

**City of Indianapolis  
Metropolitan Development Commission**

**2013-CZN-834 / 2013-CVR-834**

**2214, 2200, and 2228 West Michigan Street  
and 521 N. Pershing Street**

**January 2, 2014**



**The Statesman Apartments**

**Mixed Use 40 Units Affordable Apartments and  
6,130 SF Commercial Development**



blackline

## Project Narrative

October 28, 2013

### Development Location:

The Statesman project is located at 2214 and 2228 (West Michigan Street, Indianapolis, IN 46222). The site is located in a key redevelopment node on the West Michigan Street Commercial Corridor, and has been outlined in the Near Westside Quality of Life Plan as a community initiative to revitalize the Near West area. Additionally, the site is located within the City of Indianapolis' Near Westside Housing and Improvement Plan (a sub-area plan designated by the City of Indianapolis in 1994), and further supported by the 2012 LISC Study "Bridging West Michigan Street".

### Project Description:

Sponsored by Riley Area Community Development Corporation (RADC) and Westside Community Development Corporation (WCDC), The Statesman is a three-level and four level new construction and adaptive reuse project consisting of one existing structure and 0.81 acres of undeveloped land. The mixed use project creates 40 affordable, one and two-bedroom apartment rentals and more than 6,000 square feet of community services and commercial retail space.

### Development Team:

In addition to the RADC and WCDC, the rest of the experienced development team includes: MBA Property Management, LLC, serving as property manager; Anderson Partners LLC providing legal services and financial consulting services; Blackline Studio for Architecture providing design and engineering services; O'Brien Construction Company Inc., serving as general contractor.

### Project Timeline

Construction Schedule: October 2014 – October 2015

Lease-up Schedule (40 Residential Units): January 2015 (10 units); March 2015 (15 units); May 2015 (15 units); June 2015 (10 units). *Fully-leased end of June 2015.*

### Community Support:

- The location is appropriately planned to support the redevelopment of Michigan Street Corridor. It will have multi-family residential mixed use with street space level for commercial and retail tenants.
- The project was identified as a key project in the Near Westside Quality of Life plan developed by neighborhood residents.
- Additional support and focus for The Statesman project is through the WCDC Michigan Street "Bridging West Michigan Street" Technical Assessment, WCDC's involvement in LISC Façade grants and WCDC's effort for small business development along Michigan Street.

### **Community Development:**

The Statesman is part of community development projects and goals identified in the Near Westside Quality of Life Plan. The project will create jobs during the construction phase and as part of the retail-commercial space. The project adds 40 units of quality affordable housing to both retain and attract new residents to the near west neighborhood.

The Statesman Project is located at one of the four key redevelopment nodes along West Michigan Street, between Pershing Avenue and Sheffield Avenue in the commercial/retail "Creative Development Zone". This zone is identified for retail services, professional services, and advanced technology businesses. Developments to date include Kinney Group, Inc., a software development company, and the recently announced BrightFarms, an advanced food production greenhouse.

WCDC has led the revitalization of West Michigan Street for over 15 years. To date, major reinvestments include:

- Christamore Court Apartments, a 34 unit senior housing project;
- A new branch of the Indianapolis-Marion County Library,
- A new police station,
- Development of WCDC owned commercial space at 2104 West Michigan Street,
- Facilitation of façade grants at 2607-2641 West Michigan Street, and home ownership development and homeowner repairs in the adjacent neighborhoods,
- A new community health clinic, built by Wishard. WCDC advocated for it to be located on the Michigan Corridor.

### **Unique Features:**

- **Near Westside Quality of Life Plan** - This community development project fits in and supports the Great Indy Neighborhoods Initiative's Quality of Life Plan.
- **BrightFarms** - Located across from the site, the proposed 100,000-square-foot greenhouse will be a state-of-the-art, hydroponic greenhouse built in partnership with the WCDC. WCDC owns four-acre parcel of land and will lease the former brownfield to BrightFarms. The facility is expected to grow up to 1 million pounds of produce a year and employ 25 people.
- **Access to Major Employment Centers** - The Eskenazie Health Campus, IUPUI Campus, IU Health Campus and 16 Tech Development are all directly accessible from the project site by bus, pedestrian, and bicycle connections.
- **Location** - The Statesman site is surrounded by amenities and access to employment at the Eskenazie Health Campus and IUPUI Campus. On West Michigan Street within walking distance are:
  - The Christamore House Community Center that offers a variety of services, including job training and financial counseling.
  - Eskenazi/Wishard Health Center Westside that provides primary care,

prenatal care, mental health services, family and teen care.

- The Haughville Branch of the Indianapolis Public Library.
  - The 5-acre Haughville Park, part of the Indianapolis Parks Department
  - A Kroger-anchored Shopping center with a Chase Bank Branch office.
  - The \$12 Million Lincoln Apartments opening November 2013 providing 75 units of veterans housing.
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- **Unique Structure of Commercial Retail Space** - RADC and WCDC will partner in the development and ownership of the retail-commercial space. This non-profit partnership with two CDC's allows more resources for small business development and employment development to be brought into the space. RADC will provide technical expertise to develop the tenant relationships and a new merchant's association structure needed in the corridor.