A CENTRAL LOCATION.

Mapleton-Fall Creek (MFC) is a 15-minute drive from all of Indianapolis’ major employment centers, all of its major universities, as well as its sporting and entertainment districts.
**Anchor Institutions**

- **Crown Hill Cemetery**: 16,000 visitors, 152 employees
- **Indiana State Fairgrounds**: 300 events/year, 2 million+ visitors, 90 employees
- **Children’s Museum**: 1 million+ visitors, 355 employees
- **Newfields**: 500,000+ visitors, 295 employees
- **Ivy Tech**: 26,000 students, 1,400 faculty/staff

**TOTAL**
- 3.5m+ visitors, 2,292 employees, 26,000 students

**Water Asset**

Source: Midtown Anchor Coalition, Framework Plan, 2016
RECENT INVESTMENTS
PUBLIC, NONPROFIT, AND PRIVATE
OVER $190 MILLION INVESTED

$45 MILLION Residential Investment

$32.1 MILLION Infrastructure Investment

$106 MILLION Anchor Institution Investment

$7 MILLION Open Space Investment
Since 2010, the Mapleton-Fall Creek area has added nearly 600 new residents, with another 367 projected to be added through 2022.
Households led by those 55 and older are the primary age cohort driving household growth within the MFC area, along with households led by those ages 25-44.

This is a similar trend when compared to Marion County.

Source: Esri, 2018 | Greenstreet, Ltd
This is easier for me to follow. thanks for redoing these graphs!

Katie Wertz, 5/24/2018
Net Household Growth by Income and Age of Householder in MFC (2017-2022)

**YOOUNGER HOUSEHOLDS DRIVING INCOME GROWTH**

Between 2017-2022, households between 25-34 and 35-44 years old are projected to account for the largest share of upper-income growth within the MFC area.

Senior households (65+) account for the largest share of lower-income growth as traditional incomes decrease with retirement.

Source: Esri, 2018 | Greenstreet, Ltd
In addition to transit access, Mapleton Fall Creek is a highly walkable neighborhood, with direct access to the Fall Creek Greenway Trail and numerous parks and open spaces, including the over $1 million in pocket parks created by the Mapleton Fall Creek Development Corporation (MFCDC).

Sources: Alltrails.com | Mapleton-Fall Creek Development Corporation
Mapleton Fall Creek is well-served by IndyGo currently and is positioned strategically within the Marion County Transit & Indy Connect plans, with the convergence of the Red, Green and Purple rapid transit lines.

Source: IndyConnect.org | Greenstreet, Ltd
A Growth in Upper Incomes

Between 2017 and 2022, the Mapleton-Fall Creek area is projected to see the largest increase in households making over $50,000 annually.

Source: Esri, 2018 | Greenstreet, Ltd
One- and two-person households compromise nearly three-quarters of households in the Mapleton-Fall Creek area. This reflects the shrinking family size, higher share of renters, and changing household characteristics.
Although income growth within Mapleton-Fall Creek is projected to be strong through 2022, over half of the population resides in low-to-moderate income households. The presence of these households presents strategic opportunities for residential and commercial uses & workforce development.

Source: Esri, 2018 | Greenstreet, Ltd
CONNECTING WATER TO COMMUNITY
#thepowerofpartnerships
RESIDENTIAL TRENDS
LEADERSHIP OPPORTUNITY FOR HEALTHIER COMMUNITIES
Within the 46205 zip code, median home values per square foot have trended upwards since 2013, nearly 25% higher than the county average through the first part of 2018.

Source: Zillow- Median Home Value Per Sq. Ft., 2018
PRESERVING AFFORDABILITY

As residential market pressures continue to generate increased investment, property taxes, and housing competition, the number of available housing options that have historically been affordable to low and moderate income households can decline dramatically.

Now is the time to shift some of the focus to preserving affordability while continuing investment along the waterway.

Source: Esri, 2018 | Greenstreet, Ltd
DECLINING RESIDENTIAL VACANCY

When compared to the county, and several neighborhoods experiencing similar residential reinvestment, MFC has seen the largest reduction in vacant housing units as a percentage of total units, suggesting increasing residential demand since at least 2010.

Source: SAVI, 2018 | Greenstreet, Ltd
A STABALIZED HOUSING MARKET

MFC has seen a significant decline in demolition orders per 100 housing units since 2010.

This is a sign of an increasingly stabilized neighborhood as partner resources are leveraged to improve quality of life.

Source: SAVI, 2018 | Greenstreet, Ltd
Mission: Connecting neighborhood partners to help, serve, revitalize, stimulate, and invest resources to rebuild an affordable, safe and vital community.

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