

West 30th Street Corridor Plan

Summary of June 18, 2009 Meeting

Approximately 19 persons attended the meeting at the 7th & 8th Christian Church on West 30th Street. Keith Holdsworth introduced Alice Gatewood as part of the team working on this planning process and noted that the other member of the team, Dennis Slaughter, was out on medical leave. Mr. Holdsworth is standing in for Mr. Slaughter. Mr. Holdsworth briefly reviewed the previous meeting.

Mr. Holdsworth introduced land use as the topic of the evening's meeting. He stated that the evening's discussion was general and that recommendations could get more detailed as the planning process unfolded. He noted that the study area for this plan has been subject to three previous land use plans:

1. the Lafayette Road-Coffin Park Neighborhood Plan for the areas south of 30th Street,
2. the Wayne Township portion of the Comprehensive Plan for Marion County, Indiana for the area north of 30th Street and east of Lafayette Road, and
3. the Eagledale Neighborhood Plan for the area west of Lafayette Road.

The Lafayette Road-Coffin Park Plan is approximately 20 years old. The other two plans are much more recent.

Mr. Holdsworth noted that much of the corridor was stable in its land use, so that there was probably not a need for extensive discussion of these areas. However, staff has identified six areas that are either likely to change or are under development pressure. Five of these six areas were discussed at this meeting to get a preliminary idea of the neighborhood's ideas concerning development or redevelopment within the discussion areas.

Discussion of the area located at the southwest corner of 30th Street and Cold Spring Road was postponed to a subsequent meeting due to Mr. Slaughter's greater knowledge of this site.

Discussion Area 2 is located at the intersection of 30th Street and Kessler Boulevard. Discussion centered on the potential for expansion of the existing commercial sites at this intersection and on possible development alternatives. The meeting participants were not in favor of expansion of the existing commercial sites on the northeast and southwest corners of the intersection. Likewise they were not in favor of conversion of the southeast corner from residential use to a commercial use. The northwest corner is the site of a grocery store. Having a grocery store in this location is considered an asset for the neighborhood, but it was thought that the store would be better used if it were more easily accessible by foot or bicycle and if the store were cleaner. Meeting participants were lukewarmly in favor of potential expansion of the grocery site to the west as far as Centennial Street; however they were not interested in commercial conversion of these lots in any manner that was not integrated with the grocery site. The meeting participants were not in favor of a convenience store or multi-family residential development on any corner of this intersection.

Phyllis Hackett announced two meetings for the Cold Spring Road Community Engagement Project. The first meeting is June 27th at 3:00 p.m. at New Life Christian Church, 2904 Cold Spring road and is for business owners and faith based organizations. The second meeting is for all interested parties and is on July 22 at 7th & 8th Christian Church, 2916 W. 30th Street.

Questions were asked about nearby Moreland Park. Mr. Holdsworth was unable to definitively answer those questions and suggested that one of the City's park planners could be invited to an upcoming meeting.

Discussion Area 3 is located on the southwest corner of 30th Street and Alton Avenue. The discussion area is made up of residential structures, many of which have been converted to commercial uses. The planning team recommended that the structures facing Alton Avenue remain in residential use. The team recommended that the structures along 30th Street be used as mall offices. Retail uses should only occur if the existing structures are demolished and the parcels facing 30th Street are redeveloped as a single site. This redevelopment would likely include the vacant parcel to the south. The meeting participants were generally in favor of these recommendations.

Discussion Area 4 is on the north side of 30th Street from Guion Road to Tibbs Avenue and includes several residential properties facing Guion Road. This area was included in the recently adopted Comprehensive Plan for Marion County, Indiana. However as a county-wide plan it is not as detailed as this corridor plan can be. The Comprehensive Plan recommends office uses for the eastern portion of this discussion area and commercial uses for the western two-thirds. The planning staff recommended a more parcel-specific approach to the land use in this area with the eastern area retaining the office recommendation but with the entrance to the Senate Square Apartments shown as multi-family residential, the remaining parcels fronting 30th Street as commercial and the parcels fronting Guion Road (north of the American Legion post) as residential. The meeting participants generally agreed with these recommendations.

Discussion Area 5 consists of the large vacant area southwest of the intersection of 30th Street and Lafayette Road and including the historic Flackville School. The condition of the school building was questioned, but it was unknown if it is sound enough for rehabilitation. Staff noted that this site is recommended for commercial use in the Eagledale Plan. Staff recommended that this recommendation be retained but added that there is a lot of underutilized commercial property along Lafayette Road, so it would probably be useful to include acceptable alternate land uses in the plan for this area. Among staff recommendations were light industrial uses and multi-family residential uses. Staff also suggested that some of the heavy commercial uses may be appropriate. However, from past discussions, staff knows that the expansion of automotive uses is not favored by neighborhood residents. Audience members commented on the proliferation of automotive uses along Lafayette Road and agreed that new automotive uses should be discouraged from discussion area. Staff offered the thought that automotive uses may be acceptable here if they are uses moving in from undesirable locations such as floodplains,

but agreed with the meeting participants that they did not recommend new automotive uses here.

Earlier in the evening Jane Schaedel of the Marion County Health Department commented on the need for a place in this neighborhood where a number of service providers could be co-located. City-County Councillor Maggie Lewis built on that idea by suggesting a mixed use development that could bring together the service providers, residential units and possibly retailing and offices. Discussion Area five was suggested as a good location for such a development.

Discussion area six is located along Little Eagle Creek and the CSX railroad tracks. Staff recommends showing the floodway of Little Eagle Creek as an unbuildable area and the remainder of the discussion area as light industrial. The meeting attendees were generally in favor of this recommendation, but it was noted that this is a possible route for a possible extension of Holt Road.