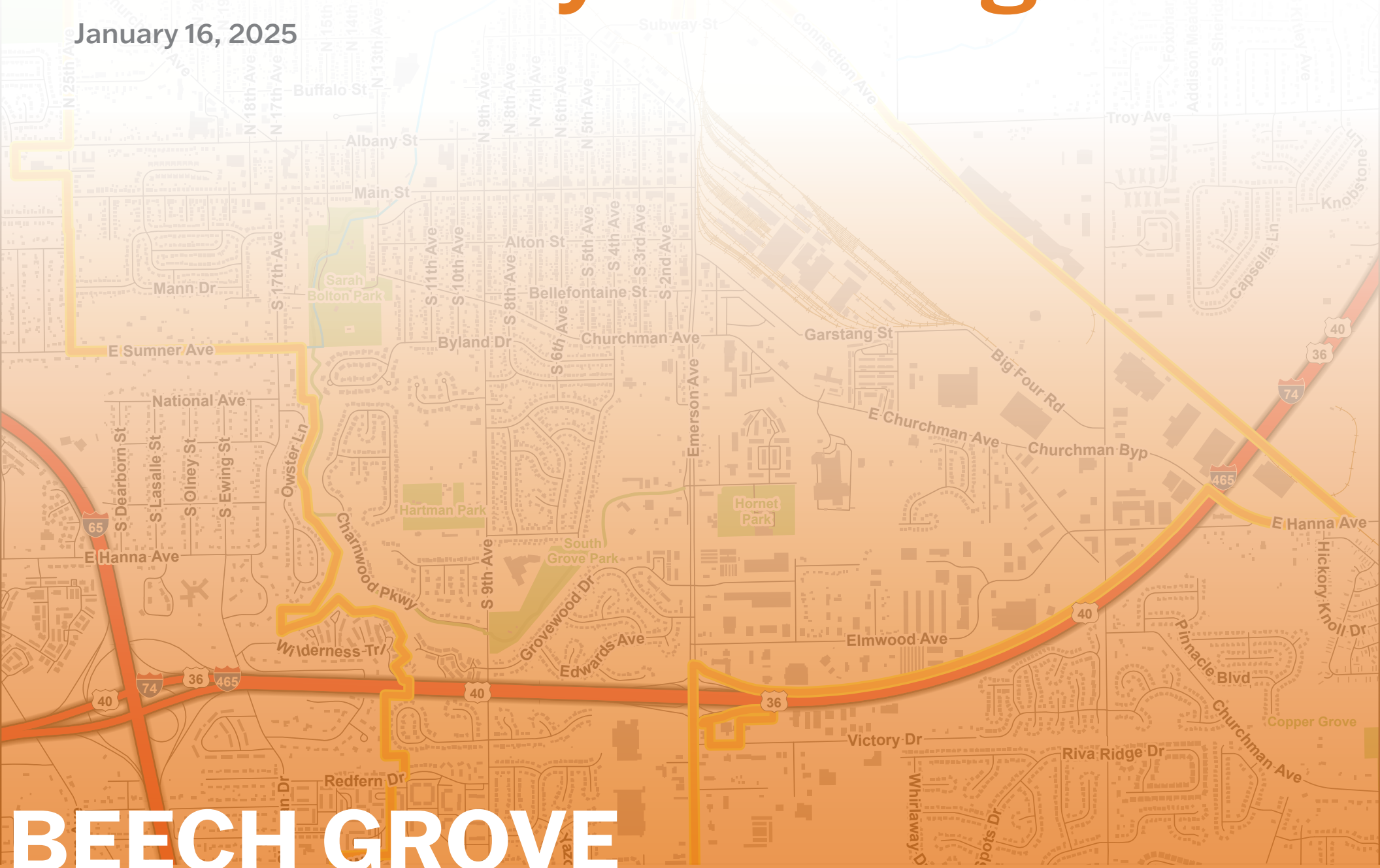


Community Planning Week

January 16, 2025



BEECH GROVE

Comprehensive Economic & Redevelopment Plan





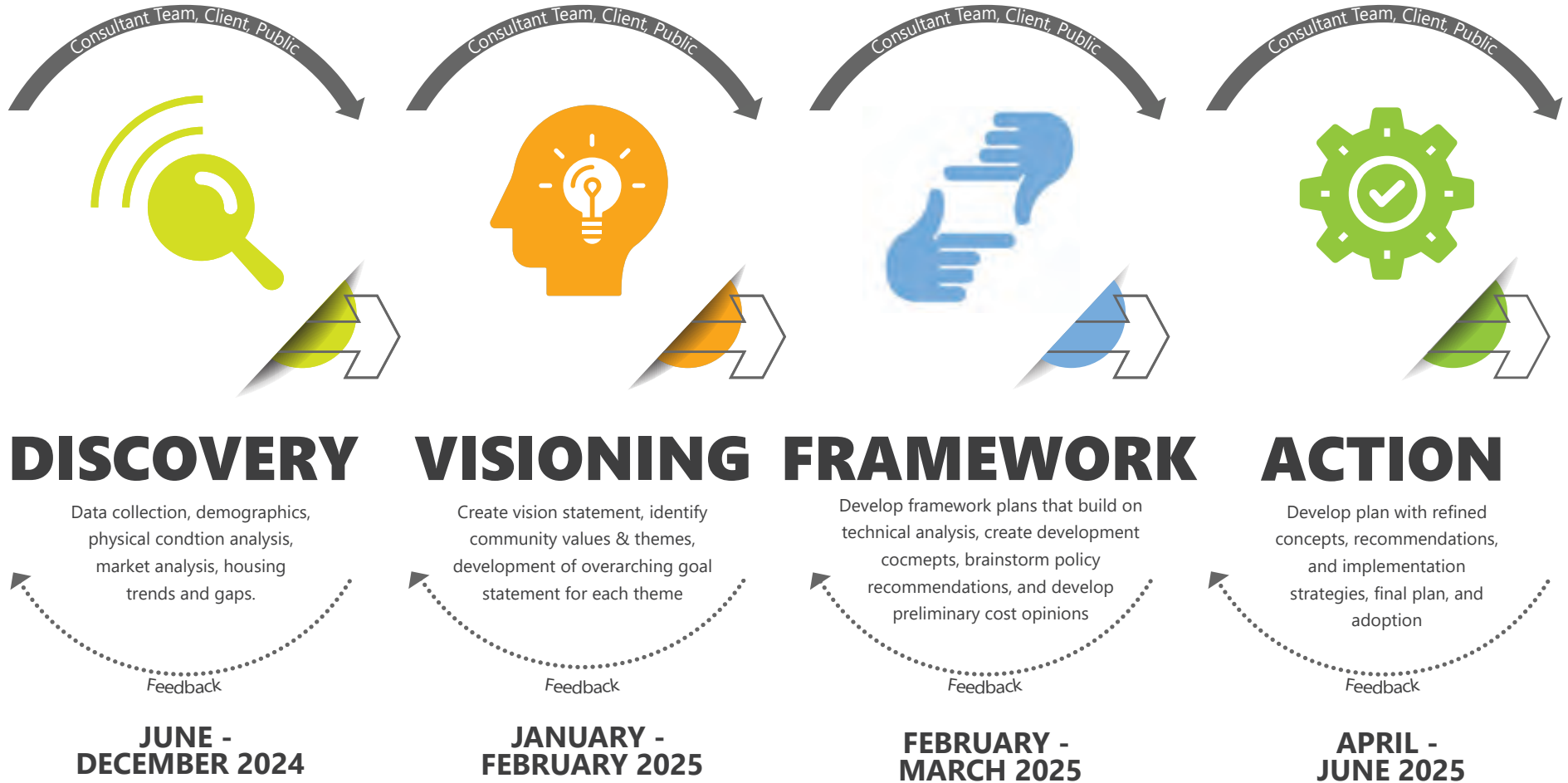
AGENDA

1. Welcome
2. Overview of Week
3. Process
4. Existing Conditions
5. What We Heard
6. Visioning
7. Design Concepts
8. Next Steps

OVERVIEW OF PROCESS



PROCESS

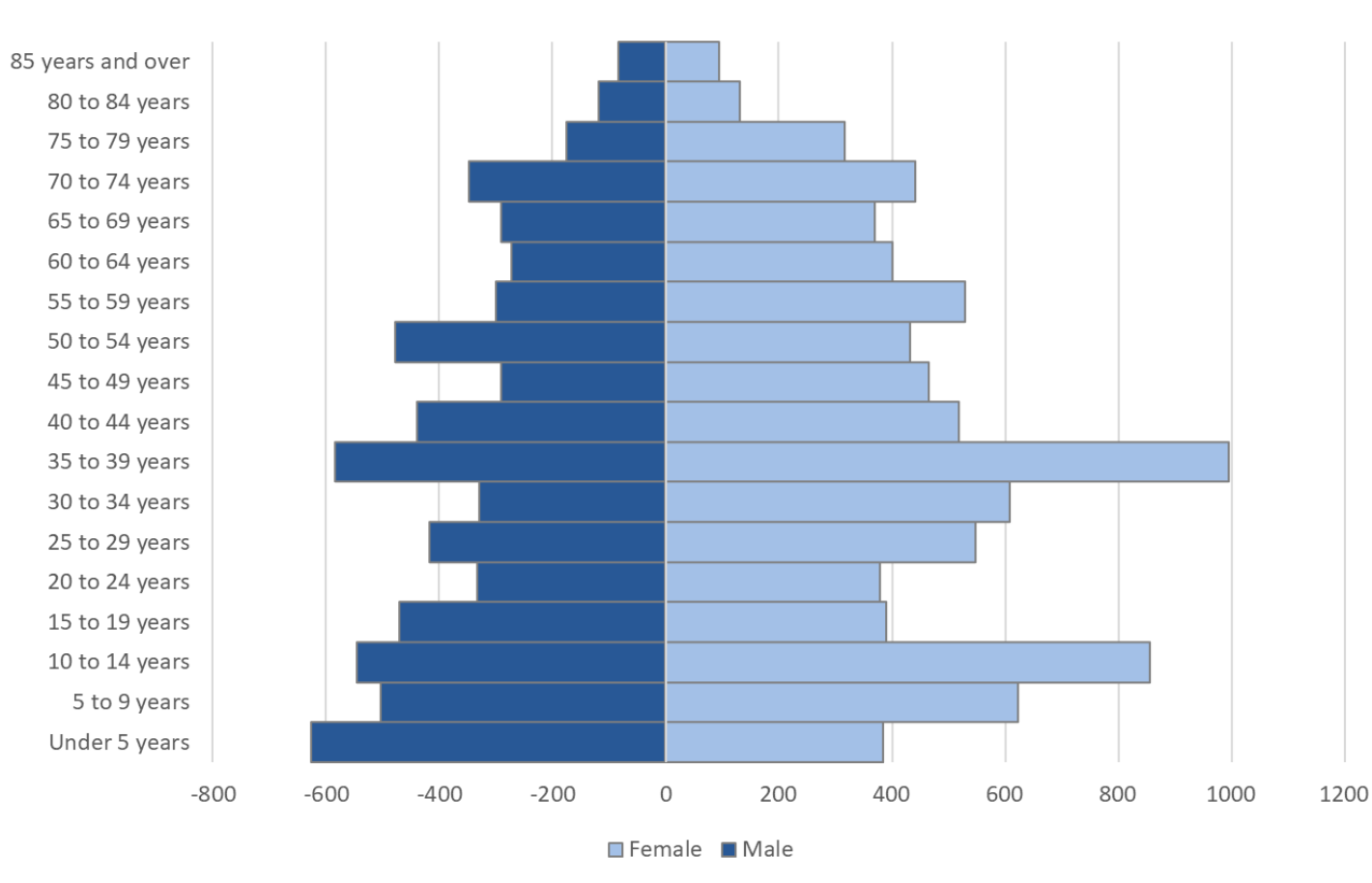


EXISTING CONDITIONS



POPULATION & AGE CHARACTERISTICS

Population: 15,082
Median Age: 36.4 Years Old
Under 18 Years Old: 27%
Over 65 Years Old: 16%
Gender: 56% Female 44% Male



HOUSING CHARACTERISTICS

Units: 6,983

Occupancy:
6,483 (93%),
7% Vacant

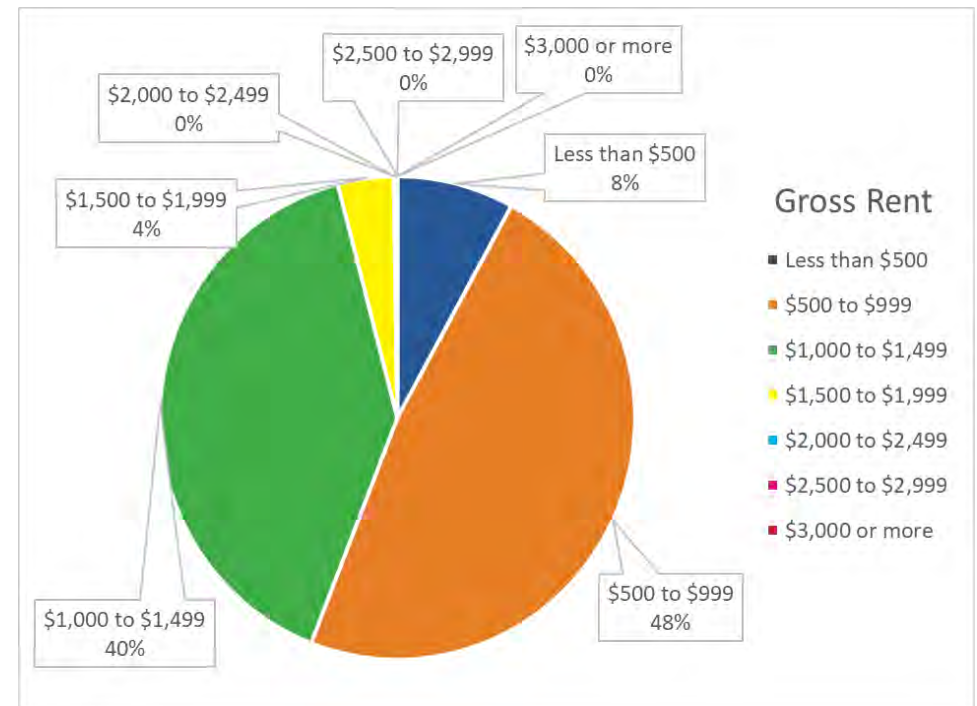
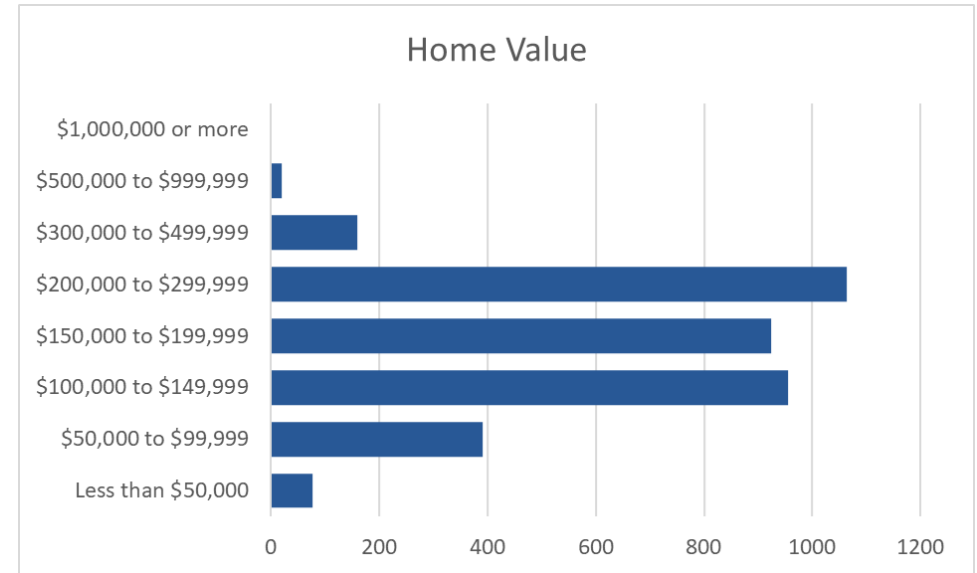
Tenure:
55% Owner,
45% Renter

Decade Built:
24% 1950s;
19% 1970s

Median Home Value: \$169,500

Median Gross Rent: \$931 Per Month

Moved Into Home:
28% 2010-2017
27% 2017-2020



INCOME AND EDUCATION CHARACTERISTICS

Median Household Income:

\$49,452

High School Graduate:

38% (highest level of education)

Bachelor's Degree or Higher:

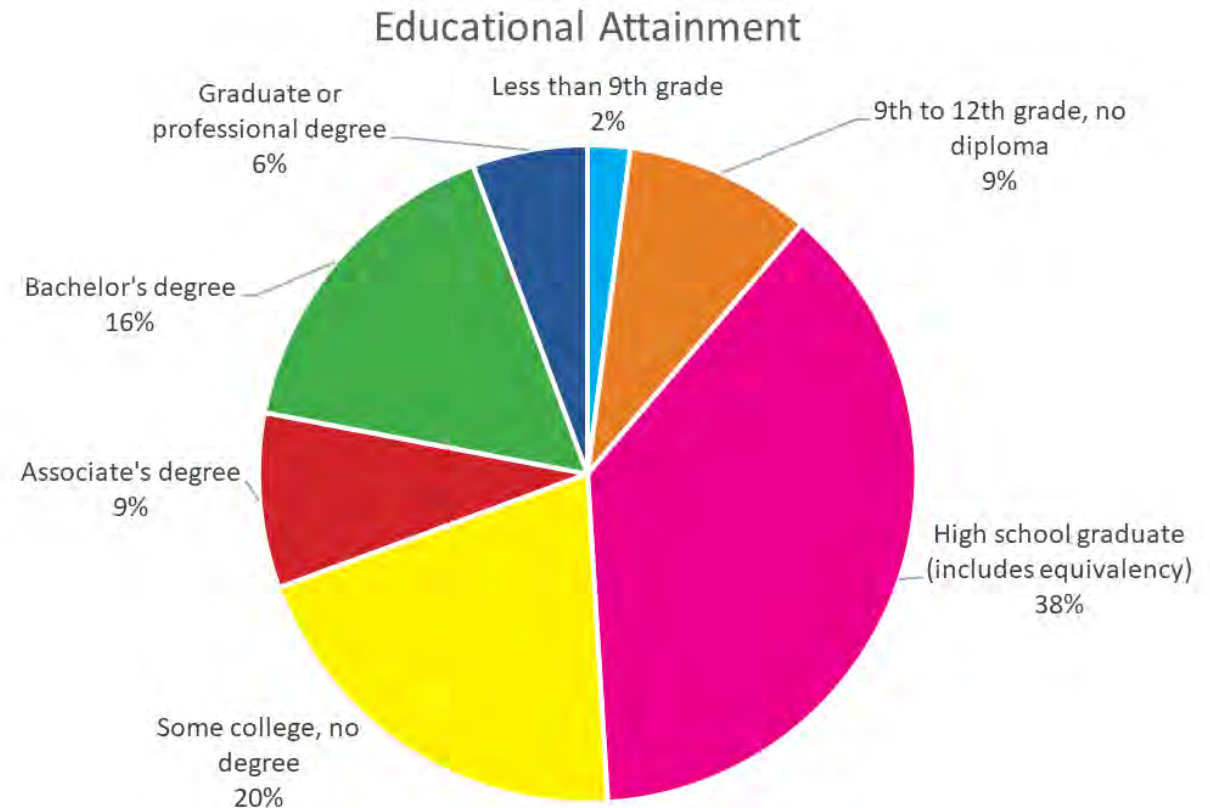
22%

Earnings with High School Diploma:

\$41,033

Earnings with Bachelor's Degree:

\$70,151



SCHOOL ENROLLMENT CHARACTERISTICS

Beech Grove High School: 914

Beech Grove Middle School: 440

Central Intermediate School: 389

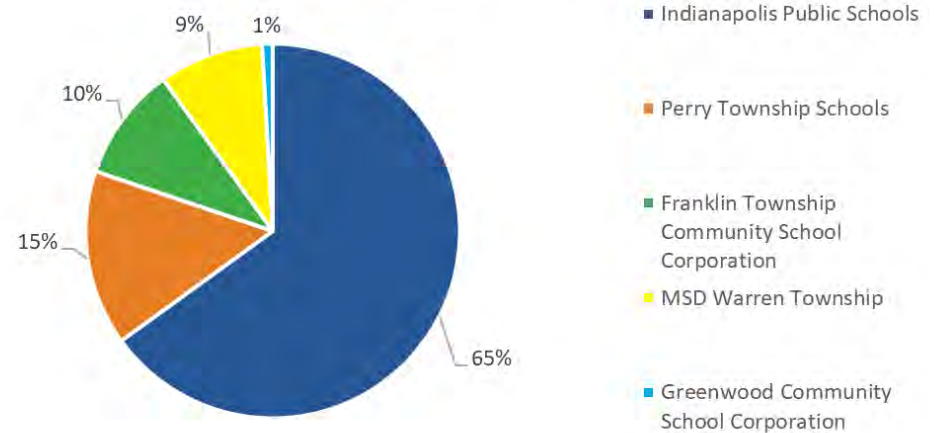
South Grove Elementary School: 587

Hornet Park Elementary School: 391

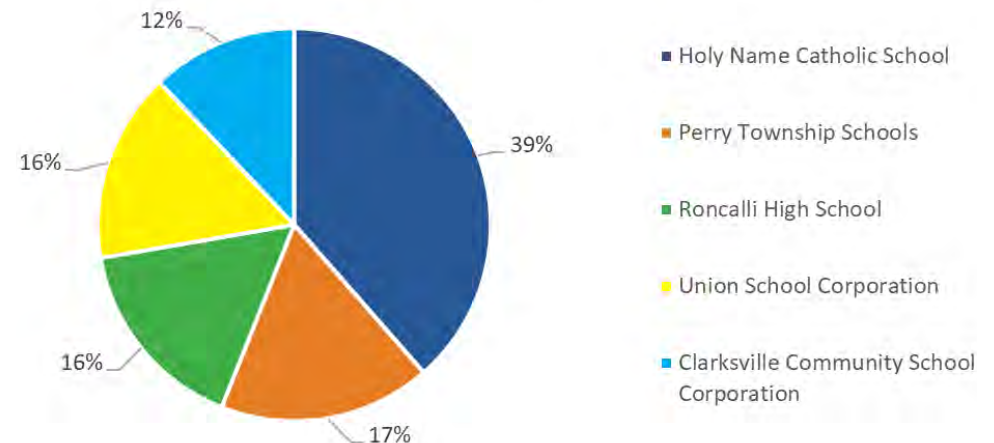
**Hornet Park Early Childhood Center:
69**

Holy Name: 269

Top 5 Origin Schools



Top 5 Destination Schools



ECONOMIC CHARACTERISTICS

Live And Work In Beech Grove:
283

Live In Beech Grove, Work Elsewhere:
6,155

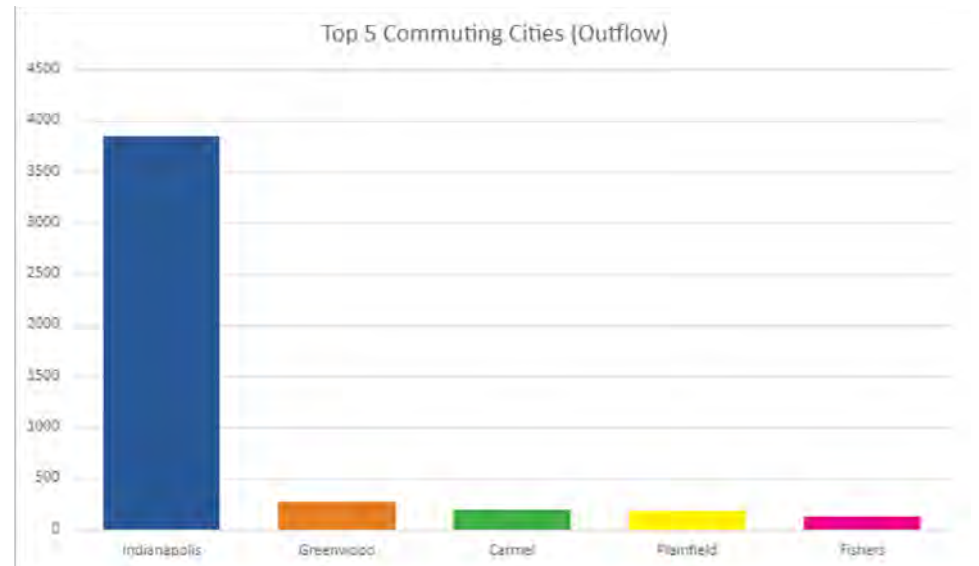
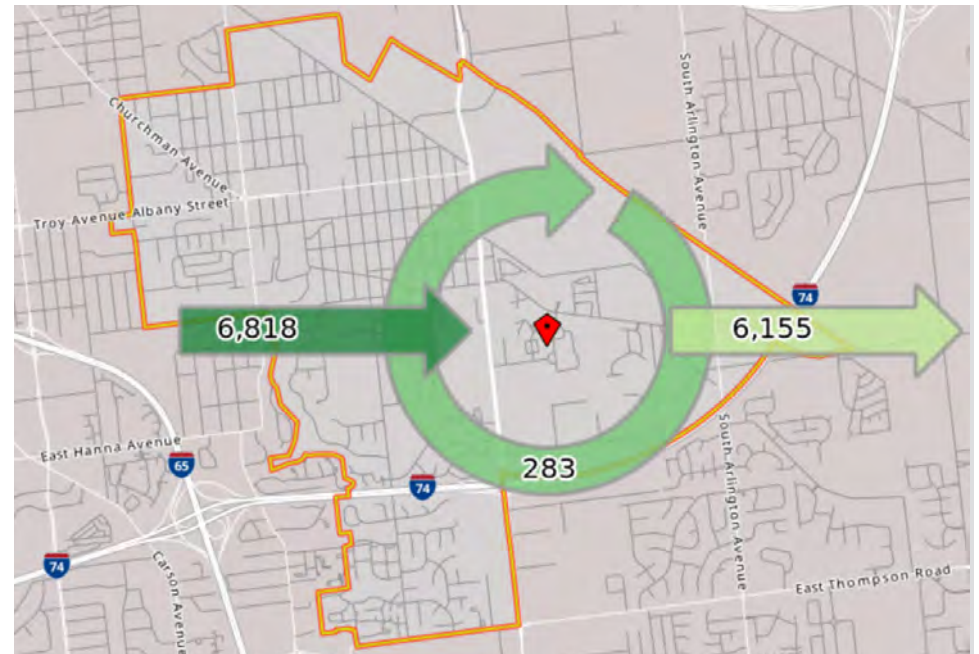
Work In Beech Grove, Live Elsewhere:
6,818

Top Employment Industries:

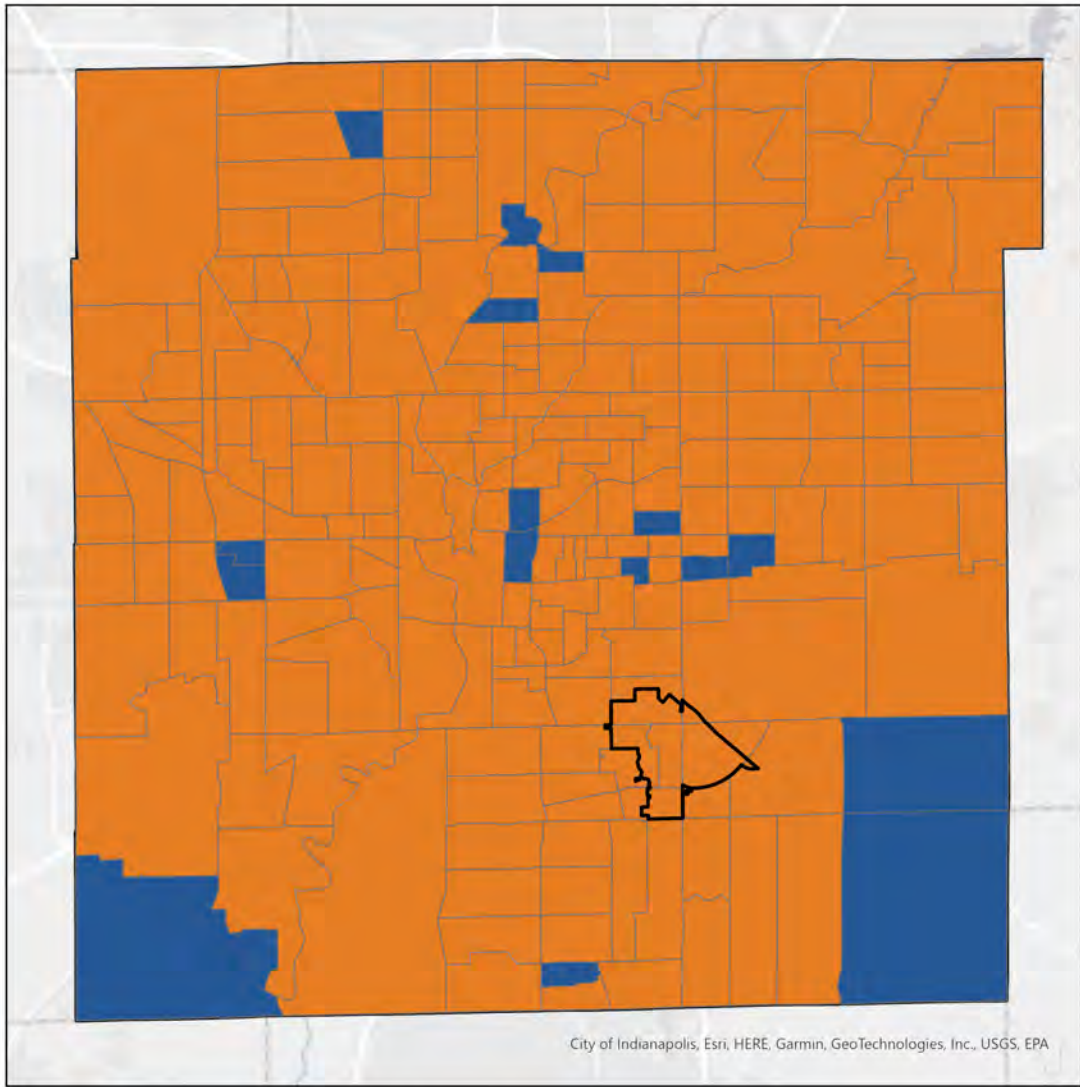
Educational Services, Health
Services, & Social Assistance: 1,542
Retail Trade: 1,201

Median Earnings:
\$48,347

Highest Median Earnings:
\$64,774 (Management)



FOOD ACCEES

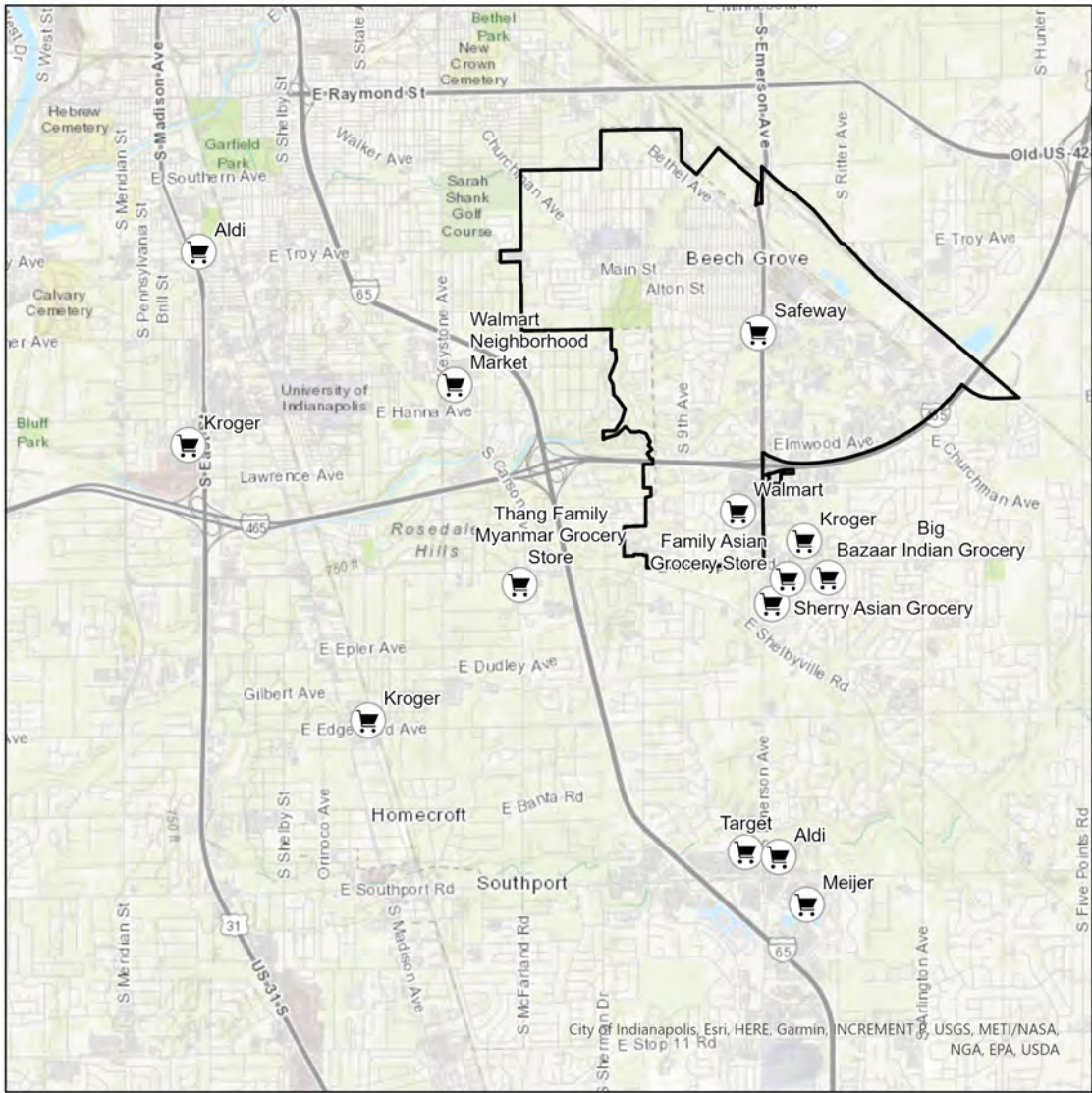


Areas of Low Access to Food In Marion County, Indiana

- Beech Grove
- Access
- Low Access



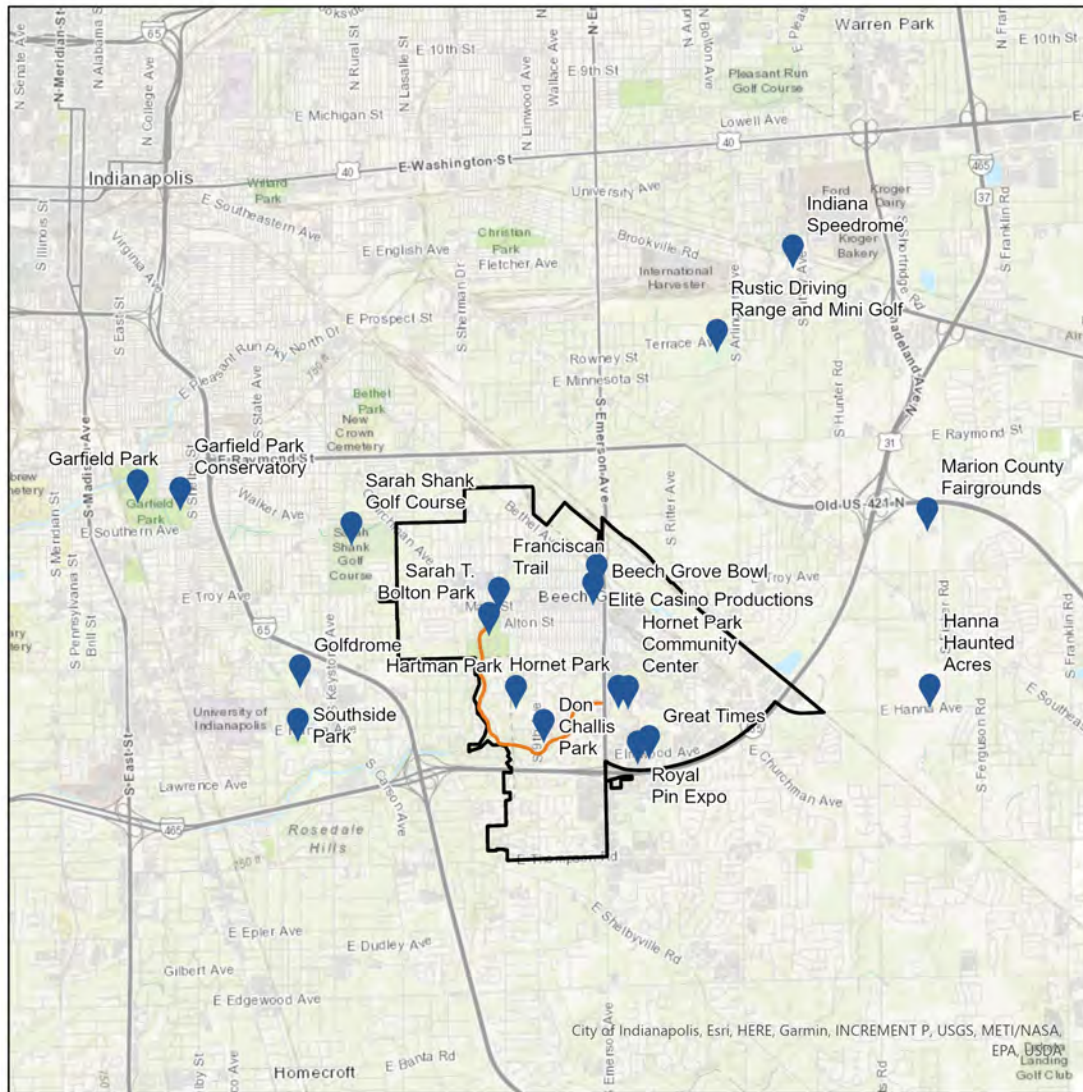
GROCERY STORE ACCESS






Grocery Stores In and Around Beech Grove, Indiana



RECREATION AND ENTERTAINMENT ACCESS



Recreation and Entertainment In and Around Beech Grove, Indiana

-  Recreation and Entertainment Locations
-  Franciscan Trail
-  Beech Grove



WHAT HAVE WE HEARD?



STAKEHOLDERS

Beech Grove Community Schools
Beech Grove Library
Beech Grove Lions
Beech Grove Lodge #694
Beech Grove Parks Foundation
Beech Grove Police Department
Beech Grove Schools
BGCDFC
Breathe Easy Beech Grove
Ciriello Plumbing
City Attorney
Compass Realty
EMS Services
Fairway
Heimel AuctionDenney Excavating
Henthorn Agency
Holy Name of Jesus Church & School
Hornet Park Community Center
Mader Design
Napoli Villa
Our Lady of Grace Monastery
Parks Board & Greenway Commission
Parks Department
Private Investor / Real Estate Broker
Redevelopment Commission
Senior Center
Spalding Jewelry
Star Harbor Realty
Succeed Real Estate
SVN Northern Commercial
The Marks Foundation
The Studio
WALA! on Main
Whalen Realty Group / FC Tucker



Image from focus group on January 13, 2025



Image from public meeting on January 13, 2025



Image from public meeting on January 13, 2025

[illegible]

MAIN STREET PREFERENCES



2 story historic building with retail



3-4 story mixed-use buildings with retail, office and housing



1-2 story building with first-floor retail



one story historic building with retail



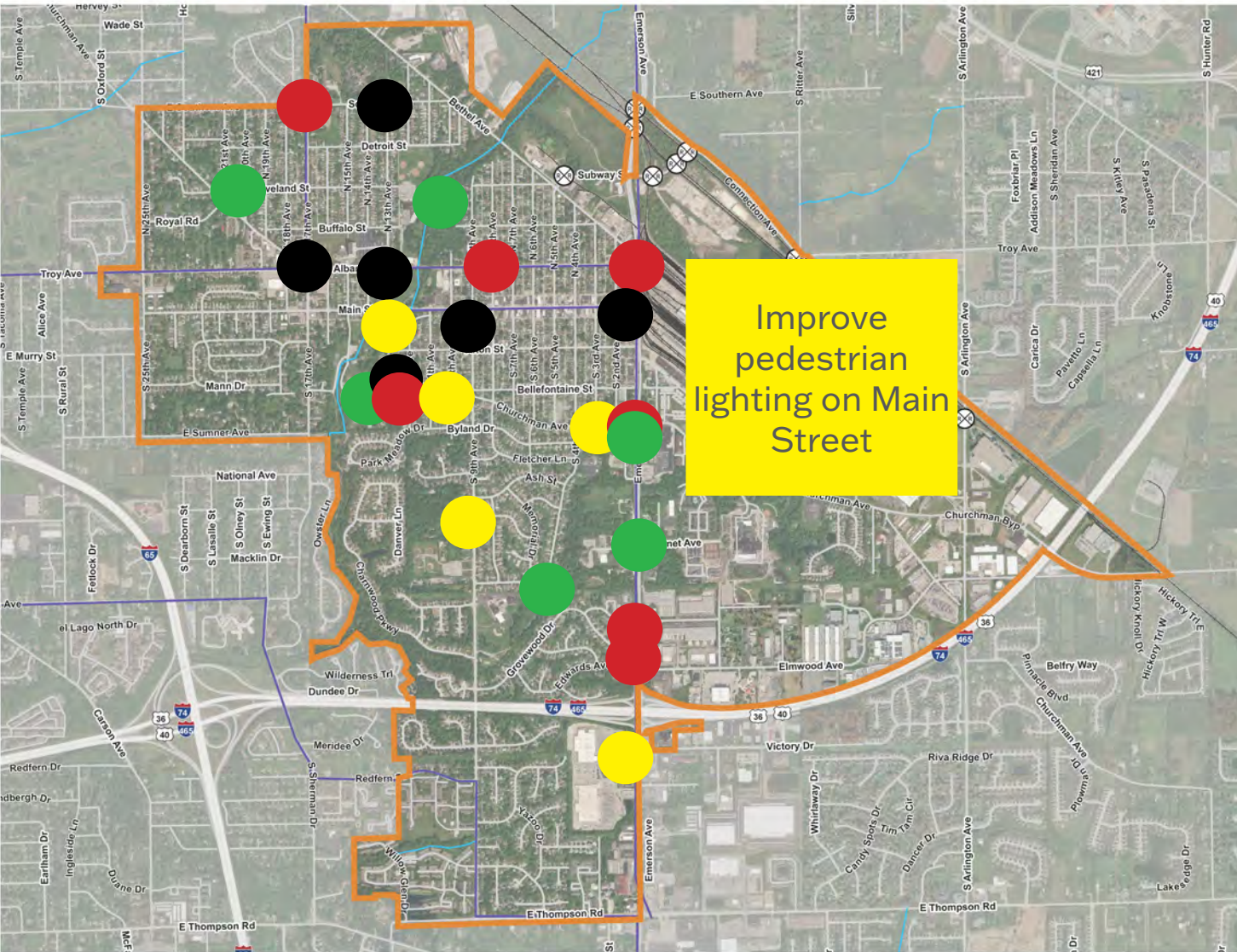
Residential / civic building



1-2 story building with first-floor retail

STREET IMPROVEMENTS

PLEASE VOTE FOR STREET IMPROVEMENTS YOU WOULD LIKE TO SEE



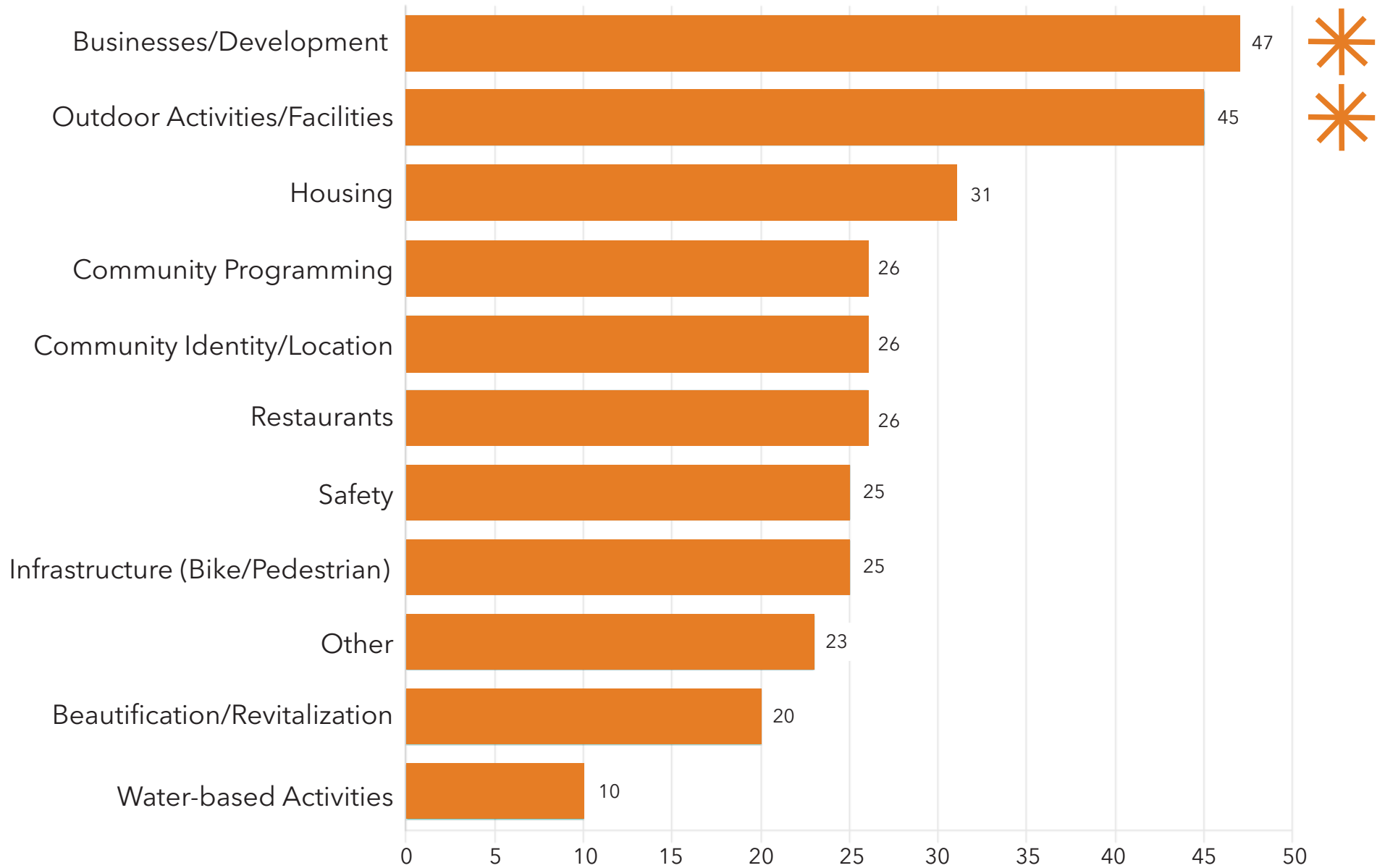
Please use colored dot to vote for street improvement:

- Intersection improvements
- Corridors for improved drivability
- Corridors for improved walkability
- Corridors for improved bikability
- Corridors for improved bus service
- Trail connections

MAP LEGEND

- CITY BOUNDARY
- BUS ROUTE

KEY THEMES FROM ALL PUBLIC INPUT



VISIONING



VISION

Beech Grove is a “city within a city” where the people are the heart of the small town character. The city is a vibrant community where people love where they live, work, learn, and play. There is a strong sense of place because the historic neighborhoods, activated Main Street, and engaging parks and entertainment options that provide opportunities to support its generational population, thriving businesses, forward thinkers and visionary leaders. From the traditional Main Street to the Emerson Corridor, and interstate-fronting industrial, Beech Grove caters to a variety of businesses and services that sustains a broad tax base. Beech Grove offers residents a high quality of life with beautiful parks and a trail system, diverse and competitive housing, and well-connected local and regional access.

KEY PILLARS



A vibrant city



A place with
exceptional
recreation
opportunities &
amenities



An enduring
community
identity



A modern and
advanced local
economy



A place where
there is housing
for all



A city with
intentional
infrastructure
investment

A VIBRANT CITY

Beech Grove is a place that is active and attractive. It preserves local history and identity while embracing change.

- Activate Main Street's sidewalks and storefronts with more shops and restaurants
- Promote pride of place with building restoration and remodeling, keeping streets clean, and planting landscaping
- Revitalize the under-used properties on Albany Street through infill development and adaptive reuse for housing, offices, and other businesses.
- Apply design standards to beautify Beech Grove



A PLACE WITH EXCEPTIONAL RECREATION OPPORTUNITIES & AMENITIES

Beech Grove has something for people of all ages to enjoy all year round and attracts people from the region with their recreational opportunities and events.

- Promote Beech Grove's range of entertainment and recreational opportunities
- Connect youth sports destinations to Main Street
- Expand and connect the trails systems
- Program activities for all ages
- Develop public amenities that are attractive to families
- Support development of private recreation assets to support activities for residents locally
- Program activities that engage residents year-round with input from residents
- Encourage the preservation of natural areas and open space along streams, rivers, and on wooded lots in the city



AN ENDURING COMMUNITY IDENTITY

Beech Grove is a community of hard workers who have strong generational ties to the community and strong connections to the railroads. The community's identity welcomes others as they discover Beech Grove.

- Promote community values of support, cooperation, and neighborliness
- Promote Beech Groves excellent relationships between citizens and public safety, city services, and community and religious organizations
- A “city within a city,” Beech Grove has both the communal feeling of a small, close-knit community and all the advantages of being near Indianapolis
- Improve the gateways into Beech Grove to create a sense of arrival and a distinction from Indianapolis
- Celebrate long-time residents’ generational ties and investment in Beech Grove
- Connect people who move to Beech Grove with established residents to support their interest in remaining in the community for the long term



A MODERN AND ADVANCED LOCAL ECONOMY

Beech Grove is a city of opportunity for a range of businesses and industries. Housing and educational opportunity support Beech Grove's economic advancement.

- Use industrial zoning and TIF districts to attract businesses
- Re-establish an Economic Development Commission to focus on local business retention, expansion, attraction, diversification, and entrepreneurship
- Develop nodes of economic activity throughout the city
- Develop a skilled workforce through partnerships between schools and trades
- Create an entrepreneurial environment that supports and fosters small business opportunities
- Partner with University of Indianapolis to attract students, alumni, and faculty to engage with Beech Grove



A PLACE WHERE THERE IS HOUSING FOR ALL

Beech Grove is a place where people at all stages of life can find good housing to support their growth.

- Increase housing variety with Main Street lofts, live work units, and apartments, single-family homes, townhomes, apartment communities and other types of housing
- Renovate, rehabilitate, or redevelop older housing
- Attract young professionals and families by promoting competitive housing prices
- Promote Beech Grove's location for commuters and UIndy students, faculty, and staff



A CITY WITH INTENTIONAL INFRASTRUCTURE INVESTMENT

Beech Grove maintains the infrastructure that supports residents, retail businesses, and commercial and industrial businesses as well as providing transportation choices.

- Modernize sewer infrastructure through phased improvements
- Improve Main Street and other sidewalks with consistent decorative lighting
- Increase connectivity for bicyclists and pedestrians
- Make public transit more enjoyable and convenient with bus stop improvements
- Improve connectivity to reduce congestion, increase safety, and improve appearance of the city's corridors
- Develop a multi-use path along Emerson Avenue
- Improve safety for children to walk and bike to school



DESIGN CONCEPTS



DRIVERS FOR REDEVELOPMENT

Beech Grove is continually evolving. This plan anticipates changes will happen with all of the drivers below. **This plan in no way, shape, or form intends to convey that the City of Beech Grove has any interest in acquiring, buying, or changing any existing use of property.**

- **Ownership**

- Business
- Land
- Lease
- Rents
- Owns

- **Population**

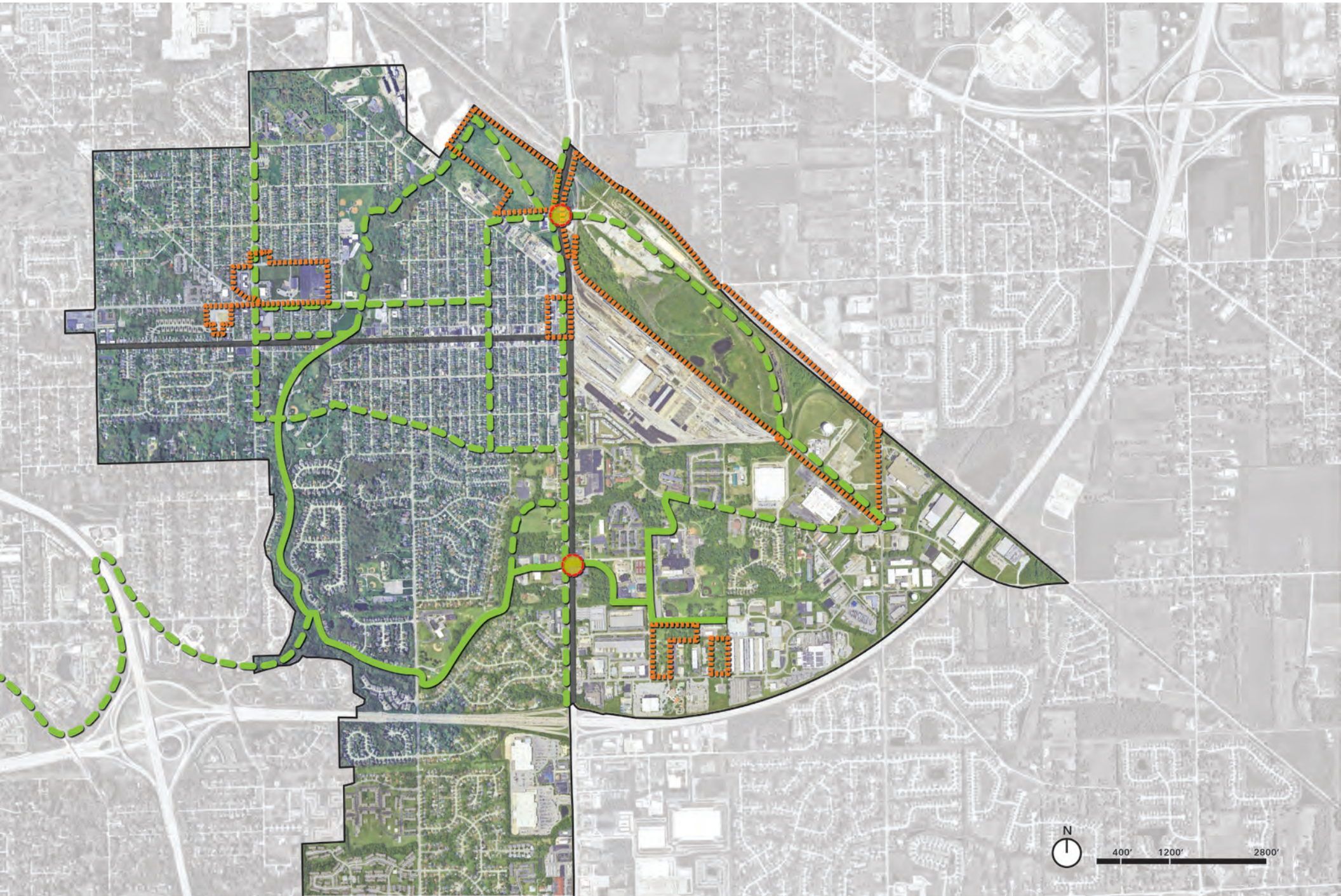
- Age
- Ethnicity

- **Land Use**

- **Market**

- How people shop
- How people use services
- Popularity
- Products
- Businesses

OVERALL DEVELOPMENT DIAGRAM



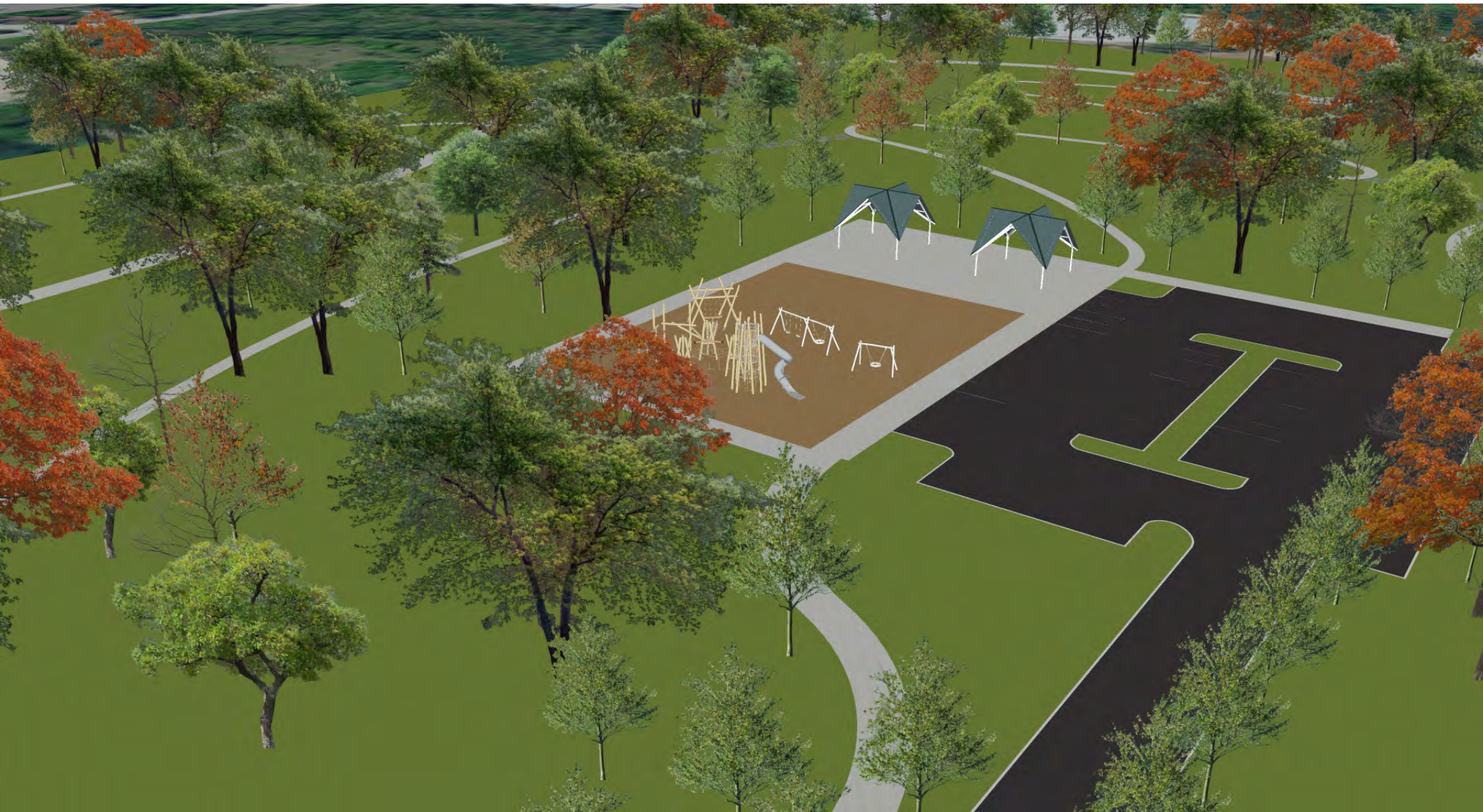
CSX DISTRICT DIAGRAM



CSX DISTRICT



CSX DISTRICT



CSX DISTRICT



PRECEDENT IMAGES



PRECEDENT IMAGES



Comprehensive Economic & Redevelopment Plan



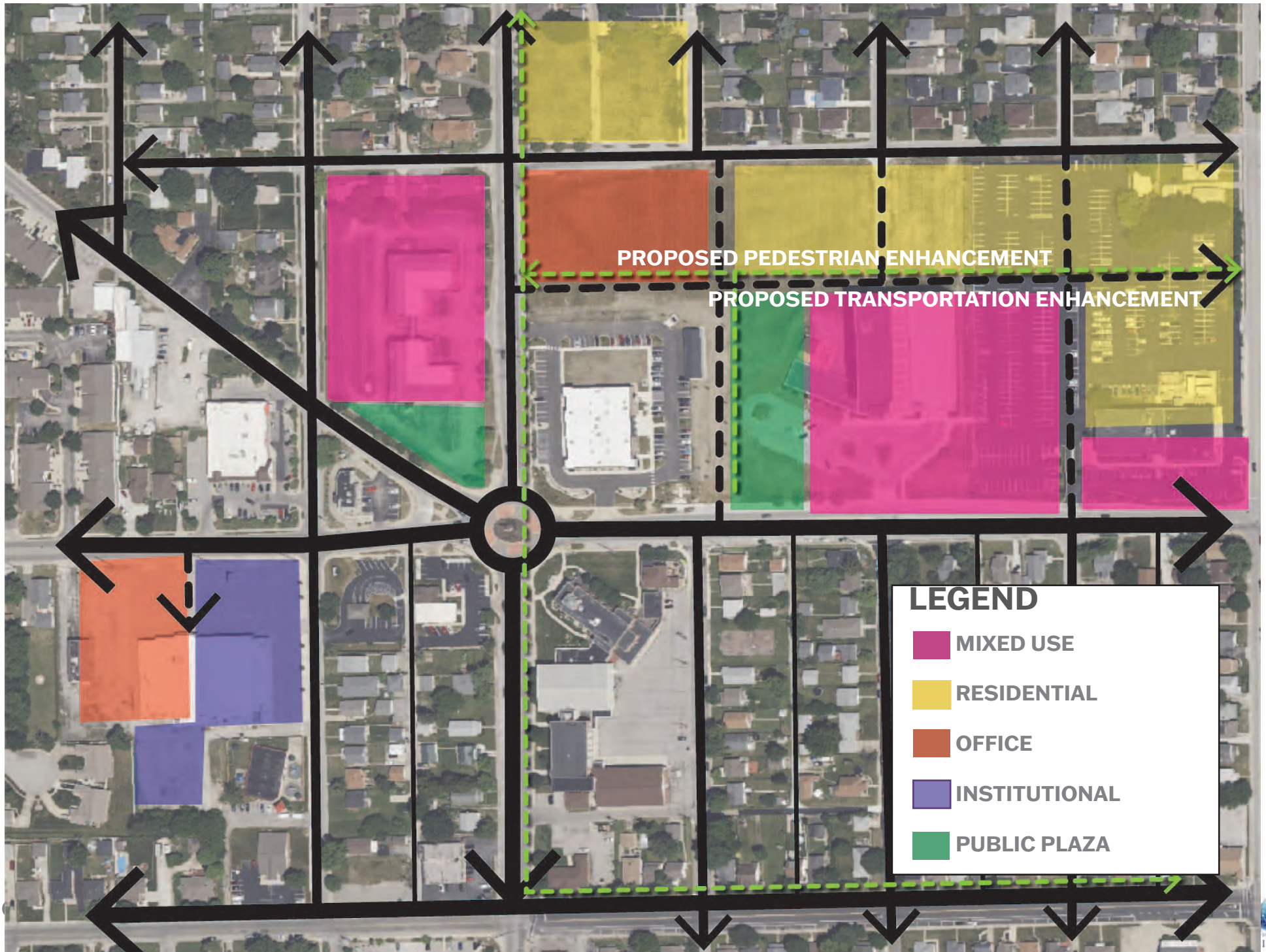
PRECEDENT IMAGES



PRECEDENT IMAGES



ST FRANCIS DISTRICT DIAGRAM



ST FRANCIS DISTRICT



ST FRANCIS DISTRICT



ST FRANCIS DISTRICT



ST FRANCIS DISTRICT



FORMER SAFEWAY SITE / PLUMBING SCHOOL SITE



FORMER SAFEWAY SITE / PLUMBING SCHOOL SITE



PRECEDENT IMAGES



MAIN STREET DEVELOPMENT DISTRICT DIAGRAM



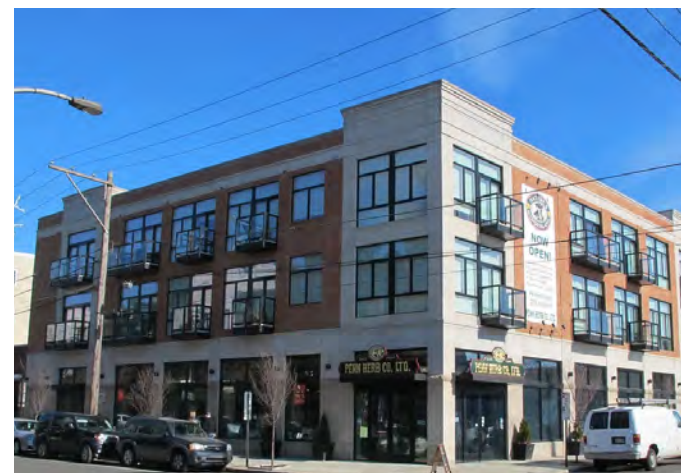
MAIN STREET REDEVELOPMENT DISTRICT



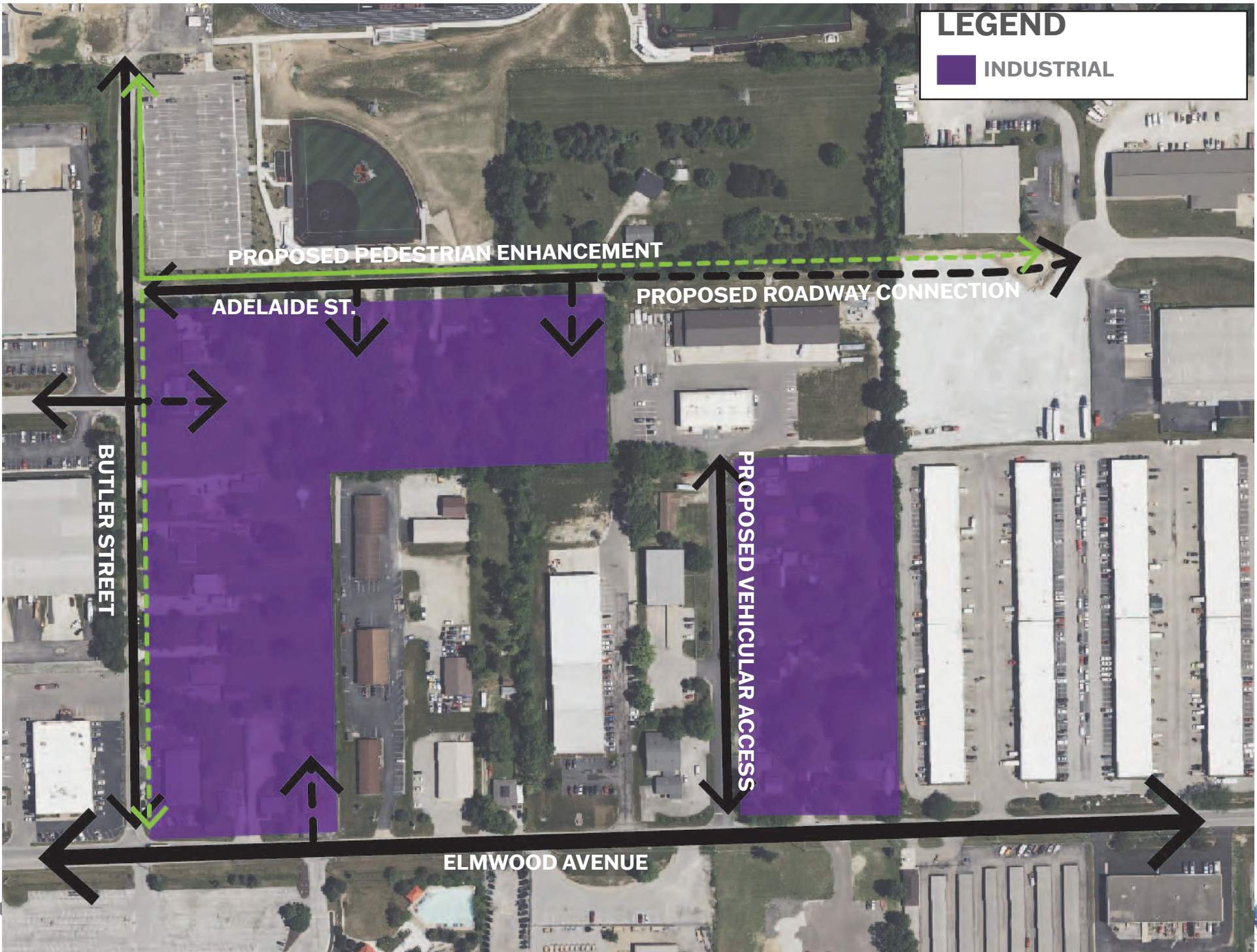
MAIN STREET REDEVELOPMENT DISTRICT



PRECEDENT IMAGES



INDUSTRIAL REDEVELOPMENT DISTRICT DIAGRAM



INDUSTRIAL REDEVELOPMENT DISTRICT



NEXT STEPS



NEXT STEPS

- Post presentation to website for feedback from public, RDC, and staff (immediately)

PHASE 3: FRAMEWORK

- Continue to develop out concepts and policy (January - February)
- Develop design recommendations (February)
- Steering Committee Meeting 3 (February 25, 2025)
- Re-present updated concepts to RDC (March 20, 2025)
- Refinement of design concepts and policy and design recommendations (March - Early April)
- Develop preliminary cost opinions (March - Early April)
- Revenue Impacts to TIF (April)
- Steering Committee 4 (April)
- Presentation to Redevelopment Commission (April 17, 2025)