

OUR VISION

Central Indiana will be a catalyst for talent attraction and retention throughout the state of Indiana as a hub of innovation, advanced technologies, and diverse communities, setting the national benchmark for strategic and sustainable growth in similar regions.

OUR POSITION

Central Indiana is driving success for all of Indiana. We lead the state with double the population growth of the rest of Indiana over the last decade, and twice the rate of economic growth of any other READI region.

We also lead the Midwest with recent data showing more GDP growth than Chicago or Columbus. Compared to our national peers, we lead in affordability, safety, shorter commutes, and home ownership rates.

We are gaining on national competitors related to talent and innovation metrics, but more work is needed to outpace peer communities such as Denver, Charlotte, Nashville, and Columbus.

As the driver of Indiana's success, Central Indiana has a responsibility to attract talent and grow innovation. To be successful, we need strategies that will support the diverse range of industries not only in our region but across the state. Our focus must be to catalyze growth in innovative technologies, while continuing investment in our core strengths of life sciences, manufacturing, and logistics.

REGIONAL GOALS AND NEEDS

- 1 Place Must Become our Strongest Asset.** In a world where people can live anywhere, we must invest in premier, nationally competitive, dynamic communities to attract and retain talent.
- 2 We Must Attract and Retain Educated Talent.** Talent is the number one driver of employer investment and the fuel for future innovation.
- 3 We Must Drive Research and Innovation to Increase Wages and GDP.** While we are strong in comparison to other Midwest cities, we still lag our national peers on GDP growth and lag the nation on wage growth.
- 4 We Need More Diverse Housing Options.** To attract talent, we need a larger supply of housing and a more complete range of housing products.

OUR PLAN

MAIN STREET MATTERS

We will promote the development of walkable and connected districts that serve as magnets for talent attraction, hubs of innovation, and links to arts, culture, and recreation.

MAIN STREET MATTERS

To drive talent attraction and innovation, Central Indiana needs to be nationally recognized for its quality of place. Through our Main Street Matters plan, we will invest in walkable and connected districts that will not only attract population, but also retain university graduates, boost innovation, support research and development, expand housing, and improve many other key metrics.

Over the last ten years, we have seen how place-based investments in our core districts have driven innovation in the region and attracted younger, more educated residents. These hubs have reversed the trend of educated residents leaving the state to find the walkable communities where they want to live. Consider the Mile Square in downtown Indianapolis. Since 2010, its annual growth has exceeded 5% (vs. 1.5% for the rest of the region). Its median age is 4.5 years younger than the region, and a massive 78% of its population has a master's degree.

Investments will not be limited to traditional downtown districts. Instead, our Main Street Matters strategies will invest in existing districts, new mixed-use districts, innovation districts, university/education nodes, and other places where housing, business, and culture intersect throughout our region.

STRATEGY #1

Support New and Existing Districts that Drive Population Growth & Talent Attraction

The foundation of our Main Street Matters strategies is to concentrate investment into the core districts of our communities. We will support redevelopment of existing districts as well as the creation of a variety of new districts designed to support talent attraction and retention, increase educational attainment, and drive innovation.

STRATEGY #2

Support Premium Park and Recreation Facilities Connected to Core Districts

To be nationally competitive, Central Indiana needs to increase its supply and quality of parks and recreation offerings connected to its core districts. We will prioritize the development of premium amenities to meet the growing demands for outdoor recreation. We will also prioritize access to parks through walkable and bikeable trail linkages. Finally, we will prioritize an interconnected Central Indiana network with an emphasis on "last mile" connections.

STRATEGY #3

Utilize District Development to Increase Research, Innovation, & Educational Attainment

Central Indiana innovation assets include our major employers, universities, co-work spaces, philanthropic organizations, and leadership structures such as the Central Indiana Corporate Partnership (CICP). While their contributions to the region are already significant, we recognize that the impacts can be even greater if investments are aggregated into innovation districts. Our vision is to support existing and establish new innovation districts where neighborhoods, universities, and entrepreneurs intersect. Through these investments, our goal is to increase educational attainment, regional GDP, wages, and academic research and development.

STRATEGY #4

Increase Diverse Housing Options through Investment in Connected Districts

By focusing investment in walkable and connected districts, we can improve housing supply and diversity at all price points. This should include higher density developments such as townhomes, condos, and other "missing middle" units which are in growing demand. Living in walkable and connected districts reduces transportation costs and improves affordability by providing direct access to jobs, goods, and services.

OUR COLLABORATION

This application represents a milestone achievement for regionalism in Central Indiana. A mere two years ago, during READI 1.0, our region was divided into three separate groups. Having recognized that division was counter to regionalism, our regional leaders came together after READI 1.0 to rework our approach. This spearheaded a process of collaboration that has shifted how Central Indiana communities interact. Put simply, READI 1.0 and the IEDC's instruction for one collective READI 2.0 application for Central Indiana catalyzed true regionalism.

Our region has responded with bold and decisive action. In 2022, we launched the Central Indiana Regional Development Authority (CIRDA) with eight member communities. In a little over a year, its membership has tripled to twenty-four communities and now represents over 80% of our population.

As a new leadership voice in Central Indiana, reaching consensus on our vision and strategies for our region has been a key priority. To build consensus, a READI Working Group was formed to guide the planning effort. This consisted of 35 cities, towns, and counties, including both members and non-members. Our consensus-building effort was informed by outreach to stakeholders, emphasizing groups that represent the interests of thousands of voices across the region. This included CICP, Chambers of Commerce, University leadership, community foundations, builders associations, housing groups, philanthropic organizations, K-12 education leaders, and regional planning groups.

To ensure alignment with past planning efforts, we carefully considered the 2022 CEDS strategies, the Indy Chamber's Accelerate Indy plan, and the comprehensive plans for the twenty largest communities in the region. Additionally, four community leader workshops were held in the fall of 2023 to gather direct community input.

As a result of this collaboration, our region has coalesced around our vision and our Main Street Matters strategies. However, these strategies only represent a portion of the work CIRDA has undertaken in supporting Central Indiana communities. In 2023 alone, CIRDA secured a \$1m planning grant from the U.S. Environmental Protection Agency (EPA), voted to receive and transfer \$24.4m for redevelopment of Circle Centre Mall, hired its first executive director, and is leading the region's application for a \$300m EPA Implementation grant.

DESIRED OUTCOMES

- ▼ Accelerate population growth by creating dynamic communities where people want to live, work, and play.
- ▼ Increase educational attainment by developing districts that attract and retain educated talent.
- ▼ Expand housing supply and diversity by developing a broad range of housing products in and around districts.
- ▼ Increase wages and GDP growth by supporting innovation districts that integrate education, research, and development.

OUR GROWTH

Central Indiana is also leading in population attraction. Our region is growing because of a natural increase in population (21%), domestic net migration (27%), and international net migration (21%). Our region currently shows an annual net increase of 14,500 residents each year from Illinois and over 10,000 combined from California, New York, and Ohio. We are also attracting 14,700 from other locations in Indiana, with most coming from college towns such as West Lafayette, Bloomington, and South Bend. Compared to peer communities, we have the largest natural increase, but the smallest domestic net migration rate. This reinforces the need for place-based investments to retain our graduates and attract residents from other states.



STRATEGIC ACTION PLAN

FEBRUARY 2024

COVER PHOTO: MONON TRAIL, CARMEL (INDY CHAMBER)

TABLE OF CONTENTS

Section 1: Executive Summary	7
Section 2: Introduction	11
Section 3: Regional Progress	15
Section 4: Regional Challenges and Needs	17
Section 5: Regional Goals and Strategies	19

ACKNOWLEDGMENTS

CENTRAL INDIANA REGIONAL DEVELOPMENT AUTHORITY

Member Communities

City of Anderson	Consolidated City of Indianapolis
Town of Avon	City of Lawrence
Town of Bargersville	City of Lebanon
City of Beech Grove	City of Martinsville
City of Carmel	Town of McCordsville
Town of Cumberland	City of Noblesville
Town of Danville	Town of Pittsboro
City of Elwood	Town of Plainfield
City of Fishers	Town of Speedway
City of Franklin	City of Westfield
City of Greenwood	Town of Whiteland
Hamilton County	Town of Zionsville



PREPARED BY:



EXECUTIVE SUMMARY

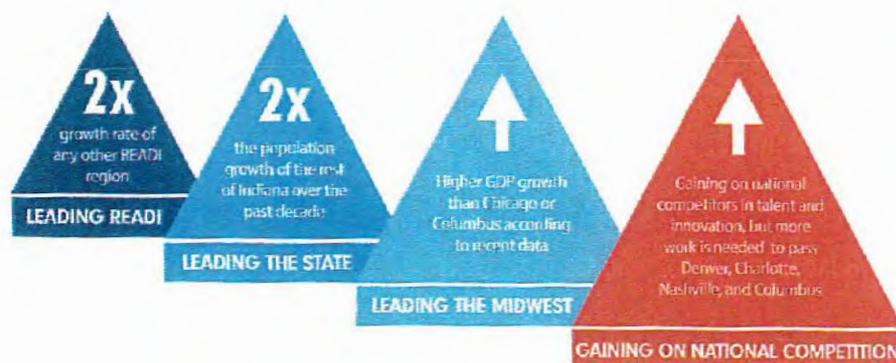


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OUR REGION'S COLLABORATION

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OUR STRATEGIES

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INTRODUCTION



THE REGION

The Central Indiana region is composed of nine counties in the heart of Indiana, united to cast a vision of a future that shows Central Indiana as a leader at the national level. The region is a dynamic environment that drives population growth and economic activity throughout Indiana. Central Indiana contains diverse communities, including rural towns marking the outer extremities of the region, suburban cities forming a growing ring around the center of the state, and the economic and population hub of the region in Indianapolis.

In READI 1.0, the communities that make up Central Indiana formed three separate regions. This split limited the region's ability to address significant challenges on a larger scale. With growing consensus that broader regionalism was needed, the Central Indiana Regional Development Authority (CIRDA) was formed in 2022, providing a mechanism for robust regional collaboration. Since its creation, the

region has embraced the collaborative approach of CIRDA, which has grown to include 24 cities and towns and continues to expand.

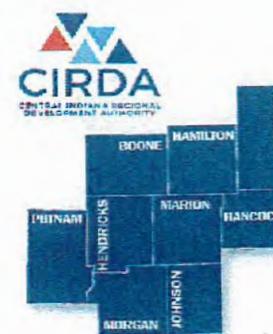
During READI 1.0, the three regions now united under CIRDA laid the groundwork for regional advancement with \$45 million in READI funds. As a result, the region has generated a total of \$1.26 billion in investment. In READI 2.0, Central Indiana is pursuing even more transformational change. Unified under one name, Central Indiana believes that it is better positioned than ever to take strategic aim at regional issues.

Population growth, GDP gains, and increasing opportunity are generating positive attention for Central Indiana. To continue progress and become a strong national leader, Central Indiana must make place its strongest asset, attract more educated talent, drive research and innovation to increase wages and GDP, and increase diverse housing options.

READI 1.0 - THREE SEPARATE REGIONS



READI 2.0 - ONE UNITED REGION



PLANNING PROCESS

CIRDA decided to harness the regional momentum generated by READI 2.0 to create a standalone plan containing the region's vision, goals, and strategies for success. This plan will serve to guide regional development and provide a vision for regionalism going forward. Additionally, this plan highlights actions and projects that align with the region's goals, providing a path toward national leadership.

This plan is built on the work done in previous planning efforts and the broad community engagement involved in each plan. Our process included the analysis of comprehensive plans from the 20 largest communities in the region, READI 1.0 plans, the 2022 CEDS, and the Accelerate Indy plan. To gather broad input, four community leader workshops were held throughout the region. Stakeholder meetings were also held throughout the planning process to gain an in-depth understanding of different issues facing the region on topics like housing, education, childcare, tourism, industry, and more.

The work done during the creation of this plan points to a strong commitment to regionalism and improving lives throughout all Central Indiana. Communities from across the region were represented in the planning process, which included cities and towns that are not formal members of CIRDA. The regional commitment by each community was reflected in the planning process, leading to broad consensus on a vision titled "Main Street Matters", which is in alignment with the findings uncovered during stakeholder engagement, plan review, and data analysis.

Ultimately, this plan serves as an action plan and partner to past regional plans like the 2022 CEDS and builds off the insights provided in previous READI work as well as Accelerate Indy. This plan is intended to combine past efforts with current stakeholder input to provide specific actions that will propel the region forward through both READI 2.0 and other objectives.

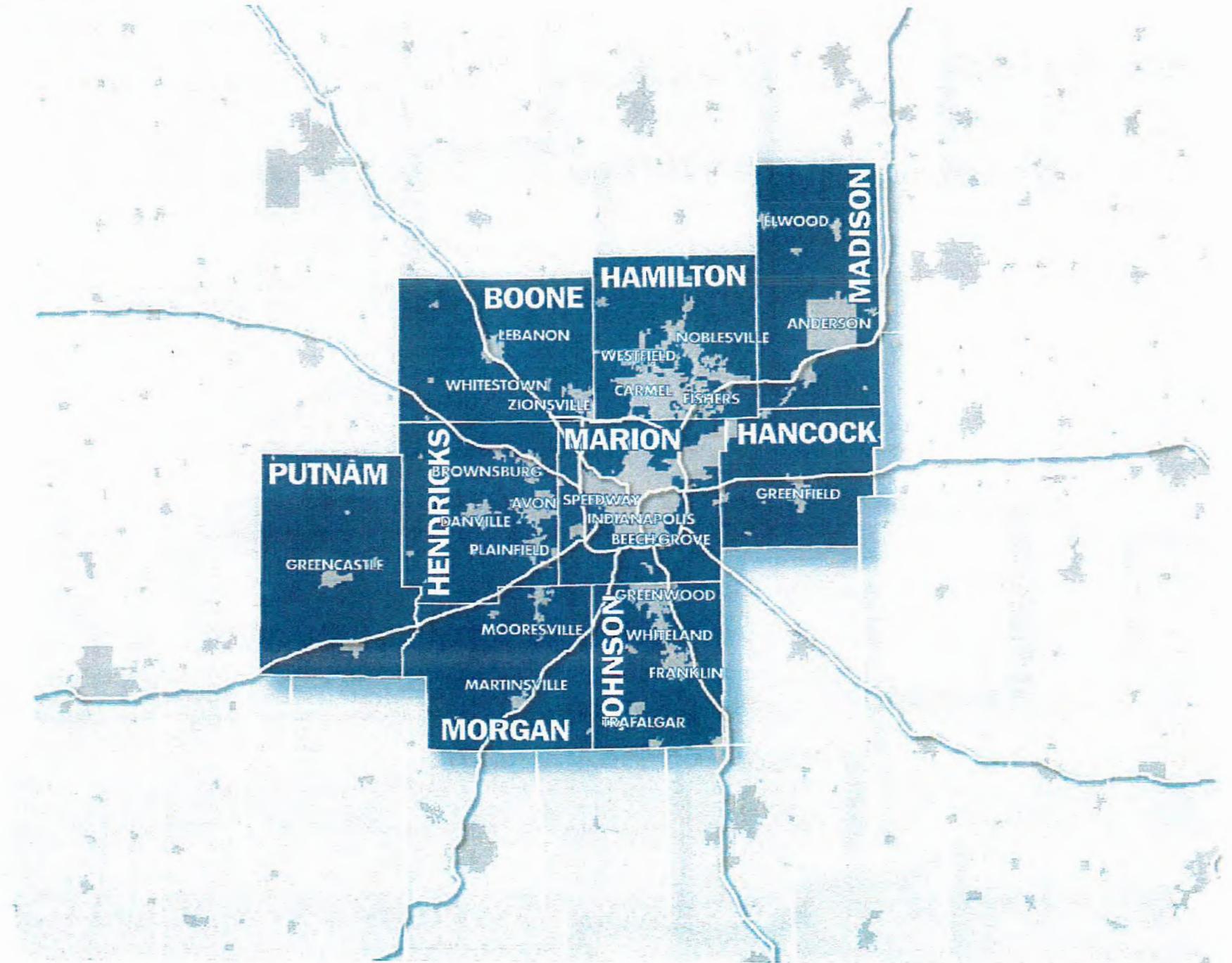


SITE VISIT AT CITY MARKET, INDIANAPOLIS



COMMUNITY LEADER WORKSHOP, GREENWOOD

REGIONAL MAP



REGIONAL PROGRESS



CIRDA FORMATION

This plan represents a milestone achievement for regionalism in Central Indiana. A mere two years ago, during READI 1.0, our region was divided into three separate groups. Recognizing that division was counter to regionalism, our regional leaders came together in a show of regional commitment to collaborative progress. This spearheaded a process of collaboration that has shifted how Central Indiana communities interact.

The region has followed up our READI 1.0 response with bold and decisive action. In 2022, the region launched the Central Indiana Regional Development Authority (CIRDA) with eight member communities. In a little over a year, its membership has tripled to 24 communities and now represents over 80% of the population of the region.

READI 1.0 IMPACT

Although important progress was made on many worthy initiatives in READI 1.0, the region missed out on the opportunity to collaborate on a singular vision to advance the entire region.

As the region looked to maximize the benefit of READI 2.0, we realized that we had the potential to create greater progress as a unified whole. Collectively, the region received \$45 million in READI 1.0 funding between the three regions. While this allowed the regions to tackle significant challenges and needs, the disjointed approach led to total investment lower than what we believe is possible as a region united behind a Central Indiana-wide vision.

LOOKING AHEAD

CIRDA now spans the entire region and speaks with one voice on matters of regional importance. To date, every CIRDA vote has been unanimous. CIRDA has created an apparatus that fosters regional trust, promotes partnership, and pursues solutions that benefit every corner of the region.

The creation of CIRDA has already begun to pay dividends beyond READI. CIRDA secured a \$1 million regional grant from the EPA, which makes the region eligible to compete for \$4.6 billion in implementation grants. It also played a role in the financing of Circle Centre Mall's redevelopment, and it worked with the Applied Research Institute to secure tech hub designation.



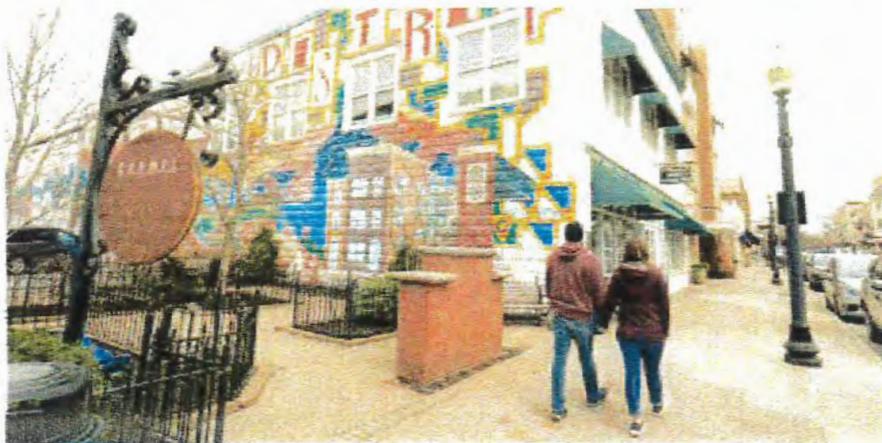
GRAND JUNCTION PLAZA, WESTFIELD (INDY CHAMBER)

DEVELOPMENT PROCESS

For READI 2.0, CIRDA has included and involved all cities, towns, and counties in the region. Specifically, a READI Working Group was formed by CIRDA to guide READI planning and execution. CIRDA membership was not required to participate in the READI working group. The result has been broad participation by 35 cities, towns, and counties in the READI process and has introduced many communities to regionalism for the first time.

To build consensus on our regional vision, CIRDA held community workshops and stakeholder meetings with groups representing chambers of commerce, universities, non-profits, K-12 education, philanthropic organizations, workforce leaders, childcare experts, and more. CIRDA focused on outcomes on which all stakeholders agreed: attract educated talent, grow population, expand housing options, improve wages, and increase economic productivity.

With the benefit of a new 2022 Comprehensive Economic Development Strategy (CEDS) and local plans offering insight into communities' preferred solutions to these challenges, CIRDA discovered widespread demand for Main Street and place-based investments that will catalyze our desired outcomes. Robust input, frequent collaboration, and high levels of participation led to a regional vision endorsed by all 35 communities participating in the planning process. With consensus built around our priorities and strategies, Central Indiana is now better positioned to prioritize investments and advance our regional vision.



CARMEL ARTS AND DESIGN DISTRICT, CARMEL (INDY CHAMBER)

PREVIOUS PLANNING EFFORTS

This plan is built on the work done in previous planning efforts including broad community engagement across the region. This includes the comprehensive plans from the 20 largest communities in the region, the three Central Indiana plans from READI 1.0, the 2022 CEDS, and the Accelerate Indy plan, summarized below.

180 ALLIANCE READI 1.0 PLAN

The 180 Alliance included much of Boone, Hendricks, Johnson, Montgomery, Morgan, and Putnam Counties. The region focused on the needs of communities experiencing suburban growth.

70/40 READI 1.0 PLAN

Reflecting the needs of Hancock County and an eastern portion of Marion County, the 70-40 region sought to improve the greater Mount Comfort corridor and linkages between the two counties.

WHITE RIVER READI 1.0 PLAN

The White River Alliance represented Central Indiana communities surrounding the White River, including Hamilton, Madison, and Marion Counties. The region prioritized leveraging amenities and investments along the White River corridor.

CENTRAL INDIANA CEDS

The 2022 Central Indiana Comprehensive Economic Development Strategy (CEDS) was designed to focus Central Indiana's efforts to be more strategic and collaborative in responding to new economic development opportunities. The strategy identified three main goals: Talent, Innovation, and Place.

ACCELERATE INDY

Accelerate Indy was developed by the Indy Chamber and serves as the economic strategy for advancing the region. Notably, the Indy Chamber's Accelerate Indy strategy includes publishing biannual peer community rankings with a comparison to Charlotte, Columbus, Denver, and Nashville.

CHALLENGES + NEEDS



PLACEMAKING NEEDS TO BE A PRIORITY

Data demonstrates that district and place-based investments in our region drive population growth, educational attainment, and increased household incomes. For example, in downtown Indianapolis, over 78% of residents have a bachelor's degree. To drive success, Central Indiana must continue to improve existing hubs and develop new core districts. Then, the region must infuse these areas with charm, character, housing, and outstanding amenities to retain and attract more talent.

THERE IS NOT ENOUGH EDUCATED TALENT

While Denver, Nashville, and Columbus have between 38.5% and 45.8% of the population with at least a bachelor's degree, Central Indiana trails those communities at 37.2%. Central Indiana is the 34th most populous Metropolitan Statistical Areas in the country, yet it is 64th in educational attainment.

PLACE INVESTMENT IS NEEDED TO RETAIN TALENT

Retaining talent in the region is a key priority. Data shows that across Central Indiana, the more educated a person becomes, the more likely they are to leave the state. We must create places where young people want to live after graduation. But we must also attract more out-of-state talent. Domestic migration to Central Indiana is currently split with half from Illinois and half from elsewhere in Indiana (mostly our college towns). We show a net loss to other places.

THERE IS INSUFFICIENT INNOVATION IN THE REGION

Between 2007 and 2021, the region's GDP rose only 1%, compared to nationwide growth of 16%. The lack of innovation is a contributing factor in our lagging wages, which have dropped to 90% of the national average.

ACADEMIC RESEARCH AND DEVELOPMENT IS LAGGING

Central Indiana lags its peers in academic research and development because it is one of very few large MSAs without an R1 doctoral research university. Central Indiana currently experiences \$67M in annual academic research, a number at least ten times smaller than the investment realized by Denver, Nashville, or Columbus. These peers each see between \$0.7 to \$1.2 billion in annual academic research and development spending. Central Indiana must close the gap to improve innovation, wages, and regional output.

HOUSING AVAILABILITY AND CHOICE LIMITS TALENT ATTRACTION

Housing availability at all price points has become a significant concern in Central Indiana. The median sale price of a single-family home rose 31.6% from 2020 to 2022 throughout the region. A key challenge is the lack of choice in housing products. Our market is dominated by detached, single-family homes, which comprise 76% of our housing units. In comparison, the national average demand for single family homes for the top 50 metropolitan areas is 58%. Recent studies show our region's preference for single family residences on large lots is declining as residents seek more walkable and connected communities and "missing middle" housing units. In total, our region forecasts the need for an additional 42,000 to 60,000 units over the next five years.

GOALS + STRATEGIES



OUR GOALS

1 MAKE PLACE OUR STRONGEST ASSET

In a world where people can live anywhere, we must invest in premier, nationally competitive, dynamic communities to attract and retain talent. Our goal is to increase the number of nationally recognized hubs in Central Indiana.

2 EXPAND TALENT RETENTION AND ATTRACTION IN CENTRAL INDIANA

Talent is the number one driver of employer investment and the fuel for future innovation. Our goal is to increase domestic net migration and increase retention of college graduates.

3 DRIVE RESEARCH AND INNOVATION TO INCREASE WAGES/GDP

While we are strong in comparison to other Midwest cities, we still lag out national peers on GDP growth and lag the nation on wage growth.

4 EXPAND HOUSING SUPPLY AND DIVERSITY

To attract talent, we need a larger supply of housing and a more diverse range of housing products. Our goal is to encourage a broad range of new housing products within walkable and connected districts.

DESIRED OUTCOMES

- ✓ Accelerate population growth by creating dynamic communities where people want to live, work, and play.
- ✓ Increase educational attainment by developing districts that attract and retain educated talent.
- ✓ Increase wages and GDP growth by supporting innovation districts that integrate education, research, and development.
- ✓ Expand housing supply and diversity by developing a broad range of housing products in and around districts.

OUR PLAN

Through our MAIN STREET MATTERS strategies, our region has a plan to address these needs and achieve our goals. Central Indiana defines Main Street Matters as promoting the development of walkable and connected districts that serve as magnets for talent attraction, hubs of innovation, and links to arts, culture, and recreation.

Over the last ten years, Central Indiana communities that have deeply invested in their Main Street districts are demonstrating that place-based investments drove innovation in the region and attracted younger, more educated residents. These hubs have reversed the trend of educated residents leaving the state to find the walkable and connected communities where they want to live. From Midtown Carmel to the Zionsville Village, Fishers Nickel Plate District, and downtown Franklin, our core districts are increasingly being recognized among the best places to live in the country.

To drive talent attraction and innovation, Central Indiana needs more of our districts to be nationally recognized for their quality of place. Through our Main Street Matters strategy, the region will invest in the walkable and connected districts that will attract population, boost innovation, support research and development, and expand housing options.

The Region's place-based investments will not be limited to traditional downtown districts. Instead, our Main Street Matters strategy supports investing in existing districts, new mixed-use districts, innovation districts, university/education hubs, and other places where housing, business, and culture intersect.

This place-based investment strategy will complement and accelerate education and innovation efforts underway in the region. For example, CICP is driving many significant innovation initiatives. By focusing on place-based investments in districts surrounding our region's innovation hubs, Central Indiana can better infuse the districts with talent and thereby accelerate the pace of innovation. Similarly, the region will enhance the impact of our higher education institutions by supporting their district investments. Place-based district investments will support our education providers by encouraging diverse housing investment and by supporting attraction and retention of top-tier faculty.

There are four components to this strategy, which are outlined in the next section of this plan.

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STRATEGY #1: SUPPORT NEW AND EXISTING DISTRICTS THAT DRIVE POPULATION GROWTH AND TALENT ATTRACTION

The primary component of the region's Main Street Matters strategies is to concentrate investment in the core districts of our communities. Central Indiana will support redevelopment of existing districts and the development of new districts designed to attract and retain talent, increase educational attainment, and drive innovation. Sub-components of this strategy include:

▼ STRATEGY 1.1: REVITALIZE EXISTING MAIN STREET DISTRICTS

Central Indiana will invest in existing downtowns and core districts to establish more nationally recognized hubs of talent attraction and innovation. Work will include infill, redevelopment, destination development, arts and culture amenities, office-to-residential conversions, infrastructure improvements, and related projects.

▼ STRATEGY 1.2: ENCOURAGE NEW WALKABLE AND CONNECTED COMMUNITIES

The region will encourage new walkable mixed-use hubs that connect surrounding amenities and development. Work will emphasize converting highway-oriented development to mixed-use and connecting existing development to new mixed-use districts.

▼ STRATEGY 1.3: ACTIVATE PUBLIC SPACES

Central Indiana will invest in parks and public spaces that serve as anchors for activity districts. Work will include reinvestment in existing parks and public spaces to enhance vitality, development of new destination downtown parks and public spaces, and activation of park spaces to enhance social and community connections.

▼ STRATEGY 1.4: ENCOURAGE INFILL REDEVELOPMENT AND BLIGHT ELIMINATION

Deteriorated or abandoned properties across the region will be repurposed to best serve current and future populations.

▼ STRATEGY 1.5: INTEGRATE ARTS AND CULTURE INTO OUR DISTRICTS

To be attractive nationally, Central Indiana needs to infuse character into new and existing hubs throughout the region. We will encourage and incentivize public art integration into developments and support arts, culture, and entertainment venues in our core districts.

ACTION PLAN: NEW AND EXISTING DISTRICTS

WE WILL MAKE PLACEMAKING OUR STRONGEST ASSET

To stand out from our national peers and attract top talent and business, Central Indiana's quality of place must outpace our competitors. The region will invest in projects that create vibrant and activated hubs of activity.

Project Pipeline

A key example of this plan will be the Circle Centre Mall Redevelopment in downtown Indianapolis. This \$600M project will reinvent the mall as an open air, pedestrian focused campus with housing, offices, and shopping. More importantly, it will attract talent to downtown Indianapolis, a district growing at a rate of 5% per year where over 78% of residents have a bachelor's degree.

Avon and McCordsville have proposed projects that strengthen recent investments in new walkable and connected districts. Avon envisions adding a community event center to their Easton Gray town center district, while McCordsville is planning a \$50M mixed-use expansion of McCord Square. Meanwhile, New Palestine plans to establish a new town center district on the growing east side of the community.

In Zionsville, the town is developing the Zionsville Gateway Area which will serve as a major extension to the Village district.

Rural and Disadvantaged Impact

The Circle Centre Mall project is within Marion County, one of the two disadvantaged counties within our region. Office to housing conversion projects, such as the Gold Building redevelopment, are also being considered in Marion County.

Our rural areas are also investigating transformational district investments. In Putnam County, the City of Greencastle and DePauw University are working on urban housing investment connected to the downtown and campus. This is a priority project of their Lilly Endowment Inc. College and Community Collaboration Initiative.



CIRCLE CENTRE MALL PROJECT, INDIANAPOLIS (INDIANAPOLIS BUSINESS JOURNAL)

STRATEGY #2: INCREASE DIVERSE HOUSING OPTIONS THROUGH INVESTMENT IN CONNECTED DISTRICTS

By focusing investment in walkable and connected districts, the region will improve housing supply and diversity at all price points. This initiative includes higher density developments like townhomes, condos, and other “missing middle” units that are in growing demand. Living in walkable and connected districts reduces transportation costs and improves affordability by providing direct access to jobs, goods, and services. Components of this strategy include the following:

▼ STRATEGY 4.1: ENCOURAGE MORE SUPPLY AND MORE DIVERSITY IN HOUSING PRODUCTS BEING DEVELOPED

Central Indiana will promote the development of a greater housing supply and a broader range of housing products. Specifically, we will emphasize the construction of housing products other than single-family detached units and encourage the development of housing units in walkable and connected districts.

▼ STRATEGY 4.2: PROMOTE MORE SUPPLY AT ALL PRICE POINTS

We will incentivize the development of housing for a myriad of price points and for individuals at varying stages of life. Specifically, we will develop more diverse housing products including attached single family, townhomes, duplexes, triplexes, quadplexes, condos and other “missing middle” units. Both owner-occupied and rental units will be encouraged. The region will emphasize housing with walkable/bikeable/transit connections to jobs, childcare, groceries, and services as a means of reducing transportation costs and responding to current demand.

▼ STRATEGY 4.3: DEVELOP INFRASTRUCTURE CAPACITY IN SUPPORT OF NEW HOUSING

The region will support the development of infrastructure and utility capacity to serve housing and community development projects, including water, wastewater, stormwater, broadband, electric, and related infrastructure investments necessary for growth.



RIVERVIEW APARTMENTS, INDIANAPOLIS (APARTMENTS.COM)



AFFORDABLE HOUSING, INDIANAPOLIS (INHP)



TOWNLINE HOMES, VANCOUVER (TOWNLINE)

ACTION PLAN: HOUSING

WE WILL INCREASE DIVERSE HOUSING OPTIONS THROUGH INVESTMENT IN CONNECTED DISTRICTS

Talent attraction requires the creation of new and diverse housing products in walkable and connected districts. The region will selectively review housing projects and emphasize funding for mixed-use districts over isolated mixed-use buildings. Central Indiana will also prioritize district-based housing investments that are locally and regionally significant.

Project Pipeline

A key example housing project is The Jefferson mixed-use district in Bargersville. To date, Bargersville has largely focused on single-family detached homes. In contrast, The Jefferson is a \$100M mixed-use district offering walkable and connected living.

Another example is the Cumberland East Gateway District project. This \$76M investment creates a new mixed-use district that sets a new standard for development along the Mount Comfort Corridor.



THE JEFFERSON MIXED-USE DISTRICT, BARGERSVILLE (TOWN OF BARGERSVILLE)

The region will also invest in infrastructure necessary for additional housing. For example, Franklin invested in making their downtown a hub for talent attraction. The next barrier to additional housing in this community is wastewater treatment capacity. Regionally, our communities will consider investments in similar infrastructure projects that eliminate a barrier to district-based housing investments.

Rural and Disadvantaged Impact

In one of our two rural counties, Martinsville is adding much needed workforce housing on the east side of I-69 that is located within walking distance of jobs, groceries, and services.



CUMBERLAND EAST GATEWAY DISTRICT (TOWN OF CUMBERLAND)



STRATEGY #3: SUPPORT PREMIUM PARK AND RECREATION DISTRICTS

To be nationally competitive, Central Indiana must increase the supply and quality of parks and recreation amenities connected to its core districts. The region will prioritize development of premium regional parks to meet the growing demands for outdoor recreation. Additionally, Central Indiana will prioritize connecting our regional hubs and amenities through walkable and bikeable trails, with an emphasis on “last mile” connections. Components of this strategy include the following:

▼ STRATEGY 3.1: DEVELOP AND ENHANCE REGIONAL PARKS

The region will enhance existing and develop new regional parks that attract residents, thereby making our region known for its abundance of open spaces.

▼ STRATEGY 3.2: INCREASE CONNECTIVITY BETWEEN DISTRICTS AND COMMUNITIES

The region will emphasize the development of walkable and bikeable trails to connect our districts and our park and recreation spaces.

▼ STRATEGY 3.3 EXPAND AND CONNECT TRAILS TO SUPPORT A COMPLETE CENTRAL INDIANA NETWORK

Central Indiana will better connect our existing trails into a comprehensive regional network. Regional efforts will prioritize “last mile” connections between communities, major road/water crossings to create a full system. The region will also emphasize connections between community hubs and jobs, recreation, and amenities.

▼ STRATEGY 3.4: IMPLEMENT THE WHITE RIVER PLAN

The White River Plan cast a vision for capturing the enormous potential of the river to enhance connections among public assets and provide unique water amenities. Central Indiana will support the plan and work to expand it to encompass the entire region. The region will also support implementation of the plan by developing and enhancing river-oriented parks and amenities.

ACTION PLAN: PARKS AND RECREATION

WE WILL SUPPORT PREMIUM RECREATION FACILITIES CONNECTED TO CORE DISTRICTS

As we build connected and walkable communities, we will also work to link our core districts to regional amenities, connect our districts to others in the region, and build premium quality park amenities.

Project Pipeline

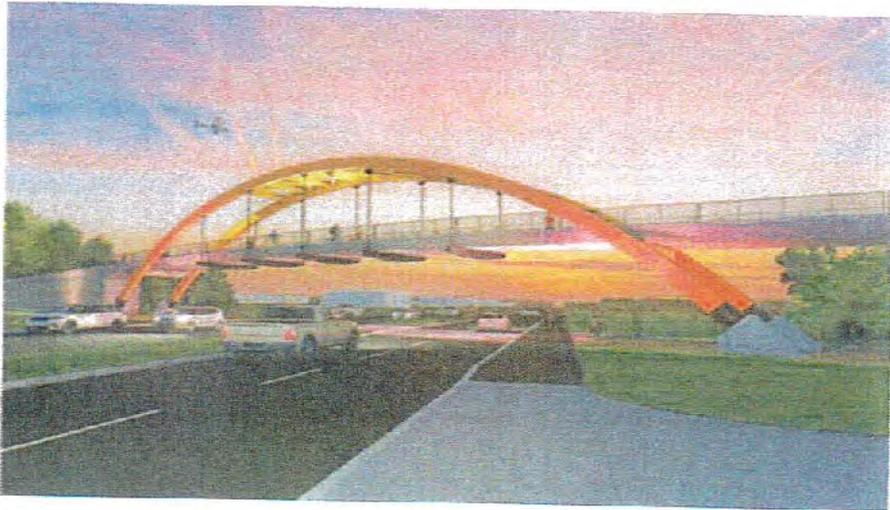
For connectivity projects, we will emphasize funding last-mile projects that serve as a barrier to a complete and effective regional trail network. A key example is the 146th Street Nickel Plate Trail Pedestrian Bridge. This interjurisdictional project would link trail systems in Fishers and Noblesville, enhancing trail connectivity for the entire region.

We will also invest in premium, regional scale park projects, especially those that are linked to existing and new core districts. In Hendricks

County, the town of Plainfield has acquired nearly 2,000 acres of park land, including many acres of Indiana Bat habitat from airport mitigation projects. This is envisioned to allow the current Sodalis Nature Park to be expanded into a much larger regional park district with mixed-use and mixed-density development abutting and connected to the park, along new employment uses.

Rural and Disadvantaged Impacts

In Madison County, which is considered disadvantaged, the City of Anderson will continue work on the second phase of their Riverside Amphitheater project, building off the infrastructure work funded with READ! 1.0. This project was a focus of the Anderson University/Lilly Endowment Inc. College and Community Collaboration Initiative, is directly across the White River from downtown, and is steps from the Anderson University campus.



NICKEL PLATE 146TH ST. BRIDGE, FISHERS (CITY OF FISHERS)



RIVERSIDE AMPHITHEATER AND SPLASH PARK PHASE II, ANDERSON (CITY OF ANDERSON)

STRATEGY #4: UTILIZE DISTRICT DEVELOPMENT TO INCREASE RESEARCH, INNOVATION, AND EDUCATIONAL ATTAINMENT

Central Indiana innovation assets include our major employers, universities, co-working spaces, philanthropic organizations, and leadership organizations like CICIP. The work of those groups and others will be enhanced and their impact greater if investments are aggregated into innovation districts. Central Indiana's vision is to support existing and new innovation districts where neighborhoods, universities, corporations, and entrepreneurs intersect. Components of this strategy will include the following:

▼ STRATEGY 4.1: DEVELOP AND PROMOTE INNOVATION DISTRICTS

Our region will support the development of innovation hubs that better connect our region's entrepreneurs, employers, and universities. This strategy includes supporting the Applied Research Institute as it implements the Heartland Bioworks program, which aims to develop Central Indiana into a global leader for biomanufacturing. The region will also partner with and support the CICIP and its talent and industry sector initiatives.

▼ STRATEGY 4.2: INTEGRATE UNIVERSITIES INTO WALKABLE AND CONNECTED DISTRICTS

Central Indiana will capitalize on our region's universities by supporting the development of walkable and connected districts centered around our universities. The region will emphasize co-working spaces, entrepreneurship centers, innovation hubs, housing and research centers that connect students to faculty and employers.

▼ STRATEGY 4.3: CREATE A REGIONAL ECOSYSTEM TO SUPPORT AN R1 DOCTORAL UNIVERSITY

Central Indiana will support the Indianapolis campuses of Indiana University and Purdue University with the goals of expanding academic research and supporting a R1 doctoral university in Central Indiana. The region will work to connect major employers and innovation hubs to the universities to increase collaborative research and development on and off campus.

STRATEGY 4.4: EXPAND LAB SPACE

Our region has 12.5M square feet of lab space, but only 1% vacancy and no additional space under construction. Our region needs to promote the construction of additional lab space in our innovation districts to support start-ups and scaling companies.



INDIANA IOT LAB, FISHERS (INDY CHAMBER)



INDIANA BIOSCIENCES RESEARCH INSTITUTE, INDIANAPOLIS (INDY CHAMBER)

ACTION PLAN: RESEARCH, INNOVATION, AND EDUCATION

WE WILL INVEST IN PLACE TO DRIVE EDUCATION AND INNOVATION

Central Indiana will be a national leader in creating nodes where innovation, education, and life intersect. The region will invest in innovation and education hubs that retain and attract new talent, drive educational opportunity, and encourage entrepreneurship.

Project Pipeline

Innovation Mile in Noblesville is emblematic of the type of investment the region will support with this strategy. This project is a 600-acre mixed-use district that will serve as a dynamic business and technology hub that catalyzes innovation by mixing large and small companies into a district complete with incubator programming, coworking spaces, and mixed-use living.



INNOVATION MILE PROJECT, NOBLESVILLE (CITY OF NOBLESVILLE)

Another example is Innovation Park at Franklin College. This 200-acre mixed-use development will integrate innovation, entrepreneurship, and academic research in a university-led initiative.

The region will also integrate needed employee services into district development, like the \$15M Early Learning Center proposed in Hancock County.

Rural and Disadvantaged Impact

In Marion County, one of the disadvantaged counties in our region, Indianapolis recently unveiled its vision for redevelopment of the 885-acre West Washington Corridor. This district near the airport supports aviation-related, mixed-use redevelopment of the corridor.

Another key project is Waterway Labs, a project that will serve as an anchor in the 16 Tech development. This \$55M project will meet the critical need for lab space in the region by developing lab-enabled shell space, finished lab suites, and Class A offices at the largest shovel-ready site in downtown Indianapolis.

Additionally, the region will support district-based investments that enhance ongoing academic research and development at the Indiana University and Purdue University campuses in downtown Indianapolis.