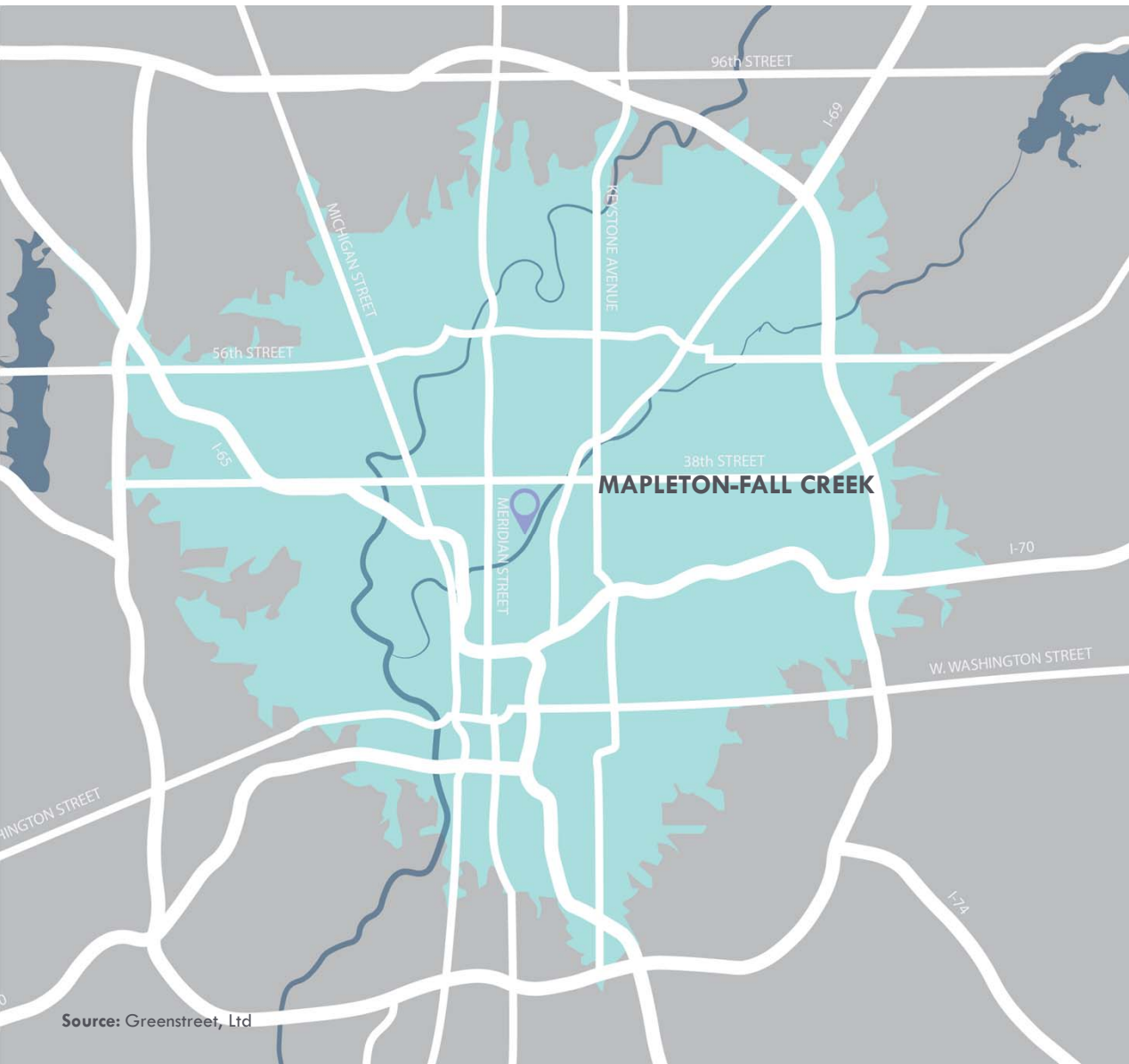


MAPLETON FALL CREEK

DEVELOPMENT CORPORATION



Source: Greenstreet, Ltd

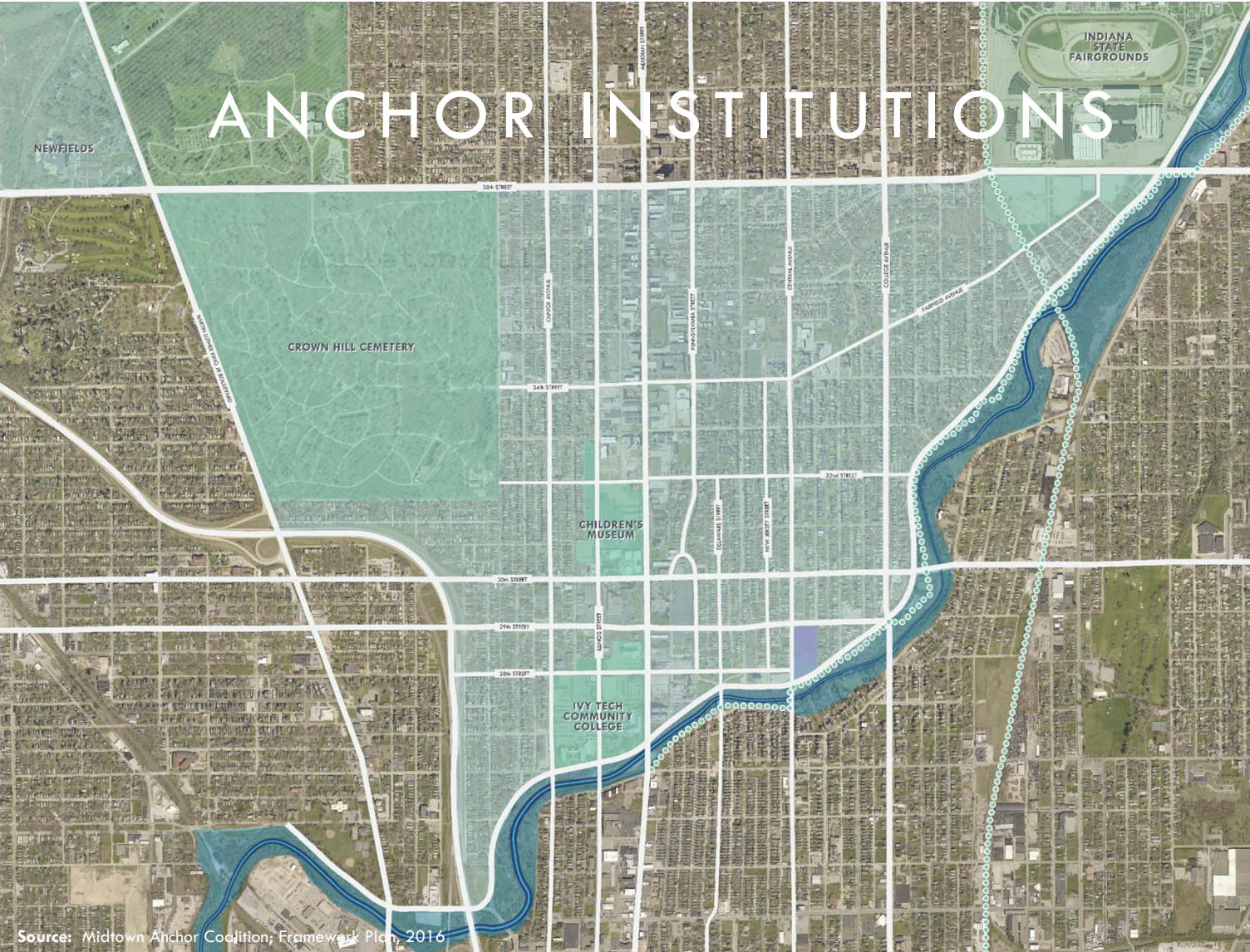
A CENTRAL LOCATION.

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.

- 15-minute Drive
- Target Area



ANCHOR INSTITUTIONS



Anchor Institution Impact

| | |
|---------------------------|---|
| 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

- Anchor Institution
- 2021 Focus Area
- Mid-North Area
- Greenways



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

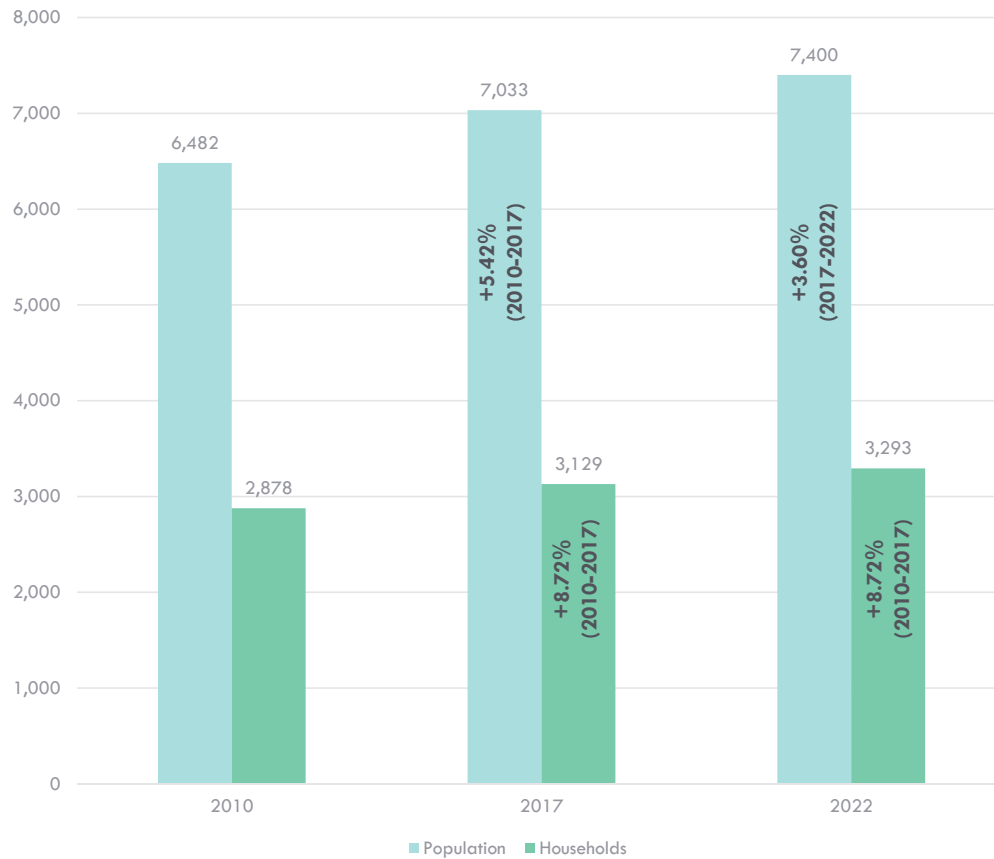


\$7 MILLION
Open Space
Investment

INITIATIVES & TRENDS

POPULATION, HOUSEHOLD, AND INCOME

Total Population and Households in MFC

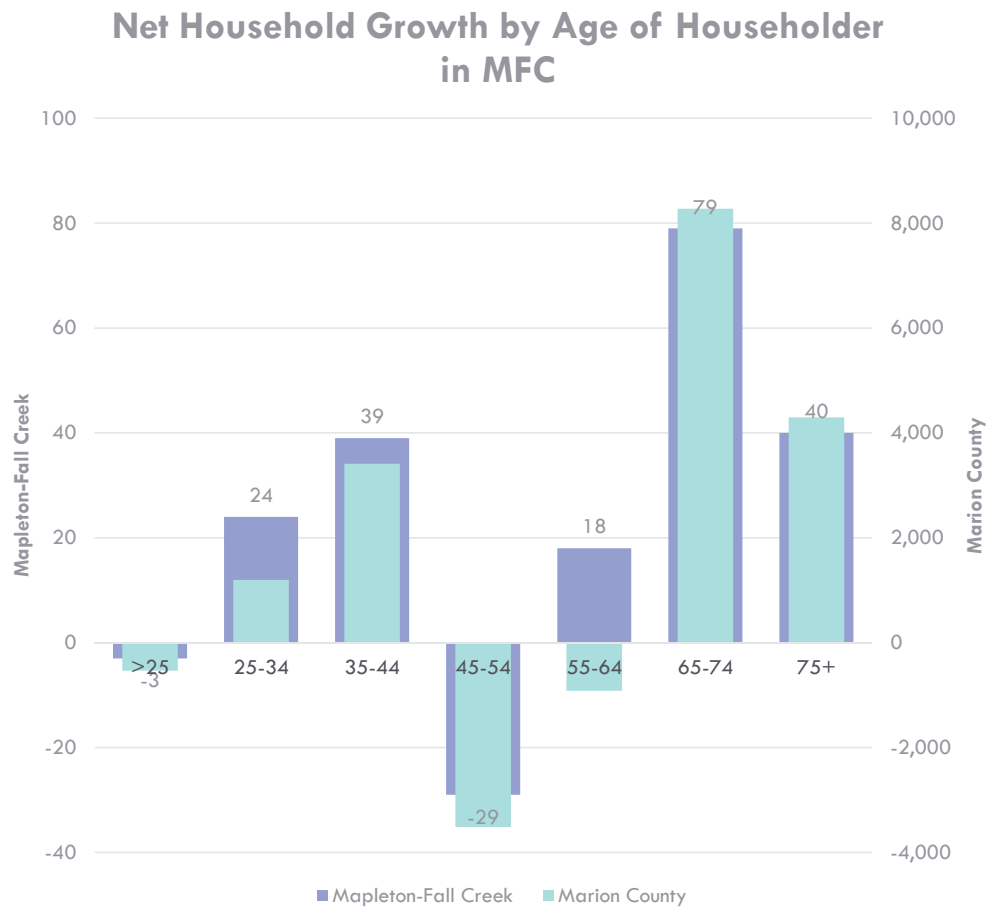


CONSISTENT POPULATION GROWTH

Since 2010, the Mapleton-Fall Creek area has added nearly 600 new residents, with another 367 projected to be added through 2022.



Source: Esri, 2018 | Greenstreet, Ltd



SENIORS DRIVING POPULATION GROWTH

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



Slide 8

KW4 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)



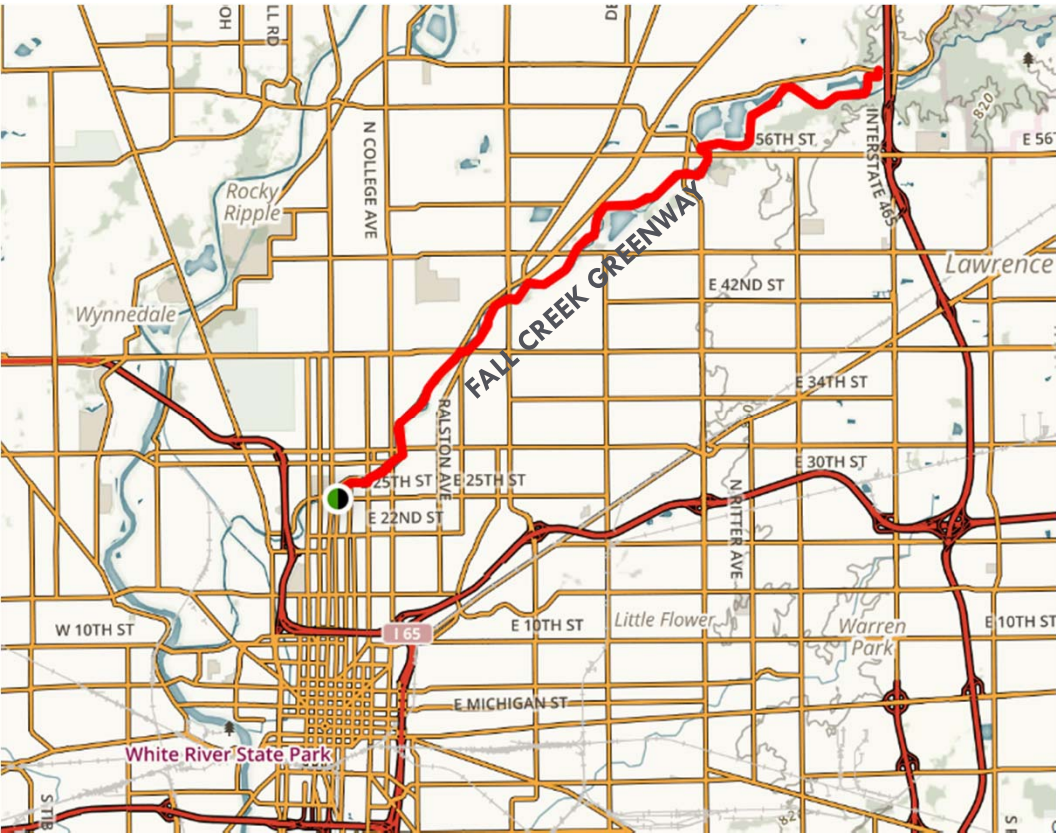
Source: Esri, 2018 | Greenstreet, Ltd

YOUNGER 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.





FALL CREEK GREENWAY TRAIL ACCESS

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





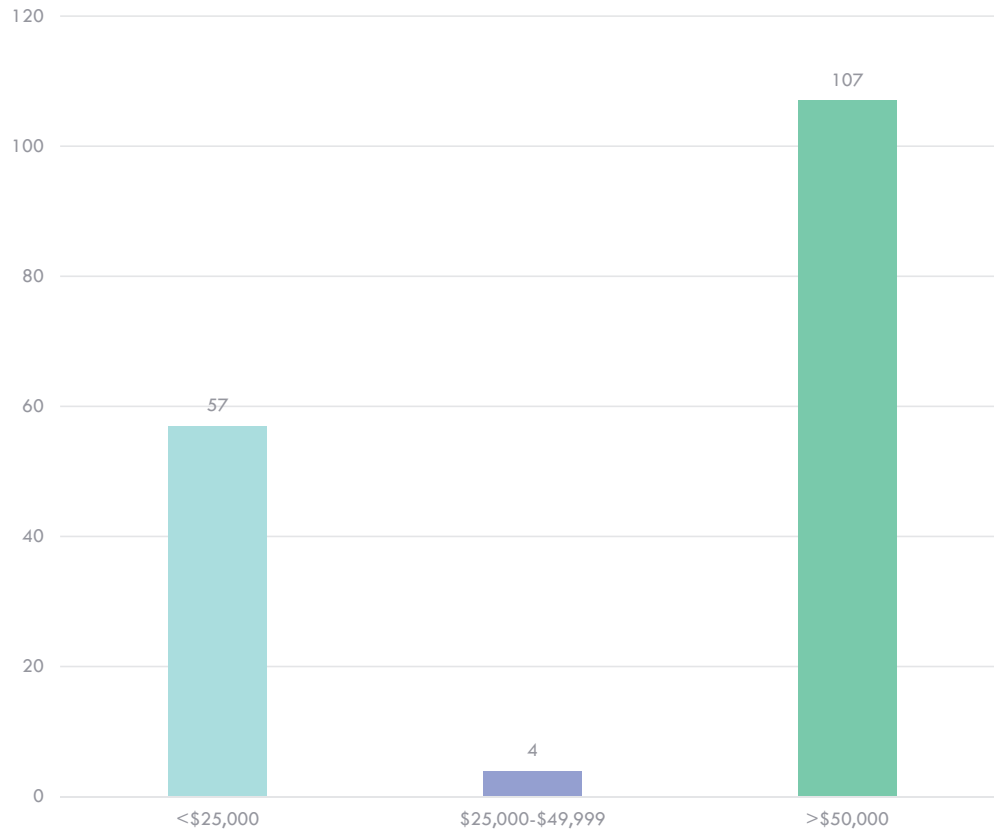
Source: IndyConnect.org | Greenstreet, Ltd

TRANSIT ACCESS/BRT

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.



Net Household Growth by Income of Householder in MFC (2017-2022)



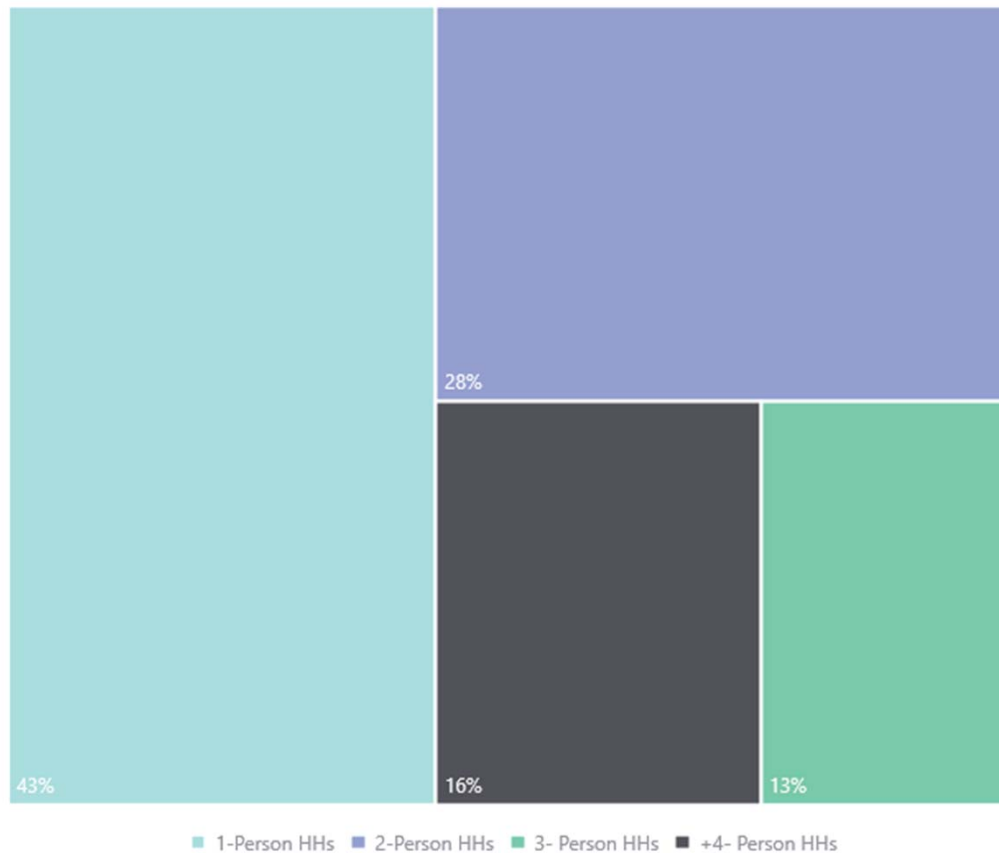
Source: Esri, 2018 | Greenstreet, Ltd

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.



Household Composition 2010



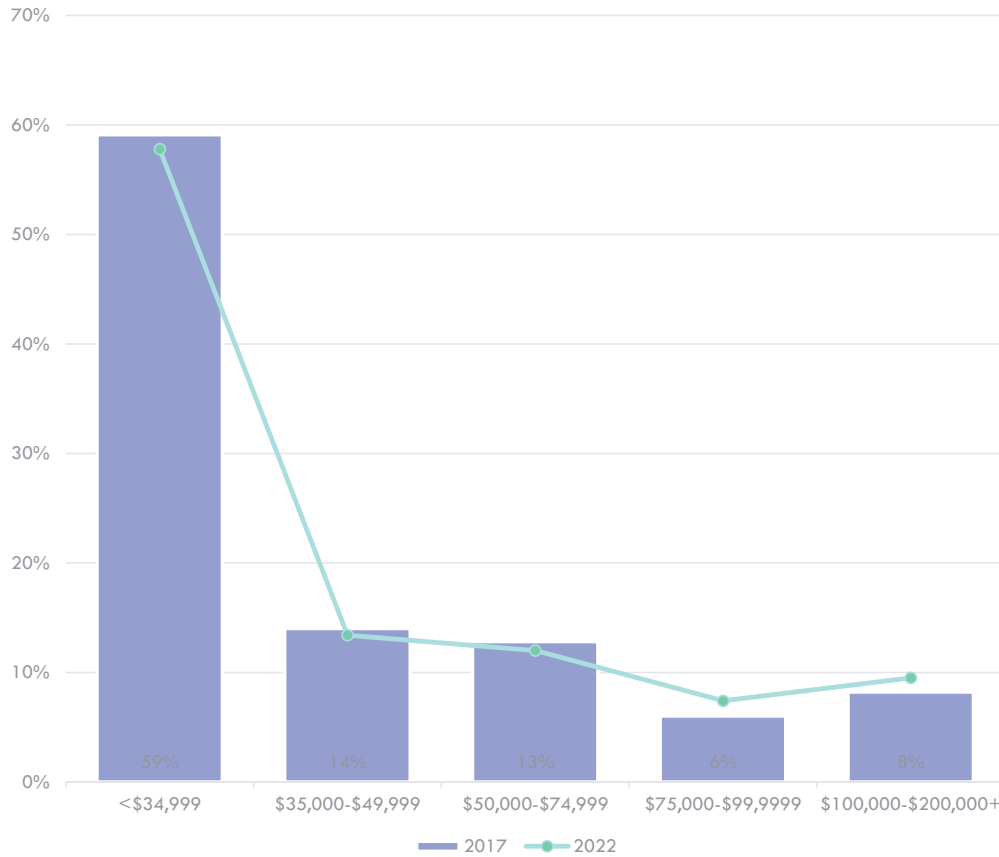
Source: Esri, 2018 | Greenstreet, Ltd

LARGE SHARE OF 1-PERSON HOUSEHOLDS

One- and two-person households comprise 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.



Total Share of Households by Income 2017 and 2022



Source: Esri, 2018 | Greenstreet, Ltd

STRATEGIC OPPORTUNITIES TO SERVE DIVERSE INCOMES

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.



CONNECTING WATER TO COMMUNITY

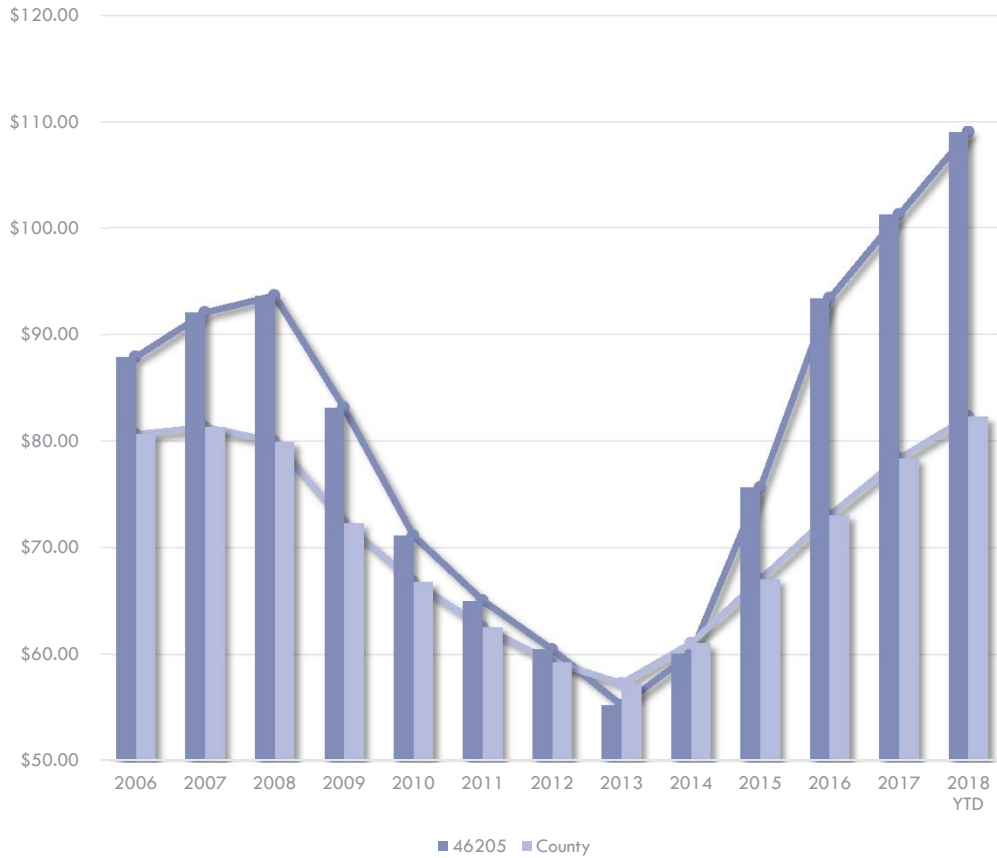
#thepowerofpartnerships



RESIDENTIAL TRENDS

LEADERSHIP OPPORTUNITY FOR HEALTHIER COMMUNITIES

Median Home Value per Sq. Ft.



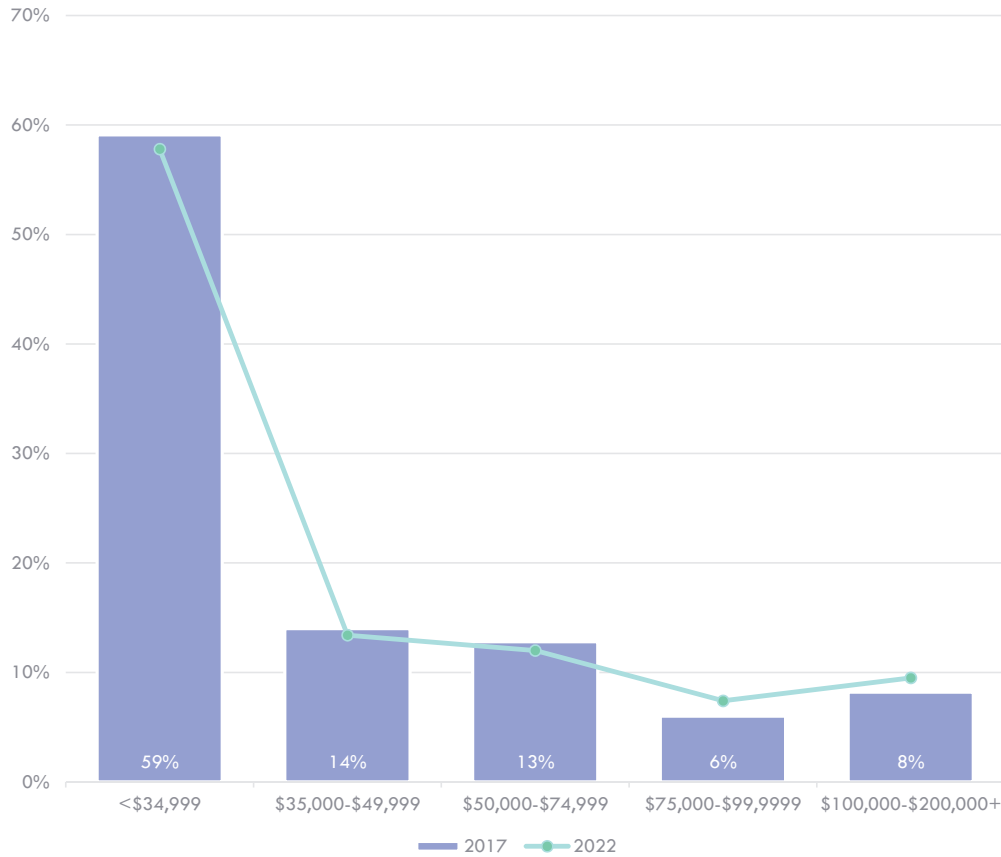
Source: Zillow- Median Home Value Per Sq. Ft., 2018

RAPIDLY INCREASING HOME VALUES

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.



Total Share of Households by Income 2017 and 2022



Source: Esri, 2018 | Greenstreet, Ltd

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.



Vacant Housing Units as % of Total Units

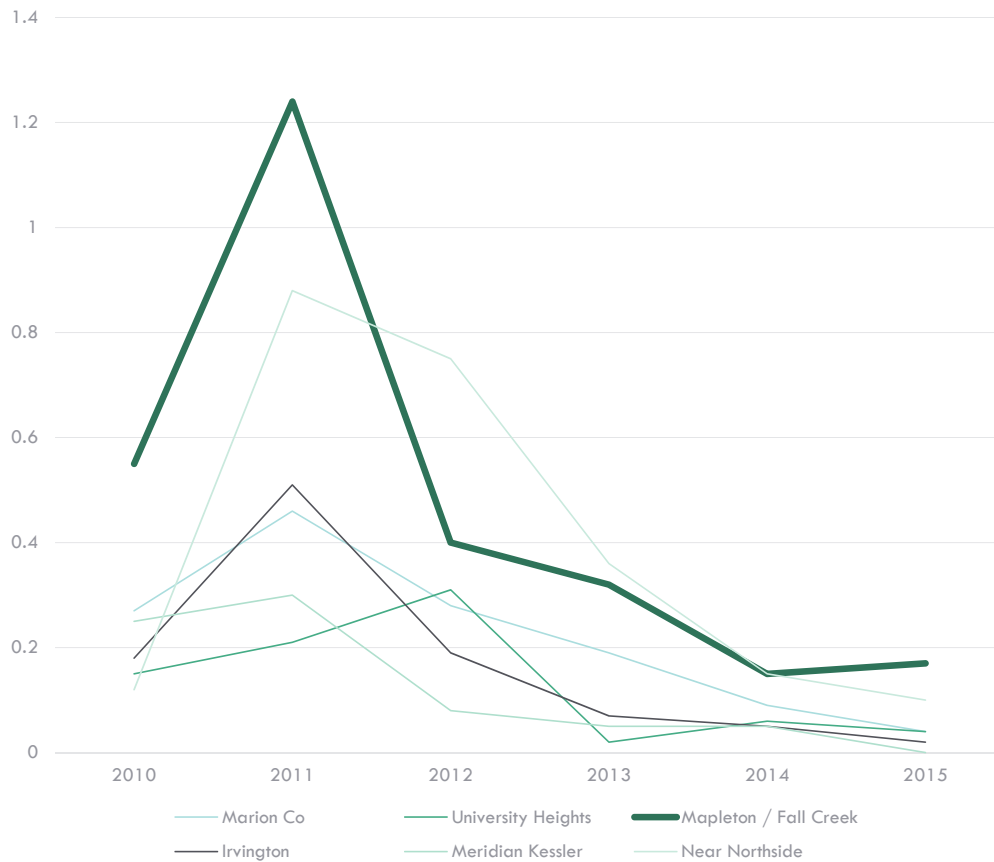


DECLINING RESIDENTIAL VACANCY

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.



Demolition Orders per 100 Housing Units



A STABILIZED 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.





Mission: Connecting neighborhood partners to help, serve, revitalize, stimulate, and invest resources to rebuild an affordable, safe and vital community.

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