Approximately 22 individuals attended the June 18th Mapleton Fall Creek Neighborhood Land Use Plan meeting held at Our Redeemer Lutheran Church. An overview of the neighborhood plan area and the planning process was presented by the project planning staff. The plan will cover the area between Meridian Street, 38th Street, and Fall Creek Parkway.

This was the sixth overall meeting in an 8-10 month planning process to develop an updated plan for the Mapleton Fall Creek neighborhood. The topic for this meeting was proposed land uses and zoning specifically within the area bounded by 38th Street on the North, Central Ave. on the West 34th St. on the South and Fall Creek Parkway on the East.

Before starting with recommendations for the discussion area on the agenda, staff referred to the recommendations from the previous May 7th meeting.

At the May 7th meeting, several suggestions were made to staff for additional follow up and the following changes were noted:

**For the west side of College Ave. south of 30th St.,** we changed the critical area to include the west side of College Ave. south to Fall Creek Parkway. This additional area will include several parcels of single family housing and the former Starbucks. We acknowledge that the single family housing is still viable and do not recommend eliminating individual parcels for commercial development. However if a unified commercial development is proposed that will provide parking for the Frogs building and better access for the Starbucks parcel then we do recommend a commercial use for the whole critical area, with a zoning recommendation of C3C for the portion south to the vacant Starbucks parcel. The Starbucks parcel will remain with a C3 zoning recommendation. If a unified development is not viable, the existing residential housing should remain, and the zoning recommendation will remain D5 for the residential portion.

**We are recommending expanding the critical area along the north side of 28th St, between Talbott St and Washington Blvd.** Originally we recommended one parcel at 2802 N. Delaware St., to be designated a Critical Area. Now seven total parcels will be designated in that critical area. The existing building at 2802 N. Delaware can be used as low intensity office uses, as long as the existing building remains. If the existing building is to be demolished, then the allowances for low intensity office uses are no longer in effect, and the 8-15 Residential units per acre recommendation is the primary recommendation. The building configuration should be singular townhouses or condo flats fronting on the park to the south. No building should be higher than three stories to preserve the sight line of the downtown skyline. The zoning recommendation will remain at D8.

**Staff then proceeded with recommendations for the discussion area on the agenda:**

**38th Street Corridor** – For the 38th Street corridor, east to Broadway St., we are continuing the recommendation of the Village Mixed Use and the designation of a Critical Area from the west. Staff views this portion of 38th Street as a “Main Street” for the neighborhood. The mixed use designation would also accommodate the historical pattern of 38th Street. This Village Mixed Use designation would allow for a mix of residential, office and commercial retail uses side-by-
side of each other. An example of this would be an apartment building next to a drug store, which might be next to an insurance office. In general, it is not intended that the mixed use would require a mixture of uses within a single building or parcel, however the C3C zoning will allow for that. The zoning recommendation for this area is C3C which would allow for apartment, office and retail buildings.

38th St. / College Ave intersection – This intersection is a commercial node for the area and will be designated as a Critical Area. We acknowledge the recent vacancy of the Walgreens drug store. Any replacement commercial use should be pedestrian oriented and suitable within C3C zoning. The drive through window should be removed for any future use. Street parking along College Avenue should be allowed to help the viability of several parcels with limited parking. Easement agreements are another option that should be investigated to allow for multi-parcel use of the existing parking lots to help concentrate the commercial synergy and critical mass for a successful commercial node.

38th Street Corridor – For the 38th Street corridor, from Carrollton Ave. east to Watson Road, we are recommending Village Mixed Use and the designation of a Critical Area. This area is a mix of office buildings and residential. It is unlikely that any single family residential will remain viable along 38th St., so conversions to office or low scale commercial would be allowed in this area. The block between Carrollton and Guilford will have a zoning recommendation of C3C. The portion of the Critical Area between Guilford and Watson Road will have a zoning designation of C1 and D8 due to its proximity to Watson Park. The houses on the north side of Watson Park should remain residential and no office conversion should take place in this location. We agree with a recommendation from the June 18th meeting suggesting not to allow apartment buildings in this area as well.

38th Street Corridor - For the 38th Street corridor, from Watson Road east to the BP gas station, we are recommending Special Use with a zoning of SU9 to reflect the current use of the State Fair parking lots. There were some informal comments that the State Fair has considered building a hotel on this site sometime in the future. It was recommended that if the State Fair proceeds with these plans, that they work with adjoining neighborhoods on finding the most suitable site plan and development standards for their project.

College Ave. / Fairfield Ave. intersection – Staff is recommending Commercial uses with a C3C zoning for this area. This intersection is a commercial node for the area and will be designated as a Critical Area. A majority of the parcels are vacant and ready for redevelopment. Any new development should be should be pedestrian oriented and suitable within C3C zoning. Storefront entrances should be located at the front of the building with sidewalk access. Parking should be unified to accommodate multiple parcels/users and be located to the rear and or side of the buildings. No parking should be placed in front of the buildings. Increasing street parking is an option that should be investigated through DPW to help accommodate short term visitors. Landscaping within setbacks and ROW should be developed to help enhance the area and provide a gateway effect. The residential uses outside of this area remain viable and contributory to the neighborhood. Conversion of these parcels to commercial should be discouraged to avoid a conversion creep down College Avenue and diluting the effectiveness of the intersection.

Watson Road - For the Watson Road corridor, staff is recommending 1.75-3.5 Residential units per acre and 3.5-5 Residential units per acre to reflect the existing densities and larger
Historically a single family corridor, it should remain as such. The zoning recommendation is D4.

**Residential** - 3750 Fall Creek Parkway is a large lot that fronts on both Fall Creek Parkway and 38th Street. The 38th Street frontage is used as a parking lot for the State Fair. The Fall Creek Parkway frontage has been vacant for several years. In the early 60’s several houses were located in this area. Due to the residential nature of Fall Creek Parkway, staff recommends 5-8 Residential Units per Acre and D5 zoning for this portion of the parcel. Commercial uses should not be allowed to migrate down Fall Creek Parkway.

**Residential** – Fall Creek Parkway from 34th St. to Woodland Ave is all residential with some larger lots. Staff is recommending 3.5-5 Residential units per acre, 5-8 Residential units per acre, 8-15 Residential units per acre, and 15+ Residential units per acre to reflect the existing character and densities of the Parkway. Zoning is recommended as D4, D5, and D8 to reflect the existing character and densities as well.

**Residential** – The remaining residential was recommended to reflect the existing densities as 1.75-3.5 Residential units per acre, 5-8 Residential units per acre, 8-15 Residential units per acre, and 15+ Residential units per acre to reflect the existing character and densities. Zoning is recommended as D4, D5, and D8 to reflect the existing character and densities as well.

**Commercial** - Recommending Commercial with a C3C zoning along Fairfield Ave. to reflect the existing use of the barber shop and the Double 8 Food Store.

**Commercial** - Recommending Commercial at 1545 E 38th St to reflect the existing use of the BP gas station. The existing zoning is C4 and will remain the recommended zoning.

**Park** – Recommending Park use with PK1 zoning to reflect the existing uses of the Fall Creek Greenway, the Monon Trail, Watson Park, McCord Park and the Broadway Community Garden at 3415 Broadway.

**Special Use** - Recommending Special Use with a zoning recommendation of SU1 and SU2 to reflect the existing use of IPS grade school #48, and Our Redeemer Lutheran Church. The parking lot between the Barber shop and Double 8 is recommended as Special Use with a zoning recommendation of SU7 to reflect its use as part of the future Jewish Heritage Museum.

**Special Use** - 3525 N. College was recommended as Special Use with a zoning recommendation of SU18 to reflect the existing electrical substation.