TIBBS AVENUE REDEVELOPMENT AREA PLAN

Documentation of Conditions, Data, Reports and Plans

EXHIBIT “A” – Project Boundaries and
EXHIBIT “B” – Redevelopment Area Plan

DECLARATORY RESOLUTION NO. 07-R-008
February 7, 2007
TBIBS AVENUE REDEVELOPMENT AREA

TBIBS AVENUE REDEVELOPMENT AREA PLAN

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TIBBS AVENUE REDEVELOPMENT AREA PLAN

A. DESCRIPTION OF PROJECT AREA

1. Boundaries of the Redevelopment Area

The Tibbs Avenue Redevelopment Area is located in the central part of the South-eastern portion of Wayne Township, Marion County, Indiana. The boundaries of the Tibbs Avenue Redevelopment Area are as follows: Beginning at the point of intersection of the north right-of-way line of Minnesota Street and the west right-of-way line of Holt Road; and then, proceeding clockwise, east along the north right-of-way line of Minnesota Street to the point of intersection with the east right-of-way line of Tibbs Avenue (approximately 2,694 ft); and then, proceeding south along the east right-of-way line of Tibbs Avenue to the point of intersection with the extended south property line of Parcel 9029570 (approximately 910 ft); and then, proceeding east along the south property line of Parcel 9029570 to the point of intersection with the east property line of Parcel 9029570 (approximately 308 ft); and then, proceeding north along the east property line of Parcel 9029570 to the point of intersection with the projected south property line of Parcel 9031105 (approximately 298 ft); and then, proceeding east along the line established by the south property lines of Parcels 9031105, 9031106, 9031096 and 9031095 to the point of intersection with the east right-of-way line of Goodlet Avenue (approximately 700 ft); and then, proceeding north along the east property line of Goodlet Avenue to the point of intersection with the north right-of-way line of Minnesota Street (approximately 615 ft); and then, proceeding east along the north right-of-way line of Minnesota Street to the point of intersection with the centerline of Big Eagle Creek (approximately 3,114 ft); and then, proceeding south along the centerline of Big Eagle Creek to the point of intersection with the south right-of-way line of Raymond Street; and then, proceeding west along the south right-of-way line of Raymond Street to the point of intersection with the southeast right-of-way line of Kentucky Avenue (approximately 520 ft); and then, proceeding southwest along the southeast right-of-way line of Kentucky Avenue to the point of intersection with the projected north right-of-way line of Alley 2500S (approximately 3,400 ft); and then, proceeding west along the north right-of-way line of alley 2500S to the point of intersection with the west right-of-way line of Alley 2775W (approximately 2,125 ft); and then, proceeding south along the west right-of-way line of Alley 2775W to the point of intersection with the south right-of-way line of Southern Avenue (approximately 202 ft); and then, proceeding west along the south right-of-way line of Southern Avenue to the point of intersection with the west right-of-way line of Tibbs Avenue (approximately 434 ft); and then, proceeding north along the west right-of-way line of Tibbs Avenue to the point of intersection with the north property line of Parcel 9008962 (approximately 234 ft); and then, proceeding west along the north property lines of Parcels 9038152, 9008962 and 9006412 to the point of congruence with the north right-of-way line of Bryant Street (approximately 693 ft); and then, proceeding west along the north right-of-way line of Bryant Street to the point of intersection with the west right-of-way line of Alley 3525W (approximately 210 ft); and then, proceeding
DESCRIPTION OF PROJECT AREA

1. Boundaries of the Redevelopment Area (Continued)

south along the west right-of-way line of Alley 3525W to the point of intersection with the south right-of-way line of Farnsworth Street (approximately 1,345 ft); and then,
proceeding east along the south right-of-way line of Farnsworth Street projected to the point of intersection with the southeast right-of-way line of Kentucky Avenue (approximately 1,052 ft); and then, proceeding southwest along the southeast right-of-way line of Kentucky Avenue to the point of intersection with the projected west right-of-way line of Holt Road (approximately 3,315 ft); and then, proceeding north along the west right-of-way line of Holt Road to the point of beginning (approximately 8,200 ft); enclosing an area of 843.31 Acres and containing the parcels listed below and also the publicly owned flood control parcels as shown on MAP 1.

List of parcels contained within the boundaries of the Tibbs Avenue Redevelopment Area.

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A. DESCRIPTION OF PROJECT AREA
   1. AERIAL PHOTOGRAPH (Partial view from north)
A. DESCRIPTION OF PROJECT AREA

2. Evidence of Eligibility for Redevelopment

(a) Finding that the Tibbs Avenue Redevelopment Area shows a lack of development, cessation of growth, to an extent that cannot be corrected by regulatory process or by the ordinary operations of private enterprise without resort to IC 36-7-15.1 and that the public health and welfare will be benefited by the redevelopment of the area under IC 36-7-15.1. As added by Acts 1982, P.L. 77, SEC. 8. Amended by P.L.185-2005, SEC.26.

Many of the facilities and related infrastructure in the area were constructed shortly before and during World War II and in other times where advanced manufacturing methods and requirements were not (and could not be) contemplated. As a result, normal development and occupancy in the Tibbs Avenue Redevelopment Area (the Area) are undesirable and impossible because of deterioration or deteriorating improvements, age, obsolescence, substandard buildings and other factors that impair values or prevent a normal use or development of property in the Area. At present existing obsolescent improvements create a competitive cost disadvantage compared with other competitors.

There were only four building permits issued in the Area for the years 2000 through and including 2006...

(b) The conditions that exist in the area are beyond remedy and control by regulatory processes because of the obsolescence and deteriorated conditions of improvements, and technological and social changes.

(c) The redevelopment of the area will benefit the health, safety, morals, and welfare, and will serve to protect and increase property values in the county and the state.

(d) The above findings are supported by the conditions, data, and plans presented to the Metropolitan Development Commission which show deterioration, a lack of development, cessation of growth, and a character of occupancy that is inconsistent with the Marion County Comprehensive Plan.

2. Existing Improvements

The site is 843.31 Acres in size and is occupied by improvements assessed at $84,300,000 in 2006.

B. OBJECTIVES AND LAND USE PLAN

1. Redevelopment Plan Objectives

Objectives of the Redevelopment Plan are to:

a. Maximize new and existing opportunities for the development that is consistent with adopted plans for the area,
b. Benefit the public health and welfare by stimulating an increase in the property tax base,
B. OBJECTIVES AND LAND USE PLAN

1. Redevelopment Plan Objectives (Continued)

   c. Benefit the public health and welfare by protecting the economic value of surrounding properties,
   d. Encourage and stimulate economic development in the project area,
   e. Phase out incompatible structures and land uses,
   f. Redevelop parcels in accordance with the Tibbs Avenue Redevelopment Area Plan,
   g. Encourage redevelopment of the property, and
   h. Support and stimulate further growth of industrial and commercial uses as well as other similar uses consistent with the Redevelopment Plan.

2. Current Plans and Land Use Recommendations

PROPOSED LAND USE
The Tibbs Avenue Redevelopment Area Plan proposed Land Use is consistent with the two adopted plans that relate to this area:


*The West Indianapolis Neighborhood Plan Adopted October of 1996.*

The following Comprehensive Plan Goals are supported by the Tibbs Avenue Redevelopment Area Plan:

*The Comprehensive Plan for Marion County* ............ “moves beyond only making land use recommendations to suggesting improved methods (ordinances, policies, and procedures) to implement the land use recommendations. The plan also makes recommendations on topics that have not traditionally been found in Marion County’s land use plans. These topics are also important to citizens and neighborhoods because they support the physical development and redevelopment of the City.”

“This chapter .......... expresses the land use goals of this plan and sets forth the standards on which the land use recommendations were based.”

Land Use Goals

- Integrate transportation system planning with land use development strategies to increase industry access to local, domestic and international business markets.
- Promote an appropriate level of land use regulation to encourage the expansion of business and industry while ensuring compatibility with existing or proposed neighborhoods.
- Designate land sites and provide infrastructure to encourage growth in the industry clusters that can be demonstrated as current or probable future strengths of the city.”

CURRENT ZONING

Current primary zoning for the area is consistent with the proposed use shown on the Tibbs Avenue Redevelopment Area Land Use Plan.
MAP 3 - REDEVELOPMENT AREA PLAN

Legend:
- Redevelopment Area Boundary
- Property Owned by Flood Control
- Special Use
- Community Commercial Uses
- Heavy Commercial
- Light Industrial
- General Industrial
- Bodies of Water

Scale: 1000 0 1000 2000 Feet

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B. OBJECTIVES AND LAND USE PLAN

2. Current Plans and Land Use Recommendations (Continued)

Key to MAP 3 Tibbs Avenue Redevelopment Area Plan

Land Use Categories

The following land use categories broadly define development by density ranges and/or use. In the application of these recommendations for land uses decisions, these recommendations, while providing the starting point for a determination of the appropriateness of a land use request, must be placed in the context of the surrounding character and uses at a given location. The Plan anticipates that the current local conditions, the character of existing structures and uses, the most desirable use for the property, the conservation of property values, and the tenets of responsible development and growth will also be evaluated during the decision-making process.

Land Use Classifications

Community Commercial Uses

This land use category is for low-intensity retail commercial and office uses, which serve a predominantly residential market adjacent to or very near, the location of the use. The uses in this land use category are designed to fulfill a broad range of retail, personal, professional and business services and are either freestanding or part of a small integrated center typically anchored by a grocery store. These centers contain no, or extremely limited, outdoor display of merchandise. Generally, these uses are consistent with the following characteristics:

- Maximum Gross Floor Area: 125,000 square feet
- Maximum Acreage: 25 acres
- Service Area Radius: 2 miles
- Location: On an arterial or at the intersection of an arterial with a collector.
- Maximum Outlots: 3

Heavy Commercial

This land use category is for general commercial and related office type uses. The uses in this land use category tend to exhibit characteristics that are not compatible with less intensive land uses and are predominantly devoted to exterior operations, sales and display of goods; such as automobile sales and heavy equipment sales.

Location: On a primary arterial

Light Industrial

This land use category consists of industrial uses, which are conducted within enclosed structures and which may have no, or extremely limited outdoor storage requirements. Those industrial uses that require no outdoor storage can be considered appropriate buffers, provided the use does not exhibit characteristics incompatible with less intensive land uses. This category, regardless of the amount of outdoor storage, is considered an appropriate buffer between general industrial uses and less intensive land uses. Light industrial uses should create minimal impact on adjacent property.

General Industrial

This land use category consists of industrial uses, which are intensive and are characterized by outdoor operations, significant requirements for outdoor storage, and/or intense emissions of light, odor, noise and vibration. These uses may have significant impacts that are difficult, expensive or impossible to completely eliminate or buffer from adjacent properties.

Special Use

This land use category consists of a variety of public, semi-public and private land uses that either serve a specific public purpose (such as schools, churches, libraries, neighborhood centers and public safety facilities) or are unique uses exhibiting significant impacts on adjacent property (such as the Indianapolis International Airport, Indiana State Fair, and Indianapolis Motor Speedway).
C. PROPOSED PROJECT ACTIVITIES

1. Land Assembly/Acquisition for Redevelopment.

The Tibbs Avenue Redevelopment Area includes no properties to be acquired.

2. Land Disposition

In the event that publicly owned land (such as right-of-way or miscellaneous parts of parcels) might be sold or transferred, disposition documents will incorporate provisions for achieving development and design objectives with the Tibbs Avenue Redevelopment Area Plan objectives as criteria. The developers will be required by the contractual agreement to observe the Tibbs Avenue Redevelopment Area Plan objectives. The disposition documents shall be drawn up by the Department of Metropolitan Development.

3. Zoning

The Project Area is zoned consistent with the proposed land use.

4. Project Improvements

Infrastructure improvements, landscaping, and other improvements may be constructed by the City or the developer as needed subject to the availability of funds.

5. Utilities

All utilities in the area are adequate to serve the proposed development.
D. ENFORCEMENT OF TIBBS AVENUE REDEVELOPMENT AREA OBJECTIVES

1. The Metropolitan Development Commission hereby directs the Community Economic Development Division to serve notice of the Tibbs Avenue Redevelopment Area Plan to all affected City boards, commissions, departments, divisions, agencies, or officers who are responsible for or involved with the issuance of permits, certificates, variances, planning, land use, tax allocation, or any other such items affecting the use or development of property within the Tibbs Avenue Redevelopment Area.

2. The Community Economic Development Division shall have the responsibility to review and approve any development activities listed above prior to the issuance of permits and certificates.

3. The affected City boards, commissions, departments, divisions, agencies, bodies or officers of the City shall be notified that the Community Economic Development Division shall have the responsibility to review and approve any use, plan, certificates or other device affecting the Redevelopment Area prior to the issuance of any permits or certificates.

4. The Community Economic Development Division may enlist the assistance of the Inspection Services Section to use its authority to either require remedial action or to stop construction not in compliance with the Redevelopment Plan.

5. The Community Economic Development Division is authorized to enter into a civil lawsuit to stop or rescind actions not in conformance with the Tibbs Avenue Redevelopment Area Plan or to enforce contractual agreements to ensure conformance with the Tibbs Avenue Redevelopment Area Plan.

E. RELATIONSHIP TO DEFINITE LOCAL OBJECTIVES

1. The development of industrial and commercial uses in the area furthers the objectives of the Marion County Comprehensive Plan.

2. The revitalization and encouragement of the industrial and commercial uses within the project area will increase the property tax base.

3. The increased business activity will serve to protect the economic value of surrounding properties and maximize land uses.
F. PROCEDURES FOR CHANGES IN THE TIBBS AVENUE AREA PLAN.

Any plan changes will be in accordance with appropriate state law.

G. ACQUISITION LIST

(No properties are to be acquired)

H. REDEVELOPMENT BUDGET

The Redevelopment Budget for the Tibbs Avenue Redevelopment Area is estimated as follows:
Funds as they become available will be used to support the advanced manufacturing operations and jobs retention initiative in Marion County in order to bring about:

(a) The generation of $125.0 million in Capital Investments in the Project Area, and

(b) The creation of 150 Jobs and the retention of 4,000 jobs.