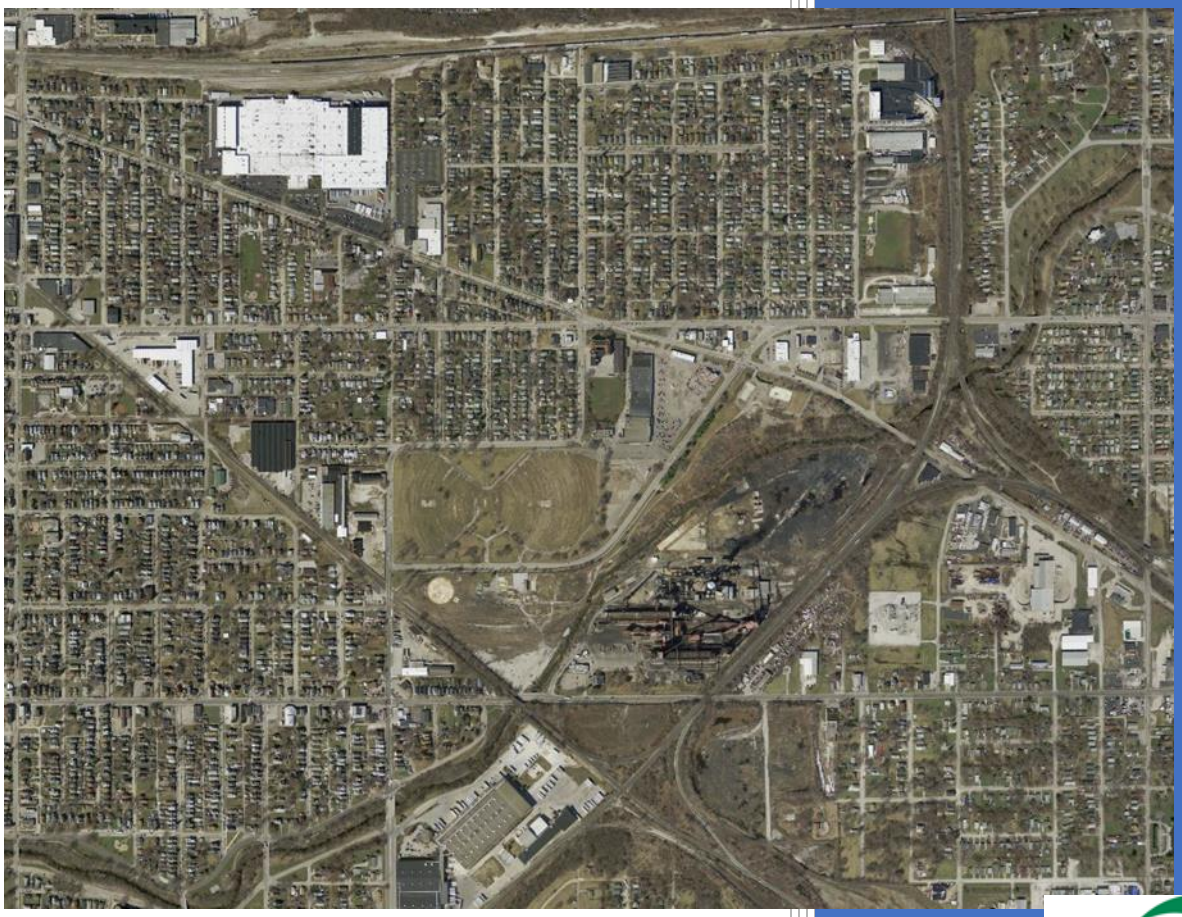
citizens energy group™

EDA
U.S. ECONOMIC DEVELOPMENT ADMINISTRATION

Phase I

Existing Conditions Infrastructure Assessment



Cripe

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June, 2017

Executive Summary

In October 2016, Citizens Energy Group was awarded a grant from the U.S. Economic Development Administration (EDA) to develop a comprehensive Assessment, Reuse and Implementation (ARI) Strategy for the former coke plant site. Citizens Energy Group is focused on redevelopment of both the main plant site and its total of six parcels, including the Twin Aire property.

The Existing Conditions Infrastructure Assessment is part of Phase I of the ARI Strategy, along with a Neighborhood Characterization and Economic, Workforce, and Real Estate Analysis. The purpose of Phase I is to gather and interpret existing information around the former coke plant that will help provide a data-driven basis for a redevelopment plan of the area. For the purpose of the assessment, infrastructure is broken down into three components: Utilities; Drainage; and Connectivity. These components are further refined to include the following:

- UTILITIES: utility systems including water, sanitary sewer, electricity, gas, cable, broadband and other digital infrastructure.
- DRAINAGE: storm water systems, water sheds, floodplain, wetlands, ditches, streams, and any Waters of the U.S.
- CONNECTIVITY: connectivity elements including streets, pedestrian access, bike paths, bus routes, railways, and street lights

The coke plant site and surrounding area provides a unique opportunity within the City of Indianapolis for redevelopment. The area is currently served by all of the major utilities and the majority of the utilities have sufficient capacity to meet redevelopment. There are a few utilities, such as water, that may require improvements or upgrades due to new service and fire flow demands and requirements that did not existing during previous development.

Proposed development will need to be thoughtful in addressing storm water and floodplain management. Although there may be some challenges, the goals for adequate and appropriate management are readily achievable and will benefit the entire area by improving the flooding and water quality of Pleasant Run.

There are numerous transportation networks in place that serve the existing area that will lend themselves to serve future residential, commercial and industrial development.

It should be noted that the majority of the stakeholders providing information for this study are very interested in the progress and direction of redevelopment of this area and desire to be part of the design and development strategy. As the project moves into the next phase, the stakeholders have asked to be engaged throughout the process and early on in any future development.

The redevelopment of both the main plant site and adjacent parcels as well as the integration of the surrounding community provides a unique opportunity for enhancement of this distinctive area of the City of Indianapolis. Regarding connectivity, there are numerous opportunities to integrate pedestrian connectivity and create pedestrian-friendly and bicycle-friendly streetscapes that address the goals of sustainable communities. There are opportunities for thoughtful planning of pedestrian connectivity and bicycle connectivity in corridor planning within and around the coke plant site in the consideration of smart growth. Additional opportunities as related to connectivity exist in developing urban routes

and transportation projects that connect destinations and foster walkable, mixed-use redevelopment. Ongoing dialogue should ensue regarding bus routes and service that will encourage development around public transit and giving bus riders better access to jobs, health care, and education.

As developing the Citizens Energy Group overall site, transit-oriented development and corridor planning lend itself to smart growth and sustainable communities.

As the Citizens Energy Group site is developed and road improvements made, there may be opportunities to partner with Department of Public Works and Department of Business and Neighborhood services with respect to smart growth as addressing storm water management of the public infrastructure as well as the private/on-site storm water infrastructure within the developed parcels. These areas may be targeted towards:

- Sustainable Communities Regional Planning
- Smart Growth Implementation
- Greening America's Capitals
- Sustainable Green Infrastructure
- Brownfield Communities

Additional opportunities for improvements to existing utility infrastructure include replacing or rehabilitation aged sanitary lines and providing new water infrastructure to replace undersized and non-looped water lines to provide improved service for domestic and fire demands of future development. There are unique opportunities to assess broadband gap areas and installation of new broadband infrastructure and grid. Broadband in association with IPL provide an opportunity for a Smart Grid. Future development of this area should engage IPL and broadband providers in opportunities for implementation or extension of Smart Grids.

The visibility and national awareness of Indianapolis' commitment to smart utilities and infrastructure, position large redevelopment areas well for opportunities to partner with Smart Cities and government agencies to bring new smart infrastructure and services to this area. Potential opportunities include creative public private partnerships related to broadband and digital infrastructure to enhance city services and attract future business and development to the CEG site and surrounding community.