

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

January 9, 2025

Case Number: 2024-MOD-024

Property Address: 208, 340, 430, 445, and 555 South White River Parkway, West Drive, 1440 and 1450 Gillette Street, 1045, 1115, and 1225 West Henry Street, 1040, 1120, and 1230 Oliver Avenue, and 510 Arbor Avenue

Location: Center Township, Council District #18

Petitioner: Indiana Economic Development Corporation, by Andi M. Metzel

Current Zoning: CBD-S (RC) (FF) (TOD)

Request: Modification of the Development Statement / Master Plan, related to 2022-CZN-824, to change the name of the Development, from “Reimagining the GM Stamping Plant Master Plan” to “Levee District Regulating Plan”, and to include configuration standards for streets, blocks, lots, and to update the development of lots, building form, and included uses.

Current Land Use: Developing parcels

Staff Recommendations: Approval

Staff Reviewer: Jeffrey York, Principal Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends approval.

PETITION OVERVIEW

This request would provide for a modification of development statement for 2022-CZN-824, to provide for renaming of the Development Statement and Master Plan of the former GM Stamping Plant site, from “Reimagining the GM Stamping Plant Master Plan” to “Levee District Regulating Plant”, and to include standards for streets, blocks, lots and update the development of lots, building form and uses.

A portion of the site is under construction with the proposed headquarters for Elanco, on Lot 10. An expansion of White River State Park is proposed on Lots 13 and 14. The remaining lots would include commercial office, retail, entertainment, hotels, educational uses, and residential development, depending on the location, according to the updated Master Plan. Generally, preferred uses for lots along Oliver Avenue (Lots 3, 5, and 7) would include offices, hotels, hospitality, entertainment, and residential

uses. Preferred uses on Lots 2, 4, 6, and 15, would be upper-story educational, research and development, offices, hospitality, and residential. Preferred uses for Lots 8 and 9 (adjacent to existing single-family residential development, include retail and residential. Lot 11 would be divided into four parts, but generally, would permit renewable energy and data center uses, with potential retail, restaurant, and other commercial uses on the ground floor. An electric substation would occupy Lot 11A. Lot 12, the smallest of the parcels, would include office, research and development, retail, restaurant, hospitality, and residential uses.

The 1997 rezoning allows a wide range of uses, including I-3 and CBD-2 uses. However, at the time, research laboratories were not specifically noted as permitted uses in either I-3 or CBD-2 districts. The current ordinance would permit research laboratories under Research and Development, Other. This petition would clarify that this proposed use would be permitted.

Along with the above permitted uses, these uses would be prohibited:

- Gaming venues
- Penal facilities (or related transitional facilities for individuals formerly in penal facilities)
- Adult entertainment facilities
- Controlled substance centers
- Distribution centers
- Massage parlors.
- Hot tub facilities
- Suntan facilities
- Single-family detached dwellings
- Nursing homes
- Assisted Living facilities.
- Automobile fueling stations.

The Master Plan also details the establishment of an Architectural Review Committee (ARC), which would provide for design oversight of all development within the district. The ARC would review site plans, landscape plans, construction plans, building elevation plans, exterior materials, signage, and a development and construction schedule.

The Master Plan would establish basic rules for developing blocks, private roads, and lots. Specific details include surface parking not permitted in front buildings, build-to or setback lines should be consistent, and restrictions on driveway or curb cuts to and from surface parking lots and structured parking sites.

The original CBD-S rezoning provided for a general baseline on which to develop this site. This modification would provide additional guidance on development of this mixed-use site in a more uniform manner. Staff, therefore, recommends approval of the request.

GENERAL INFORMATION

| | | |
|------------------------------------|---|--|
| Existing Zoning | CBD-S (RC) (FF) (TOD) | |
| Existing Land Use | Developing parcels | |
| Comprehensive Plan | Urban mixed-use for the majority of the site, City neighborhood for the parcels near Oliver Avenue, Village mixed-use along the western portion near Oliver Avenue and Office-industrial mixed-use development for the northwest portion of the site. | |
| Surrounding Context | Zoning | Land Use |
| | North: CBD-S (RC) | Railroad track / surface parking |
| | South: C-1 / C-3 (RC) | Commercial retail / residential |
| | East: I-4 (RC) | White River |
| | West: I-4 / D-5 (RC) | Industrial / single-family residential |
| Thoroughfare Plan | | |
| White River Parkway, West Drive | Primary arterial | 78-foot existing and proposed right-of-way |
| Division Street | Primary arterial | 95-foot existing and proposed right-of-way |
| Context Area | Compact | |
| Floodway / Floodway Fringe | No | |
| Overlay | Yes, Regional Center and Transit-Oriented Development | |
| Wellfield Protection Area | No | |
| Site Plan | Filed, December 9, 2024 | |
| Site Plan (Amended) | N/A | |
| Elevations | N/A | |
| Elevations (Amended) | N/A | |
| Landscape Plan | N/A | |
| Findings of Fact | N/A | |
| Findings of Fact (Amended) | N/A | |
| C-S/D-P Statement | Filed, December 9, 2024 | |

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- The Comprehensive Plan recommends Urban mixed-use for the majority of the site, City neighborhood for the parcels near Oliver Avenue, Village mixed-use along the western portion near Oliver Avenue and Office-industrial mixed-use development for the northwest portion of the site.

Pattern Book / Land Use Plan

The **Urban Mixed-Use** typology provides dense, pedestrian-oriented development with a wide range of businesses, services, and institutions that serve both adjacent neighborhoods and the broader Indianapolis community. Buildings are four to eight stories in height with entrances and large windows facing the street. Where possible, sidewalks and other pedestrian spaces should be activated as places to gather or otherwise spend time, such as sidewalk cafes and plazas. Public spaces may also be programmable for community events. Off-street parking should be behind buildings or in garages. Where block lengths are longer than 500 feet, public pedestrian paths should be provided as cut-throughs. This typology has a residential density of at least 25 to 75 units per acre.

The **City Neighborhood** typology consists largely of multifamily housing and is stepped down to other living typologies with attached housing. This typology is dense and walkable with a full range of city services and public amenities. Ideally, block lengths are shorter than 500 feet and publicly accessible pedestrian connections are provided through large developments. Access to individual parcels is generally by an alley or internal parking structures. Public spaces are typically of a smaller and more intimate scale in the form of smaller parks, streetscapes, and interior courtyards or rooftop spaces. Residential development activates the sidewalk with externalized doors and public or semi-public spaces. The City Neighborhood typology typically has a residential density in excess of 15 dwelling units per acre.

The **Village Mixed-Use** typology creates neighborhood gathering places with a wide range of small businesses, housing types, and public facilities. This typology is intended to strengthen existing, historically small-town centers as well as to promote new neighborhood centers. Businesses found in this typology serve adjacent neighborhoods, rather than the wider community. This typology is compact and walkable, with parking at the rear of buildings. Buildings are one to four stories in height and have entrances and large windows facing the street. Pedestrian-scale amenities such as lighting, landscaping, and sidewalk furniture also contributes to a walkable environment in this typology. Uses may be mixed vertically in the same building or horizontally along a corridor. Public spaces in this typology are small and intimate, such as pocket parks and sidewalk cafes. This typology has a residential density of 6 to 25 dwelling units per acre.

The **Office/Industrial Mixed-Use (Business Park)** typology is intended to provide for light industrial, distribution, and office uses conducted within enclosed structures and unlikely to create emissions of light, odor, noise, or vibrations. The typology is characterized by groups of buildings within office/warehouse parks. Examples of typical uses include warehousing, wholesaling, research, and development facilities, testing and evaluation facilities, offices, education resource centers, assembly of high technology products, and conference centers. Industrial or truck traffic should be separated from local/ residential traffic in this typology.

- The following elements of the Pattern Book apply to this site:
 - *Large-Scale Multifamily Housing*
 - Mixed-Use structures are preferred;
 - Parking should be either behind or interior to the development;
 - Should be along an arterial or collector street.
 - *Large-Scale Offices, Retailing, and Personal or Professional Services*
 - Retailing is only recommended as a ground-floor use in a mixed-use structure; offices are only recommended on upper floors;
 - Should not include outdoor display or merchandise.
 - *Small-Scale Offices, Retailing, and Personal or Professional Services*
 - Automotive uses and uses with drive-through lanes are excluded
 - Should not include outdoor display or merchandise
 - *Artisan Manufacturing and Food Production*
 - Automotive uses are excluded;
 - Operations should be full contained within buildings;
 - Should be in harmony with the character of the surrounding neighborhood in terms of materials, building placement, entrance location and vehicle and service area;
 - Should include a commercial component that is open to the public
 - *Large-Scale Living Facilities*
 - Should be in harmony with the surrounding neighborhoods and should site and screen their parking, service, and emergency vehicle areas to buffer surrounding residential uses
 - *Offices*
 - Preferred as a component of mixed-use residential structures, unless it is an adaptive reuse of an existing structure
 - *Conditions for all housing*
 - Should be within a one-quarter-mile distance of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user;
 - Should be oriented towards the street with a pedestrian connection from the front doors to the sidewalk
 - *Light industrial uses*
 - Industrial truck traffic should not utilize local, residential streets;
 - Streets internal to industrial development must feed onto an arterial street;
 - *Hotels, Motels, or Hostels*
 - Should be subordinate to and serving the primary uses of production, warehousing, and offices;
 - Should be adjacent to interstate interchanges if present. If no interchange is present, should be located along arterial streets at the edge of the business park;

- Should be located and served in such a way that the use will not interfere with industrial traffic or loading
- *Research and Production of High-technology or Biotechnology Related Goods*
 - Recommended without additional conditions

The Pattern Book also provides guidance related to overlays and whether an overlay adds, modifies, or removes the recommended land uses within the base typology.

This site is also located within two overlays, specifically the Regional Center overlay and the Transit Oriented Development (TOD). “Overlays are used in places where the land uses that are allowed in a typology need to be adjusted. They may be needed because an area is environmentally sensitive, near an airport, or because a certain type of development should be promoted. Overlays can add uses, remove uses, or modify the conditions that are applied to uses in a typology.”

Red Line / Blue Line / Purple Line TOD Strategic Plan

- The site is within the Blue Line Transit Oriented-Development (TOD) overlay, however, due to the zoning (CBD-S), TOD restrictions do not apply to this site.

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

- Not Applicable to the Site.

ZONING HISTORY

SITE

2022-CZN-824 / 2022-CPL-824; 308 and 340 South White River Parkway 514 South Drover Street and 1228 and 1236 Oliver Avenue; requested Rezoning of 93.23 acres from the CBD-S (RC), C-1 (RC) and C-3 (RC) districts to the CBD-S (RC) district to provide for a mixed-use residential, commercial, industrial and park development and approval of a Subdivision Plat to be known as Reimagining the GM Stamping Plant, dividing 93.23 acres into fifteen lots including the vacation of all remaining streets and alleys in an area bounded by Oliver Avenue, White River Parkway West Drive, Washington Street and Division Street, **approved.**

2017-ZON-075; 201 South Harding Street, 170 and 340 South White River Parkway, West Drive, and 514 Drover Street, requested a rezoning of 103.2 acres from the C-1 (RC) and I-4 (RC) districts to the CBD-S (RC) classification to provide for a development of three use districts, **approved.**

2014-CZN-835 / 2014-CVR-835; 340 South White River Parkway, requested a rezoning of 55.24 acres, from the I-4-U (RC) District, to the CBD-S (RC) classification to provide for a consolidated justice center, including county courts, county jail, community corrections, county sheriff, other related municipal public safety functions and other office uses and a variance of use of the Central Business Districts Zoning Ordinance to provide for a county jail, community corrections and related uses and facilities associated with a consolidated justice center (SU-8 uses, correctional and penal institutions not permitted), **denied by City-County Council.**

2014-REG-133 A and B; 340 South White River Parkway, West Drive, requested demolition of industrial structures, **approved.**

VICINITY

2014-SE2-001; 1428 West Henry Street, requested Special Exception and variance of development standards of the Industrial Zoning Ordinance to provide for the recycling of commercial and household recyclable materials and miscellaneous ferrous and nonferrous metal materials and to provide for the transporting, sorting, bailing and staging/storage of recyclable materials prior to transporting, with a crane, scale, shipping containers, outdoor ferrous metal pile, office trailer, ATM and a 14-foot tall masonry screen wall, with two signs, with a metal sliding gate along Harding and Henry Streets (maximum 10-foot tall screening fence or wall permitted), and zero-foot west front and south front transitional setbacks along Harding Street and Henry Street, respectively, **approved.**

2010-REG-048; 1428 West Henry Street, requested Regional Center Approval to provide

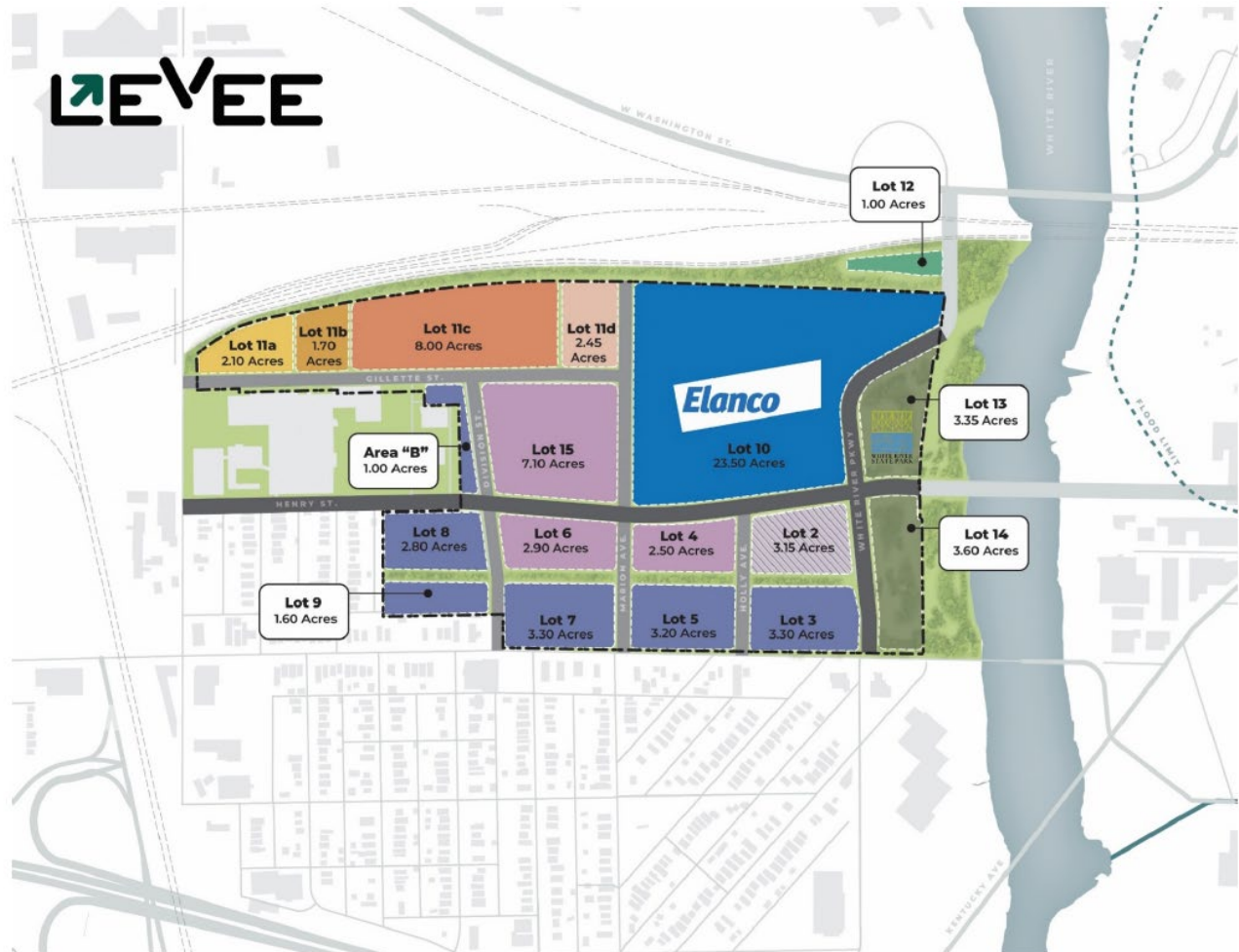
for use of the site as a recycling facility, with outdoor storage and operation. Included in the approval were two fences, **approved**.

2010-SE3-003 and 2010-DV3-023; 1428 West Henry Street, requested a Special Exception of the Industrial Zoning Ordinance to provide for the recycling of commercial and household recyclable materials, including ferrous and non-ferrous metal scrap; plumbing, steel, metal or copper pipe; electrical wiring, scrap metal from electrical appliances, obsolete machinery, and other miscellaneous ferrous and non-ferrous metal materials, and to provide for the transporting, sorting, baling and staging / storage of recyclable materials prior to transporting and a Variance of Development Standards of the Industrial Zoning Ordinance to provide for a zero-foot south front transitional yard along Henry Street (minimum 50-foot front transitional yard setback required), **granted**.

2010-MO3-001; 1428 West Henry Street, requested a Modification of Conditions related to petition 84-UV3-91, to modify Condition Three to provide for limited outdoor storage and processing of miscellaneous ferrous scrap steel and outdoor operations, **withdrawn**.

2010-REG-048; 1428 West Henry Street, requested Regional Center Approval to provide for outdoor operation of a recycling facility, with fencing, **approved**.

2007-APP-171; 1428 West Henry Street, requested Regional Center Approval to provide for use of the site as a recycling facility for common household and commercial materials, **approved**.



Proposed Master Plan

IV. REGULATING PLAN CONFIGURATION STANDARDS

OVERVIEW

The following standards establish the basic rules for development on blocks, private parcels, and lots framed by the street network to help foster a vital mixed-use district.

STREETS

An interconnected street grid will facilitate the Levee District's vehicular and pedestrian movements, balance multiple modes of transportation, and promote a compact, pedestrian-oriented environment. Active ground-level uses will be concentrated along these street frontages.

1. The Regulating Plan delineates a mandatory street network. All streets are intended for public use and must be publicly accessible.
2. All lots must share a frontage line, and all principal buildings must directly front a street. Any new streets that create frontage on a parcel under development must be constructed at the time of development except phased projects, which must meet this requirement for each development phase, satisfying it in increments.
3. Drives that provide required internal block circulation, utility easements, and access to rear parking, parking garages, and service areas are permitted and should be constructed at the time of development. All drives shall be located at least seventy-five (75) feet from the nearest point of two intersecting street right-of-way lines.
4. Streets may be adjusted from their Regulating Plan location if there is no net loss of pedestrian pathways and connections or if any other properties with frontage are not adversely affected. Any street repositioning will also move all other requirements affecting building setbacks, frontage designations, and on-street parking.
5. While a platted right-of-way, Merrill Street is intended to be an east/west continuous pedestrian path that meanders and connects with north/south pathways for public access. As development occurs, future amendments to this Plan and subsequent plat amendments may include repositioning this pathway and adding other pathways as right-of-way, easements, or within private development.

BLOCKS

The Levee District contains development blocks of varying dimensions to permit future development scenarios that achieve a compact, mixed-use, and walkable urban environment. Blocks are the aggregate of private lots and passages circumscribed by the street and pedestrian network.

1. Blocks are measured at the required lot limit lines and public rights-of-way. All contiguous lots are considered to be part of a block.
2. No block face may have a length greater than 550'. Block faces with a length greater than 800' must provide a mid-block crossing or pedestrian pathway of not less than 5' in width with through-access to another street, pedestrian pathway, or greenway. Blocks comprising single lots with street frontage over 800' must meet the through-access requirement within their lot, unless already satisfied within that block face.
3. Lots #10, and #12 are exempt from providing a mid-block sidewalk, pedestrian pathway, or pass-throughs.
4. A continuous east/west pedestrian corridor with designated public access are required for lots #2-9.
5. North/south pedestrian corridors with designated public access are encouraged for lots #2-9 and #15.
6. For lots with street access proposed in future development, curb cuts and driveways other than those necessary for street access and access to a surface parking lot, shared or structured parking facility will not be permitted.

LOTS

Lots are divided land within a block accommodating a building or complex of buildings of unified design.

1. Surface parking is not permitted in front of buildings within any lot or lots.
2. Developers should propose a parking and loading plan, including shared parking and/or district parking strategies to accommodate parking across multiple sites tied to individual parking needs and loading zones. Loading zones shall not conflict with dedicated pedestrian infrastructure.
3. Vehicular parking structure access is recommended on this thoroughfare: Marion Avenue, Holly Avenue, Gillette Street, and Division Street. Where parking structure access cannot be accommodated on the recommended thoroughfares, other alternatives may be considered.
4. Where buildings exist on adjacent lots, a proposed development should match or be compatible with the adjacent existing build-to or setback line.

DISTRICT LAND USE CLASSIFICATION

The Indianapolis-Marion County Land Use Pattern Book classifies the Levee District as an Urban Mixed-Use typology to promote a concentrated, dense pedestrian-oriented environment that accommodates a wide range of businesses, services, institutions, and accessible amenities for residents and visitors. Therefore, real estate development within the Levee District is intended to follow the following specific requirements:

1. Development in adherence with a coherent and feasible plan;
2. Mixing of uses within a single vertical building or series of buildings on one or more parcels or blocks in compliance with the City of Indianapolis, Regional Center Design Guidelines (as amended) and the City of Indianapolis Marion County Zoning Ordinance, Section 5, Mixed-Use (effective May 8, 2023), where conflicting provisions occur, City of Indianapolis, Regional Center Design Guidelines (as amended) shall apply;
3. Incorporation of active and visible ground floor uses for commercial, hospitality, residential, office, industrial, corporate campus, educational, and institutional buildings is required. All grade-level uses shall be designed to activate the adjacent pedestrian ways. Retail, restaurant, and commercial uses are encouraged where possible. Exhibit windows, public art, wellness and exercise, corporate reception, educational and institutional uses are also acceptable for areas where retail and commercial uses are not currently feasible. Support functions (mechanical, utility, back of house) are discouraged at grade-level. Parking structures shall be lined with activated grade-level uses;
4. Placement of parking within structures, behind buildings or otherwise not visible from public rights-of-way;
5. Preference for interconnected areas of open space, incorporating the expansion parcels for White River State Park, the Cultural Trail, Henry Street multi-modal path, Merrill Street continuous pedestrian corridor, and the development of sidewalks, walkways, plazas, and public spaces; and,
6. Connectivity and accessibility to adjacent neighborhoods and places through existing street and sidewalk networks and Greenways.

DEVELOPMENT LOTS AND BUILDING FORM

1. The Levee District encompasses thirteen (13) development lots with the following preferred set of uses supporting primarily the Village Mixed-Use, Urban Mixed-Use and Campus typologies and desired building forms. An individual building may have more than one building frontage type.
2. LOT #2 – 1045 HENRY STREET (Urban Mixed-Use)

KEY MAP



- a) Use and Form.** Urban Mixed-Use is the primary building form containing a mix of uses in multi-story buildings adjacent to the sidewalk, with windows across the facade, and one or more ground-floor entrances. Preferred uses include upper-story Educational, Research and Development, Offices, Hospitality, and Residential.
- b) Ground Floor Frontage Type:** Storefront (Office, Restaurant, and Retail), Hotels (Entrances and Lobbies), Educational Institutions (Entrances and Lobbies), Residential.
- c) Height:** Five (5) to fifteen (15) stories.
- d) Continuous Pedestrian Corridor:** The intent is to provide a continuous, activated pedestrian link to White River State Park roughly following the Merrill Street right-of-way in a meandering fashion. Adjacent development requires public access to this corridor. This area will be treated as a development frontage subject to ground-floor frontage requirements.

3. LOT#3 – 1040 Oliver Avenue (Urban Mixed-Use)

KEY MAP



- a) **Use and Form.** Urban Mixed-Use is the primary building form containing a mix of uses in multi-story buildings adjacent to the sidewalk, with windows across the facade, and with one or more ground-floor entrances. Preferred uses include Offices, Hotels, Hospitality, Entertainment and Residential.
- b) **Ground Floor Frontage Type:** Storefront (Office, Restaurant, and Retail), Hotels (Entrances and Lobbies), Entertainment, and Residential.
- c) **Height:** Four (4) to eight (8) stories (north, south, and west blockfaces); five (5) to fifteen (15) stories (east blockface).
- d) **Continuous Pedestrian Corridor:** The intent is to provide a continuous, activated pedestrian link to White River State Park roughly following the Merrill Street right-of-way in a meandering fashion. Adjacent development requires public access to this corridor. This area will be treated as a development frontage subject to ground-floor frontage requirements.

4. LOT #4 – 1115 Henry Street (Urban Mixed Use)

KEY MAP



- a) **Use and Form.** Urban Mixed-Use is the primary building form containing a mix of uses in multi-story buildings adjacent to the sidewalk, with windows across the facade, and one or more ground-floor entrances. Preferred uses include upper-story Educational, Research and Development, Offices, Hospitality, and Residential.
- b) **Ground Floor Frontage Type:** Storefront (Office, Restaurant, and Retail), Hotels (Entrances and Lobbies), Educational Institutions (Entrances and Lobbies), Residential.
- c) **Height:** Five (5) to fifteen (15) stories.
- d) **Continuous Pedestrian Corridor:** The intent is to provide a continuous, activated pedestrian link to White River State Park roughly following the Merrill Street right-of-way in a meandering fashion. Adjacent development requires public access to this corridor. This area will be treated as a development frontage subject to ground-floor frontage requirements.

5. LOT #5 – 1120 Oliver Avenue (Urban Mixed-Use)

KEY MAP



- a) **Use and Form:** Urban Mixed-Use is the primary building form containing a mix of uses in multi-story buildings adjacent to the sidewalk, with windows across the facade, and one or more ground-floor entrances. Preferred uses include Office, Retail, Entertainment, and Residential.
- b) **Ground Floor Frontage Type:** Storefront (Office, Restaurant, and Retail), Townhome Residential.
- c) **Height:** Three (3) to five (5) stories.
- d) **Continuous Pedestrian Corridor:** The intent is to provide a continuous, activated pedestrian link to White River State Park roughly following the Merrill Street right-of-way in a meandering fashion. Adjacent development requires public access to this corridor. This area will be treated as a development frontage subject to ground-floor frontage requirements.

6. LOT #6 – 1225 Henry Street (Urban Mixed-Use)

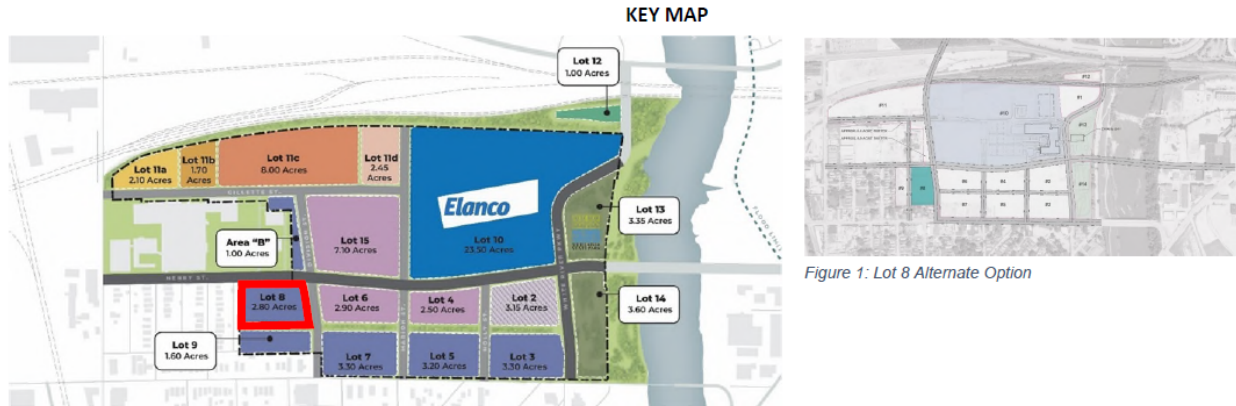
KEY MAP



- a) **Use and Form.** Urban Mixed-Use is the primary building form containing a mix of uses in multi-story buildings adjacent to the sidewalk, with windows across the facade, and one or more ground-floor entrances. Preferred uses include upper-story Educational, Research and Development, Offices, Hospitality, and Residential.
- b) **Ground Floor Frontage Type:** Storefront (Office, Restaurant, and Retail), Hotels (Entrances and Lobbies), Educational Institutions (Entrances and Lobbies), Residential.
- c) **Height:** Five (5) to fifteen (15) stories.
- d) **Continuous Pedestrian Corridor:** The intent is to provide a continuous, activated pedestrian link to White River State Park in a meandering fashion. Adjacent development requires public access to this corridor. This area will be treated as a development frontage subject to ground-floor frontage requirements.

- a) **Use and Form:** Urban Mixed-Use is the primary building form containing a mix of uses in multi-story buildings adjacent to the sidewalk, with windows across the facade, and one or more ground-floor entrances. Preferred uses include Office, Retail, Entertainment, and Residential.
- b) **Ground Floor Frontage Type:** Storefront (Office, Restaurant, and Retail), Townhome Residential.
- c) **Height:** Three (3) to five (5) stories.
- d) **Continuous Pedestrian Corridor:** The intent is to provide a continuous, activated pedestrian link to White River State Park in a meandering fashion. Adjacent development requires public access to this corridor. This area will be treated as a development frontage subject to ground-floor frontage requirements.

8. LOT #8 – 520 Division Street (Village Mixed-Use)



- a. **Use and Form:** Village Mixed-Use is the primary building form containing a mix of uses in multi-story buildings of lesser density adjacent to the sidewalk, with windows across the facade, and one or more ground-floor entrances. Such development will serve as a transition between taller developments to the east and the residential neighborhood to the west and south. Preferred uses include retail and residential.
- b. **Ground Floor Frontage Type:** Storefront (Office, Restaurant, and Retail) and Residential.
- c. **Height:** Two (3) to four (4) stories
- d. **Continuous Pedestrian Corridor:** The intent is to provide a continuous, activated pedestrian link to the White River State Park. Public access to this corridor is required by adjacent development. This area will be treated as a development frontage subject to ground floor frontage requirements.

9. LOT #9 – 520 Division Street (Village Mixed-Use)

KEY MAP



Figure 2: Lot 9 Alternate Option

- a. **Use and Form:** Village Mixed-Use is the primary building form containing a mix of uses in multi-story buildings of lesser density adjacent to the sidewalk, with windows across the facade, and one or more ground-floor entrances. Such development will serve as a transition between taller developments to the east and the residential neighborhood to the west and south. Preferred uses include retail and residential.
- b. **Ground Floor Frontage Type:** Storefront (Office, Restaurant, and Retail), and Residential.
- c. **Height:** Two (2) to four (4) stories
- d. **Continuous Pedestrian Corridor:** The intent is to provide a continuous, activated pedestrian link to the White River State Park. Public access to this corridor is required by adjacent development. This area will be treated as a development frontage subject to ground floor frontage requirements.

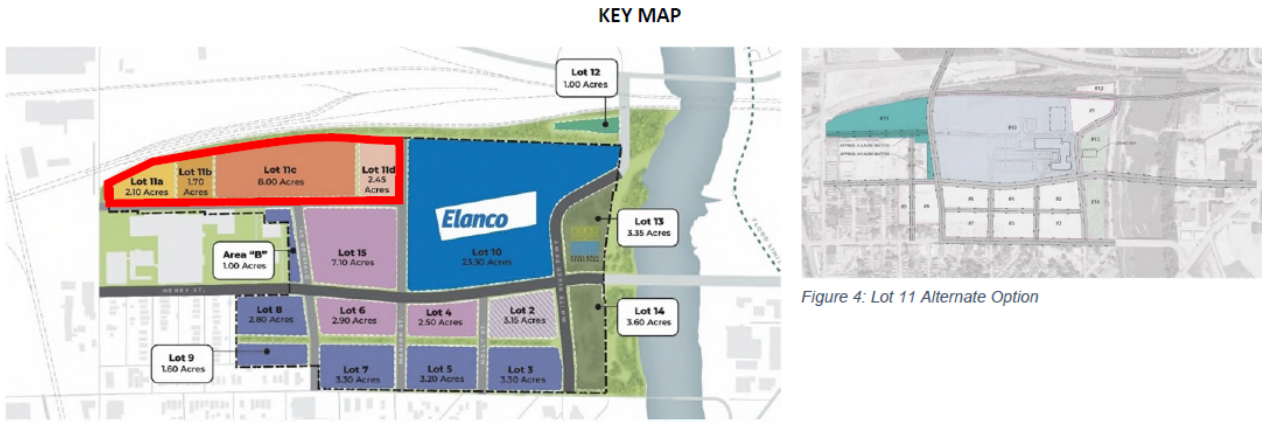
10. LOT #10 (includes Lot #1) – 430 South White River Parkway West Drive (Campus)



Figure 3: Lot 10 Alternate Option

- a) **Use and Form:** The Campus typology consists of a complex of buildings dedicated to the operations of the Elanco Animal Health Incorporated global headquarters, including office, laboratory, innovation, and collaboration buildings. The primary building form may contain a mix of single to multi-story buildings with one or more ground-floor entrances. Additional parking and surface parking shall be permitted accessory uses north and/or west of the primary structure within this lot area.
- b) **Ground Floor Frontage Type:** Office, Lobby, Courtyard, Parking.
- c) **Height:** No height standard.

11. LOT #11 – 1440 Gillette Street (Commercial/Industrial/Utility)



- a) **Use and Form:** Commercial/Industrial/Utility is the primary building form for commercial, industrial, and utility uses. Renewable Energy and Data Centers are permitted uses within this parcel. Development will be in the form of one- to three-story buildings designed specifically for such uses or structures to accommodate equipment, operations, and screening. They will be constructed adjacent to the sidewalk, with one or more ground-floor entrances where appropriate. Retail, restaurant, and commercial uses are encouraged where possible. Where ground-floor activation is not feasible or appropriate, incorporating landscaping and green infrastructure, façade treatments, glazing, decorative screening, and public art are recommended to create a pedestrian-friendly environment.
- b) **AES Substation:** Substation uses on Lot #11a shall include landscaping and either aluminum slats in the fencing or other screening deemed appropriate by the ARC.
- c) **Ground Floor Frontage Type:** Office, Lobby, Utility Structures and Screening.
- d) **Height:** One (1) to three (3) stories

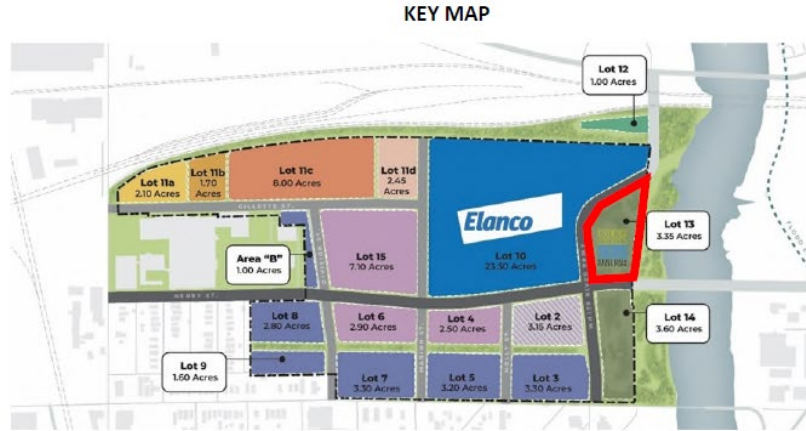
12. LOT #12 – 208 South White River Parkway West Drive (Urban Mixed-Use)

KEY MAP



- a) **Use and Form:** Urban Mixed-Use is the primary building form containing a mix of uses in a multi-story development adjacent to the sidewalk, with windows across the facade, and one or more ground-floor entrances. Preferred uses include Office, Research and Development, Retail, Restaurant, Hospitality, and Residential.
- b) **Ground Floor Frontage Type:** Storefront, Hotels (Entrances and Lobbies), Office (Entrances and Lobbies), Restaurant, Residential.
- c) **Height:** Five (5) to fifteen (15) stories.

13. LOT #13 – 445 South White River Parkway West Drive (Public Open Space)



- a) **Use and Form:** Public Open Space incorporates the expansion of White River State Park into the Levee District. Parcel #13 will serve as publicly accessible open space. This use may also include activated, public, and semi-public uses, including civic, commercial, rental, and retail uses, and surface parking accessory to White River State Park.
- b) **Ground Floor Frontage Type:** None.
- c) **Height:** No height standard.

14. LOT #14 – 555 South White River Parkway West Drive (Public Open Space)



- a) **Use and Form:** Public Open Space incorporates the expansion of White River Park into the Levee District. Parcel #14 will serve as publicly accessible open space. This use may also include activated, public, and semi-public uses, including civic, commercial, rental, and retail uses and surface parking accessory to White River State Park.
- b) **Ground Floor Frontage Type:** None.
- c) **Height:** No height standard.

15. LOT #15 – Henry and Division Street approximate (Urban Mixed-Use)



Figure 5: Lot 10 Alternate Option

- a) **Use and Form.** Urban Mixed-Use is the primary building form containing a mix of uses in multi-story buildings adjacent to the sidewalk, with windows across the facade, and one or more ground-floor entrances. Preferred uses include upper-story Educational, Research and Development, Offices, Hospitality, and Residential.
- b) **Ground Floor Frontage Type:** Storefront (Office, Restaurant, and Retail), Hotels (Entrances and Lobbies), Educational Institutions (Entrances and Lobbies), Residential.
- c) **Height:** Five (5) to fifteen (15) stories.

PROHIBITED PRIMARY OR ACCESSORY USES

The following are prohibited primary or accessory uses in the Levee District as per the Development Agreement dated November 29, 2021, as amended:

1. Gaming Venues
2. Penal Facilities (or related transitional facilities for use for individuals formerly in penal facilities)
3. Adult Entertainment Facilities
4. Controlled Substance Centers
5. Distribution Centers
6. Massage Parlors
7. Hot Tub Facilities
8. Suntan Facilities
9. Single-Family Detached Dwelling
10. Nursing Home
11. Assisted Living Facility
12. Automobile Fueling Station

VI. PUBLIC OPEN SPACE

OVERVIEW

Interconnected green spaces, plazas, mid-block crossings, and pedestrian paths comprise the Levee District's public open space elements and system. Public open spaces are sited and designed to ensure workers, residents, and visitors are always within a short walk of an open space element.

1. Open space shall comprise not less than five (5) percent of each parcel within the Levee District.
2. Any greenways or connections to existing or proposed greenways must be constructed following the Greenways Full Circle 2014-2024 Master Plan or succeeding updates to the Master Plan. Preference shall be given to larger public open space areas that connect to the White River State Park expansion parcels and other open space and pedestrian networks.
3. Development plans that meet all Levee District landscaping and public space design requirements included in Declarations and Covenants.
4. Plazas, public art, outdoor gathering spaces, stormwater management, and green design best practices should be incorporated into new development where appropriate and feasible. Further requirements shall be enforced through the Regional Center Design Guidelines, as amended and further standards for this district included in Declarations and Covenants.



Photos of southern portion of subject site from White River Parkway, West Drive, looking west



Photos of Elanco campus buildings, under construction



Photo of remaining section of former GM Stamping Plant structure



Approximate area of proposed re-routed section of White River Parkway, West Drive