsafe building condition, (iii) two or more property tax payments on the parcel are delinquent, or (iv) the parcel is owned by local, state or federal government; and

WHEREAS, pursuant to Section 10.5 of the Act, the Commission caused to be published, in accordance with Indiana Code 5-3-1, a notice of public hearing regarding the Amendments, and caused all such further notices to be provided as required by the law; and

WHEREAS, at the hearing held by the Commission on October 20, 2004, at 1:00 p.m. (local time) in the Public Assembly Room (Room 230) of the City-County Building, 200 East Washington Street, Indianapolis, Indiana, the Commission considered all written remonstrances and objections filed, if any, and heard all persons interested in or affected by the proceedings and such other evidence presented;

NOW THEREFORE, BE IT RESOLVED BY THE METROPOLITAN DEVELOPMENT COMMISSION OF MARION COUNTY, INDIANA, ACTING AS THE REDEVELOPMENT COMMISSION OF THE CITY OF INDIANAPOLIS, INDIANA, AS FOLLOWS:

1. The Commission hereby finds that the proposed Amendments are reasonable and appropriate when considered in relation to the Declaratory Resolution and the Redevelopment Plan and the purposes of the Act.

2. The Commission hereby finds that the Declaratory Resolution and the Redevelopment Plan, with the proposed Amendments described herein, conform to the Marion County Comprehensive Plan.

3. The Declaratory Resolution and the Redevelopment Plan are hereby amended to (i) expand the Redevelopment Area by not more than twenty percent (20%); (ii) expand the Housing Program; and (iii) expand the Allocation Area, all as set forth in the map attached hereto as Exhibit A and incorporated herein; and each of the Declaratory Resolution and the Redevelopment Plan, as so amended, is hereby approved in all respects.
4. The Expansion Allocation Area is hereby made subject to the Housing Program, as expanded, in accordance with the Declaratory Resolution and the Redevelopment Plan, each as amended.

5. Any property taxes levied on property in the Expansion Allocation Area in 2005 for collection in 2006, and thereafter, except as otherwise provided in Sections 26 and 35 of the Act, by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Expansion Allocation Area shall be allocated and distributed as follows:

   (a) The proceeds of the taxes attributable to the lesser of: (i) the assessed value of the property for the assessment date with respect to which the allocation and distribution is made; or (ii) the net assessed value of the land as finally determined for the assessment date immediately preceding the effective date of the allocation provision (as adjusted under Section 26(g) of the Act), which assessment date is March 1, 2005 (not including for purposes of this subsection 5(a)(ii) the value of real property improvements to the land), shall be allocated to and, when collected, paid into the funds of the respective taxing units;

   (b) Property tax proceeds in excess of those described in subsection 5(a) shall be allocated to the Redevelopment District, together with property tax proceeds attributable to the Allocation Area as described in the Declaratory Resolution, and, upon collection thereof, paid into a special fund created pursuant to the Declaratory Resolution known as the "Barrington Ho.T.I.F. Allocation Area Special Fund" that may be used only as provided for in the Act.

6. As used herein, "property taxes" shall refer to taxes imposed under Indiana Code 6-1.1 on real property only.

7. The allocation provisions of subsection 5 hereof with respect to the Expansion Allocation Area shall expire on October 20, 2034.

8. The Secretary of the Commission is hereby directed to file a certified copy of the Amendments with the minutes of this meeting.

9. The Secretary is further directed to record this Resolution pursuant to the requirements of Section 10.5(g) of the Act.

10. All other findings, determinations, and conclusions contained in the Declaratory Resolution and the Redevelopment Plan shall remain as stated therein.

* * * * *
ADOPTED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on October 20, 2004.

METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY, INDIANA, acting as the
Redevelopment Commission of the City
of Indianapolis, Indiana

By: [Signature]
Sylvia Trotter, President

ATTEST:

By: [Signature]
James Curtis, Secretary
City of Indianapolis  
Division of Planning  
October 6, 2004  

Amendment to the Barrington Redevelopment Area Boundaries  
See Map "Amendment to the Boundaries of the Barrington HO.T.I.F. and  
Redevelopment Area" October 6, 2004  

Description of the Area Added to the Barrington Redevelopment Area  

Beginning at the intersection of the south right-of-way line of Raymond St. and  
the east right-of-way line of Perkins Ave. (a point on the south boundary of the  
existing Barrington Redevelopment Area); then, proceeding clockwise, south  
along the east right-of-way line of Perkins Ave. to the point of intersection with  
the south right-of-way line of Wade St.; then, west along the south right-of-way  
line of Wade St. to the point of intersection with the southwest right-of-way line of  
Churchman Ave.; then, northwest along the southwest right-of-way line of  
Churchman Ave. to the point of intersection with the south right-of-way line of  
Raymond St. (a point on the south boundary of the existing Barrington  
Redevelopment Area); then, east along the south right-of-way line of Raymond  
Street to the point of beginning. Area enclosed is 2,080,914 square feet or 47.77  
acres.
Amendment to the Barrington Ho.T.I.F. Area Boundaries
See Map “Amendment to the Boundaries of the Barrington Ho.T.I.F. and Redevelopment Area” October 6, 2004

Description of the Area Added to the Barrington Ho.T.I.F. Area

Beginning at the intersection of the south right-of-way line of LeGrande Ave. and the east right-of-way line of Perkins Ave. (a point on the south boundary of the existing Barrington Ho.T.I.F. Area); then, proceeding clockwise, south along the east right-of-way line of Perkins Ave. to the point of intersection with the south right-of-way line of Wade St.; then, west along the south right-of-way line of Wade St. to the point of intersection with the west right-of-way line of Oxford St.; then, north along the west right-of-way line of Oxford St. to the point of intersection with the south right-of-way line of the first alley; then west along the south right-of-way line of the alley to the point of intersection with the projected west property line of Parcel #1000725; then, north along the west property line of Parcel # 1000725 to the south right-of-way line of Hervey St.; then, west along the south right-of-way line of Hervey St. to the point of intersection with the projected west property line of Parcel #1001340; then, north along the west property line of Parcel #1001340 to the north property line of Parcel #1001340; then east along the property line of Parcel #1001340 to the west property line of Parcel #1000947: then north, following the property line of Parcel #1000947; then west along the property line of Parcel #1000947 approximately 250 feet; then, north along the west property line of Parcel #1000947 approximately 540 feet to the point of intersection with the south right-of-way line of Raymond St.; then, east along the south right-of-way line of Raymond Street to the point of intersection with the west right-of-way line of Perkins Ave.; then, north along the west right-of-way line of Perkins Ave. to the point of intersection with the south right-of-way line of LeGrande Ave. (a point on the south boundary of the existing Barrington Ho.T.I.F. Area); and then east to the point of beginning. Area enclosed is 1,403,675 square feet or 32.22 acres.
Land Use Plan

For

Brokenburr Trails Project Area

RESOLUTION 04-CPS-R-004

Amending the Comprehensive Plan of
Marion County, Indiana

October 6, 2004

City of Indianapolis
Department of Metropolitan Development
Division of Planning
04-CPS-R-004
Brokenburr Trails Project Area

1. Project Area
The Brokenburr Trails Project Area is located in Center Township and is bounded by Raymond Street on the north, Perkins Avenue on the east, Wade and Hervey streets on the south, and Oxford Street on the west. The area is approximately 30 acres in size (See Map 1).

2. Purpose
The purpose of this report is to document proposed changes to the Marion County Comprehensive Plan. The two segments of the Comprehensive Plan which currently set land use policy for this area are the 1983 Comprehensive Land Use Plan (See Map 2) and the Redevelopment/Revitalization of the Southside Community Plan adopted in 1998 (See Maps 3 and 4). The adoption of this plan (04-CPS-R-004) will amend the land use zoning plan portions of those plans.

3. Project Description
   3A. History—In June of 1969, the Raymond Villa public housing community opened providing 250 apartments in 79 buildings. The complex was later renamed Brokenburr Trails in honor of State Senator Robert L. Brokenburr. When the Redevelopment/Revitalization of the Southside Community Plan was adopted in 1998, the complex was still occupied, even though it was experiencing a number of physical problems. Residents were gradually moved to other communities, and today the site has been cleared.

   New development is proposed for the site that will contain 217 units of new housing, commercial development, a community center, a 2.5-acre park in the center of the community, as well as other amenities. The concept for the redevelopment is to create a mixed income, mixed finance, mixed use and mixed tenure development. The goal is to create an exciting new community that will be a catalyst that attracts additional investment to the City's South Side.

   3B. Land Use Relationships—The plan is to develop the site in four phases:
   1) Phase I—a 40-unit rental development mostly along Raymond.
   2) Phase II—a 125-unit rental development, encompassing most of the center of the site.
   3) Phase III—52 for sale affordable single-family detached units laid out in a pattern to match nearby single-family development with connections to existing streets.
   4) Phase IV—a commercial phase including a 10,000 square foot retail facility at the corner of Raymond and Perkins.
Brokenburr Trails Project Area

4. PROPOSED PLAN
The area is recommended to be reused for Low Density Residential, Medium Density Residential, Parks and Open Space, and Commercial Retail and Service Uses. The following uses are shown on the Proposed Land Use Plan (See Map 5).

LOW DENSITY RESIDENTIAL

- 2 - 5 Dwelling units per acre. Single-family and two-family houses.

MEDIUM DENSITY RESIDENTIAL

- 5 - 15 Dwelling units per acre. Single-family and two-family houses and multi-family apartments.

PARKS AND OPEN SPACE

- A public park which usually contains facilities or land possessing special environmental or valuable natural characteristics, such as wetlands, woodlands, and aquifers.

COMMERCIAL RETAIL AND SERVICE

- Individual or “Strip-type” retail and service businesses oriented along roadways. See the Proposed Zoning Plan (Map 6) for the recommended zoning classification in order to ensure compatible intensity of commercial uses.

The following describes the zoning districts shown on the Proposed Zoning Plan (See Map 6).

- **D4 - Medium-High Density Single-Family.** Permitted are the same uses as D3, but smaller lot and unit sizes are allowed.

- **D7 - Medium Density Multi-Family.** Typical density is 12 to 15 dwellings per acre.

- **PK1 - Park District One.** Permits all sizes and ranges of public park land and facilities.

- **C3 - Neighborhood Commercial.** Permits a range of indoor retail sales and personal, professional, and business services in a neighborhood. Most C1 uses are permitted plus gas stations and convenience markets are permitted with restrictions. Carry-out food establishments or restaurants are permitted, but does not permit outdoor seating.
MAP 1 - BROKENBURR TRAILS PROJECT AREA
REDEVELOPMENT/REVITALIZATION OF THE SOUTHSIDE COMMUNITY PLAN

MAP 4 - ZONING PLAN

DA  Dwelling-Agriculture
D1  Low Density Single-Family
D2  Low-Medium Density Single-Family
D3  Medium Density Single-Family
D4  Medium-High Density Single-Family
D5  Medium-High Density Single-Family
D6  Low Density Multi-Family
D6II Low Density Multi-Family
D7  Medium Density Multi-Family
D8  Urban Single and Multi-Family
SU1  Church
SU2  School
SU7  Charitable & Philanthropic
SU9  Government
SU10  Cemetery
SU18  Light & Power Substation
SU34  Club Room, Fraternity & Lodge
SU38  Community Center
C1  Office Buffer
C2  Office-Apartment
C3  Neighborhood Commercial
C4  Community-Regional Commercial
C5  General Commercial
C7  High Intensity Commercial
CID  Commercial-Industrial
CS  Special Commercial
PK1  Park
I2U  Light Industrial Urban
I3U  Medium Industrial Urban
I4U  Heavy Industrial Urban

Note: Alternate zoning recommendations for areas are specified in parenthesis by abbreviation of the proposed zoning as listed above.
MAP 6 - PROPOSED ZONING PLAN

DA  Dwelling-Agriculture
D1  Low Density Single-Family
D2  Low-Medium Density Single-Family
D3  Medium Density Single-Family
D4  Medium-High Density Single-Family
D5  Medium-High Density Single-Family
D6  Low Density Multi-Family
D6II Low Density Multi-Family
D7  Medium Density Multi-Family
D8  Urban Single and Multi-Family

SU1  Church
SU2  School
SU7  Charitable & Philanthropic
SU9  Government
SU10 Cemetery
SU18 Light & Power Substation
SU34 Club Room, Fraternity & Lodge
SU38 Community Center
C1  Office Buffer
C2  Office-Apartment

C3  Neighborhood Commercial
C4  Community-Regional Commercial
C5  General Commercial
C7  High Intensity Commercial
CID  Commercial-Industrial
CS  Special Commercial
PK1  Park
I2U  Light Industrial Urban
I3U  Medium Industrial Urban
I4U  Heavy Industrial Urban

Note: Alternate zoning recommendations for areas are specified in parenthesis by abbreviation of the proposed zoning as listed above.