



CIRCLE CITY INDUSTRIAL COMPLEX **REDEVELOPMENT PLAN**

A photograph of a blue industrial building with large, raised lettering. The words "CIRCLE CITY" are in a large, yellow, serif font, and "INDUSTRIAL COMPLEX" is in a smaller, white, serif font. The building has a corrugated metal roof and a black vent pipe is visible on the left side.

CIRCLE CITY
INDUSTRIAL COMPLEX



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Louis Schwitzer wins the first race at the Indianapolis Motor Speedway

■ INTRODUCTION & BACKGROUND

Welcome to the Circle City Industrial Complex. Located at the intersection of Massachusetts Avenue and 10th Street and spanning more than half a million square feet, the Circle City Industrial Complex (CCIC) is home to a diverse group of tenants, including artists, manufacturers, small businesses, and large industrial/warehousing users.

HISTORY

Built in the 1920s, the CCIC was the original home of the Schwitzer Corporation, a major auto industry force during the post-World War I era. In those days, the building's factory floors were alive with activity, producing thousands of cooling pumps, superchargers, and other auto components during the golden age of the automobile.

The Schwitzer Corporation was founded by Louis Schwitzer a brilliant engineer an auto racing royalty.

Schwitzer was the winner of the first race ever held at the Indianapolis Motor Speedway—a five-mile, two-lap event on August 19, 1909. Schwitzer would later be inducted into the Automotive Hall of Fame for his accomplishments on and off the track.

When Louis Schwitzer retired in the mid-sixties, production at the CCIC came to an end. Schwitzer's executive and factory areas we repurposed to accommodate office and industrial users.

THE CCIC TODAY

Today, the CCIC can be described in three distinct sections:

1. Industrial Users: True to its industrial roots, the northern end of the CCIC continues to house large and mid-sized industrial, production, and fabrication users. Tenants include RecycleForce, a large-scale recycling facility and workforce training

center; Indianapolis Fabrications (iFab), specializing in art and community installations; and New Day Craft's cider and mead production facility.

2. Offices & Artisans: The center portion of the CCIC, which was redeveloped in previous decades, is home to a combination of small and mid-sized office users and artist studios. Tenants in this area include Exodus Refugee Immigration, a resource and employment center for refugees in central Indiana; jewelry artisan Nancy Lee, and M10 Studio.

3. Opportunity Space: The southern portion of the CCIC, encompassing approximately 120,000 square feet, is currently vacant. This area, last occupied in the mid-nineties, is challenged with failing infrastructure and poor accessibility. This is the focus area for future redevelopment plans.



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3. OPPORTUNITY SPACE

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■ PROJECT TEAM

TEAGEN DEVELOPMENT

CCIC Owner & Property Manager. Redevelopment Construction Manager*

Teagen Development specializes in innovative urban redevelopment projects in Downtown Indianapolis. Since its inception in 1990, Teagen Development has focused on the restoration and revitalization of downtown neighborhoods through creative re-use. By keeping a pulse on efforts by individuals, neighborhood groups, and the City of Indianapolis, Teagen has been at the forefront of development in some of the city's most vibrant areas: Massachusetts Avenue, Chatham Arch, Fountain Square, and most recently, the Mass Ave/Brookside Industrial Corridor.

RILEY AREA DEVELOPMENT CORPORATION

CCIC Redevelopment Partner. RUCKUS Creator.

Riley Area Development Corporation is a non-profit community development corporation that has used urban affordable housing to create street level retail spaces in and near downtown Indianapolis. In 2015, Riley has been selected by the City and LISC to lead economic redevelopment initiatives along Massachusetts Avenue Industrial Corridor. The goal is increase small makers, fabricators, manufactures and business to business organizations along the corridor.

PATTERN

RUCKUS Partner

Pattern is a non-profit organization, staffed by volunteers that facilitate an inclusive fashion-focused community and advocate on its behalf. Pattern does this through monthly events, strategic partnerships and creation of the award winning, internationally distributed, Pattern Magazine. In August 2014, Pattern launched the Pattern Store, a fashion store the focuses on the recruitment and engagement of emerging or expanding fashion designers and makers

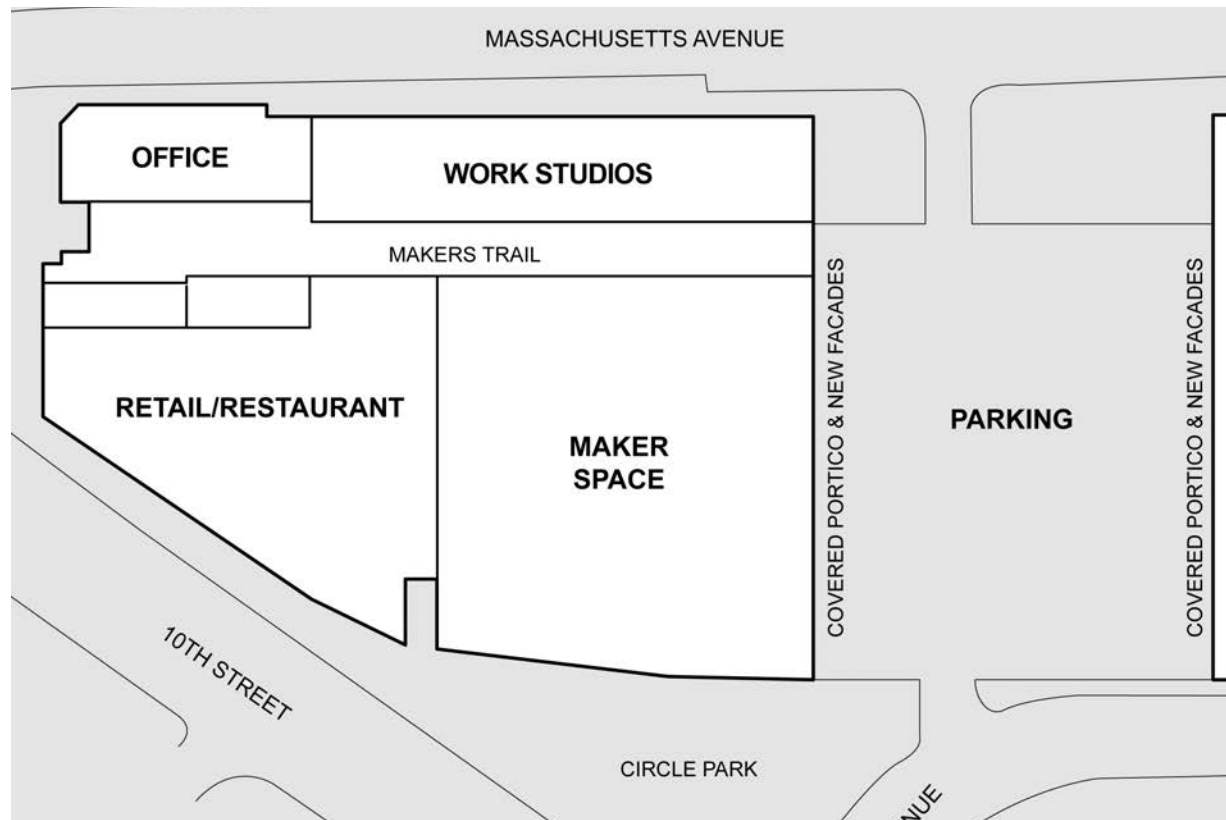
*Teagen Development has secured a Purchase Agreement for the CCIC and expects to take possession of the property in March 2015



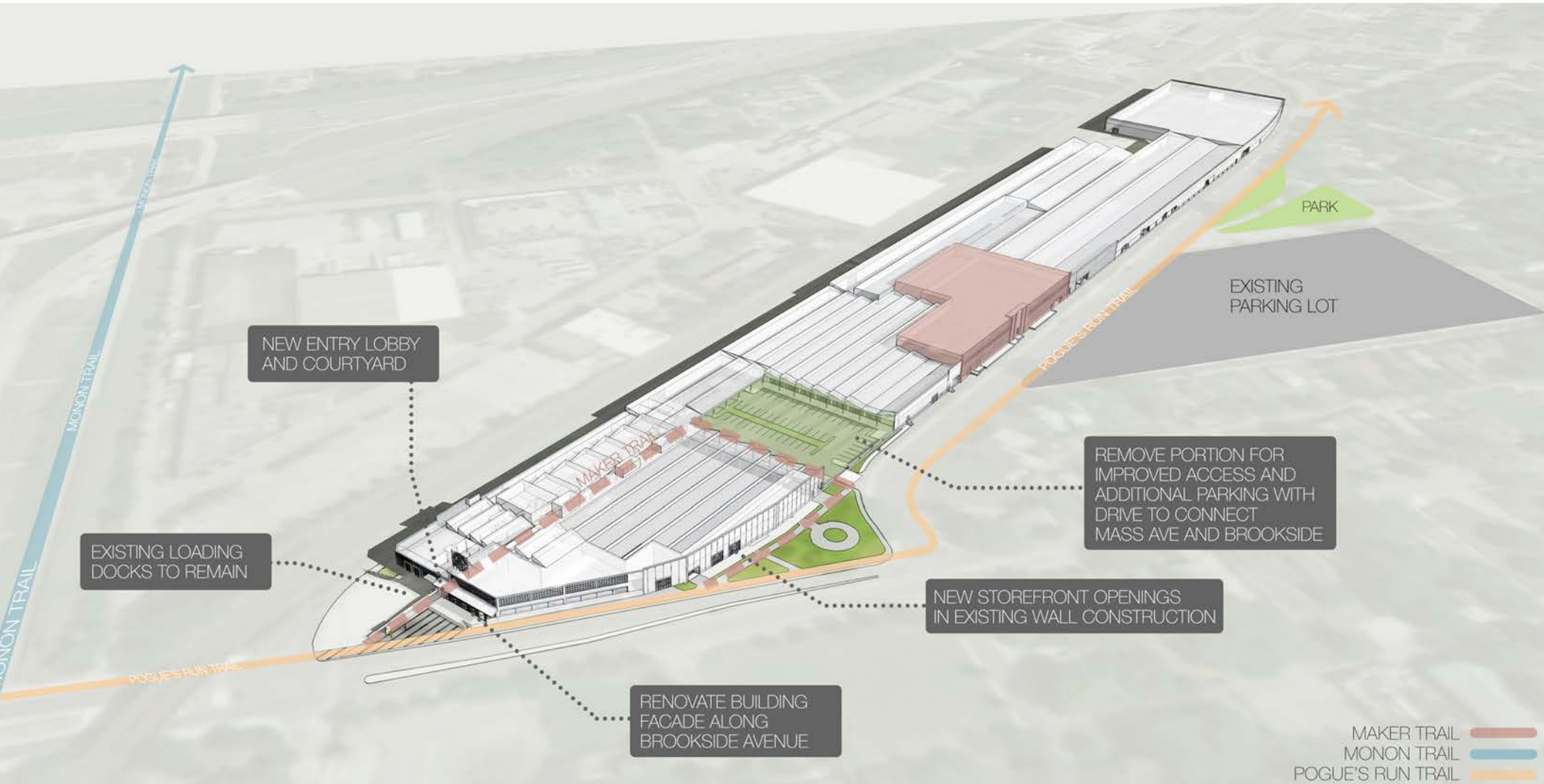
■ REDEVELOPMENT

Located just steps from the Indianapolis Cultural Trail and commercial bustle of the Mass Avenue Arts District, the CCIC is a prime location for redevelopment. Decades of efforts by neighborhoods and community groups have resulted in a confluence of activities in the area: new residential and mixed-use developments along 10th Street, home revitalization initiatives, and plans for the Pogue's Run Trail—a walking and biking path connecting east side neighborhoods with the rest of the city.

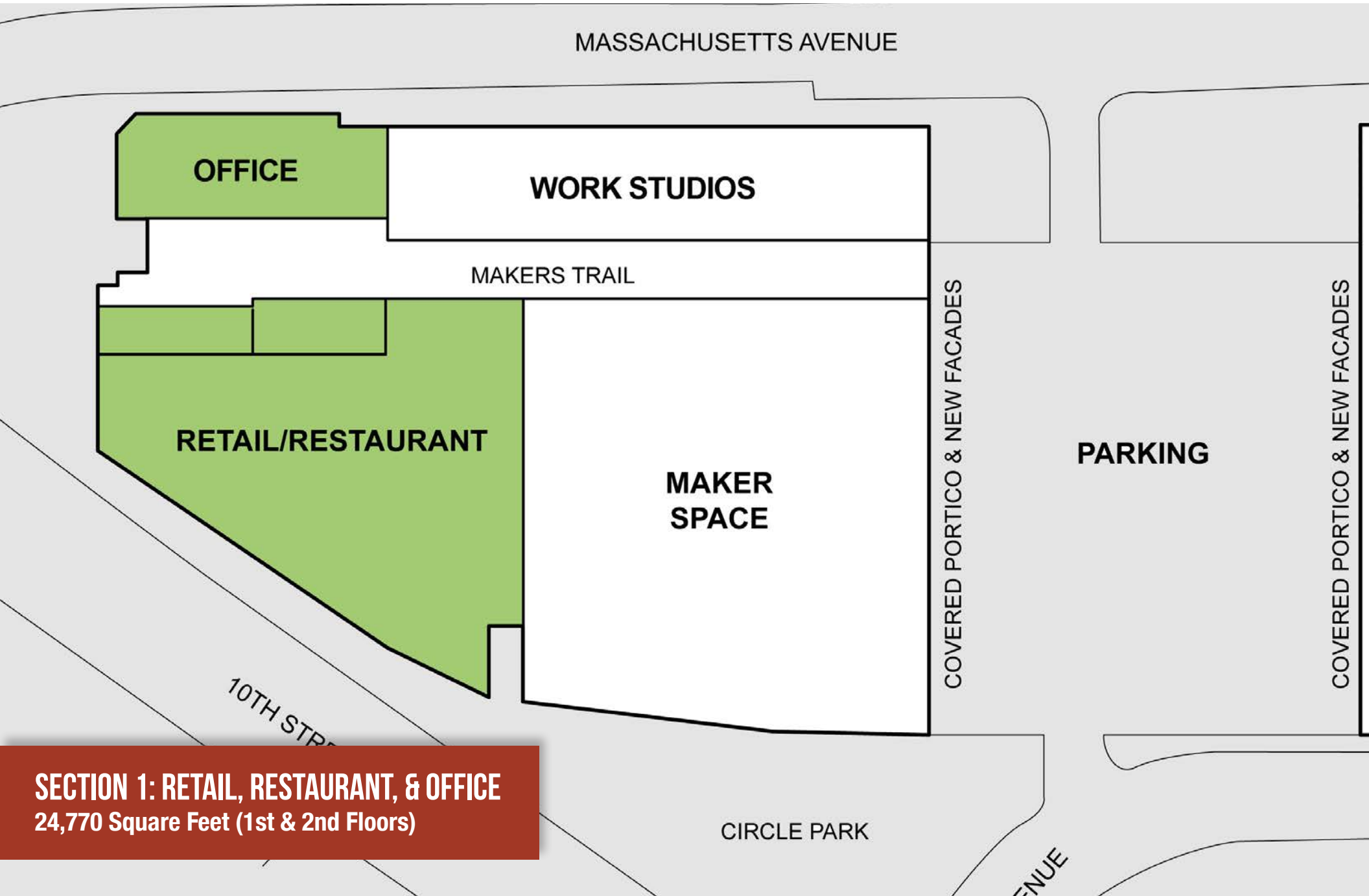
Redevelopment will transform the vacant southern tip of the CCIC into a vibrant and engaging small manufacturing and retail center. This redeveloped space will provide both physical and cultural connectivity to surrounding areas and set a positive precedent for industrial redevelopment in the Massachusetts Avenue/Brookside Industrial Corridor.



Space use overview for redevelopment area



PHASE 1 REDEVELOPMENT OVERVIEW



SECTION 1: RETAIL, RESTAURANT, & OFFICE
24,770 Square Feet (1st & 2nd Floors)

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When approaching the CCIC from the west along 10th Street, the first impression of the building comes at the intersection of Massachusetts Avenue and 10th Street at the narrow southern tip. The oldest portion of the building, this was the truck dock and receiving area for the Schwitzer factory, where materials were received and then distributed to the manufacturing floors. Today, six truck docks remain, as well as a small stairwell entry.

As the primary engagement point for the entire complex, this area provides the greatest opportunity for redevelopment. Phase 1 of redevelopment includes plans to convert this section of the building into approximately 24,770 square feet of retail, restaurant and office space. This space will provide start-up or expansion opportunities to local businesses, placing them within easy walking distance of the Mass Avenue Arts District, the East 10th Street Business District and the Near Eastside neighborhoods. These businesses will also benefit from increased bicycle and foot traffic via the planned Pogue's Run Trail, which will extend the existing Cultural Trail east on 10th Street (adjacent to the CCIC) and north on Brookside Avenue.

Physical redevelopment plans include removal of the two southernmost truck dock doors and replacement of the corrugated metal façade with retail windows. A patio area will be constructed along the southwest edge that can be used for outdoor seating or dining and also include ramp/stairway access. The southern façade along 10th Street will be recessed and fitted with windows

(during the tenant finish process) to create a raised arcade and outdoor seating area with frontage along 10th Street.

The two dock doors on the northwest side of the southern tip will also be removed and replaced with commercial or retail frontage. Businesses in this area

have the potential to connect to additional studio or production space in the building.

The second floor (7,500 square feet), which will house the new office space, will receive a new exterior window system to replace the existing glass-block wall.



Existing facade on 10th Street



ABOUT THE SIGN

When Louis Schwitzer built his auto parts manufacturing facility in the 1920s—the facility we now know as the Circle City Industrial Complex—he represented the ingenuity, innovation, and courage that was the bedrock of the American manufacturing and automotive movement. Today, we are proud to bring this spirit back to the CCIC with the entrepreneurs, builders, and innovators who are making Indianapolis a place to thrive.

This sign, rendered 20 feet tall on top of the redeveloped portion of the CCIC is an homage to Louis Schwitzer and an adaptation of the Schwitzer Corporation logo.

MASS AVE. INDUSTRIES

As the visible gateway for the Mass Ave/Brookside Industrial Corridor, this sign not only advertises the activity of the CCIC, it offers a branding opportunity for the entire district. “Mass Ave. Industries” reflects the area’s manufacturing and production roots while connecting to the cultural and economic activity of Mass Ave.

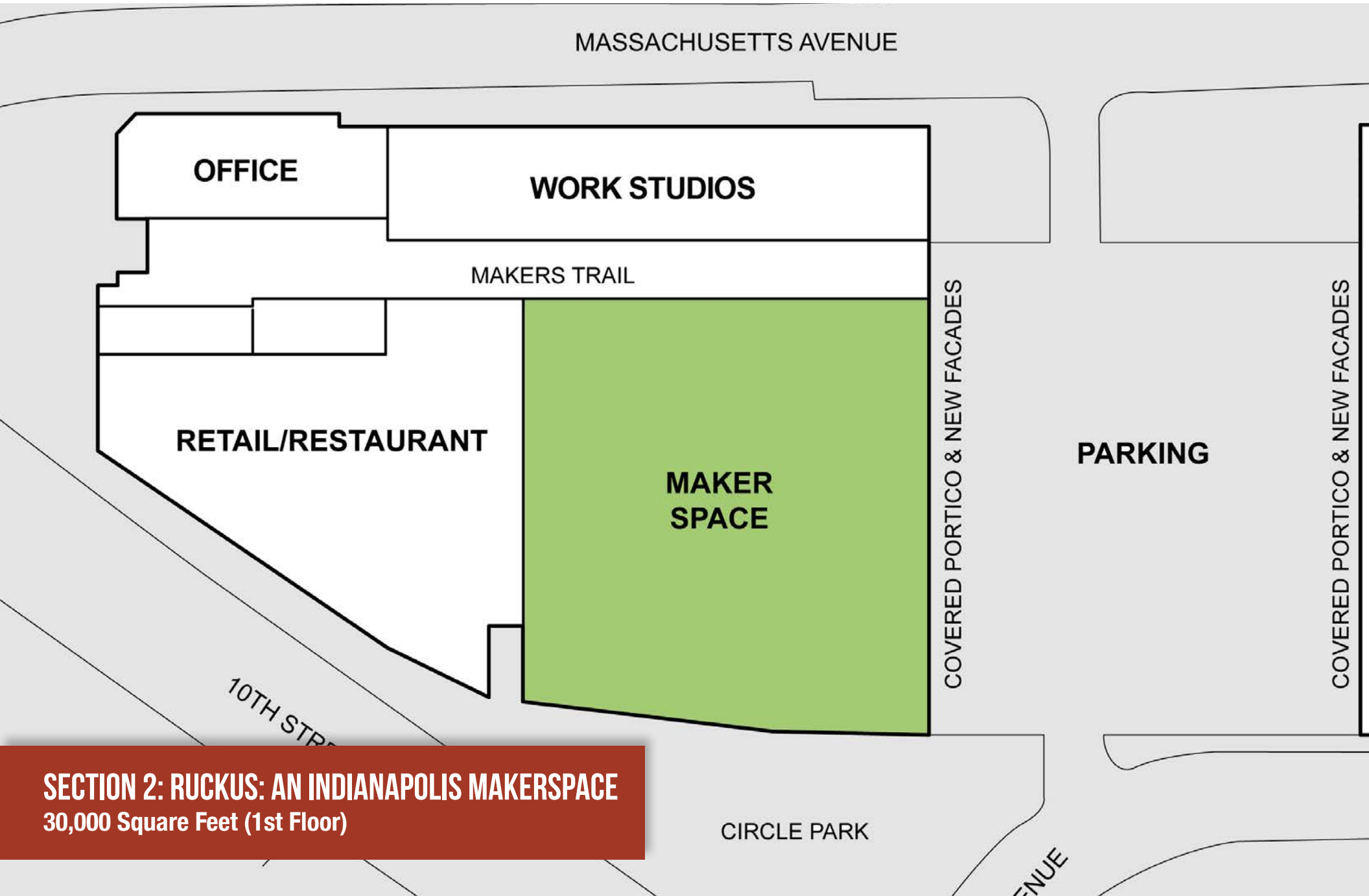
“HY-DUTY”

An abbreviation for “heavy duty,” this insignia appeared on the Schwitzer Corporation’s logo. The style and typography treatment of the signage echoes Schwitzer’s 1920s logomark.

MADE IN INDIANAPOLIS

Manufacturing and innovation is at the core of Indianapolis’ history, from Civil War-era ammunition plants to automotive industrialists like Louis Schwitzer. Today, we also celebrate the small makers and manufacturers whose products bear the distinction of being made in Indianapolis.





SECTION 2: RUCKUS

AN INDIANAPOLIS MAKER SPACE

30,000 Square Feet (1st Floor)

Phase 1 redevelopment plans include the creation of “White Box” space for RUCKUS: an Indianapolis Maker Space.

WHAT IS A MAKER... AND A MAKER SPACE?

Fueled by new technologies and a burgeoning “Do It Yourself” (DIY) culture, the Maker Movement is a growing group of inventors, designers, artisans, craftsmen, and engineers with the entrepreneurial drive to become tomorrow’s small businesses. It is a demographic that crosses all age groups and socioeconomic backgrounds.

A Maker Space is an industrial space with a co-working component for the creation, prototyping, fabrication and production of new products. The space provides the next step for makers to scale beyond the start-up small shop or DIY home-based location.

ABOUT RUCKUS

RUCKUS: An Indianapolis Maker Space, is a collaboration between Riley Area Development Corporation and PATTERN. It is a place where inventors, designers, artisans, photographers, craftspeople, and engineers can share equipment, technology, and ideas to help launch their next creation.

RUCKUS will offer a range of memberships levels

geared toward hobbyists and small businesses. The space will provide equipment and resources for Makers who want to scale beyond a start-up shop or “DIY” home-based location. Fundamentally, RUCKUS will foster a community for creative stimulation, collaboration, education, and entrepreneurship.

RUCKUS’ EQUIPMENT OFFERINGS INCLUDE:

Lasers & Plotters

- Large Laser Cutter
- Small Laser Cutter
- 44” Large Format Plotter
- Large Format Scanner
- CODA Pressure Mount

Wet Lab

- Paint Booth
- Fume Hood

Photography Studio

- Cyclorama Wall
- Photo Print System
- Sound System
- C-stands
- Lighting

Textiles

- Industrial & Domestic Machines
- Industrial Serger & Zigzag
- Industrial Cover Stitch
- Pattern Prep Area
- Cutting & Finishing Area

Metal Working

- Mig & Tig Welders
- Plasma Cutter

- Lathe
- Mill
- Ironworker
- Drill Press
- Pedestal Sander Combo
- Pedestal Disc Grinder
- Hand Tools

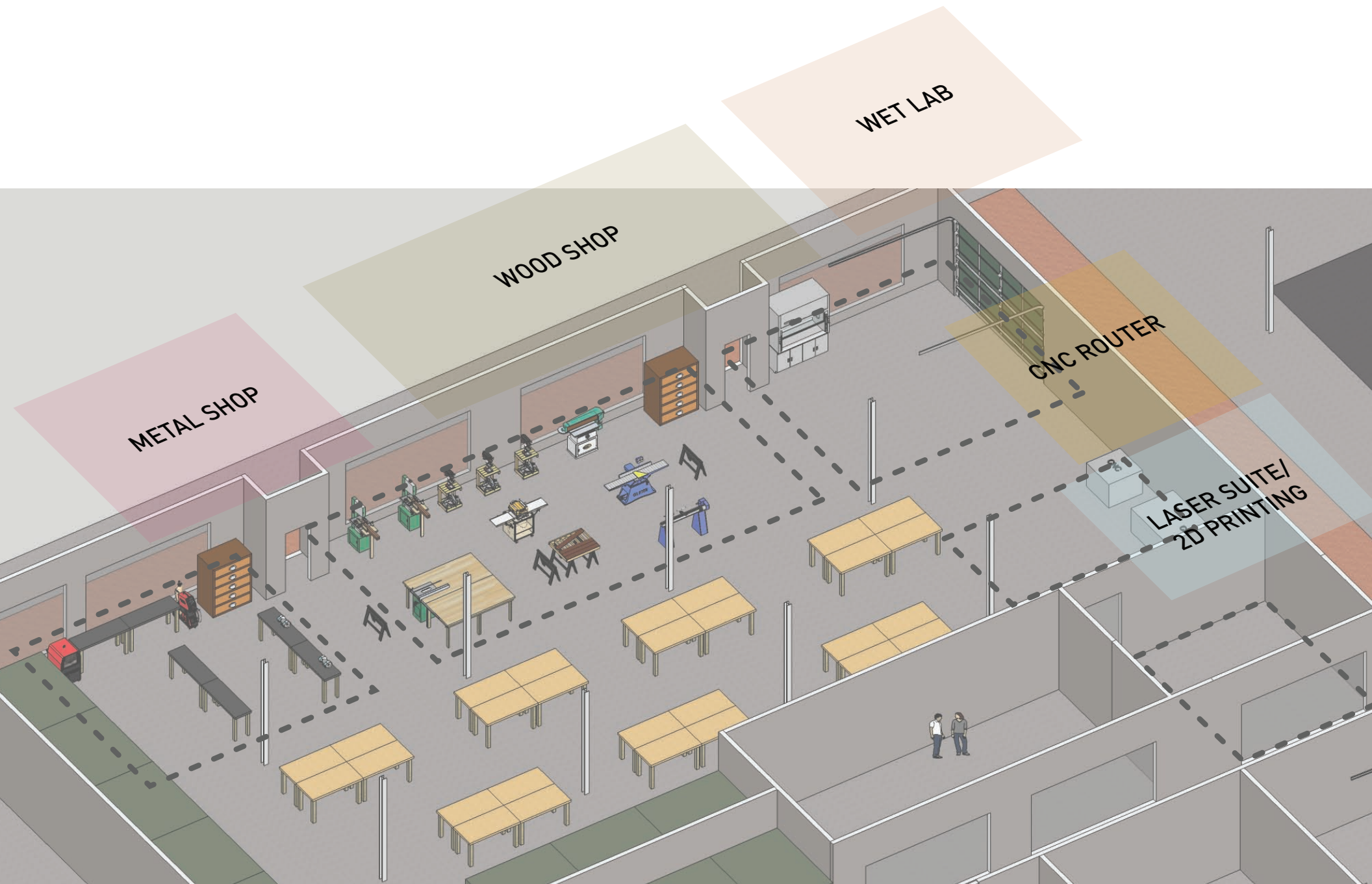
Wood Working

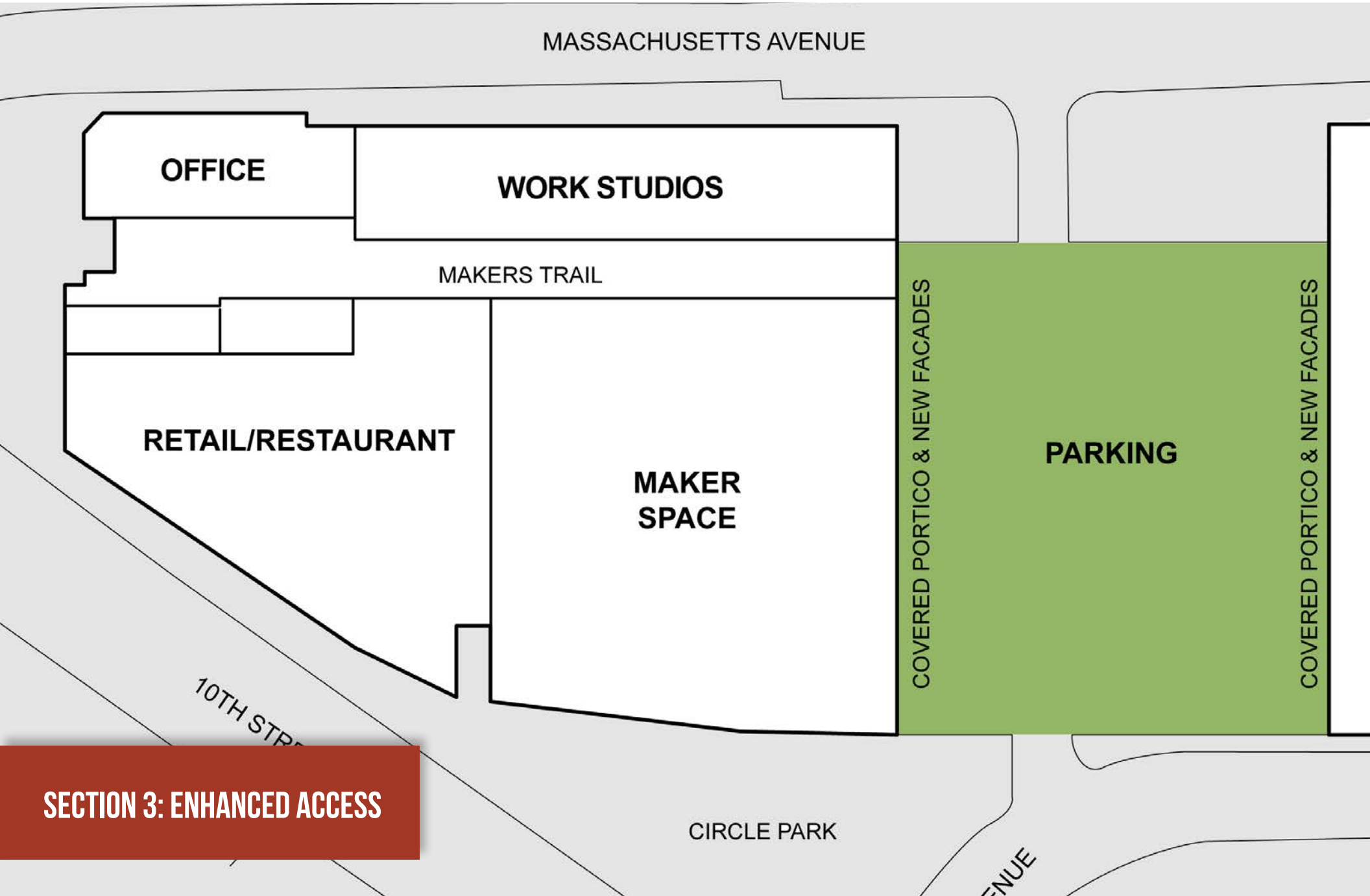
- CNC Routing Table
- Bandsaws
- Oscillating Spindle Sander
- Oscillating Edge Sander
- Belt Disc Sander
- Drill Press
- Table Saw
- Miter Saw
- Chop Saw
- Jointer
- Planer
- Belt Sander
- Lathe
- Hand Tools

RUCKUS will also offer coworking space with a conference room and kitchenette. Small business expansion options will include table or pod rental. RUCKUS members will also have the option of expanding their operations into leasable studios in the CCIC.









SECTION 3: ENHANCED ACCESS

To call the CCIC's scale "impressive" is an understatement. The sprawling building measures nearly one third of a mile from end to end. Despite this immense amount of frontage, however, the building has a major accessibility problem. It currently offers only two public entrances.

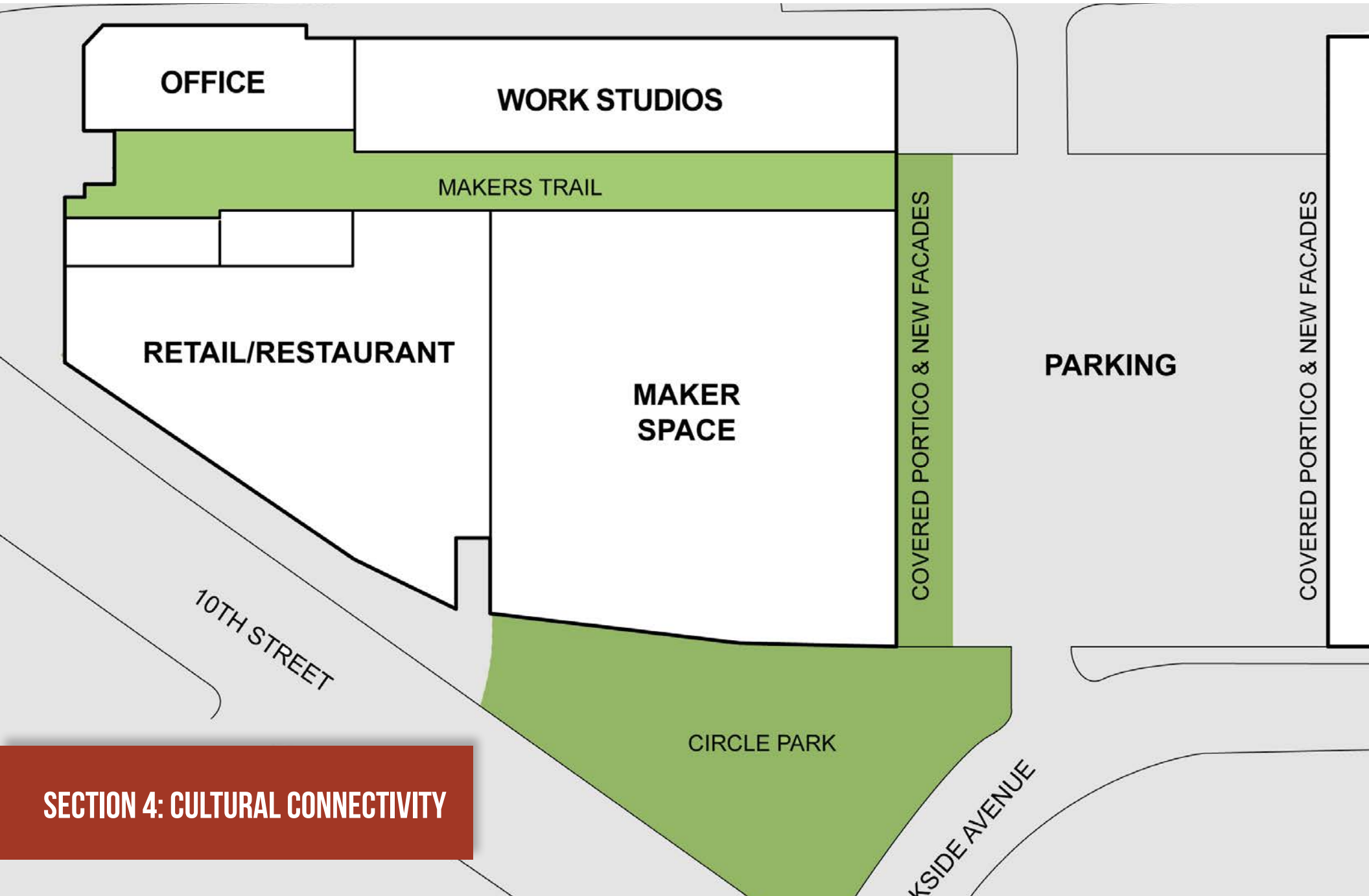
Phase 1 of redevelopment will create new access points by removing approximately 60,000 square feet of warehouse structure north of the new Makers Space. Demolition of this area will create a parking lot to serve the new commercial uses in the southern end as well as an access drive that will allow visitors to pass between Brookside and Mass Ave.

The interior portions of the building exposed by demolition will be refinished as new storefronts for retail, office, or other business uses. This total of more than 500 linear feet of new frontage will be visible from 10th Street, Brookside Avenue, and the new Pogue's Run Trail.



A rendering of the new parking lot, access drive, and storefronts. Rendering by Blackline.





SECTION 4: CULTURAL CONNECTIVITY

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In addition to providing a forum for makers and small businesses, the CCIC has a unique opportunity to engage the community through the creation of green space and connection with planned cultural initiatives. The two areas of focus are the Circle Park and an interior extension of the Pogue's Run Trail.

CIRCLE PARK

Located on the southeast corner of the CCIC at the intersection of 10th Street and Brookside Avenue, Circle Park is a 1/3-acre green space featuring a large, semi-circular seating area, trees, and a walking path connecting the east and south sides of the building. Since the CCIC has primarily been a destination for business and industrial uses, the Circle Park has been underutilized.

With the introduction of retail, restaurant, office, and Maker traffic, the Circle Park will become an ideal outdoor gathering and seating area, facing the building's new access points, covered seating areas, and Maker frontage. Proposed improvements to the park include rebuilding the circle bench, tree maintenance, landscaping, and the addition of a walk/bike path connecting the Pogue's Run Trail along 10th Street to the CCIC's sidewalks.

INTERIOR TRAIL EXTENSION

The CCIC features an 1,800 foot internal drive aisle that extends the entire length of the building, from the southern to the northern end. In redevelopment, this drive aisle will be preserved for material transport and logistics, but this area also provides

an opportunity to engage the community in the new CCIC activity.

Phase 1 redevelopment plans include the creation of an interior trail spur of the Pogue's Run Trail that will allow walkers and bikers to actually travel *through* the southern end of the CCIC. Beginning at 10th street, the spur will connect the Pogue's Run Trail to a ramped walk/bike entry into the CCIC adjacent to the new patio construction. The trail will continue inside the building along the northern edge of the restaurant/retail/and Maker Space. Salvaged windows from the demolition area will be repurposed as the division between trail users and

tenants and will allow walkers and bikers to view the creative and production activities inside.

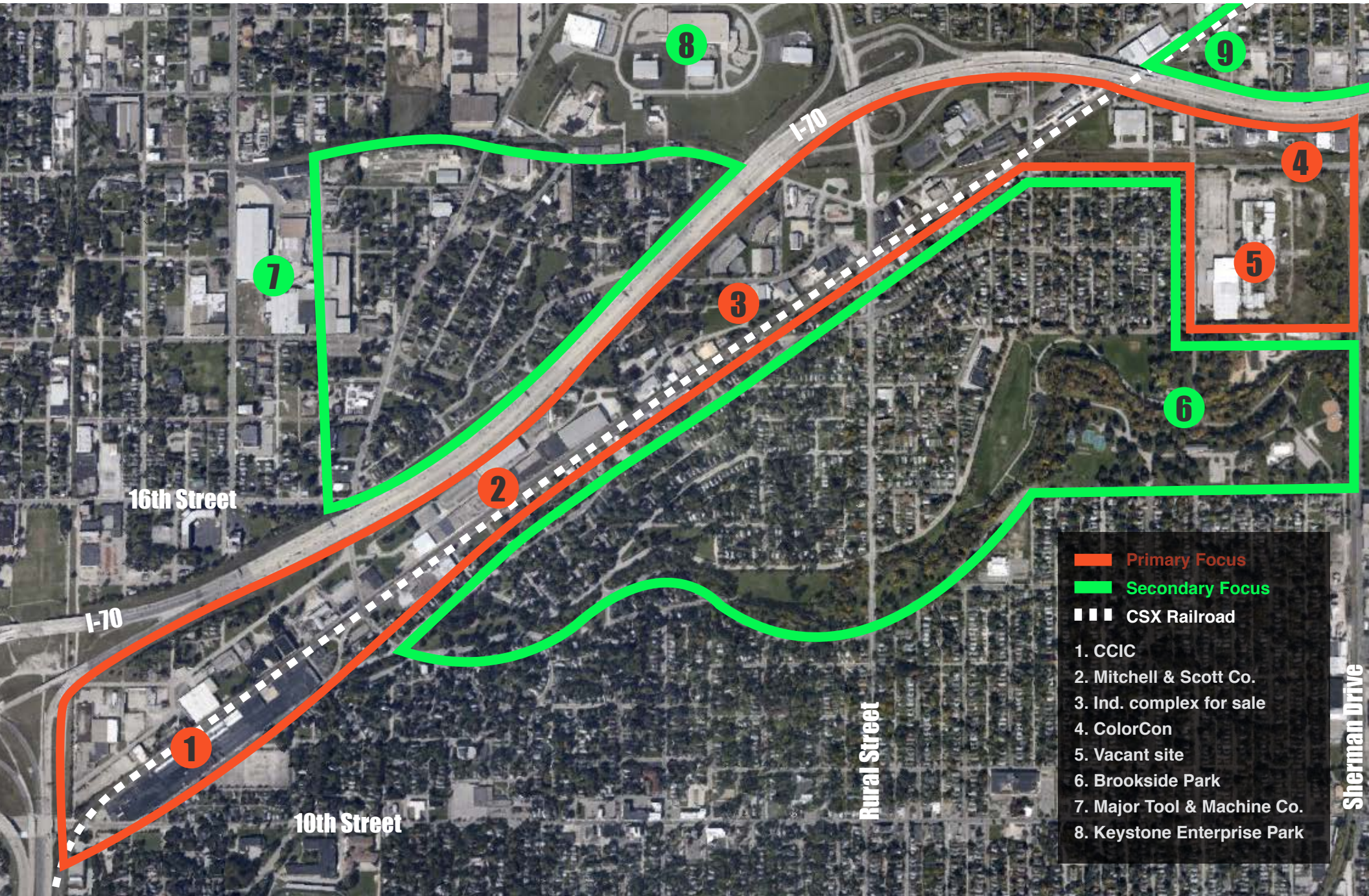
The path will exit the building at the northern-facing façade in the new parking area, continue along the retail frontage, and then cut through Circle Park to rejoin the Pogue's Run Trail at 10th Street and Brookside Avenue.

The internal trail spur will be accessible to the public during the building's operational hours. Exterior doors at both ends of the building will allow the trail to be closed for security in the evening.



A current view of the Circle Park







CONTACT

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