

UNWA TIF

Dr. Martin Luther King, Jr. Street Commercial Development Guidelines Indianapolis, Indiana

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Dr. Martin Luther King, Jr. Street
Commercial Development Guidelines**

Development Objective

The UNWA TIF seeks to support and encourage urban neighborhood-serving commercial and retail businesses, mixed-use, and housing opportunities to create a denser, more pedestrian and business friendly corridor along Dr. Martin Luther King Jr. Street.

Attachments:

- Commercial Development Incentive Award Checklist
- MLK Street Development Incentives Corridor Map

Guidelines

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Note:

All applicable zoning, building, and permit ordinances in Marion County still apply to your project regardless of these guidelines. These guidelines are for purposes of assessing your project's eligibility for financial assistance through the UNWA Tax Increment Financing District.

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Commercial Development Guidelines

To fulfill the redevelopment objectives for Dr. Martin Luther King Jr. Street, grant assistance is available and may be provided to development projects that comply with these guidelines.

MLK Streetscape Theme Guidelines

All eligible projects shall support the MLK Streetscape Theme by:

1. Prominently incorporating the use of at least one of the following colors into a color palette for the façade, awnings, or signage:
 - a. Burnt Orange (pantone 173c)
 - b. Yellow (pantone 1225c)
 - c. Black
2. Incorporating the “Living the Legacy” logo into the project in a visible and meaningful way.



Build Urban Guidelines

Develop retail frontage on MLK and designated side streets with an urban configuration of windows, entrances and corners. Consult the [Indianapolis Metropolitan Planning Area Multimodal Corridor and Public Space Design Guidelines](#) for information related to retail frontage in the public right-of-way and current City Ordinances that regulate building placement. The criterion for an eligible project includes:

- A. Existing Buildings
 1. Awarded a LISC Façade Grant.
- B. New Buildings

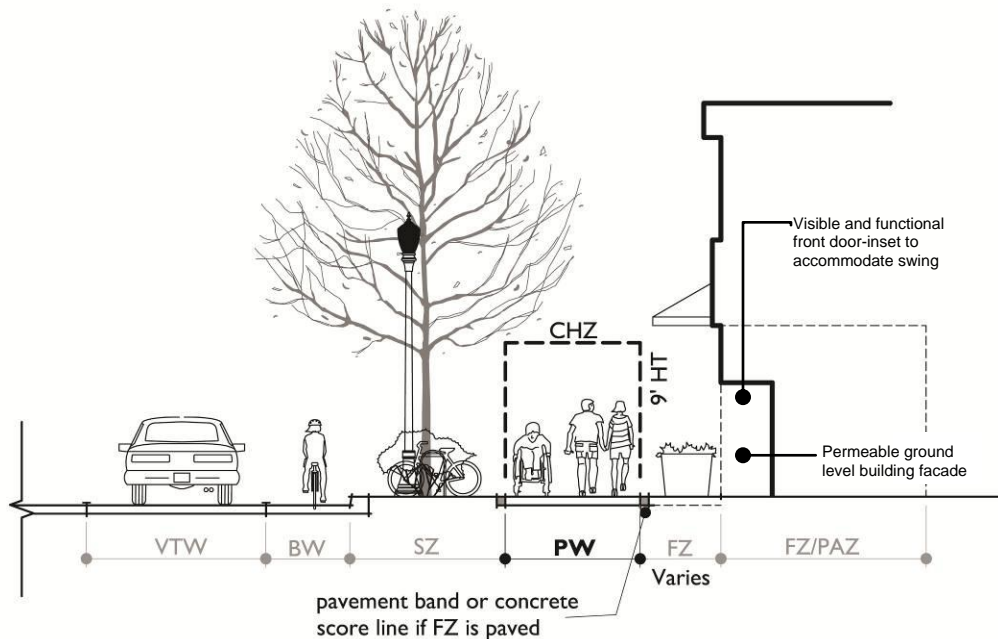


Figure 181.1 – Frontage zone in a urban context; from the [Indianapolis Metropolitan Planning Area Multimodal and Public Space Design Guidelines](#).

1. Reasonably consistent with the site configuration proposed by the [MLK Street Development Incentives Corridor Map](#)

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2. Orients a finished façade and the primary entrance towards MLK and the side streets shown in the *MLK Street Development Incentives Corridor Map*.
3. The building facades are either:
 - a. Parallel to MLK and side streets
 - b. Perpendicular to the property line, are consistent with the *MLK Street Development Incentives Corridor Map* and complies with façade setbacks stipulated in #4 below.
4. The building facade is built within three (3) feet of the property line along MLK. If outdoor gathering spaces are provided along the MLK property line, 75% of the façade may be setback a maximum of sixteen (16) feet.
5. The building has
 - a. Windows on 60% of the ground floor façade along MLK.
 - b. Windows on 40% of the upper floor façade along MLK.
 - c. Ground floor window sills no more than 30" above grade.
 - d. Windows have a high transmissivity of visible light and low reflectivity, with a minimum of 59% transmissivity.
6. Entry doors are visible and inset to accommodate the outward swing of the door.
7. The building height is a minimum 2-story mass (24-feet to the top of the coping), ideally with two or more active floors up to the height limits of current zoning.
8. The building use supports ground floor retail or services with upper floor residential or office uses. No less than 80% of the residential units offered at market rate and 20% available at affordable housing rates.

Demolition Guidelines

Demolish or renovate existing buildings to consolidate parcels and develop an urban configuration. The criterion for an eligible demolition project includes:

1. The proposed configuration of the site is consistent with the *MLK Street Development Incentives Corridor Map*
2. The demolition does not significantly impact the MLK community cultural heritage or demolishes a building over 50-years old that is found to be historically significant.
3. The structure to be demolished cannot be adapted to a reasonable economically beneficial use.

Environmental Site Remediation Guideline

Projects proposing the remediation of environmental contaminants that pose a deterrent to development are eligible for assistance. Due to the complexities of the remediation process, environmental investigation and site remediation assistance will be determined on a case-by-case basis.

Elevators / Stairs Guidelines

Where feasible, projects are encouraged to develop upper floors for increased density and activity, such as office or housing. For projects that rehabilitate or add upper floors, eligible assistance includes the cost of one stairwell and one elevator for upper story tenant spaces (residential or commercial). However, the eligible project must provide for:

1. A minimum ground floor of 5,000 square feet and of two upper floors of office with a floor area of no less than 80% of the ground floor for each upper floor; or

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2. A minimum ground floor of 5,000 square feet and a minimum of 10-12 residential units with no less than 80% of the residential units offered at market rate and 20% available at affordable housing rates.

Landscaping Guidelines

Consult the [Indianapolis Metropolitan Planning Area Multimodal Corridor and Public Space Design Guidelines](#) for information related to plantings in the public right-of-way and current City Ordinances that regulate maintenance, planting and trees.

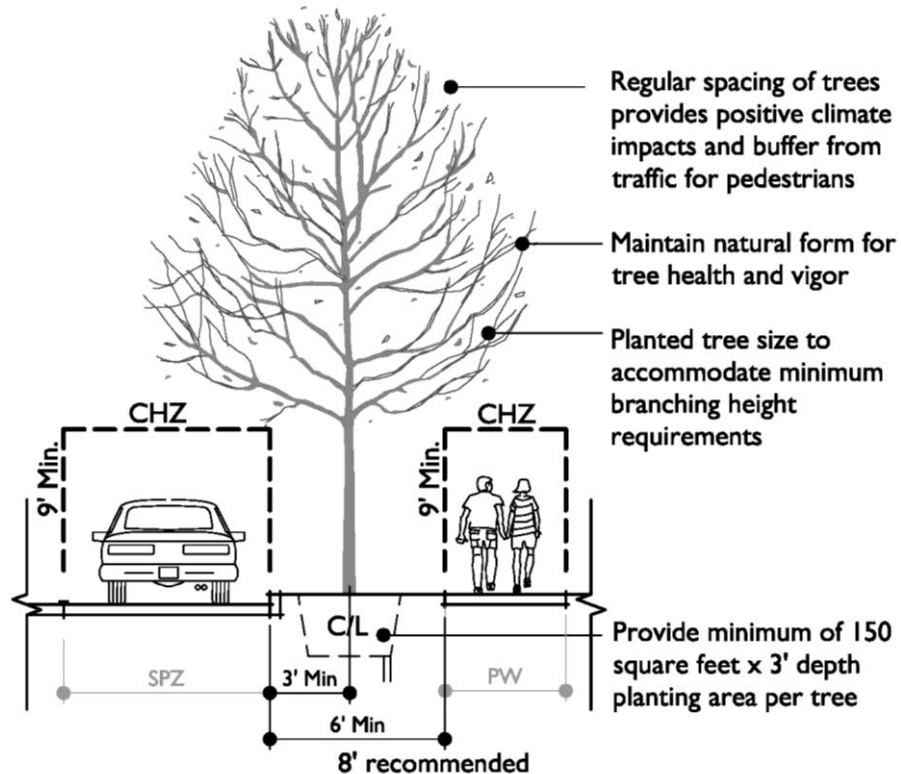


Figure 215.1 Meet planting requirements for trees in urban condition; from the [Indianapolis Metropolitan Planning Area Multimodal and Public Space Design Guidelines](#).

The criterion for an eligible landscaping project includes:

1. Plant materials are selected to exhibit seasonal coloration and flowers, and are suitable for urban conditions.
 - a. Species of street trees shall be chosen from the current list of "[Recommended Street Trees](#)" on file with the Department of Metropolitan Development.
 - b. Trees with shallow root systems shall not be planted within three (3) feet of paved areas.
2. All trees shall be planted in a minimum bed size of 130 square feet with irrigation, or 150 square feet without irrigation.
3. Street trees are to be planted between the building and curb.
 - a. Trees should not interfere with traffic or inhibit pedestrian movement.
 - b. Trees should frame and accent buildings.
 - c. Trees are to be overstory, except when located under power lines. Where overhead power lines are present, "understory" or low street trees shall be

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used. Refer to the “Recommended Low Street Tree” list provided by the Department of Metropolitan Development.

4. Clear sightlines between three feet and seven feet above the sidewalk or parking grade shall be maintained to promote visibility and safety.
5. Only deciduous trees are permitted to be planted in the public right-of-way or adjacent to a pedestrian way.
6. Parking lots shall be planted with a minimum of one tree for each 1,600 square feet of paving, and:
 - a. Tree size at time of planting shall be a minimum of 2.5” caliper.
 - b. Trees shall be placed in order to achieve 25% canopy coverage in 10 years of growth.

Outdoor Gathering Area Guidelines

The urban environment is a mix of public, quasi-public, and private uses and sites should be designed to improve utilization, maintenance and safety. Consult the Indianapolis Metropolitan Planning Area Multimodal Corridor and Public Space Design Guidelines for information related to pedestrian activity zones and current City Ordinances that regulate sidewalk cafes and sidewalks.

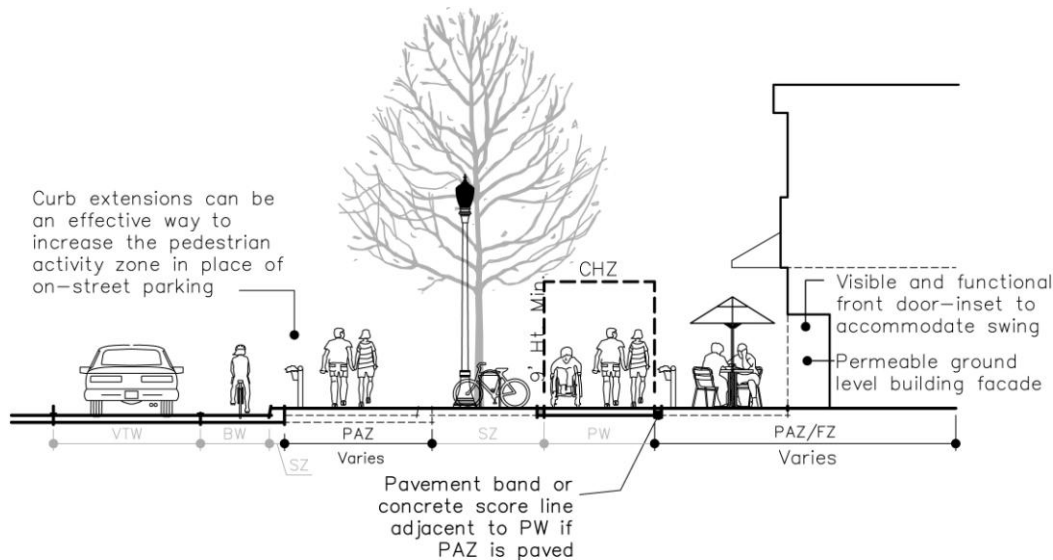


Figure 195.2 Pedestrian activity zone in an urban context; from the Indianapolis Metropolitan Planning Area Multimodal and Public Space Design Guidelines.

The development of outdoor dining, gathering places, patios, plazas, and increased use of the sidewalk for appropriate retail displays and activities is eligible for assistance, when all of the following are met:

1. Sidewalk café.
 - a. The sidewalk area immediately next to the business is at least 10 feet in width.
 - b. The sidewalk cafe area does not obstruct the sidewalk, and maintains a continuous pedestrian way of at least 5 feet in width.
 - c. Seating and tables shall be of durable materials and of consistent styling and color. Waste receptacles shall be provided.

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- d. When the business is not open, the equipment and goods that are susceptible to movement by the elements or by unauthorized persons shall be removed or secured.
- 2. Outdoor gathering area, plaza or patio.
 - a. The sidewalk is not obstructed, and a continuous pedestrian way is maintained.
 - b. Outdoor gathering area shall incorporate significant landscaping.
 - c. Outdoor gathering areas are easily accessible and located in areas visible from a street.
 - d. Seating opportunities shall be incorporated into the area.
- 3. In all instances, seating shall be provided in both shade and sunny areas.
- 4. In all instances, the retail establishment shall have and maintain window displays. These displays shall be changed at least four times per year.

Parking/Alleys Guidelines

Vehicles dramatically affect the quality of the pedestrian experience. Alternative modes of transportation are encouraged. Alleys provide a unique asset and alternative to accessing a site and should be capitalized whenever possible. Consult the Indianapolis Metropolitan Planning Area Multimodal Corridor and Public Space Design Guidelines for information related to the bicycle way.

The criterion for an eligible project includes:

- 1. Access to parking is provided from alleys in one of two ways:
 - a. The parking layout and alley usage is reasonably consistent with the proposed configuration of the site proposed by the MLK Street Development Incentives Corridor Map and illustrated in the cross section below

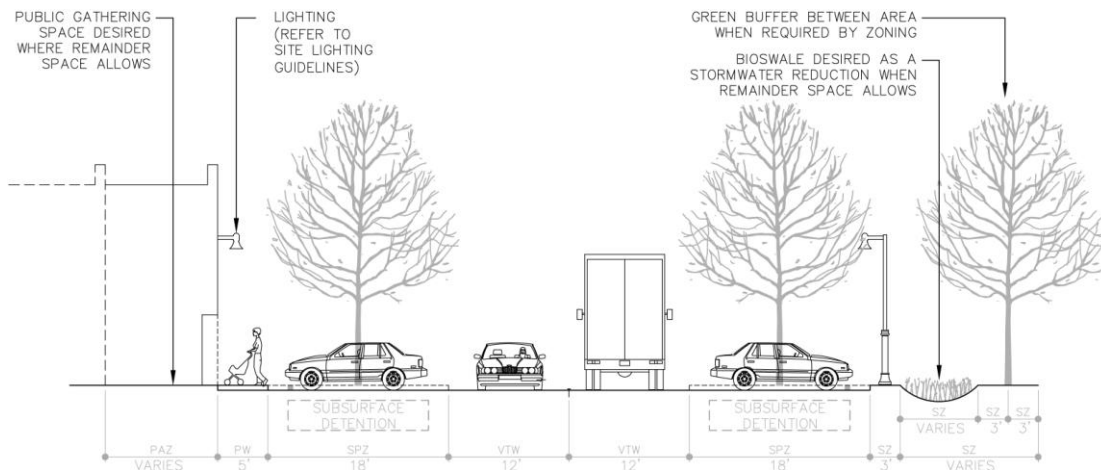


Figure illustrating the desired alley reconfiguration to parking.

This approach requires complying with the following covenants as part of alley vacation:

- i. Access – the public shall have access to the parking lot at all times, it shall be designed to accommodate through traffic and serve as a connection to a larger street system. This includes access for service

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- vehicles for the subject development and other property owners served by the original alley system.
- ii. Maintenance – the parking surface, drainage, and landscaping shall be kept in good condition and free of excessive standing water, debris, snow, other conditions that may affect usage.
 - iii. Usage – no less than 80% of the parking spaces shall be available to the public without restriction.
- b. As an alternative to (a) above, provide access to parking from existing alleys that accommodate through traffic, parking, and connects to the larger street system where compliance with the MLK Street Development Incentives Corridor Map is not possible.
3. Parking is located to the rear or side of the building. Projects are not eligible for assistance when parking is located in front of the building along MLK Street or designated side streets.
 4. Off-street parking shall be minimized; parking in excess of ordinance requirements is NOT provided.
 5. On-street parking is provided, where applicable, in a layout that is reasonably consistent with the proposed configuration of the site proposed by the MLK Street Development Incentives Corridor Map.

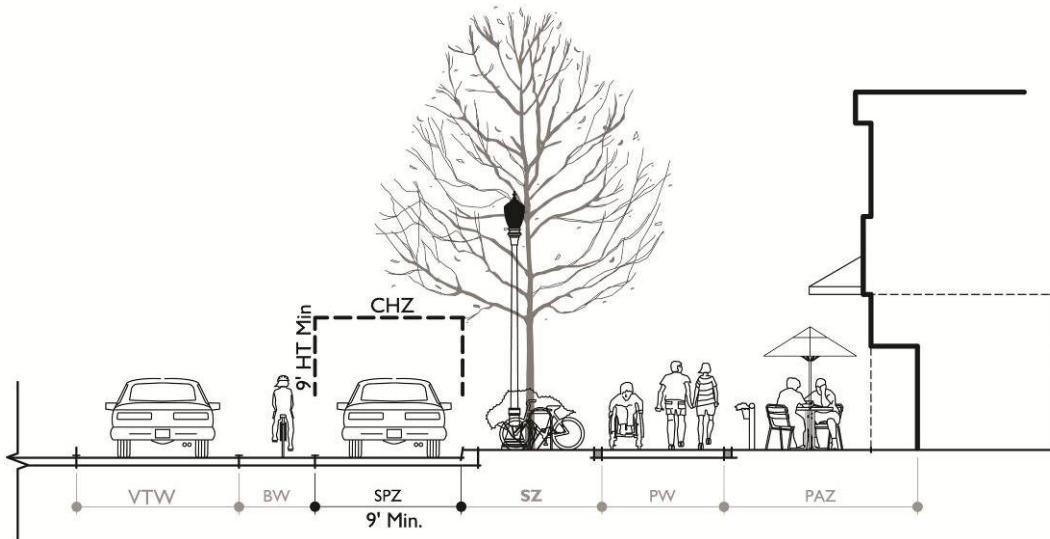
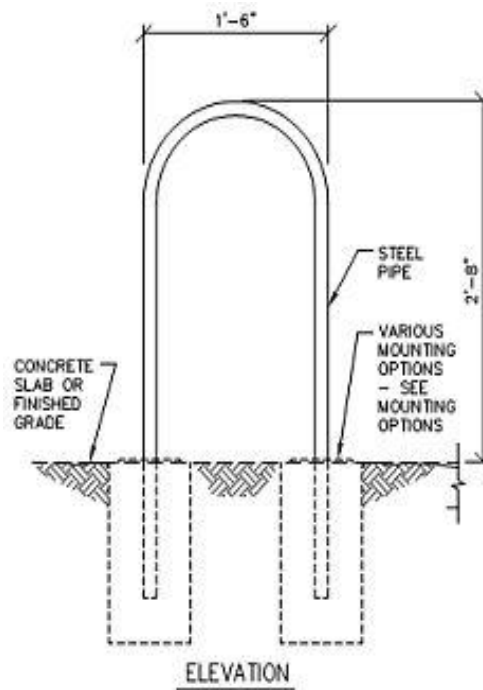


Figure 219.2 The street parking zone is desirable to support pedestrian-friendly store fronts; from the Indianapolis Metropolitan Planning Area Multimodal and Public Space Design Guidelines.

6. Mid-block curb cuts and driveways are minimized. If a mid-block curb cut or driveway is absolutely required, the drive and access cut design shall
 - a. Only allow right-in and right-out turning movements.
 - b. Be limited to one per block face and shared by adjacent property owners.
 - c. The width of the curb cuts shall be no more than twenty-two feet wide and accommodate the pedestrian way.
7. Bike racks and bike parking are incorporated into the development. Connect the bicycle parking facilities with a clear and direct pedestrian way to the building entrance.

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- a. Provide one bike rack per 10,000 sq.ft. of building.
- b. Design of the bike rack shall be equivalent to the Bike Rib Inverted U Rack (www.bikerack.com) as depicted in the diagram below:.
- c. In residential development of twenty or more units, one covered, long-term bicycle storage unit shall be provided per four residential units.



Sign Guidelines

Encourage effective urban retail signage solutions. The criterion for an eligible project includes:

1. The design of the proposed building identification signs are integrated into the design of the building's façade. Building identification signs shall be compatible with the architectural pattern, style and fenestration of the building.
2. Wall signs shall be individual letter signs (Channel letters, Reverse channel letters, or Flat cut out letters) or projecting sign or awning or canopy signs or flat face wall sign. Backlit panel (Pan formed face) or box type signs are not eligible.
3. Projecting signs are integrated with the building design and when contextual relationships are compatible. Projecting signs shall have a maximum projection of four feet into the right-of-way with a minimum clear height zone of nine feet.
4. Strobe lights, motion, and electronic message boards, other attention getting devices are not used.
5. Grade level window signs and displays do not obscure more than 30 percent of the total window area and only contain materials for products or services available on the premises.
6. Signs are designed creatively and artistically.
7. Signs provide a durable, professional quality finish and appearance.
8. All public entrances shall provide the street address number clearly visible, daytime and nighttime, from the pedestrian way and from vehicle travel lanes. Numbers shall be a minimum of four inches high.

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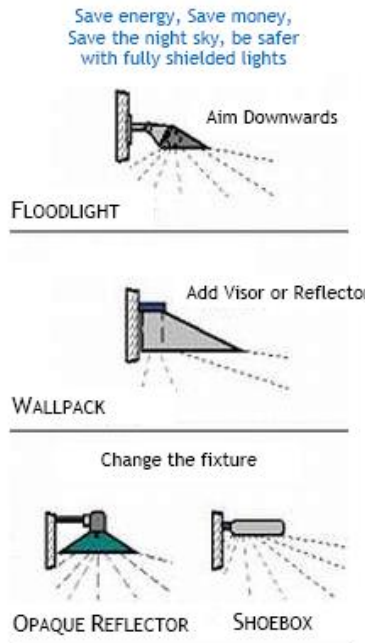
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9. Inappropriate signage is removed from the site and facade. Inappropriate is defined as a building identification sign that does not meet the above guidelines, or a pole or ground sign.

Site Lighting Guidelines

Be “safe-place” oriented to assure that customers, clients, employees and residents can enjoy the experience of being on your property. The criterion for an eligible site lighting project includes:

1. The site is lit uniformly. Wall-mounted fixtures are preferred. Light fixtures complement the façade. Where pole mounted fixtures are required they shall be located discretely, be not more than twenty-feet tall, mounted on a painted metal pole, a shoe box fixture, and painted black.
2. “White” light is preferred, such as metal halide, over yellow sodium, or blue mercury vapor.
3. A minimum level of 1 horizontal foot candle is maintained at grade for building entrances, walkways, paths, sidewalks, driveways, and parking lots while the business is open.
3. Within one-hour after close-of-business, the lighting level shall be reduced 50% or to security lighting levels.
4. All light sources shall be full cut shielded and shall direct light onto the surface area only. To be full cut shielded, the light source should not extend below the lamp shade.



Guidelines for Sustainability Elements

Development on Dr. Martin Luther King, Jr. Street should reflect innovation in environmentally sustainable building methods and materials. The criterion for an eligible project includes:

1. Building and site development conforms to Leadership in Energy and Environmental Design (LEED) Standards as published by the U.S. Green Building Council.
2. Development eligible for a “Sustain INDY” grant.

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Utilities and Essential Services Guidelines

The visual presence of utilities should be minimized. The criterion for an eligible project includes:

1. If utilities are proposed to be underground, all on-site utility services are located within twenty feet from an existing utility supply.
2. Any utility, service connections and equipment do not impede a pedestrian way, but are located in a screened service area or other area not adjacent to a pedestrian way.
3. Waste receptacles, such as trash dumpsters, recycle dumpsters, waste oil/grease bins, shall be not be located in a front yard along MLK and shall be fully screened from view from any street.