



Meeting Title: TANC Meeting

Meeting Date/Time: June 16, 2022

Attendees:

In Person: Emily Djabi, Cheri Mayer, Kate Voss, Tedd Grain, Chyna Myers, Teresa Sutton, David Bishop, Kelsey Bishop, Logan Lane, Jeff Howell, Ike McCoy, Rosie Huff, Lisa Laflin, Cindy Maxwell, Julie Rhodes, Sarah Riordan, Jeff Sparks, Alicia Cardoza Regalado, Tom Jackson, Jeffery Thompkins, Jacob Barnes

Via Zoom: Rhonda Harper, Taylor Firestine, Brad Keen, Unknown Number

FB Live: 61 Views as of 7/15/2022

Agenda Topic:	Notes:	Action Items (What, who, timeline, etc.):
Welcome		
Eskenazi Health, Ashely Overly	<p>Ashley shared a sneak peak of Eskenazi's plans for Twin Aire, specifically as the former Big Lots site.</p> <p>They hope to move an opioid treatment program that would provide services for patients with opioid disorder, and they really need to expand service to meet this need. 81% of overdose deaths in 2020 were related to opioids in Indiana. This is why they need to expand these services.</p> <p>This program can offer counseling, case management, and medication. This is the only program that is authorized to provide medication options for opioid use disorder.</p> <p>Their current location does not offer the space needed for expanded services, so this is why they are looking at the Old Big Lots space.</p> <p>Would allow them to double services, it's close to the AIC, both of which are a few of the reasons why Eskenazi is looking at this location.</p>	

	<p>This opportunity will also bring in 40 high paying skill jobs to the area, as well as further economic activity to the area.</p> <p>They are still working to finalize details on the lease and renovations that will be required for this opportunity to happen.</p> <p>Ashely will be back for the July meeting for a more detailed and comprehensive update of their plans.</p>	
Community Justice Campus Updates, Sarah Riordan	<p>Court house is open, and they are hearing cases. Adult detention center and AIC are also completely open and functioning.</p> <p>Construction is live on the Professional building, and with that will come a pedestrian bridge and garage that will also be built in the next construction phases.</p> <p>Construction for the youth and family services center (youth detention center) should start at the beginning of next year.</p> <p>They will also be building the Forensics and Coroner’s office will be built on the former gas supply site.</p>	
Twin Aire Plaza and Drive-In site RFI updates	<p>They have been working on an RFI with the city and neighborhood stakeholders and once it is finalized, will be released, ideally in July or August.</p>	
Pattern Book, Jeffery Tompkins	<p>Jeffery Tompkins presented preliminary explanations of what a pattern book is generally, how it can be used for neighbor advocacy with developers, etc. Slides that contain that information can be seen in the attachments to these minutes.</p> <p>He also shared timeline information for the public engagement and final report/pattern book creation – see slides.</p> <p>What a pattern book can’t do was also shared – see slide 10. See slide 11 for how a pattern book can help neighborhoods.</p>	

	<p>Sound quality was poor for this meeting location, so not all questions/discussion are captured here.</p>	
Land Use	<p>None for this meeting.</p>	
Community Updates	<p>Next meeting will be at the AIC.</p> <p>Indy Go Connect pilot program, like Lift, is available to neighbors and travel in Southeast. They also have a coupon code available for first rides.</p> <p>Southeastern will be closed between Leeds to Earhart for the remainder of the year to accelerate roundabout work. You can still travel through on Pleasant Run Parkway.</p> <p>August meeting will be canceled.</p> <p>SEND is closed the week of August 4th</p>	



TWIN AIRE NEIGHBORHOOD COALITION MEETING

June 16, 2022

Meeting Agenda:

- Welcome
- Ashley Overlay, Eskenazi Health
- Sarah Riordan, Community Justice Campus Updates
- Ike McCoy, Twin Aire Plaza and Drive In RFI Updates
- Jeffery Tompkins, TANC Pattern Book Development
- Land Use Discussion - Neighbors can bring and raise any questions regarding land use in Twin Aire Neighborhood Coalition Neighborhoods.
- Community Updates
 - *Indy Go Indy Connect Update*
 - *Southeastern Avenue Closure*



ESKENAZI HEALTH

Ashley Overlay



COMMUNITY JUSTICE CAMPUS (CJC) UPDATES

Sarah Riordan, City of Indianapolis



TWIN AIRE PLAZA AND DRIVE-IN RFI UPDATES

Ike McCoy



TANC PATTERN BOOK DEVELOPMENT

Jeffery Tompkins

SEND AREA PATTERN BOOK

Vision + Introduction

TANC Public Meeting #1 | June, 16th 2022



PURDUE POLYTECHNIC



INTRODUCTION

Hello!



INTRODUCTION

Please hold questions until
the end. Thanks!



WHAT?

A **PATTERN BOOK** is a set of **design guidelines** that offers recommendations and suggestions for properties being renovated or constructed within a neighborhood.

There is a long history of pattern books being utilized to **guide the way houses are built** to ensure that neighborhoods and houses are **successful and sustainable**.



WHAT?

4.3.3 MASSING - WINGS, DORMERS, CHIMNEYS + PORCHES

Wings

- Wings to the sides or rear of buildings should be extended in a scale that fits well with the main body of the house.
- Wings should extend to the ground with the main body of the house. Projections which are three feet or less in depth, such as bay windows, do not require this.

Dormers

- Combinations of Gabled, Hipped, or Shed Dormers are permitted, however, the proportion of all enclosed or open dormers are to complement the proportions of the main body and have a complementary or consistent roof pitch with that of the main body.

Chimneys

- The width and height of the chimney should be in scale with the house.
- Chimneys must extend to the ground - they must not float from the building.
- PVC flues should be placed towards the rear of the roof and not visible from the street, when possible.

Porch Massing

- Porches should be built on every house's primary elevation
- Porches should run along at least a portion of the front of the housing unit.
- Porches should be at least 8-feet deep at their shallowest point to allow for comfortable seating and ease of passage.
- There must be a minimum of 120 square feet in total usable porch space. The intention of this requirement is to provide enough space for residents to be able to sit on the porch comfortably and observe the street.



WINGS - partial option



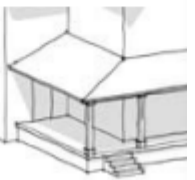
WINGS - large option



Dormer - Option A



Proportional Chimney



PORCH - wrap-around opti

< Examples from the Old Southside Pattern Book

3.2 EXISTING HOUSING TYPES

3.2.1 HOUSING TYPES

During the planning process, several housing types were identified as the most prevalent within the Old Southside. They are shown here so that builders are aware of the mix of housing types in the neighborhood. The most prevalent types are

- Bungalow
- Craftsman
- Folk Victorian
- Shotgun (example not pictured)
- Dutch Colonial
- Foursquare (often as doubles)
- Cottage
- Apartment Complex (example not pictured)

Combination residential/Business
NOTE: There is considerable variation within each of the types found in the neighborhood. The sketches to the right are just a general example.

NOTE: While these types represent many of the homes in the neighborhood, there are many other types present in the Old Southside. It is hoped that all original housing that is in good condition and has good character will be rehabilitated, regardless of whether it fits within these styles.

3.2.2 IMPORTANT FEATURES

While the entire house is important for existing homes being rehabilitated in the Old Southside, there are certain items, especially on the primary elevation of homes that are critical to the neighborhood's character that can be found on desirable examples in existing houses.

FRONT PORCHES

The original housing stock of the Old Southside put a high priority on front porches. Porches were thought of as an extension of the house and a way for neighbors to interact with each other - fostering a sense of community. Front porches place a high priority on high-quality porch columns and short walls. Many of these are built in brick with stone caps. The exception to these features would be house of a contemporary design. In these cases the porch should reflect the design of the house.

HIGH QUALITY AND QUANTITY OF WINDOWS

In most cases, there are very few areas of walls that do not have windows. There are also windows present in all doors and in foundations. This was to allow a large amount of natural light and ventilation. Original windows and sizes are very attractive and should be preserved when possible.

FRONT DOORS THAT WELCOME

The original homes in the Old Southside place a high priority on the quality, attractiveness and welcoming nature of front doors. These doors had windows and attractive hardware. Many items, such as porch lights, mailboxes, and house numbers are attractive and placed near the front door.



Bungalow Characteristics:
 · Low-pitched roofs
 · Characterized by simple living
 · Porch may or may not be beneath main roof extension



Dutch Colonial Characteristics:
 · Gambrel roof
 · Wide front porch
 · Often have off-center front door



Craftsman Characteristics:
 · Low-pitched roofs with deep overhangs
 · Porch beneath main roof extension
 · Exposed rafters and knee brackets

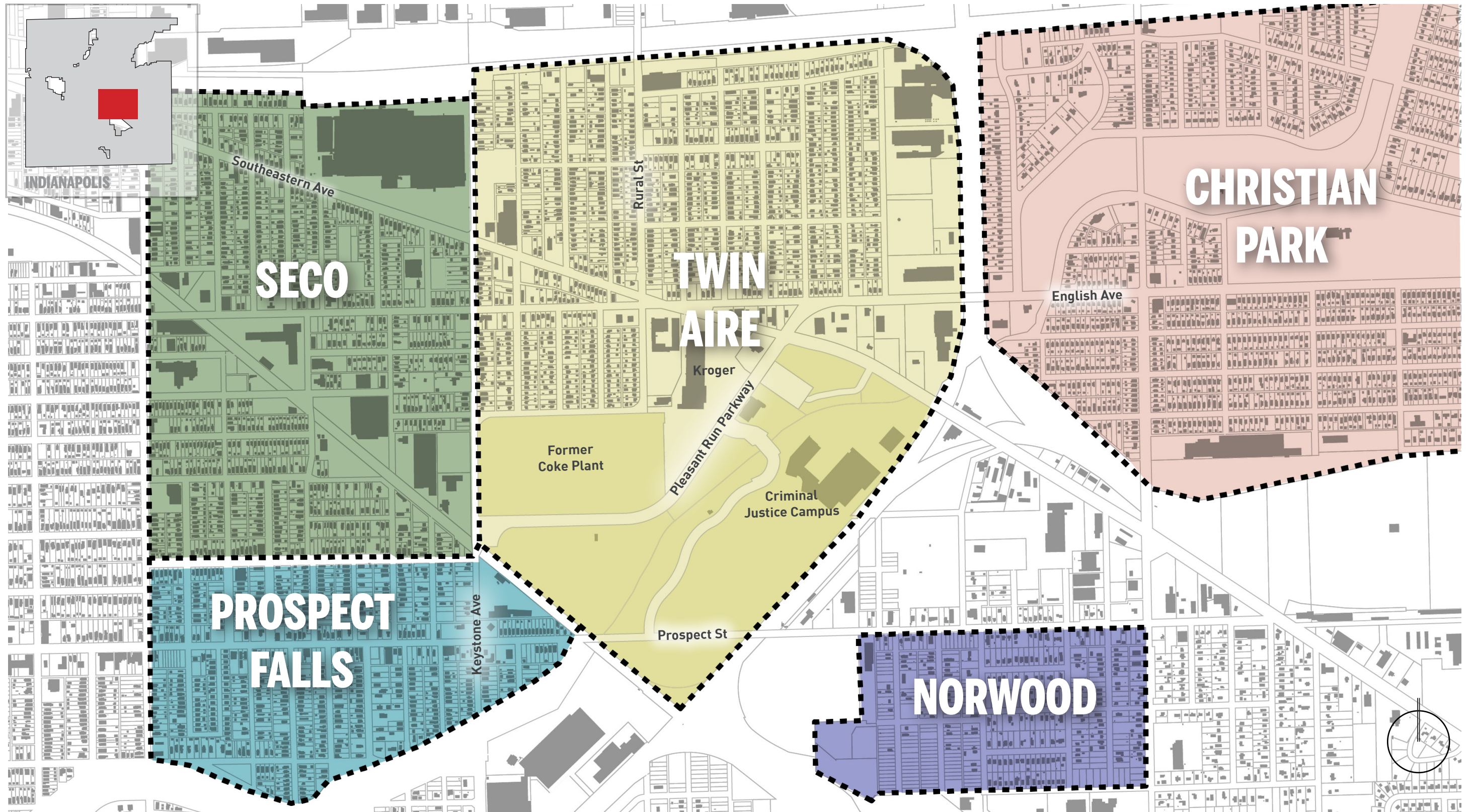


Foursquare Characteristics:
 · Simple box shape at 2-1/2 stories
 · Front porch covers the whole front
 · Hipped roof and dormer or front gable with attic vents or windows



Folk Victorian Characteristics:
 · Front Gabled with front porches Low-pitched roofs
 · Characterized by simple living
 · Porch may or may not be beneath main roof extension

WHERE?



WHEN?

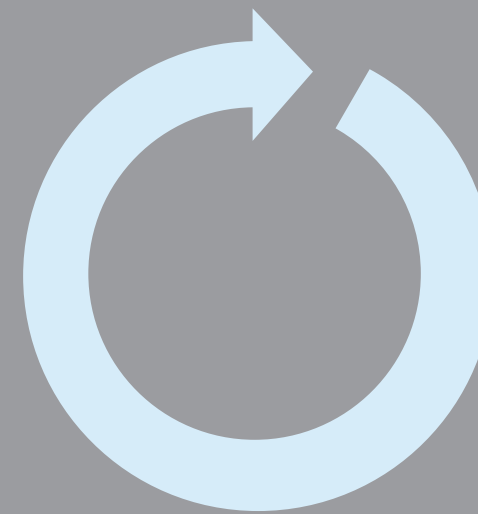
PUBLIC ENGAGEMENT + INVENTORY



JUNE-JULY

- >PUBLIC MEETINGS
- >ONLINE SURVEYS
- >FACEBOOK POSTS

DOCUMENT CREATION



JULY-SEPT

- >COMPILATION OF
PUBLIC INPUT
- >GRAPHIC DESIGN
- >ONLINE PUBLISHING

WHY?

In the SEND area, new construction over the years has often not honored the context of the neighborhood. This pattern book is intended to ensure that the neighborhood is built to high standards **in line with neighbor preferences** and honors the history and types of existing housing. The following principles will guide the Pattern Book creation:



STRENGTHEN
THE AREA

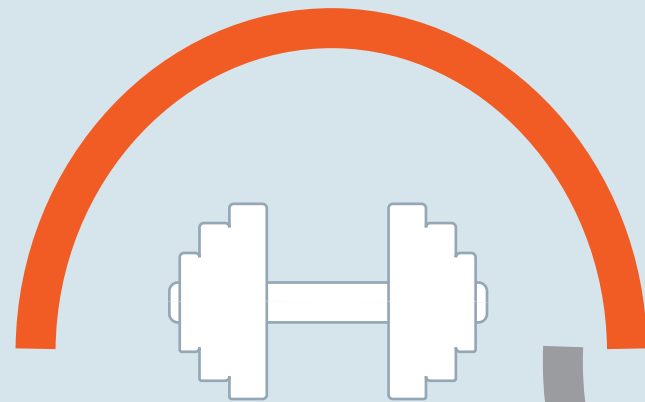


CREATE
COMPATIBLE
HOUSING



HONOR
EACH
NEIGHBORHOOD

HOW?



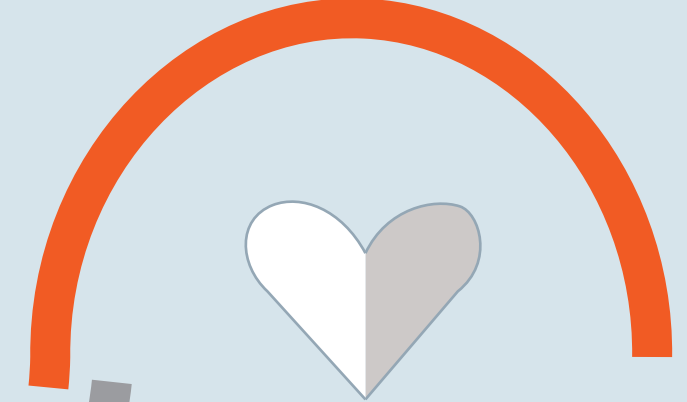
STRENGTHEN

A major project goal is to rehabilitate as many vacant homes as feasible to celebrate their architectural contribution to the neighborhood fabric.



CREATE

New housing on vacant lots that complement the existing housing stock in its form and massing.



HONOR

This pattern book hopes to promote area history by understanding the typologies of housing throughout the study area.

WHAT THIS IS NOT:



THIS WILL NOT CHANGE ZONING:

The Pattern Book is intended to recommend, not prescribe. **All standards will still be applied to Indianapolis zoning ordinance.**



THIS DOES NOT ENCOURAGE DEVELOPMENT:

The Pattern Book is intended to guide renovations and construction that will happen anyway, **and does not encourage developers to come in.**



THIS DOES NOT AFFECT EXISTING HOUSING:

The Pattern Book is intended to honor and respect the context of existing area housing and is not legally restrictive and **does not mandate changes to existing buildings.**

WHAT THIS IS:



THIS WILL **CELEBRATE NEIGHBORHOODS:**

The Pattern Book is intended to recommend renovations and new housing to respect and honor the rich history of the area **through community input.**



THIS DOES **ENCOURAGE QUALITY OF LIFE:**

The Pattern Book is intended to guide renovations and construction with best practices that help **create more livable neighborhoods.**



THIS HOPES TO **RESTORE EXISTING NEIGHBORHOODS:**

The Pattern Book is intended to guide future development that fits in with existing housing **based on what neighbors want to see.**

NEXT STEPS

SURVEYS

- > Inventory of existing housing and parcels types
- > Understanding common architectural elements

ENGAGEMENT

- > Public meetings in 5-neighborhood area
- > Collecting resident preferences to shape future housing choices



QUESTIONS?

I will also stay after the meeting for individual questions.





LAND USE DISCUSSION



COMMUNITY UPDATES