

**BETTER. BRIGHTER.
BEECH GROVE.**

Community Report 2005

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“With many of our most critical issues resolved, the next step is at hand. And it begins with this Community Report. This report, and all future reports, will demonstrate to the citizens of Beech Grove that we can make major improvements to the quality of life in Beech Grove.”

Mayor Joe Wright



A better and brighter Beech Grove.

This is the vision I share with so many of you. It is the inspiration for the commitment I have made as mayor. And it is the driving force behind every action we take and every decision we make on your behalf.

I am proud to say that Beech Grove is growing better and brighter each day.

This process has truly been a challenge. In the past 18 months, we have worked diligently to put our city on a more positive, progressive course – reducing deficit spending, improving economic potential, creating an environment that encourages growth and redevelopment, and planning for the future by staying true to the vision.

It is my pleasure to report to you the progress we have made thus far.

Our general fund is back in the black.

We have made much needed investments in our police officers and firefighters by improving compensation and adding staffing. We are showing the men and women of public safety that we are concerned about them and that we appreciate the job they do for us every day.

Significant improvements have been made in organizational structures, equipment and buildings.

Our sanitation utility is on the right track with a newly adopted financial plan.

Our oldest sewer lines are being rehabilitated so they will last well into the future. Many storm water drainage issues are also being addressed.

Investments are being made in new trash pick up equipment to improve efficiencies, provide a safer work environment for our employees, and to help keep our city cleaner.

Our stepped-up efforts in health and safety compliance are sending a clear message to landlords and property owners who let their properties deteriorate that we want our community to be clean, healthy and safe.

With many of our most critical issues resolved, the next step is at hand. And it begins with this Community Report. This report, and all future reports, will demonstrate to the citizens of Beech Grove that we can make major improvements to the quality of life in Beech Grove.

All of these projects are designed to improve the quality of life for as many people as possible. We are moving our city forward, making a place that all people, young and old, are proud to call home.

When I campaigned for the office of mayor, I shared two major objectives with the voters: 1) a plan for improving our public safety departments and 2) create a comprehensive economic redevelopment plan to bring our tax rates down. The first commitment has already seen great progress with more on the way. This report embodies the second commitment. And the opportunity to begin an aggressive implementation strategy is available to us.

The projects outlined in this report are widely varied, and extend into every corner of our community. My hope is that you will see the clearly identifiable benefits of each of the projects, and stand strongly behind those which impact you most directly. All of these projects are designed to improve the quality of life for as many people as possible. We are moving our city forward, making a place that all people, young and old, are proud to call home. I am excited about this plan and I trust each of you will get excited about building a Better, Brighter Beech Grove.

Thank you in advance for your support of this plan and support of our community.

A handwritten signature in dark ink that reads "Joe Wright". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Mayor Joe Wright

This Community Report embodies the vision and spirit of the people of Beech Grove, and it has been made possible through the hard work and creativity of countless people. Most of all, it is a vision that will be carried forward by members of the first Beech Grove Redevelopment Commission. Five of Beech Grove's own will work with me to lead our community to a better quality of life. I wish to thank each of them and give them special recognition for their willingness to step up and give of their time and talent in this very important assignment.

On behalf of all the people of Beech Grove, thanks to all the members of the Beech Grove Redevelopment Commission:

- Aaron Gilbertie, President*
- Tom Haywood, Vice-President*
- Mike DiNapoli, Secretary*
- Terry Dilk, Member*
- Greg Sheets, Member*

Thanks to you, together we will achieve great success.

Mayor Joe Wright

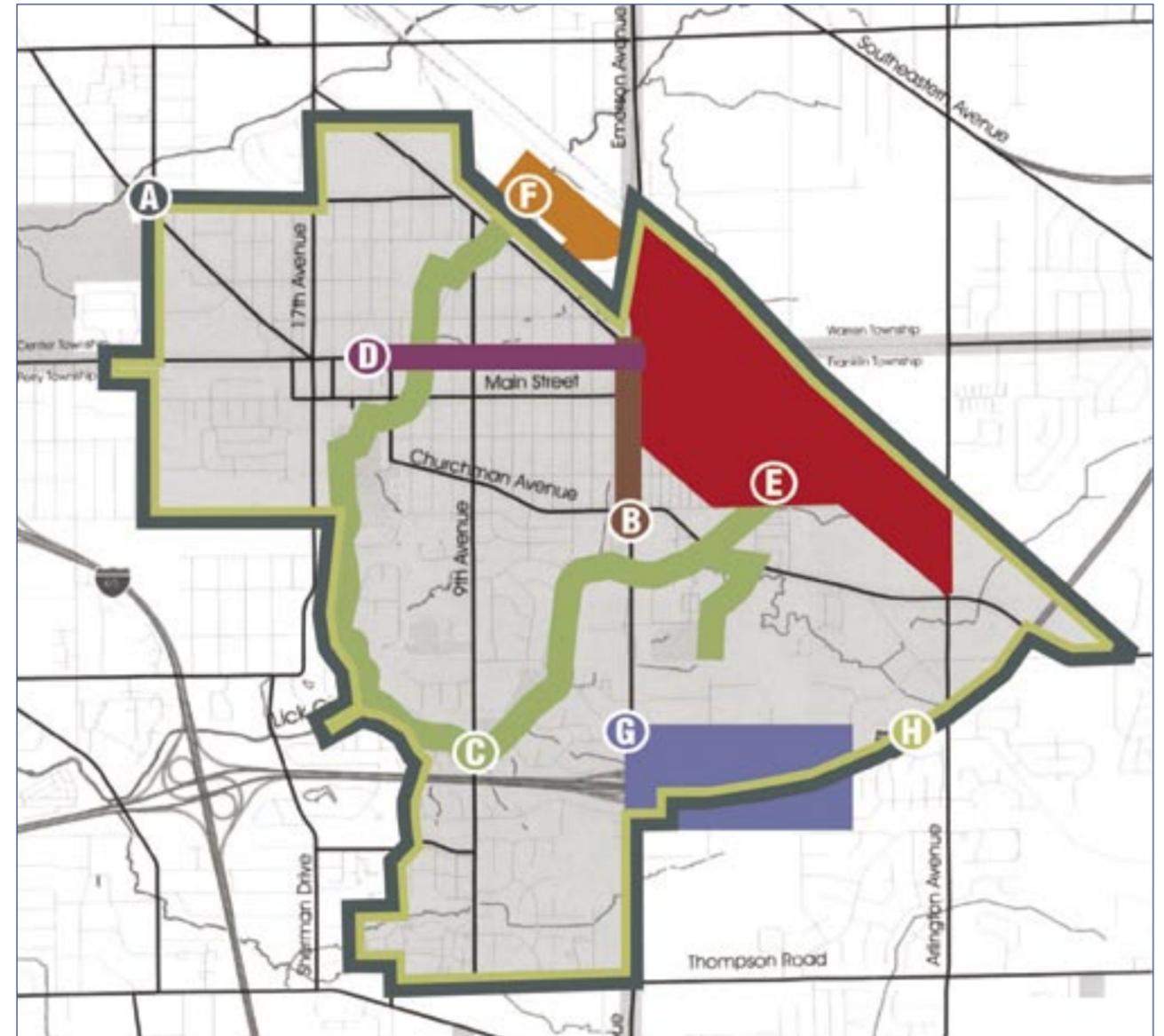
This report showcases eight exciting, new, integrated projects that show residents and business owners that Beech Grove is growing – both economically, and as a community. When implemented, this plan will increase the value of our homes, improve our quality of life and once again make Beech Grove an attraction for new businesses, new jobs and new development.

Despite what some people may say, Beech Grove CAN grow. We are about to annex 36 acres of property into our city for new business development and a new recreational sports park. But even more important than growing in size, we can very quickly and easily grow in value. Some of the most significant untapped opportunities for tremendous economic growth is detailed in this plan.

Together, we can accomplish everything in this plan and more. Because Beech Grove now has local control over its redevelopment areas, we are able to govern our own redevelopment plans with a newly created redevelopment commission. Through locally approved redevelopment financing tools, the dollars needed to implement these plans are available without increasing taxes and without the need for involvement or approval by Marion County.

The primary source of funding for these projects is Tax Increment Financing (TIF). Revenue presently being generated in the redevelopment areas will be supplemented by other grant dollars to pay for these projects. So you, the taxpayer, reap the benefits without being taxed. These redevelopment projects will be the catalyst for growth in our assessed valuation, which in turn increases our tax base. And that results in the opportunity to reduce your tax rates.

Please take a few minutes, and see how we're planning to build a Better, Brighter Beech Grove.



Project Key

- A** Parks Master Plan
- B** Emerson Avenue Greenway
- C** Greenway
- D** Main Street
- E** Railroad Property
- F** Annexation Parcel
- G** I-465 Commercial
- H** Digital City



Parks Master Plan



VISION

Our parks and recreational facilities are key attributes to the value of our community. These areas, along with each of our city entrances, are the “face” we show to our

residents, businesses and visitors. By enhancing and expanding our parks and recreational facilities, we will dramatically improve the quality of life for everyone in Beech Grove.

GOALS

Last year the city made a commitment to prepare a city-wide parks master plan and hired Storrow Kinsella Associates to assemble the document and involve the public, parks department and park board in the development of the plan.

The four primary goals in the 2005-2009 Parks, Recreation, & Open Space Master Plan include:

Meet the present and future needs of our residents by making expanding and beautifying Beech Grove’s open space and natural areas

Link existing parks through a greenway system

Implement sound environmental practice and sensitivity with park planning, design and execution

Enhance and develop partnerships to benefit the park system and community



Report Cover, 2005-2009 Parks, Recreation and Open Space Master Plan, approved by DNR in April, 2005.

BENEFITS

What could be more invigorating than an afternoon walk in the park? The most obvious benefit of this project will be a more beautiful city, with more public areas for our residents. Our improved parks will be a great place for children to play, for families to host reunions, for seniors to enjoy the outdoors, and for expanded sports programs for people of all ages. It is also proven that a robust offering of parks, recreational facilities and programs attracts residents and businesses, so this plan is also a powerful economic development tool.

DETAILS

The five-year Parks Master Plan includes some smaller infrastructure projects, as well as some significant new ideas which grew to become projects of their own. The best example of this is the plan to develop a city-wide Greenway System (pg. 12-13) that integrates with the county-wide system, and incorporates the creation of a youth activity center and a water spray park.

The City of Beech Grove Park System is comprised of four separate facilities, which each meet the classification of a “Neighborhood Park.” All parks are located within existing residential subdivisions. Through the process of annexation an exciting new addition to our parks system is detailed on pages 18 and 19.

Our park system plays host to various recreational programs, including: high school and youth baseball, community activities, youth soccer, skateboarding, cross-country, community meetings and community center programs.

Parks profiled in the 2005-2009 Parks Master Plan include:

Sarah T. Bolton Park (1300 Churchman Avenue)

Hartman Park (700 South 9th Street)

South Grove Park (100 South 9th Avenue)

Hornet Park (5425 Hornet Avenue)

“The Mission of the Beech Grove Park Board is to create and responsibly manage a city-wide system of parks, open space, and cultural resources, and to provide recreational, cultural, and educational programs based on these resources to enhance the quality of life for all Beech Grove citizens.”

2005-2009 Parks, Recreation, & Open Space Master Plan

FUNDING

The Parks Master Plan details comprehensive park improvements, and proposes a variety of sources from which project funding can be obtained:

General Revenue (from within the current parks and community program budgets)

Private Donors & Business participation

Grants

Land and Water Conservation Fund

Transportation Equity Act for the 21st Century

Indiana Heritage Trust Recreational Trails Program

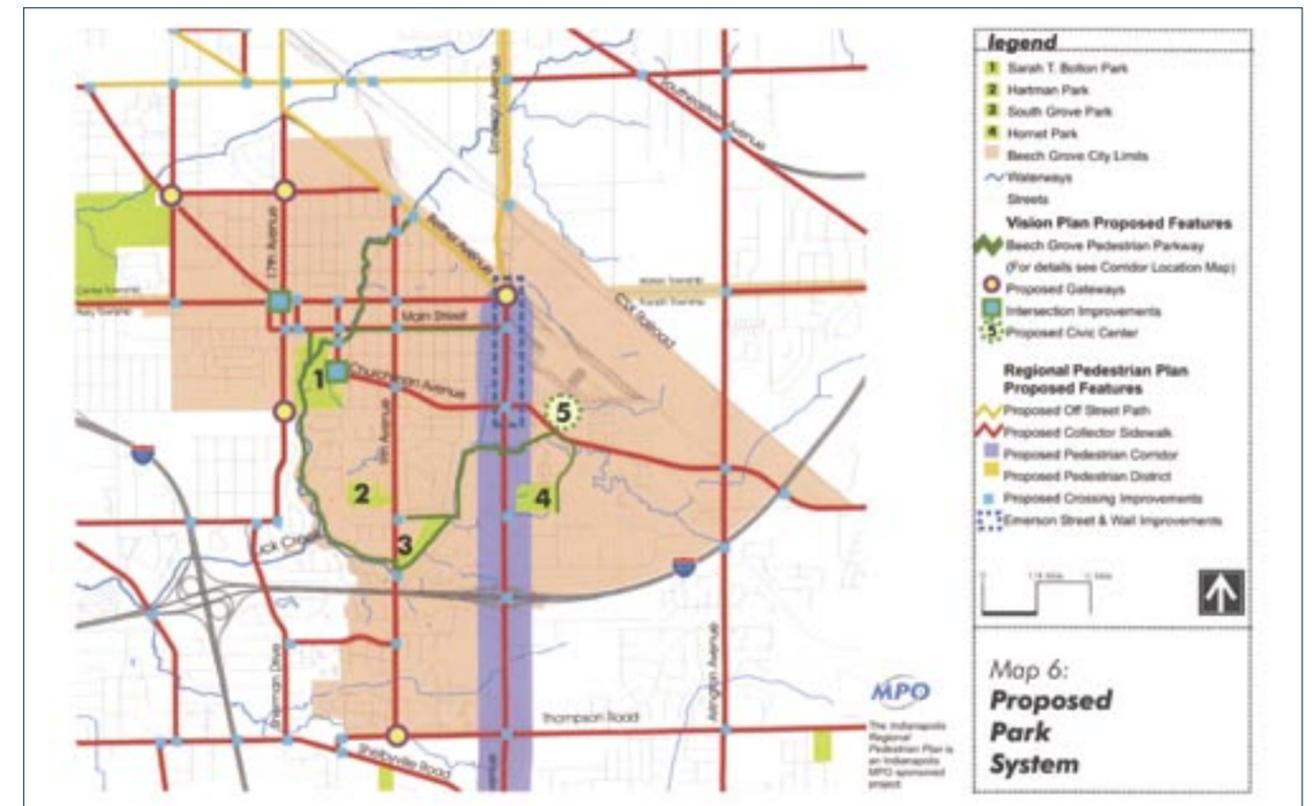
Indiana Waters Program

Bonds and cost sharing through strategic partnerships

For a copy of the 2005-2009 Parks, Recreation, & Open Space Master Plan, please contact Beech Grove Department of Parks & Recreation or visit the Beech Grove web site at www.beechgrove.com.

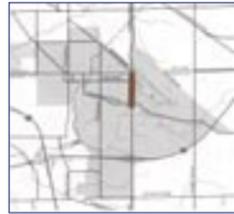


Public Workshop, January 10, 2005 at Hornet Community Center, Hornet Park. Photo courtesy of Storrow Kinsella Associates.



Proposed Park System is a product of Parks Master Plan, prepared by Storrow Kinsella Associates.

Emerson Avenue



VISION

Emerson Avenue is crucial to our city. It is the largest, and most high-profile thoroughfare into Beech Grove, and therefore, it must be a warm, and welcoming entrance for all residents and visitors. Each time someone drives into Beech Grove on Emerson Avenue, they should immediately have the impression that Beech Grove is a great place to live and work.

An enhancement to the intersection of Emerson Avenue and Main Street is also vital to the growth of our city. This is the heart of Beech Grove, and should welcome all visitors who come to patronize the businesses on Main Street.

GOALS

The primary goal of this project is to revitalize Main Street for both our business owners and our residents. In the 1970s, a wall was constructed which prevented Emerson Avenue traffic from easily entering our business district on Main Street. The construction of this wall marked the beginning of a decline of Main Street that must be reversed. This project will not only reverse the mistakes of the past but it will be the much needed stimulus for the redevelopment of one of our most appealing features – Main Street.

BENEFITS

This project will bring new businesses, new jobs and new customers to our local economy. Adding greenspace, landscaping, lighting and a safe pedestrian corridor to the Emerson Avenue corridor will spur economic redevelopment and play an important role in making our community more pedestrian-friendly.



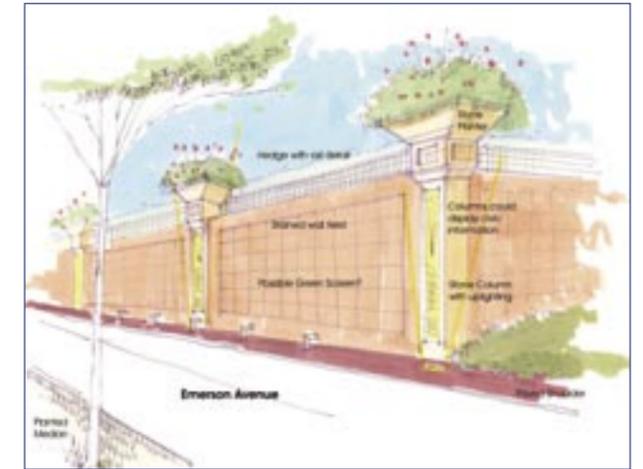
Detail sketch of Garstang Avenue Gateway, prepared by Storror Kinsella Associates.

DETAILS

The Emerson Avenue project area runs from north of the Albany Street intersection to the I-465 interchange. This corridor is home to a mix of commercial and residential properties along its west side, and the Amtrak Railroad property to the east.

Corridor improvements currently being planned will enhance the visual appeal of Emerson Avenue, while improving traffic and pedestrian safety. These improvements include:

- Removing the current concrete barrier wall*
- Adding medians to effectively route traffic, while establishing a protected area for pedestrians crossing the street*
- Placing pole-mounted street lights and landscaping in the medians*
- Enhancing the existing concrete wall along the Amtrak property by adding architectural treatments and incorporating landscape improvements*
- Relocating the overhead transmission lines from the west side of Emerson to the east side*
- Creating gateways at strategic points with attractive signage and landscape treatments*
- Creating an 8' wide sidewalk with a 5' wide tree lawn/landscape strip*
- Establishing consistent sidewalk grades, pavement scoring, curb cuts and driveways to promote pedestrian traffic*
- Improving vehicular access to Main Street from Emerson Avenue*
- Improving the overall appearance of our most important intersection.*



Proposed sketch of Emerson Avenue wall enhancement along Railroad Property, prepared by Storror Kinsella

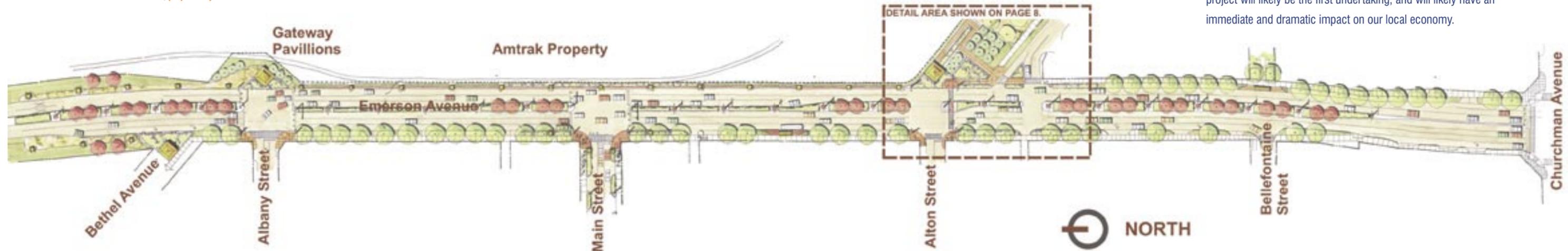
FUNDING

To allow for TIF (Tax Increment Financing) revenue, the Emerson Avenue redevelopment area has been amended to include the right-of-way along Emerson Avenue moving north to the city limits. The integrated and expanded redevelopment areas offer greater flexibility and more effective use of TIF dollars to enhance this and other economic development projects.

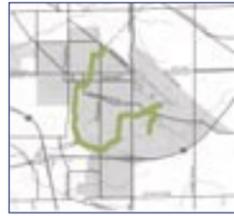
While TIF revenue bonds will be the primary source of local dollars, we will also have the Federal dollars which have already been committed and matching dollars from the City of Indianapolis.

Therefore, because financing is already in place, the Emerson Avenue project will likely be the first undertaking, and will likely have an immediate and dramatic impact on our local economy.

Illustrative Plan of Emerson Avenue, prepared by Storror Kinsella Associates.



Greenway



VISION

From the 2005-2009 Parks Master Plan, an idea was born – to create a physical connection between Beech Grove’s residential and natural public areas, as

well as networking our pedestrian, business and commercial districts. In other words, the vision is to create a walkway that connects the people and places of Beech Grove into a closer, more cohesive community. A Greenway is the perfect way to enhance Beech Grove’s close-knit community feel.



Monon Trail, Indianapolis, Indiana. Trail that has spurred economic development and increased connectivity. Photo courtesy of Storrow Kinsella Associates.

GOALS

When complete, there will be more than 4 miles of greenway and over 10 miles of improved sidewalk systems within Beech Grove’s city limits. The corridor will serve as an alternative transportation link for businesses along Historic Main Street, Beech Grove schools and residents from adjoining neighborhoods. So, whether you have a specific Beech Grove destination in mind, or you’re simply looking to take a healthy, scenic stroll, the Greenway will be the place to be.

BENEFITS

Off-street paths are proven to increase property values. The Beech Grove Greenway will promote healthier lifestyles and showcase our wooded areas along streams and natural habitat. It will provide a safe separation from traffic and noise for walkers, joggers, bike riders

and skaters. Communities across the country have built such corridors with great success – from the Riverwalks in San Antonio, TX and Naperville, IL to the popular Monon Trail in Indianapolis.

DETAILS

The Greenway project will be a linear corridor that follows the alignment of Lick Creek through Beech Grove. The project will be constructed in phases:

Phase 1 - The first phase of the Greenway project will be a trail that follows Lick Creek from the 13th Avenue Bridge crossing at Sarah Bolton Park and winds south to South Grove Park.

Phase 2 – The Greenway will be expanded, adding walkways beginning at 9th Avenue and moving east along the south end of South Grove Park. From there, the Greenway will follow Lick Creek and move north past Emerson Avenue and proceed to the crossing at Churchman Avenue.

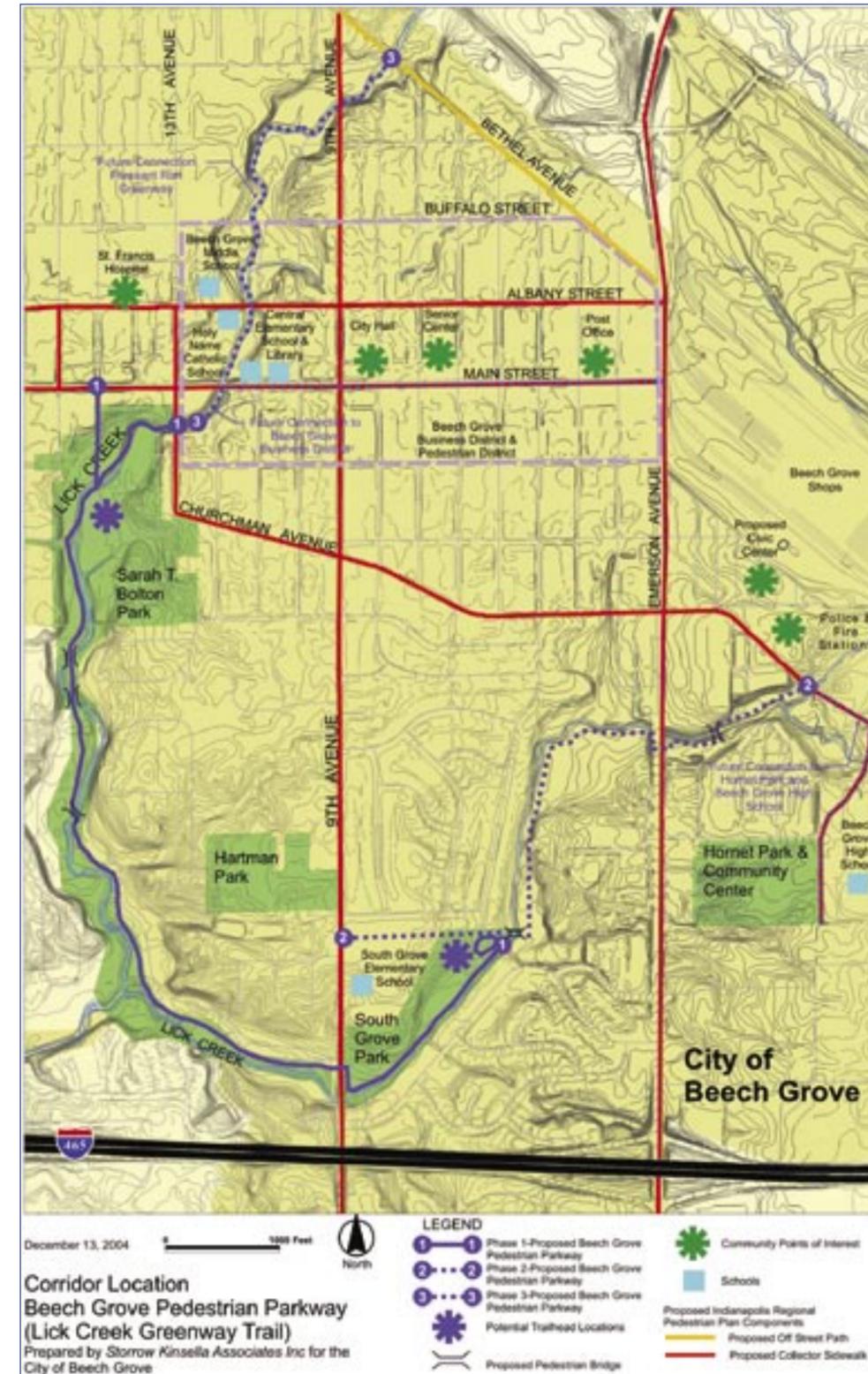
Phase 3 - The final phase will begin at the 13th Avenue crossing of Lick Creek, and move north along Lick Creek past 9th Avenue to Bethel Avenue and the new park (see Annexation Project pg. 18-19).

FUNDING

A transportation enhancement grant of \$152,000 was awarded to Beech Grove in 2000 but no steps were taken at that time to implement the project. A new grant application is being made for the maximum annual award of \$1 million, with the expectation that Beech Grove would match the grant with TIF funds. This is the amount estimated for the completion of Phase 1 of the project. Funding for subsequent phases will be arranged from a variety of similar sources.

“Beech Grove understands that this is more than a trail and will leverage its location and development to spawn additional pedestrian and alternative transportation projects benefiting the measurable quality of life issues such as health, economic development, property values, diversity and education.”

Mayor Joe Wright



Greenway Route Alignment, from the 2005 Transportation Enhancement Grant Application, prepared by Storrow Kinsella Associates.

Main Street



VISION

Main Street is what Beech Grove is all about. It is the heart and soul of Beech Grove, and a public reflection of our city's image. Main Street is populated with a

variety of businesses - specialty retail shops, cafés, offices, personal care, and a variety of services. It is home to public institutions such as City Hall, the Post Office and our community library, and hosts many public events such as parades and social gatherings.



Photograph of building at 504 Main Street, place of Beech Grove Pharmacy and Bank and Loan in 1911. Photo courtesy of Indiana Historical Society.

We must return our Main Street to the prominence it once had. To revitalize this important place where people get together as a community. Where small businesses thrive. And where the true charm of a community lives.

GOALS

A primary goal is to revitalize the economic viability of Main Street. In the 1970s the Emerson Avenue wall prevented potential customers from gaining easy access to our Main Street shops. Additional retail development on the southern borders of our city has since added additional pressures to Main Street businesses. We must increase the number of potential Main Street patrons by attracting them at the entrance to Main Street. We need to restore Main Street as the focal point of the Beech Grove community.

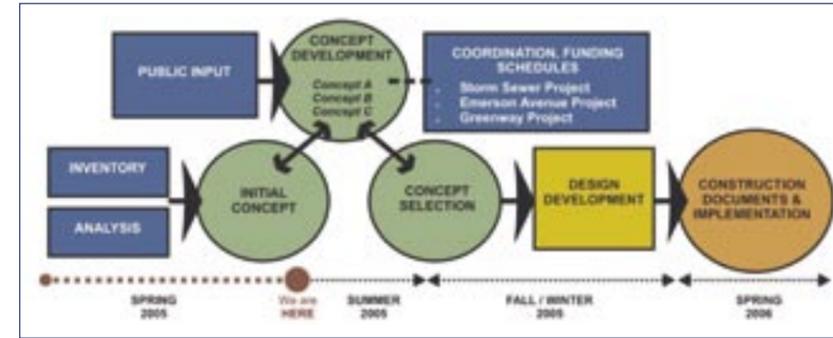
BENEFITS

This is a perfect time to redefine and redevelop Main Street. This project, which will capitalize on the Emerson Avenue project (pg. 10-11), will increase traffic flow at the entrance to Main Street. It will create a distinct and attractive entrance to Main Street, and incorporate design features that will highlight the unique history of the buildings. Our Main Street will become a "new" attraction for the residents of Beech Grove and those who visit. Most of all, this project will greatly benefit our existing businesses and encourage redevelopment and growth along Main Street.

DETAILS

The Main Street project area runs from Emerson Avenue west to the 13th street intersection.

Main Street is a four-lane street containing storefronts of small businesses, shops and restaurants, which truly exemplify the personality and architectural character that define our city's core.



Main Street Project Process. Public input has been an integral component of the plan and a Public Workshop will take place.

All possibilities are being considered for the redevelopment of Main Street. Great attention is being given to enhance off-street parking to make the flow of traffic safer and more convenient. Increased amounts of greenspace and pedestrian-friendly features are a key component of this project, because Main Street will be a pedestrian district that connects the Emerson Avenue pedestrian corridor with the Greenway path.

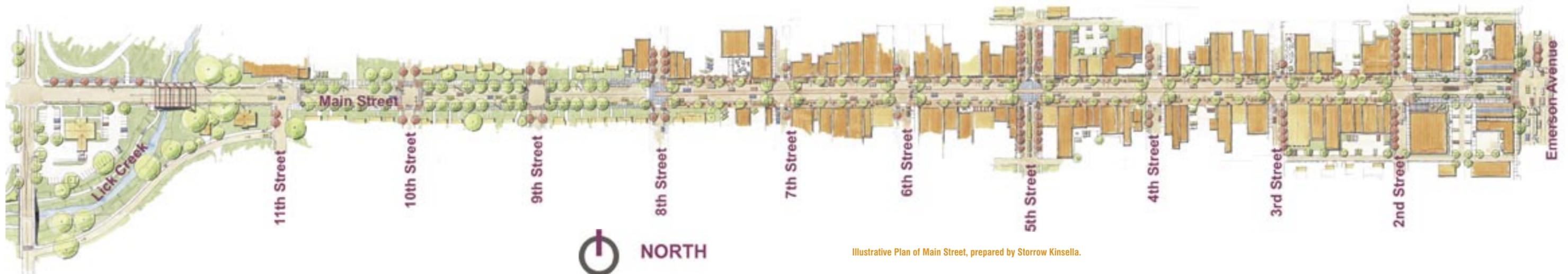
FUNDING

A new redevelopment area will be considered to allow for the redevelopment of Main Street. This allows for TIF (Tax Increment Financing) revenue collected in one area to be used to make improvements in other redevelopment areas. Main Street will be an integral connector to the Greenway which is also considered as a redevelopment area.

TIF revenue bonds will be the primary source of funding. Community Development Block Grant (CDBG) dollars will also become available once this area is designated a redevelopment area. From a timing standpoint, it is envisioned that this project should be closely tied with the Emerson Avenue project because of the shared benefits that will be gained by the enhancement of the Emerson Avenue and Main Street entrance.

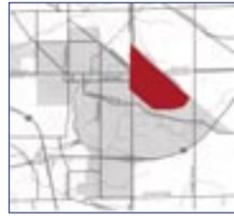
“Main Street will be clean, safe, walkable and connected to our institutions, neighborhoods, and businesses. We will do this through consistent interaction with businesses and residents of Main Street and the Community and making policy and physical improvements that contribute to a Better Brighter Beech Grove.”

Main Street Committee 2005 Mission Statement



Illustrative Plan of Main Street, prepared by Storrow Kinsella.

Railroad Property



VISION

The Amtrak facility on Emerson Avenue has long been a cornerstone for the people and economy of Beech Grove. But today, Amtrak faces an uncertain future, and

our city must be prepared for the possibility that Amtrak's presence here may change dramatically, hinging on federal funding decisions outside the control of our local government.

After the final funding decision is handed down, the Amtrak board of directors and management team will have several options to choose from – they may elect to continue operations at the Beech Grove facility; they may choose to relocate the facility outside of Beech Grove; or they may decide that they must close the facility. The decision is in the hands of Amtrak management, and ultimately, whatever decision they make will affect Beech Grove substantially.



Diagram illustrating Land Reuse Plan, prepared by Schneider Corporation.

If Amtrak relocates or closes their facility, Beech Grove must be ready to compensate for the jobs that would be lost. By having this contingency plan in place, we will be ready to protect the interests of Beech Grove. The best way to guard against job losses is to create new jobs.

In addition to the Amtrak property, Beech Grove officials, and representatives from CSX are currently developing an alternative plan for the CSX portion of the property. The mayor of Beech Grove and the CSX people responsible for industrial development are working together to bring between 800 and 1,000 new high-paying industrial



Conceptual view of main entrance, prepared by Schneider Corporation.

jobs and hundreds of millions of dollars of new tax base to the CSX property which is presently vacant. The redevelopment plan includes a transition period, during which new, good paying jobs will be created while Amtrak's future is still being decided.

There is HUGE potential lying dormant on the combined Amtrak/CSX property. This is a parcel of land that can bring economic growth, job creation and property tax relief to Beech Grove. We believe that we must have a plan, such as this one, in place to redevelop this valuable property which has always been a focal point of our city and our economy.

GOALS

The goal of the Railroad Property plan is to redevelop the entire site under a "live-work" community concept. The site would be transitioned to a combination of industrial uses (on the CSX portion of the site, along the north eastern border) to commercial applications along Emerson Avenue. Commercial corridor uses include residential, retail, offices, institutional, governmental, and other mixed uses. This redevelopment concept would tie in perfectly with the Emerson Avenue and Main Street projects, with Main Street continuing east across Emerson Avenue into the newly developed site.

BENEFITS

An integrated redevelopment plan for the entire 240-acre site has the potential of creating more than 2,000 new jobs and adding between \$440 and \$550 million dollars of assessed valuation. The net assessed valuation of the entire City of Beech Grove is presently valued at \$503 million, so this project has the potential of doubling the value of our city!

Existing buildings would be redeveloped and would leverage Beech Grove's rich railroad tradition, so future generations in Beech Grove would always be aware of the heritage. Over 800,000 square feet of current buildings would give way to more than 1.8 million square feet of commercial, retail, and residential space. This project would put our city on the national map and become a model for other redevelopment projects with similar characteristics.

Another enticing possibility is to take advantage of the existing rail corridor from this site to downtown Indianapolis. A rail transportation system could be incorporated that would allow people to travel easily from Beech Grove to downtown Indianapolis by way of rail – creating new opportunities based on Indianapolis' newly proposed convention business, professional sports events, and for businesses looking to expand.

DETAILS

The proposed Railroad Property project involves a 240-acre site, bounded on the west by Emerson Avenue on the north by Connection Avenue. Arlington Avenue and a combination of Big Four Road, Garstang Street and Schaff Street make up its southern border.



Conceptual view of retail corridor, prepared by Schneider Corporation.

A portion of the Railroad Property's 240-acres has already been developed. A 105-acre parcel is being used as an Amtrak maintenance facility. Several large industrial scale brick buildings contain over 800,000 square feet of space, and offer the size, appearance, orientation and arrangement to create a future site with tremendous character and appeal.

The undeveloped portion of the Railroad Property lies to the north and east of the Amtrak site.



Conceptual view of mixed use area, prepared by Schneider Corporation.

FUNDING

The amount of resources and funding required to redevelop the Railroad Property would be substantial. Acquiring the necessary funds will require assistance from the Federal Government and the Indiana Department of Transportation, both of which are being explored currently.

The long-term redevelopment of the Railroad Property will be dependent upon a series of important steps including:

Investigation of the various physical characteristics and conditions of both the site and its buildings

Remediation of hazardous and/or detrimental environmental conditions uncovered during the investigation phase

Partnerships between local, state and federal government agencies

Partnerships with developers and a local reuse authority similar to the model used at Fort Benjamin Harrison

Annexation Parcel



VISION

The vision is to turn something unsightly into something beautiful. This project has the potential to turn a former landfill into a site for new businesses and an expanded

outdoor parks and recreational facility. An initial conceptual design includes baseball/softball diamonds, soccer fields, a walking path, family picnic areas, and adequate parking.

GOALS

There are many successful development examples that show that it is viable to convert this site to a beautiful, functional and valuable expansion for our city. There are several primary goals for this project, including:

Add value to this area of Beech Grove

Improve the appearance of this parcel

Offer expanded opportunities for city residents

Provide more recreational and public areas for residents

BENEFITS

In addition to the benefits of creating more recreational facilities for our residents, the commercial portion of this site will be excellent to add to Beech Grove's economic expansion by attracting new businesses. Also, since no other significant land is available in our city limits for increased parks and recreation expansion, using this land for such an application makes complete sense.

DETAILS

The Annexation Parcel project is located on approximately 36 acres at the northwest corner of the Emerson Avenue/Subway Street intersection. The new owners of the site have successfully petitioned the City of Beech Grove to annex the property from the City of Indianapolis.

The Annexation Parcel is located on top of a former landfill and currently sits vacant. Preliminary ideas have been developed for the property, and other concepts are being entertained to maximize the value and usage of the parcel, while improving the site's appearance.



Conceptual view of annexation parcel, being used for business and recreation, prepared by Eric Schleef.



Aerial photograph of existing site of annexation parcel. Photo courtesy of City of Indianapolis, IMAGIS

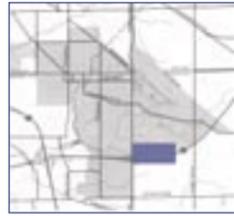
“The facilities and programs made available to the citizens of a city say a lot about the quality of life. Such facilities and programs also have a profound impact on the economic growth of a city.”

Mayor Wright, 2004 State of the City

FUNDING

Costs associated with the proposed redevelopment of the Annexation Parcel would include construction of the recreation fields and parking, infrastructure improvements including the service drive, and utility extensions. Once annexed into the City of Beech Grove, the area may be added to our existing redevelopment areas in order to take advantage of grants and the TIF funding mechanism.

I-465 Commercial Property



VISION

With the hundreds of thousands of cars that drive past Beech Grove each day on I-465, it would be ideal to find a way to capitalize on this high-visibility area. This

area is one of the “faces” we show to people every day, and we must make it as enticing and inviting as possible.

GOALS

The City of Beech Grove partnered with students from the Master of Public Affairs program of the School of Public and Environmental Affairs at Indiana University-Bloomington to study potential growth opportunities at the I-465/Emerson Interchange. It was determined that converting the project area into a retail zone would bring new businesses (restaurants, car dealerships, health and personal care stores, etc.) that would benefit Beech Grove residents, enhance offerings to the local workforce, and attract more drive-by visitors from I-465.

BENEFITS

This project will bring patrons into our city and allow them the opportunity to explore other great features along Emerson Avenue and Main Street.

In addition to enhanced appearance and increased traffic, creating such a retail area would increase our city’s tax base. The tax revenue generated by an optimum mix of retail business with mid-sized to high-end retail establishments would benefit Beech Grove by providing higher assessed property values, and create the opportunity to lower tax rates for Beech Grove residents.

This area works extremely well for retail businesses, as has been proven by the successful redevelopment of the abandoned Farm Fans factory. It offers high-visibility from I-465, and easy access to interstates for employees and customers, making it a very attractive location for businesses of all kinds.

DETAILS

The I-465/Emerson Avenue Interchange Redevelopment Study Area is a 64-acre site containing several commercial properties immediately adjacent to the I-465 east of Emerson Avenue.

The Redevelopment Study area contains:

- A total land area of 65-acres*
- The total assessed value of the property is: \$12,157,500*
- 5 Separate Commercial Structures*
- 4 Vacant Lands*
- 2 Commercial Warehouses*
- 1 Convenience Market w/ Gas Sales*
- 1 Motel*
- 1 Light Manufacturing & Assembly*
- 1 Bowling Alley*
- 1 Storage Company*

Conclusions from the IU report state the I-465 project area is currently under utilized in its composition of business and industries.

FUNDING

The growth and improvement of the area may be achieved through the creation of a new redevelopment area allowing the use of TIF funds for redevelopment and business growth.

With the hundreds of thousands of cars that drive past Beech Grove each day on I-465, it would be ideal to find a way to capitalize on this high-visibility area. This area is one of the “faces” we show to people every day, and we must make it as enticing and inviting as possible.



Aerial photograph of I-465 and Emerson Avenue Interchange Redevelopment Zone. Photo courtesy of City of Indianapolis, IMAGIS.



VISION

All progressive cities must capitalize on rapid advancements in technology.

As the role of the Internet, for both personal and business uses, increases dramatically

each day, it brings with it great potential. And the cities that recognize this will be the cities that attract the greatest number of residents and businesses.

By making Beech Grove a “Digital City,” we will give residents and visitors further proof that Beech Grove is a city of progress and vision.

GOALS

Other municipalities across the country have begun offering wireless, high-speed Internet access as a community benefit.

Under this project, Beech Grove would become one of those progressive communities. High-speed Internet access would be offered to all persons within the Beech Grove city limits, at a nominal charge.

BENEFITS

Accessing the internet from home is becoming more and more convenient but the high-cost of high-speed connections from private telecommunications companies creates challenges for residents and small businesses.

This will be a strong economic development tool – to attract and retain businesses and offer a more convenient and cost effective service to our residents.

Providing this service will also allow the city to create an “access page” which will welcome users to Beech Grove, and prompt them to click-thru to other Beech Grove web sites, thus further promoting the city as a whole.

DETAILS

The city will engage a provider of hardware, software and support services to take advantage of experienced and proven solutions providers. Communications equipment will be installed on existing structures to provide a “cloud” of coverage so everyone will be able to access the wireless network. Visitors to Beech Grove (hotel and restaurant patrons, people visiting residents, etc.) will be able to access the service for a limited period, for a nominal fee.

FUNDING

The infrastructure and start-up costs will be funded out of TIF revenues. The recurring costs will be funded out of fees generated by residents and businesses that choose to take advantage of the service.

“By making Beech Grove a ‘Digital City,’ we will give residents and visitors further proof that Beech Grove is a city of progress and vision.”

Mayor Joe Wright

www.beechgrove.com