

# **GM STAMPING PLANT**

## **REUSE STUDY**



*View of Downtown Indianapolis From GM Study Area*

**URBAN LAND INSTITUTE**  
**BRIEFING BOOK**

June 2011



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### Summary of the Problem

The General Motors Stamping Plant in Indianapolis, Indiana is scheduled for closure on June 30, 2011. The resulting loss of local employment and tax base is a cause of concern. The site on which the facility is located has a history of industrial use dating back to the 1800s. The site is proximate to the White River, Interstate 70, rail lines, and downtown Indianapolis.

The GM Site is located in the West Indianapolis Neighborhood, a working class area that over time has experienced several plant closures, with lingering environmental issues at some locations. There is reason to believe this site is also in need of environmental remediation.

While there has been primary interest in maintaining the site for industrial/manufacturing purposes, there are also reasons to believe the site may be better suited for mixed use or other purposes.

The site's strategic location relative to the Regional Center, the economic, physical and social center of the City and the region, and to proposed transportation linkages to the airport, add to its redevelopment potential. Done properly, reuse of the site will not only benefit the neighborhood, but the larger Indianapolis community as a whole. A broader study area has been established for the purpose of framing the site's locational context. The study area is approximately a one mile radius around the GM Site that has been adjusted to conform to census geography. When appropriate, the study area will be contrasted to Marion County.

### Questions to be Addressed by the Panel

The City of Indianapolis is seeking assistance in evaluating proposed reuse options and developing a reuse strategy for this site. We desire creative recommendations for reuse of this site given economic, con-

nectivity, and environmental realities. These recommendations should take into consideration the following questions and concerns of the City.

#### Economic Potential

The previous site was a large contributor to the City tax base and the City desires to maintain or increase direct tax (property & income) revenues from the site. With this in mind,

- What are potential reuses for this site given current Indianapolis market conditions?
- What are the range of costs and benefits of each reuse scenario?

#### Connectivity

Any reuse proposed for the site should be respectful of the existing neighborhood in which it is located. With this in mind,

- How can this site be better linked to the downtown? This question applies to both the physical / infrastructure linkage as well as to the nature of the reuse.
- How can the site take advantage of its proximity to (proposed) transportation linkages between the downtown and the airport?
- How can this site better utilize the natural asset of the White River? Can use of parks and open space stimulate the reuse of the site?
- How can the reuse of this site enhance and benefit the existing neighborhood to the west and south?
- What infrastructure retrofitting is necessary on and/or around the site to make it more developable and marketable?



### Environmental Considerations

- To what extent does environmental exposure hinder development possibilities for this site?
- What additional environmental remediation is necessary?
- What are strategies to mitigate environmental restrictions so as to maximize reuse possibilities? For example, if residential development is desired, can placement of units on top of above ground parking garages mitigate the restrictions for residential development?

### Implementation

- What is a realistic timetable for reuse of this site?
- What are the critical steps and sequence of events that are required under each reuse scenario?
- What role should the City play in reuse of the site?



### Overview

The General Motors Stamping Plant is located within the West Indianapolis Neighborhood in the southwest portion of the Regional Center. The long-standing neighborhood association in the area is the West Indianapolis Neighborhood Congress (WINC). The Mary Rigg Neighborhood Center (MRNC) provides a variety of human services and programs that support the neighborhood. In 1992, residents formed the West Indianapolis Development Corporation (WIDC), a development arm for the neighborhood.

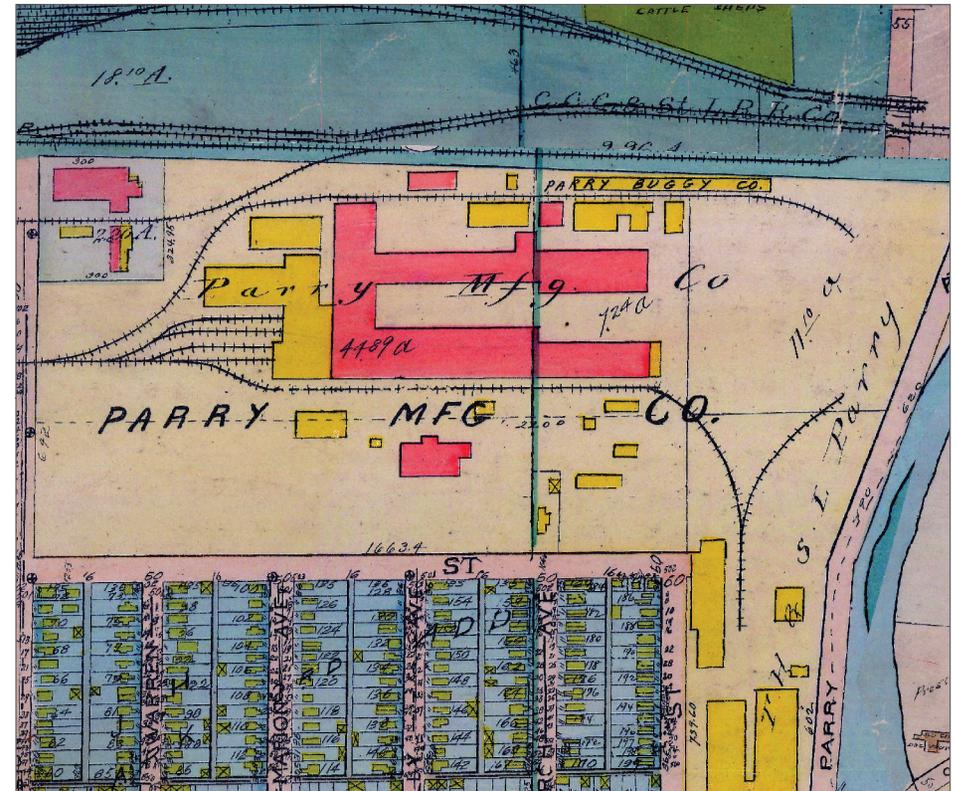
In 2004, the neighborhood was selected as one of several Indianapolis neighborhoods that engaged in a Quality of Life planning process which developed a neighborhood vision, goals, and a work plan, supportive of community sustainability across a variety of topic areas. A portion of the plan focused on economic goals for the area.

The neighborhood, in conjunction with the Indianapolis Division of Planning, is currently in the process updating its land use plan.

### History of the GM Study Area

The GM Study Area has been industrial in character dating back to the 1830s, when mills dotted the White River and workers built homes, stores and saloons nearby. The remnants of this early pattern can still be seen in the close proximity of the neighborhood south of the GM Site today. The Town of West Indianapolis developed as an industrial suburb of modest homes constructed for recent immigrants. The homes were small and simple and immediately adjacent to factories and shops. Waves of immigrants from Germany, Italy, Eastern Europe, and Appalachia settled in the area. The Belt Line Railway and the Union Stockyards were constructed in the 1870s, speeding industrial activity in the area, including tanneries, lumberyards and meat packing.

Source: *Encyclopedia of Indianapolis, Sanborn Fire Insurance Maps, Baist Atlas*



1916 Baist Insurance Map

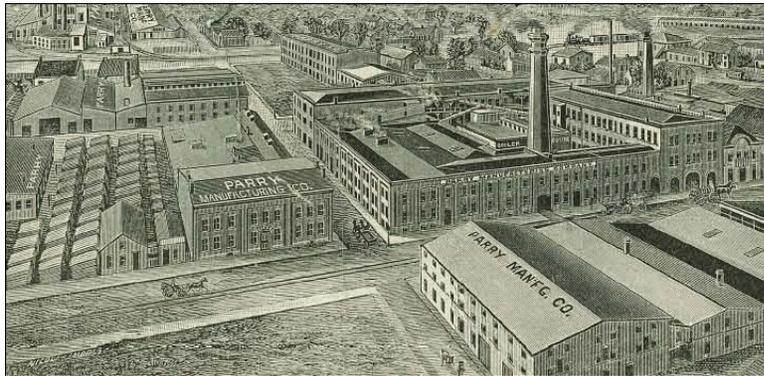
Transportation-related manufacturing can be traced back to 1871, when the Overland Wagon Works company was founded near the location of the present-day GM site. The C. Spring Cart Co. relocated from Rushville, Indiana to Indianapolis in 1884, where it purchased the factory and assets of the Great Woodburn Savern Wheel Co, renaming it the Parry Manufacturing Co. The Parry Manufacturing Company manufactured buggies, wagons and carriages in a sprawling, 19-building complex which employed 2,800 workers. In 1890, West Indianapo-

# GM Stamping Plant Reuse Study



lis was the largest suburb with 3,527 people, later to be annexed by Indianapolis in 1897.

The first indicators of modern automobile manufacturing appeared in Indianapolis around the turn of the century, as many companies specialized in different forms of early automobiles, ranging from steam-powered to high-end luxury cars. It is estimated that over 90 makes of automobiles were manufactured in Indianapolis, among the most notable being: National, Cole, Overland, Marmon, and Duesenberg.



*Parry Manufacturing Company*

The Indiana University Medical Center was organized in 1909 and has grown today into the second largest medical school in the United States with approximately 1,100 students. The Medical Center is located on the 285-acre campus of Indiana University – Purdue University at Indianapolis (IUPUI), which was established in 1969. IUPUI currently serves over 37,000 students.

In 1930, Martin-Parry Manufacturing was bought by General Motors. Major changes were made in 1936 as older buildings were razed and GM constructed a new building for producing metal stamped parts. The renowned industrial architect Albert Kahn designed the building to let in light for daylight auto manufacturing. At this time, GM also

started acquiring surrounding parcels, increasing its footprint in the area. Companies such as Ulrich Chemical, Meuhlstien, and Standard Oil Company of Indiana previously operated on parcels that have now been consolidated onto the same site. The plant momentarily ceased normal operations in 1941 and constructed gun mounts for armored cars and parts for aircraft engines for the World War II war effort. The GM Site has undergone several name changes, known as Chevrolet Indianapolis before 1982, GM Truck and Bus Group until 1992, briefly called Cadillac Luxury Car Division, before becoming a part of GM's Metal Fabrication Division and Manufacturing Stamping.

Interstate 70, constructed in the 1970s, cuts a swath through former residential neighborhoods south of the GM Site. In the 1980s, plans were drawn for White River State Park to become an urban park full of amenities, museums, stadiums, and other recreational activities. The path of Washington Street, the major artery in the area, was changed and a new bridge was built. In 1988, the Indianapolis Zoo relocated to the area immediately north of the GM Site, transforming the area which had previously had been characterized by vacant land and railroads.



*Inside view of GM Plant*



### Location

The GM Stamping Plant site is located west of the White River and immediately south of Washington Street, in the center of Indianapolis-Marion County in the southwest quadrant of downtown Indianapolis. The site is within the Indianapolis Regional Center.



Vicinity Map



Source: Indianapolis - Marion County Geographic Information System

# GM Stamping Plant Reuse Study



## DESCRIPTION OF THE STUDY AREA PHYSICAL

### Boundaries and Size

The GM Stamping Plant Site is bounded by the CSX Railroad to the north, Oliver Avenue to the south, White River Parkway West Drive to the east and Arbor Avenue, Division Street and Harding Street on the west. The size of the GM Stamping Plant site is approximately 115 acres.

The GM Stamping Plant Study Area boundaries are comprised of the 2000 Census block groups that are adjacent to the site. Census block groups were used because they provide the smallest geographic area for which many demographic data exist. The Study Area boundaries are roughly Michigan Street to the North, Morris Street and Interstate 70 to the south, West Street and Missouri Street to the east, and Belmont Avenue to the west.

The size of the GM Study Area is approximately 1,345 acres, which is 0.6% of the total area of Marion County.

Larger maps are located in Appendix A.



**GM Site and Study Area**



# GM Stamping Plant Reuse Study



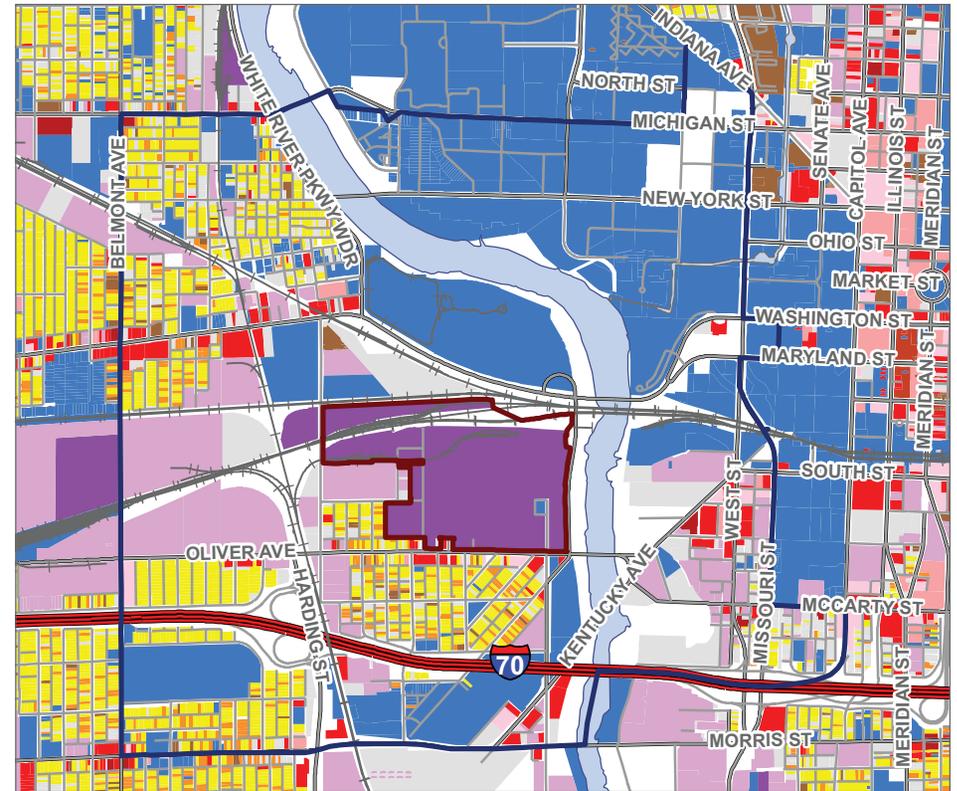
## DESCRIPTION OF THE STUDY AREA PHYSICAL

### Existing Land Use

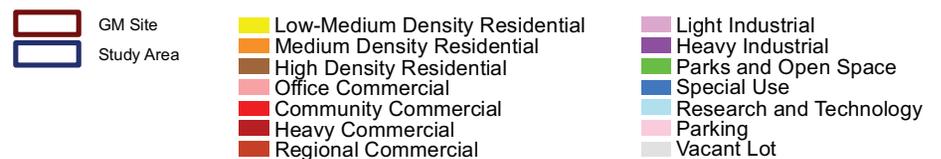
The GM Study Area does not contain any agricultural or mining-related land uses. The predominant land uses in the Study Area are special use (33.6%), industrial (19.3%), and single-family residential (10.2%). A large part of the special use category includes IUPUI and the White River State Park, which dominate the northeast quadrant of the Study Area. Much of the land use in the Study Area can be attributed to railroad, streets, and river-related property.

When compared to Marion County, the Study Area contains disproportionately large amounts of industrial and special uses and disproportionately small amounts of commercial and single-family residential uses.

Larger map is located in Appendix A.



Existing Land Use



Source: Marion County Assessor Records and Indianapolis - Marion County Geographic System



Use Category	Existing Land Use					
	Study Area			Marion County		
	Parcels	Acres	Percent of Total Land	Parcels	Acres	Percent of Total Land
Agricultural (Vacant)	0	0.0	0.0%	486	9,517.2	4.3%
Agricultural	0	0.0	0.0%	637	15,677.2	7.0%
Mining	0	0.0	0.0%	5	0.6	0.0%
Industrial (Vacant)	46	45.6	3.4%	857	2,241.8	1.0%
Industrial	69	260.0	19.3%	2,274	12,840.7	5.7%
Commercial (Vacant)	77	29.1	2.2%	3,936	3,904.3	1.8%
Commercial (Multi-Family)	20	3.4	0.3%	1,922	7,990.4	3.6%
Commercial	118	55.3	4.1%	13,380	21,967.9	9.8%
Residential (Vacant)	317	29.1	2.2%	35,440	15,164.8	6.8%
Residential (Single-Family)	1,173	137.8	10.2%	248,173	81,986.2	36.7%
Residential (Two-Family)	233	27.1	2.0%	11,619	1,837.0	0.8%
Residential (Three-Family)	7	0.9	0.1%	366	59.9	0.0%
Residential (Other)	19	2.1	0.2%	1,789	1,519.3	0.7%
Condominiums	44	1.6	0.1%	19,011	1,516.5	0.7%
Tax-Exempt (Special Use)	341	451.4	33.6%	9,778	42,432.4	19.0%
Other	59	301.6	22.4%	3,160	4,920.1	2.2%
<b>Totals</b>	<b>2,523</b>	<b>1,345.0</b>	<b>100.0%</b>	<b>352,833</b>	<b>223,576.0</b>	<b>100.0%</b>



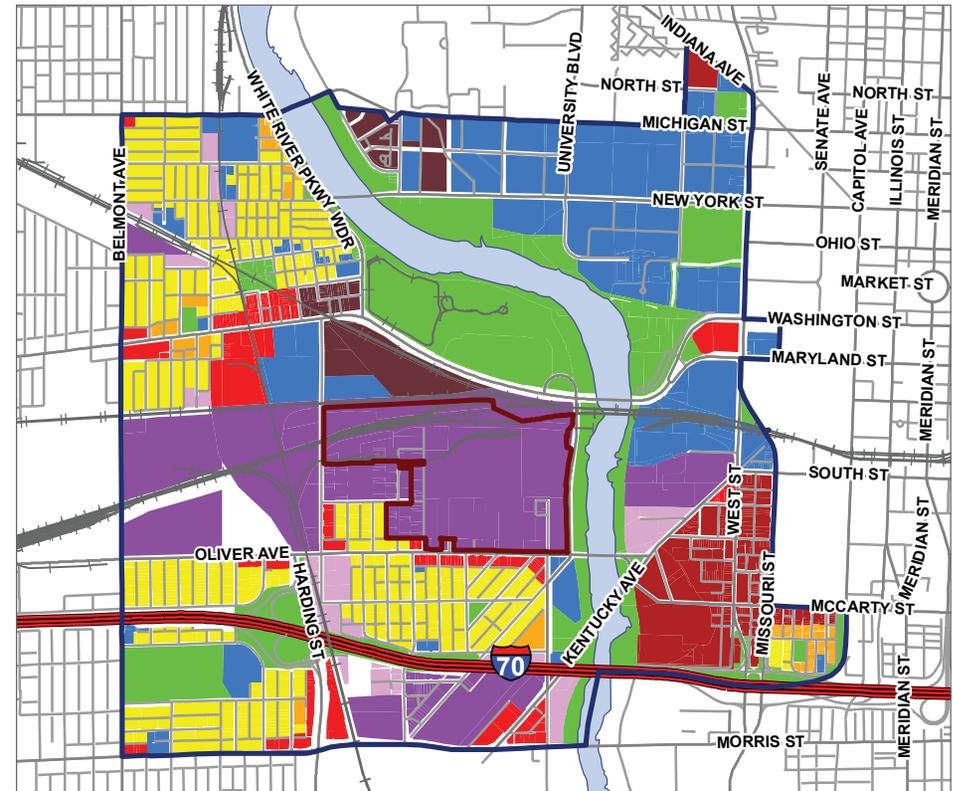
### Proposed Land Use

Land use in Indianapolis is guided by the Marion County Comprehensive Plan. The Comprehensive Plan is required by state statute as a basis for zoning and must include objectives and policies for future land development and development of public ways, places, land, structures and utilities. It is also required by a number of state and federal grants programs in which the City takes part.

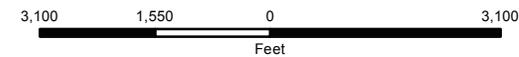
The Marion County Comprehensive Plan is comprised of neighborhood plans, corridor plans, parks plans, the Marion County Thoroughfare Plan and township-level land use plans. Proposed land use in the GM Study area consists of three separate land use plans: Near Westside Neighborhood Plan (1994), West Indianapolis Neighborhood Plan (1996), and the Regional Center Plan 2020 (2004).

The West Indianapolis Development Corporation is currently leading an effort to update the 1996 neighborhood plan.

Larger map is located in Appendix A.



**Proposed Land Use - Study Area**



Source: Indianapolis-Marion County Comprehensive Land Use Plan and Indianapolis - Marion County Geographic System



The GM Study Area is highly-developed and the proposed land use does not differ much from the existing land use. The current industrial areas are proposed to remain industrial. The current low-density residential areas are proposed to remain low-density residential. Special use in the Study Area is dominated by IUPUI and the Indianapolis Zoo, which are proposed to remain the same.

One notable difference between proposed land use and existing land use pertains to the intensity of the proposed development. Much of the Study Area is within the Regional Center, where proposed land use calls for a greater amount of high-density commercial and residential development. This can be evidenced in the area just north of the GM Site which is proposed for high density residential use.

Proposed Land Use		
Use Category	Acres	Percent
Commercial	61.1	4.5%
Heavy Industrial	294.6	21.9%
High Density Residential	47.3	3.5%
Light Industrial	40.6	3.0%
Low Density Residential	198.1	14.7%
Medium Density Mixed Use	75.2	5.6%
Medium Density Residential	18.0	1.3%
Parks/Open Space	261.4	19.4%
Regional Center High Density Mixed Use	1.1	0.1%
Special Use	246.4	18.3%
Not Classified - Railroads, Streets, Water	101.3	7.5%
<b>Totals</b>	<b>1,345.0</b>	<b>100.0%</b>

# GM Stamping Plant Reuse Study



## DESCRIPTION OF THE STUDY AREA PHYSICAL

### Zoning

The GM Study Area zoning classifications are:

**C1 RC - Office Buffer District, Regional Center:** Exclusive office district including (semi) public uses; used as transition

**C3 RC - Neighborhood Commercial, Regional Center:** Range of retail and service; allows C1 uses plus gas/convenience and restaurants

**C7 RC - High Intensity Commercial, Regional Center:** Major arterials; allows most C1 uses and all C3 (Neighborhood Commercial), C4 (Community-Regional Commercial), C5 (General Commercial), and C6 (Thoroughfare Service) uses. Also allows major outdoor storage

**CBD2 RC - Central Business District Two, Regional Center:** Various mixed uses permitted including attached residential; 100% lot coverage (no setbacks); Height unlimited except for sky-exposure plane; Off-street parking required

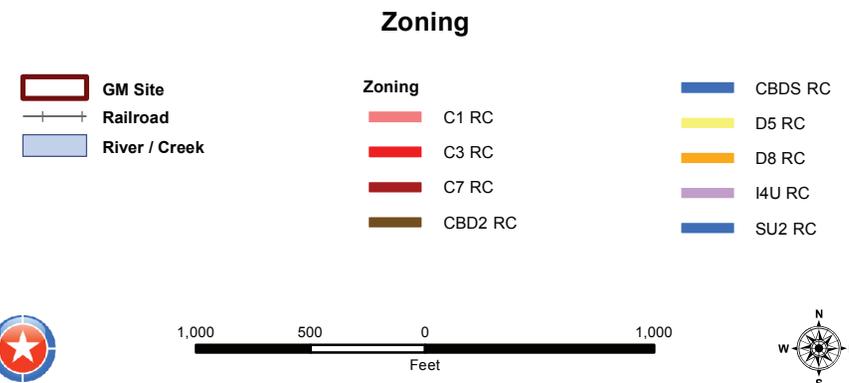
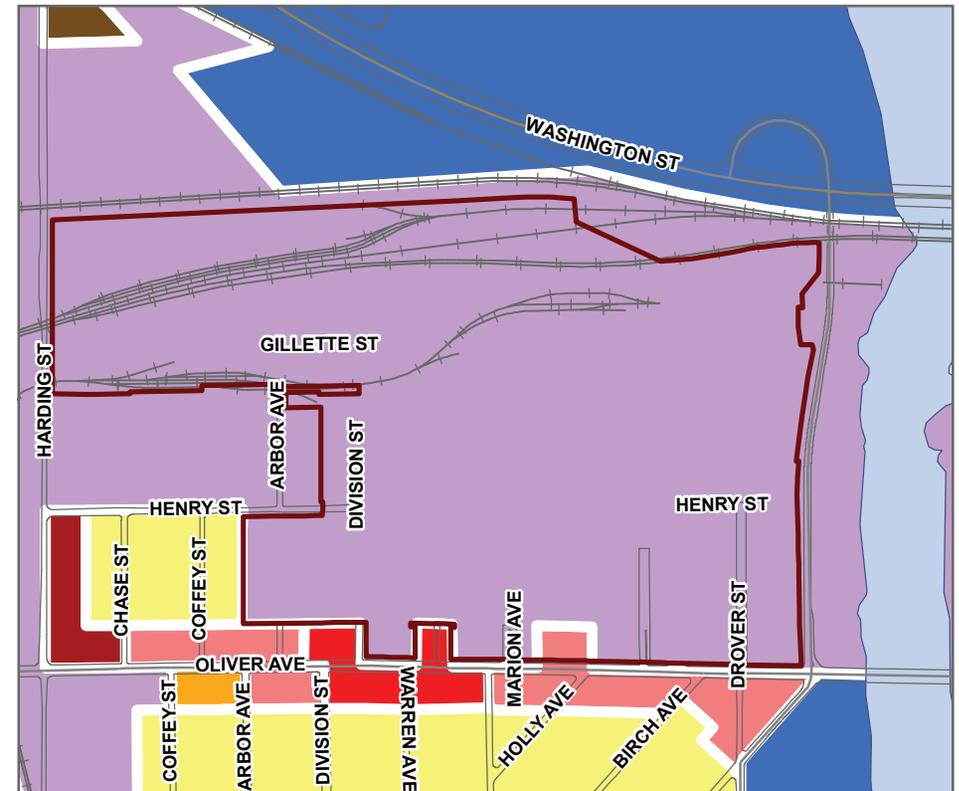
**CBDS - Central Business District Special, Regional Center:** Allows for development specified in the rezoning petition

**D5 RC - Dwelling District Five, Regional Center:** 4.5 du/acre; Urban developed medium-high density single family; duplexes on any lot

**D8 RC - Dwelling District Eight, Regional Center:** 5-26 du/acre; Special district, for renewal areas, full range of residential use types

**I4U RC- Heavy Industrial Urban, Regional Center:** Permits heavy and medium Industrial uses including outdoor operations and storage; some uses require special exceptions

More detailed information is available at: <http://www.indy.gov/egov/city/dmd/planning/zoning/Pages/municode.aspx>



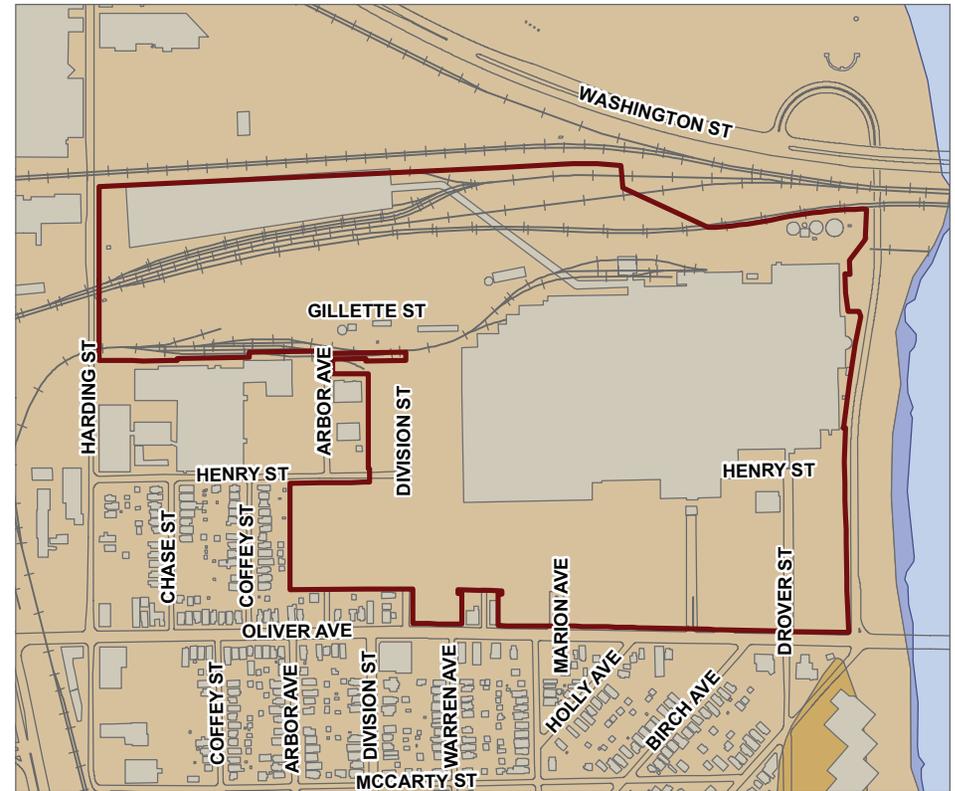
Source: City of Indianapolis Division of Planning and Indianapolis - Marion County Geographic System



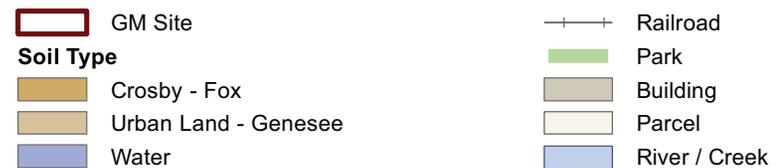
### Natural Resources: Soil Types and Geology

The soils in the central part of Indianapolis are often highly modified by decades of construction, compaction, stripping of topsoil, filling and other disturbances. The USDA soil survey for Marion County classifies the soil of the GM site as "Urban Land-Genesee complex." This soil type is typically found in floodplain areas and is generally well-drained.

According to [The Encyclopedia of Indianapolis](#), the subject site is located on coarse-grained glacial outwash deposit overlying bedrock. According to the EDR Radius Map™ Report with GeoCheck®, bedrock was encountered at a depth of 81 feet in a production well on the subject site property.



### Soil Types

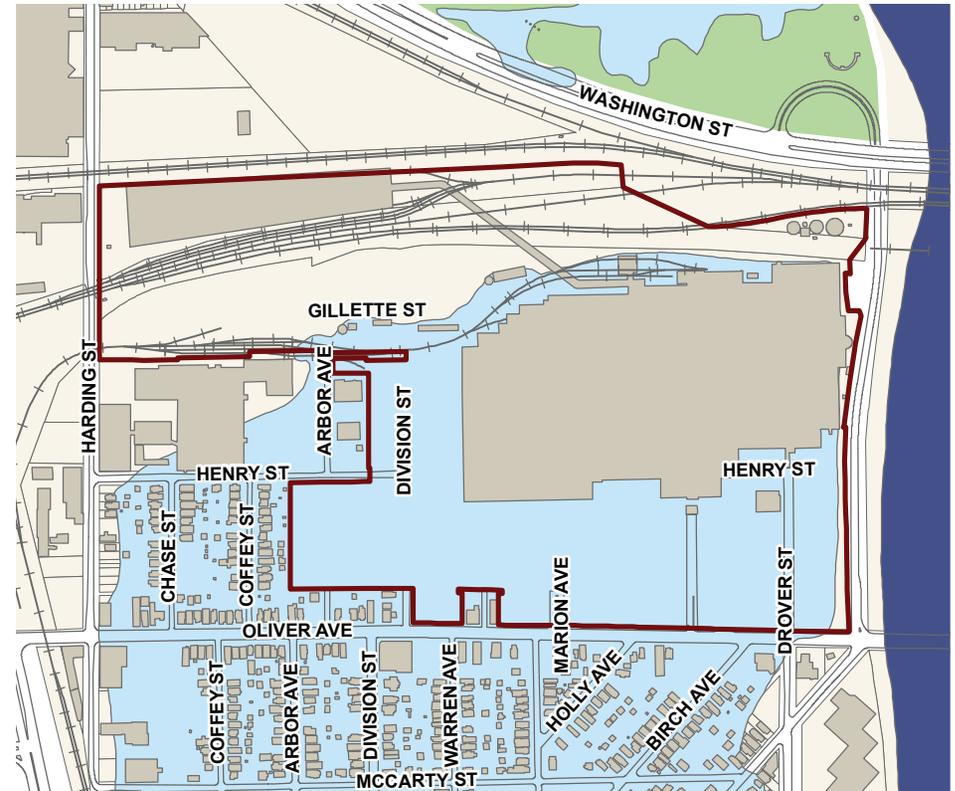


Source: Indianapolis - Marion County Geographic Information System and ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT, Haley & Aldrich, Inc.

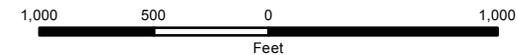
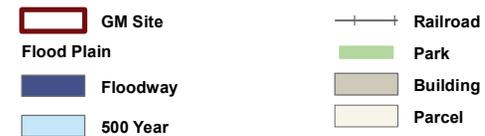


### Natural Resources: Flooding and Drainage

Much of the GM Site is within the 500 year floodplain. However, the Site is identified as only vulnerable to flood depths of less than one foot. Because of the shallow depth, the GM Site is not subject to flood control regulations.



**Flood Plain**



Source: Indianapolis - Marion County Geographic Information System



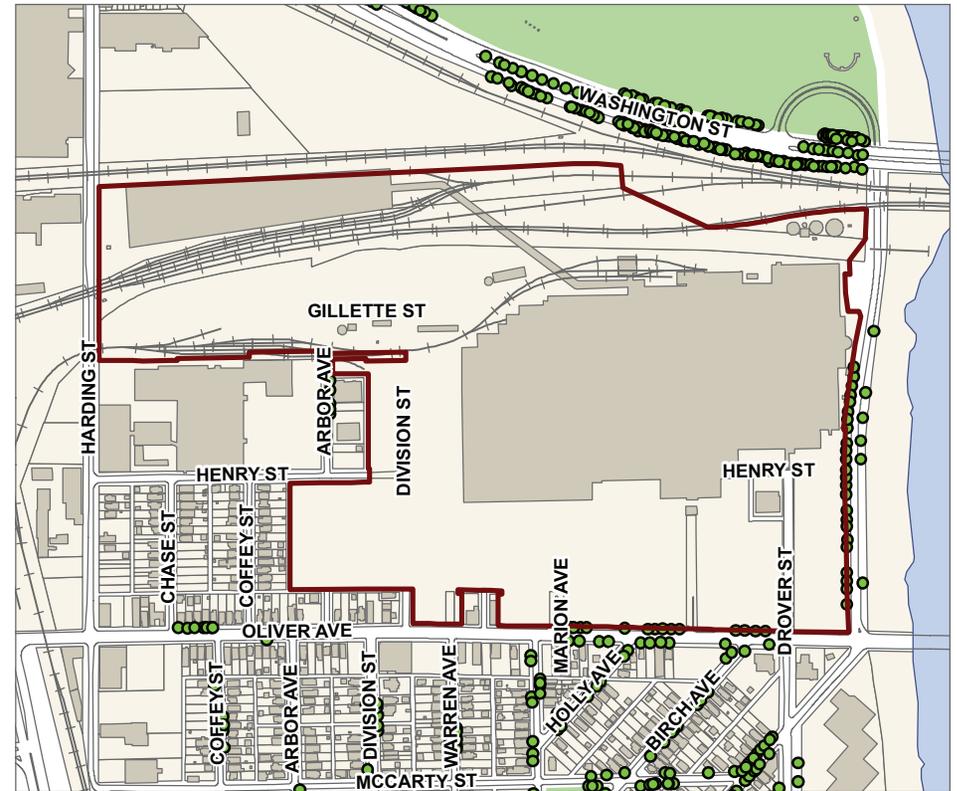
### Natural Resources: Street Tree Inventory

Street trees in Marion County are regulated by the Department of Code Enforcement and maintained by the Department of Public Works, Urban Forestry Section.

Trees on private property are regulated through the landscape provisions of the zoning ordinances. Landscaping regulations are found in the industrial, commercial and multi-family districts. Trees are typically required along street frontages, in buffer areas and in commercial parking lots with over 100 spaces.

An elaborate and extensive planting of trees and shrubs was installed along Washington Street in the mid-1980s by GM. This was done in the right-of-way in lieu of required landscaping elsewhere on the site. In this instance, locating the landscaping along the street was a more effective buffer than would have been provided by locating the landscaping as required by ordinance.

Emerald Ash Borer has spread to northern reaches of Marion County. The mortality rate for ash trees infested with this pest is virtually 100%. Although not currently found in the Downtown, its spread across the County seems inevitable. About one-third of the streets trees on the east and south boundaries of the GM Site are ash. About 10% of the trees in the landscaping along Washington Street are ash.



Street Tree Inventory

- GM Site
- Tree
- Railroad
- Park
- Building
- Parcel
- River / Creek



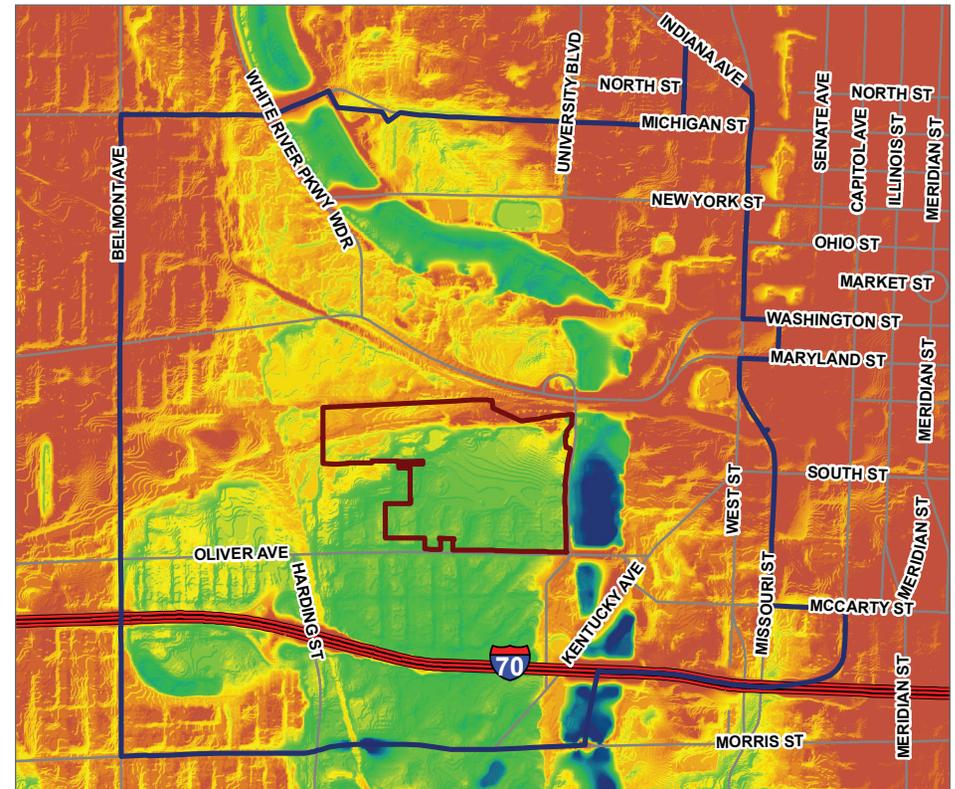
Source: Indianapolis - Marion County Geographic Information System



### Natural Resources: Topography

Much of the topography in the GM Study Area is relatively low lying. This is particularly true of the GM Site. Due to its proximity to the White River, the Site is vulnerable to potential flooding issues (500 year flood plain).

According to the EDR Radius Map™ Report with GeoCheck®, the GM Site is topographically flat with a slight downward slope to the east from an elevation of approximately 700 feet on the west end to 688 feet on the east end.



Topography



Source: Indianapolis - Marion County Geographic Information System and ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT, Haley & Aldrich, Inc.



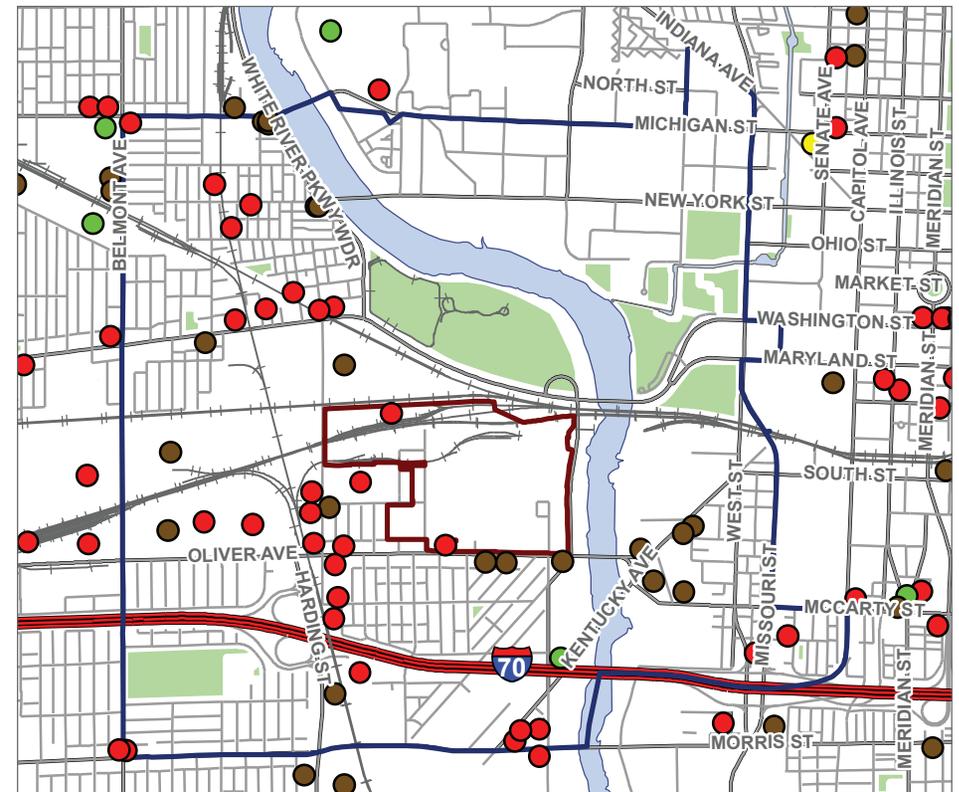
### Development Constraints: Brownfields

The now idled GM plant meets the definition of brownfield in the federal and state statute. As can be seen from the map to the right, there are also numerous brownfields and sites of concern within the Study Area, and adjacent to the GM Site.

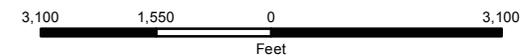
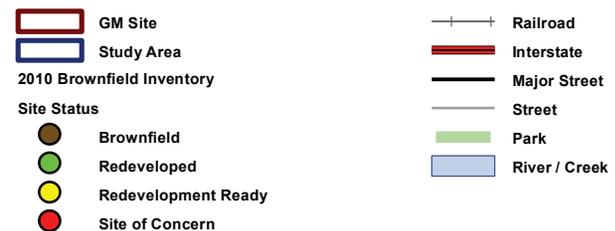
Reuse considerations will be influenced by on-site contamination, and the costs to remediate to achieve the determined redevelopment goals. Some portions of the Site will be more appropriate for residential reuse consideration.

The GM Site has witnessed many smaller remedial activities during its operational life, but is not yet fully characterized for its subsurface condition. A data gap analysis has begun, and initial draft results from this effort should be available by mid/late June, 2011. These initial data should help identify any portions of the site that may be more appropriate for residential and mixed use consideration.

Motors Liquidation Corp. conducted a Phase I Environmental Assessment dated April 30, 2010 (Haley & Aldrich) to provide an environmental history of the site, and it is available for review on the Resource Table



2010 Brownfield Inventory



Source: Indianapolis Department of Metropolitan Development and Indianapolis - Marion County Geographic Information System



### Transportation and Access: Overview

The GM Stamping Plant is located west of the White River and immediately south of Washington Street, in the center of Indianapolis-Marion County near downtown Indianapolis.

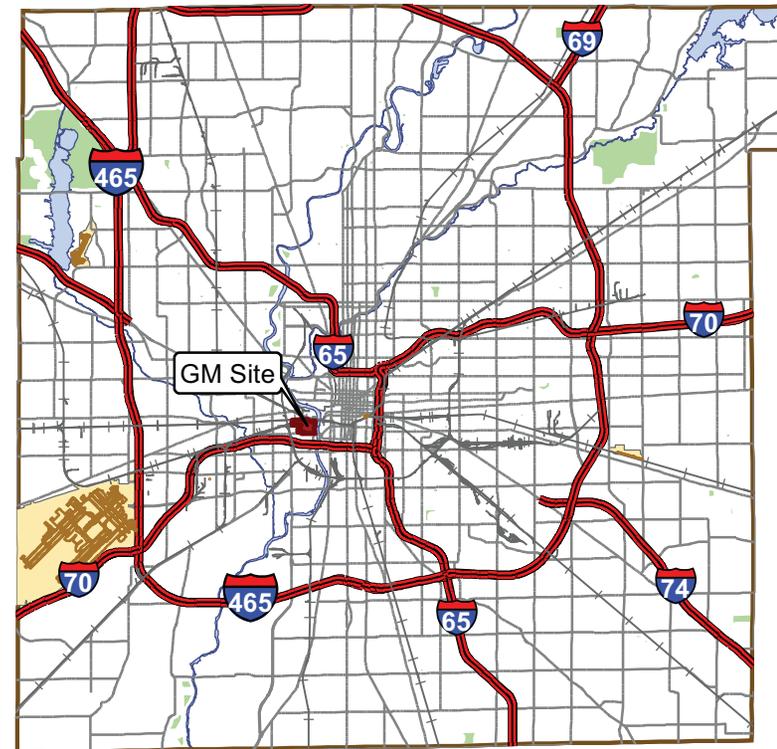
Known as “The Crossroads of America,” Indianapolis is served by more Interstate highway segments (seven) than any other city in the United States. Indianapolis is the most centrally-located city to the top 100 markets, with 65% of the U.S. population living within a one day drive.

The Site is less than one-tenth of a mile from Washington Street (formerly U.S. 40) and one-half mile from the Interstate 70 Harding Street interchange. Interstate 70 ingress and egress are available from the east and west. Access is also available to the following interstates:

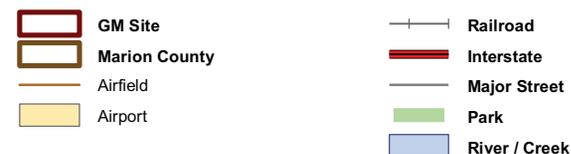
- Interstate 65 interchange - approximately two miles east.
- Interstate 74 east interchange - approximately 11 miles east/southeast.
- Interstate 74 west interchange - approximately 14 miles west/northwest.
- Interstate 69 north interchange - approximately 17 miles north-east.

Indianapolis International Airport is located approximately 8 miles west/southwest of the Site and is easily accessible via I-70 or Washington Street. A new, 40-gate \$1 billion midfield terminal opened in 2008. The airport averages 145 daily flights to 34 non-stop destinations and served approximately 7.5 million passengers in 2009.

In 2009, Indianapolis International Airport was the eighth busiest cargo center in the United States and the 22nd busiest in the world. The airport is home to the second-largest FedEx operation in the world.



Transportation - Marion County



Source: Indianapolis - Marion County Geographic Information System

# GM Stamping Plant Reuse Study



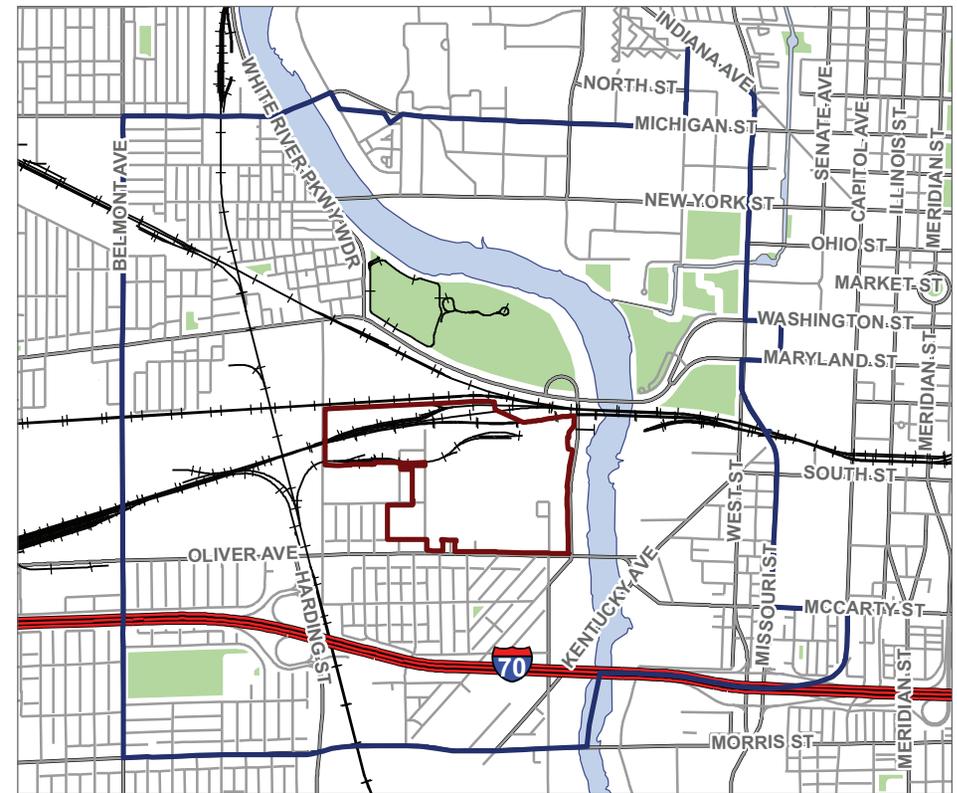
## DESCRIPTION OF THE STUDY AREA PHYSICAL

In addition to being a hub for highways, Indianapolis is also a hub for freight rail. The City is served by two Class I railroads (CSX and Norfolk Southern) and four shortlines (Indiana Railroad Co., Indiana Southern, Louisville & Indiana Rail, and Central Railroad of Indiana).

Indianapolis is at the hub of an extensive rail network, with a total of 26 rail corridors in operation today. These corridors can be classified into four major categories: Through Line (inter-city rail traffic), Industrial Line (on-line customers), Connector (connects traffic between through and industrial lines), Preservation/Passenger Line (occasional recreation and preserved for potential future uses).

There are five key rail freight facilities in the Indianapolis area:

- Avon Yard - major classification yard with 1,400 - 1,800 cars/day.
- Hawthorne Yard - industrial support yard with approximately 260 cars/day.
- State Avenue Yard - interchange yard with Hawthorne Yard with approximately 40 cars/day.
- Transfer Yard - industrial support for GM Truck and Bus plant.
- Senate Ave. Terminal - Bulk transfers.



## Transportation and Access: Study Area

Washington Street and Kentucky Avenue, which are primary arterial streets, are located within one-quarter mile of the GM Site. Oliver Avenue, a secondary arterial street, directly serves the Site. Interstate 70 is located within one-half mile of the Site.

The Northern portion of the Site is intersected by a CSX Railroad main line. The Site is directly served by a CSX railroad spur rail line and CSX Railroad rail yards.

Transportation - Study Area



Source: Indianapolis - Marion County Geographic Information System

# GM Stamping Plant Reuse Study



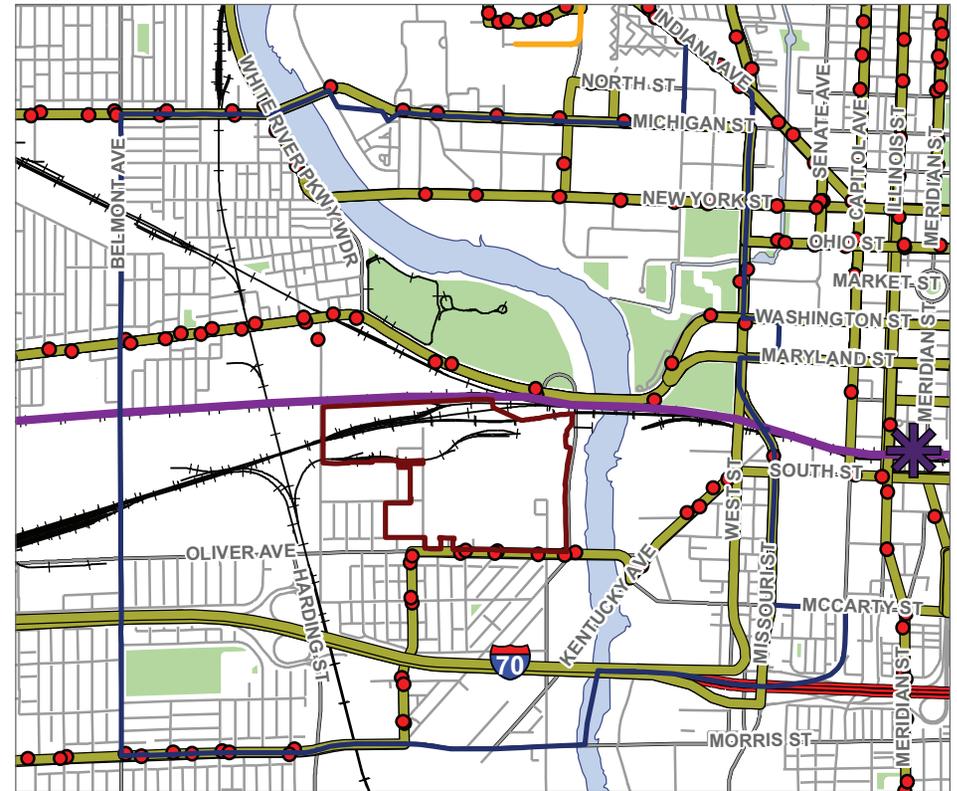
## DESCRIPTION OF THE STUDY AREA PHYSICAL

### Transportation and Access: Current Transit

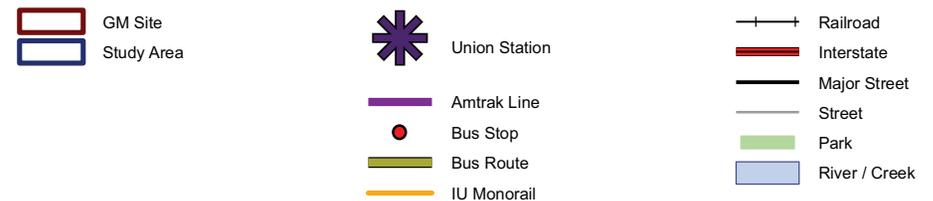
The GM Site is served by bus service from the Indianapolis Public Transportation Corporation (IndyGo). IndyGo bus route 24 (Mars Hill) runs along Oliver Avenue and directly serves the Site with multiple bus stops. IndyGo bus route 8 (Washington Street) runs immediately to the north of the Site, with a bus stop located within one-quarter mile. Both bus routes connect with IndyGo's downtown loop, where transfers to other routes can be made.

Passenger rail service in Indianapolis is currently provided by the Amtrak Cardinal line with daily service to Chicago and service three times a week to Washington, D.C. and New York City. The Amtrak station is located at Union Station, approximately one mile away.

Immediately north of the Study Area is the southern terminus of the IU Health monorail. The monorail connects the IU Medical Center campus to IU Health/Methodist Hospital at 16th and Capitol Avenue.



**Current Transit**



Source: Indianapolis - Marion County Geographic Information System



### Transportation and Access: Proposed Transit Overview

Indy Connect, Central Indiana's Transportation Initiative, is a partnership of the Indianapolis Metropolitan Planning Organization (MPO), Central Indiana Regional Transportation Authority (CIRTA), and the Indianapolis Public Transportation Corporation (IndyGo) that is dedicated to providing Central Indiana residents with transportation options in support of the future development of our region.

Throughout 2010, residents of Central Indiana were asked to review and comment on a draft transportation plan that included bus, rail and roadways, connecting people to people and people to places. This draft plan was the result of decades of research by transportation experts and supported by a study by a private sector task force.

As everyone has a stake in the region's transportation future, the draft plan was shared and discussed in Central Indiana communities. More than 125 public meetings, informational displays, and community speaking engagements were held throughout the region, and educational materials were distributed to encourage further feedback.

A proposed regional transportation plan has been developed and is a result of the extensive public outreach and planning by regional transportation planning experts. This plan is the most comprehensive ever developed for the Central Indiana region – with more help from the public than ever before.

Additional public meetings will be held to gather more public comment and answer questions about the plan. Then the Indiana State Legislature will have the opportunity to approve a local funding source for transit and allow counties the option to hold a referendum to join the regional transit system.

It is important to note that the bus and rail services proposed are preliminary and that their locations could change due to future funding or updates to the plan.



# GM Stamping Plant Reuse Study



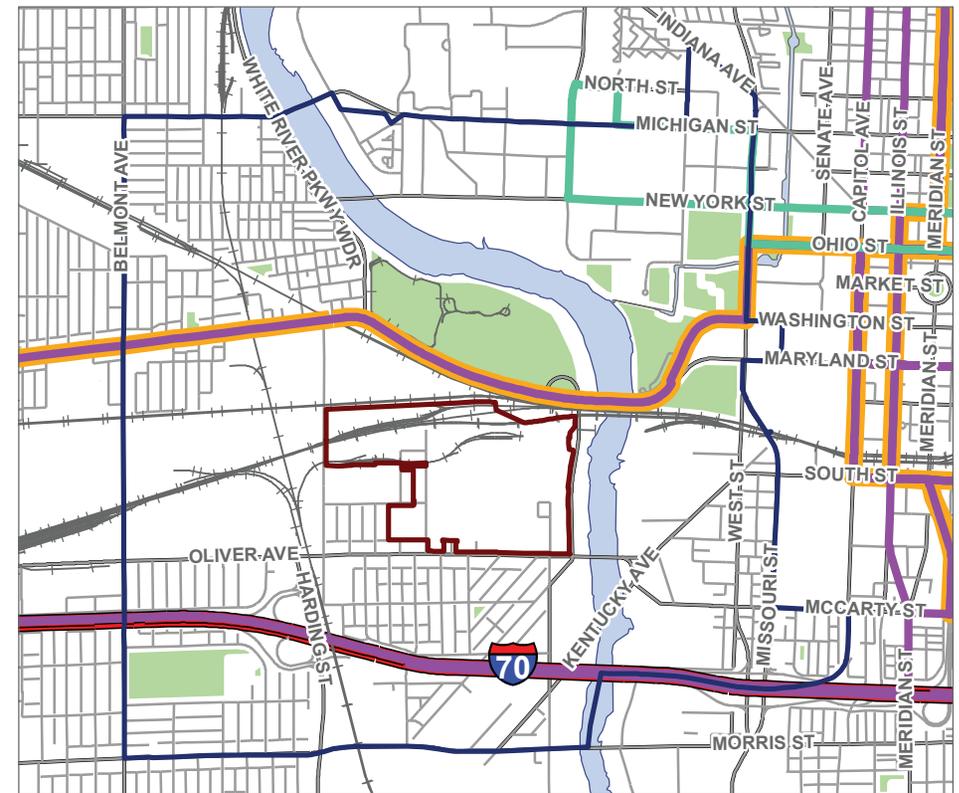
## DESCRIPTION OF THE STUDY AREA PHYSICAL

### Transportation and Access: Proposed Bus Transit

The GM Study Area is included in IndyConnect, a long-range, regional transportation plan. Bus transit services proposed for the GM Study Area include:

- Bus Rapid Transit (BRT\*) and express bus service along Washington Street, immediately north of the GM Site.
- Express bus service along Interstate 70 to the south.
- Bus circulator service between IUPUI/IU Medical Center and downtown.

As proposed, existing IndyGo bus routes would provide connections to these newly proposed bus services.



Proposed Bus Transit



\* BRT provides service to highly traveled areas. BRT runs every 10-15 minutes and controls traffic signals to reduce travel time. BRT has frequent stops at upgraded transit stations with lighting, benches, and announcements so travelers know when the next bus is arriving.



Source: Indianapolis - Indianapolis Metropolitan Planning Organization, Marion County Geographic Information System



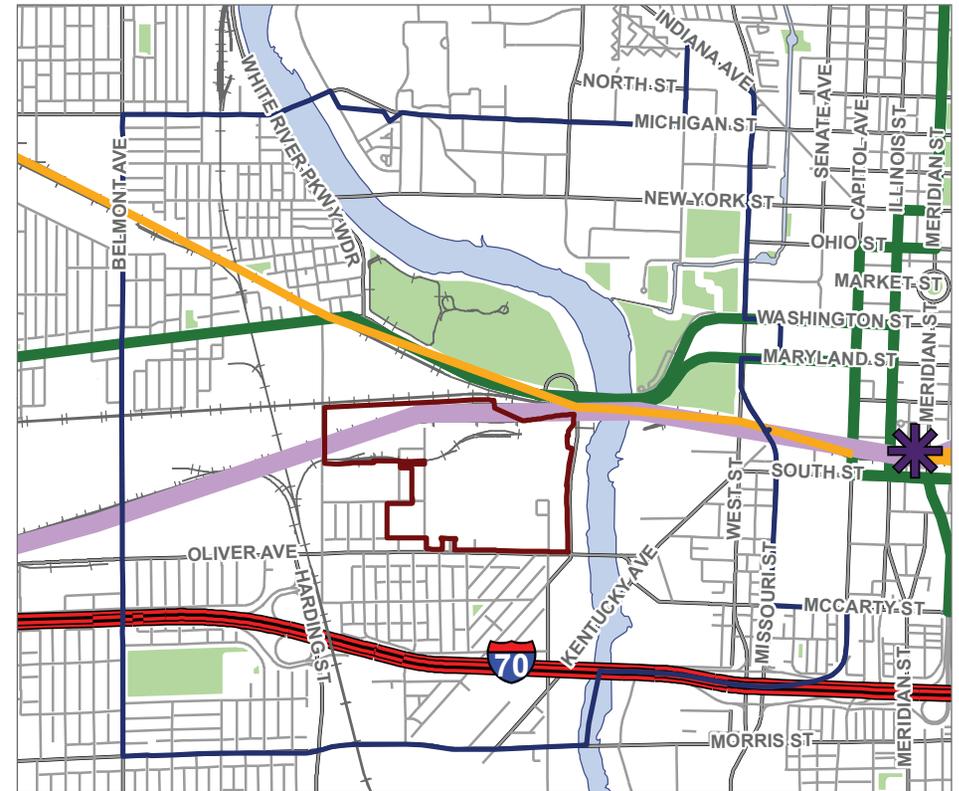
### Transportation and Access: Proposed Rail Transit

Included in the IndyConnect long-range, regional transportation plan is proposed streetcar, light rail and commuter rail service. High speed rail has been proposed by the Midwest High Speed Rail Association. Union Station would serve as the transportation hub for the commuter and high speed rail systems.

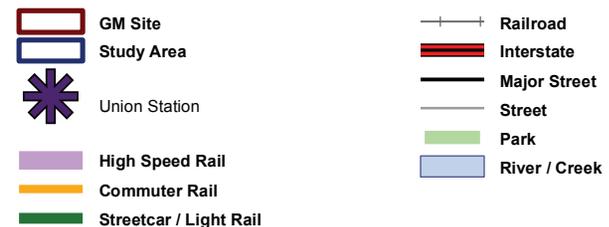
Proposed rail transit service for the GM Study Area includes:

- Streetcar/light rail along Washington Street, immediately north of the GM Site.
- High speed rail and commuter rail along the CSX tracks immediately north of the GM Site connected to Union Station.

Existing IndyGo bus routes would provide connections to the proposed commuter rail services and other proposed rail services to points north, south and east. The streetcar/light rail along Washington Street could potentially have a transit stop conveniently located to the GM Site.



**Proposed Rail Transit**

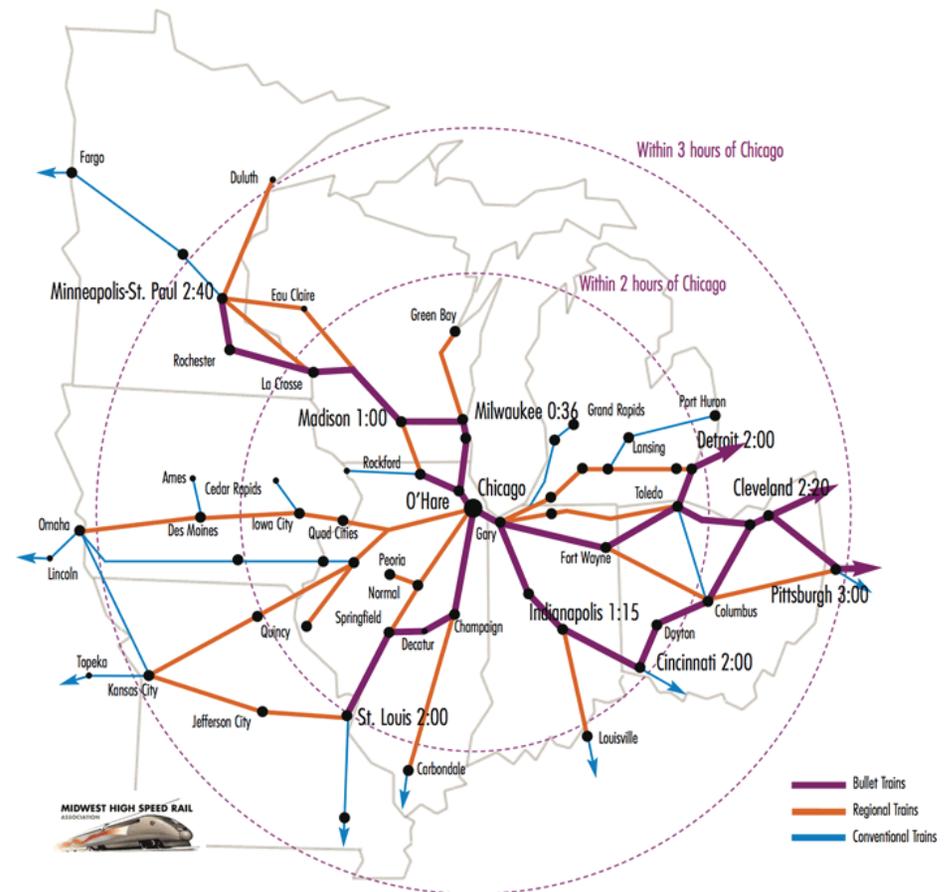


Source: Indianapolis - Indianapolis Metropolitan Planning Organization, Marion County Geographic Information System



### Transportation and Access: Proposed High Speed Rail

There are many organizations -- private, public, and non-profit -- who are advocating a Midwest high speed rail system. This system, with its hub in Chicago, would eventually extend to 11 Midwestern states. Indiana would benefit from having three lines cross the state, while Indianapolis would have direct connections to Chicago, Cincinnati, and Louisville. It is estimated that the new routes will cut travel time in half when compared to existing rail service. Potential stations in Indianapolis include Union Station and Indianapolis International Airport. The GM Study Area is located between these potential stations.



Proposed High Speed Rail Network

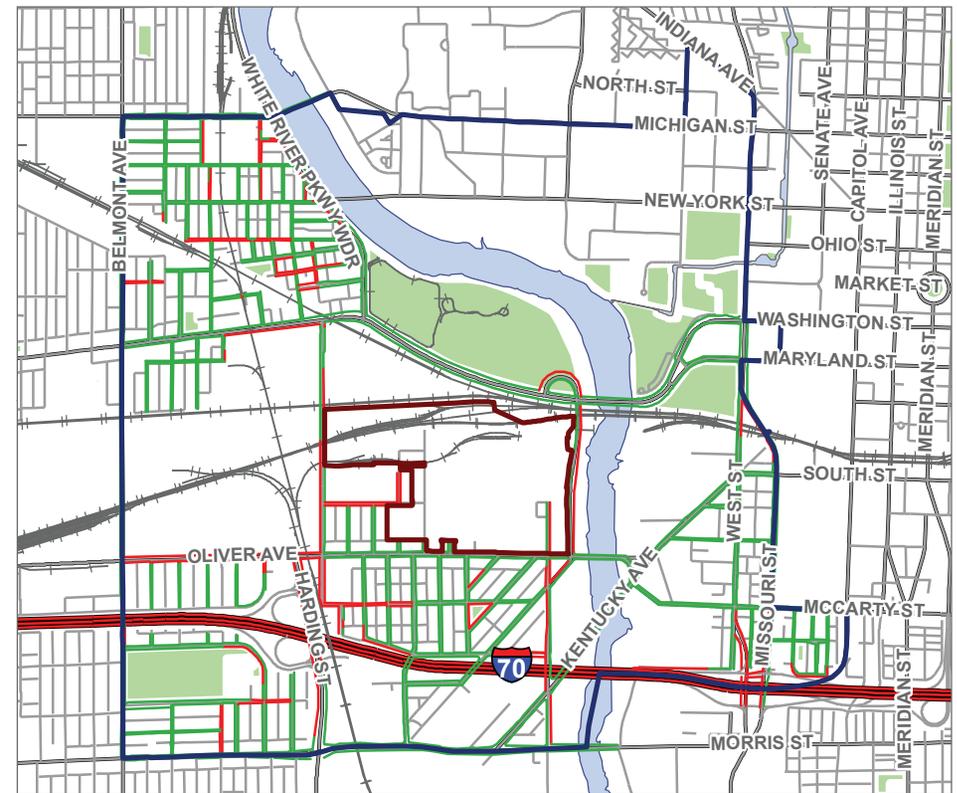


### Infrastructure & Utilities: Sidewalks

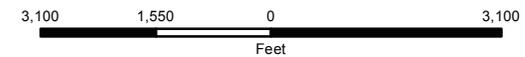
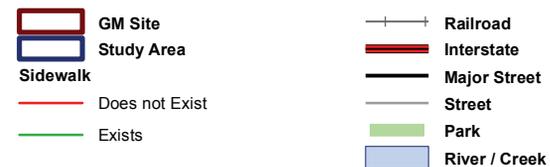
The area surrounding the GM Stamping Plant is well-served by sidewalks. In most cases, sidewalks exist on both sides of residential streets; however, conditions vary. Sidewalks on arterial streets include:

- Oliver Avenue on the north and south side.
- White River Parkway West Drive on the west side.
- Harding Street on the west side from Washington Street south to the first railroad track and on the east side from Oliver Avenue north to the first railroad track. The area between the railroad tracks generally lacks adequate sidewalks.

The map to the right depicts the locations of existing sidewalks (green) and where there are no sidewalks (red).



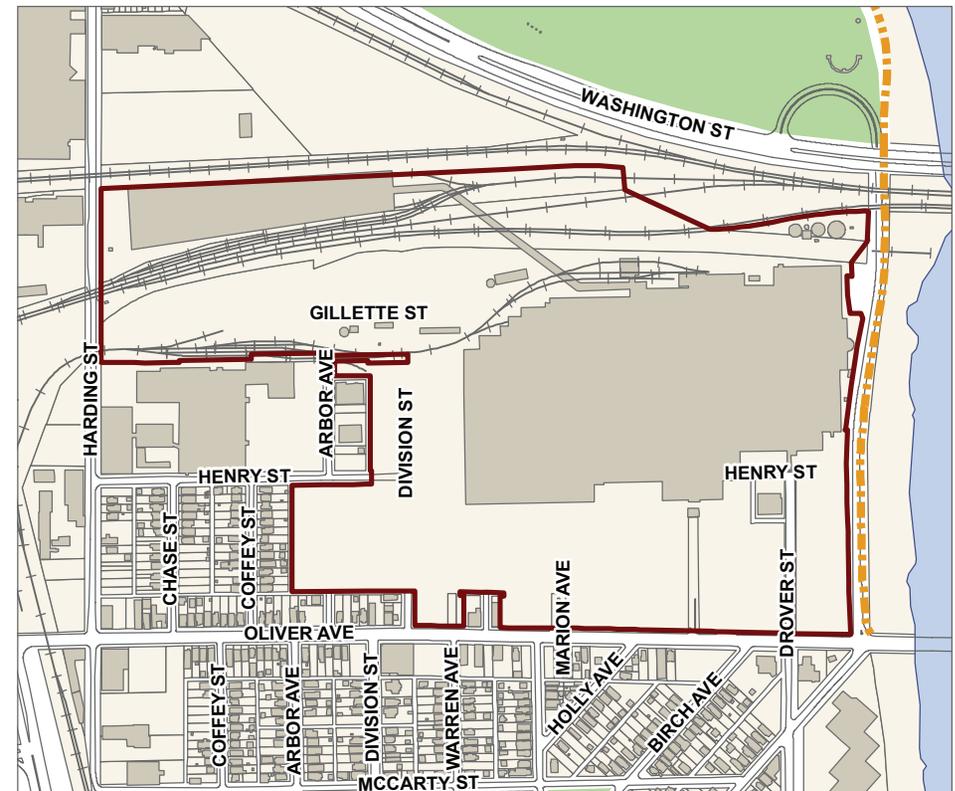
Infrastructure - Sidewalks





### Infrastructure & Utilities: Levees

The GM Stamping plant is protected by a levee along this portion of the White River. As mentioned earlier, much of the GM Site is within the 500 year floodplain, but only vulnerable to flood depths of less than one foot. Because of the shallow depth, the Site is not subject to flood control regulations.



**Infrastructure - Levees**





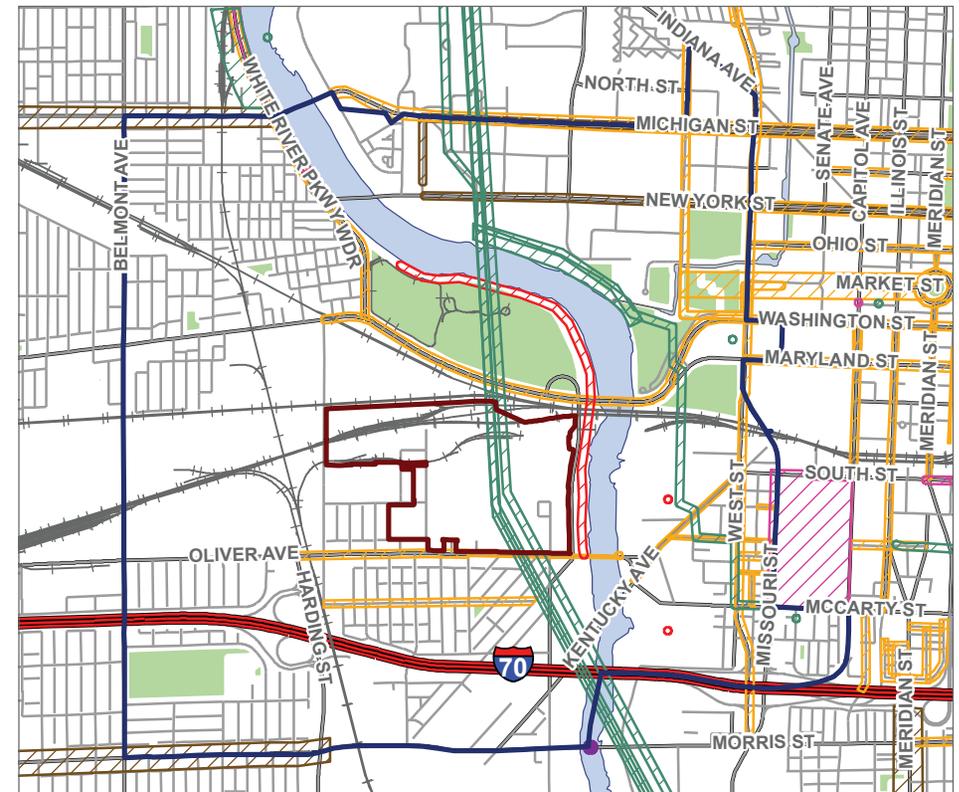
### Infrastructure & Utilities: Capital Improvements

Several capital improvement projects near the GM Site have recently been completed or are scheduled to be completed in 2011. One project is scheduled for 2019. These projects include:

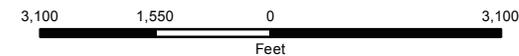
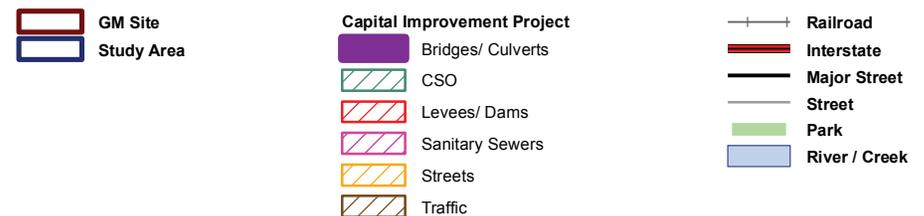
- CS-18-072A Combined Sewer Overflow (CSO) project underneath GM site - 2007)
- LD-24-002 (Levee project along White River from the Zoo to Oliver Avenue - 2007)
- RS-09-001 (Washington Street resurfacing – 2009)
- RS-10-202 (Oliver Avenue resurfacing – 2010)
- RS-11-510 (Oliver Avenue and McCarty Street resurfacing – 2011)
- CS-18-072E (CSO project underneath GM site - 2019)

The table on the following page lists recent, current and scheduled capital improvement projects for the GM Study Area.

Larger map is located in Appendix A.



**Infrastructure - Capital Improvement Projects**





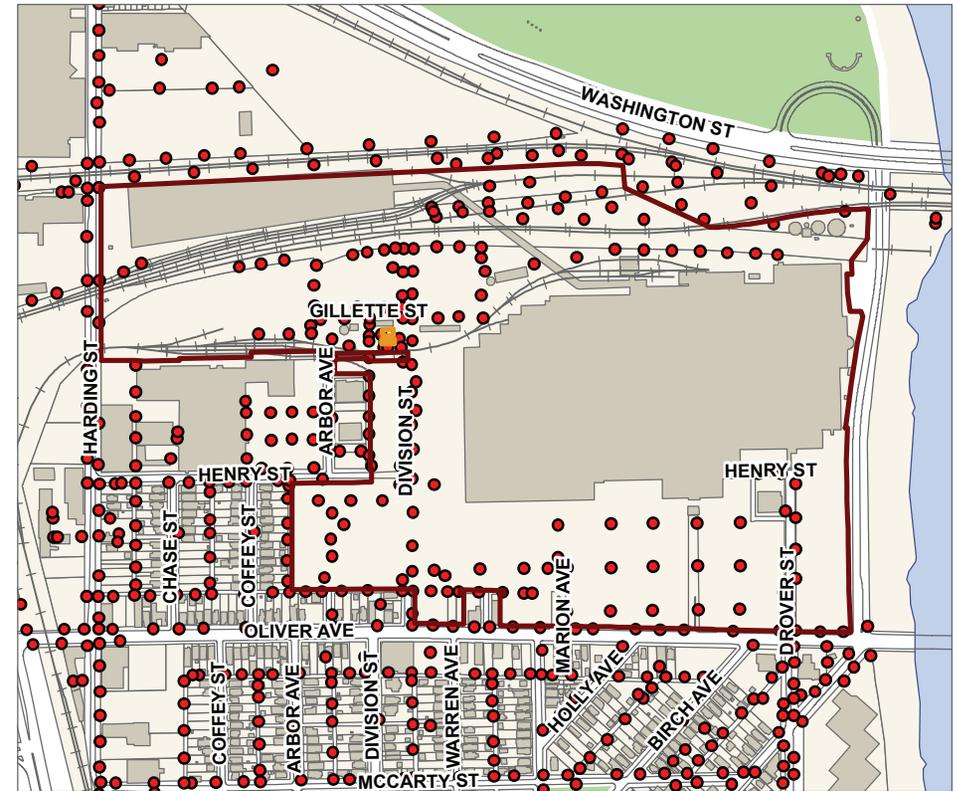
Capital Improvement Projects		
Project Number	Type	Project Year
CS-00-077B	CSO	2002
CS-24-105	CSO	2003
ST-25-035	Streets	2003
SS-24-007	Sanitary Sewers - Rehabilitation	2004
TS-24-007	Traffic	2004
CS-24-044	CSO	2005
CS-30-002	Sanitary Sewers	2005
LD-00-019	Levees / Dams	2006
CS-18-072A	CSO	2007
CS-18-072A	CSO	2007
LD-24-002	Levees / Dams	2007
ST-24-009	Traffic	2007
BM-31-005A	Bridges/ Culverts - Federal Aid	2008
CS-24-103	CSO	2008
LD-00-019A	Levees / Dams	2008
TS-24-004	Traffic - Federal Aid	2008
TS-24-004	Traffic - Federal Aid	2008
RS-09-001	Streets	2009
ST-25-034J	Streets - Federal Aid	2009

Capital Improvement Projects		
Project Number	Type	Project Year
RS-10-200	Streets	2010
RS-10-201	Streets	2010
RS-10-201	Streets	2010
RS-10-202	Streets	2010
RS-10-201	Streets	2010
RS-10-202	Streets	2010
ST-25-034Q	Streets - Federal Aid	2010
RS-11-510	Streets	2011
RS-11-510	Streets	2011
RS-11-508	Streets	2011
ST-25-034P	Streets - Federal Aid	2011
BM-31-073	Streets	2015
CS-18-072E	CSO	2019

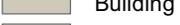


### Infrastructure & Utilities: Electrical Service

The GM Site is served by Indianapolis Power and Light, and an electrical substation is located on the property.



**Utilities - Electrical Service**

- |   |                     |   |               |
|---|---------------------|---|---------------|
|  | GM Site             |  | Railroad      |
|  | Electric Substation |  | Park          |
|  | Electric Pole       |  | Building      |
|   |                     |  | Parcel        |
|   |                     |  | River / Creek |





### Infrastructure & Utilities: Sanitary Sewers

#### General Inventory:

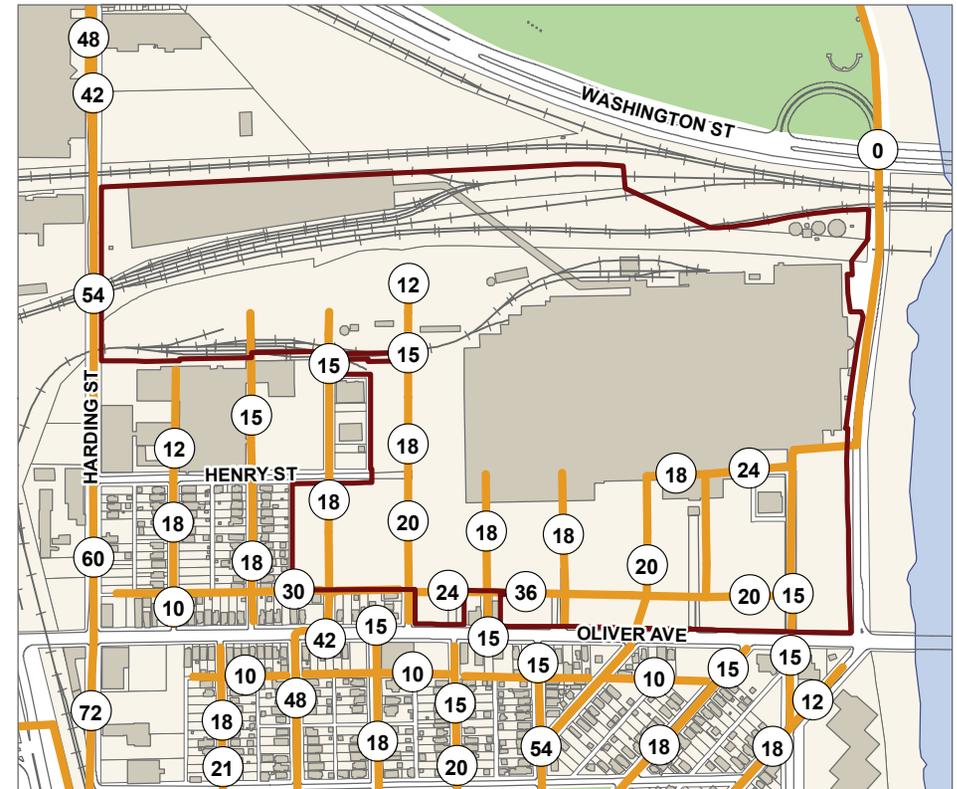
- Harding Street – 42-60 inch brick interceptor
- 15-24 inch VCP gravity combined collection lines throughout the area.

The sanitary sewer system for the City of Indianapolis is aging. The main sewer arteries, known as “interceptors,” need relief in areas that are growing or projected to grow in the coming years. Small diameter sewers in many neighborhoods need rehabilitation and repair.

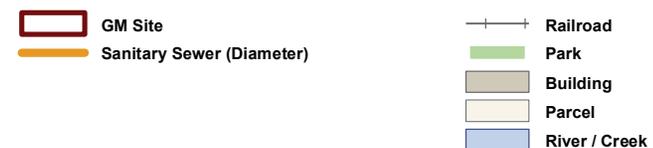
The sanitary sewer system extends to most of the Marion County borders, covers 222 square miles, and includes 24 major interceptors.

The City has developed several plans and programs to address various sanitary sewer infrastructure needs. These include:

- A plan to significantly reduce raw sewage overflows.
- A Sanitary Sewer Master Plan to relieve the main sewer arteries, lift stations and force mains that need additional capacity.
- A Basin Master Plan and Sanitary Sewer Evaluation Study to rehabilitate small-diameter sewers in neighborhoods and reduce surface water leaking into crumbling sewers and manholes.
- Sewer cleaning and public education programs to prevent and reduce overflows caused by grease blockages, sludge, debris and illegally connected downspouts and sump pumps.



**Utilities - Sanitary Sewers**





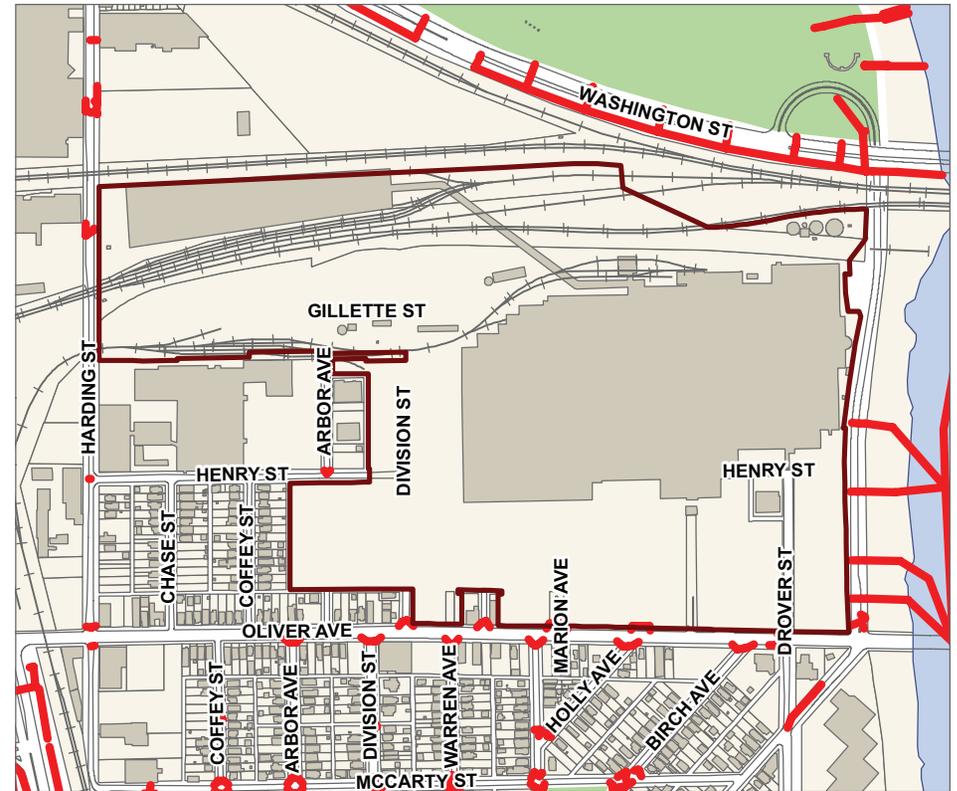
### Infrastructure & Utilities: Storm Sewers

#### General Inventory:

- Washington Street – 24-60 inch RCP pipe
- Harding Street – 12 inch VCP CSO inlets
- Oliver Avenue - 12 inch VCP CSO inlets
- White River Parkway – Rip Rap Stone collectors

Combined sewer outfalls are located on the east side of the White River to the north and south of the GM Site. During periods of normal rainfall, the systems function properly by conveying both storm water and sewage to wastewater treatment facilities. However, during floods or periods of heavy rainfall, this combined system can allow raw sewage to overflow, called Combined Sewer Overflows (CSOs), into our streams and rivers causing a threat to public health.

The City of Indianapolis recently entered into an agreement with the EPA and the Indiana Department of Environmental Management known as the Combined Sewer Overflow (CSO) Consent Decree. Under the decree, the City has developed and is executing a long term control plan to curb the overflow of raw sewage from combined sewers into local waterways. Utilizing value engineering, the plan allows the City to meet required performance criteria for a 2025 timeline, in a cost-effective manner that removes 3.5 billion gallons of sewage ahead of schedule and at a reduced cost. The new program is slated to reduce sewage overflows from the current average of 7.8 billion gallons per year to 414 million gallons at the end of the program with less risk of groundwater contamination and an even greater reduction than the original decree required.



Utilities - Storm Sewers



Source: Indianapolis - Marion County Geographic Information System

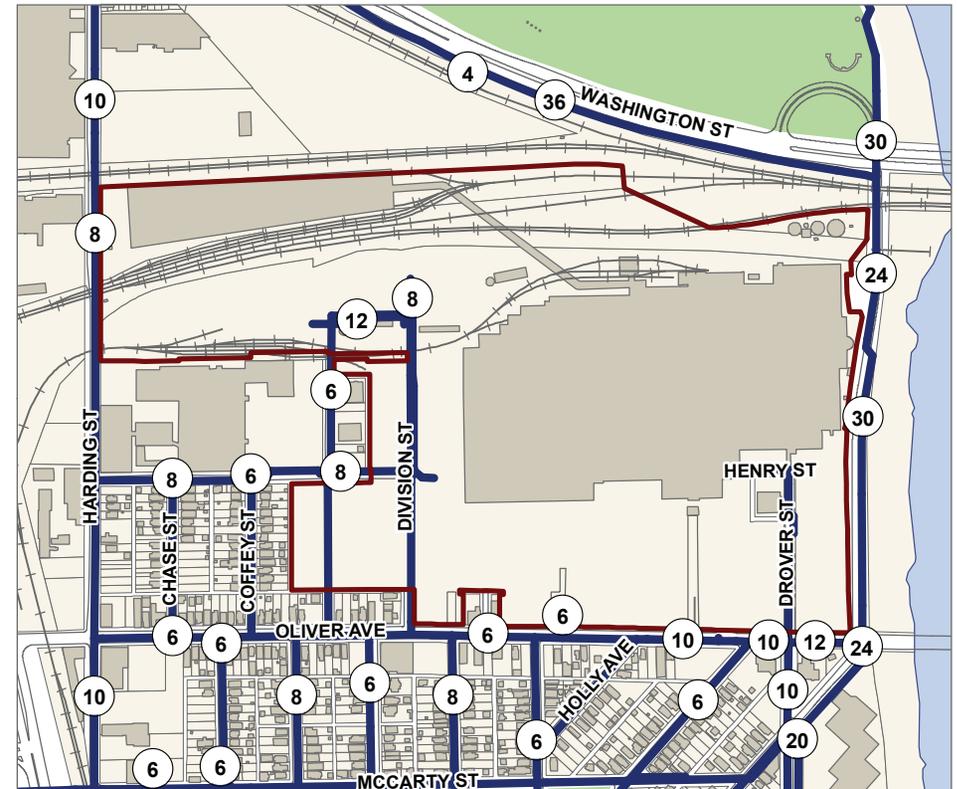


### Infrastructure & Utilities: Water

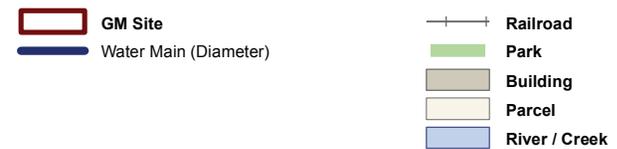
#### General Inventory:

- Washington Street – 36 inch
- White River Parkway – 30 inch
- Oliver Avenue – 10 inch

The GM Site is fully served by Indianapolis Water.



Utilities - Water Mains



# GM Stamping Plant Reuse Study



## DESCRIPTION OF THE STUDY AREA PHYSICAL

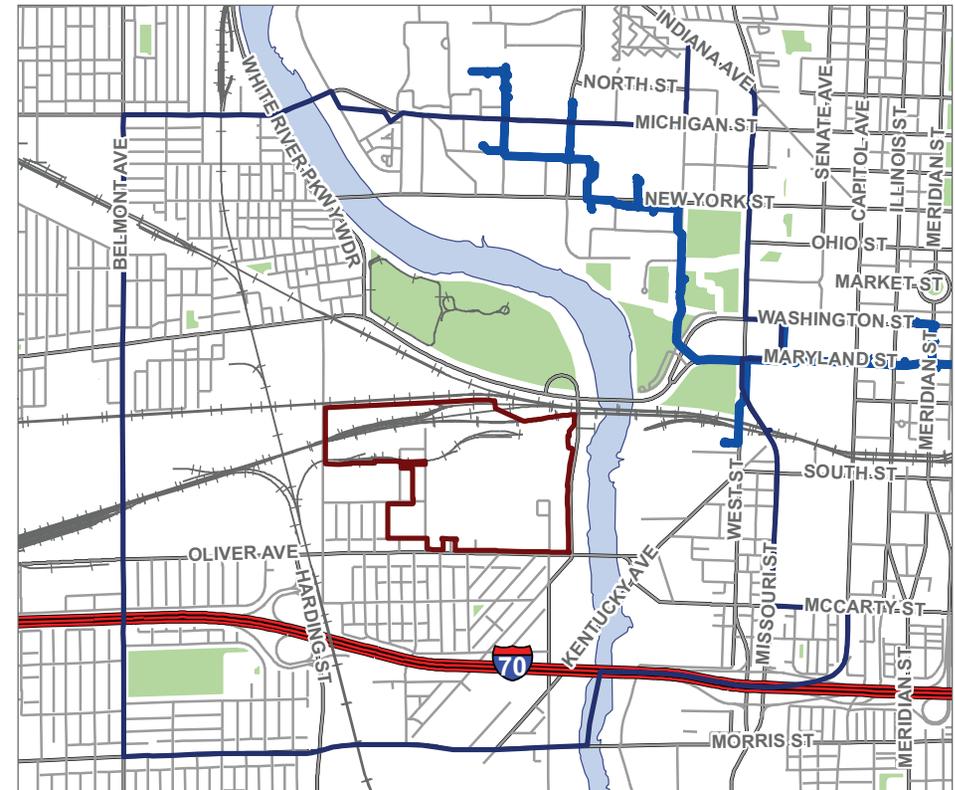
### Infrastructure & Utilities: Chilled Water, Steam and Gas

Citizens Thermal provides chilled water and steam to nearby businesses, including Indiana University – Purdue University at Indianapolis, Lucas Oil Stadium and Diamond Chain, within the GM Study Area.

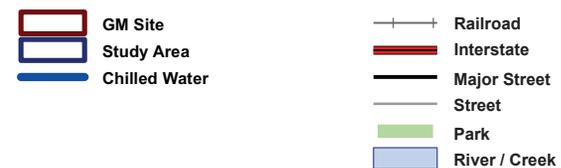
Across downtown Indianapolis, more than 250 commercial buildings and industries depend on steam for heat and more than 60 utilize chilled water for cooling.

In 1893, Indianapolis Power and Light's Kentucky Avenue Station (Perry K Steam Plant) in downtown Indianapolis began producing electricity. In 1905 the Perry K Plant began conversion to a steam production facility that would provide heat to large buildings and industries in the downtown area. Today Perry K is the primary engine that drives Citizens Thermal and supplies the second largest district steam system in the United States. The plant provides steam for heat and hot water to more than 200 commercial buildings and industries across downtown. Perry K's steam also helps power Thermal's chilled water facilities which cool more than 60 large facilities around downtown.

The GM Site is fully served by Citizens Gas; however, gas lines are not available in map form.



Utilities - Chilled Water and Steam



Source: Indianapolis - Marion County Geographic Information System



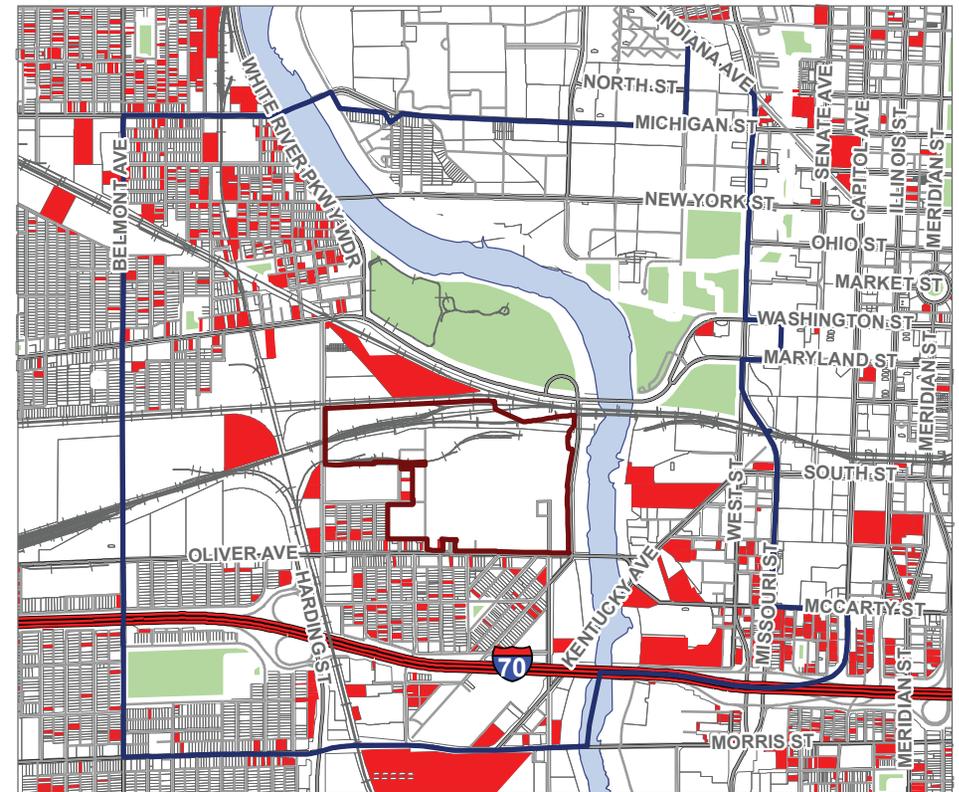
### Vacant Land

Approximately 8.4% of the land in the GM Study Area is vacant, compared with 15.7% in Marion County. Within the Study Area, the largest categories of vacant land are industrial, commercial, and residential. This compares to Marion County where the largest categories of vacant land are residential and agricultural. Given the high-density, development pattern of the Study Area, it would stand to reason that there is less vacant land.

In comparison to Marion County, the amount of vacant industrial and commercial land in the Study Area is disproportionately high while the amount of vacant residential and tax exempt land is disproportionately low.

See Appendix B for list of vacant land owners.

Vacant Land						
Vacant Land Category	Study Area			Marion County		
	Parcels	Acres	% of Total Land	Parcels	Acres	% of Total Land
Agricultural		0	0	486	9,517.18	4.26
Industrial	46	45.62	3.39	857	2,241.78	1.00
Commercial	77	29.09	2.16	3,936	3,904.30	1.75
Residential	317	29.09	2.16	35,440	15,164.77	6.78
Tax-Exempt	50	8.50	0.63	2,790	4,254.64	1.90
Vacant Land	490	112.29	8.35	43,509	35,082.66	15.69
All Land Use Totals	2,523	1,344.96	100.00	352,833	223,576.04	100.00



Vacant Land



Source: Marion County Assessor Records and Indianapolis - Marion County Geographic System



### Special Features

The GM Site is adjacent to White River and conveniently located near regional amenities offered in downtown Indianapolis. The site offers easy access for rail and truck freight. The area to the west of the site is primarily industrial, while residential is located to the south. Specific features and considerations include:

- Adjacent to the White River.
- Adjacent to rail transportation.
- Easy access to transportation networks.
- Near downtown retail.
- Near downtown entertainment.
- Near downtown employment (largest employment hub in the state).
- Near IUPUI
- Brownfield site.



*Aerial view of GM Site*



### Economics: Employment Types and Trends

#### GM Study Area/Marion County 2010 Comparisons

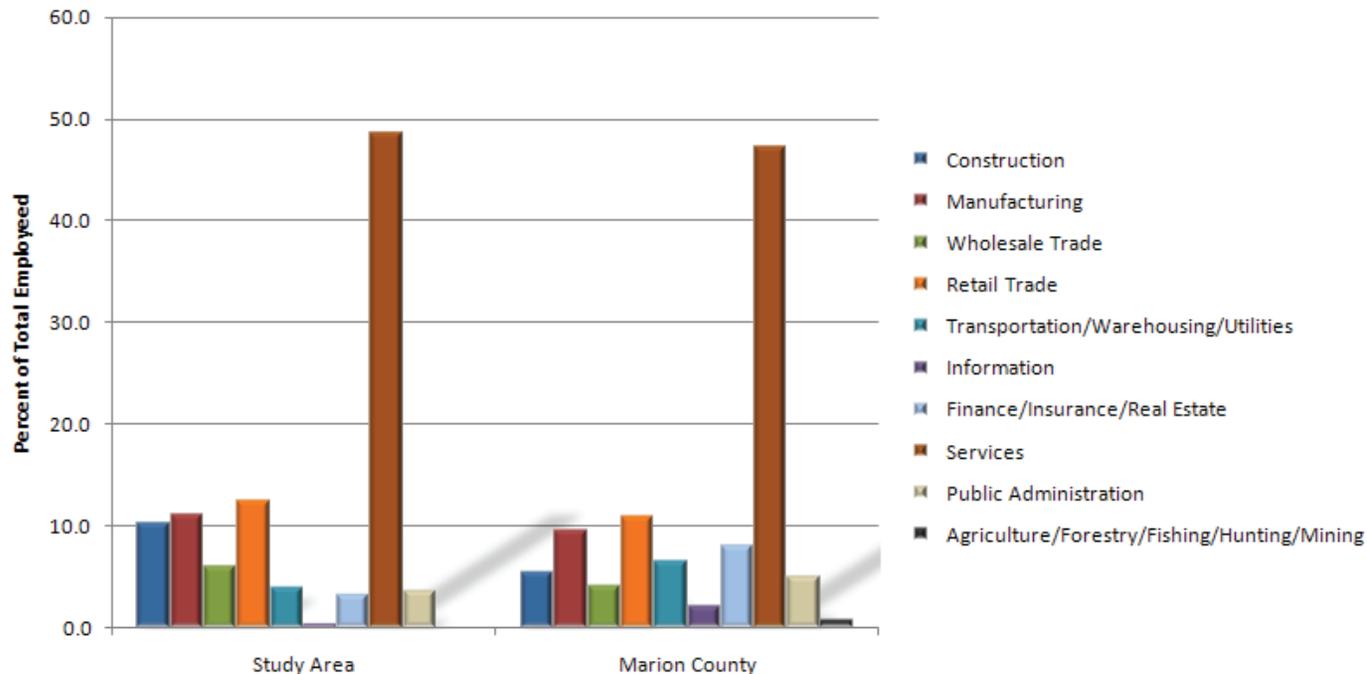
In the GM Study Area in 2010 there were no residents employed in Agriculture/Forestry/Fishing/Hunting/Mining jobs.

When compared to Marion County, the following employment trends were seen in the Study Area. The proportion of persons employed in:

- Construction jobs was approximately 84% higher.
- Manufacturing jobs was approximately 17% higher.

- Wholesale jobs was approximately 43% higher
- Retail jobs was approximately 13.5% higher.
- Transportation/Warehousing/Utilities jobs was approximately 38% lower.
- Information jobs was approximately 77% lower.
- Finance/Insurance/Real Estate jobs was approximately 58% lower.
- Service jobs was approximately 2% higher.
- Public Administration jobs was approximately 29% lower.

### 2010 Employment Comparisons



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, Econ. Indicators for 2010.

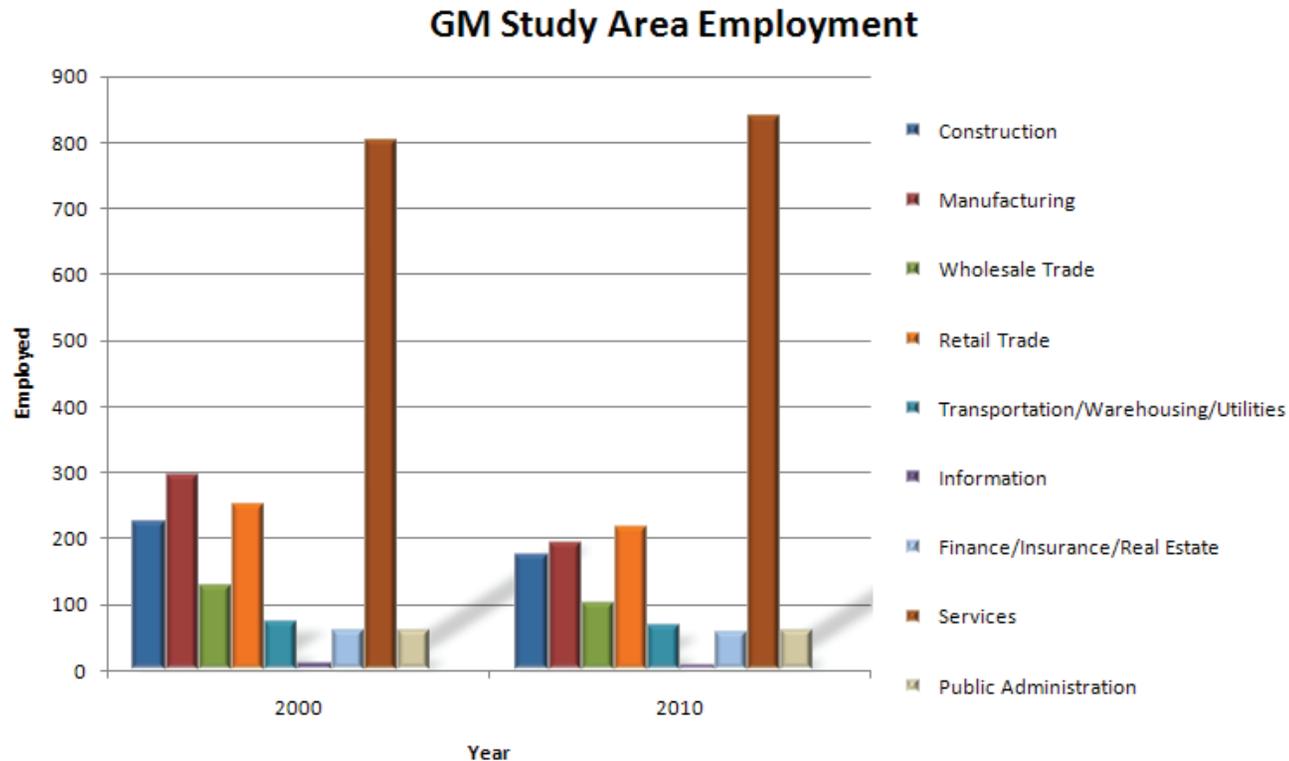


### Economics: Employment Types and Trends

#### 2000 and 2010 Employment Comparisons (Persons Residing in the GM Study Area)

Between 2000 and 2010 in the GM Study Area, the following employment trends were seen:

- Agriculture/Forestry/Fishing/Hunting/Mining jobs remained the same.



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010.



- Construction jobs decreased approximately 22%.
- Manufacturing jobs decreased approximately 35%.
- Wholesale jobs decreased approximately 19.5%.
- Retail jobs decreased approximately 14%.
- Transportation/Warehousing/Utilities jobs decreased approximately 8%.
- Information jobs decreased approximately 18%.
- Finance/Insurance/Real Estate jobs decreased approximately 6%.
- Service jobs increased approximately 5%.
- Public administration jobs increased approximately 3%.
- Total number of jobs decreased approximately 10%.

GM Study Area Employment				
Category	2000		2010	
	Number	Percent	Number	Percent
Agriculture/Forestry/Fishing/Hunting/Mining	0	0.0%	0	0.0%
Construction	226	11.8%	177	10.2%
Manufacturing	297	15.5%	193	11.2%
Wholesale Trade	128	6.7%	103	6.0%
Retail Trade	252	13.2%	217	12.6%
Transportation/Warehousing/Utilities	75	3.9%	69	4.0%
Information	11	0.6%	9	0.5%
Finance/Insurance/Real Estate/Rental/Leasing	62	3.2%	58	3.4%
Services	802	41.9%	839	48.6%
Public Administration	60	3.1%	62	3.6%
<b>Totals</b>	<b>1,913</b>	<b>100.0%</b>	<b>1,727</b>	<b>100.0%</b>

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010.



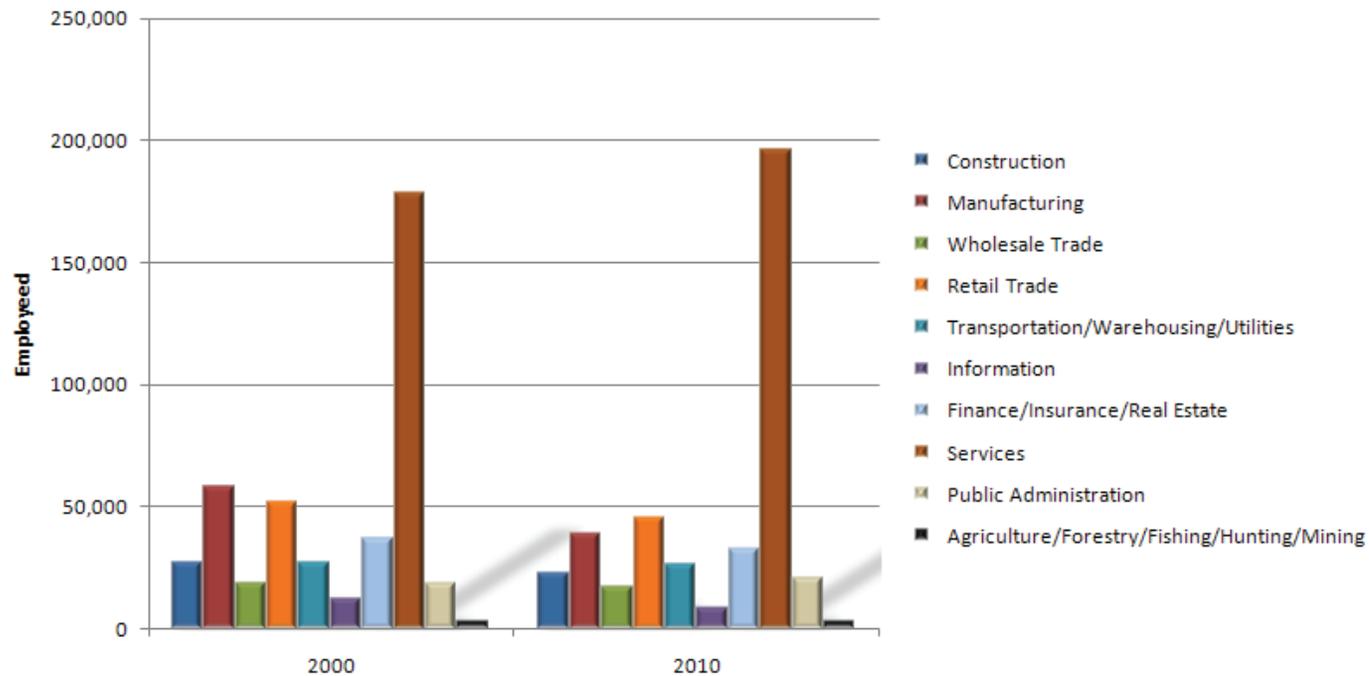
### Economics: Employment Types and Trends

#### 2000 and 2010 Employment Comparisons (Persons Residing in Marion County)

Between 2000 and 2010 in Marion County, the following employment trends were seen:

- Agriculture/Forestry/Fishing/Hunting/Mining jobs decreased approximately 2%.
- Construction jobs decreased approximately 15%.

### Marion County Employment



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010.



- Manufacturing jobs decreased approximately 32.5%.
- Wholesale jobs decreased approximately 9%.
- Retail jobs decreased approximately 12%.
- Transportation/Warehousing/Utilities jobs decreased approximately 1%.
- Information jobs decreased approximately 29%.
- Finance/Insurance/Real Estate jobs decreased approximately 11%.
- Service jobs increased approximately 10%.
- Public administration jobs increased approximately 12%.
- Total number of jobs decreased approximately 4.5%.

Marion County Employment				
Category	2000		2010	
	Number	Percent	Number	Percent
Agriculture/Forestry/Fishing/Hunting/Mining	845	0.2%	825	0.2%
Construction	27,316	6.3%	23,115	5.6%
Manufacturing	58,718	13.6%	39,626	9.6%
Wholesale Trade	19,061	4.4%	17,336	4.2%
Retail Trade	51,994	12.0%	45,817	11.1%
Transportation/Warehousing/Utilities	27,183	6.3%	26,830	6.5%
Information	12,205	2.8%	8,668	2.2%
Finance/Insurance/Real Estate/Rental/Leasing	37,411	8.7%	33,228	8.1%
Services	178,791	41.3%	196,271	47.6%
Public Administration	18,778	4.3%	21,051	5.1%
Totals	432,302	100.0%	412,767	100.0%

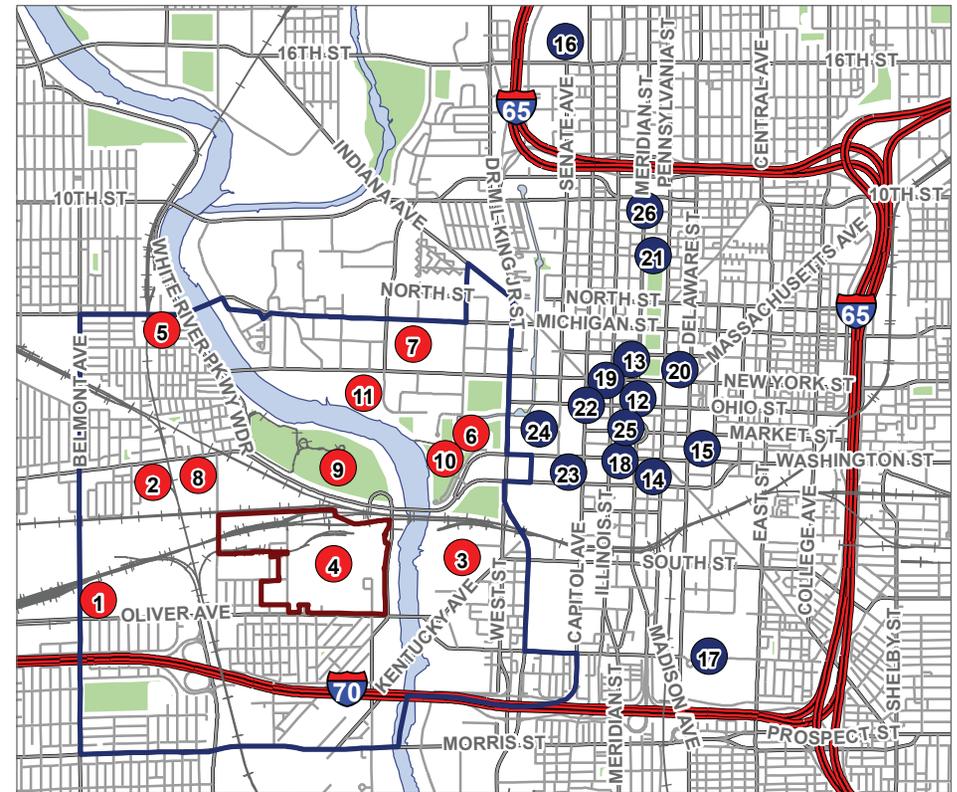
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010.



### Economics: Major Employers

General Motors currently employs approximately 1,600 people at its Metal Fabrication Division. The largest employer in the Study Area is Indiana University – Purdue University at Indianapolis, which employs approximately 7,000 people. There are nine other businesses that employ 100 or more employees within the Study Area.

Within the Regional Center and nearby downtown area, there are 15 companies that employ 500 or more people. The primary industries of these businesses include: government, life sciences, insurance, health services, telecommunications and legal services.



**Major Employers**



Source: Business data provided by Infogroup and Indianapolis - Marion County Geographic Information System

# GM Stamping Plant Reuse Study



## DESCRIPTION OF THE STUDY AREA ECONOMICS

Major Employers in the GM Study Area				
	Name	Address	Type of Business	Employees
1	Aramark Uniform Services	2050 Oliver Ave.	Uniform Supply Service	100
2	Carter-Lee Lumber Company	1717 W Washington St.	Lumber Wholesale	130
3	Diamond Chain Company	402 Kentucky Ave.	Manufacturing	550
4	General Motors Metal Fabrication Division	340 S White River Parkway W Dr.	Manufacturing	1,623
5	Goodwill Donation Center	1635 W Michigan St.	Charitable Institution	200
6	Indiana State Museum	650 W Washington St.	Museum	130
7	Indiana University-Purdue University at Indianapolis	355 Lansing St.	University	7,066
8	Indianapolis Public Transportation Corporation	1501 W Washington St.	Public Transportation	460
9	Indianapolis Zoo	1200 W Washington St.	Zoo	260
10	National Collegiate Athletic Association	700 W Washington St.	Athletic Association	500
11	National Institute for Fitness and Sports	250 University Blvd.	Recreation and Fitness	140

Major Employers in the Regional Center				
	Name	Address	Type of Business	Employees
12	AT&T	240 N Meridian St.	Telecommunications	3,000
13	Baker & Daniels	300 N Meridian St.	Legal Services	681
14	Barnes & Thornburg	11 S Meridian St.	Legal Services	500
15	City of Indianapolis*	200 E Washington St.	Local Government	7,500
16	Clarian Health Partners*	1701 Senate Blvd.	Health Services	21,883
17	Eli Lilly & Co*	639 S Delaware St.	Pharmaceutical Manufacturing	12,068
18	Exact Target	20 N Meridian St.	Information Technology	529
19	Ice Miller	1 American Square	Legal Services	515
20	Indianapolis Star	307 N Pennsylvania St.	Newspaper	1,441
21	Indianapolis-Marion County Public Library*	40 E Saint Clair St.	Public Library	650
22	One America	1 American Square	Insurance and Financial Services	1,500
23	Simon Property Group Inc	225 W Washington St.	Real Estate Development	1,100
24	State of Indiana*	402 W Washington St.	State Government	30,454
25	Wellpoint*	120 Monument Circle	Insurance	3,950
26	Wishard Health Services* (New 37 acre facility is under construction on the IUPUI campus )	941 N Meridian St.	Health Services	3,364

\* Represents an employer's total employee count, only a portion of which may be located at this address.

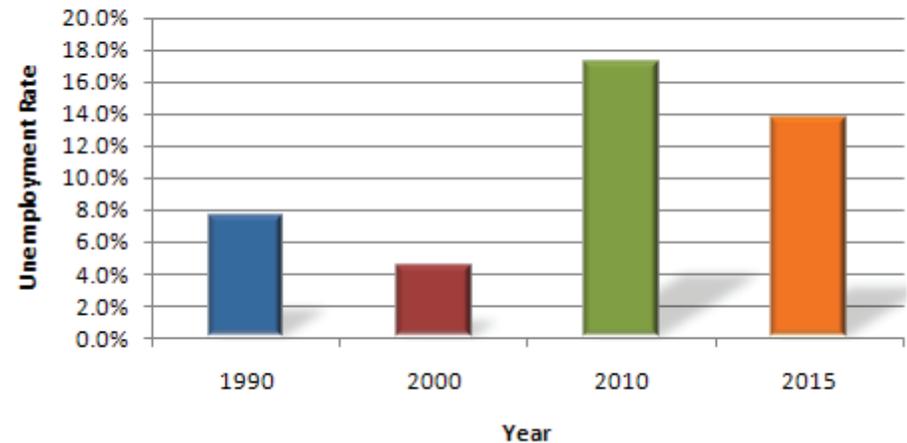
Source: Business data provided by Infogroup



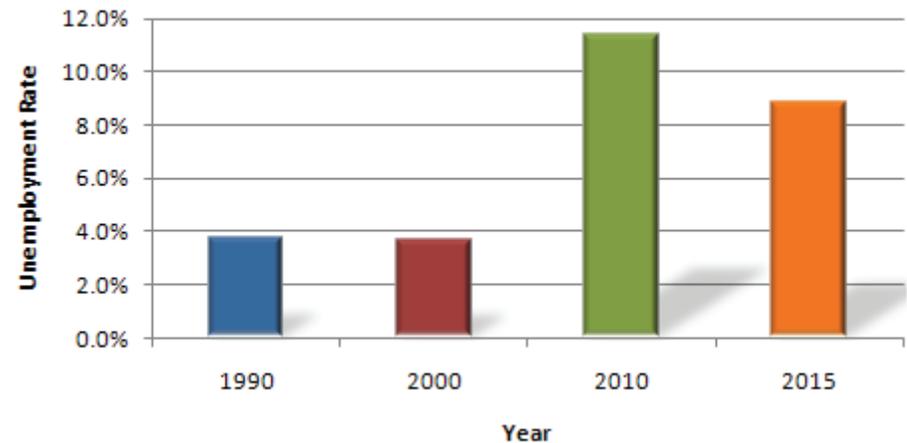
### Economics: Unemployment Level & Trends

In 1990, the GM Study Area's unemployment rate was twice as high as Marion County. By 2000, the Study Area's unemployment rate decreased significantly, narrowing the disparity between the areas. By 2015, it is estimated that the Study Area's unemployment rate will be on par with Marion County's rate.

### GM Study Area Unemployment Rate



### Marion County Unemployment Rate



Source: U.S. Bureau of the Census, Bureau of Labor Statistics; ESRI forecasts for 2010 and 2015



The number of people in the labor force in the GM Study Area increased by approximately 4% between 1990 and 2000. During the same period, the number of people not in the labor force increased by nearly 50%.

GM Study Area Labor Force				
	1990		2000	
In Labor Force	2,036	56.0%	2,113	47.1%
Civilian Employed	1,759	48.4%	1,913	42.6%
Civilian Unemployed	277	7.6%	200	4.5%
In Armed Forces	0	0.0%	0	0.0%
Not in Labor Force	1,598	44.0%	2,376	52.9%
Total	3,634	100.0%	4,489	100.0%

The number of people in the labor force in Marion County increased by approximately 7% between 1990 and 2000. During the same period, the number of people not in the labor force increased by approximately 9%.

Marion County Labor Force				
	1990		2000	
In Labor Force	427,269	69.6%	457,567	69.1%
Civilian Employed	401,124	65.3%	432,302	65.3%
Civilian Unemployed	23,409	3.8%	24,569	3.7%
In Armed Forces	2,736	0.4%	696	0.1%
Not in Labor Force	186,884	30.4%	204,362	30.9%
Total	614,153	100.0%	661,929	100.0%

Unemployment Rate Comparisons			
	1990	2000	2010
GM Study Area <sup>1</sup>	7.6%	4.5%	17.3%
Marion County <sup>2</sup>	3.5%	2.7%	10.0%
United States <sup>2</sup>	5.6%	4.0%	9.6%

1 - Estimated , 2 - Actual

The differences between the labor force data (Census) to the left and unemployment rate comparison data (Bureau of Labor Statistics) above result from different data sources and survey time periods.

Source: U.S. Bureau of the Census, Bureau of Labor Statistics; ESRI forecasts for 2010 and 2015

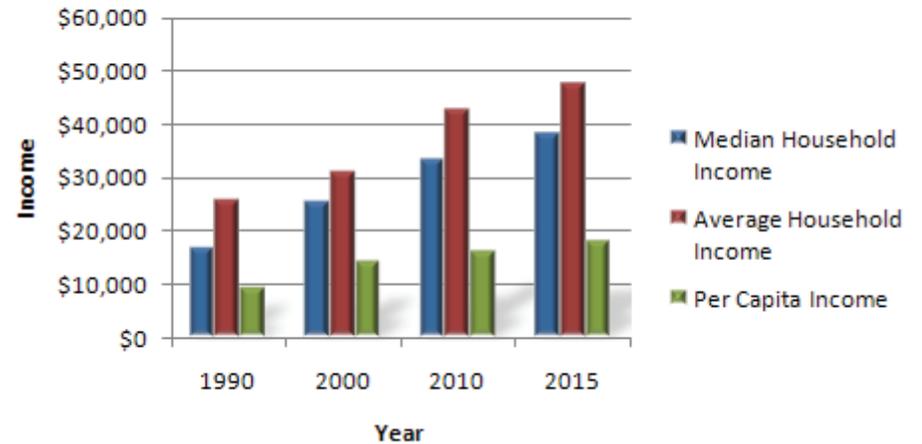


### Economics: Income Types

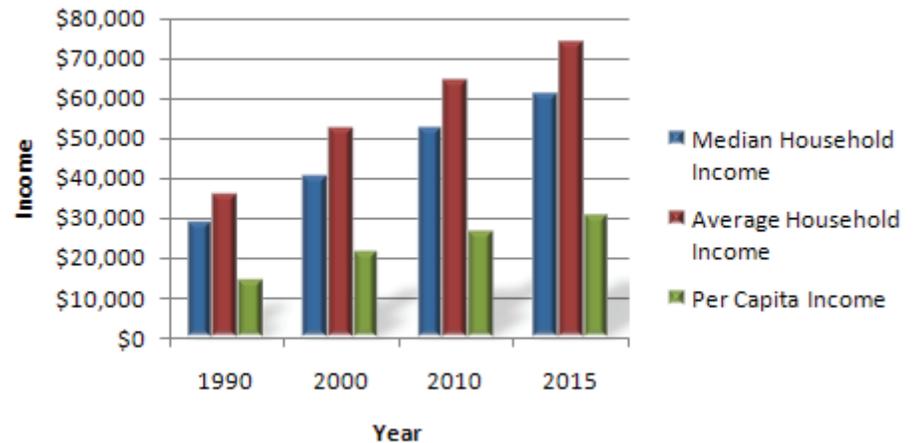
Median family, average family and per capita incomes all increased significantly in the GM Study Area between 1990 and 2010, with median family income nearly doubling. Median family, average family and per capita incomes also increased significantly in Marion County between 1990 and 2010.

The increase in median county family income for the GM Study Area between 1990 and 2010 was greater than the corresponding increase in Marion County. The increases in average family income and per capita income in the GM Study Area were less than the corresponding increases in Marion County.

### GM Study Area Income Types



### Marion County Income Types



GM Study Area Income Types				
Category	1990	2000	2010	2015
Median Household Income	\$16,881	\$25,435	\$33,255	\$38,163
Average Household Income	\$25,840	\$31,108	\$42,616	\$47,676
Per Capita Income	\$9,367	\$14,495	\$16,184	\$18,243

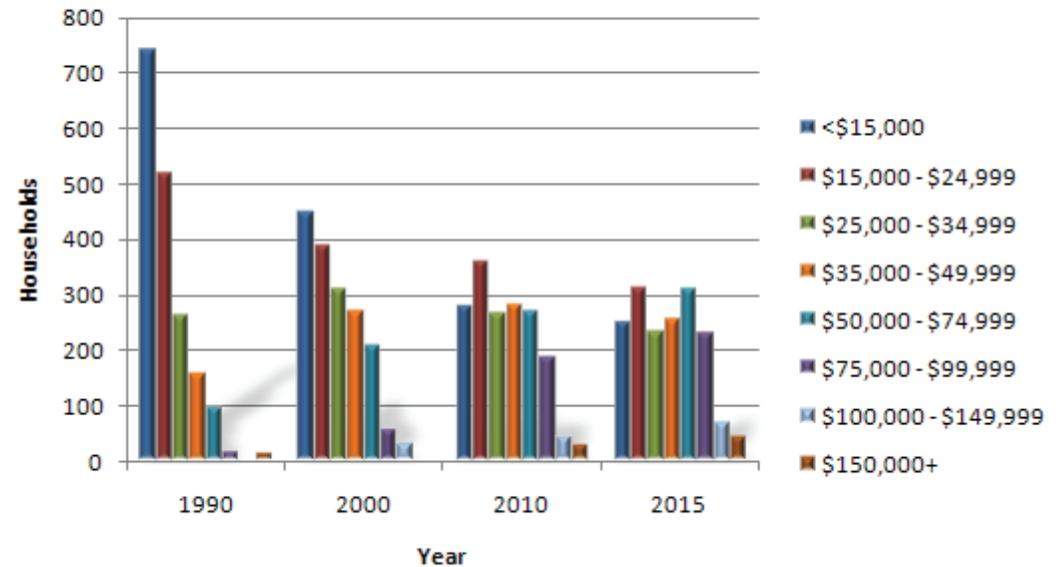
Marion County Income Types				
Category	1990	2000	2010	2015
Median Household Income	\$29,152	\$40,455	\$52,490	\$60,860
Average Household Income	\$36,135	\$52,505	\$64,488	\$73,810
Per Capita Income	\$14,614	\$21,789	\$26,830	\$30,758

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing; ESRI forecasts for 2010 and 2015



Within the GM Study Area, in the period from 1990 through 2015 (estimate), the proportion of households with incomes under \$25,000 decreased. At the same time, household incomes of \$25,000 and higher generally increased.

### GM Study Area Household Income



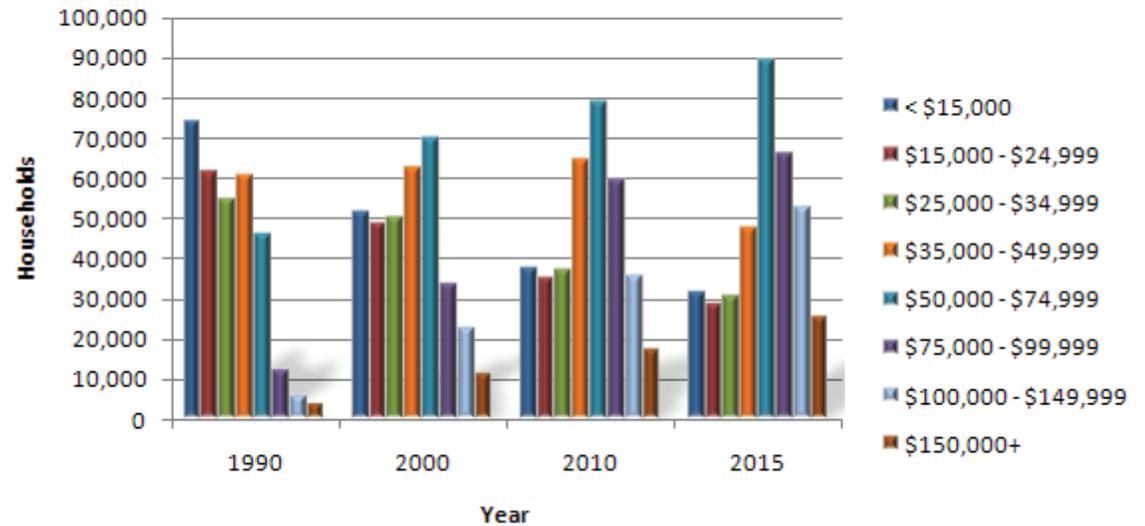
GM Study Area Household Income								
Households by Income	1990		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<\$15,000	741	40.7%	451	26.1%	283	16.4%	254	14.8%
\$15,000 - \$24,999	521	28.6%	389	22.6%	360	20.9%	316	18.4%
\$25,000 - \$34,999	264	14.5%	312	18.1%	267	15.5%	236	13.8%
\$35,000 - \$49,999	158	8.7%	271	15.7%	283	16.4%	256	14.9%
\$50,000 - \$74,999	100	5.5%	211	12.2%	272	15.8%	311	18.1%
\$75,000 - \$99,999	20	1.1%	57	3.3%	189	11.0%	230	13.4%
\$100,000 - \$149,999	0	0.0%	34	2.0%	43	2.5%	69	4.0%
\$150,000+	15	0.8%	0	0.0%	29	1.7%	44	2.5%
<b>Totals</b>	<b>1,819</b>	<b>99.9%</b>	<b>1,725</b>	<b>100.0%</b>	<b>1,726</b>	<b>100.0%</b>	<b>1,716</b>	<b>99.9%</b>

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing; ESRI forecasts for 2010 and 2015



In Marion County, in the period from 1990 through 2015 (estimate), the proportion of households with incomes under \$35,000 decreased. Incomes between \$35,000 and \$50,000 increased between 1990 and 2010, but are projected to decrease between 2010 and 2015. Household incomes of \$50,000 and higher increased between 1990 and 2010 and are projected to increase through 2015.

### Marion County Household Income



Marion County Household Income								
Households by Income	1990		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
< \$15,000	73,936	23.1%	51,767	14.7%	37,906	10.3%	31,992	8.5%
\$15,000 - \$24,999	61,550	19.2%	48,841	13.9%	35,275	9.6%	29,064	7.8%
\$25,000 - \$34,999	54,820	17.1%	50,086	14.2%	37,196	10.1%	31,162	8.3%
\$35,000 - \$49,999	60,571	18.9%	62,520	17.7%	64,504	17.6%	48,084	12.8%
\$50,000 - \$74,999	46,130	14.4%	70,353	20.0%	79,172	21.6%	89,645	23.9%
\$75,000 - \$99,999	12,798	4.0%	33,978	9.6%	59,940	16.3%	66,420	17.7%
\$100,000 - \$149,999	5,982	1.9%	23,108	6.6%	35,801	9.7%	53,007	14.1%
\$150,000+	4,034	1.3%	11,608	3.3%	17,456	4.8%	25,528	6.8%
Totals	319,821	99.9%	352,261	100.0%	367,250	100.0%	374,902	99.9%

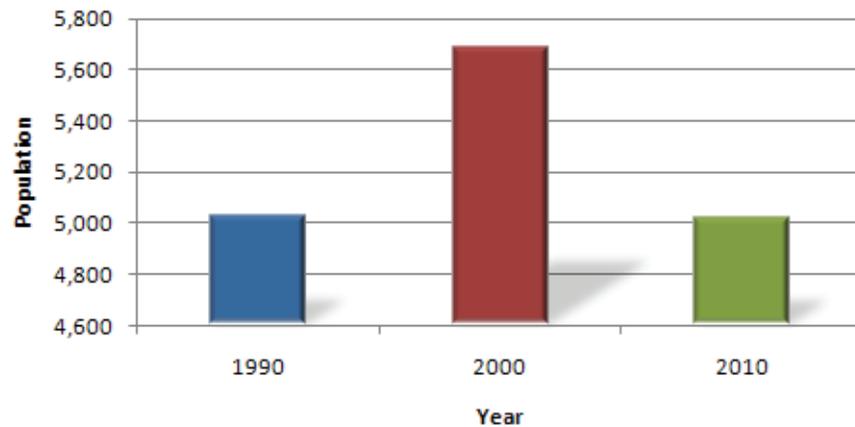
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing; ESRI forecasts for 2010 and 2015



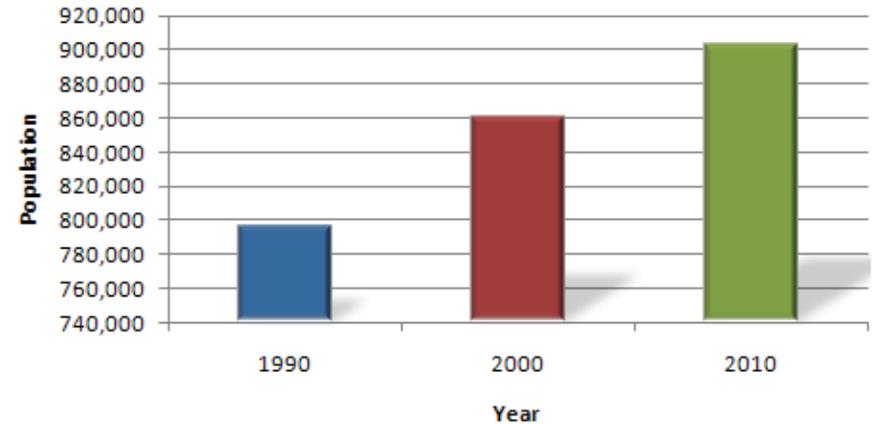
### Demographics: Population Trends

Population in the GM Study Area increased 13.0% between 1990 and 2000, and decreased 11.7% between 2000 and 2010. Population in Marion County increased 7.9% between 1990 and 2000, and increased 5.0% between 2000 and 2010.

#### GM Study Area Population



#### Marion County Population



	Population		
	1990	2000	2010
GM Study Area	5,032	5,687	5,024
Marion County	797,159	860,454	903,393

Source: U.S. Bureau of the Census, 1990, 2000, 2010 Census of Population and Housing.

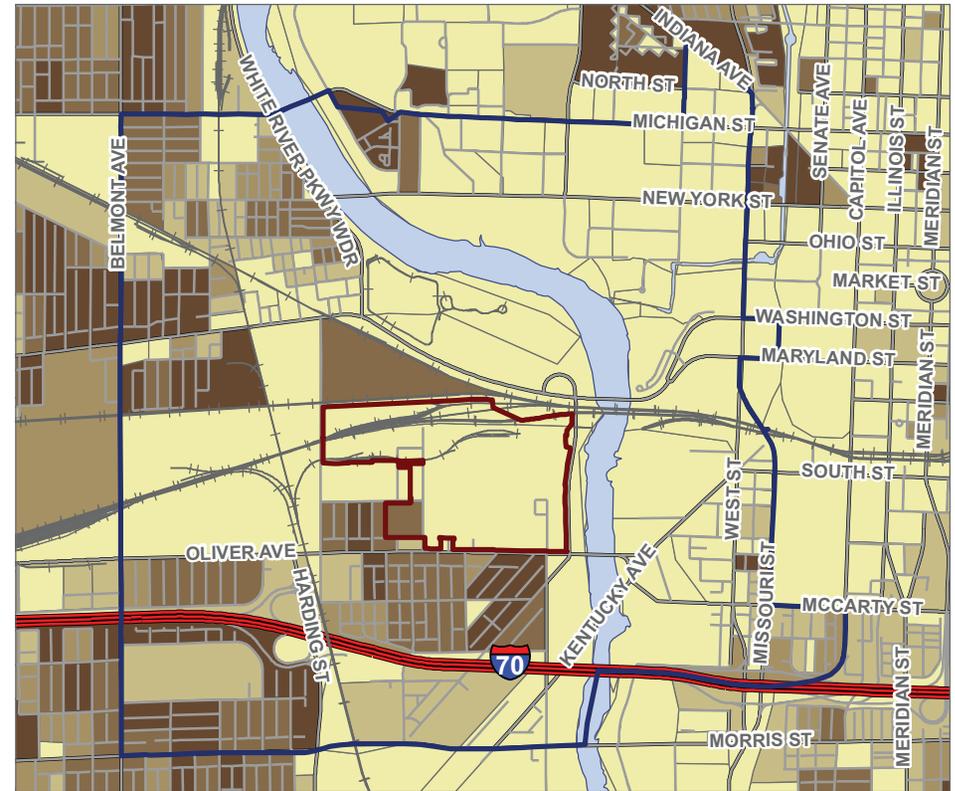


### Demographics: Population Size and Distribution

In 2010, the population in the GM Study Area was 5,024. The areas of greatest population density were located in the following areas:

- The Valley – the residential area immediately south and west of the GM plant.
- Residential areas west of Harding Street, immediately to the north and south of Interstate 70.
- H. Lauter Lofts – new condominium development north of the GM plant along Harding Street.
- Residential areas west of IndyGo and Carter-Lee lumber, north and south of Washington Street.
- Residential areas south of Michigan Street, between Belmont Avenue and White River Parkway West Drive.
- IUPUI Student housing between Michigan and New York Streets along the White River and Limestone Street.

The GM Study Area population decreased from 5,687 in 2000 to 5,024 in 2010. The H. Lauter Lofts added 43 condominium units and new IU-PUI student housing added 739 housing units. For the GM Study Area to decline by 663, the population loss in the surrounding residential areas was significantly greater.



2010 Population by Census Block



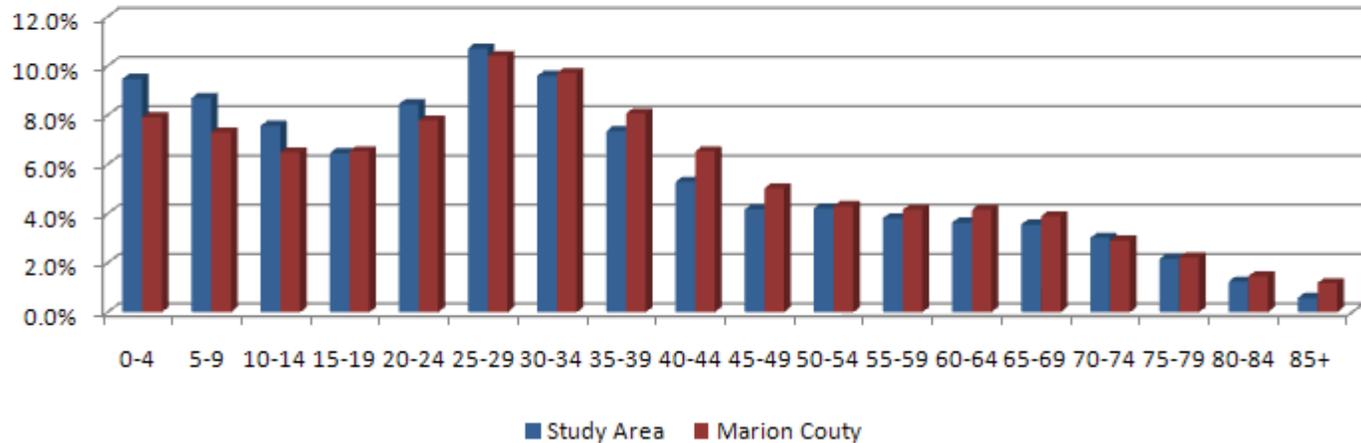
Source: Indianapolis - Marion County Geographic System; U.S. Bureau of the Census, 2010 Census of Population and Housing.



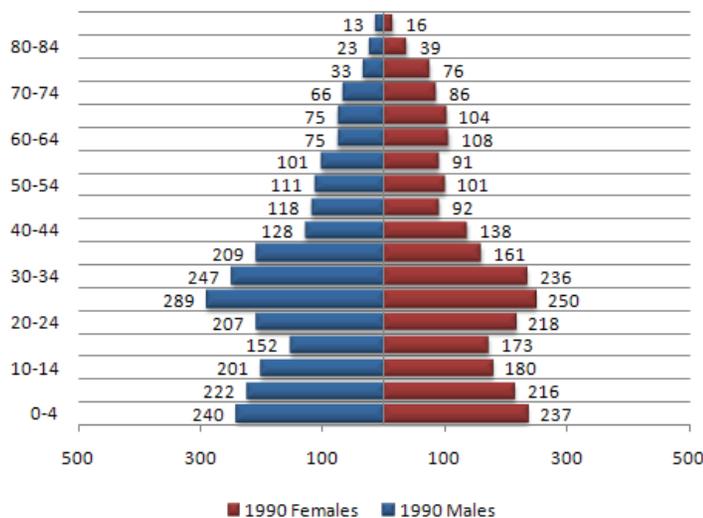
### 1990 Age Distribution

Age distribution in the GM Study Area in 1990 is generally in line with that of Marion County. Population in the younger age groups tends to be proportionally higher than the County but then begins dropping off in the 30-34 age group and beyond.

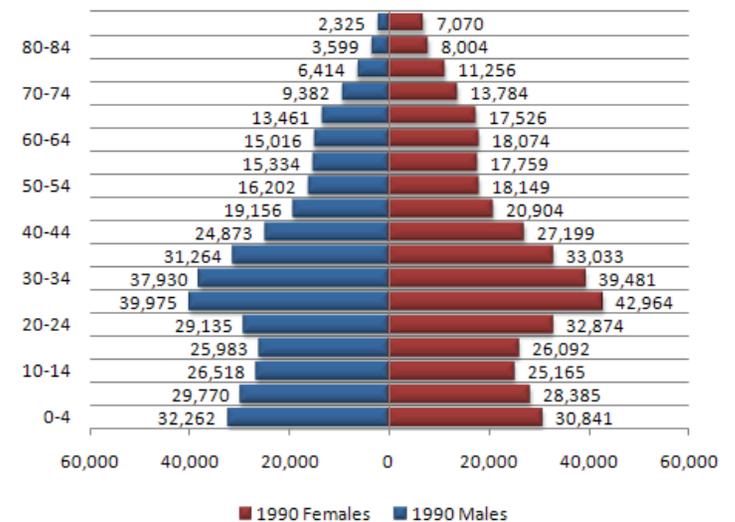
### 1990 Total Population Age Distribution



### GM Study Area 1990 Age Pyramid



### Marion County 1990 Age Pyramid



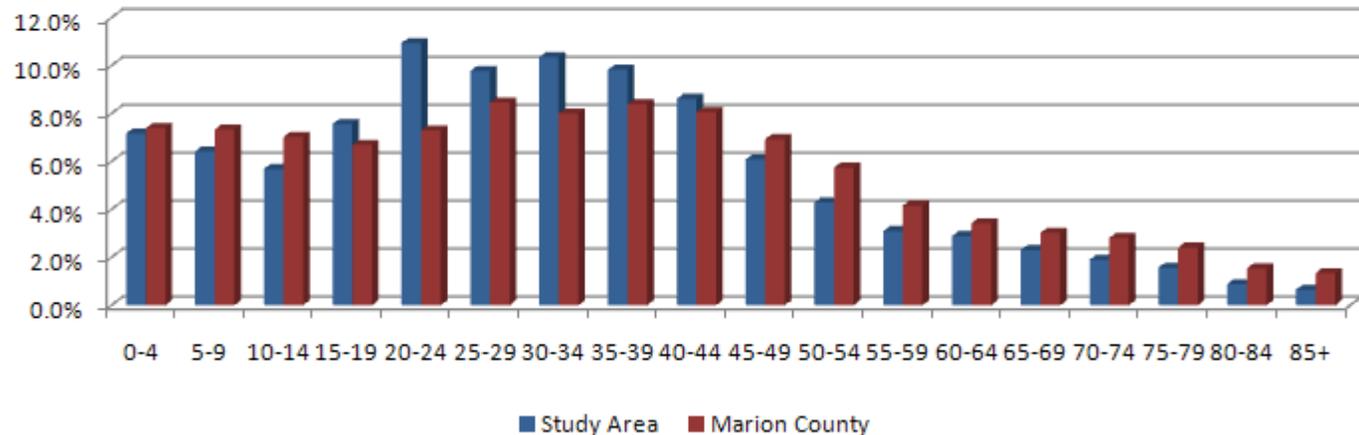
Source: U.S. Bureau of the Census, 1990 Census of Population and Housing.



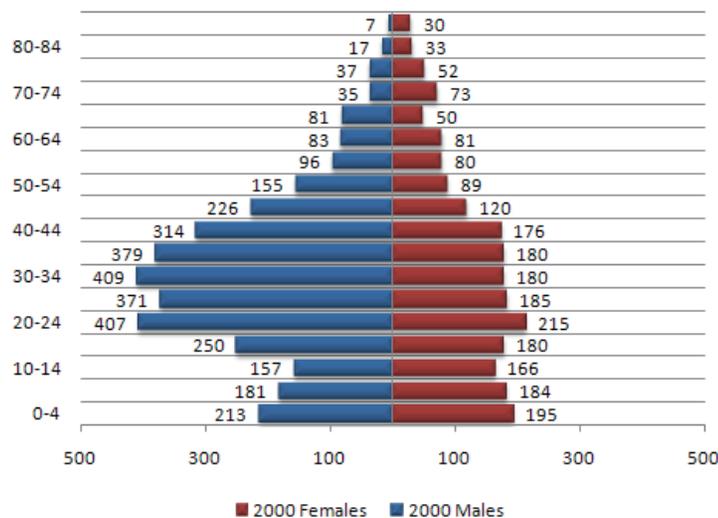
### 2000 Age Distribution

Age distribution in the GM Study Area in 2000 is generally proportionally lower than Marion County with the exception of the 15-44 age groups. The 20-24 Study Area age group was disproportionately higher than its Marion County counterpart. In this timeframe, males tend to significantly outnumber females within the Study Area.

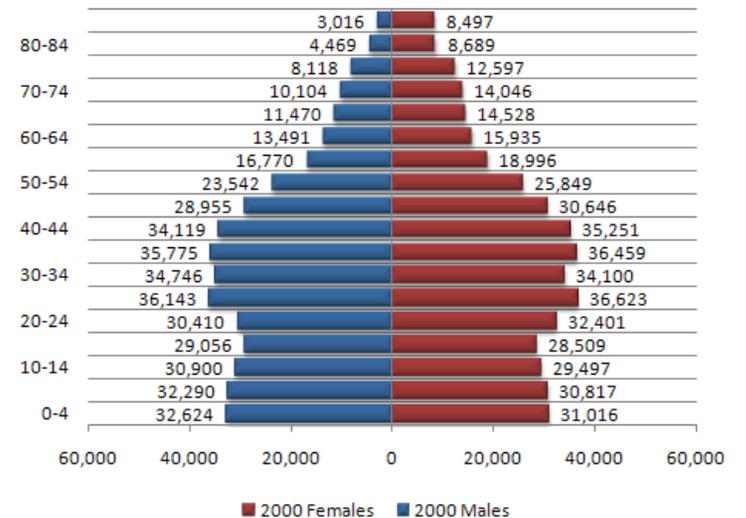
### 2000 Total Population Age Distribution



### GM Study Area 2000 Age Pyramid



### Marion County 2000 Age Pyramid



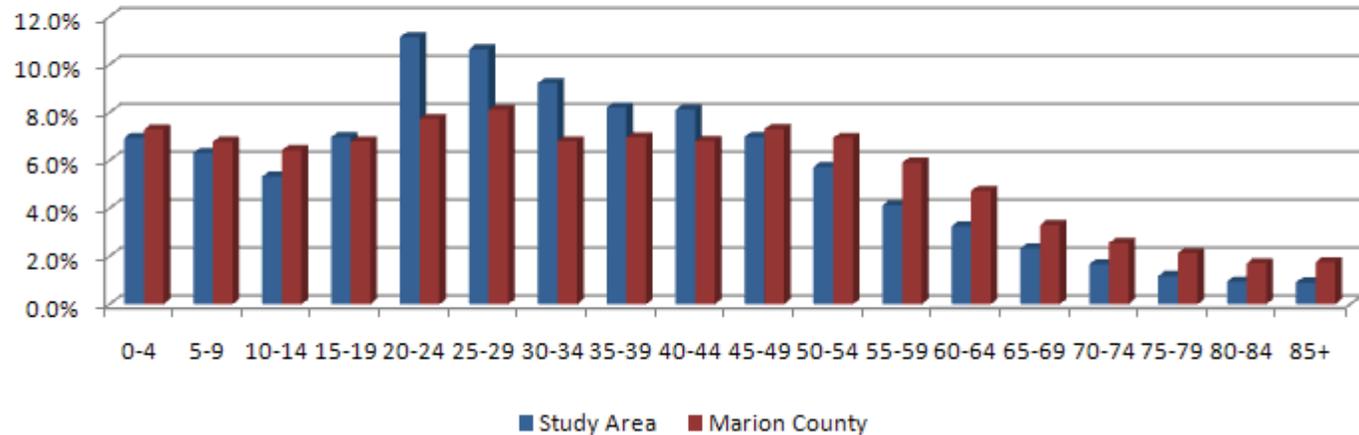
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.



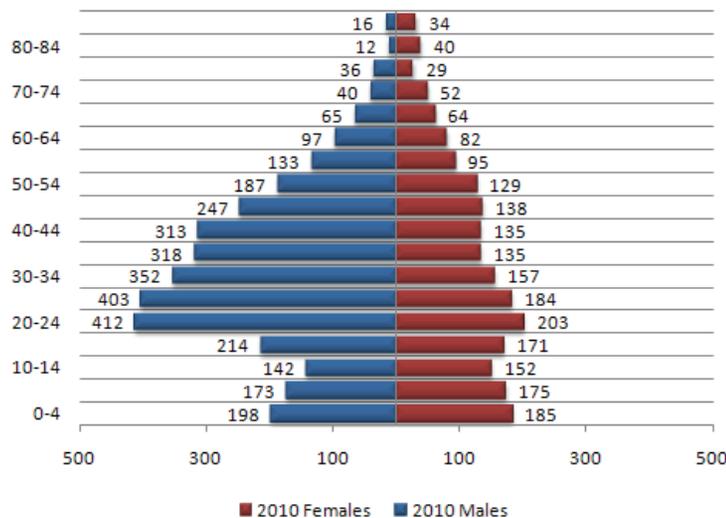
### 2010 Age Distribution

Age distribution for 2010 is forecasted and tends to reflect the 2000 pattern.

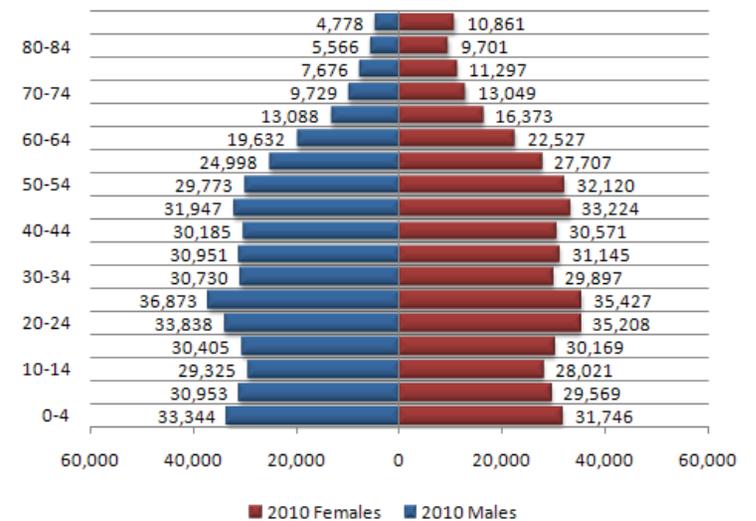
### 2010 Total Population Age Distribution



### GM Study Area 2010 Age Pyramid



### Marion County 2010 Age Pyramid



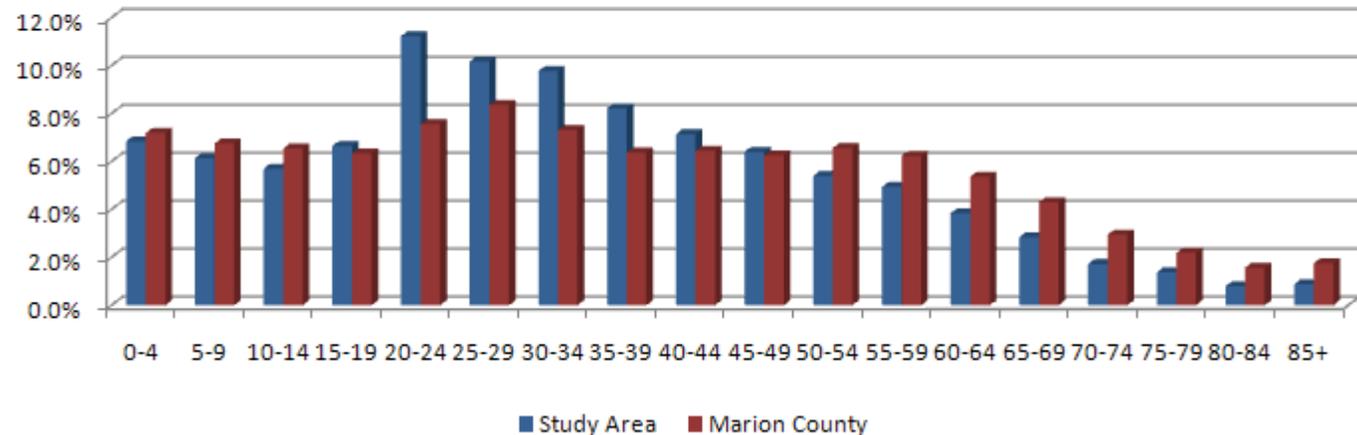
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010.



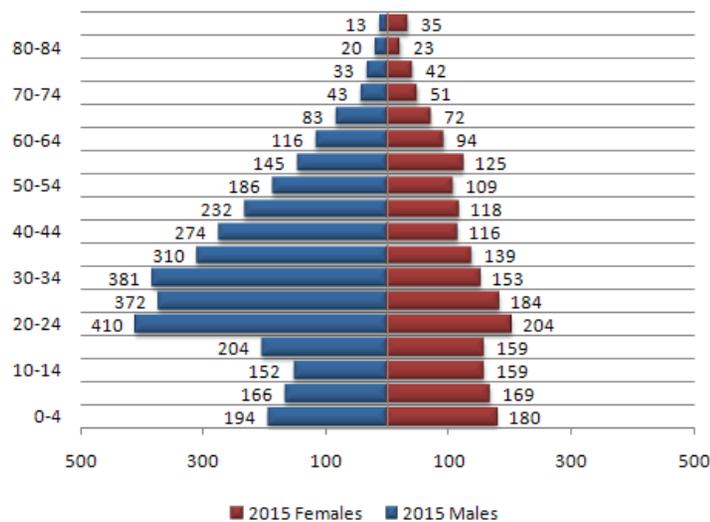
### 2015 Age Distribution

Age distribution for 2015 is forecasted and tends to reflect the 2010 forecasted pattern.

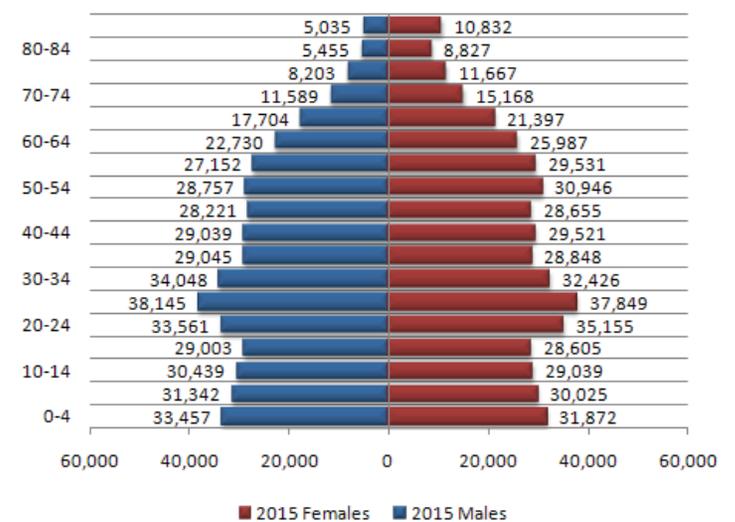
### 2015 Total Population Age Distribution



### GM Study Area 2015 Age Pyramid



### Marion County 2015 Age Pyramid



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2015.



Age Distribution																
Age Cohort	1990				2000				2010				2015			
	Males		Females		Males		Females		Males		Females		Males		Females	
	GM Study Area	Marion County														
0-4	240	32,262	237	30,841	213	32,624	195	31,016	198	33,344	185	31,746	194	33,457	180	31,872
5-9	222	29,770	216	28,385	181	32,290	184	30,817	173	30,953	175	29,569	166	31,342	169	30,025
10-14	201	26,518	180	25,165	157	30,900	166	29,497	142	29,325	152	28,021	152	30,439	159	29,039
15-19	152	25,983	173	26,092	250	29,056	180	28,509	214	30,405	171	30,169	204	29,003	159	28,605
20-24	207	29,135	218	32,874	407	30,410	215	32,401	412	33,838	203	35,208	410	33,561	204	35,155
25-29	289	39,975	250	42,964	371	36,143	185	36,623	403	36,873	184	35,427	372	38,145	184	37,849
30-34	247	37,930	236	39,481	409	34,746	180	34,100	352	30,730	157	29,897	381	34,048	153	32,426
35-39	209	31,264	161	33,033	379	35,775	180	36,459	318	30,951	135	31,145	310	29,045	139	28,848
40-44	128	24,873	138	27,199	314	34,119	176	35,251	313	30,185	135	30,571	274	29,039	116	29,521
45-49	118	19,156	92	20,904	226	28,955	120	30,646	247	31,947	138	33,224	232	28,221	118	28,655
50-54	111	16,202	101	18,149	155	23,542	89	25,849	187	29,773	129	32,120	186	28,757	109	30,946
55-59	101	15,334	91	17,759	96	16,770	80	18,996	133	24,998	95	27,707	145	27,152	125	29,531
60-64	75	15,016	108	18,074	83	13,491	81	15,935	97	19,632	82	22,527	116	22,730	94	25,987
65-69	75	13,461	104	17,526	81	11,470	50	14,528	65	13,088	64	16,373	83	17,704	72	21,397
70-74	66	9,382	86	13,784	35	10,104	73	14,046	40	9,729	52	13,049	43	11,589	51	15,168
75-79	33	6,414	76	11,256	37	8,118	52	12,597	36	7,676	29	11,297	33	8,203	42	11,667
80-84	23	3,599	39	8,004	17	4,469	33	8,689	12	5,566	40	9,701	20	5,455	23	8,827
85+	13	2,325	16	7,070	7	3,016	30	8,497	16	4,778	34	10,861	13	5,035	35	10,832

Source: U.S. Bureau of the Census, 1990 and 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



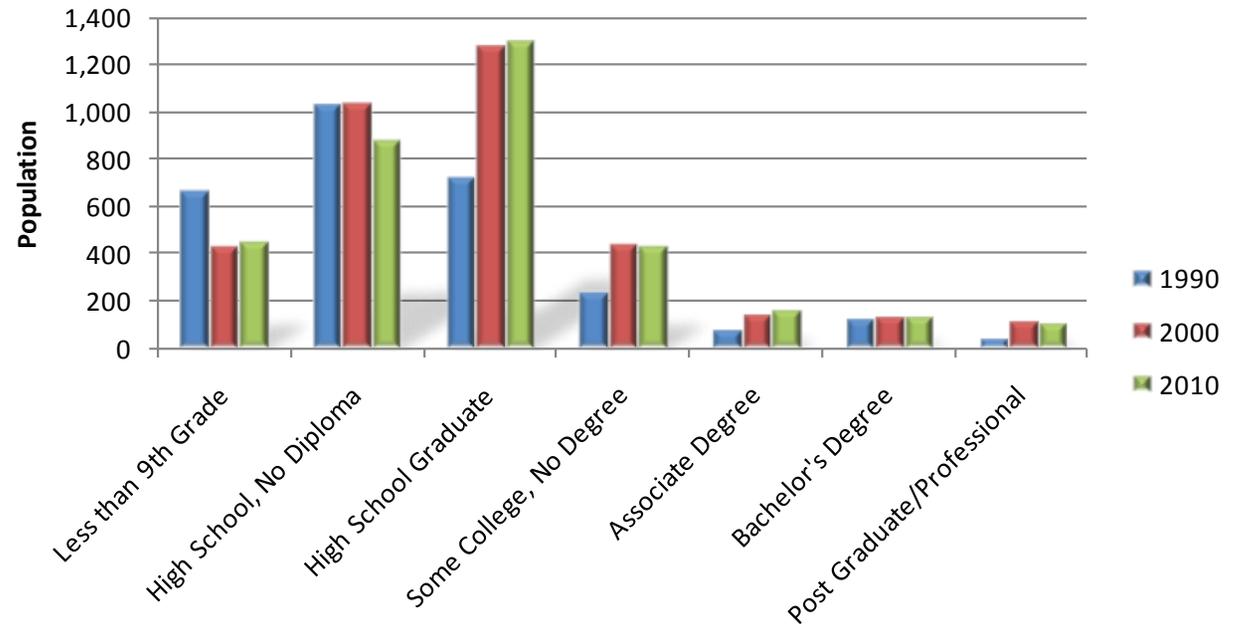
### Demographics: Educational Levels

The number of individuals age 25 and older in the GM Study Area who attained less than a high school diploma generally decreased between 1990 and 2010, while those with a high school diploma or higher increased. This was the same trend as seen in Marion County.

In 2010, when compared to Marion County, the GM Study Area had the following characteristics:

- The proportion of individuals who had attained less than a 9th grade education was approximately three times greater.
- The proportion of individuals who had attended high school, but not graduated was approximately 2.3 times greater.
- The proportion of individuals with a high school diploma was approximately 1.2 times greater.
- The proportion of individuals that attended college, but did not graduate was approximately 1.6 times lower.
- The proportion of individuals with a college degree was approximately 3 times lower.

### GM Study Area Educational Attainment



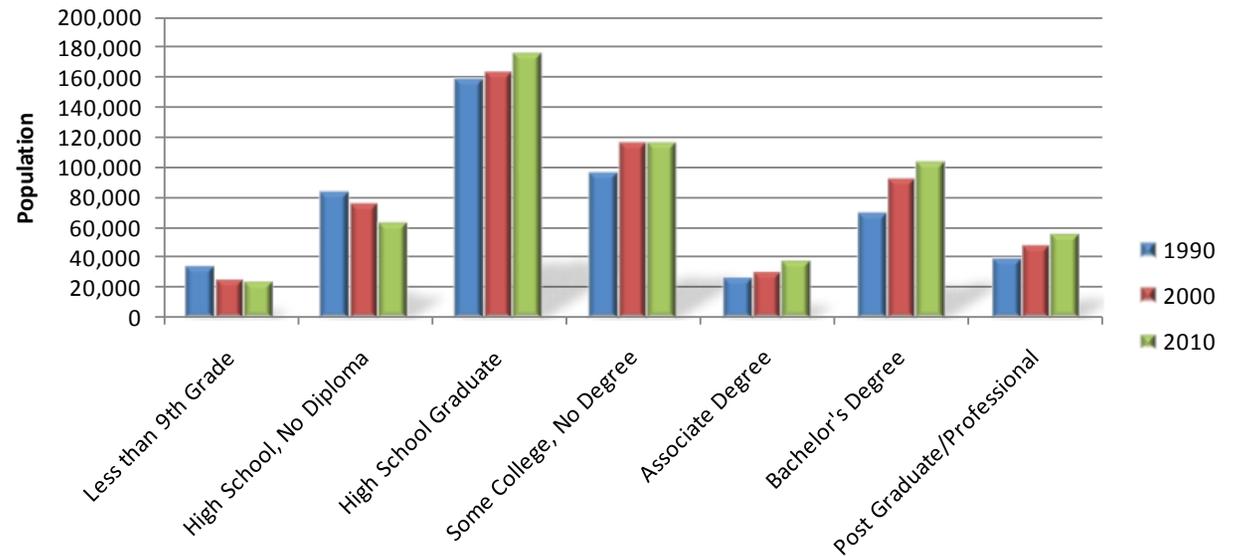
GM Study Area Educational Attainment						
Grade Level	1990		2000		2010	
Less than 9th Grade	665	22.7%	432	12.0%	451	12.9%
High School, No Diploma	1,027	35.1%	1,043	29.0%	881	25.2%
High School Graduate	723	24.7%	1,275	35.4%	1,300	37.2%
Some College, No Degree	243	8.3%	445	12.4%	437	12.5%
Associate Degree	87	3.0%	149	4.1%	171	4.9%
Bachelor's Degree	128	4.4%	137	3.8%	137	3.9%
Post Graduate/Professional	51	1.7%	120	3.3%	116	3.3%
Total	2,924	100.0%	3,601	100.0%	3,493	100.0%

Source: U.S. Bureau of the Census, 1990, 2000 Census of Population and Housing. Esri forecasts for 2010.



The number of individuals age 25 and older with post-secondary education might be directly affected by IUPUI students living in on-campus housing. An assumption can be made that educational attainment might actually be lower than stated in the non-university, residential areas.

### Marion County Educational Attainment



Marion County Educational Attainment						
Grade Level	1990		2000		2010	
Less than 9th Grade	35,047	6.9%	25,594	4.6%	24,932	4.3%
High School, No Diploma	83,553	16.3%	76,002	13.7%	63,201	10.9%
High School Graduate	158,958	31.1%	163,991	29.6%	175,687	30.3%
Some College, No Degree	97,003	19.0%	116,462	21.0%	117,125	20.2%
Associate Degree	27,131	5.3%	30,860	5.6%	38,848	6.7%
Bachelor's Degree	70,315	13.8%	92,419	16.7%	103,789	17.9%
Post Graduate/Professional	39,302	7.7%	48,131	8.7%	56,243	9.7%
Total	511,309	100.0%	553,459	100.0%	579,825	579,825

Source: U.S. Bureau of the Census, 1990, 2000 Census of Population and Housing. Esri forecasts for 2010.



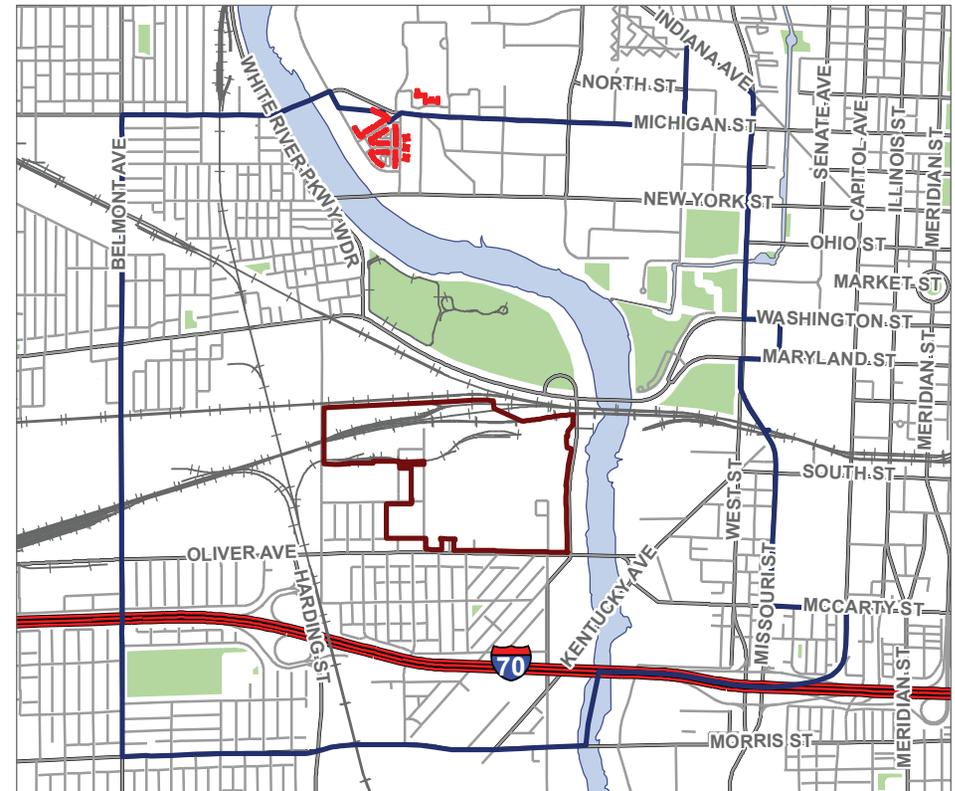
### Demographics: Special Features

Indiana University Purdue University at Indianapolis (IUPUI) on-campus student housing serves approximately 1,100 students. The campus housing is concentrated near West Michigan Street and Limestone Street. IUPUI on-campus student housing includes:

- Ball residence Hall (301 residents)
- Graduate Townhouse Apartments (60 residents)
- Campus Apartments on the Riverwalk (739 residents)

Nearby off-campus apartments provide several hundred additional housing units that serve IUPUI students and downtown workers.

There are no public housing projects in the GM Study Area. Data to determine if area residents utilize public assistance programs, such as HUD Section 8 Vouchers, are not available.



**IUPUI Student Housing**



Source: IUPUI and Indianapolis - Marion County Geographic Information System

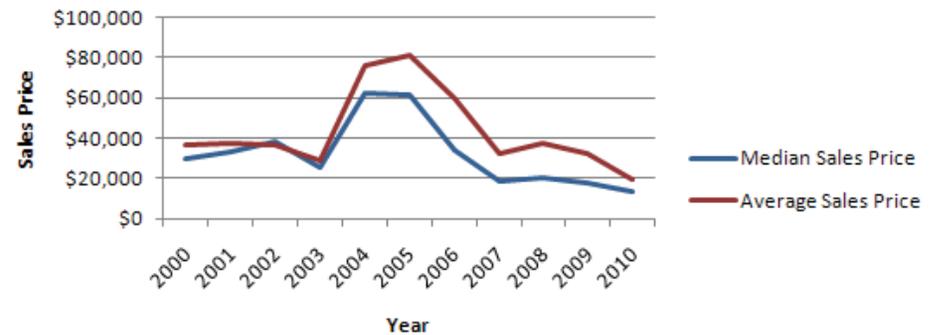


### City's Market Conditions and Trends: Single-Family Residential & Condo Sales Prices

Single-family residential and condominium sales prices in the Study Area have trended downward since 2000, with the exception of the 2004-2005 period, which can be attributed to the H. Lauter Lofts condominium project.

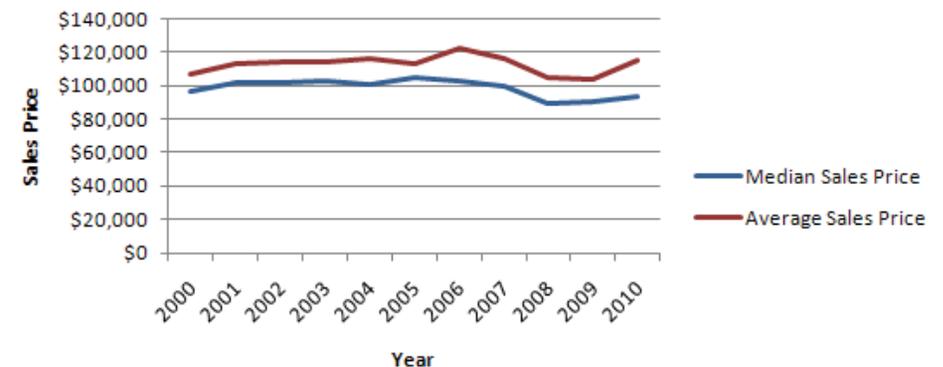
In 2010, Marion County's median sales prices are below the 2000 level. Average sales prices increased over this period, but not in a straight line fashion.

### GM Study Area Single-Family Residential & Condo Sales



GM Study Area Single-Family Residential & Condo Sales				Marion County Single-Family Residential & Condo Sales			
Year	Number Sold	Median Sales Price	Average Sales Price	Year	Number Sold	Median Sales Price	Average Sales Price
2000	21	\$30,000	\$36,810	2000	10,990	\$97,000	\$106,577
2001	39	\$33,250	\$37,259	2001	11,859	\$102,000	\$113,542
2002	18	\$38,620	\$36,841	2002	12,483	\$102,000	\$114,070
2003	31	\$25,000	\$28,992	2003	13,422	\$102,893	\$114,616
2004	58	\$61,950	\$75,889	2004	14,738	\$101,000	\$116,022
2005	66	\$60,950	\$80,689	2005	15,298	\$105,050	\$112,912
2006	57	\$34,000	\$59,630	2006	15,318	\$103,000	\$122,785
2007	44	\$18,250	\$31,858	2007	13,750	\$99,500	\$116,455
2008	40	\$20,000	\$37,223	2008	11,896	\$89,000	\$104,373
2009	27	\$17,500	\$31,978	2009	11,392	\$89,900	\$103,512
2010	15	\$13,500	\$19,237	2010	9,883	\$93,000	\$114,667

### Marion County Single-Family Residential & Condo Sales



Source: Metropolitan Indianapolis Board of Realtors

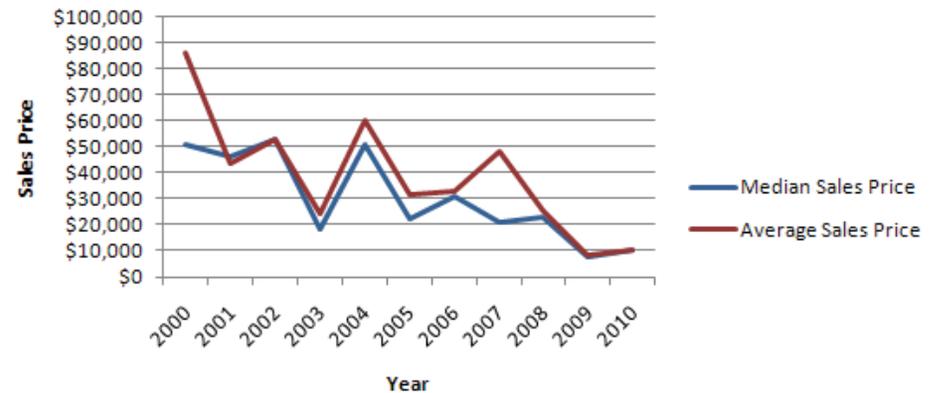


### City's Market Conditions and Trends: Multi-Family Sales Prices

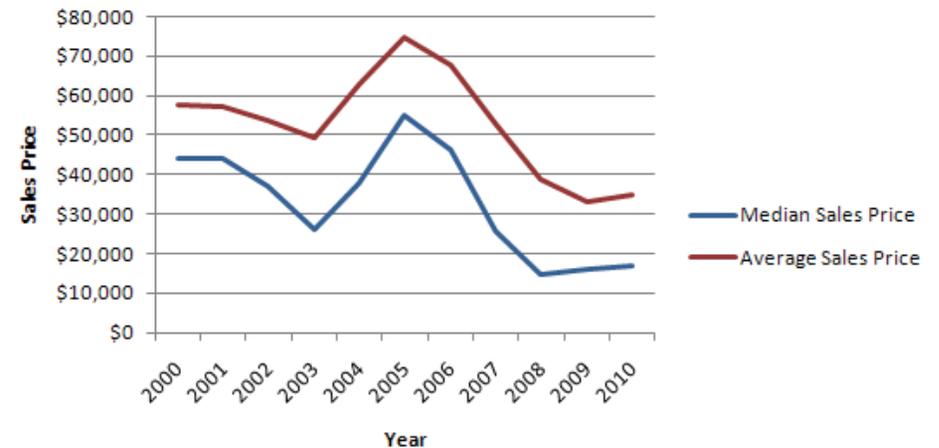
Residential multi-family sales prices in the GM Study Area and Marion County have trended downward since 2000, but not in a straight line fashion.

GM Study Area Residential Multi-Family Sales				Marion County Residential Multi-Family Sales			
Year	Number Sold	Median Sales Price	Average Sales Price	Year	Number Sold	Median Sales Price	Average Sales Price
2000	5	\$50,900	\$86,180	2000	487	\$44,000	\$57,715
2001	5	\$46,000	\$43,340	2001	455	\$44,000	\$57,175
2002	2	\$52,800	\$52,800	2002	565	\$37,000	\$53,796
2003	5	\$18,500	\$24,280	2003	577	\$26,000	\$49,411
2004	7	\$50,500	\$60,436	2004	589	\$38,000	\$62,769
2005	6	\$22,000	\$31,833	2005	699	\$55,000	\$74,874
2006	6	\$31,000	\$32,692	2006	614	\$46,250	\$67,836
2007	16	\$20,950	\$47,909	2007	488	\$25,553	\$52,949
2008	6	\$22,750	\$25,900	2008	518	\$14,500	\$38,879
2009	7	\$8,000	\$8,579	2009	351	\$16,000	\$32,953
2010	3	\$10,000	\$10,500	2010	329	\$17,000	\$34,846

### GM Study Area Residential Multi-Family Sales



### Marion County Residential Multi-Family Sales



Source: Metropolitan Indianapolis Board of Realtors



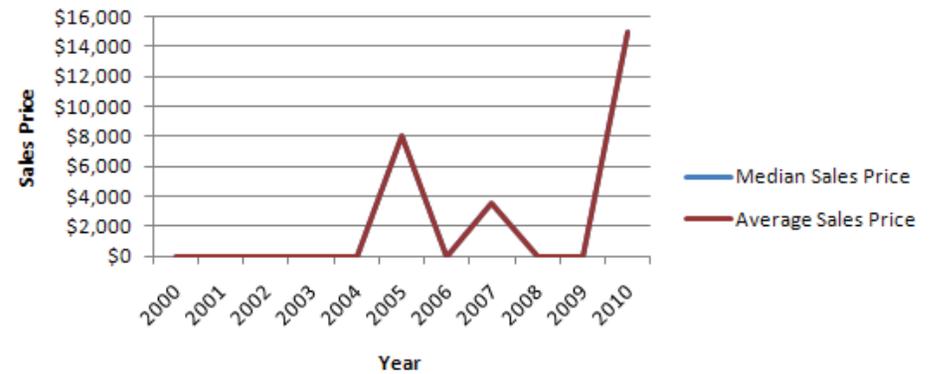
### City's Market Conditions and Trends: Vacant Lot and Land Sales Prices

The GM Study Area data shows minimal vacant lot and land sales volume over the 10 year period. Therefore, the Study Area chart to the right should be taken in context.

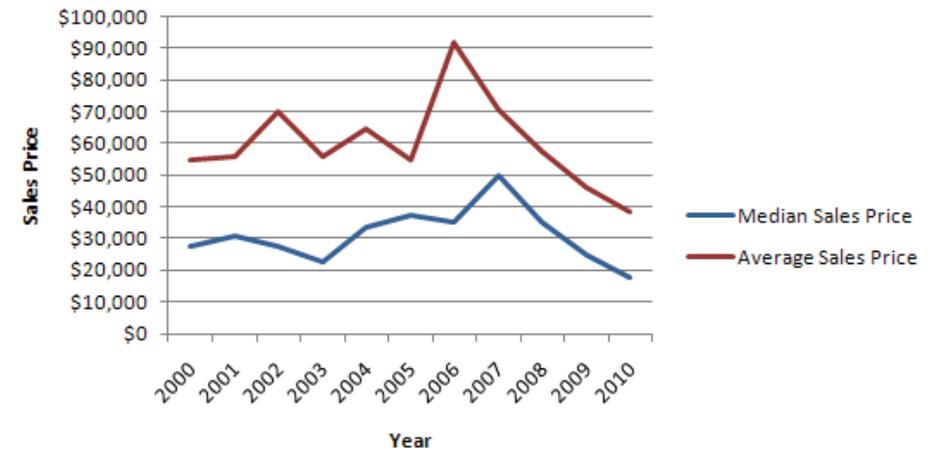
Marion County vacant lot and land sales prices generally decreased over the 10 year period. The price spikes that occurred in 2006-2007 period were likely related to the national "housing bubble."

GM Study Area Vacant Lot and Land Sales				Marion County Vacant Lot and Land Sales			
Year	Number Sold	Median Sales Price	Average Sales Price	Year	Number Sold	Median Sales Price	Average Sales Price
2000	0	\$0	\$0	2000	222	\$27,500	\$54,974
2001	0	\$0	\$0	2001	247	\$30,900	\$55,696
2002	0	\$0	\$0	2002	213	\$27,500	\$70,130
2003	0	\$0	\$0	2003	194	\$22,500	\$55,576
2004	0	\$0	\$0	2004	198	\$33,750	\$64,772
2005	1	\$8,000	\$8,000	2005	195	\$37,400	\$54,802
2006	0	\$0	\$0	2006	184	\$35,375	\$91,732
2007	1	\$3,500	\$3,500	2007	119	\$50,000	\$70,411
2008	0	\$0	\$0	2008	75	\$34,900	\$57,522
2009	0	\$0	\$0	2009	49	\$25,000	\$46,036
2010	2	\$14,900	\$14,900	2010	143	\$18,000	\$38,524

### GM Study Area Vacant Lot and Land Sales



### Marion County Vacant Lot and Land Sales



Source: Metropolitan Indianapolis Board of Realtors



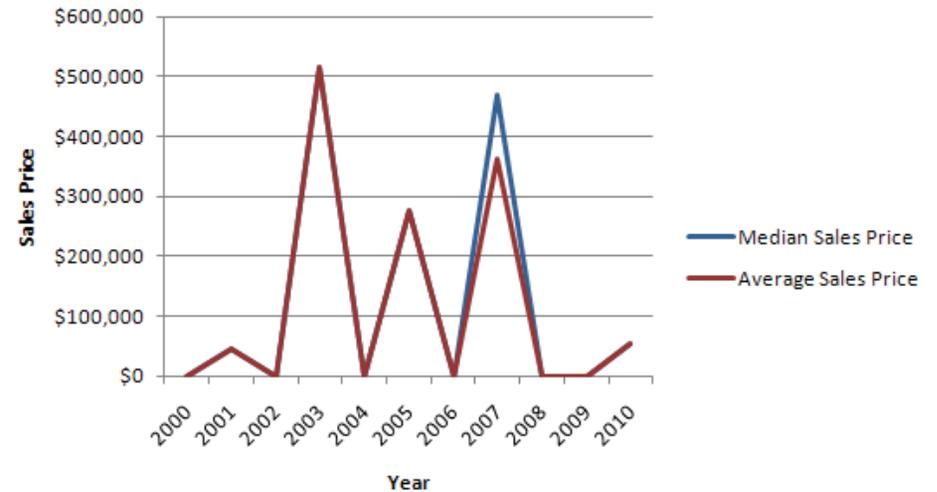
### City's Market Conditions and Trends: Commercial Sales Prices

The GM Study Area data shows minimal commercial property sales volume over the 10 year period. Therefore, the Study Area chart to the right should be taken in context.

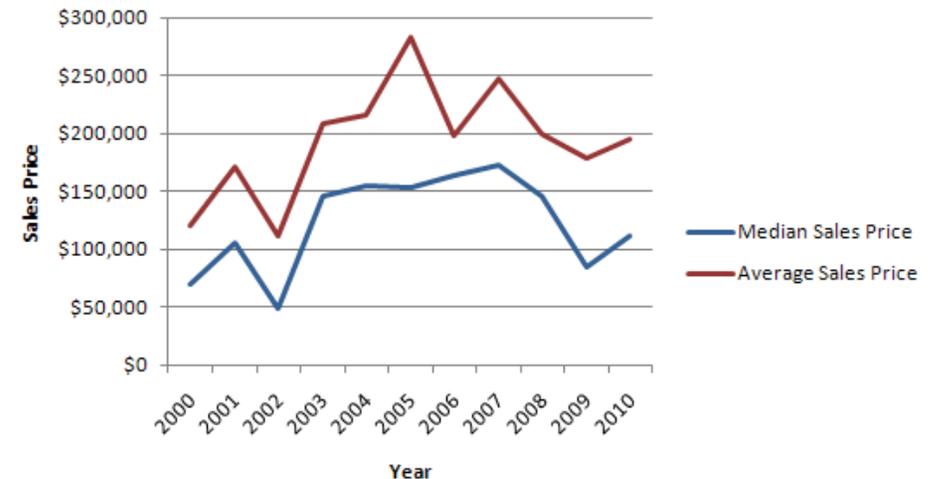
Marion County commercial property sales prices generally increased over the 10 year period.

GM Study Area Commercial Sales				Marion County Commercial Sales			
Year	Number Sold	Median Sales Price	Average Sales Price	Year	Number Sold	Median Sales Price	Average Sales Price
2000	0	\$0	\$0	2000	76	\$69,250	\$119,826
2001	1	\$45,900	\$45,900	2001	79	\$104,900	\$170,896
2002	0	\$0	\$0	2002	75	\$48,800	\$111,033
2003	2	\$515,000	\$515,000	2003	67	\$145,000	\$208,552
2004	0	\$0	\$0	2004	77	\$155,000	\$215,940
2005	1	\$275,000	\$275,000	2005	103	\$152,500	\$283,054
2006	0	\$0	\$0	2006	82	\$163,000	\$198,297
2007	3	\$470,000	\$363,300	2007	77	\$173,000	\$246,853
2008	0	\$0	\$0	2008	70	\$145,500	\$199,631
2009	1	\$0	\$0	2009	53	\$85,000	\$178,925
2010	1	\$55,000	\$55,000	2010	84	\$111,000	\$194,483

### GM Study Area Commercial Sales



### Marion County Commercial Sales



Source: Metropolitan Indianapolis Board of Realtors

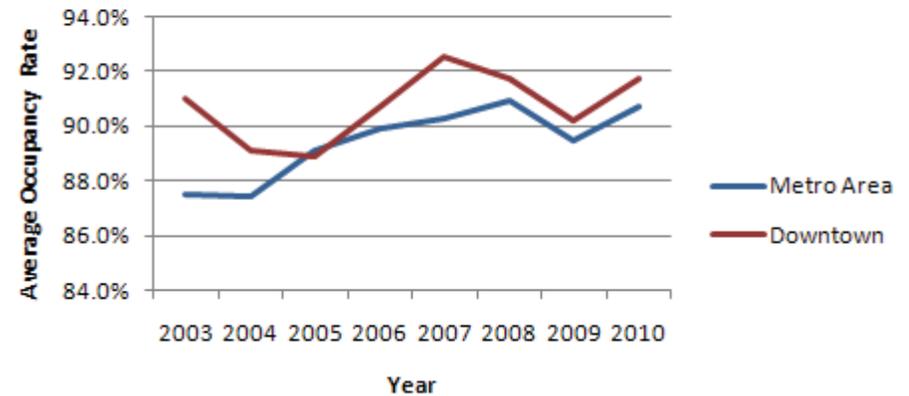


### City's Market Conditions and Trends: Multi-Family Rental

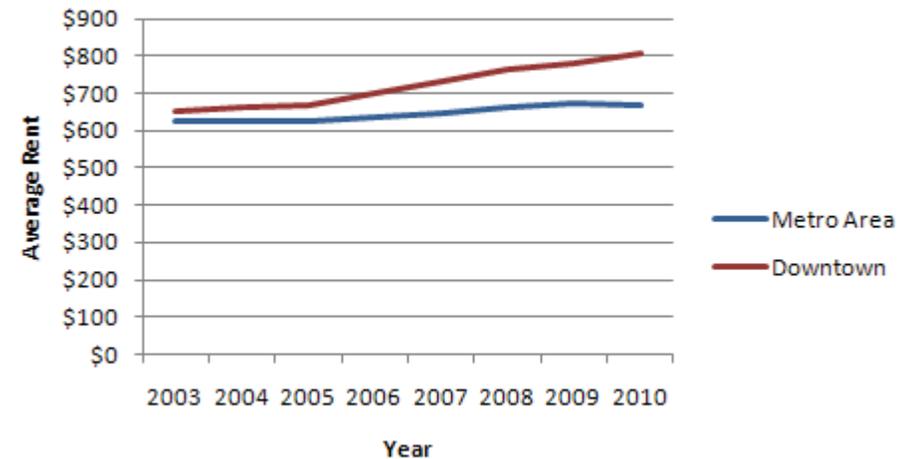
The multi-family rental market has enjoyed high levels of occupancy over the last eight years. Average rents in the metro area have steadily increased (0.8%) in the last eight years, while average rents in downtown Indianapolis have significantly increased (23.1%).

The data are only available for the metro area and downtown. Downtown information is good for future mixed-use development comparisons.

### Average Multi-Family Rental Occupancy Rate



### Average Multi-Family Rent



Multi-Family Occupancy Rates and Average Rents				
	Indianapolis Metropolitan Area		Downtown Indianapolis	
	Average Occupancy Rate	Average Rent	Average Occupancy Rate	Average Rent
2003	87.5%	\$623	91.0%	\$654
2004	87.4%	\$624	89.1%	\$665
2005	89.1%	\$627	88.9%	\$670
2006	89.9%	\$636	90.7%	\$700
2007	90.3%	\$647	92.5%	\$731
2008	90.9%	\$662	91.7%	\$766
2009	89.5%	\$671	90.2%	\$779
2010	90.7%	\$668	91.7%	\$805

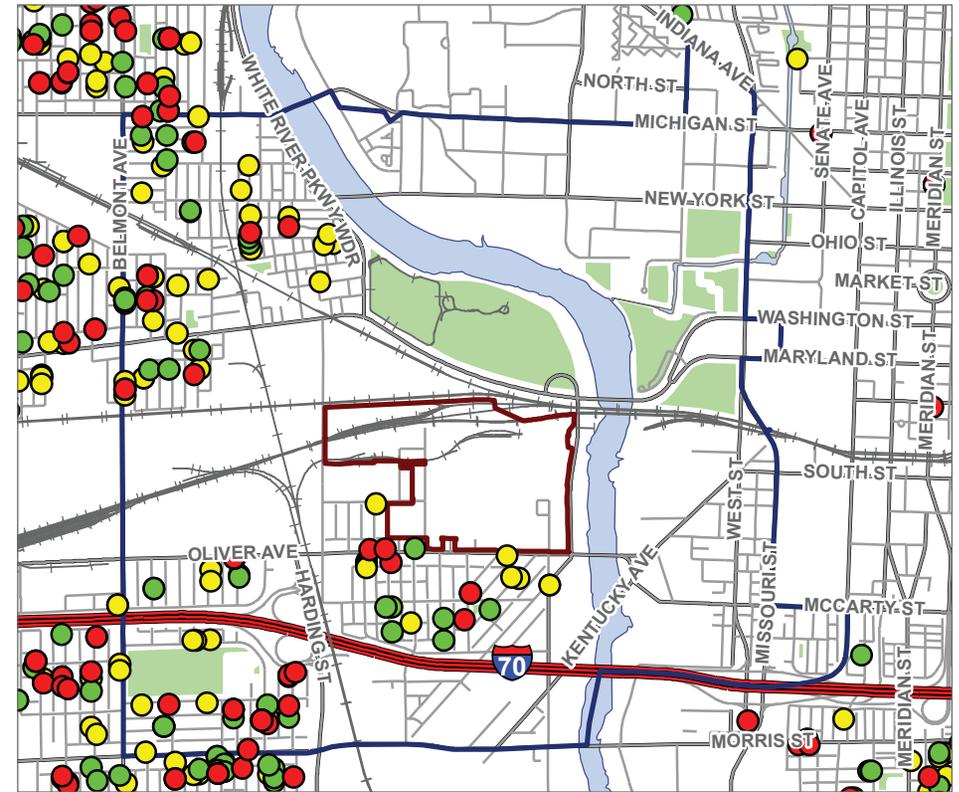
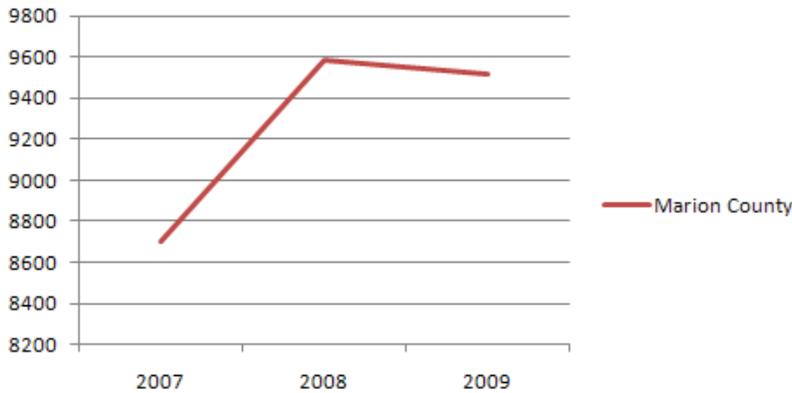
Source: Tikijan Associates



### City's Market Conditions and Trends: Foreclosures

The number of foreclosures in the GM Study Area declined between 2007 and 2009, while the number of foreclosures in Marion County increased. With the exception of 2007, the proportion of foreclosures in the Study Area was approximately 40% lower than the proportion of foreclosures in Marion County. There were no multi-family properties in foreclosure in the Study Area between 2007 and 2009.

### Marion County Foreclosures



### Foreclosures



Foreclosures					
	Study Area Foreclosures	Marion County Foreclosures	% of Marion County Foreclosures	% of Study Area Residential Units	% of Marion County Residential Units
2007	60	8,705	0.7%	4.1%	3.3%
2008	29	9,582	0.3%	2.0%	3.6%
2009	32	9,514	0.3%	2.2%	3.6%
Totals	121	27,801	0.4%	2.8%	3.5%

Source: Marion County Sheriff's Department and Indianapolis - Marion County Geographic Information System

# GM Stamping Plant Reuse Study

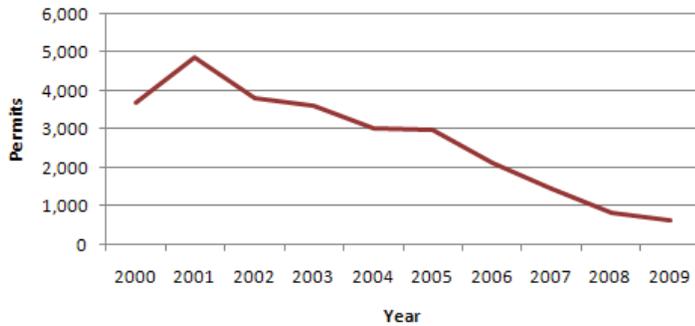


## DESCRIPTION OF THE STUDY AREA HOUSING MARKET

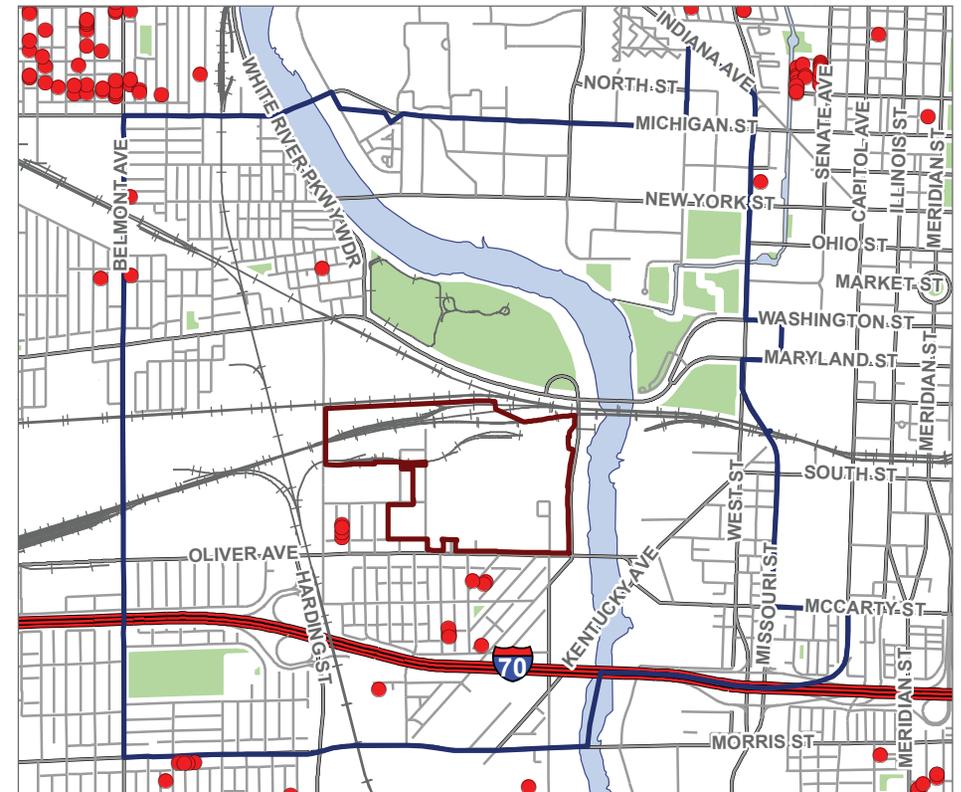
### City's Market Conditions and Trends: Building Permits

Between 2000 and 2009, residential building permits decreased approximately 83% in Marion County.

**Marion County Residential Building Permits**



	Building Permits			
	New Residential		Residential Units Demolished	
	Study Area	Marion County	Study Area	Marion County
2000	2	3,687	2	342
2001	5	4,845	6	376
2002	3	3,817	6	326
2003	0	3,621	2	471
2004	0	2,998	6	397
2005	2	2,995	2	300
2006	0	2,102	7	373
2007	0	1,459	5	335
2008	0	803	17	388
2009	1	618	18	385



**Building Permits - New Residential**



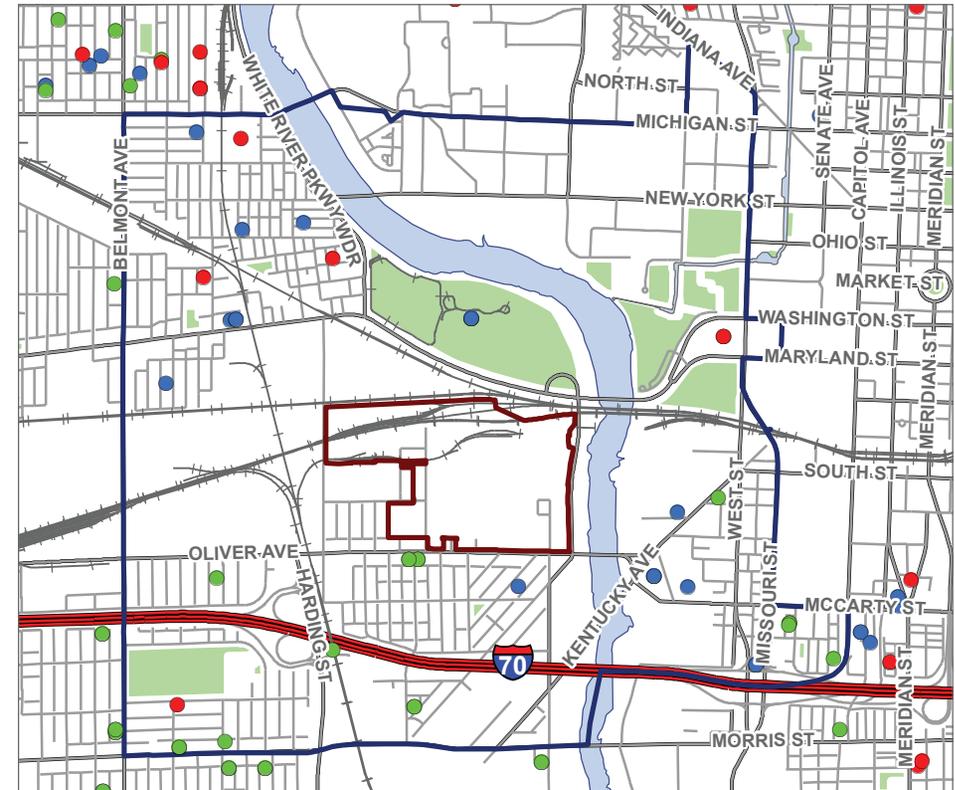
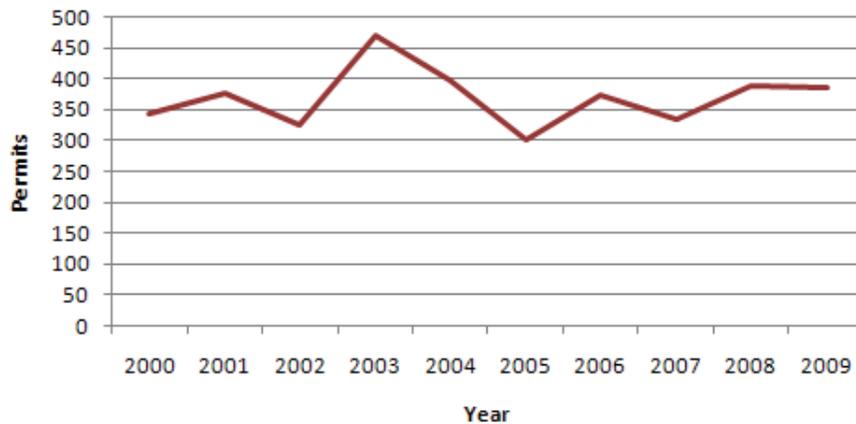
Source: Indianapolis Department of Code Enforcement and Indianapolis - Marion County Geographic Information System



### City's Market Conditions and Trends: Residential Demolition Permits

The number of residential demolition permits issued remained steady between 2000 and 2009 in Marion County.

### Marion County Residential Demolition Permits



### Building Permits - Residential Demolitions



Source: Indianapolis Department of Code Enforcement and Indianapolis - Marion County Geographic Information System

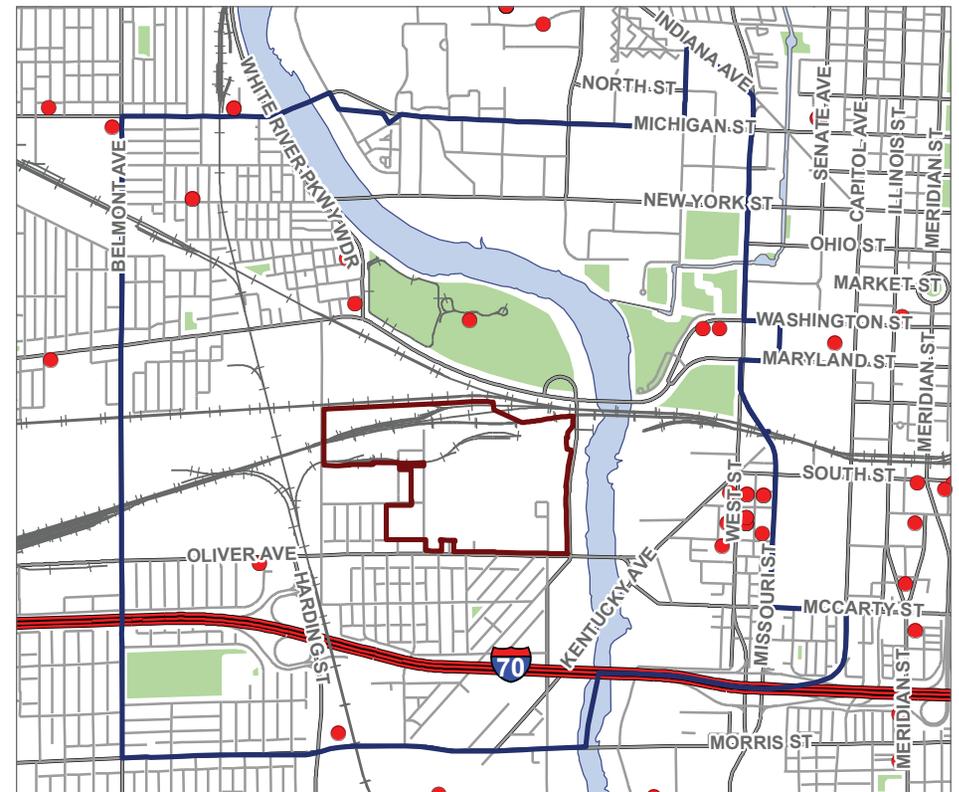
# GM Stamping Plant Reuse Study



## DESCRIPTION OF THE STUDY AREA HOUSING MARKET

### City's Market Conditions and Trends: Commercial and Industrial Permits

Between 2000 and 2009, commercial and industrial building permits in Marion County decreased approximately 64%.



**Building Permits - New Commercial and Industrial**



Source: Indianapolis Department of Code Enforcement and Indianapolis - Marion County Geographic Information System

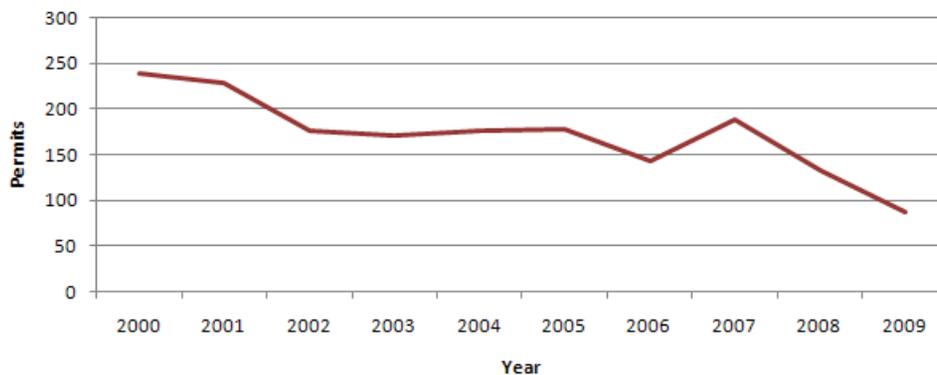


Commercial construction in the GM Study Area was primarily focused on new hotels. Construction on the JW Marriot started in 2008 and two hotels were constructed near Lucas Oil Stadium in 2007. Additionally, construction at the Indianapolis Zoo occurred in 2009, and construction of an addition to William Penn School 49 was initiated in 2004. Currently, an expansion to the NCAA headquarters is underway. There has also been new construction on the IUPUI campus, including a new student center, Herron School of Art and School of Informatics.

Significant nearby construction includes the recently completed Lucas Oil Stadium and Convention Center expansion. Current nearby construction on the IUPUI campus includes a new Wishard Hospital, expansion of Riley Children’s Hospital, the new Gene & Marilyn Glick Eye Institute, cancer research buildings and support facilities, including parking garages.

Building Permits		
New Commercial/Industrial		
Year	Study Area	Marion County
2000	3	239
2001	3	228
2002	2	176
2003	1	171
2004	0	176
2005	2	178
2006	2	142
2007	3	188
2008	2	133
2009	1	87

**Marion County  
Commercial/Industrial Building Permits**



Source: Indianapolis Department of Code Enforcement

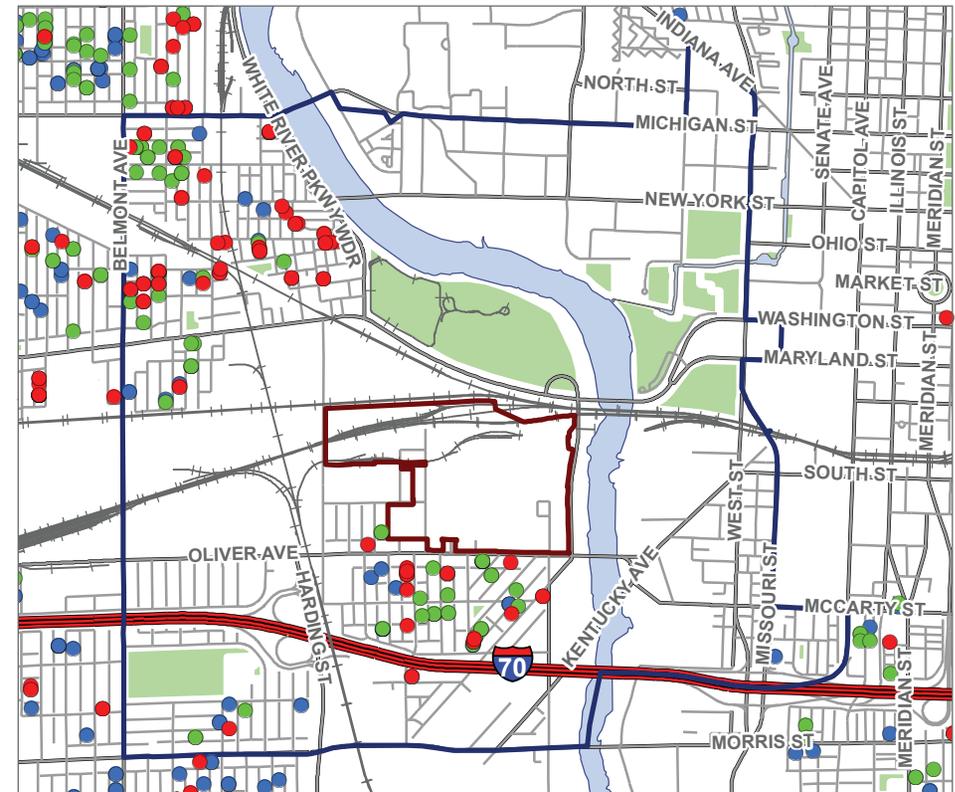
# GM Stamping Plant Reuse Study



## DESCRIPTION OF THE STUDY AREA HOUSING MARKET

### City's Market Conditions and Trends: Repair Orders

Repair orders issued by the Marion County Health and Hospital Corporation and the City of Indianapolis decreased in the GM Study Area between 2007 and 2009. In Marion County, repair orders increased significantly during this period.



Repair Orders



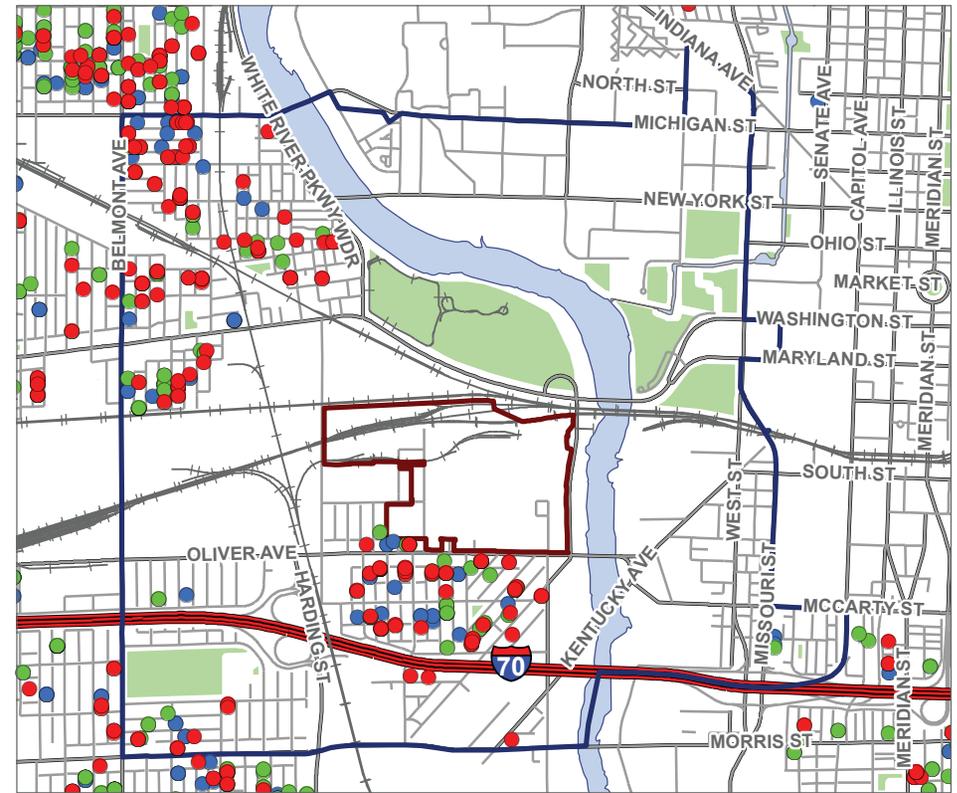
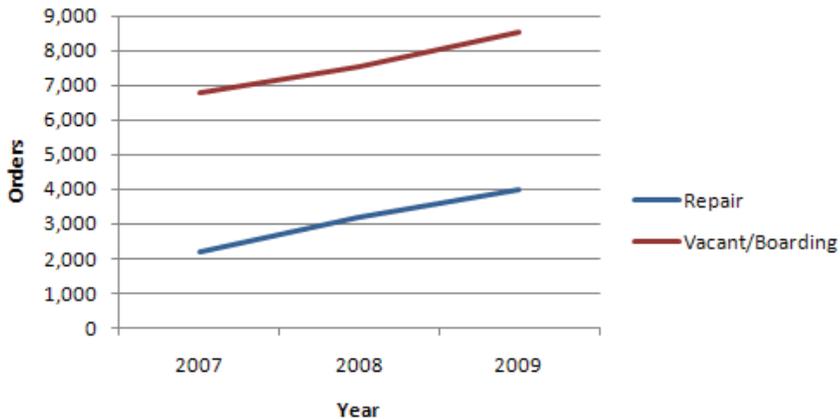
Source: Indianapolis Department of Code Enforcement and Indianapolis - Marion County Geographic Information System



### City's Market Conditions and Trends: Vacant and Boarding Orders

Vacant and Boarding orders issued by the Marion County Health and Hospital Corporation and the City of Indianapolis decreased significantly in the GM Study Area between 2007 and 2009. In Marion County, Vacant and Boarding orders increased significantly during this period.

**Marion County Housing Orders**



**Vacant/Boarding Orders**

- Study Area
- GM Site
- 2007 Vacant/Boarding
- 2008 Vacant/Boarding
- 2009 Vacant/Boarding
- Railroad
- Interstate
- Major Street
- Street
- Park
- River / Creek

	Marion County Housing Orders			
	Repair		Vacant/Boarding	
	Study Area	Marion County	Study Area	Marion County
2007	66	2,213	147	6,760
2008	61	3,183	97	7,536
2009	39	3,991	68	8,529



Source: Indianapolis Department of Code Enforcement and Indianapolis - Marion County Geographic Information System

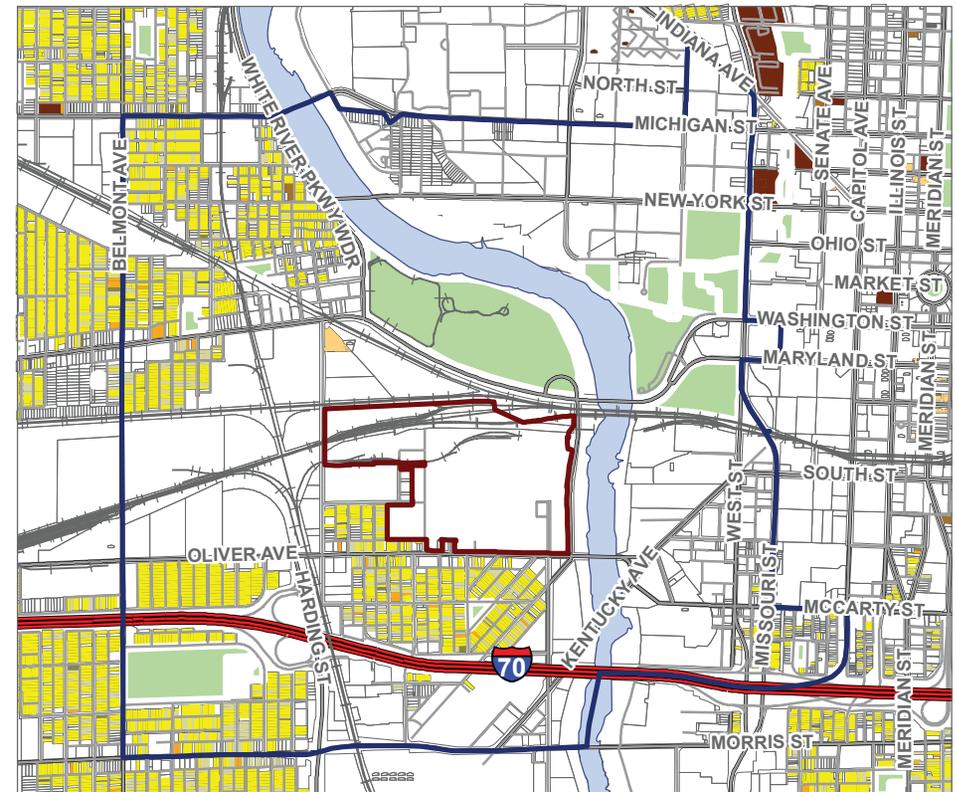


### Housing Market: Housing Types

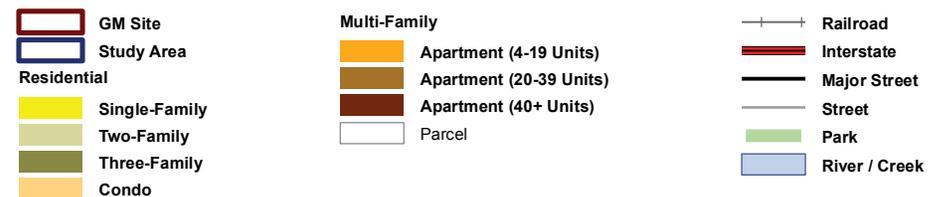
The residential composition within the GM Study Area is comprised primarily of single-family homes, which make up approximately 63% of the housing units. The 43 H. Lauter Lofts condominium units were the result of an adaptive reuse of an historic furniture company warehouse in 2004. The following is a breakdown of residential housing unit types based on Marion County Assessor data:

2010 Housing Types		
Type	Number of Units	% of Total Units
Single-Family	1,173	45.0
Two-Family	464	17.8
Three-Family	21	0.8
Condominiums	43	1.7
Multi-Family	904	34.7
Totals	2,605	100.0

Larger map is located in Appendix A.



### Residential Housing Types





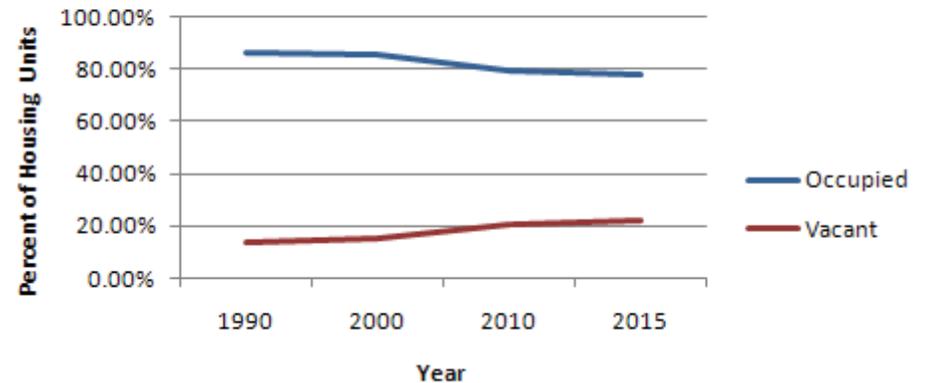
### Housing Market: Housing Occupancy

In 2010, approximately 79.4% of the housing units in the GM Study Area are occupied and 20.6% are vacant. When compared to Marion County, the Study Area has lower occupancy rates and higher vacancy rates. Occupancy rates have decreased and vacancy rates have increased steadily in the Study Area from 1990 through 2015 estimates. This mirrors the trend seen in Marion County over the same period of time; however, vacancy in the Study Area has increased at a higher rate. Housing unit totals for 2010 and 2015 are projections based on 2000 Census data and differ from the actual number of housing units from the preceding page, which are based on Marion County Assessor data.

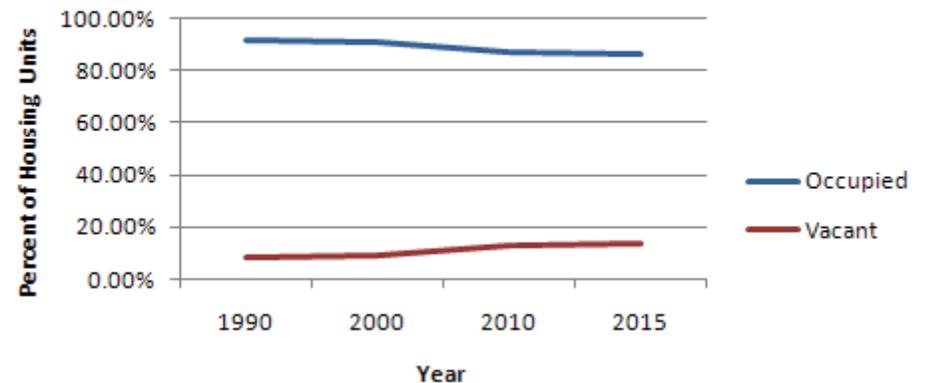
GM Study Area Housing Units by Occupancy Status								
Category	1990		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Units	2,144	100.0%	2,096	100.0%	2,181	100.0%	2,212	100.0%
Occupied	1,844	86.0%	1,784	85.1%	1,732	79.4%	1,722	77.8%
Vacant	300	14.0%	312	14.9%	449	20.6%	490	22.2%

Marion County Housing Units by Occupancy Status								
Category	1990		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Units	349,403	100.0%	387,183	100.0%	422,478	100.0%	435,491	100.0%
Occupied	319,471	91.40%	352,164	91.0%	367,280	86.9%	374,932	86.1%
Vacant	29,932	8.60%	35,019	9.0%	55,198	13.1%	60,559	13.9%

### GM Study Area Housing Units by Occupancy Status



### Marion County Housing Units by Occupancy Status



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing; ESRI forecasts for 2010 and 2015.

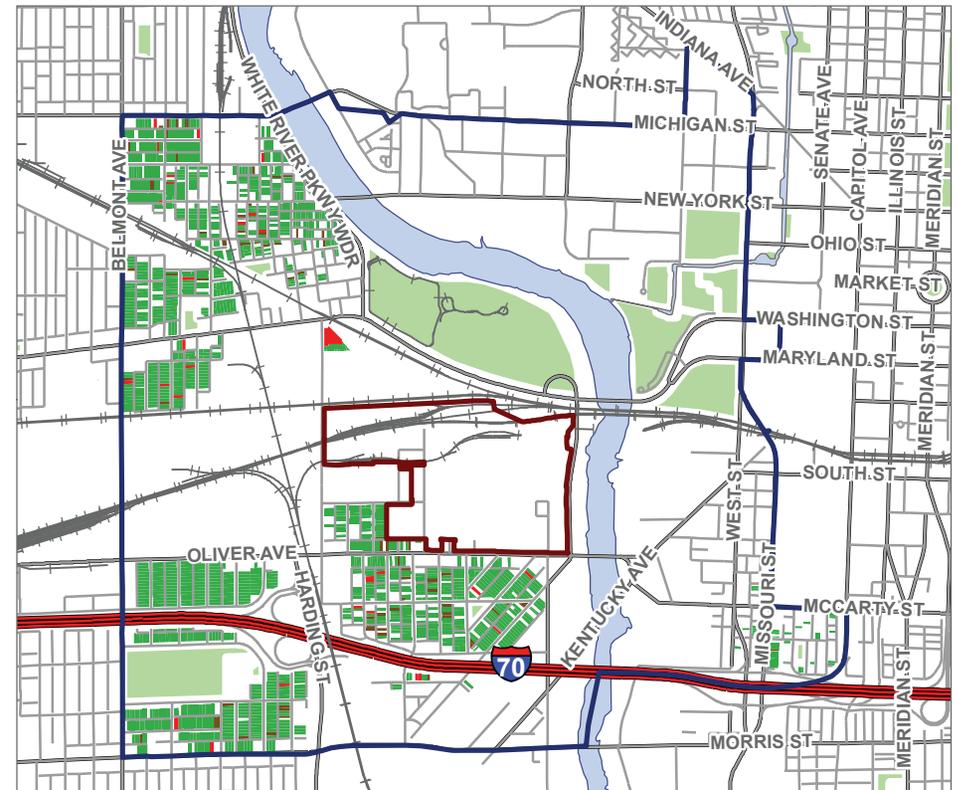


### Housing Market: Low-Density Housing Unit Occupancy

Ball State University College of Architecture and Planning – Indianapolis (CAPIndy) conducted a housing survey in May, 2011. The housing survey inventoried single-family, two-family, three-family and condominium residential units. When compared to previous Census data and forecasts, the housing survey showed a higher occupancy rate (93% versus 79.4%). The 79.4% occupancy rate from the 2010 Census included multi-family housing units.

Low-Density Housing Unit Occupancy		
Category	Number	Percent
Occupied	1,339	93.0%
Vacant	30	2.1%
Vacant/Boarded	70	4.9%
Total Units	1,439	100.0%

Larger map is located in Appendix A.



2011 Residential Housing Unit Occupancy



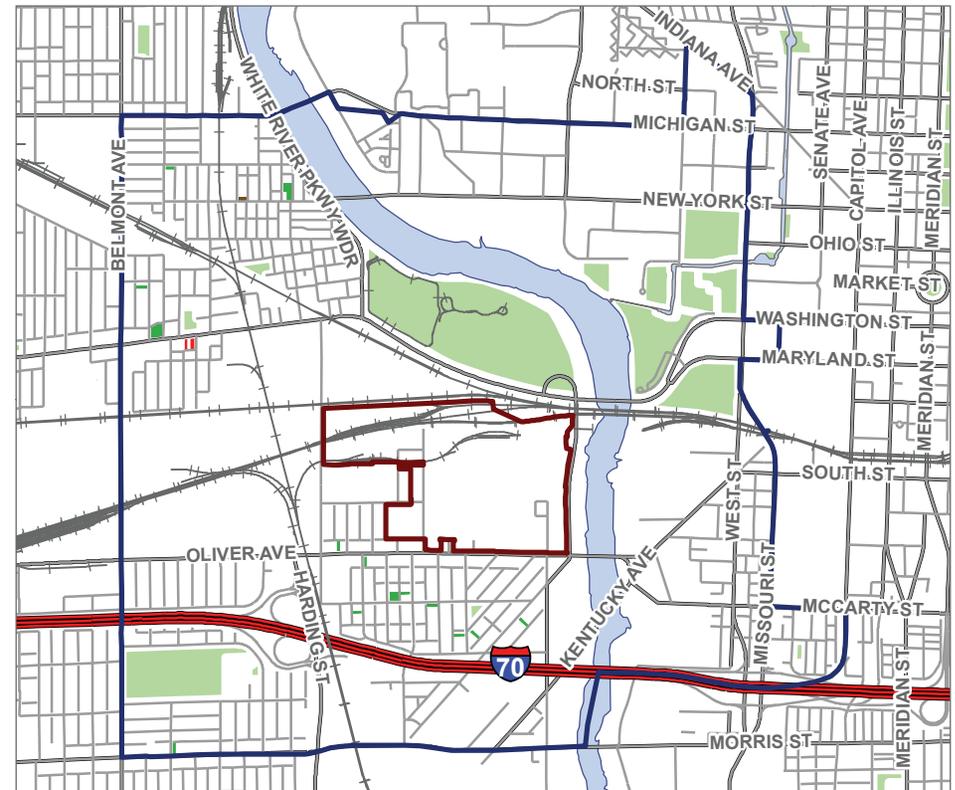


### Housing Market: Multi-Family Housing Occupancy

The Ball State CAPIndy housing survey inventoried multi-family housing structures. It was not possible to inventory every unit in each multi-family structure, instead each structure was determined to be vacant or occupied. When compared to previous Census data and forecasts, the housing survey showed a higher occupancy rate than expected (84.2% versus 79.4%).

Multi-Family Housing Occupancy		
Category	Number	Percent
Occupied	16	84.2%
Vacant	2	10.5%
Vacant/Boarded	1	5.3%
Total Structures	19	100.0%

Larger map is located in Appendix A.



2011 Multi-Family Housing Occupancy





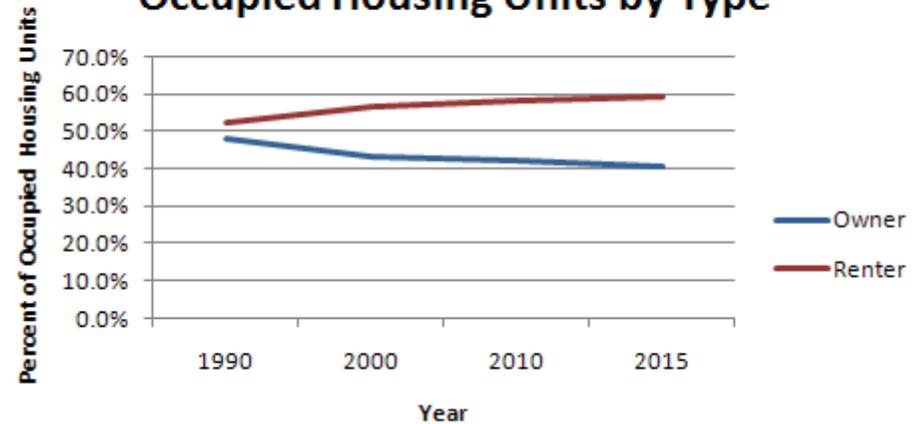
### Housing Market: Ownership

Approximately 41.9% of the housing units in the Study Area are owner-occupied and 58.1% are renter-occupied. When compared to Marion County, the Study Area has significantly lower owner-occupancy rates and higher renter-occupancy rates. Owner-occupancy rates have decreased significantly and renter-occupancy rates have increased significantly in the Study Area from 1990 through 2015 estimates. This is opposite of the trend seen in Marion County over the same period of time, where owner-occupancy rates have steadily increased and renter-occupancy rates have steadily decreased.

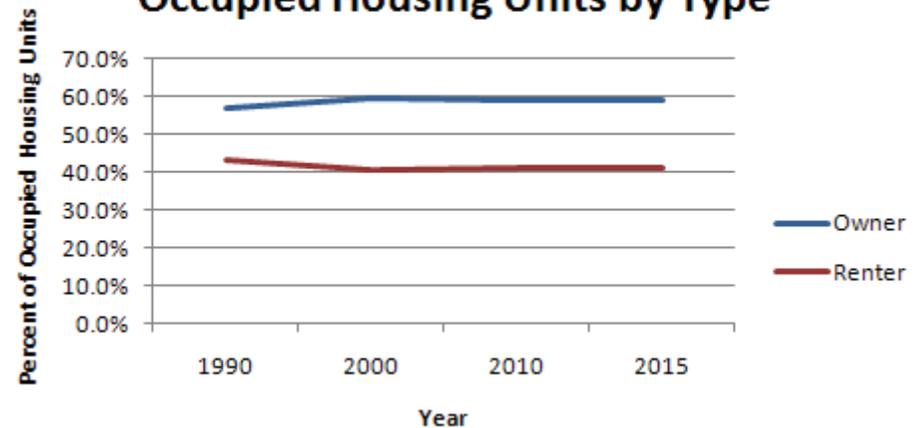
GM Study Area Occupied Housing Units by Type									
Category	1990		2000		2010		2015		Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Owner	883	47.9	768	43.0	726	41.9	703	40.8	
Renter	961	52.1	1,016	57.0	1,006	58.1	1,019	59.2	

Marion County Occupied Housing Units by Type									
Category	1990		2000		2010		2015		Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Owner	182,039	57.0	208,957	59.3	216,297	58.9	221,365	59.0	
Renter	137,432	43.0	143,207	40.7	150,983	41.1	153,567	41.0	

### GM Study Area Occupied Housing Units by Type



### Marion County Occupied Housing Units by Type



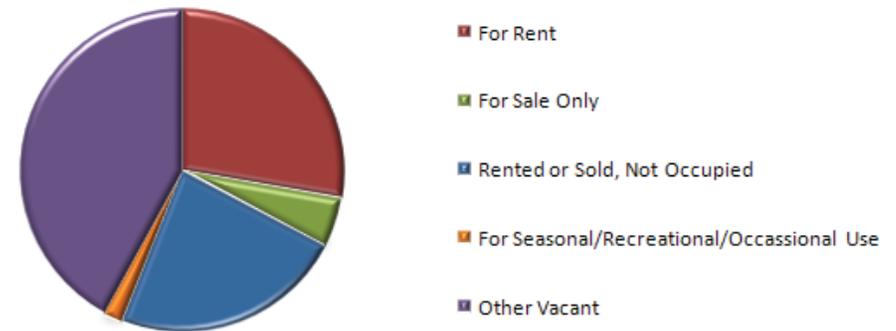
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing; ESRI forecasts for 2010 and 2015



### Housing Market: Vacant Housing Units

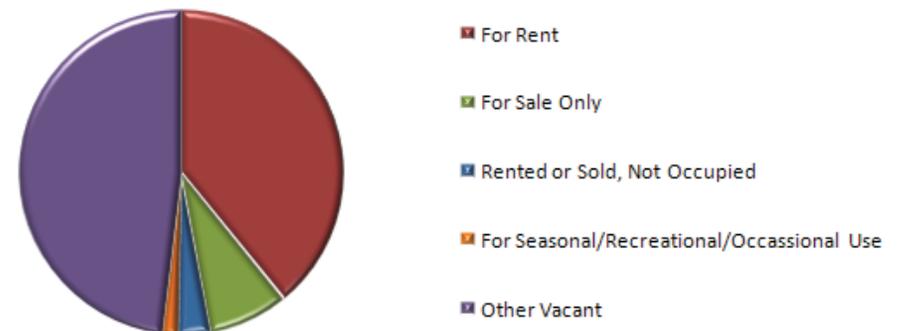
Approximately 51% of the vacant housing units in the Study Area are for rent at any given time, while approximately 12% are for sale. Another 7% have been rented or sold, but have not been occupied. Approximately 4% of the vacant housing units are for seasonal, recreational or occasional use. Approximately 26% of the vacant housing units are considered to be either undergoing rehabilitation, abandoned, or have long-term vacancy issues.

**GM Study Area  
Vacant Housing Units by Type - 1990**



GM Study Area Vacant Housing Units by Type				
Category	1990		2000	
	Number	Percent	Number	Percent
For Rent	83	27.7%	122	39.1%
For Sale Only	15	5.0%	25	8.0%
Rented or Sold, Not Occupied	70	23.3%	10	3.2%
For Seasonal/Recreational/Occasional Use	6	2.0%	5	1.6%
Other Vacant	126	42.0%	150	48.1%

**GM Study Area  
Vacant Housing Units by Type - 2000**

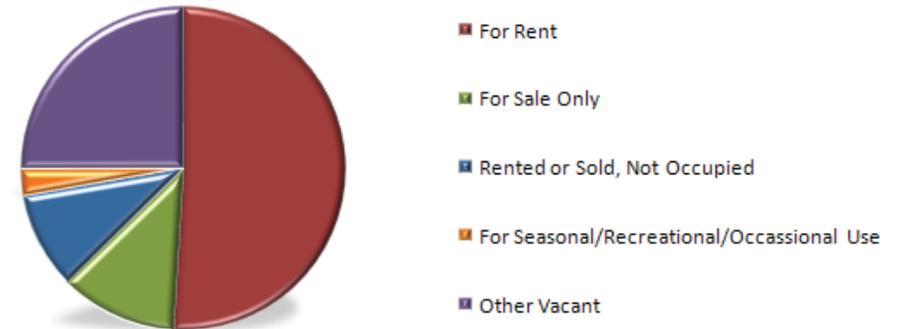


Source: U.S. Bureau of the Census, 1990 and 2000 Census of Population and Housing

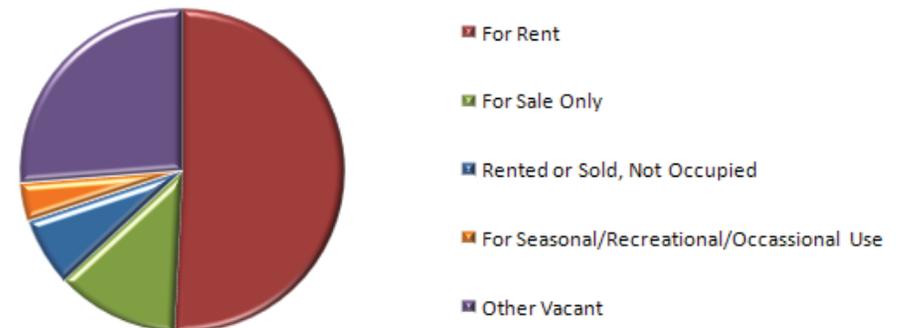


The composition of vacant housing units in 2000 is nearly identical to 1990.

### Marion County Vacant Housing Units by Type - 1990



### Marion County Vacant Housing Units by Type - 2000



#### Marion County Vacant Housing Units by Type

Category	1990		2000	
	Number	Percent	Number	Percent
For Rent	15,245	50.9%	17,778	50.8%
For Sale Only	3,512	11.7%	4,355	12.4%
Rented or Sold, Not Occupied	2,917	9.7%	2,390	6.8%
For Seasonal/Recreational/ Occasional Use	784	2.6%	1,326	3.8%
Other Vacant	7,474	25.0%	9,170	26.2%

Source: U.S. Bureau of the Census, 1990 and 2000 Census of Population and Housing

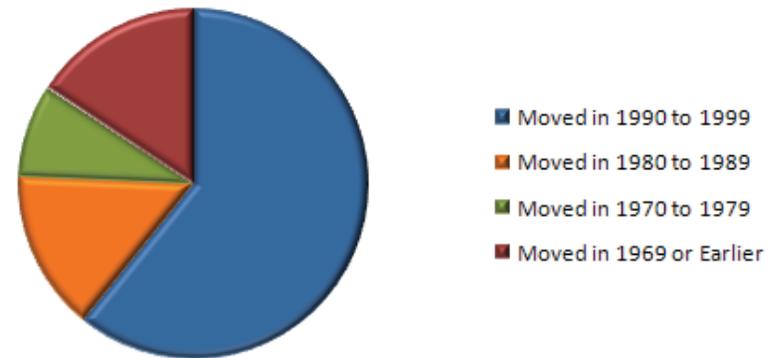


### Housing Market: Tenure of Occupancy

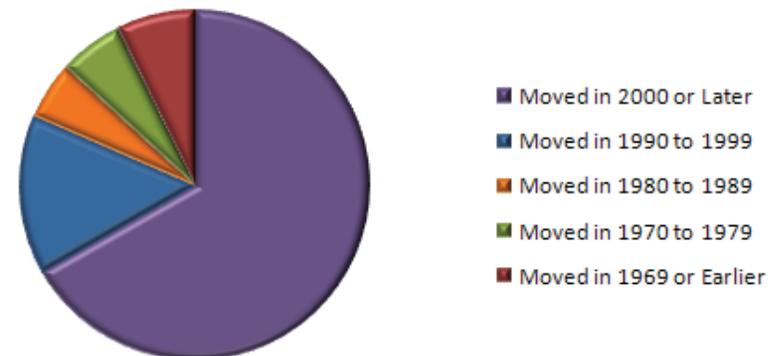
As of 2009, the majority of people (66.8%) moved into the GM Study Area within the past nine years while over 81% of people moved into the Study Area within the last 20 years. Long term occupants (20 years or more) comprise approximately 18% of the Study Area .

This generally compares to 2000, when the majority of people (60.8%) moved into the GM Study Area within the prior 10 years and approximately 76% of people moved into the Study Area within the preceding 20 years. Long term occupants (20 years or more) comprised approximately 24% of the Study Area .

**GM Study Area  
Year Householder Moved In - 2000**



**GM Study Area  
Year Householder Moved In - 2009**



GM Study Area Households by Year Householder Moved In				
Category	2000		2009	
	Number	Percent	Number	Percent
Moved in 2000 or Later	N/A	N/A	1,347	66.8%
Moved in 1990 to 1999	1,057	60.8%	297	14.7%
Moved in 1980 to 1989	258	14.8%	106	5.3%
Moved in 1970 to 1979	150	8.6%	119	5.9%
Moved in 1969 or Earlier	273	15.7%	147	7.3%
Total	1,738	100.0%	2,016	100.0%

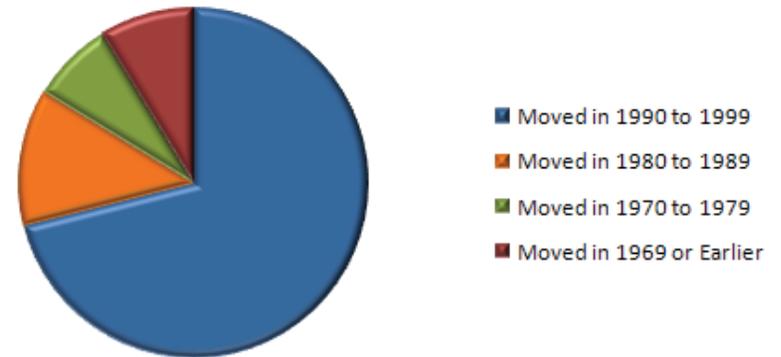
Source: U.S. Census Bureau, 2000 Census of Population and Housing; 2005-2009 American Community Survey



As of 2009, the majority of people (62.3%) moved into Marion County within the past nine years. Over 80% of people moved into the County within the last 20 years. Long term occupants (20 years or more) comprise approximately 18% of the county.

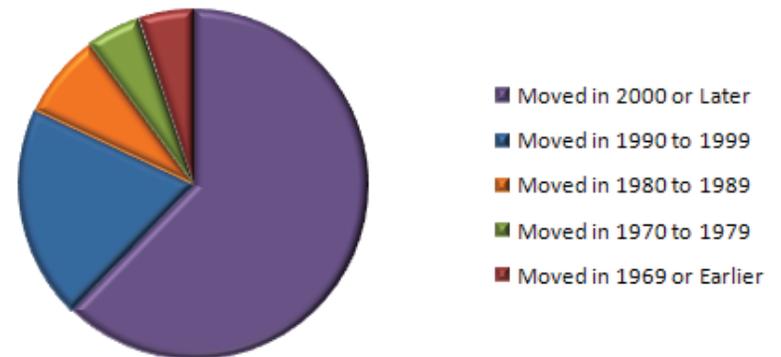
This generally compares to 2000, when the majority of people (71.1%) moved into Marion County within the prior 10 years and approximately 84% of people moved into the County within the preceding 20 years. Long term occupants (20 years or more) comprised approximately 16% of the County.

### Marion County Year Householder Moved In - 2000



Marion County Households by Year Householder Moved In				
Category	2000		2009	
	Number	Percent	Number	Percent
Moved in 2000 or later	N/A	N/A	223,317	62.3%
Moved in 1990 to 1999	250,454	71.1%	70,526	19.7%
Moved in 1980 to 1989	44,472	12.6%	28,155	7.9%
Moved in 1970 to 1979	26,673	7.6%	18,103	5.0%
Moved in 1969 or earlier	30,565	8.7%	18,183	5.1%
Total	352,164	100.0%	358,284	100.0%

### Marion County Year Householder Moved In - 2009



Source: U.S. Census Bureau, 2000 Census of Population and Housing; 2005-2009 American Community Survey



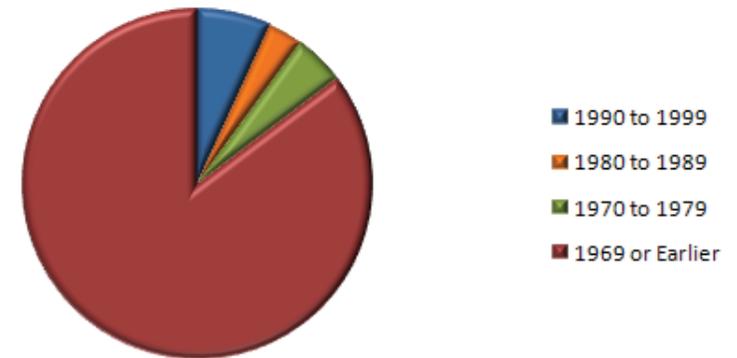
### Housing Market: Age of Housing

The residential housing stock within the GM Study Area was built between 1872 and 2009, with approximately 32% built around 1900 and 14% built around 1910. Fifteen percent was built around 1920, 7% was built around 1930, and 6% was built around 1940.

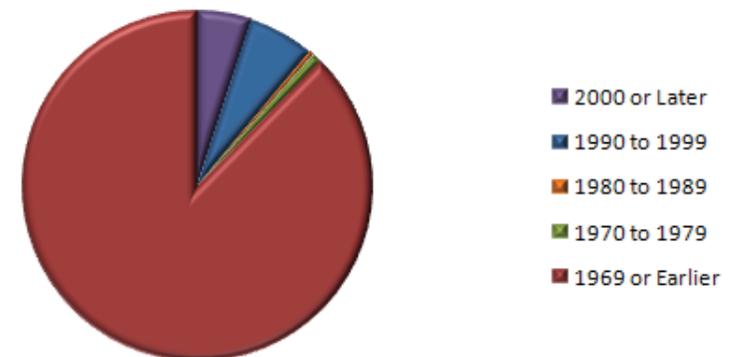
The multi-family housing stock was built between 1860 to 1930, with the majority having been built around 1900.

GM Study Area Housing Units by Year Structure Built				
Category	2000		2009	
	Number	Percent	Number	Percent
2000 or Later	N/A	N/A	123	5.0%
1990 to 1999	138	6.8%	151	6.1%
1980 to 1989	65	3.2%	10	0.4%
1970 to 1979	95	4.7%	23	0.9%
1969 or Earlier	1,735	85.3%	2162	87.6%
<b>Total</b>	<b>2,033</b>	<b>100.0%</b>	<b>2,469</b>	<b>100.0%</b>

**GM Study Area  
Year Structure Built - 2000**



**GM Study Area  
Year Structure Built - 2009**



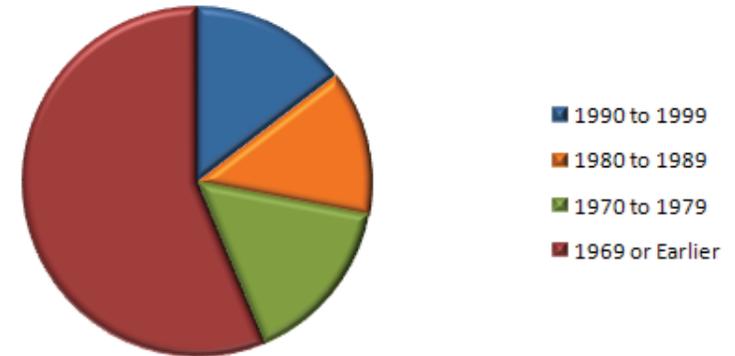
Source: U.S. Census Bureau, 2000 Census of Population and Housing; 2005-2009 American Community Survey



The residential housing stock within Marion County was built between 1814 and 2011, with approximately 54% built prior to 1969. Approximately 10% of the housing stock was built in each of the previous four decades.

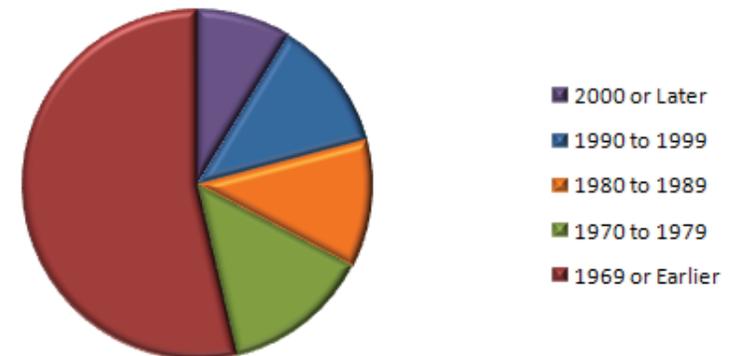
The multi-family housing stock was built between 1860 and 2011.

### Marion County Year Structure Built - 2000



Marion County Housing Units by Year Structure Built				
Category	2000		2009	
	Number	Percent	Number	Percent
2000 or Later	N/A	N/A	36,128	8.7%
1990 to 1999	56,455	14.6%	50,804	12.2%
1980 to 1989	51,970	13.4%	49,064	11.8%
1970 to 1979	60,604	15.7%	57,082	13.7%
1969 or Earlier	218,154	56.3%	224,233	53.7%
<b>Total</b>	<b>387,183</b>	<b>100.0%</b>	<b>417,311</b>	<b>100.0%</b>

### Marion County Year Structure Built - 2009



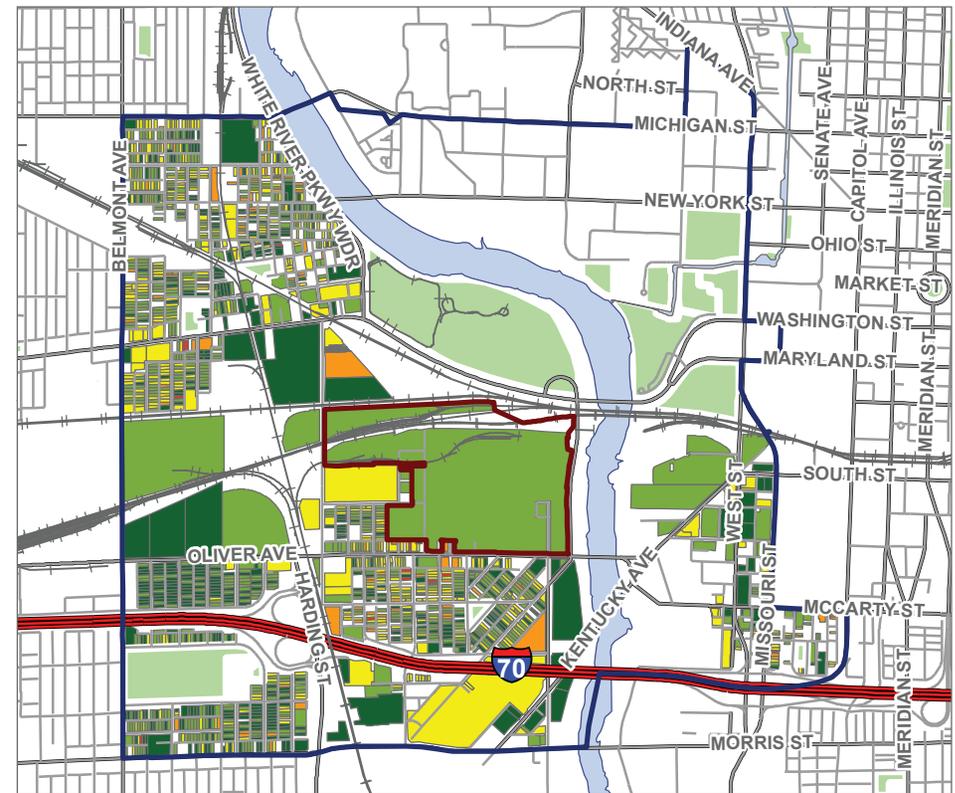
Source: U.S. Census Bureau, 2000 Census of Population and Housing; 2005-2009 American Community Survey



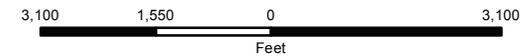
### Housing Market: Building Conditions

Most of the structures in the GM Study Area (67.7%) are in excellent condition or only need superficial repairs. University properties in the northeast portion of the Study Area are all thought to be in good condition and as a result were not surveyed.

Building Conditions		
Category	Number	Percent
Excellent	434	25.9%
Superficial Repair Needed	700	41.8%
Minor Rehabilitation Needed	440	26.2%
Major Rehabilitation Needed	89	5.3%
Dilapidated	14	0.8%
<b>Total Buildings</b>	<b>1,677</b>	<b>100.0%</b>



2011 Building Conditions



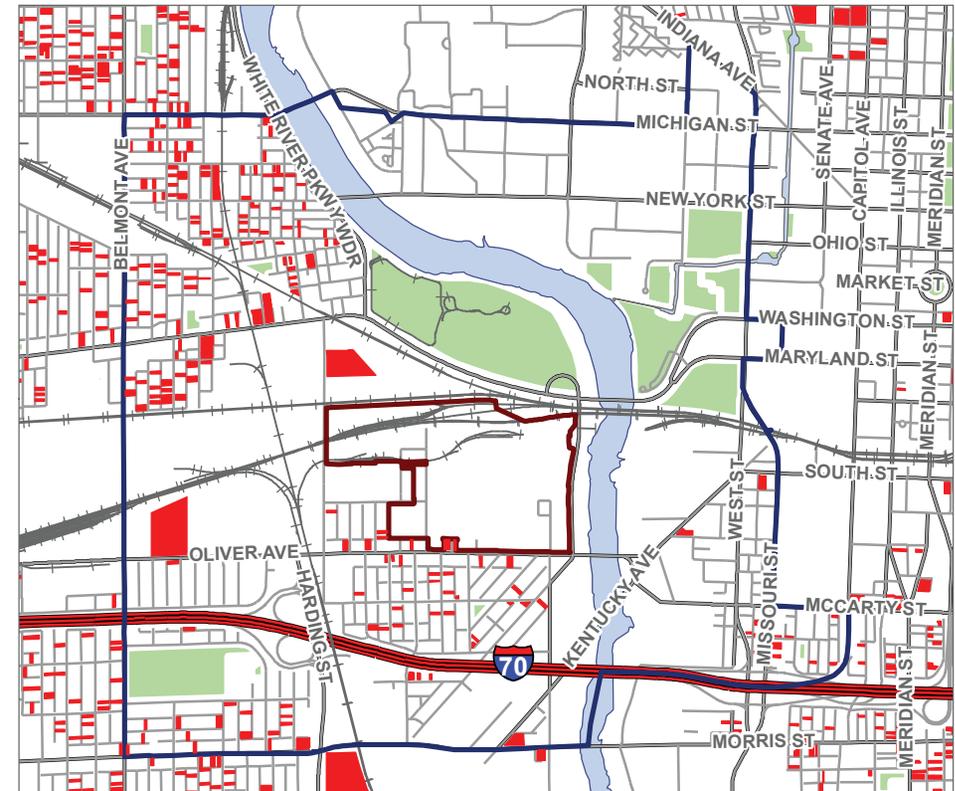
Source: Ball State CAP/Indy Center, Indianapolis - Marion County Geographic Information System



### Housing Market: Postal Vacancies

The United States Postal Service compiles monthly postal vacancy data to determine mail deliverability. A mailing address is considered vacant if mail has not been delivered for 90 days or more. While the postal vacancy data itself is very accurate, matching the data with local addresses can be challenging. For example, if a duplex has two addresses, 5101 and 5103, only one of those addresses will match a Marion County parcel. Each parcel in Marion County has only one official address. Matching postal addresses to multi-family structures also can have the same issues. Therefore, the calculated postal vacancy rate is most likely less than the actual value. However, comparing the vacancy trends between the GM Study Area and Marion County for both the postal vacancies and 2010 Census vacancies verifies that the Study Area has a significantly higher vacancy rate than Marion County.

2010 Postal Vacancies				
	Postal Vacancies	Housing Units	% 2010 Postal Vacancies	% 2010 Census Vacancies
Study Area	209	2,181	9.6%	20.6%
Marion County	20,608	422,478	4.9%	13.1%



2010 Postal Vacancies



Source: US Postal Service and Indianapolis - Marion County Geographic Information System

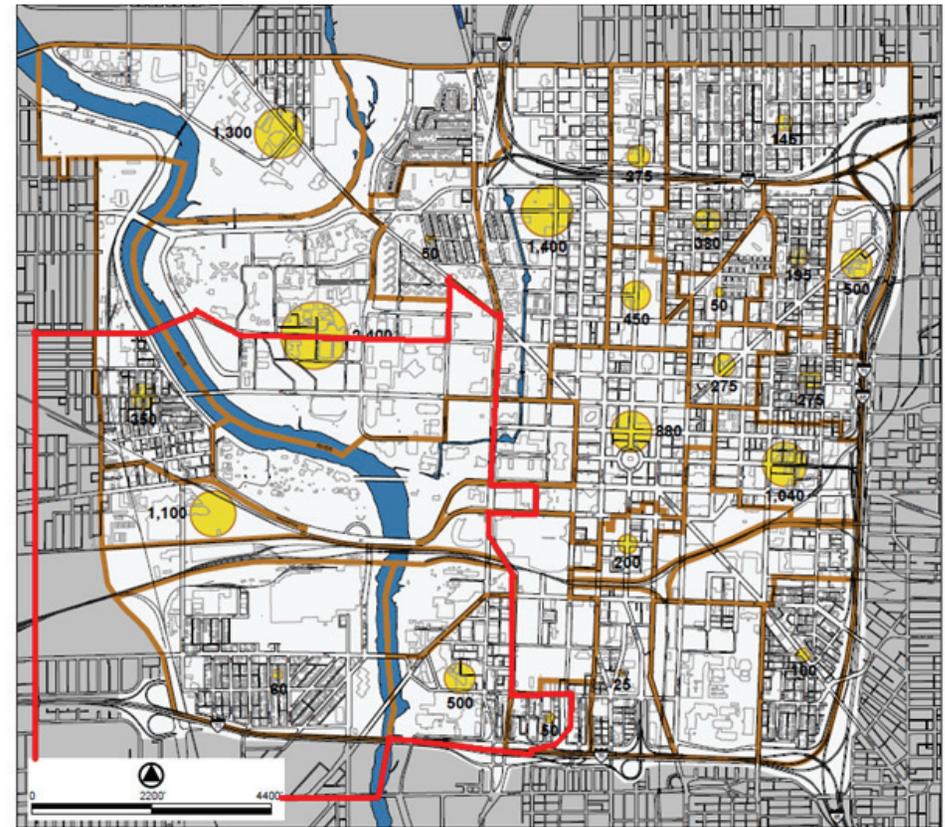


### Housing Market: Current and Planned Residential Development

The “Regional Center 2020 Plan” identified goals for housing creation across a variety of types (see table below). Although the plan was developed prior to the “housing bubble” and recommended industrial use for the GM Site, the housing goals it offered are illustrative of the production levels desired to support the retail and other components of the Regional Center. This level of production also points to a level of competition that residential development proposed for the GM Site may face.

Regional Center Housing Unit Creation Goal 2000-2020									
	2000-2005*		2005-2010		2010-2015		2016-2020		
	Total Period	Annual	Total						
Market Rate									
Owner	700	140	1,200	240	1,200	240	1,300	260	4,400
Rental	800	160	400	80	400	80	400	80	2,000
Affordable	100	20	500	100	500	100	500	100	1,600
Student	800	160	1,000	200	1,100	220	1,100	220	4,000
<b>Total</b>	<b>2,400</b>	<b>480</b>	<b>3,100</b>	<b>620</b>	<b>3,200</b>	<b>640</b>	<b>3,300</b>	<b>660</b>	<b>12,000</b>

\*The 2000-2005 time period included projects completed or under construction in the 2000-2003 time period as well as other projects that had been publicized to be completed by 2005.



— Planning Districts  
● Potential Number of New Housing Units in District

This illustrative map is an example of distribution to obtain the goal of 12,000 additional housing units.

Source: Indianapolis Regional Center Plan 2020



### Housing Market: Competitive/Alternative Residential Locations

**H. Lauter Lofts** - Located at Washington and Harding Streets, this gated community is located within walking distance of the Indianapolis Zoo and White River State Park. A former furniture factory, H Lauter Lofts was revitalized in 2004 into 43 one and two bedroom loft-style condos.

**Central State (Central Greens)**- Located at Washington and Tibbs Streets, this large urban site was awarded to a master developer with the intention of creating a mixed use development with residential and retail components along with other established and proposed uses.

#### Student Housing

Located north of the GM Site, IUPUI has constructed an 800-bed dorm complex, an important step in helping increase the University's student presence in the area. The IUPUI Campus Planning Framework includes proposals for a total of 1,880 student beds.

Students at other area colleges (Harrison College has a downtown campus and Ivy Tech State College a near-downtown campus) also are potential customers for downtown housing. The three schools combined have approximately 37,215 students.

#### Recent and Proposed Rental Housing Serving Students and Others

**Project: Cosmopolitan on the Canal**

**Location:** Senate Avenue and Michigan Street

**Units:** 218 apartments and retail space

**Description:** 218 new apartments and 20,000 sq. ft. of retail shops.

Apartments have garage parking, fitness and business center, pool and outdoor plaza on the Canal. Project includes studio, one and two-bedroom units and one and two-bedroom townhomes. Average size is 959 sq. ft.

Source: Indianapolis Division of Planning and IUPUI Housing website--<http://life.iupui.edu/housing/>





### Cosmopolitan Phase II

Project: Cosmopolitan on the Canal

Location: Senate Avenue and Michigan Street

Units: 162 apartments

Price: TBD

Open: 3Q/ 2012

Description: 162 apartments and 5,000 square feet of retail with 180 space parking garage.

### Project: 1201 Indiana

Location: 1201 Indiana Ave.

Units: 669 Student beds

Price: \$450 - \$650

Opening Date: 3Q/2011

Description: Student housing development. 669 beds in 253 units. The project includes 540 parking spaces, a swimming pool, club house and leasing office.

### Project: The Avenue

Location: 920 - 940 W. 10th St.

Units: 368 student beds

Price: TBD

Opening Date: 3Q/2011

Description: Mixed use student housing project located on the north side of the IUPUI campus. It will feature 130 units with 368 beds, retail space and fitness center

### Project: Lockefield Gardens

Location 900 Indiana Avenue

Units: 493 apartments

Built: 1935-38, Closed: 1976, Renovated: 1983

Description: Lockefield Gardens was the first public housing built in Indianapolis. It was built exclusively for low income blacks in

*Source: Indianapolis Downtown, Inc.*

Indianapolis. Seven of the 24 original buildings remained after demolition in the early 1980s. Eleven new structures were added at that time. Currently there are 493 units, with 199 of this total being within the original seven structures

### Canal Square - Apartments

359 N West Street

Units: 390 apartments

Indianapolis, IN 46202

### Canal Overlook - Apartments

Address: 430 Indiana Avenue

Indianapolis, IN 46202

### Canal Court - Apartments

Location: Saint Clair and ML King Jr. Street

# GM Stamping Plant Reuse Study



## DESCRIPTION OF THE STUDY AREA COMMERCIAL DEVELOPMENT

### Commercial Development: Retail Market

#### Retail - Overview

Refer to market reports on the resource table.

#### Retail - Locations

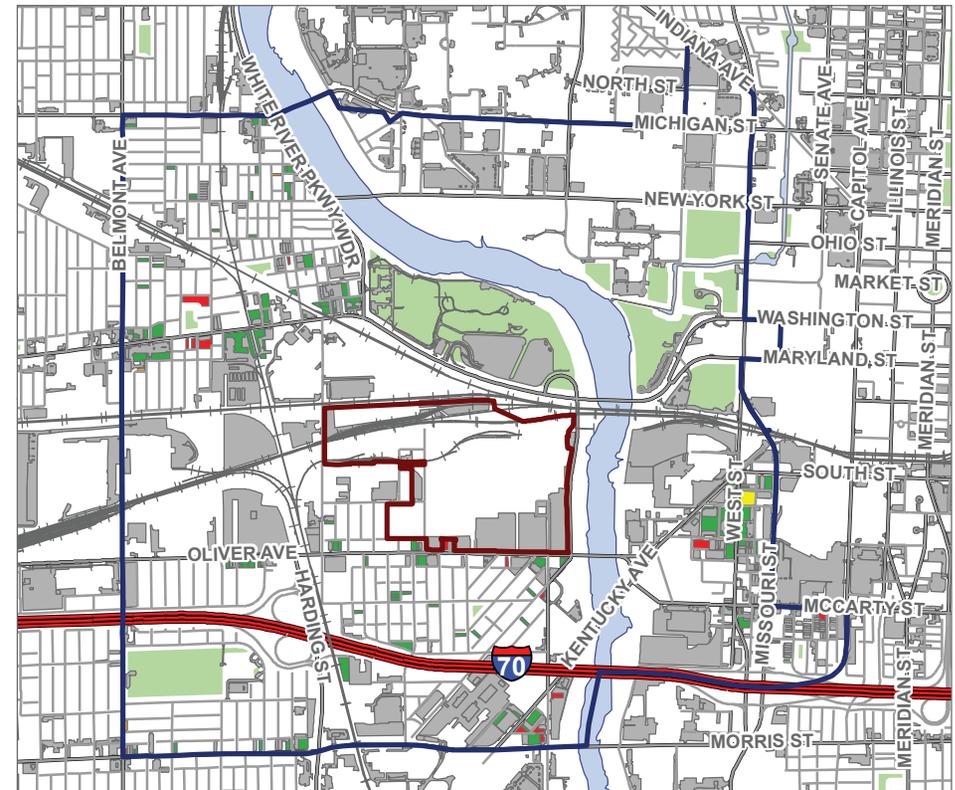
See map at right and larger map located in Appendix A.

#### Retail - Size

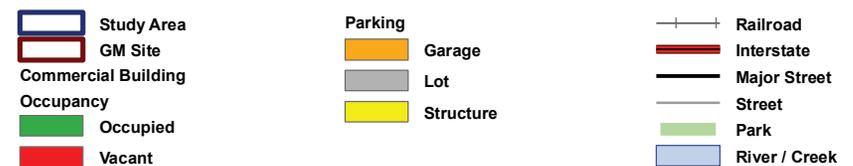
The Ball State CAPIndy field inventory also included commercial and industrial uses. The field inventory found 61 active commercial businesses in the GM Study Area. Three of these were mixed-use parcels that also included a single-family dwelling. The largest concentration of retail activity can be found along West Washington Street. Other retail activity is located along Oliver Avenue, Morris Street and Kentucky Avenue.

#### Retail - Parking

Only two businesses inventoried relied exclusively on on-street parking. The remaining have a dedicated or shared parking lot for employee and customer use. See map at right.



2011 Commercial Building Occupancy



Source: Ball State CAP/Indy Center, Indianapolis - Marion County Geographic Information System



### Retail - Type

Of the 35 retail businesses who responded to the field inventory survey, nearly three-quarters were independent, locally-owned small businesses. Seventeen percent were part of a franchise, while only nine percent were part of a larger company. The table below lists the general types of industries for the 61 active retail businesses in the GM Study Area.

Commercial Type		
NAICS Code	Industry	Number
23	Construction	3
31-33	Manufacturing	2
42	Wholesale Trade	4
44-45	Retail Trade	19
52	Finance and Insurance	2
54	Professional, Scientific, and Technical Services	1
62	Health Care and Social Assistance	2
71	Arts, Entertainment, and Recreation	1
72	Accommodation and Food Services	16
81	Other Services	9
99	Unknown	2

### Retail - Tenant Mix

The area is home to a variety of commercial establishments, but restaurants and auto repair are the dominant types. A growing number of sports bars have opened east of the river in the vicinity of Lucas Oil Stadium, while the restaurants west of the river are either fast food or more local in nature. Several hotels have also opened east of the river in the vicinity of the Stadium.

### Retail - Lease Rate and Terms

No data were available.

*Source: Ball State CAP/Indy Center*

# GM Stamping Plant Reuse Study



## DESCRIPTION OF THE STUDY AREA COMMERCIAL DEVELOPMENT

### Retail - Physical Condition

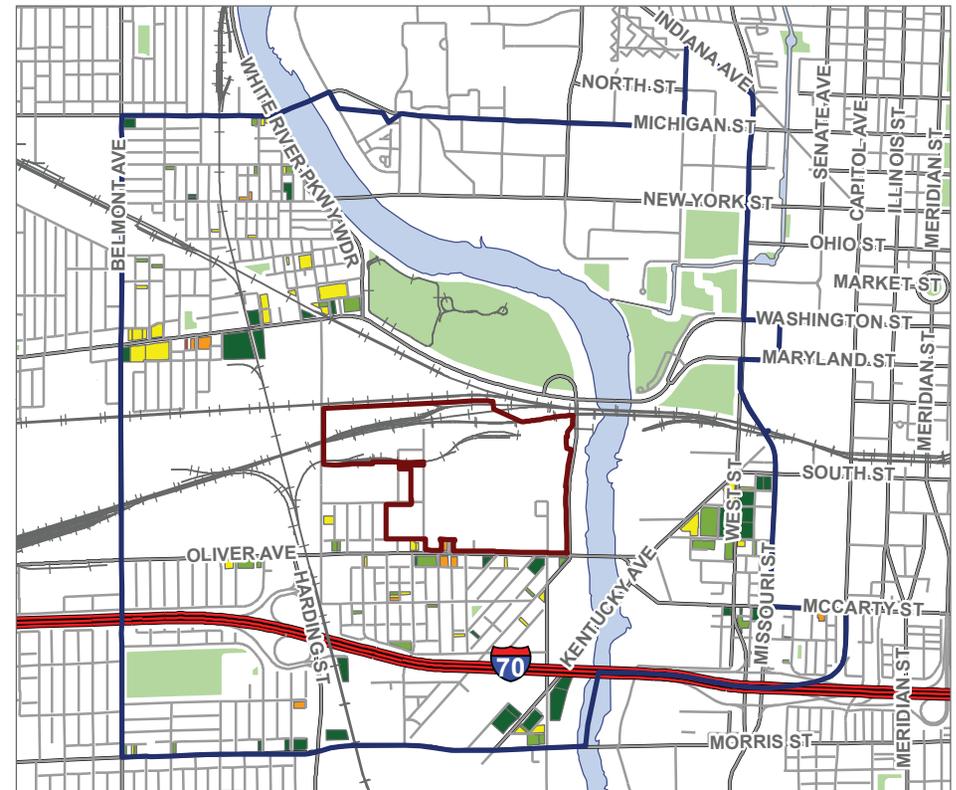
Active commercial buildings in the Study Area are generally in good condition with 62 percent either in excellent condition or in need of superficial repair. The remaining 38 percent only need minor rehabilitation. See map at right.

Active Commercial Buildings		
Building Condition	Number	Percentage
Excellent	19	32%
Superficial Repair Needed	18	30%
Minor Rehabilitation Needed	23	38%
Major Rehabilitation Needed	0	0%
Dilapidated	0	0%

Eighty-one percent of vacant commercial buildings in the Study Area are in need of minor or major rehabilitation. See map at right.

Vacant Commercial Buildings		
Building Condition	Number	Percentage
Excellent	0	0%
Superficial Repair Needed	3	19%
Minor Rehabilitation Needed	7	43%
Major Rehabilitation Needed	6	37%
Dilapidated	0	0%

Larger map is located in Appendix A.



2011 Commercial Building Condition



Source: Ball State CAP/Indy Center, Indianapolis - Marion County Geographic Information System



### Retail - Economic Condition

The Ball State field inventory identified employment for 22 retail businesses in the study area. The median number of employees is 8.

Economic Conditions	
Employees	Businesses
5 or fewer	10
6-10	3
11-20	5
21-30	3
More than 30	1

### Retail - Unique Competitive Strengths or Weaknesses

Portions of the Study Area have experienced an influx of Hispanic businesses, primarily along Washington Street. An Hispanic market is located southwest of the GM Site on Oliver Avenue. Residents of the West Indianapolis Neighborhood would like to see more neighborhood-level retail. At this time, the industrial nature of the Oliver Avenue corridor is not conducive to retail.

### Retail - Competition

Retail development would have to compete with the downtown retail market. Unique or specialty retail uses may fare better in this area.



### Commercial Development: Office Market Overview

#### Office - Overview

The field inventory found only one exclusively office building, at 733 South West Street, for Republic National Wine and Spirits (note this field inventory excluded portions of the Study Area east of the White River and north of the railroad tracks, occupied primarily by IUPUI and White River State Park). While individual commercial or industrial buildings may include an office component related to that use, the office market in the Study Area is virtually non-existent.

Also refer to market reports on the resource table.

#### Office - Unique Competitive Strengths or Weaknesses

One strength is the proximity of the GM Site to downtown and White River State Park. Office use could be part of a potential Transit Oriented Development (TOD) project. The industrial nature of the area and need for environmental remediation could be viewed as weaknesses.

#### Office - Competition

The downtown office market serves as direct competition for any new office development. According to CB Richard Ellis, MarketView-Indianapolis Downtown Office, First Quarter 2011 Report, there is currently 11.5 million square feet of office space in the downtown market, with approximately 19.9% vacant.



*Downtown view from Virginia Avenue*

# GM Stamping Plant Reuse Study



## DESCRIPTION OF THE STUDY AREA COMMERCIAL DEVELOPMENT

### Commercial Development: Industrial Market Overview

#### Industrial - Overview

Refer to market reports on the resource table.

#### Industrial - Locations

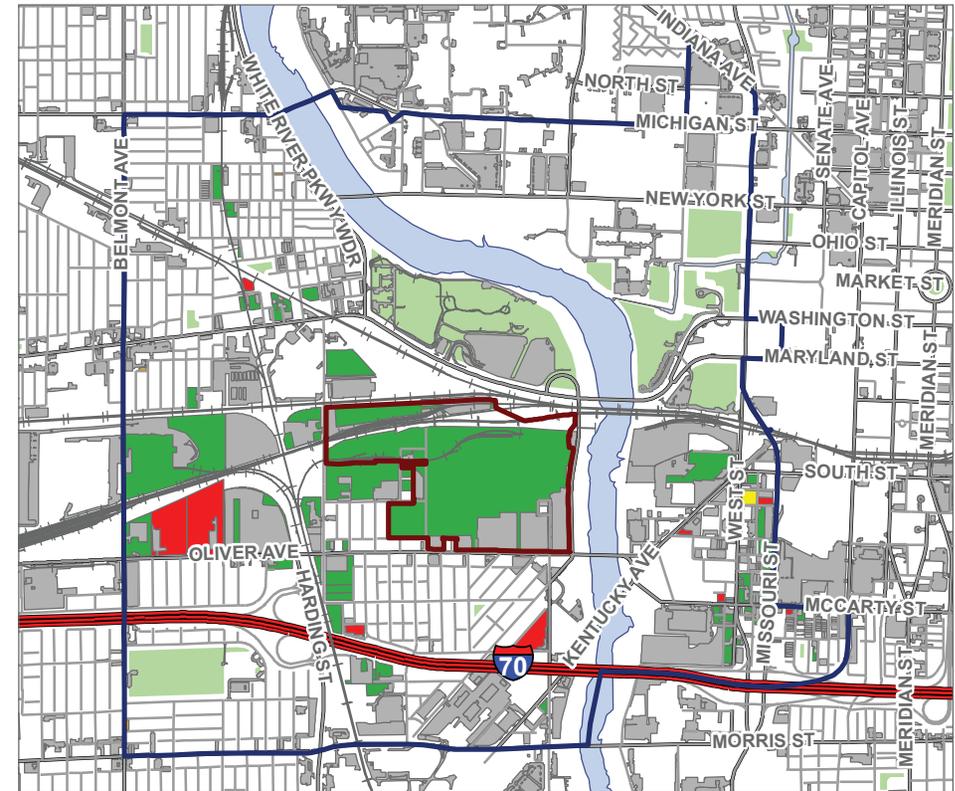
See map at right and larger map located in Appendix A.

#### Industrial - Size

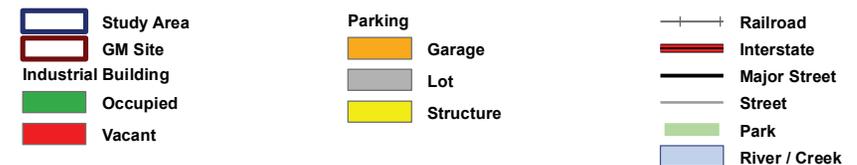
The field inventory found 58 active industrial businesses (27 heavy industry and 31 light industry). Industrial uses are located primarily near White River. In addition to the GM Site, there is a concentration of industrial development west of Harding Street. Other substantial industrial developments include Diamond Chain, Citizens Thermal, Indianapolis Power and Light, and the Henry Street telecommunications cluster.

#### Industrial - Parking

Virtually every industrial user has a private parking lot for employee and/or customer use. The area has interstate highway access with interchanges at Harding Street and West Street, although truck access varies from excellent for industry near interchanges and arterial roads, to difficult in places where industry is intermixed with residential users on local streets. Rail access is present. Of the 20 occupied industries who responded to the field inventory question about access, 12% used automobiles for shipping/receiving, 40% used a delivery truck, 40% used a semi truck, and 8% used rail.



**2011 Industrial Building Occupancy**



Source: Ball State CAP/Indy Center, Indianapolis - Marion County Geographic Information System



### Industrial - Type

Of the 22 industries who responded to the field inventory survey, 71% were independent, locally-owned small businesses, while nearly a quarter were part of a larger company. Two thirds of respondents indicated the study-area facility was the headquarters of the company. Ten percent indicated the headquarters was somewhere else in Central Indiana, while 24% said the headquarters was outside of Central Indiana. The table below lists the general types of industries for the 48 active industrial businesses in the GM Study Area.

Industrial Type		
NAICS Code	Industry	Number
22	Utilities	2
23	Construction	4
31-33	Manufacturing	9
42	Wholesale Trade	8
44-45	Retail Trade	4
48-49	Transportation & Warehousing	1
51	Information	6
54	Professional, Scientific, and Technical Services	2
56	Administrative and Support and Waste Management and Remediation Services	2
71	Arts, Entertainment, and Recreation	1
81	Other Services	8
99	Unknown	1

### Industrial - Tenant Mix

The area is home to many auto-related industries, including several auto salvage operations and auto/truck repair-related shops. There

are also several metal fabrication-related industries, ranging from metal treatment and anodizing, to welding. There are several telecommunication industries, particularly at Henry Street and Kentucky Avenue, west of Lucas Oil Stadium. The two major utilities also have a presence in the area, with the Citizens Thermal Perry K plant at West Street and South Street, and an operations facility for Indianapolis Power and Light along Kentucky Avenue at Morris Street.

### Lease Rate and Terms

No data were available.

# GM Stamping Plant Reuse Study



## DESCRIPTION OF THE STUDY AREA COMMERCIAL DEVELOPMENT

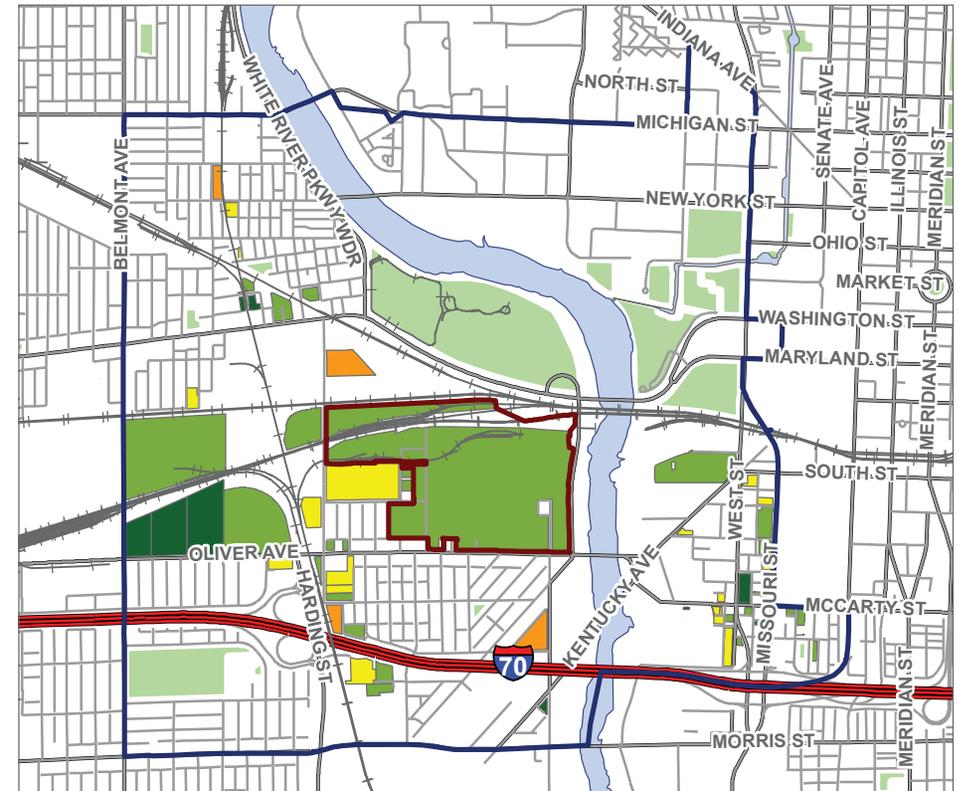
### Industrial - Physical Condition

Active industrial buildings in the Study Area are generally in good condition with 64 percent either in excellent condition or in need of superficial repair. Thirty-one percent only need minor rehabilitation while five percent are in need of major rehabilitation. See map at right.

Active Industrial Buildings		
Building Condition	Number	Percentage
Excellent	9	16%
Superficial Repair Needed	28	48%
Minor Rehabilitation Needed	18	31%
Major Rehabilitation Needed	3	5%
Dilapidated	0	0%

The condition of vacant industrial buildings in the Study Area are similar to active industrial buildings. See map at right and larger map located in Appendix A.

Vacant Industrial Buildings		
Building Condition	Number	Percentage
Excellent	4	27%
Superficial Repair Needed	5	33%
Minor Rehabilitation Needed	5	33%
Major Rehabilitation Needed	1	7%
Dilapidated	0	0%



2011 Industrial Building Condition



Source: Ball State CAP/Indy Center, Indianapolis - Marion County Geographic Information System



### Industrial - Economic Conditions

The Ball State field inventory identified employment for 31 industries in the Study Area. The median number of employees is 11. Of the 13 occupied industries that responded to the field survey question about future plans, 47% indicated they foresaw no change. Twenty-seven percent saw an expansion on their current site. Twenty percent would probably relocate nearby, while 7% said they would relocate outside of the area but within Central Indiana. No industries foresaw downsizing, relocating outside of Central Indiana, or closing. The median “health” of an industry that responded to the field survey question (13 responses) about health on a scale of 1 (bankruptcy) to 10 (thriving) was 7.5.

Employment Survey	
Employees	Industries
5 or fewer	7
6-10	7
11-20	7
21-50	7
51-100	2
More than 100	1

### Industrial - Unique Competitive Strengths or Weaknesses

The GM Site is currently in industrial use and is centrally located with easy access to road and rail. Continued industrial use of the GM Site could be difficult as Indianapolis has an abundance of other vacant or underutilized industrial land.

### Industrial - Competition

There is no nearby heavy industrial competition. Heavy industrial competition would come at the city- or state-wide level. The scheduled closing of the Ford plant on the eastside of the City will likely provide an alternate, comparable heavy industrial site for redevelopment. Competition also exists from warehousing and light-manufacturing in nearby industrial parks, including Park Fletcher, Park 100, and Anson.

### **Commercial Development: Recent Market or Feasibility Studies**

Refer to market reports on the resource table.



General Motors Metal Fabricating Division: Indianapolis Plant  
340 S White River Pkwy West Dr  
Indianapolis, IN 46222-4514  
(317) 269-5000

### **Federal government activity affecting the Study Area**

There are no known Federal activities or projects affecting the Study Area. The City of Indianapolis provides Federal Department of Housing and Urban Development (HUD) Community Development Block Grant funding to the West Indianapolis Development Corporation and other community development corporations in adjacent neighborhoods to provide homeowner repair activities. HUD HOME funds are used for the creation of homeownership opportunities in adjacent neighborhoods and HUD Community Development Block Grant funds are used for client supportive services offered by two Community Centers in the area.

### **State activity affecting the Study Area**

There are no known State of Indiana activities or projects affecting the Study Area.

### **County, departments or agencies affecting the Study Area**

Indianapolis Metropolitan Police Department – Southwest District  
551 N. King Avenue  
Indianapolis, IN 46202  
Phone: (317) 327-6400

Indianapolis Fire Department Headquarters  
555 N New Jersey St

Indianapolis, IN 46204  
317-327-6041

Health and Hospital Corporation/Marion County Health Department  
3838 North Rural Street  
Indianapolis, IN 46205  
(317) 221-2000

### **Local government type, structure, roles and responsibilities**

Indianapolis has a consolidated city-county government known as Unigov. Under this system, many functions of the city and county governments are consolidated, though some remain separate. The City has a mayor-council form of government. There are four jurisdictions excluded from consolidation: Beech Grove, Lawrence, Speedway, and Southport.

#### *Mayor*

The executive branch is headed by an elected mayor, who serves as the chief executive of both the City and Marion County. The mayor appoints city department heads and members of various boards and commissions. Mayor Gregory A. Ballard was elected in 2007 and began a four-year term of office on January 1, 2008.

#### *City-County Council*

The legislative body for the city and county is the City-County Council. It is made up of 29 members, 25 of whom represent districts, with the remaining four elected at large. The council passes ordinances for the city and county and also makes appointments to certain boards and commissions. City-County Councilors were most recently elected in 2007 and began four-year terms of office on January 1, 2008.



### *Fire protection*

The Indianapolis Fire Department provides fire protection services for six townships in Marion County (Washington, Lawrence, Center, Warren, Perry, and Franklin), plus those portions of the other three townships that were part of Indianapolis prior to the establishment of Unigov. The individual fire departments of Decatur, Pike, and Wayne townships, the town of Speedway, and the cities of Beech Grove and Lawrence provide such services for their respective jurisdictions.

### *Emergency medical services*

Emergency medical services (EMS) for the Indianapolis Fire Department service area and the Town of Speedway are provided by Indianapolis Emergency Medical Services. The fire departments of Decatur, Pike, and Wayne townships, as well as the cities of Beech Grove and Lawrence provide EMS services to their respective jurisdictions.

### *Law enforcement*

Indianapolis and Marion County historically maintained separate police agencies: the Indianapolis Police Department and Marion County Sheriff's Department. On January 1, 2007, a new agency, the Indianapolis Metropolitan Police Department (IMPD), was formed by merging the two departments. IMPD is a separate agency, as the Sheriff's Department maintains the County Jail, security for the Courts and the City-County Building, service of warrants, and certain other functions. IMPD has jurisdiction over those portions of Marion County not explicitly covered by the police of an excluded city or by a legacy pre-Unigov force. As of February 29, 2008, the IMPD is headed by a Public Safety Director appointed by the Mayor of Indianapolis; the Public Safety Director appoints the Police Chief.

### Sources of local government revenue

Indianapolis/Marion County receives revenue through a variety of sources. Based on projections created for the 2011 Budget, the City/County revenues are comprised of the following:

Taxes	56.0%
Licenses and permits	1.4%
Charges for services	19.0%
State and federal grants and taxes	20.0%
Sale and lease of property	0.1%
Fees for services	0.5%
Fines and penalties	0.7%
Miscellaneous and interest	1.2%
Debt service subsidies	0.2%
Other financing and transfers	0.4%
Intragovernmental	0.2%

The City of Indianapolis has the authority to declare Redevelopment and Economic Development Areas and Tax Increment Financing (TIF) districts as allowed by Indiana code. The GM Site is not within a Redevelopment area, Economic Development area, or a TIF district.

### Local government plans affecting the Study Area

#### *West Indianapolis Neighborhood Plan*

This plan was adopted by the Metropolitan Development Commission in October 1996 as the official plan of record for the neighborhood that includes the GM Site. The geographic area covered by the plan extends from the White River on the east to South Tibbs Avenue on the west and from the CSX railroad on the north to Raymond Street on the south.





2. Projects of 10,000 square feet or more in size, or
3. Surface parking lots of 20,000 square feet or more in size, or
4. Proposed site changes and/or exterior envelope changes valued at a hard construction cost of \$500,000 or more, or,
5. Demolition of buildings that are considered to be historic (as defined in U.S. 2.2.1) but not included in Indianapolis Historic Preservation Commission districts.

The Regional Center Design Guidelines provide the basis for the review process. The design guidelines provide a community standard for urban design. The guidelines are intended to protect the investments of stakeholders by maintaining downtown Indianapolis as an efficient, sustainable and vital place in which to live, work, learn and spend free time. The purpose of the guidelines is to set standards that will produce a more thoughtful design response to Regional Center development projects. They focus on a wide range of characteristics of the built environment.

The design guidelines vary depending on the type of district in which the proposed project is located. The GM Site is located in a Utility and Industrial district. The Utility and Industrial district is characterized by areas that are dominated by industrial, utility, transportation, and communication uses. These areas are auto and truck dominated, and sometimes include freight rail service. They often include larger areas of parking and outdoor storage.

### **Agencies or departments with responsibilities in the Study Area**

Indianapolis Department of Metropolitan Development:

- responsible for planning and zoning,
- administers grants made available from the U.S. Department of Housing and Urban Development,

- assists with the implementation of commercial, industrial and retail development projects that promote job creation and retention and increase the tax base,
- makes recommendations to the Metropolitan Development Commission regarding approval of economic incentives, such as tax abatements,
- maintains an inventory of City owned property and acquiring and disposing of property under redevelopment law,
- administers locally-designated historic districts.

Department of Public Works:

- maintains public infrastructure,
- manages municipal solid waste collection
- builds and maintains streets, sidewalks, and bridges
- maintains greenway trails

Department of Code Enforcement:

- responsible for civil code regulation licensing, permitting, inspection, enforcement, and abatement practices;
- responsible for local government oversight of property use/safety

White River State Park Commission:

- Responsible for developing and operating White River State Park

### **Local Political Representation**

*Mayor's Office*

Gregory A. Ballard, Mayor (317) 327-3601

*City-County Council*

City-County Council 19th District Dane Mahern (317) 506-2707

# GM Stamping Plant Reuse Study



GOVERNMENT

City-County Council – At Large  
City-County Council – At Large  
City-County Council – At Large  
City-County Council – At Large

Joanne Sanders (317) 283-6040  
Barbara Malone (317) 291-4359  
Angel Rivera (317) 331-5915  
Ed Coleman (317) 327-4242

## *Auditor*

Billie J. Breaux  
(317) 327-3001

## *Clerk*

Elizabeth L. White  
(317) 327-4740

## *Coroner*

Dr. Frank P. Lloyd, Jr., MD  
(317) 327-4744

## *County Assessor*

Joseph O'Connor  
(317) 327-4907

## *County Commissioners*

Mike Rodman, President  
(317) 327-4040

## *Prosecutor*

Terry Curry  
(317) 327-5336

## *Recorder*

Julie L. Voorhies  
(317) 327-4020

## *Sheriff*

John R. Layton  
(317) 327-1310

## *Surveyor*

Debra S. Jenkins  
(317) 327-4150

## *Treasurer*

Michael W. Rodman  
(317) 327-4040



### Private Sector Involvement: Active Neighborhood Associations and Community Development Corporations

West Indianapolis Neighborhood Congress (WINC)	
Location	Rail Road tracks to the north (on Belmont), Kentucky Ave to the South, West Street to the East, Holt Road to the West
History	This organization was formed in 1969 in response to lack of access to and from Interstate 70
Interests	Original focus was on code compliance, but now more of a service based group. Working with other organizations to keep West Indy a great place to live, work and play  Concerned what will be located on the property after GM is gone. Would like to see the GM Site used for housing and or light commercial development, i.e. restaurants, light shopping, no big box stores.
Policies, Programs, Resources	501 (c) (3) non-profit, non-governmental public entity dedicated to improving the quality of life in West Indianapolis
Representation and Activities	Nadine Holdeman – holdeman1957@gmail.com Jayna Kadel -Jayna.Kadel@dfas.mil  Neighborhood volunteer projects



### West Indianapolis Development Corporation (WIDC)

Location	Service Area: 200 S (RR tracks) (N), Raymond St. (S), White River (E), Holt Road (W)
History	Founded 1992
Interests	<p>Implementation of the West Indianapolis Quality of Life Plan's civic, social, physical, and economic goals.</p> <p>Maintain and improve the "buffering" of residential, commercial, and industrial uses.</p> <p>Improving the income mix in the neighborhood by providing housing attractive to higher income employees who work but do not live in West Indianapolis</p> <p>From a 2008 study WIDC developed the position that a mix of housing, retail and very light commercial and industrial would be the highest and best use from a neighborhood perspective.</p>
Policies, Programs, Resources	<p>In 2008 the CDC sponsored a SPEA graduate project study of the possibilities for GM site reuse. A component of this planning process was a public review of the study by sixty residents and interested parties.</p> <p>CDC coordinated review of existing land use plan and development of new land use plan which is awaiting MDC approval. CDC also developed the West Morris Complete Street Plan for a 2011 TE grant application</p> <p>Provides home repair, homeownership, housing development, and provision of affordable rental housing</p> <p>Takes a position consistent with the neighborhood Quality of Life Plan that employment preparedness is the issue in the neighborhood, not jobs availability.</p> <p>Has acquired several commercial buildings and parcels of vacant land to attract and lease for retail development. Façade grants are promoted and distributed through LISC.</p> <p>Staff has a level development expertise to assist in Board/neighborhood review of any redevelopment proposals that is sufficient enough to insure that the proposal reflects their vision.</p> <p>Ability to convene and communicate with neighborhood leadership</p> <p>Experience with Federal, State, and local funding sources.</p> <p>The "convening agency" for development of the West Indianapolis Quality of Life Plan and serves as the implementing agency.</p>
Representation and Activities	<p>All Board members either live, work, or own property in the service area. 9 of 16 are life-long residents and range in age from 24 to 89.</p> <p>Activity Breakdown:</p> <ul style="list-style-type: none"> <li>49% Housing</li> <li>29% Community Building/Quality of Life Plan implementation</li> <li>2% retail (14% unalloc. programmatic &amp; 6% admin.)</li> </ul> <p>WIDC staffs the local neighborhood association's Land Use committee which reviews and opines on all land use petitions filed in neighborhood.</p>

Other nearby community development corporations include: Westside Community Development Corporation and Concord Community Development Corporation.



### Near West Collaborative

Location	Service Area: 16th St. (N), Oliver Ave. (S), White River Parkway (E) to Tibbs (W)
History	The Near West Collaborative is an umbrella group for four existing neighborhood associations (WECARE, Haughville, Hawthorne, and Stringtown). The Umbrella was formed as a GINI neighborhood.
Interests	Request that the neighborhood be informed of anything happening within their boundaries, as well as anything happening outside their boundaries that will affect them
	More senior citizen housing opportunities
	Would like for development in their area to employ area residents or at least search for employees within the area
Policies, Programs, Resources	n/a
Representation and Activities	Neighborhood clean ups
	Support and remonstrate redevelopment, land use, and/or zoning projects where appropriate
	Hold Near West Business Association (NWBA) meetings



### Stringtown Neighborhood Association

Location	Michigan St. (N), Washington St. (S), White River Pkwy. (E), Belmont Ave. (W)
History	Organized in 1993, neighborhood loosely established by around 1830
	Named for design characteristics of small homes in the area
Interests	The revitalization and stability of the Stringtown neighborhood
	Rehabilitation of existing housing structures
	Retail development as a much-needed amenity
	Employment opportunities and job development; much of the industry formerly in the area is now gone, joblessness has led to crime and housing deterioration
Policies, Programs, Resources	Beginning to establish policies and programs related to housing
	Aggressive investment sales and demolition of vacant abandoned properties
	Leadership currently provides limited training and apprenticeship opportunities using personal properties.
	Lifelong residents with extensive knowledge of the area.
Representation and Activities	Code enforcement, housing and retail development.
	Housing rehabilitation
	Apprenticeships on personal properties



### Private Sector Involvement: Active Schools, Hospitals, Churches

#### Key Learning Community

Location	777 S White River Parkway W Dr., Indianapolis, IN
History	K-12 IPS Magnet Program, School 616
	The plant and the union have supported KLC with donations and allowed students to come visit for field trips.
Interests	No specific interests in the plant or future development on the site.
Policies, Programs, Resources	GM has sponsored families at the school during the holidays.
Representation and Activities	Education and child development

Other schools in or serving the area include:

#### K-6 Schools

James A. Garfield School 31  
307 Lincoln St.  
Indianapolis, IN 46225  
Principal: George Ginder  
Phone: 226-4231 Fax: 226-3336

William Penn School 49  
1720 W. Wilkins  
Indianapolis, IN 46221  
Principal: Rhonda Akers  
Phone: 226-4249 Fax: 226-3683

Wendell Phillips School 63  
1163 N. Belmont Ave.  
Indianapolis, IN 46222  
Principal: Montinia Donald  
Phone: 226-4263 Fax: 226-3303

#### Middle Schools (7-8)

Emma Donnan Middle School 572  
1202 E. Troy Ave.  
Indianapolis, IN 46203  
Principal: Viveca Carter  
Phone: 226-4272 Fax: 226-4355

#### Community High Schools (7-12)

George Washington Community High School 421  
2215 West Washington Street  
Indianapolis, IN 46222  
Principal: Deborah Leser  
Phone: 693-5555 Fax: 226-3273



### High Schools (9-12)

Arsenal Technical High School 716  
1500 E. Michigan St.  
Indianapolis, IN 46201  
Principal: Sarah Bogard  
Phone: 693-5300 Fax: 226-3932

Emmerich Manual High School 715  
2405 Madison Ave.  
Indianapolis, IN 46225  
Principal: Elizabeth Owens  
Phone: 226-2200 Fax: 226-3836

### Magnet Schools

Key Learning Community (River) School 616  
777 S. White River Pkwy. W. Dr.  
Indianapolis, IN 46221  
Principal: Teresa James  
Phone: 226-4992 Fax: 226-3049

Crispus Attucks Medical Magnet High School  
1140 Dr. Martin Luther King Jr. St.  
Indianapolis, IN 46202  
Principal: Robert Faulkens  
Phone: 226-2800 Fax: 226-3495

### Other Schools

Daniel Webster School 346  
1450 S. Reisner  
Indianapolis, IN 46221  
Principal: Kathryn Rowe  
Phone: 226-4246 Fax: 226-2123

Herron High School, (Charter High School)  
110 East 16th Street, 9-12; Enrollment N/A. Newsweek ranks Herron High School #26 in the nation in their "America's Best High Schools" list.

Indiana University-Purdue University Indianapolis (IUPUI)  
State public university with more than 30,000 students located on the east side of the White River in downtown Indianapolis.

Ivy Tech  
State of Indiana community college  
50 W Fall Creek Pkwy. N Dr.  
Enrollment: 22,400

Harrison College  
550 E. Washington Street  
Enrollment: 2,500



### Saint Athanasius Byzantine Catholic Church

Location	1117 Blaine Ave., Indianapolis, IN 46221
History	Established in 1894 Most likely had past parishioners employed at GM plant.
Interests	Development in the neighborhood. Commercial development on the GM Site; housing is already available in the area Interested in having retail space on church site and would consider the GM site. Neighborhood interests include evangelism, food pantry, and charity. Job creation to create demand for retail and larger tax base in the area.
Policies, Programs, Resources	Applying for National Landmarks registry of the church campus and exploring uses for the abandoned school on church property. Low-income housing has been an idea for the reuse of the abandoned school on church site. Currently bake for local markets and have discussed a retail location in the area. Supply classes on prosperity, addiction cessation, healing, etc. Volunteer resources Exploring the start of a neighborhood association.
Representation and Activities	Evangelism and neighborhood outreach. Small food pantry. General site improvements and remodeling and future construction/demolition of abandoned school building on church site. Promotion of local housing by encouraging some members to move into this area. Local seasonal market sales, farmers market, craft shows, etc. Interested in expanding the church kitchen. Prosperity, healing (mind, soul & body) and addiction cessation classes, individual counseling.



### Westside Apostolic Church

Location	1540 West Ohio, Indianapolis, In 46222
History	<p>Longstanding organization</p> <p>No history with GM plant; members may have been employees</p>
Interests	<p>Revitalization and stability of the their neighborhood</p> <p>Much-needed retail development</p> <p>Significant rehabilitation of existing housing structures</p> <p>Spiritual well-being and quality of life of area residents</p> <p>Job development for area residents and congregation</p>
Policies, Programs, Resources	<p>Leadership currently provides limited training and apprentice opportunities using their own properties.</p> <p>Lifelong residents have extensive knowledge of the area.</p>
Representation and Activities	<p>Prison ministry, youth, nursing homes</p> <p>Rehabilitation of homes for the needy</p> <p>Working within the community to get youth 18 &amp; up employed in apprentice type positions or summer programs. Identifying other resources is absolutely imperative.</p> <p>Strong positive community reputation.</p>



### **Private Sector Involvement: Financial Institutions**

#### Lilly Endowment Inc.

2801 N Meridian Street, a charitable foundation that supports the causes of religion, education and community development.

#### Central Indiana Community Foundation (CICF)

615 N Alabama Street #119, a charitable foundation with \$550 million in assets.



### Private Sector Involvement: Businesses/Civic

#### Ray's Trash Service

Location	200 S Harding St., Indianapolis, IN 46222
History	Long-standing business, history working with GM plant
Interests	Area redevelopment
	Recycling
	Plans to add jobs to the area
Policies, Programs, Resources	n/a
Representation and Activities	Recycling

Other business/civic organizations that have influence on the area include:

#### Indianapolis Downtown, Inc. (IDI)

IDI is action-oriented and empowered to address, in partnership with the public and private sectors, critical issues that affect the growth, well-being and user-friendliness of downtown. To achieve its mission, IDI develops, manages and markets downtown.

#### Arts Council of Indianapolis (ACI)

ACI builds financial support and widespread appreciation for meaningful engagement in the arts and works to position downtown as a cultural destination and to support downtown arts and cultural organizations with collaborative marketing and planning.

#### Central Indiana Corporate Partnership (CICP)

CICP works to transform the economy of Central Indiana to create a

sustainable prosperity and quality of life for our citizens and future generations.

#### Develop Indy (Formerly Indianapolis Economic Development Inc.)

Develop Indy is dedicated to attracting new businesses, retaining and expanding existing businesses and serving as a catalyst for capital investment and quality job growth in Indianapolis/Marion County and is a strong asset for recruiting corporate businesses to Indianapolis and to retain and expand downtown businesses.

#### Greater Indianapolis Chamber of Commerce (GICC)

GICC provides leadership in creating a thriving business environment with growth opportunities for its members.

#### Greater Indianapolis Progress Committee, Inc. (GIPC)

GIPC provides a forum in which leaders of the public and private sectors of the City of Indianapolis can work as partners to study, discuss



and address issues of concern and areas of opportunity which affect the progress of the city.

### Indiana Black Expo (IBE)

IBE advocates and provides an effective voice and vehicle for the social and economic advancement of African-Americans. Many of IBE's major economic development and health programs, annual events and celebrations occur in and benefit the downtown.

### Indiana Sports Corporation (ISC)

ISC promotes Indiana as an attractive place to live, work and visit through sports and sporting events that bring national and international attention to the area. ISC hosts national and international sporting events downtown.

### Indianapolis Convention & Visitors Association (ICVA)

ICVA advances Indianapolis economic growth through tourism and attracts conventions and tourists to greater Indianapolis. Much of their efforts have promoted downtown as a strong convention/tourist destination which in turn ensures patronage for downtown hotels, restaurants, arts organizations, retailers and attractions.

### The Indy Partnership (TIP)

TIP serves as a catalyst for increased capital investment and quality job growth in the Indianapolis region. This one stop enables business prospects to acquire location assistance and information about the eleven-county region.

### Keep Indianapolis Beautiful, Inc. (KIBI)

KIBI unites people to beautify the city, improve the environment and foster pride in the community. KIBI often provides trees, trash bags,

supplemental volunteers and tools for large downtown plantings and offers a summer youth program to employ and train youth to maintain IDI's downtown garden planters and green space.



### Private Sector Involvement: Other Organizations

#### Mary Rigg Neighborhood Center (MRNC)

Location	1920 W Morris St., Indianapolis, IN 46221
History	Founded 1911, current location since 1998
Interests	Physical, social, and economic development, including job opportunities, for area and families Affordable housing, retail, and mixed-use development
Policies, Programs, Resources	Provides community leadership to support primarily low-income families through a variety of services, including connecting residents to affordable or improved housing, providing job training and workforce development, adult education and GED, and employment coaching that links inner-city residents to employment opportunities. Active network member of EmployIndy, Youth Employment Services, Center for Working Families, and other job development efforts in Indianapolis. MRNC can help serve as a community resource and source of neighbor involvement in the improvement process. MRNC is involved in improving neighborhood outcomes, quality of life, education and employment, and community involvement.
Representation and Activities	MRNC serves 8,000 individuals and families annually as a strong community leader, resource, and support for the southwest Indianapolis area.

#### Indianapolis Zoo

Location	1200 W Washington St., Indianapolis, IN 46222
History	Located at current address since 1989
Interests	Parking for the Zoo. The Zoo lacks parking to accommodate its attendance growth, restricting its ability to contribute to White River State Park and downtown tourism development. The Zoo's attendance will grow by 200,000-300,000 visitors during the summer season over the next four years. Economic impact to the community and revitalization ; education; recreation Job development as a result of attendance growth.
Policies, Programs, Resources	Existing parking need  1.1+ million visitors per year. Existing strong management and experienced operations team
Representation and Activities	Conservation, Education, Recreation, Economic Development Tourism anchor for White River State Park and downtown Hires as needed to support Zoo operations



### Private Sector Involvement: Registered Organizations

A number of organizations have registered with the City of Indianapolis to receive notification of land use and zoning matters affecting the area. These include:

40 WEST BUSINESS ASSOCIATION

AIA INDIANAPOLIS RUDC

ALLIANCE FOR INFORMATION ON DRAINAGE EFFICIENCY (AIDE)

BABE DENNY NEIGHBORHOOD GROUP

BOS COMMUNITY DEVELOPMENT CORPORATION

COMMON SENSE OF INDIANAPOLIS

CONCORD BUSINESS ASSOCIATION

CONCORD COMMUNITY DEVELOPMENT CORPORATION

CONCORD NEIGHBORHOOD CENTER

DRUGFREE MARION COUNTY

HAWTHORNE NEIGHBORHOOD ASSOCIATION

HISTORIC LANDMARKS FOUNDATION OF INDIANA

INDIANAPOLIS DOWNTOWN, INC.

INDIANAPOLIS FIRE DEPARTMENT

INDIANAPOLIS METROPOLITAN POLICE DEPARTMENT

INDIANAPOLIS NEIGHORHOOD RESOURCE CENTER

INDIANAPOLIS PUBLIC SCHOOLS

MARION COUNTY ALLIANCE OF NEIGHBORHOOD ASSOCIATIONS (MCANA)

MARION COUNTY DEMOCRATIC CENTRAL COMMITTEE

MARION COUNTY REPUBLICAN CENTRAL COMMITTEE

MCANA-CENTER TOWNSHIP

MCANA-WAYNE TOWNSHIP

MIDTOWN ECONOMIC DEVELOPMENT AND INDUSTRIAL CORP. (MEDIC)

NATIONAL COUNCIL OF NEGRO WOMEN, INC. LAWRENCE SECTION

STRINGTOWN NEIGHBORHOOD ASSOCIATION

US FILTER (INDIANAPOLIS WATER COMPANY)

WE CARE TOO

WEST INDIANAPOLIS DEVELOPMENT CORPORATION

WEST INDIANAPOLIS NEIGHBORHOOD CONGRESS (WINC)

Futher information about these registered organizations is available at the City's Registered Organizations website: <http://imaps.indygov.org/RegOrgs/>.



### Interviewee Information: Name and Affiliation of People to be Interviewed. (This list is subject to change.)

Name	Organization/Company	Contact Number	E-Mail 1	E-Mail 2
Tamara Zahn	Indianapolis Downtown Inc.	(317) 237-2220	tamara@indydt.com	
Steve Van Soelen	Lilly	(317) 433-5779	van_soelen@lilly.com	
Mike Higbee	Strategic Capital Partners	(317) 708-8507	mhigbee@strategiccapitalpartners.net	
Gene Zink	Strategic Capital Partners	(317) 819-1880	gzink@strategiccapitalpartners.net	
Phil Borst		(317) 787-5323	pborst@iquest.net	
John Krauss	IU Center for Urban Policy & Environment	(317) 261-3006	jkrauss@iupui.edu	
Drew Klacik	IU Center for Urban Policy & Environment	(317) 261-3016	dklacik@iupui.edu	
Gordon Hendry	Public Institutions and Education Group	(317) 269 1183	gordon.hendry@cbre.com	
Jeff Merrit	Summit Realty Group	(317) 714-5423	jmerritt@SummitRealtyGroup.com	
Mark Miles	Central Indiana Corporate Partnership	(317) 638-2440	mmiles@cincorp.com	
Jim Schellinger	CSO Architects	(317) 848-7800	jschellinger@csoinc.net	
Michael Browning	Browning Investments	(317) 344-7305	mbrowning@browninginv.com	
Pat Early	Somerset CPAs	(317) 472-2198	pearly@somersetcpas.com	
Tom McGowan	Kite Realty Group Trust	(888) 577-5600	tmcgowan@kiterealty.com	
Jim Morris	Indiana Pacers	(317) 917-2500	Jmorris@pacers.com	
Tom Snyder	Ivy Tech	(317) 917-5957	tsnyder@ivytech.edu	
Dave Johnson	Biocrossroads	(317) 238-2450	djohnson@biocrossroads.com	
Harry Gonso	Ice Miller	(317) 236-2325		harry.gonso@icemiller.com
Lisa Lee	Ice Miller	(317) 236-2268	lisa.lee@icemiller.com	
Zeff Weiss	Ice Miller	(317) 236-2319		zeff.weiss@icemiller.com
Brad Chambers	Buckingham	(317) 974-1234	brad.chambers@buckingham-co.com	
Gary Edwards	DEEM, LLC	(317) 860-2990	ge@deemfirst.com	
David Simon	Simon Property Group	(317) 636-1600		
Matt Guttwein	Health and Hospital Co.	(317) 221-2000		
Bill Brown	Director of Sustainability, IU	(812) 855-1822	brownwm@indiana.edu	

# GM Stamping Plant Reuse Study



## INTERVIEWEE INFORMATION

Larry Siegler	Precedent Co	(317) 805-1261	lsiegler@theprecedent.com	
Tadd Miller	Milhaus Developpment	(317) 226-9500	tadd.miller@milhausdevelopment.com	
Dave Lucas	Live 360 Group	(317) 843-8001	davelucas@live360group.com	
Jean Blackwell	Cummins Foundation	(317) 610-2522	Jean.Blackwell@cummins.com	
Dave Forsell	Keep Indianapolis Beautiful, Inc.	(317) 264-7555 ext. 114	dforsell@kibi.org	
Michael Rhodes	Economic Development Group Inc.	(317) 641-8181	mrhodes@econ-devel-group.com	
Mike McCarty	Gentleman McCarty	(317) 251-3453	mike@gentlemanmccarty.com	
Karen Gentleman	Gentleman McCarty	(317) 251-3453	Karen@gentlemanmccarty.com	
John Neighbors	Chamber of Commerce	(317) 237-1325	john.neighbours@bakerd.com	
Dan Evans	IU Health	(317) 962-5500	dfevans@iuhealth.org	lparfley@iuhealth.org
Dave Frick		(317) 237-1412	david.frick@bakerd.com	
Jerome Peribere	Dow Advanced Materials	(317) 985-5985		
Maury Plambeck	Director, Department of Metropolitan Development	(317) 327-3341	Maury.Plambeck@indy.gov	
Mary Ann Sullivan	Indiana State Representative	(317)232-9600	h97@in.gov	masullivan@indy.rr.com
Greg Taylor	Indiana Senator	(800) 382-9467	s33@iga.in.gov	tlimbach@iga.in.gov
Michael Young	Indiana Senator	(317) 232-9400	Senator.Young@iga.in.gov	ajorgens@iga.in.gov.
Vop Osili	City Councilor Candidate	(317) 332-0877	voposili@gmail.com	
Mitch Roob	State Economic Development Director	(317) 232-8992	mroob@iedc.in.gov	
Bob Kassing	Bose McKinney & Evans LLP	(317) 684 5147	rkassing@boselaw.com	
Dave Butcher	Bose McKinney & Evans LLP	(317) 684-5123	dbutcher@boselaw.com	
Jeff Gearhart	Director, West Indy Development Corp	(317) 638-9432 ext. 1	jeff@westindydev.org	
Beth Gibson	WIDC Staff and neighborhood activist	(317) 638-9432 ext. 4	Beth@westindydev.org	
Clark Lienemann	Director of Mary Rigg Center	(317) 639-6106 ext. 233	clienemann@maryrigg.org	
Deborah Miller	Resident and Carnine Little League	(317) 370-3507	deborah.miller@steaknshake.com	
Steve Sullivan	CEO, MIBOR	(317) 956-1912	stevesullivan@mibor.com	
Jackie Deppe	Westside Community News	(319) 241-7363	commnews@in-motion.net	
Lori Miser	IndyConnect/MPO	(317) 327-7269	lori.miser@indy.gov	Philip.Roth@indy.gov

# GM Stamping Plant Reuse Study



## INTERVIEWEE INFORMATION

Stuart Lowry	Director of Indy Parks	(317) 327-7020	stuart.lowry@indy.gov	
Mike Terry	IndyGo	(317) 614-9310	mterry@indygo.net	
Michael Crowther	Indianapolis Zoo	(317) 630-2001	m.crowther@indyzoo.com	akerrick@indyzoo.com
Brian Paine	Cultural Trail, Cent. IN Comm. Found.	(317)634-2423 ext. 177	brianp@cicf.org	
Chuck Preston	Lily Endowment	(317) 916-7342	prestonc@lei.org	
Ryan Vaughn	City-County Council President	(317) 437-7701	rvaughn@btlaw.com	
John Hazlett	Office of Sustainability	(317) 327-7868	john.hazlett@indy.gov	
Gustavo Escalante	Hispanic Business Council	(317) 464-2254	gescalante@indylink.com	
James Glass	IN Historic Preservation and Archeology	(317) 232-3492	jglass@dnr.in.gov	
Bob Whitt	White River State Park	(317) 233-2427	rwhitt@wrsp.in.gov	
Tom Morrison	IU Capital Projects and Facilites	(812) 855-6992	morrisot@indiana.edu	
Kevin Whited	IndyCOG	(317) 372-4084	kevinwhited@yahoo.com	
Max Schumacher	Indianapolis Indians	(317) 269-3548	Bschumacher@indyindians.com	
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Al Hubbard	E&A Industries	(317) 684-3150	ahubbard@eaindustries.com	
Chris Gahl	Indianapolis Convention and Visitors Association	(317) 262-8254	cgahl@visitindy.com	
Jeff Smulyan	Emmis Communications	(317) 266-0100	IR@emmis.com	
Mike Wells	REI Real Estate	(317) 573-6050	mwells@reirealestate.com	
Dave Flaherty	Flaherty & Collins Properties	(317) 816-9300	dflaherty@flahertycollins.com	
Stephen Chinn	Local Property owner (M. Carlstedt)	317-631-8582	657 Arbor Avenue, Indianapolis, 46221	
David Campos	Local Businessman (M.Carlstedt)	317-423-8697	5303 Jackson St., Indianapolis, 46241	
Ron Riffel	Ret. Rolls Royce		reriffel@gmail.com	
Joe Slash			jslash@indplsul.org	
John Hay	Pastor West Morris Free Methodist Church		johnhayjr@sbcglobal.net	
Ilmar "Tip" Privert	Local Resident	(317) 627-5598	iaprivert@peoplepc.com	
Brett Thrasher	AIA, Architect		bthrasher.aia@gmail.com	
Al Smith	Develop Indy board member			
Bill Marsan	Develop Indy board member			

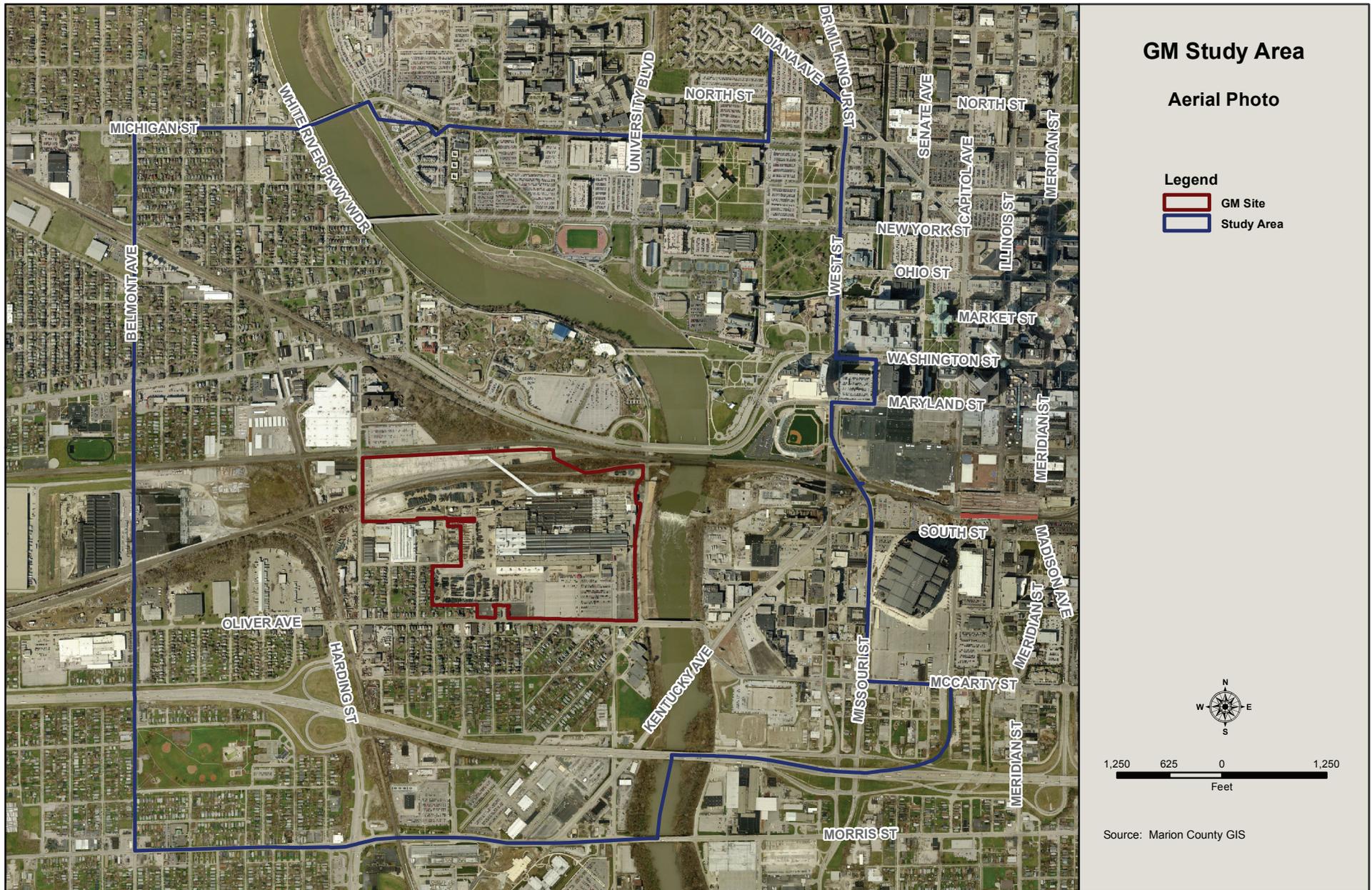


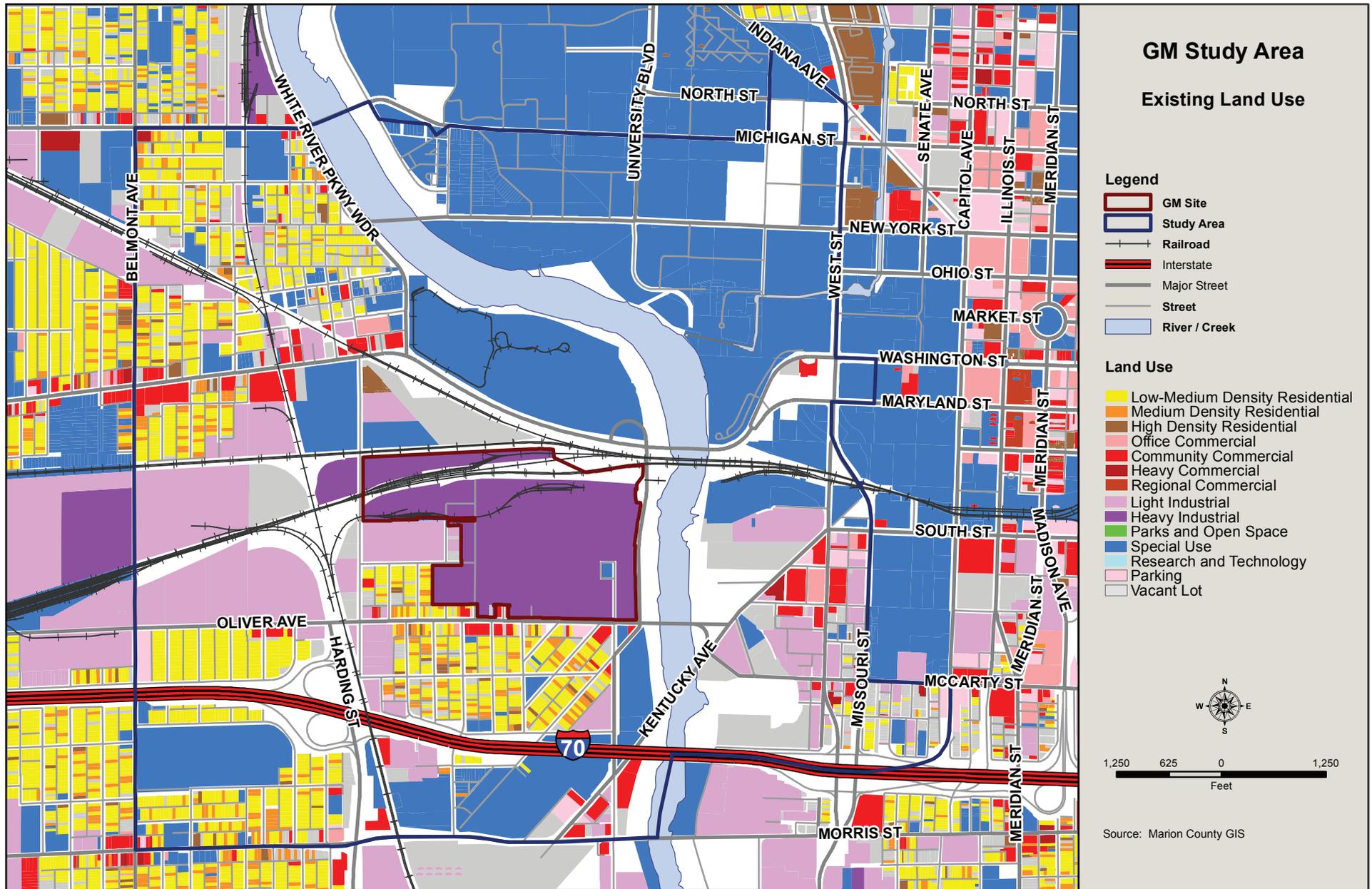
Brooke Huntington	Develop Indy board member
Carey Lykins	Develop Indy board member
Glen Kwok	Develop Indy board member
John Andrews	Develop Indy board member
Marie-Christine Pence	Develop Indy board member
Marni McKinney	Develop Indy board member
Melissa Reese	Develop Indy board member
Moira Carlstedt	Develop Indy board member
Rob Hillman	Develop Indy board member
Rob Smith	Develop Indy board member
Roland Salman	Develop Indy board member
Ron Gifford	Develop Indy board member
Scott Fulford	Develop Indy board member
Steve Sullivan	Develop Indy board member
Trevor Belden	Develop Indy board member
Wayne Burris	Develop Indy board member
Colin Atkinson	(317)-218-5321 Colin.atkinson@marcusmillichap.com

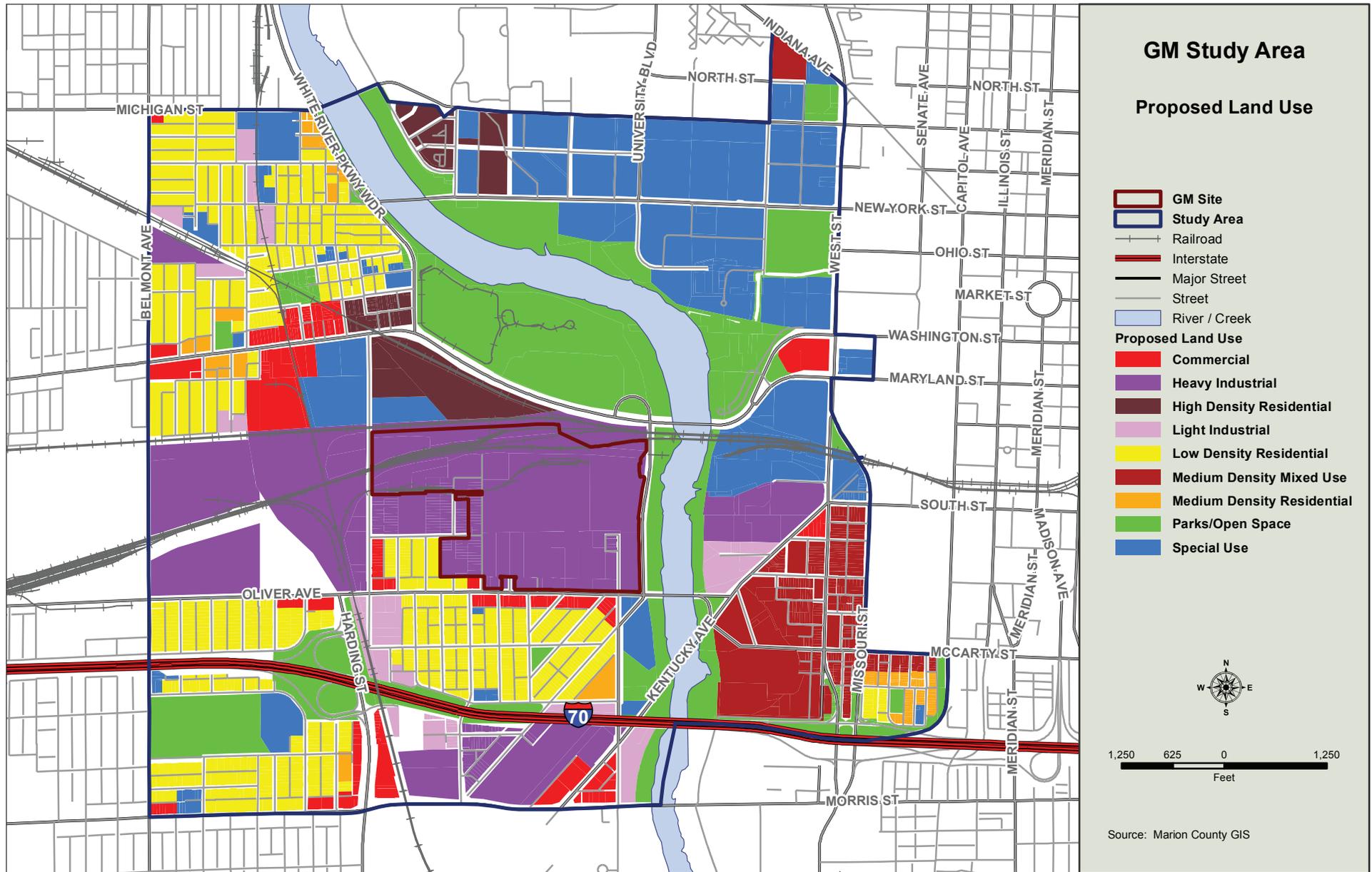


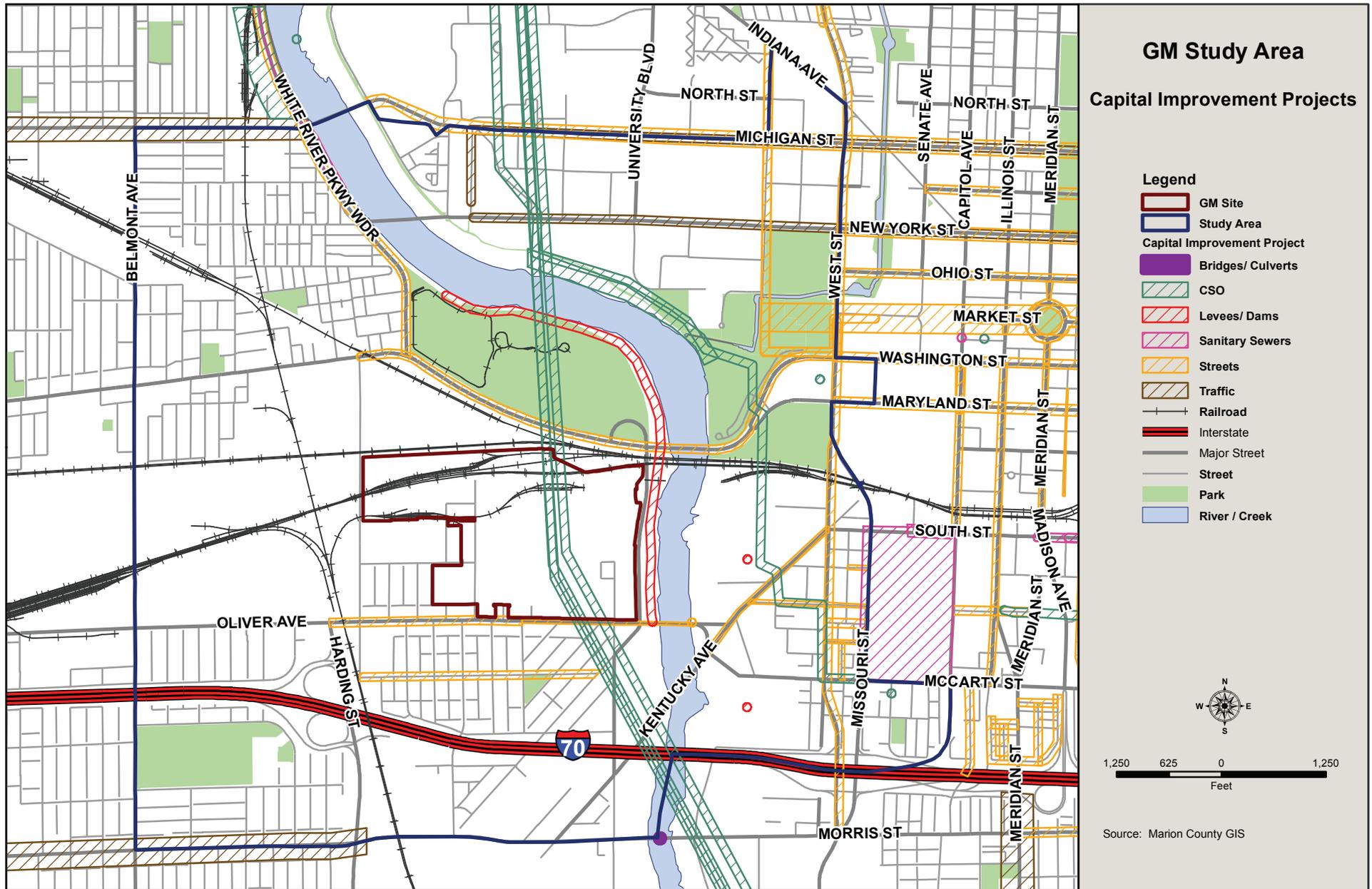


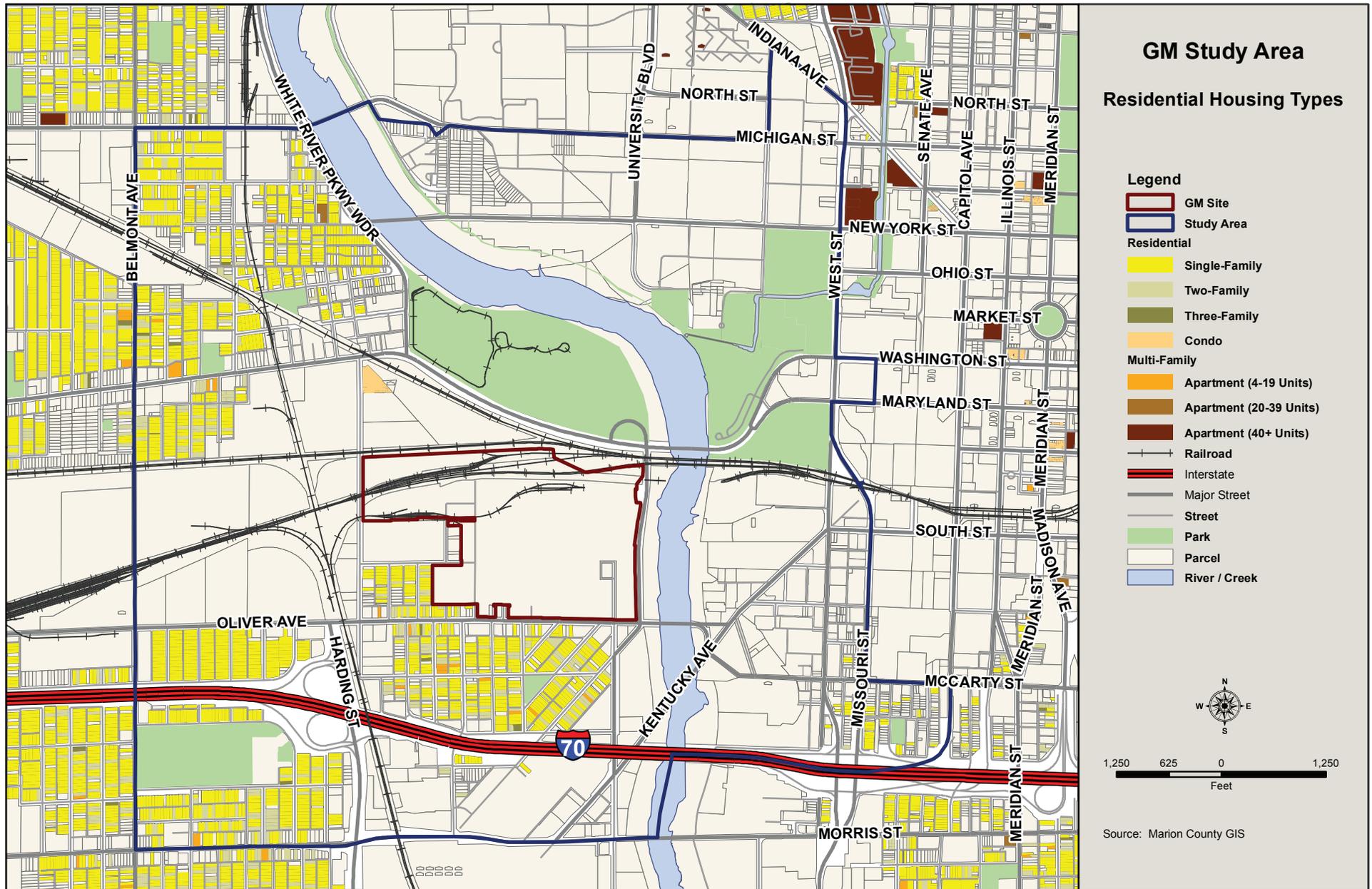


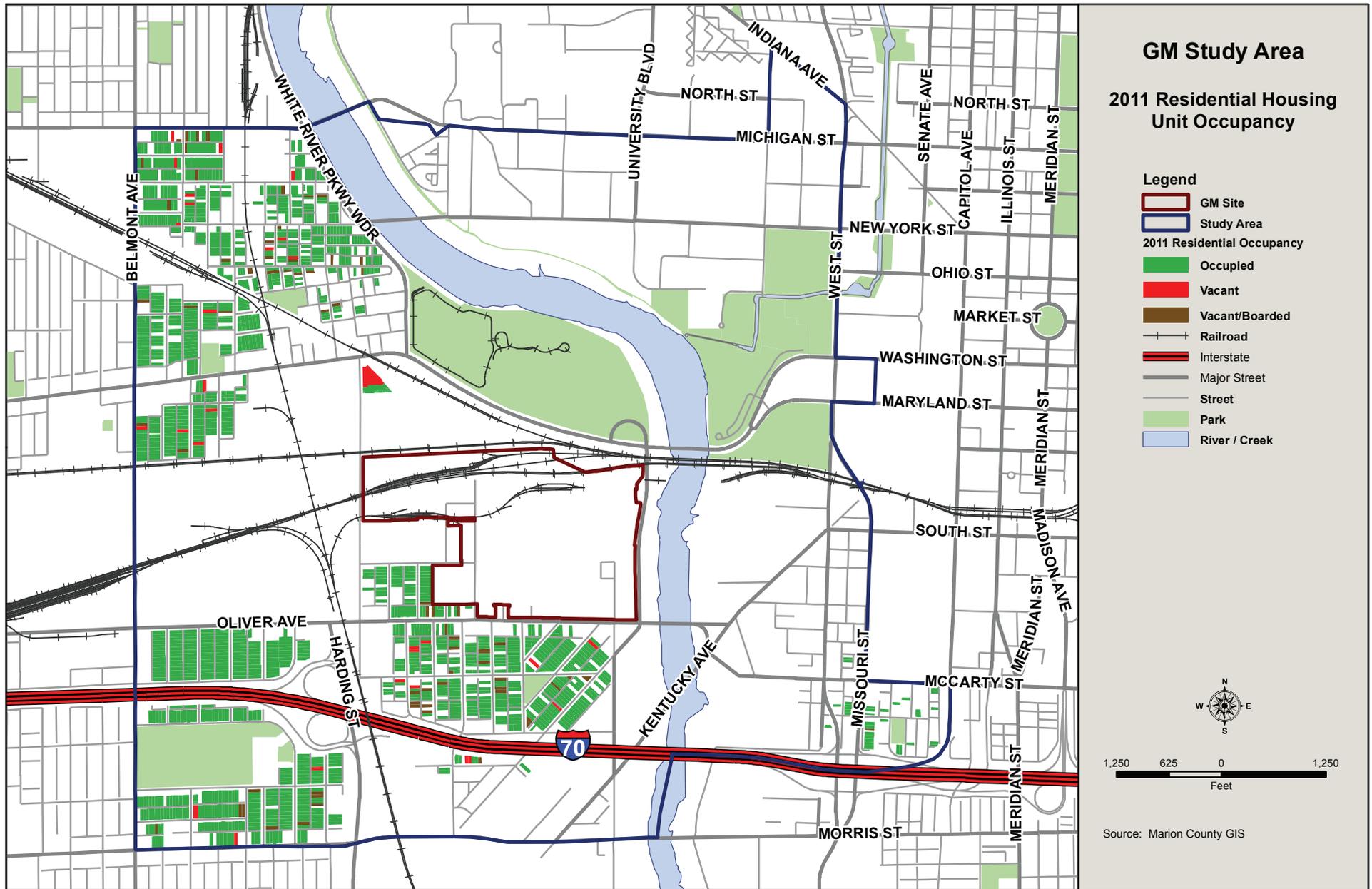


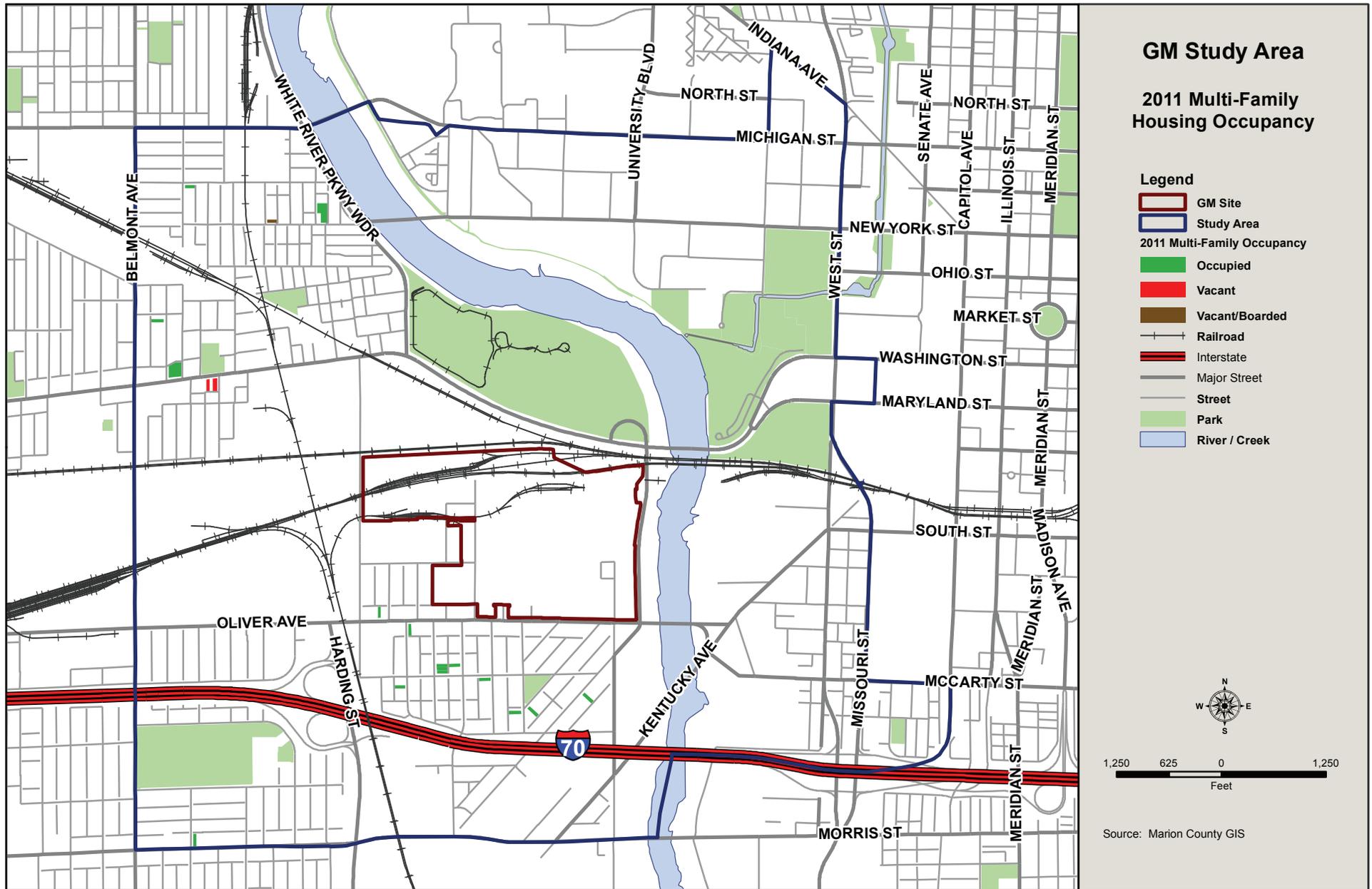


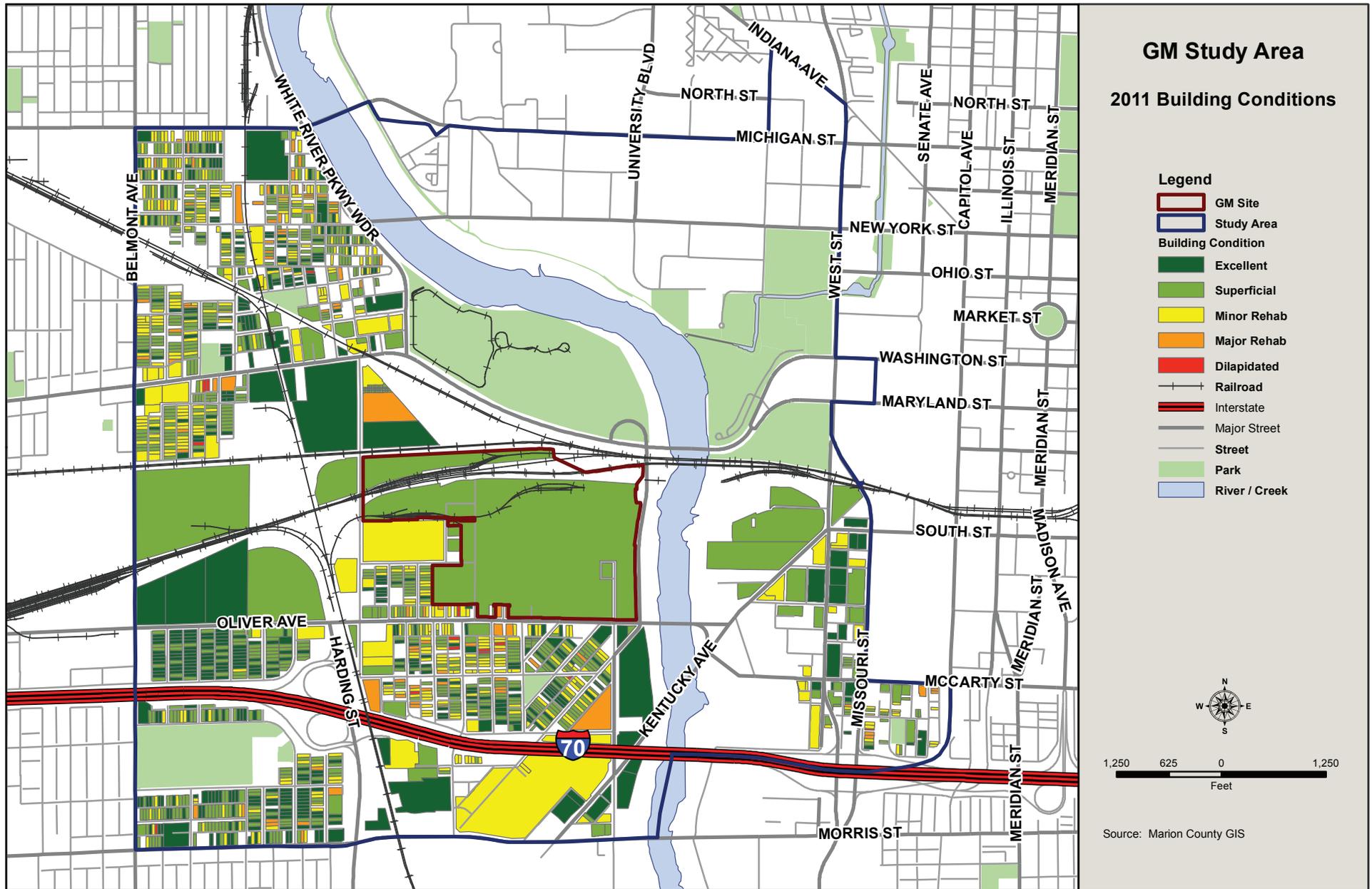


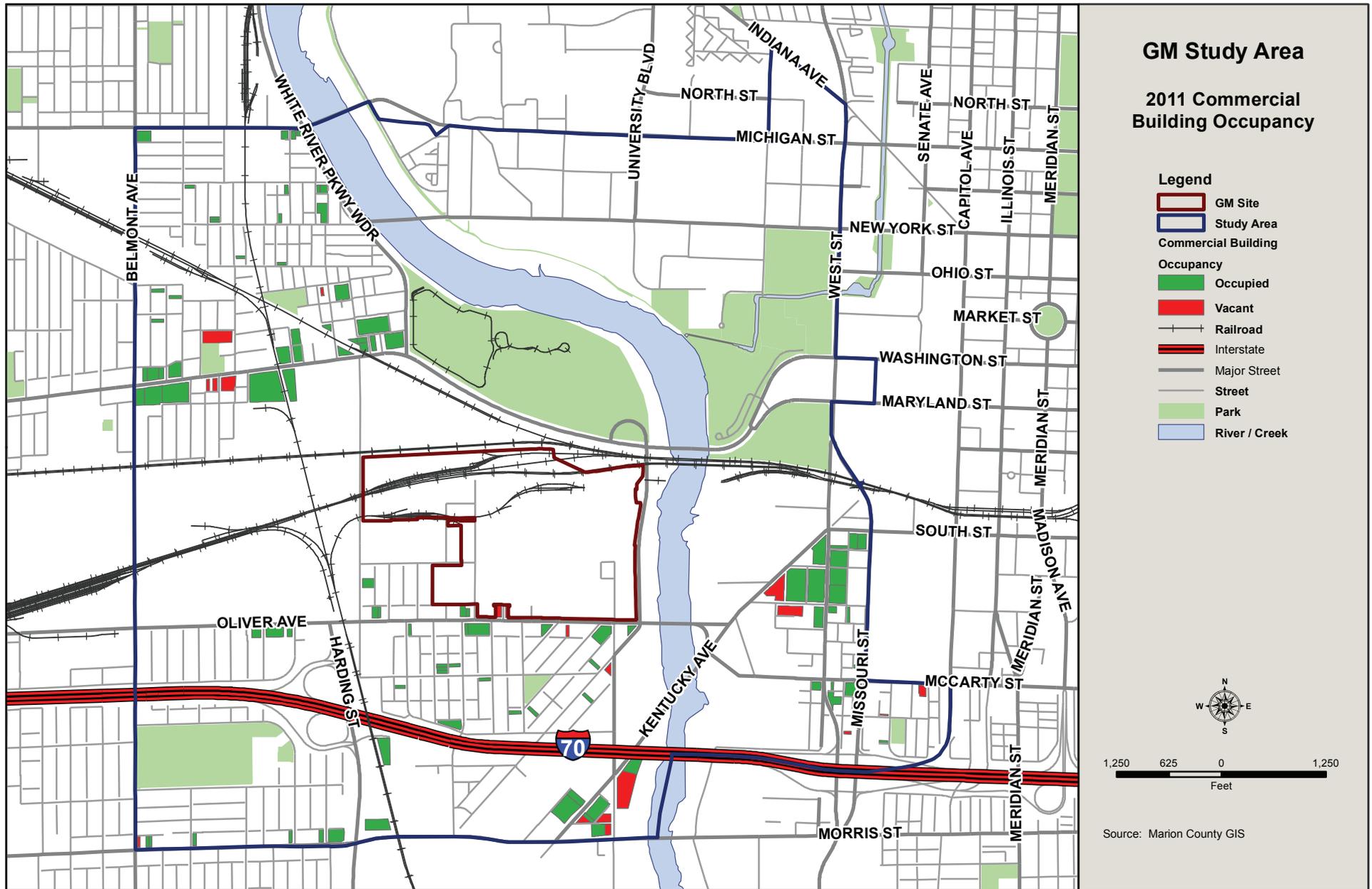


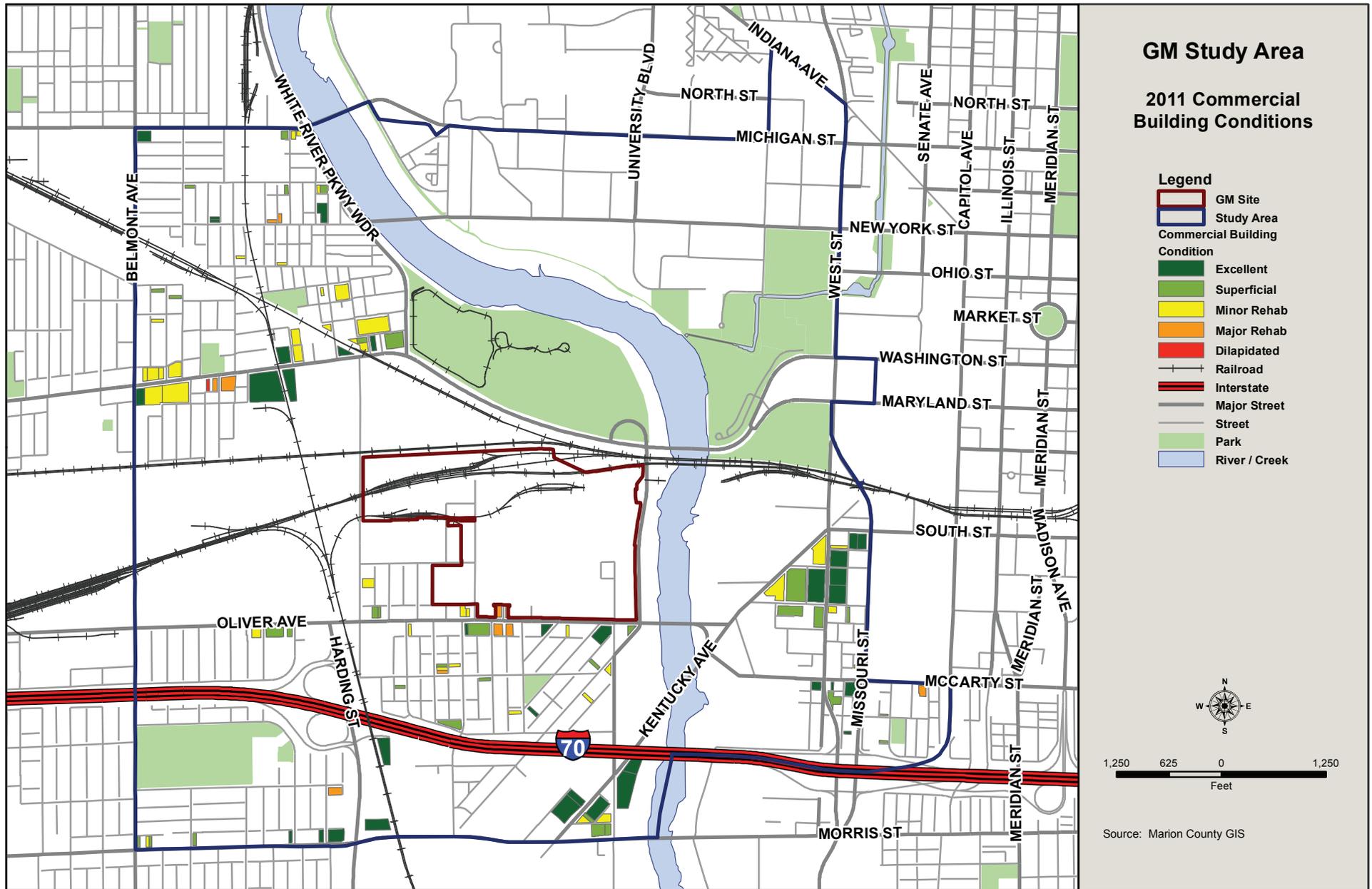


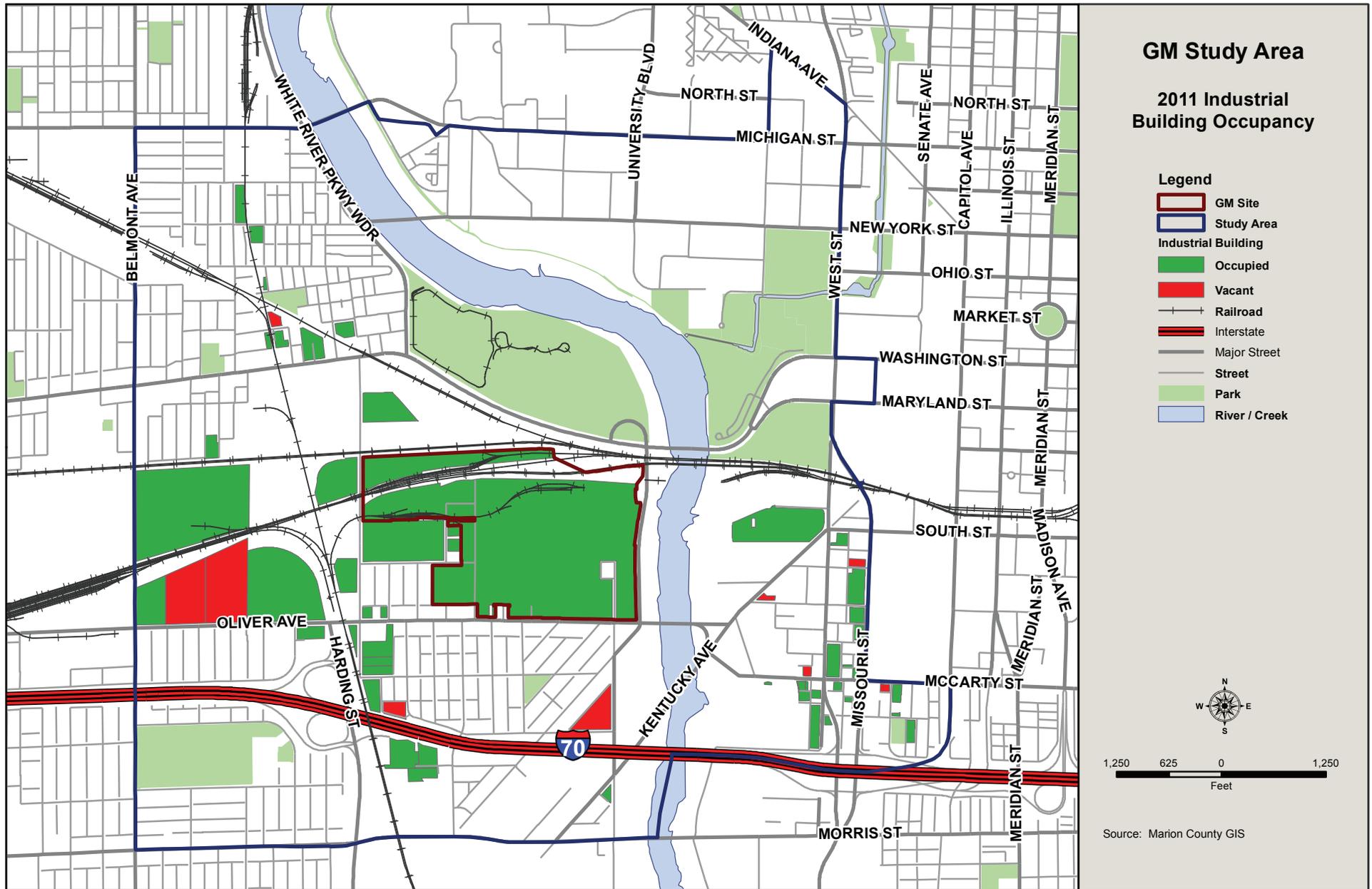


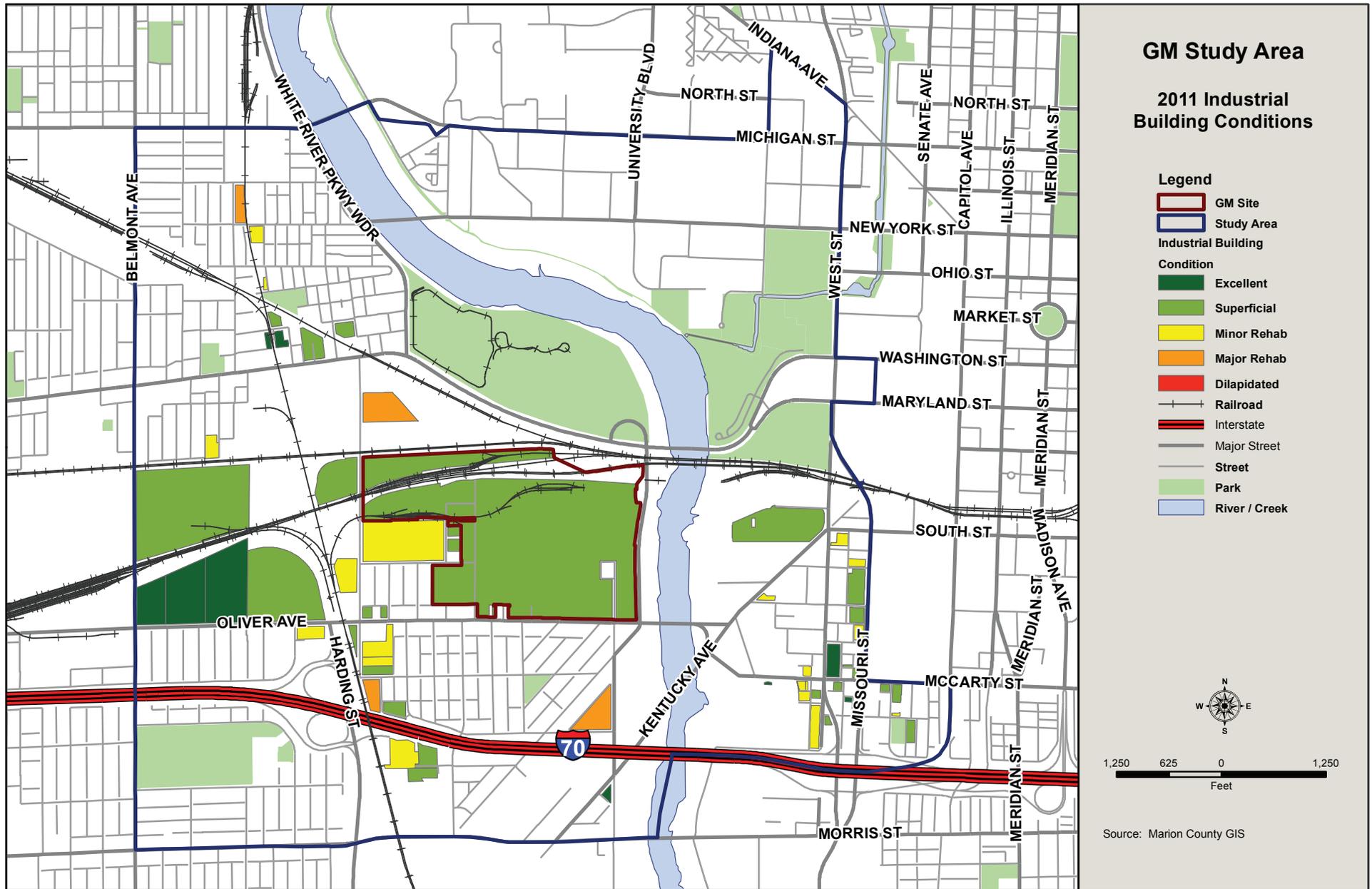














### Vacant Land Ownership

Parcel #	Address	Zip Code	Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Property Class
1001819	469 ARBOR AV	46221	KOONS, LAURA L & KATHY K HACKER & BETH A SELVIA	451 ARBOR AVE	INDIANAPOLIS	IN	46221-1257	INDUSTRIAL
1001916	902 CHURCH ST	46225	TAYLOR & BLACKBURN BATTERY WAREHOUSE INC	918 S SENATE AVE	INDIANAPOLIS	IN	46225-1456	RESIDENTIAL
1002006	901 CHURCH ST	46225	SMITH, JOHN F JR & LARRY L HARVEY	610 MEMORIAL DR	BEECH GROVE	IN	46107-2229	RESIDENTIAL
1002012	248 MILEY AV	46222	BOBADILLA, MARIO & ENGILBERIO	252 MILEY AVE	INDIANAPOLIS	IN	46222-4379	RESIDENTIAL
1002637	646 RIVER AV	46221	DROVER STREET FEDERAL CREDIT UNION	610 DROVER ST	INDIANAPOLIS	IN	46221-1225	COMMERCIAL
1002694	801 DIVISION ST	46221	D & D BROWN INC	639 S HARDING ST	INDIANAPOLIS	IN	46221-1136	COMMERCIAL
1002971	543 CHASE ST	46221	NIPPER, ALONZA & ETHEL	518 CHASE ST	INDIANAPOLIS	IN	46221-1236	RESIDENTIAL
1003003	602 W RAY ST	46225	BUDIG REALTY LLC ATTN ANTHONY LESTINGI	1100 GEST ST	CINCINNATI	OH	45203-1112	INDUSTRIAL
1003241	824 MEIKEL ST	46225	STADIUM PARTNERS LLC STE B	152 E 22ND ST	INDIANAPOLIS	IN	46202	RESIDENTIAL
1003242	814 MEIKEL ST	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1003243	812 MEIKEL ST	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1003633	913 CHADWICK ST	46225	C & S INTERNATIONAL INC	2040 E 54TH ST	INDIANAPOLIS	IN	46220-3432	RESIDENTIAL
1004115	812 CHADWICK ST	46225	JTB GROUP LLC	820 CHADWICK ST	INDIANAPOLIS	IN	46225-1426	RESIDENTIAL
1004646	1337 OLIVER AV	46221	MCGREEVY, JOHN H	611 ARBOR AVE	INDIANAPOLIS	IN	46221-1203	RESIDENTIAL
1004697	813 S MISSOURI ST	46225	TW LEASING LLC	624 S MISSOURI ST	INDIANAPOLIS	IN	46225-1259	RESIDENTIAL
1004888	1448 ASTOR ST	46222	NEIDLINGER, STEPHANIE	1444 ASTOR ST	INDIANAPOLIS	IN	46222-4301	RESIDENTIAL
1005563	1077 OLIVER AV	46221	STEPHANOFF, ANGELA J	1063 LAKE DR E	BROWNSBURG	IN	46112-2105	COMMERCIAL
1006504	1468 ASTOR ST	46222	STRINGTOWN REALTY LLC MEZZANINE	156 E MARKET ST	INDIANAPOLIS	IN	46204	RESIDENTIAL
1006808	1543 W OHIO ST	46222	CHURCH, WESTSIDE PENTECOSTAL ASSEMBLY TRUSTEES	1540 W OHIO ST	INDIANAPOLIS	IN	46222-4373	RESIDENTIAL
1006809	129 N REISNER ST	46222	CHURCH, WESTSIDE PENTACOSTAL ASSEMBLY TRUSTEES	1540 W OHIO ST	INDIANAPOLIS	IN	46222-4373	COMMERCIAL
1006883	249 N ELDER AV	46222	ROBERTSON, AGNES M	251 N ELDER AVE	INDIANAPOLIS	IN	46222-4327	RESIDENTIAL
1006884	247 N ELDER AV	46222	JANUARY, JOHN J % HOLLY MINARDO	1817 ASTOR ST	INDIANAPOLIS	IN	46222-4305	RESIDENTIAL
1006934	1852 W MORRIS ST	46221	CHURCH, NEW LIFE BAPTIST	8020 N OLD STATE ROAD 67	MOORESVILLE	IN	46158-6399	RESIDENTIAL
1007625	230 N TRAUB AV	46222	CR SALES & SERVICE INC	226 N TRAUB AVE	INDIANAPOLIS	IN	46222-4216	COMMERCIAL
1007690	1422 W WASHINGTON ST	46222	BATTALANA FINANCIAL GROUP LLC	PO BOX 22425	INDIANAPOLIS	IN	46222-0425	COMMERCIAL
1007978	828 S MISSOURI ST	46225	JUSTUS, WALT E	1398 N SHADELAND AVE	INDIANAPOLIS	IN	46219	COMMERCIAL
1007980	937 CHADWICK ST	46225	KINNETT, LAWRENCE M & BARRY	3311 S LYONS AVE	INDIANAPOLIS	IN	46221-2319	RESIDENTIAL
1008474	2007 W WILKINS ST	46221	HALLIBURTON, JAMES L	2007 W WILKINS ST	INDIANAPOLIS	IN	46221-1143	RESIDENTIAL

Source: Marion County Assessor Records



### Vacant Land Ownership

Parcel #	Address	Zip Code	Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Property Class
1008868	800 CHURCH ST	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1009044	2016 WILCOX ST	46222	EDWARDS, RANDY C & CYNTHIA G	2008 WILCOX ST	INDIANAPOLIS	IN	46222-3881	RESIDENTIAL
1009667	825 ARBOR AV	46221	MILLER, RALPH F JR & DEBORAH LYNN	802 DIVISION ST	INDIANAPOLIS	IN	46221-1221	RESIDENTIAL
1010512	350 S HARDING ST	46222	RTS REALTY LLC	PO BOX 90	CLAYTON	IN	46118-0090	INDUSTRIAL
1010640	1626 W MARKET ST	46222	MELAUN INDUSTRIES INC	1639 W MARKET ST	INDIANAPOLIS	IN	46222-4425	INDUSTRIAL
1010827	602 W MCCARTY ST	46225	WEST INVESTORS LLC % BERNARD P WEST	10829 BRIGANTINE DR	INDIANAPOLIS	IN	46256-9541	INDUSTRIAL
1010828	703 SAND ST	46225	WEST INVESTORS LLC % BERNARD P WEST	10829 BRIGANTINE DR	INDIANAPOLIS	IN	46256-9541	INDUSTRIAL
1011342	821 MEIKEL ST	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1011359	425 W MERRILL ST	46225	TW LEASING LLC	624 S MISSOURI ST	INDIANAPOLIS	IN	46225	COMMERCIAL
1011668	1534 WILCOX ST	46222	D J L PARTNERS % JIMMY DIMITROFF	3039 MEETING HOUSE LN	INDIANAPOLIS	IN	46222-1841	RESIDENTIAL
1012048	130 S TRAUB AV	46222	NGUYEN, CAN THANH & NHAN	130 S TRAUB AVE	INDIANAPOLIS	IN	46222-4220	RESIDENTIAL
1012099	833 MEIKEL ST	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	INDUSTRIAL
1012911	930 MEIKEL ST	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1013905	539 S HARDING ST	46221	ALTMeyer, GERALD L & STEVEN L CHINN	657 ARBOR AV	INDIANAPOLIS	IN	46221	RESIDENTIAL
1013927	924 ARBOR AV	46221	BRADLEY, ROY & MABEL I	920 ARBOR AVE	INDIANAPOLIS	IN	46221-1205	RESIDENTIAL
1014009	1257 W MCCARTY ST	46221	D & D BROWN INC	639 S HARDING ST	INDIANAPOLIS	IN	46221-1136	RESIDENTIAL
1014013	818 MARION AV	46221	ADAMSON, CORDELL W & DOROTHY F	822 MARION AVE	INDIANAPOLIS	IN	46221-1353	RESIDENTIAL
1014045	552 CHASE ST	46221	SOUTHSIDE PARTNERS II LP ATTN: GEOFF CLOW STE 300	1712 N MERIDIAN ST	INDIANAPOLIS	IN	46202	COMMERCIAL
1014143	20 REICHWEIN ST	46222	WELCH, JOHN & KAREN	5524 HOLLISTER DR	INDIANAPOLIS	IN	46224-3322	RESIDENTIAL
1014154	161 S TRAUB AV	46222	FRANKLIN, THOMAS & WANDA	129 N SHEFFIELD AVE	INDIANAPOLIS	IN	46222-4239	RESIDENTIAL
1014213	836 CHADWICK ST	46225	MILLER, SHARON KAY & BETTY LOUISE COX & ROBERT LEE CHANDLER	5428 LOGGIA PL	INDIANAPOLIS	IN	46237-4247	RESIDENTIAL
1014604	219 KOEHNE ST	46222	DAUGHERTY, LOUANN	130 KOEHNE ST	INDIANAPOLIS	IN	46222-4443	RESIDENTIAL
1015112	214 N WHITE RIVR PW W DR	46222	STRINGTOWN REALTY LLC MEZZANINE LEVEL	156 E MARKET ST	INDIANAPOLIS	IN	46204	RESIDENTIAL
1015162	815 S SENATE AV	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1015474	1645 W MARKET ST	46222	POTTER, ROBERT B & LILLIAN CAROL	3231 THURSTON DR	INDIANAPOLIS	IN	46224-2154	RESIDENTIAL
1015609	1743 W WASHINGTON ST	46222	ETTINGER, STEVEN D	1739 W WASHINGTON ST	INDIANAPOLIS	IN	46222-4542	RESIDENTIAL
1015693	547 CHASE ST	46221	NIPPER, ALONZA & ETHEL	518 CHASE ST	INDIANAPOLIS	IN	46221-1236	RESIDENTIAL

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Parcel #	Address	Zip Code	Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Property Class
1015937	1017 S WHITE RIVR PW W DR	46221	MORGAN, JOSEPH & DAVID MARTIS % G C INC	1103 KENTUCKY AVE	INDIANAPOLIS	IN	46221-1305	COMMERCIAL
1016027	1350 W MCCARTY ST	46221	G & F PROPERTIES	1357 OLIVER AVE	INDIANAPOLIS	IN	46221-1252	RESIDENTIAL
1016079	215 N RICHLAND ST	46222	TOON, FRANK C	7440 E RAYMOND ST	INDIANAPOLIS	IN	46239-9583	RESIDENTIAL
1016952	750 S REISNER ST	46221	CASTRO, RAMON	8821 MALLARD GREEN DR	INDIANAPOLIS	IN	46234-9535	RESIDENTIAL
1016953	754 S REISNER ST	46221	CORRELL, JOHN	1641 S GRAVEYARD RD	PARAGON	IN	46166-9504	RESIDENTIAL
1017001	426 W MCCARTY ST	46225	YOUNG, LARRY E & JERRY A	412 W MCCARTY ST	INDIANAPOLIS	IN	46225-1238	INDUSTRIAL
1017293	222 W WYOMING ST	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	INDUSTRIAL
1017382	408 W MCCARTY ST	46225	YOUNG, LARRY & JERRY	412 W MCCARTY ST	INDIANAPOLIS	IN	46225-1238	COMMERCIAL
1017456	1176 KENTUCKY AV	46221	ELI LILLY & CO ATTN CORPORATE TAXES	LILLY CORPORATE CENTE	INDIANAPOLIS	IN	46285	INDUSTRIAL
1017950	220 KOEHNE ST	46222	KNOX, RONALD & JOAN SUE	224 KOEHNE ST	INDIANAPOLIS	IN	46222-4332	RESIDENTIAL
1017953	245 N REISNER ST	46222	KC COHEN SUITE # 1104	151 N DELAWARE ST	INDIANAPOLIS	IN	46204	RESIDENTIAL
1018256	1253 OLIVER AV	46221	FREITAG, MARGARET R TRS % ABATIS LLC	3990 STANDISH DR	INDIANAPOLIS	IN	46221	COMMERCIAL
1018905	1720 W WASHINGTON ST	46222	JOSE & FRANCISCO PROPERTIES LLC	8409 SKIPJACK DR	INDIANAPOLIS	IN	46236-9583	RESIDENTIAL
1019470	1456 ASTOR ST	46222	STRINGTOWN REALTY LLC MEZZANINE LEVEL	156 E MARKET ST	INDIANAPOLIS	IN	46204	RESIDENTIAL
1019724	2009 WILCOX ST	46222	SMA INVESTMENTS LLC SUITE 416	1427 W 86TH ST	INDIANAPOLIS	IN	46260-2103	RESIDENTIAL
1019943	638 DIVISION ST	46221	MORRIS, JOSEPHINE E	1534 KAPPES ST	INDIANAPOLIS	IN	462211804	RESIDENTIAL
1020249	345 N ELDER AV	46222	CARRASCO, KRISTAL SHERYLMANE	3908 GUILFORD AVE	INDIANAPOLIS	IN	46205	RESIDENTIAL
1020771	541 S HARDING ST	46221	ALTMAYER, GERALD L & STEVEN L CHINN	657 ARBOR AV	INDIANAPOLIS	IN	46221	RESIDENTIAL
1020944	1264 STANDARD AV	46221	FITZGERALD, MARY & ELIZABETH E % LUCILLE BAAD	507 BROAD ST	DOVER	OH	44622-2823	RESIDENTIAL
1021557	1141 OLIVER AV	46221	SEEHAVER, CHARLES & CHERYL	1045 TWIN BR	MARTINSVILLE	IN	46151-8507	COMMERCIAL
1021559	633 ARBOR AV	46221	STRODE, GERALDINE	629 ARBOR AVE	INDIANAPOLIS	IN	46221-1203	RESIDENTIAL
1021874	1714 ASTOR ST	46222	TAT HOLDINGS GEORGIA LLC	1711 W NEW YORK ST	INDIANAPOLIS	IN	46222-4370	INDUSTRIAL
1022220	845 S MISSOURI ST	46225	GAMMON, PHILLIP W & SUSAN J	130 S MITTHOEFFER RD	INDIANAPOLIS	IN	46229-3017	RESIDENTIAL
1022502	340 N WHITE RIVR PW W DR	46222	DONLAN, JOHN T & MARY LOU	5349 SHOREWOOD DR	INDIANAPOLIS	IN	46220-3635	RESIDENTIAL
1022720	816 S SENATE AV	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1022845	1907 W VERMONT ST	46222	INGRAM, BARBARA J & THERESA A STAPLES	348 N ELDER AVE	INDIANAPOLIS	IN	46222-4328	RESIDENTIAL
1022971	322 CABLE ST	46222	RIPPY, HAZEL RAY	326 CABLE ST	INDIANAPOLIS	IN	462224326	RESIDENTIAL

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### Vacant Land Ownership

Parcel #	Address	Zip Code	Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Property Class
1023192	955 S WEST ST	46225	INDY SPRING INDUSTRIAL REAL ESTATE LLC	940 S WEST ST	INDIANAPOLIS	IN	46225-1461	INDUSTRIAL
1023683	817 CHURCH ST	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1023783	619 S WEST ST	46225	TW LEASING INC	624 S MISSOURI ST	INDIANAPOLIS	IN	46225-1259	INDUSTRIAL
1023791	910 MEIKEL ST	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1023795	713 CHADWICK ST	46225	YOUNG, LARRY & JERRY A	412 W MCCARTY ST	INDIANAPOLIS	IN	46225-1238	RESIDENTIAL
1023839	119 N HARDING ST	46222	COUCH, ROXANNA M	4123 RIDGEWAY DR	INDIANAPOLIS	IN	46221-3443	RESIDENTIAL
1023980	842 S SENATE AV	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1024499	801 COFFEY ST	46221	D & D BROWN INC	639 S HARDING ST	INDIANAPOLIS	IN	46221-1136	RESIDENTIAL
1024500	805 COFFEY ST	46221	D & D BROWN INC	639 S HARDING ST	INDIANAPOLIS	IN	46221-1136	RESIDENTIAL
1024503	909 COFFEY ST	46221	BOHLEY, GEORGE F II	50 N MAIN ST	SOUTHPORT	IN	46227-5136	RESIDENTIAL
1024506	1020 S HARDING ST	46221	HAMILTON, TERESA L & JOHN D HEETER APT A	818 W 64TH ST	INDIANAPOLIS	IN	46260	COMMERCIAL
1024510	1030 S HARDING ST	46221	WEST INDPLS DEVELOPMENT CORPORATION	1211 HIATT ST	INDIANAPOLIS	IN	46221-1533	COMMERCIAL
1024512	1336 OLIVER AV	46221	CHINN, STEVEN L	657 ARBOR AV	INDIANAPOLIS	IN	46221	RESIDENTIAL
1024513	550 CHASE ST	46221	SOUTHSIDE PARTNERS II LP ATTN: GEOFF CLOW STE 300	1712 N MERIDIAN ST	INDIANAPOLIS	IN	46202	COMMERCIAL
1024782	1042 S HARDING ST	46221	WEST INDPLS DEVELOPMENT CORPORATION	1211 HIATT ST	INDIANAPOLIS	IN	46221-1533	COMMERCIAL
1024783	1051 S HARDING ST	46221	WEST INDPLS DEVELOPMENT CORPORATION	1211 HIATT ST	INDIANAPOLIS	IN	46221-1533	COMMERCIAL
1024784	1055 S HARDING ST	46221	WEST INDPLS DEVELOPMENT CORPORATION	1211 HIATT ST	INDIANAPOLIS	IN	46221-1533	COMMERCIAL
1024785	1056 S HARDING ST	46221	WEST INDPLS DEVELOPMENT CORPORATION	1211 HIATT ST	INDIANAPOLIS	IN	46221-1533	COMMERCIAL
1024840	537 S HARDING ST	46221	ALTMAYER, GERALD & STEVEN L CHINN	657 ARBOR AV	INDIANAPOLIS	IN	46221	RESIDENTIAL
1025131	1532 W WASHINGTON ST	46222	WIMMENAUER LLC	1610 W WASHINGTON ST	INDIANAPOLIS	IN	46222	COMMERCIAL
1025413	814 RIVER AV	46221	MEYER, JOHN J	3051 S STATE AVE	INDIANAPOLIS	IN	46237-1023	RESIDENTIAL
1025523	242 W RAY ST	46225	TAYLOR & BLACKBURN BATTERY WAREHOUSE INC	918 S SENATE AVE	INDIANAPOLIS	IN	46225-1456	RESIDENTIAL
1025700	824 S SENATE AV	46225	EVANS, JAMES E & PINKY L	2925 DIETZ ST	INDIANAPOLIS	IN	46203-5444	RESIDENTIAL
1026168	841 CHURCH ST	46225	WC REAL ESTATE SERVICES LLC	841 CHURCH ST	INDIANAPOLIS	IN	46225	RESIDENTIAL
1026445	801 KENTUCKY AV	46225	BUDIG REALTY LLC ATTN ANTHONY LESTINGI	1100 GEST ST	CINCINNATI	OH	45203-1112	INDUSTRIAL
1026974	604 S CALIFORNIA ST	46225	LILLY INDUSTRIES INC % BRAZO TAX GROUP LLP STE 303	930 W 1ST ST	FORT WORTH	TX	76102-2708	INDUSTRIAL
1026975	623 W MERRILL ST	46225	LILLY INDUSTRIES INC % BRAZO TAX GROUP LLP STE 303	930 W 1ST ST	FORT WORTH	TX	76102-2708	INDUSTRIAL
1027023	1560 W NEW YORK ST	46222	CASA NOSTRA LLC	151 N DELAWARE ST STE 1104	INDIANAPOLIS	IN	46204	RESIDENTIAL

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### Vacant Land Ownership

Parcel #	Address	Zip Code	Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Property Class
1027024	324 KOEHNE ST	46222	PITTMAN, KENNETH D	336 N REISNER ST	INDIANAPOLIS	IN	46222-4351	RESIDENTIAL
1027032	443 ARBOR AV	46221	KOONS, LAURA L & KATHY K HACKER & BETH A SELVIA	451 ARBOR AVE	INDIANAPOLIS	IN	46221-1257	INDUSTRIAL
1027163	814 COFFEY ST	46221	WEST INDPLS DEVELOPMENT CORP	1211 HIATT ST	INDIANAPOLIS	IN	46221-1533	RESIDENTIAL
1027444	828 S WEST ST	46225	CRESCENT OIL CO INC	PO BOX 1266	INDIANAPOLIS	IN	46206-1266	INDUSTRIAL
1027868	925 CHURCH ST	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1027874	250 W RAY ST	46225	TAYLOR & BLACKBURN BATTERY WAREHOUSE	918 S SENATE AVE	INDIANAPOLIS	IN	46225-1456	RESIDENTIAL
1028010	336 MILEY AV	46222	PITTMAN, KENNETH D	336 N REISNER ST	INDIANAPOLIS	IN	46222-4351	RESIDENTIAL
1028767	842 MEIKEL ST	46225	STADIUM PARTNERS LLC	152 E 22ND ST STE B	INDIANAPOLIS	IN	46202-1545	COMMERCIAL
1029126	813 S SENATE AV	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	INDUSTRIAL
1029166	722 S MISSOURI ST	46225	YOUNG, LARRY & JERRY	412 W MCCARTY ST	INDIANAPOLIS	IN	46225-1238	COMMERCIAL
1029194	835 MEIKEL ST	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	INDUSTRIAL
1029620	805 DIVISION ST	46221	LACONI, LANCE % SULLIVAN FUNDING GROUP POST MAIL BOX 303	9801 FALL CREEK RD	INDIANAPOLIS	IN	46256-4802	RESIDENTIAL
1029833	1433 W OHIO ST	46222	UNITED BRAKE SYSTEMS % MR MRS HARRISON EPPERLY	4800 BUTTONWOOD CRES	INDIANAPOLIS	IN	46228-2319	RESIDENTIAL
1029869	1507 W NEW YORK ST	46222	FORSLUND, ANNETTE Y TRUSTEE OF THE ANNETTE Y FORSLUND TRUST	318 W HILLTOP DR	GREENWOOD	IN	46142-3656	RESIDENTIAL
1029903	1934 WILCOX ST	46222	HETLAND, JAMES D & ALICE W	9275 EASTWIND DR	INDIANAPOLIS	IN	46256-9770	RESIDENTIAL
1029904	311 N ELDER AV	46222	ESTEP, TROY	316 N ELDER AVE	INDIANAPOLIS	IN	46222-4328	RESIDENTIAL
1030553	914 CHURCH ST	46225	BLACKBURN, JOHN L & JUANITA F	3616 OSTROM CT	GREENWOOD	IN	46143-7659	RESIDENTIAL
1030557	345 LYNN ST	46222	CASTRO, LAURO R	2008 W VERMONT ST	INDIANAPOLIS	IN	46222-4227	RESIDENTIAL
1030586	836 S SENATE AV	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1030789	223 N TRAUB AV	46222	INDIANAPOLIS STARS DIVING CLUB INC	12728 PORTAGE WAY	FISHERS	IN	46037	COMMERCIAL
1030790	227 N TRAUB AV	46222	INDIANAPOLIS STARS DIVING CLUB INC	12728 PORTAGE WAY	FISHERS	IN	46037	RESIDENTIAL
1030815	411 W NORWOOD ST	46225	YOUNG, LARRY & JERRY	412 W MCCARTY ST	INDIANAPOLIS	IN	46225-1238	RESIDENTIAL
1031172	1437 EVERETT ST	46222	MELTON, ROY & MARTHA M % MR MRS HARRISON EPPERLY	4800 BUTTONWOOD CRES	INDIANAPOLIS	IN	46228-2319	RESIDENTIAL
1031319	1032 W MORRIS ST	46221	REAL PROPERTY DEVELOPMENT LLC	3831 OAK TRAIL DR	INDIANAPOLIS	IN	46237-3831	COMMERCIAL
1031336	418 W MCCARTY ST	46225	YOUNG, LARRY & JERRY	412 W MCCARTY ST	INDIANAPOLIS	IN	46225-1238	COMMERCIAL
1031746	241 N RICHLAND ST	46222	DAVIS, PAUL W	247 N RICHLAND ST	INDIANAPOLIS	IN	46222-4352	RESIDENTIAL
1031747	931 ARBOR AV	46221	MOWELL, J D & WANDA	931 ARBOR AVE	INDIANAPOLIS	IN	46221-1204	RESIDENTIAL

Source: Marion County Assessor Records



### Vacant Land Ownership

Parcel #	Address	Zip Code	Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Property Class
1032517	309 CABLE ST	46222	LEONARD REALTY LLC	19 N PENNSYLVANIA ST	INDIANAPOLIS	IN	46204-3101	RESIDENTIAL
1032972	1728 W WASHINGTON ST	46222	JOSE & FRANCISCO PROPERTIES LLC	8409 SKIPJACK DR	INDIANAPOLIS	IN	46236-9583	RESIDENTIAL
1033114	139 NEAL AV	46222	UBC INDPLS REAL ESTATE LLC %MARVIN F POER & COMPANY	2211 YORK RD STE 222	OAK BROOK	IL	60523	COMMERCIAL
1033300	821 DIVISION ST	46221	BROWN, EARL & ROBBIN	639 S HARDING ST	INDIANAPOLIS	IN	46221-1136	RESIDENTIAL
1033722	280 LYNN ST	46222	AGUILAR, JOSE & FELICITAS	284 LYNN ST	INDIANAPOLIS	IN	46222-4336	RESIDENTIAL
1034057	901 CHADWICK ST	46225	C & S INTERNATIONAL INC	2040 E 54TH ST	INDIANAPOLIS	IN	46220-3432	RESIDENTIAL
1034060	917 CHADWICK ST	46225	C & S INTERNATIONAL INC	2040 E 54TH ST	INDIANAPOLIS	IN	46220-3432	RESIDENTIAL
1034360	634 BIRCH AV	46221	DROVER STREET FEDERAL CREDIT UNION	610 DROVER ST	INDIANAPOLIS	IN	46221-1225	COMMERCIAL
1034418	419 W HENRY ST	46225	CAMBRIDGE, DELBERT A	432 S MISSOURI ST	INDIANAPOLIS	IN	46225-1148	COMMERCIAL
1035047	522 COFFEY ST	46221	CASTANEDA, HERIBERTO & NATALIA	538 COFFEY ST	INDIANAPOLIS	IN	46221-1209	RESIDENTIAL
1035171	1740 W VERMONT ST	46222	GENERAL ELECTRIC COMPANY ATTN TAX DEPT	PO BOX 4900	SCOTTSDALE	AZ	852614900	COMMERCIAL
1035386	201 N BELMONT AV	46222	MORANS INVESTMENTS CORP	555 GRAND WOODS DR	INDIANAPOLIS	IN	46224	RESIDENTIAL
1036035	923 DIVISION ST	46221	ALTMAYER, GERALD	2479 N STATE ROAD 267	AVON	IN	46123-6327	COMMERCIAL
1036178	1350 OLIVER AV	46221	GONZALEZ, MICHELLE	1129 DAWSON ST	INDIANAPOLIS	IN	46203	RESIDENTIAL
1036218	523 W MERRILL ST	46225	NICHOLAS, ANTHONY L & BRUCE O CONNER (TIC)	1315 KESSLER BLVD E	INDIANAPOLIS	IN	462202744	INDUSTRIAL
1036552	231 N TRAUB AV	46222	AMERIFAB INC GABRIELE G CARINCI PRESIDENT	2075 S BELMONT AVE	INDIANAPOLIS	IN	46221-1957	RESIDENTIAL
1036851	420 N WHITE RIVR PW W DR	46222	STRINGTOWN REALTY LLC MEZZANINE LEVEL	156 E MARKET ST	INDIANAPOLIS	IN	46204	RESIDENTIAL
1037052	428 ABBOTT ST	46225	TW LEASING LLC	624 S MISSOURI ST	INDIANAPOLIS	IN	46225	COMMERCIAL
1037084	1349 W RAY ST	46221	W RAY STREET TERMINAL PARTNERSHIP ATTN: RUSSELL P WURSTER	8463 CASTLEWOOD DR	INDIANAPOLIS	IN	46250	COMMERCIAL
1037205	1829 W WASHINGTON ST	46222	SALGADO, FRANCISCO & CONCEPCION	8409 SKIPJACK DR	INDIANAPOLIS	IN	46236-9583	RESIDENTIAL
1037609	935 CHADWICK ST	46225	C & S INTERNATIONAL INC	12110 N GRAY RD	CARMEL	IN	46033-9635	RESIDENTIAL
1037767	527 W MERRILL ST	46225	NICHOLAS, ANTHONY L & BRUCE O CONNER (TIC)	1315 KESSLER BLVD E	INDIANAPOLIS	IN	462202744	INDUSTRIAL
1038220	1501 W NEW YORK ST	46222	FORSLUND, ANNETTE Y TRUSTEE OF THE ANNETTE Y FORSLUND TRUST	318 W HILLTOP DR	GREENWOOD	IN	46142-3656	RESIDENTIAL
1038479	640 COFFEY ST	46221	BROWN, EARL G & ROBBIN G	639 S HARDING ST	INDIANAPOLIS	IN	46221-1136	RESIDENTIAL
1038817	812 ARBOR AV	46221	CHINN, STEVEN L	657 ARBOR AV	INDIANAPOLIS	IN	46221	RESIDENTIAL
1038992	625 W WASHINGTON ST	46204	501 W WASHINGTON LLC % CITIZENS FINANCIAL SERVICES	5311 HOHMAN AVE	HAMMOND	IN	46320-1809	COMMERCIAL

Source: Marion County Assessor Records



### Vacant Land Ownership

Parcel #	Address	Zip Code	Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Property Class
1039077	208 N REISNER ST	46222	FRYE, EVELYN SUE	208 N REISNER ST	INDIANAPOLIS	IN	46222	RESIDENTIAL
1039323	461 ARBOR AV	46221	KOONS, LAURA L & KATHY K HACKER & BETH A SELVIA	451 ARBOR AVE	INDIANAPOLIS	IN	46221-1257	COMMERCIAL
1040034	1621 W WASHINGTON ST	46222	UBC INDPLS REAL ESTATE LLC %MARVIN F POER & COMPANY	2211 YORK RD STE 222	OAK BROOK	IL	60523	COMMERCIAL
1040421	824 RIVER AV	46221	JOYNER, JAY P	824 RIVER AVE	INDIANAPOLIS	IN	46221-1321	RESIDENTIAL
1040838	816 CHADWICK ST	46225	JTB GROUP LLC	820 CHADWICK ST	INDIANAPOLIS	IN	46225-1426	RESIDENTIAL
1041089	1618 W MORRIS ST	46221	FLANNER & BUCHANAN, INC	2950 N HIGH SCHOOL RD	INDIANAPOLIS	IN	46224-2914	COMMERCIAL
1041199	422 W MCCARTY ST	46225	YOUNG, LARRY & JERRY	412 W MCCARTY ST	INDIANAPOLIS	IN	46225-1238	COMMERCIAL
1041814	342 KOEHNE ST	46222	PITTMAN, KENNETH D	336 N REISNER ST	INDIANAPOLIS	IN	46222-4351	RESIDENTIAL
1041845	329 N REISNER ST	46222	BATES, AARON D	PO BOX 685	INDIANAPOLIS	IN	46206-0685	RESIDENTIAL
1041849	1535 W VERMONT ST	46222	DUNCAN, ROBERT WALTER & BETTY % EMMA DUNCAN	1537 W VERMONT ST	INDIANAPOLIS	IN	46222-4358	RESIDENTIAL
1041864	427 W MERRILL ST	46225	TW LEASING LLC	624 S MISSOURI ST	INDIANAPOLIS	IN	46225	COMMERCIAL
1041865	432 ABBOTT ST	46225	TW LEASING LLC	624 S MISSOURI ST	INDIANAPOLIS	IN	46225	COMMERCIAL
1042480	246 W RAY ST	46225	TAYLOR & BLACKBURN WAREHOUSE INC	918 S SENATE AVE	INDIANAPOLIS	IN	46225-1456	RESIDENTIAL
1042624	237 N REISNER ST	46222	KING, BETTY L	2053 N TIBBS AVE	INDIANAPOLIS	IN	46222-4840	RESIDENTIAL
1042634	805 S MISSOURI ST	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1042885	544 COFFEY ST	46221	CASTANEDA, HERIBERTO A & NATALIA C	538 COFFEY ST	INDIANAPOLIS	IN	46221-1209	RESIDENTIAL
1043590	38 N TRAUB AV	46222	GARCIA, BERNARDO L	2709 W WASHINGTON ST	INDIANAPOLIS	IN	46222-4129	RESIDENTIAL
1043643	551 CHASE ST	46221	NIPPER, ALONZA & ETHEL	518 CHASE ST	INDIANAPOLIS	IN	46221-1236	RESIDENTIAL
1044636	419 W NORWOOD ST	46225	YOUNG, LARRY & E JERRY A	412 W MCCARTY ST	INDIANAPOLIS	IN	46225-1238	RESIDENTIAL
1044691	284 MILEY AV	46222	HUNT, MAURICE PASTOR	2356 STATION ST	INDIANAPOLIS	IN	46218-3859	RESIDENTIAL
1044921	123 N HARDING ST	46222	STRINGTOWN REALTY LLC	156 E MARKET ST	INDIANAPOLIS	IN	46204	RESIDENTIAL
1044936	270 N RICHLAND ST	46222	TAT HOLDINGS GEORGIA LLC	1711 W NEW YORK ST	INDIANAPOLIS	IN	46222-4370	INDUSTRIAL
1044937	272 N RICHLAND ST	46222	TAT HOLDINGS GEORGIA LLC	1711 W NEW YORK ST	INDIANAPOLIS	IN	46222-4370	INDUSTRIAL
1045003	415 W NORWOOD ST	46225	YOUNG, LARRY & JERRY	412 W MCCARTY ST	INDIANAPOLIS	IN	46225-1238	RESIDENTIAL
1045772	203 N BELMONT AV	46222	VICTORIA INVESTMENTS LLC	11621 VICTORIA CT	CARMEL	IN	46033-7201	RESIDENTIAL
1045988	1607 WILCOX ST	46222	DJL PARTNERS	3039 MEETING HOUSE LN	INDIANAPOLIS	IN	46222-1841	COMMERCIAL
1046704	274 N REISNER ST	46222	INGALLS, VICTOR	270 N REISNER ST	INDIANAPOLIS	IN	46222-4349	RESIDENTIAL
1046736	230 N RICHLAND ST	46222	PITTMAN, KENNETH D	336 N REISNER ST	INDIANAPOLIS	IN	46222-4351	RESIDENTIAL

Source: Marion County Assessor Records



### Vacant Land Ownership

Parcel #	Address	Zip Code	Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Property Class
1046835	542 ABBOTT ST	46225	LILLY INDUSTRIES INC % BRAZOS TAX GROUP SUITE 303	930 W 1ST ST	FORT WORTH	TX	76102-2708	INDUSTRIAL
1046933	334 CABLE ST	46222	THOMPSON PROPERTY MANAGEMENT LLC	11721 DIAMOND POINTE CT	INDIANAPOLIS	IN	46236-9060	RESIDENTIAL
1047251	933 CHURCH ST	46225	SMITH, JOHN F JR & LARRY L HARVEY	610 MEMORIAL DR	BEECH GROVE	IN	46107-2229	RESIDENTIAL
1047536	1435 W OHIO ST	46222	URBAN PROPERTIES	156 E MARKET ST	INDIANAPOLIS	IN	46204	RESIDENTIAL
1049702	1520 ASTOR ST	46222	SPROWL, LLOYD & LENA	1440 CENTRAL AVE	INDIANAPOLIS	IN	46202-2614	RESIDENTIAL
1049703	1524 ASTOR ST	46222	SPROWL, LLOYD & LENA	1440 CENTRAL AVE	INDIANAPOLIS	IN	46202-2614	RESIDENTIAL
1049947	1548 W NEW YORK ST	46222	KOEHNE COMMONS ASSOCIATES LP % SEXTON INVESTMENT CORP	9001 N MERIDIAN ST	INDIANAPOLIS	IN	46260-2333	RESIDENTIAL
1050261	323 N REISNER ST	46222	MESSER, DONALD R & ALICE FAY	323 N REISNER ST	INDIANAPOLIS	IN	46222-4350	RESIDENTIAL
1050271	235 N RICHLAND ST	46222	PAUL, BRIAN R	221 N RICHLAND ST	INDIANAPOLIS	IN	46222-4352	RESIDENTIAL
1050600	1521 SAULCY ST	46222	STRINGTOWN REALTY LLC MEZZANINE LEVEL	156 E MARKET ST	INDIANAPOLIS	IN	46204	RESIDENTIAL
1050602	1548 ASTOR ST	46222	KNOX, RONALD E & JOAN S	224 KOEHNE ST	INDIANAPOLIS	IN	46222-4332	RESIDENTIAL
1050603	1447 SAULCY ST	46222	STRINGTOWN REALTY LLC MEZZANINE LEVEL	156 E MARKET ST	INDIANAPOLIS	IN	46204	RESIDENTIAL
1050604	1451 SAULCY ST	46222	STRINGTOWN REALTY LLC MEZZANINE LEVEL	156 E MARKET ST	INDIANAPOLIS	IN	46204	RESIDENTIAL
1050605	1463 SAULCY ST	46222	STRINGTOWN REALTY LLC MEZZANINE LEVEL	156 E MARKET ST	INDIANAPOLIS	IN	46204	RESIDENTIAL
1050606	1462 ASTOR ST	46222	STRINGTOWN REALTY LLC MEZZANINE LEVEL	156 E MARKET ST	INDIANAPOLIS	IN	46204	RESIDENTIAL
1051217	844 CHADWICK ST	46225	JTB GROUP LLC	820 CHADWICK ST	INDIANAPOLIS	IN	46225-1426	RESIDENTIAL
1051486	2000 W MARYLAND ST	46222	THARP, DONALD J & MARSHA J % THARP INVESTMENTS SUITE 200	6910 N SHADELAND AV	INDIANAPOLIS	IN	46220	RESIDENTIAL
1051506	830 MEIKEL ST	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1051512	800 S SENATE AV	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1051769	902 ARBOR AV	46221	SMITH, VIRGINIA G	3343 MARS HILL ST	INDIANAPOLIS	IN	46221-2243	RESIDENTIAL
1051798	1749 W WASHINGTON ST	46222	SANCHEZ, LEOBARDO	268 N ELDER	INDIANAPOLIS	IN	46222	RESIDENTIAL
1052036	726 S MISSOURI ST	46225	YOUNG, LARRY & JERRY	412 W MCCARTY ST	INDIANAPOLIS	IN	46225-1238	COMMERCIAL
1052179	609 S WEST ST	46225	TW LEASING INC	624 S MISSOURI ST	INDIANAPOLIS	IN	46225-1259	INDUSTRIAL
1052261	271 MILEY AV	46222	URBAN PROPERTIES LLC MEZZ LEVEL	156 E MARKET ST	INDIANAPOLIS	IN	46204	RESIDENTIAL
1052480	1914 W WASHINGTON ST	46222	HYDE, MITCHELL F & SUE ANN TRUSTEES	1202 N DEQUINCY ST	INDIANAPOLIS	IN	46201-1822	RESIDENTIAL
1052556	548 S HARDING ST	46221	WESTSIDE AUTO PARTS INC	639 S HARDING ST	INDIANAPOLIS	IN	46221-1136	INDUSTRIAL
1052557	536 S HARDING ST	46221	WESTSIDE AUTO PARTS INC	639 S HARDING ST	INDIANAPOLIS	IN	46221-1136	INDUSTRIAL

Source: Marion County Assessor Records



### Vacant Land Ownership

Parcel #	Address	Zip Code	Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Property Class
1052868	825 S MISSOURI ST	46225	BURKE, ALMARIE	5824 GARDEN DR	INDIANAPOLIS	IN	46217-3741	RESIDENTIAL
1052937	243 MILEY AV	46222	BITTENCOURT, KAREN A	10324 JOHANNA AVE	SHADOW HILLS	CA	91040-1642	RESIDENTIAL
1053080	811 RIVER AV	46221	BRINEGAR, RUSS	418 N 29TH ST	NEW CASTLE	IN	47362-3421	RESIDENTIAL
1053244	107 N TRAUB AV	46222	MORAN, CARLOS	555 GRAND WOODS DR	INDIANAPOLIS	IN	462246152	RESIDENTIAL
1053344	244 KOEHNE ST	46222	STRINGTOWN REALTY LLC MEZZANINE LEVEL	156 E MARKET ST	INDIANAPOLIS	IN	46204	RESIDENTIAL
1053637	243 W MCCARTY ST	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	INDUSTRIAL
1053698	655 WARREN AV	46221	WILLIAMSON, CHARLES JR	651 WARREN AVE	INDIANAPOLIS	IN	46221-1328	RESIDENTIAL
1053789	101 N TRAUB AV	46222	WRUBEL, ROSA LEE & LLOYD D STOUT	115 N TRAUB AVE	INDIANAPOLIS	IN	46222-4213	RESIDENTIAL
1053803	276 LYNN ST	46222	PIKE, JENNIE L	8171 LIBERTY LN	MOORESVILLE	IN	46158-7438	RESIDENTIAL
1053890	443 W MCCARTY ST	46225	MCCARTY HOLDING PARTNERS INC	12110 N GRAY RD	CARMEL	IN	46033-9635	COMMERCIAL
1053891	439 W MCCARTY ST	46225	MCCARTY HOLDING PARTNERS INC	12110 N GRAY RD	CARMEL	IN	46033-9635	COMMERCIAL
1054052	926 MEIKEL ST	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1054345	444 N WHITE RIVR PW W DR	46222	D J L PARTNERS	3039 MEETING HOUSE LN	INDIANAPOLIS	IN	46222-1841	COMMERCIAL
1055067	922 MEIKEL ST	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1055068	914 MEIKEL ST	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1055212	207 N BELMONT AV	46222	BLEDSOE, LILLIAN D	215 N BELMONT AVE	INDIANAPOLIS	IN	46222-4266	RESIDENTIAL
1055218	301 N BELMONT AV	46222	MELKU, THEOWDROS	5401 CHESTNUT WOOD DR	INDIANAPOLIS	IN	46224	RESIDENTIAL
1055270	1925 W MICHIGAN ST	46222	WANAMAKER CONSTRUCTION CO	3435 DAVIS RD	INDIANAPOLIS	IN	46239-9416	RESIDENTIAL
1055456	290 MILEY AV	46222	HUNT, MAURICE PASTOR	2356 STATION ST	INDIANAPOLIS	IN	46218-3859	COMMERCIAL
1055507	1120 W RAY ST	46221	CHEATHAM, CHARLES E	1114 W RAY ST	INDIANAPOLIS	IN	46221-1315	RESIDENTIAL
1055509	917 CHURCH ST	46225	BLACKBURN, JOHN L & JUANITA	3616 OSTROM CT	GREENWOOD	IN	46143-7659	RESIDENTIAL
1055731	317 CABLE ST	46222	PACK, THERESA	329 CABLE ST	INDIANAPOLIS	IN	46222-4325	RESIDENTIAL
1055862	237 N RICHLAND ST	46222	PAUL, BRIAN R	PO BOX 42268	INDIANAPOLIS	IN	46242-0268	RESIDENTIAL
1055913	2002 W VERMONT ST	46222	URBAN PROPERTIES	156 E MARKET ST	INDIANAPOLIS	IN	46204	RESIDENTIAL
1056012	1422 W OHIO ST	46222	LEONARD, JAMES L	803 E 38TH ST #C	INDIANAPOLIS	IN	462052823	RESIDENTIAL
1056013	1424 W OHIO ST	46222	LYNN, VICKI M % MR MRS HARRISON EPPERLY	4800 BUTTONWOOD CRES	INDIANAPOLIS	IN	46228-2319	RESIDENTIAL
1056333	823 S SENATE AV	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL

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### Vacant Land Ownership

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1056334	821 S SENATE AV	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1056558	1037 BLAINE AV	46221	WEDDLE, TONY W	1031 BLAINE AVE	INDIANAPOLIS	IN	46221-1109	RESIDENTIAL
1057506	1525 W OHIO ST	46222	GOEBEL, EDWARD L JR	1628 N BELLEVIEW PL	INDIANAPOLIS	IN	46222-2848	COMMERCIAL
1057521	1250 OLIVER AV	46221	GENERAL MOTORS CORP CHEVROLET MOTOR DIV CENTRAL OFFICE WARREN ANNEX	30007 VAN DYKE AVE	WARREN	MI	48093	INDUSTRIAL
1057604	817 S MISSOURI ST	46225	JOHNSON, EDWARD O & MARY L	2366 S RICHMAN WAY	NWE PALESTINE	IN	46163	RESIDENTIAL
1057605	821 S MISSOURI ST	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1057699	818 MEIKEL ST	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1057736	1731 W MIAMI ST	46222	KNOX, HARVEY E	226 N REISNER ST	INDIANAPOLIS	IN	46222-4349	INDUSTRIAL
1057738	1610 W NEW YORK ST	46222	MOSTELLER, MICHAEL R	520 S EDGEHILL RD	INDIANAPOLIS	IN	46241-0817	RESIDENTIAL
1057995	549 S HARDING ST	46221	CHINN, STEVEN L; ALTEMeyer, GERALD	657 ARBOR AV	INDIANAPOLIS	IN	46221	RESIDENTIAL
1058297	250 N RICHLAND ST	46222	SWIERGIEL, RUBY J	300 WOODPECKER LN	SPENCER	IN	474605218	RESIDENTIAL
1058424	1714 W MORRIS ST	46221	UTTERBACK, VINCENT E & ABBERA V	1630 W MORRIS ST	INDIANAPOLIS	IN	46221-1631	RESIDENTIAL
1059017	328 KOEHNE ST	46222	PITTMAN, KENNETH D	336 N REISNER ST	INDIANAPOLIS	IN	46222-4351	RESIDENTIAL
1059074	909 CHADWICK ST	46225	NEW INVESTMENTS LLC	350 CHURCHMAN AVE	BEECH GROVE	IN	46107-2006	RESIDENTIAL
1059312	547 S HARDING ST	46221	ALTMeyer, GERALD L & STEVEN L CHINN	657 ARBOR AV	INDIANAPOLIS	IN	46221	RESIDENTIAL
1059689	813 RIVER AV	46221	BRINEGAR, RUSS	418 N 29TH ST	NEW CASTLE	IN	47362-3421	RESIDENTIAL
1060184	105 KOEHNE ST	46222	KENT, LESTER H & LILLIE I	111 KOEHNE ST	INDIANAPOLIS	IN	46222-4413	RESIDENTIAL
1060752	1426 W WASHINGTON ST	46222	MARSHALL, BOB J & GELANDA K CO TRUSTEES	7617 SILVER MOON WAY	INDIANAPOLIS	IN	46259-8743	COMMERCIAL
1060820	1426 ASTOR ST	46222	STRINGTOWN REALTY LLC MEZZANINE LEVEL	156 E MARKET ST	INDIANAPOLIS	IN	46204	RESIDENTIAL
1060821	1422 ASTOR ST	46222	STRINGTOWN REALTY LLC MEZZANINE LEVEL	156 E MARKET ST	INDIANAPOLIS	IN	46204	RESIDENTIAL
1060822	1424 ASTOR ST	46222	STRINGTOWN REALTY LLC MEZZANINE LEVEL	156 E MARKET ST	INDIANAPOLIS	IN	46204	RESIDENTIAL
1061178	820 CHURCH ST	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1061405	829 MEIKEL ST	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1061753	258 N REISNER ST	46222	ANDERSON, DAVID E	262 N REISNER ST	INDIANAPOLIS	IN	46222-4349	RESIDENTIAL
1062024	428 S HARDING ST	46221	RTS REALTY LLC	PO BOX 90	CLAYTON	IN	46118-0090	INDUSTRIAL
1062030	1441 SAULCY ST	46222	STRINGTOWN REALTY LLC MEZZANINE LEVEL	156 E MARKET ST	INDIANAPOLIS	IN	46204	RESIDENTIAL
1062084	801 CHASE ST	46221	YOUNG, JOHN E	805 CHASE ST	INDIANAPOLIS	IN	46221-1239	RESIDENTIAL

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### Vacant Land Ownership

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1062292	426 ABBOTT ST	46225	FULLEN, ORA D JR & SANDRA	601 S WEST ST	INDIANAPOLIS	IN	46225-1251	COMMERCIAL
1062451	629 S WEST ST	46225	TW LEASING INC	624 S MISSOURI ST	INDIANAPOLIS	IN	46225-1259	INDUSTRIAL
1062586	320 MILEY AV	46222	ERDD PROPERTIES LLC	639 S HARDING ST	INDIANAPOLIS	IN	46221-1136	RESIDENTIAL
1062587	322 MILEY AV	46222	ERDD PROPERTIES LLC	639 S HARDING ST	INDIANAPOLIS	IN	46221-1136	RESIDENTIAL
1062588	324 MILEY AV	46222	ERDD PROPERTIES LLC	639 S HARDING ST	INDIANAPOLIS	IN	46221-1136	RESIDENTIAL
1062589	326 MILEY AV	46222	ERDD PROPERTIES LLC	639 S HARDING ST	INDIANAPOLIS	IN	46221-1136	RESIDENTIAL
1062590	328 MILEY AV	46222	ERDD PROPERTIES LLC	639 S HARDING ST	INDIANAPOLIS	IN	46221-1136	RESIDENTIAL
1062591	330 MILEY AV	46222	ERDD PROPERTIES LLC	639 S HARDING ST	INDIANAPOLIS	IN	46221-1136	RESIDENTIAL
1062592	332 MILEY AV	46222	ERDD PROPERTIES LLC	639 S HARDING ST	INDIANAPOLIS	IN	46221-1136	RESIDENTIAL
1062593	334 MILEY AV	46222	ERDD PROPERTIES LLC	639 S HARDING ST	INDIANAPOLIS	IN	46221-1136	RESIDENTIAL
1062637	429 S HARDING ST	46221	POWER CHORD PROPERTIES LLC	PO BOX 441219	INDIANAPOLIS	IN	46244-1219	INDUSTRIAL
1062668	335 LYNN ST	46222	SPEARS, G F	1008 N TRAUB AVE	INDIANAPOLIS	IN	462223128	RESIDENTIAL
1062856	826 S SENATE AV	46225	EVANS, PINKY	2925 DIETZ ST	INDIANAPOLIS	IN	46203-5444	RESIDENTIAL
1063084	410 LYNN ST	46222	HECKMAN, RUSSELL A & CONNIE L GREFF	408 LYNN ST	INDIANAPOLIS	IN	46222-3850	RESIDENTIAL
1063317	1614 W MORRIS ST	46221	FLANNER & BUCHANAN INC % ADMINISTRATION OFFICE	2950 N HIGH SCHOOL RD	INDIANAPOLIS	IN	46224-2914	COMMERCIAL
1063511	1743 W NEW YORK ST	46222	WHOBREY, ROBERT ALLEN	840 N JEFFERY DR	KINGMAN	IN	47952-8171	RESIDENTIAL
1063558	120 KOEHNE ST	46222	STRINGTOWN PROPERTIES LLC MEZZ LEVEL	156 E MARKET ST	INDIANAPOLIS	IN	46204	RESIDENTIAL
1063623	2001 W VERMONT ST	46222	WEDDELL, DONALD R & VICKIE L	2003 W VERMONT ST	INDIANAPOLIS	IN	46222-4226	RESIDENTIAL
1063980	273 N REISNER ST	46222	HARRIS, KEITH W & REBECCA M	269 N REISNER ST	INDIANAPOLIS	IN	46222-4348	RESIDENTIAL
1064683	417 W MERRILL ST	46225	TW LEASING LLC	624 S MISSOURI ST	INDIANAPOLIS	IN	46225	COMMERCIAL
1064717	1939 W MICHIGAN ST	46222	DAYHOFF, DOUGLAS G & DAVID G (TIC) % NANCY E DAYHOFF	14 E 49TH ST	MINNEAPOLIS	MN	55419	RESIDENTIAL
1064931	210 N HARDING ST	46222	HADDLE, RAYMOND E % MR MRS HARRISON EPPERLY	4800 BUTTONWOOD CRES	INDIANAPOLIS	IN	46228-2319	RESIDENTIAL
1065412	837 CHURCH ST	46225	SMITH, MARGIE TRUSTEE GRACIE AVO HARVEY REVOC TRUST	610 MEMORIAL DR	BEECH GROVE	IN	46107-2229	RESIDENTIAL
1065543	202 N RICHLAND ST	46222	RICHEY, RUBY R & GERALD L SR	206 N RICHLAND ST	INDIANAPOLIS	IN	46222-4383	RESIDENTIAL
1065781	829 S MISSOURI ST	46225	SALLEE, RICHARD E	7710 DONNEHAN CT	INDIANAPOLIS	IN	46217-7437	RESIDENTIAL
1066650	558 DIVISION ST	46221	BROWN, LEONARD JR & EARL G	639 S HARDING ST	INDIANAPOLIS	IN	46221-1136	COMMERCIAL
1066937	905 CHADWICK ST	46225	C & S INTERNATIONAL INC	2040 E 54TH ST	INDIANAPOLIS	IN	46220-3432	RESIDENTIAL
1067381	409 W NORWOOD ST	46225	YOUNG, LARRY & JERRY	412 W MCCARTY ST	INDIANAPOLIS	IN	46225-1238	RESIDENTIAL

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### Vacant Land Ownership

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1067563	801 RIVER AV	46221	KOHUES, MICHAEL & CRISSIE	801 RIVER AVE	INDIANAPOLIS	IN	46221-1320	RESIDENTIAL
1067997	942 S SENATE AV	46225	TAYLOR-BLACKBURN BATTERY WAREHOUSE	942 S SENATE AVE	INDIANAPOLIS	IN	46225-1456	RESIDENTIAL
1068290	636 COFFEY ST	46221	WESTSIDE AUTO PARTS	639 S HARDING ST	INDIANAPOLIS	IN	46221-1136	RESIDENTIAL
1068808	800 S SENATE AV	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1068812	816 CHURCH ST	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1068813	813 CHURCH ST	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1068815	239 W MCCARTY ST	46225	ALPHA INC % ROBERT F CASSES TR	1348 EAGLE VALLEY DR	GREENWOOD	IN	46143	RESIDENTIAL
1068817	832 S SENATE AV	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1068818	226 W WYOMING ST	46225	DAY, JOHN HENRY & JOE L & C/C & J T EST & J B & R & J J & H & C L & A FANNIE AUSTIN	1936 FOX HILL DR	INDIANAPOLIS	IN	46228-1248	RESIDENTIAL
1069574	912 ARBOR AV	46221	EARLS, CLAUDIA J	8813 BLOOMING GROVE DR	CAMBY	IN	46113-8214	RESIDENTIAL
1069580	656 WARREN AV	46221	DEPEW, DONALD N & SANDY A	652 WARREN AVE	INDIANAPOLIS	IN	46221-1329	RESIDENTIAL
1069597	802 MARION AV	46221	GRIDER, IRENE L & DEBRA L	656 MARION AVE	INDIANAPOLIS	IN	46221-1308	RESIDENTIAL
1070855	824 WARREN AV	46221	FISHER, FRED E & VERNA L	818 WARREN AVE	INDIANAPOLIS	IN	46221-1331	RESIDENTIAL
1071004	1608 W MARKET ST	46222	PEARSON, EUGENE & CONSTANCE	1730 S GRANT AVE	INDIANAPOLIS	IN	46203-3421	COMMERCIAL
1071228	1622 W MORRIS ST	46221	FLANNER & BUCHANAN, INC	2950 N HIGH SCHOOL RD	INDIANAPOLIS	IN	46224-2914	RESIDENTIAL
1071431	716 S MISSOURI ST	46225	YOUNG, LARRY E & JERRY A	412 W MCCARTY ST	INDIANAPOLIS	IN	46225-1238	RESIDENTIAL
1071460	911 CHURCH ST	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1071534	517 W MCCARTY ST	46225	TING LLC SUITE 150	9449 PRIORITY WAY W DR	INDIANAPOLIS	IN	46240	INDUSTRIAL
1071601	537 CHASE ST	46221	NIPPER, ALONZA & ETHEL	518 CHASE ST	INDIANAPOLIS	IN	46221-1236	RESIDENTIAL
1071677	915 ARBOR AV	46221	MOWELL, J D & WANDA	931 ARBOR AVE	INDIANAPOLIS	IN	46221-1204	RESIDENTIAL
1071706	834 MEIKEL ST	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1071788	112 N TRAUB AV	46222	NDEGWA, STEPHEN	116 N TRAUB AVE	INDIANAPOLIS	IN	46222	RESIDENTIAL
1071804	828 COFFEY ST	46221	BOHLEY, GEORGE F JR	50 N MAIN ST	SOUTHPORT	IN	46227-5136	RESIDENTIAL
1072136	919 CHURCH ST	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1072714	1847 W WASHINGTON ST	46222	HEICKEN, HAROLD H	30 S MOUNT ST	INDIANAPOLIS	IN	46222-4160	RESIDENTIAL
1073036	238 W WYOMING ST	46225	FLOYD, HERBERT W & ELLA M	234 W WYOMING ST	INDIANAPOLIS	IN	46225-1467	RESIDENTIAL
1073521	843 CHURCH ST	46225	CAMPBELL, MICHAEL G & DIANE K % C V I	8430 S SHOREVIEW DR	TRAFALGAR	IN	46181-8811	RESIDENTIAL

Source: Marion County Assessor Records



### Vacant Land Ownership

Parcel #	Address	Zip Code	Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Property Class
1073578	917 RIVER AV	46221	JOHNSON, HURL D & JOAN A & CLARA ANN	915 RIVER AVE	INDIANAPOLIS	IN	46221-1320	RESIDENTIAL
1073586	802 ARBOR AV	46221	CHINN, STEVEN L	657 ARBOR AV	INDIANAPOLIS	IN	46221	RESIDENTIAL
1073589	929 CHADWICK ST	46225	C & S INTERNATIONAL INC	2040 E 54TH ST	INDIANAPOLIS	IN	46220-3432	RESIDENTIAL
1073644	120 N HARDING ST	46222	EPPERLY, HARRISON R % MR MRS HARRISON EPPERLY	4800 BUTTONWOOD CRES	INDIANAPOLIS	IN	46228-2319	RESIDENTIAL
1073645	122 N HARDING ST	46222	BERGER, DAVID % FACTORY DIRECT TABLE PAD CO	1501 W MARKET ST	INDIANAPOLIS	IN	46222-4421	RESIDENTIAL
1074012	1722 MCCORMICK ST	46222	WALKER, ALMA C & FAYETTE D	125 MILEY AVE	INDIANAPOLIS	IN	46222-4436	RESIDENTIAL
1074082	115 N HARDING ST	46222	COUCH, ROXANNA M	4123 RIDGEWAY DR	INDIANAPOLIS	IN	46221-3443	RESIDENTIAL
1074586	834 S SENATE AV	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1074873	330 N ELDER AV	46222	TOPPEN, STEVEN L & LAUREN	334 N ELDER AVE	INDIANAPOLIS	IN	46222-4328	RESIDENTIAL
1075025	634 DIVISION ST	46221	WEST INDPLS DEV CORP	1211 HIATT ST	INDIANAPOLIS	IN	46221-1533	RESIDENTIAL
1075390	725 CHADWICK ST	46225	YOUNG, LARRY & JERRY	412 W MCCARTY ST	INDIANAPOLIS	IN	46225-1238	RESIDENTIAL
1075581	901 S MISSOURI ST	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1076765	657 HOLLY AV	46221	SCOTT, ROGER E	4860 CRITTENDEN AVE	INDIANAPOLIS	IN	46205-2171	RESIDENTIAL
1076817	1648 W OHIO ST	46222	KNOX, HARVEY E	226 N REISNER ST	INDIANAPOLIS	IN	46222-4349	INDUSTRIAL
1076919	910 CHURCH ST	46225	TAYLOR & BLACKBURN BATTERY WAREHOUSE INC	918 S SENATE AVE	INDIANAPOLIS	IN	46225-1456	RESIDENTIAL
1076925	828 CHURCH ST	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1076926	905 CHURCH ST	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1076927	927 CHURCH ST	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1076928	908 CHURCH ST	46225	TAYLOR & BLACKBURN BATTERY WAREHOUSE INC	918 S SENATE AVE	INDIANAPOLIS	IN	46225-1456	RESIDENTIAL
1076948	517 ABBOTT ST	46225	TW LEASING LLC	624 S MISSOURI ST	INDIANAPOLIS	IN	46225	COMMERCIAL
1076949	429 W MERRILL ST	46225	FULLEN, ORA D JR & SANDRA	601 S WEST ST	INDIANAPOLIS	IN	46225-1251	COMMERCIAL
1076950	402 W MCCARTY ST	46225	YOUNG, LARRY & JERRY	412 W MCCARTY ST	INDIANAPOLIS	IN	46225-1238	COMMERCIAL
1076951	403 W NORWOOD ST	46225	YOUNG, LARRY & JERRY	412 W MCCARTY ST	INDIANAPOLIS	IN	46225-1238	RESIDENTIAL
1076952	832 CHURCH ST	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1076954	918 MEIKEL ST	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1076968	814 S SENATE AV	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	RESIDENTIAL
1077097	1437 W OHIO ST	46222	STRINGTOWN REALTY LLC	156 E MARKET ST	INDIANAPOLIS	IN	46204	RESIDENTIAL
1077098	1431 W OHIO ST	46222	DOMER, CLEO & SARAH M % MR MRS HARRISON EPPERLY	4800 BUTTONWOOD CRES	INDIANAPOLIS	IN	46228-2319	RESIDENTIAL

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### Vacant Land Ownership

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1077103	214 N REISNER ST	46222	KNOX, JEFFREY L	214 N REISNER ST	INDIANAPOLIS	IN	46222-4385	RESIDENTIAL
1077110	235 N ELDER AV	46222	PITTMAN, KENNETH D % HOLLY MINARDO	1817 ASTOR ST	INDIANAPOLIS	IN	46222-4305	RESIDENTIAL
1077119	1741 W MIAMI ST	46222	RICHARDSON, GERALD & KAY	4718 N HITE RD	BLOOMINGTON	IN	47408-9526	RESIDENTIAL
1077123	1742 W MIAMI ST	46222	NAPIER, SCOTT A	344 BARTON AVE	INDIANAPOLIS	IN	46241-0901	RESIDENTIAL
1077124	1663 ASTOR ST	46222	KNOX, HARVEY E	226 N REISNER ST	INDIANAPOLIS	IN	46222-4349	INDUSTRIAL
1077128	315 N ELDER AV	46222	ESTEP, TROY	316 N ELDER AVE	INDIANAPOLIS	IN	46222-4328	RESIDENTIAL
1077131	253 N REISNER ST	46222	DEMM LLC	7325 N RITTER AVE	INDIANAPOLIS	IN	46250	RESIDENTIAL
1077300	626 COFFEY ST	46221	BROWN, EARL	639 S HARDING ST	INDIANAPOLIS	IN	46221-1136	RESIDENTIAL
1077301	642 COFFEY ST	46221	BROWN, EARL G & ROBBIN G	639 S HARDING ST	INDIANAPOLIS	IN	46221-1136	RESIDENTIAL
1077569	258 N RICHLAND ST	46222	TRH HOMES LLC	PO BOX 41	INDIANAPOLIS	IN	46206-0041	RESIDENTIAL
1077731	646 ARBOR AV	46221	GIBBONS, PAUL	5331 BIRCH LN	GREENWOOD	IN	46143	RESIDENTIAL
1078102	253 N ELDER AV	46222	JANUARY, JOHN J	1817 ASTOR ST	INDIANAPOLIS	IN	46222-4305	RESIDENTIAL
1078104	323 CABLE ST	46222	PACK, ALVIN L	329 CABLE ST	INDIANAPOLIS	IN	46222-4325	RESIDENTIAL
1078122	327 N BELMONT AV	46222	PATRICK, CHARLES	2026 W VERMONT ST	INDIANAPOLIS	IN	46222	COMMERCIAL
1078125	119 N TRAUB AV	46222	MCCRACKEN, DONALD R	1480 W 975 S	FAIRMOUNT	IN	46928-9235	RESIDENTIAL
1078158	1931 W MICHIGAN ST	46222	DAYHOFF, DOUGLAS G & DAVID G (TIC) % NANCY E DAYHOFF	14 E 49TH ST	MINNEAPOLIS	MN	554195613	RESIDENTIAL
1078264	1455 SAULCY ST	46222	STRINGTOWN REALTY LLC MEZZANINE LEVEL	156 E MARKET ST	INDIANAPOLIS	IN	46304	RESIDENTIAL
1078710	630 COFFEY ST	46221	COLEMAN, TONY L	2933 N LASALLE ST	INDIANAPOLIS	IN	46218-2852	RESIDENTIAL
1078767	338 N WHITE RIVR PW W DR	46222	DONLAN, JOHN T & MARY LOU	5349 SHOREWOOD DR	INDIANAPOLIS	IN	46220-3635	RESIDENTIAL
1078813	528 CHASE ST	46221	SOUTHSIDE PARTNERS II LP ATTN GEOFF CLOW STE 300	1712 N MERIDIAN ST	INDIANAPOLIS	IN	46202	RESIDENTIAL
1078915	1928 MOOREFIELD AV	46222	PIKE, JENNIE L	8171 LIBERTY LN	MOORESVILLE	IN	46158-7438	COMMERCIAL
1078916	1932 MOOREFIELD AV	46222	PIKE, JENNIE L	8171 LIBERTY LN	MOORESVILLE	IN	46158-7438	COMMERCIAL
1078917	1936 MOOREFIELD AV	46222	PIKE, JENNIE L	8171 LIBERTY LN	MOORESVILLE	IN	46158-7438	COMMERCIAL
1078918	1934 MOOREFIELD AV	46222	PIKE, JENNIE L	8171 LIBERTY LN	MOORESVILLE	IN	46158-7438	COMMERCIAL
1079012	635 WARREN AV	46221	HIXON, ROBERT & BEVERLY	631 WARREN AVE	INDIANAPOLIS	IN	46221-1328	RESIDENTIAL
1079607	1928 W NEW YORK ST	46222	URBAN PROPERTIES	156 E MARKET ST	INDIANAPOLIS	IN	46204	RESIDENTIAL
1079839	533 S HARDING ST	46221	PERRY, WILLIAM AUGUST	531 S HARDING ST	INDIANAPOLIS	IN	46221-1136	RESIDENTIAL

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### Vacant Land Ownership

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1080046	2021 W VERMONT ST	46222	PATRICK, CHARLES	2026 W VERMONT ST	INDIANAPOLIS	IN	46222	COMMERCIAL
1080528	424 W NORWOOD ST	46225	TW III PROPERTIES LLC	416 W NORWOOD ST	INDIANAPOLIS	IN	46225-1246	RESIDENTIAL
1080530	416 W NORWOOD ST	46225	TW III PROPERTIES LLC	416 W NORWOOD ST	INDIANAPOLIS	IN	46225-1246	RESIDENTIAL
1080535	272 LYNN ST	46222	PIKE, JENNIE L	8171 LIBERTY LN	MOORESVILLE	IN	46158-7438	RESIDENTIAL
1080752	1702 W WASHINGTON ST	46222	JOSE & FRANCISCO PROPERTIES LLC	8409 SKIPJACK DR	INDIANAPOLIS	IN	46236-9583	COMMERCIAL
1080754	1708 W WASHINGTON ST	46222	JOSE & FRANCISCO PROPERTIES LLC	8409 SKIPJACK DR	INDIANAPOLIS	IN	46236	COMMERCIAL
1081116	446 N WHITE RIVR PW W DR	46222	D J L PARTNERS	3039 MEETING HOUSE LN	INDIANAPOLIS	IN	46222-1841	COMMERCIAL
1081331	917 RIVER AV	46221	JOHNSON, HURL D & JOAN A & CLARA ANN	915 RIVER AVE	INDIANAPOLIS	IN	46221-1320	RESIDENTIAL
1081419	1505 W NEW YORK ST	46222	FORSLUND, ANNETTE Y TRUSTEE OF THE ANNETTE Y FORSLUND TRUST	318 W HILLTOP DR	GREENWOOD	IN	46142-3656	COMMERCIAL
1082546	725 GARDNER LN	46225	DIAMOND CHAIN COMPANY INC	402 KENTUCKY AVE	INDIANAPOLIS	IN	46225-1175	INDUSTRIAL
1082843	400 KENTUCKY AV	46225	SHUMAKER, WILLIAM & RT & G S FORESMAN & F E M CARDEE, F E & C TINDALL & W G & C L & L & E A & J	112 COVE PT	MONTGOMERY	TX	77356-5869	INDUSTRIAL
1083833	915 S MISSOURI ST	46225	GAMMON, PHILLIP W	130 S MITTHOEFFER RD	INDIANAPOLIS	IN	46229-3017	RESIDENTIAL
1084482	1929 W VERMONT ST	46222	LEONARD REALTY LLC	19 N PENNSYLVANIA ST	INDIANAPOLIS	IN	46204-3101	RESIDENTIAL
1084676	2034 W WASHINGTON ST	46222	VP PACK LLC	4981 N FRANKLIN RD	INDIANAPOLIS	IN	46226-2047	COMMERCIAL
1084898	1432 EVERETT ST	46222	CHURCH, JESUS CHRIST OF LATTER DAY SAINTS 12TH FLOOR EAST	50 E NORTH TEMPLE ST	SALT LAKE CITY	UT	84150	RESIDENTIAL
1084899	1434 EVERETT ST	46222	EPPERLY, HARRISON R % MR MRS HARRISON EPPERLY	4800 BUTTONWOOD CRES	INDIANAPOLIS	IN	46228-2319	RESIDENTIAL
1084901	1438 EVERETT ST	46222	ECKART, JERRY W & MELISSA & THOMAS W	957 N QUIET BAY CIR	CICERO	IN	46034-9330	RESIDENTIAL
1084902	1440 EVERETT ST	46222	BURCH, DAWN A & JAMES	1630 ROYALTON DR	CARMEL	IN	46032-9619	RESIDENTIAL
1084908	429 W NORWOOD ST	46225	YOUNG, LARRY E & JERRY A	412 W MCCARTY ST	INDIANAPOLIS	IN	46225-1238	RESIDENTIAL
1084910	421 W NORWOOD ST	46225	YOUNG, LARRY E & JERRY A	412 W MCCARTY ST	INDIANAPOLIS	IN	46225-1238	RESIDENTIAL
1085838	1521 WILCOX ST	46222	STRINGTOWN REALTY LLC MEZZANINE LEVEL	156 E MARKET ST	INDIANAPOLIS	IN	46204	RESIDENTIAL
1085967	1821 W NEW YORK ST	46222	NEWSOME, LUCIOUS	2121 BLUE JAY CT APT A	INDIANAPOLIS	IN	46260	COMMERCIAL
1085968	281 N ELDER AV	46222	NEWSOME, LUCIOUS	2121 BLUE JAY CT APT A	INDIANAPOLIS	IN	46260	COMMERCIAL
1087834	1718 W MORRIS ST	46221	UTTERBACK, VINCENT E & ABBERA V	124 COMBS AVE	SOUTHPORT	IN	46227	RESIDENTIAL
1087885	925 CHADWICK ST	46225	C & S INTERNATIONAL INC	2040 E 54TH ST	INDIANAPOLIS	IN	46220-3432	RESIDENTIAL

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### Vacant Land Ownership

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1087973	833 S MISSOURI ST	46225	MCKINNEY, DONALD L & WANDA	5324 W SOUTHPORT RD	INDIANAPOLIS	IN	46221-9698	RESIDENTIAL
1088460	116 MILEY AV	46222	DILLEHAY, CYNTHIA	830 IOWA ST	INDIANAPOLIS	IN	46203-3942	RESIDENTIAL
1089147	2011 WILCOX ST	46222	GUERRIERI, THOMAS A & ANGELO A % LFB FUNDING GROUP INC	1244 S MORELAND AVE	INDIANAPOLIS	IN	46241-4124	RESIDENTIAL
1090837	1101 KAPPES ST	46221	CASTIGLIONE, EDNA M %CARMEN MULLANEY	1042 W OAKDALE AVE	CHICAGO	IL	60657-4318	RESIDENTIAL
1090973	526 CHASE ST	46221	BUTRUM, OWEN	758 S RICHLAND ST	INDIANAPOLIS	IN	46221-1154	RESIDENTIAL
1091535	347 W MCCARTY ST	46225	IWS REALTY LLP	315 W MCCARTY ST	INDIANAPOLIS	IN	46225-1235	INDUSTRIAL
1091900	716 BLAINE AV	46221	FRANKLIN, JOHN E	1609 OLIVER AVE	INDIANAPOLIS	IN	46221-1145	INDUSTRIAL
1092504	1533 W VERMONT ST	46222	DUNCAN, ROBERT WALTER & BETTY % EMMA DUNCAN	1537 W VERMONT ST	INDIANAPOLIS	IN	46222-4358	RESIDENTIAL
1092528	903 S MISSOURI ST	46225	PARROTT, SALLIE C	12919 N CRESCENT CT	CAMBY	IN	461138423	RESIDENTIAL
1093092	118 MILEY AV	46222	DILLEHAY, CYNTHIA	830 IOWA ST	INDIANAPOLIS	IN	46203-3942	RESIDENTIAL
1093429	544 CHASE ST	46221	SOUTHSIDE PARTNERS II LP ATTN GEOFF CLOW STE 300	1712 N MERIDIAN ST	INDIANAPOLIS	IN	46202	RESIDENTIAL
1093980	1529 W VERMONT ST	46222	PITTMAN, KENNETH D	336 N REISNER ST	INDIANAPOLIS	IN	46222-4351	RESIDENTIAL
1094498	718 S RICHLAND ST	46221	STALEY, LINDA S	718 S RICHLAND ST	INDIANAPOLIS	IN	46221-1154	RESIDENTIAL
1095543	715 S RICHLAND ST	46221	WILSON, CLIFFORD & MARGARITA	723 S RICHLAND ST	INDIANAPOLIS	IN	46221-1153	RESIDENTIAL
1096067	1446 W OHIO ST	46222	ALBERTSON, MAYNARD RANDEL & BETTY LOU % MR MRS HARRISON EPPERLY	4800 BUTTONWOOD CRES	INDIANAPOLIS	IN	46228-2319	RESIDENTIAL
1096197	406 W MCCARTY ST	46225	YOUNG, LARRY & JERRY	412 W MCCARTY ST	INDIANAPOLIS	IN	46225-1238	COMMERCIAL
1096311	217 S BELMONT AV	46222	INDIANA REGIONAL RECYCLING INC % DAVE EMONONS	7423 CATBOAT CT	FISHERS	IN	46038-2683	INDUSTRIAL
1096356	1149 S WHITE RIVR PW W DR	46221	STOVALL, ROSCOE E SR LIFE EST; STOVALL, ROSCOE JR	2 W MAIN ST	MOORESVILLE	IN	46158-1660	INDUSTRIAL
1096480	1062 W MCCARTY ST	46221	CARRETO, DAVID	657 BIRCH AVE	INDIANAPOLIS	IN	46221-1301	RESIDENTIAL
1097142	1104 S HARDING ST	46221	HEALTHNET INC	3401 E RAYMOND ST	INDIANAPOLIS	IN	46203-4744	COMMERCIAL
1098092	1921 MOOREFIELD AV	46222	PIKE, JENNIE L	8171 LIBERTY LN	MOORESVILLE	IN	46158-7438	COMMERCIAL
1098098	101 S HARDING ST	46222	J SOLOTKEN CO INC	PO BOX 1645	INDIANAPOLIS	IN	46206-1645	COMMERCIAL
1098529	1572 W NEW YORK ST	46222	GRAY, RAND L	1429 CARROLLTON AVE	INDIANAPOLIS	IN	46202-2714	RESIDENTIAL
1098792	833 BIRCH AV	46221	SMITH, DORIS J	835 BIRCH AVE	INDIANAPOLIS	IN	46221-1352	RESIDENTIAL
1099496	929 S WEST ST	46225	SWEENEY, THOMAS J	931 S WEST ST	INDIANAPOLIS	IN	46225-1460	RESIDENTIAL
1100298	1710 W MARKET ST	46222	SLAVENS, DOROTHY	1714 W MARKET ST	INDIANAPOLIS	IN	46222-4423	COMMERCIAL

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1101088	715 SAND ST	46225	WEST INVESTORS LLC % BERNARD P WEST	10829 BRIGANTINE DR	INDIANAPOLIS	IN	46256-9541	COMMERCIAL
1101335	345 W MCCARTY ST	46225	STADIUM PARTNERS LLC SUITE B	152 E 22ND ST	INDIANAPOLIS	IN	46204	INDUSTRIAL
1101336	345 W WYOMING ST	46225	STADIUM PARTNERS LLC SUITE B	152 E 22ND ST	INDIANAPOLIS	IN	46202	INDUSTRIAL
1101562	1032 DIVISION * ST	46221	PATTERSON, MARKUS E & RUTH A	12647 ENCLAVE CT	CARMEL	IN	46032-2332	COMMERCIAL
1102084	2002 W MARYLAND ST	46222	THARP, DONALD J & MARSHA J % THARP INVESTMENTS SUITE 200	6910 N SHADELAND AV	INDIANAPOLIS	IN	46220	RESIDENTIAL
1102085	701 KENTUCKY AV	46225	RICH, GEORGE	29 E PALMER ST	INDIANAPOLIS	IN	46225-1635	INDUSTRIAL
1104063	1526 W WASHINGTON ST	46222	INVEST INDY LLC % RUBEN PAZMINO	2320 N NEWLAND AVE	CHICAGO	IL	60707-2930	COMMERCIAL

