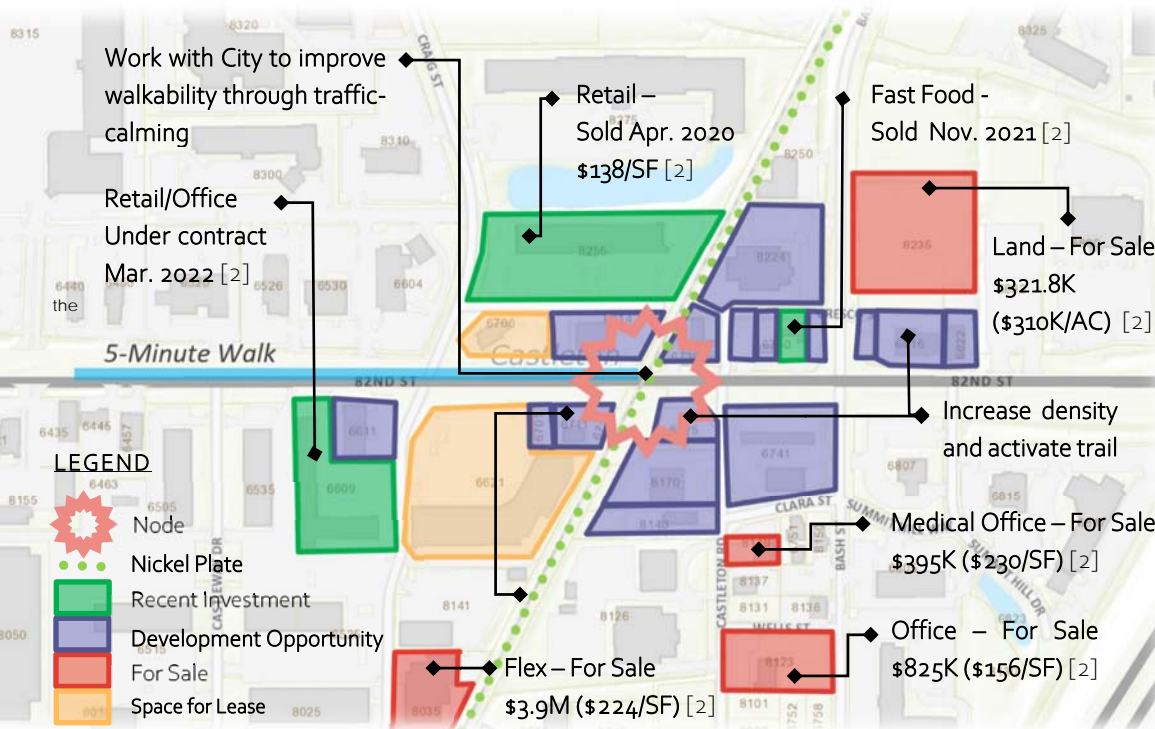


NICKEL PLATE TRAIL INDY



TRAILHEAD LOCATIONS

62ND STREET | 71ST STREET | **82ND STREET**



Castleton Trailhead

NEAR 82ND ST & BASH RD

ABOUT THE AREA

The area around the Castleton Trailhead is widely considered a regional destination due to its proximity to Castleton Square Mall. Auto-oriented in nature, strip centers run along 82nd Street and include a mix of restaurants, grocery and service retail. There are also hotels and multi-family nearby, with offices and larger commercial property that sit behind them.

MARKET POTENTIAL (2-MILE)

- Average Daily Traffic Volume of 46,000 vehicles along 82nd Street [3]
- \$825M Retail and Restaurant Industry [3]
- Established Regional Destination; ~50% of revenue comes from outside of trade area of 15 miles [3]
- 6.3M SF of retail including Castleton Square Mall [3]
- Daytime population of up to 61K [1]

Community Profile [1]	1-Mile	1.5-Mile	2-Mile	Marion County
Avg. HH Income	\$53,237	\$71,814	\$80,247	\$70,501
High School or Assoc. Degree	58.30%	47.7%	42.9%	55.8%
Bachelor's Degree or Greater	37.1%	49.5%	54.6%	31.7%
HH W/ Children (2010 Census)	21.1%	21.8%	21.4%	32.3%
Owner Occupied Housing	12.5%	36.8%	41.4%	46.1%
Median Age	33.1	36.6	36.4	36.1
'21-'26 Annual Pop. Rate	0.34%	0.23%	0.34%	0.54%
Average Home Value	\$233,929	\$262,171	\$262,530	\$219,979

Key Market Indicators [2]	1-Mile	1.5-Mile	2-Mile
Cap Rate	8.3%	8.1%	8.1%
Market Sale Price PSF	\$132	\$129	\$135
Market Rent PSF	\$19.65	\$19.22	\$19.48
Vacancy (%)	9.7%	8.5%	9.1%
12 Month Net Absorption (SF)	-228K	-193K	-119K
5 Year Deliveries (SF)	76.6K	92.3K	116.7K

[1] Source: ESRI Community Profile & Retail MarketPlace reports pulled March 2022.
 [2] Source: CoStar Analytics pulled March 2022. Includes Office and Retail uses only.
 [3] Source: Castleton Strategic Revitalization Plan 2020.

CASTLETON TRAILHEAD

The proposed theme for the Castleton Trailhead area is a master-planned mixed-use community with retail, multi-family, office, apartments, entertainment, and hotels. The area should be complementary to a regional destination; walkable but still auto-accomodating, with large-scale, medium density (4+ stories) development. Housing density and hotels will drive additional market investment. Easy and safe access to the trail is key to improving walkability and the activation of trailside retail.

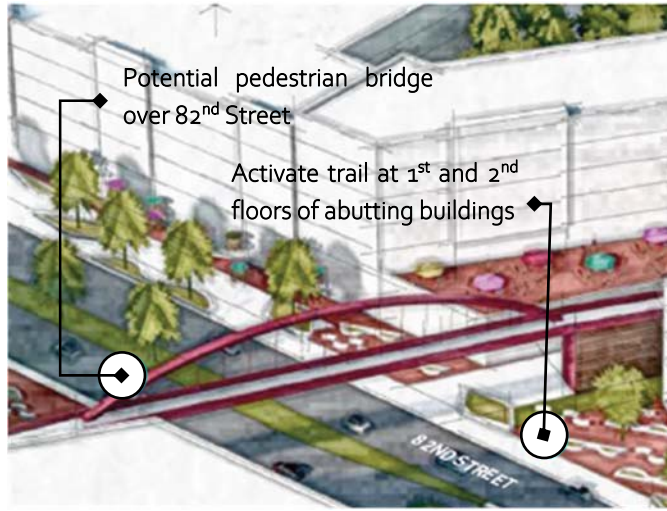


Image (above) courtesy Castleton Strategic Revitalization Plan 2020
[4] Source: Marion County Land Use Plan 2019

The proposal to the left calls for the creation of a live-work-play themed development at the 82nd Street trailhead that will serve as a destination for those across the Indy region. The plan includes improved connectivity and walkability, activation of public spaces (including the trail), and increased density with a mix of uses. To read the full plan, please visit:

www.mycastleton.com

NEXT STEPS

- Engage developers/investors to discuss vision for community
- Define character surrounding the trailhead through an urban design study and the creation of a master plan
- Consider expansion of new TIF for Castleton area
- Advocate for pedestrian-friendly treatments along 82nd Street and parking that creates easy access to the trail

REGIONAL COMMERCIAL

The Castleton Trailhead area is considered to be Regional Commercial. It is characterized as providing general commercial and office uses that serve much of the nearby region. These are destination centers that often include shopping malls, strip centers, department stores, chain groceries, home improvement stores, and other large free-standing buildings. These centers will be automobile-oriented but pedestrian friendly. [4]

STAKEHOLDERS WOULD LIKE TO SEE:

BUSINESSES

- Food (restaurant, café, ice cream, brewpub), including gocery
- Local and upscale businesses
- Regional destination
- Shopping, hotels and entertainment

AMENITIES

- Sidewalk improvements along 82nd St.
- Commuting support (bike repair station on trail)
- Parking near trail for easy access

HOUSING

- Medium-density housing
- 4+ stories
- Mixed-use

CHARACTER

- Improved utilization of historic rail station
- Well-designed landscaping

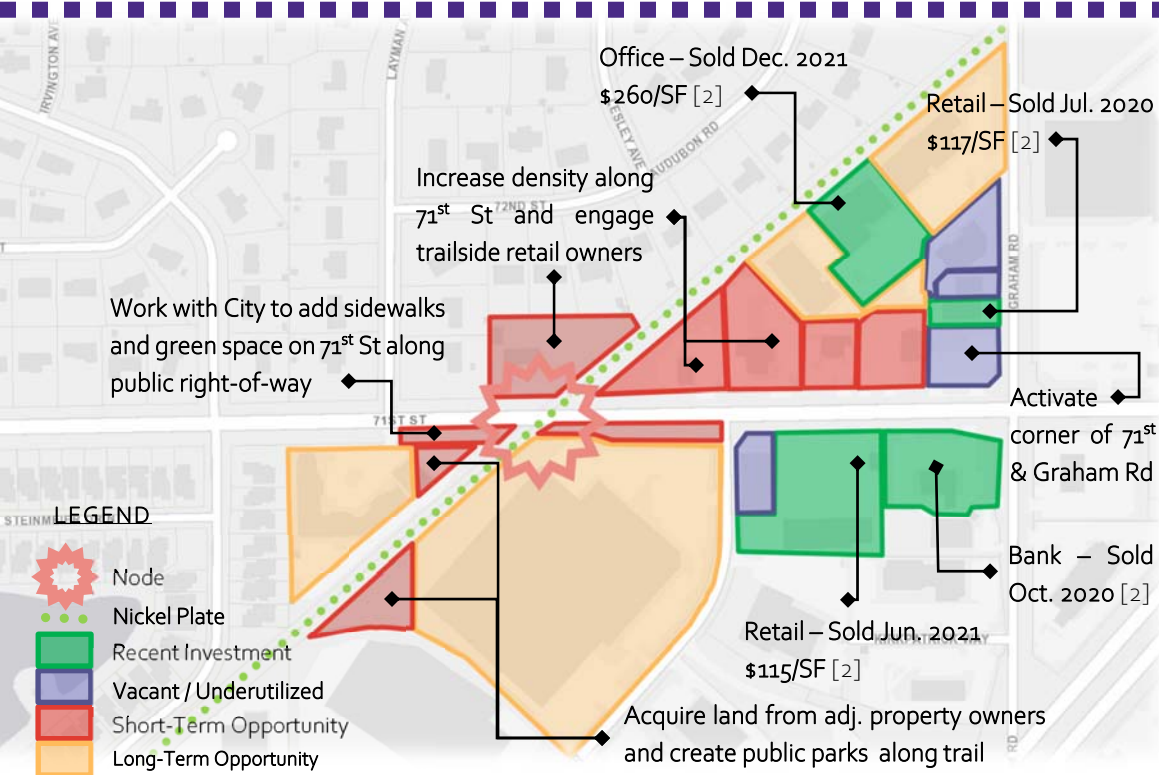


NICKEL PLATE TRAIL INDY



TRAILHEAD LOCATIONS

62ND STREET | 71ST STREET | 82ND STREET



Binford Village

71ST ST & GRAHAM RD TRAILHEAD

ABOUT THE AREA

Commercial uses in the area around Binford Village consist of a mix of stand-alone restaurants, grocery and other service retail and some industrial uses. Commercial strips running along Binford and 71st Street are surrounded by a mix of single-family homes on large lots with pockets of denser single- and multi-family neighborhoods.

MARKET POTENTIAL (1-MILE)

- Avg. Daily Traffic Volume of 42,000 vehicles along Binford Boulevard [1]
- \$66M of unmet retail demand (includes grocery, general merchandise and clothing stores) [1]
- Above avg. consumer spending by household in 2021 (>20% higher than national avg.; >40% higher than Marion County avg.) [1]
- Median disposable income 40% higher than Marion County avg. [1]

Community Profile [1]	1-Mile	1.5-Mile	2-Mile	Marion County
Avg. HH Income	\$113,599	\$110,779	\$96,281	\$70,501
High School or Assoc. Degree	39.80%	40.5%	41.2%	55.8%
Bachelor's Degree or Greater	58.4%	57.6%	56.1%	31.7%
HH W/ Children (2010 Census)	31.8%	30.9%	26.8%	32.3%
Owner Occupied Housing	62.4%	58.0%	45.2%	46.1%
Median Age	41.2	40.8	38.4	36.1
'21-'26 Annual Pop. Rate	0.06%	0.10%	0.12%	0.54%
Average Home Value	\$308,860	\$316,322	\$310,173	\$219,979

Key Market Indicators [2]	1-Mile	1.5-Mile	2-Mile	Nora
Cap Rate	8.0%	8.4%	8.1%	8.3%
Market Sale Price PSF	\$136	\$129	\$132	\$127
Market Rent PSF	\$17.30	\$18.32	\$19.31	\$19.90
Vacancy (%)	4.1%	9.5%	10.4%	8.6%
12 Month Net Absorption (SF)	-27.2K	-22.9K	-123K	-54.3K
5 Year Deliveries (SF)	0	5.8K	29.4K	52.3K

[1] Source: ESRI Community Profile & Retail MarketPlace reports pulled March 2022.
 [2] Source: CoStar Analytics pulled March 2022. Includes Office and Retail uses only.
 [3] Binford Village Study 2010.

BINFORD VILLAGE

The proposed theme for Binford Village is a master-planned walkable mixed-use neighborhood and retail center with connection to the trail. The area east of Graham Road along Binford is well-suited to maintain its commuter retail character, while the area to the west along the Nickel Plate is appropriate for redevelopment as neighborhood serving retail with medium density residential housing. This provides a buffer to the uses along Binford Boulevard and adds density to support neighborhood retail.



Left: image courtesy Binford Village Study 2010.

An existing proposal created by BRAG in 2010 calls for a master-planned community designed around the old Nickel Plate rail line at its core. Key components of the plan include improved connectivity, mixed-use development and more. To read the full plan, please visit:

www.indympo.org [3]

MISSING MIDDLE HOUSING

Missing Middle Housing helps build the density necessary to support neighborhood-serving retail while allowing the area to maintain a walkable, neighborhood scale. It's flexible application allows for a diversity of family types, sizes and income ranges, along with a diversity of design that enhances the character of a neighborhood and adds to its sense of place. For more information, please visit:

www.missingmiddlehousing.com

NEXT STEPS

- Engage developers/investors of recently purchased properties to align with community priorities
- Develop the trailhead green space at 71st St and Graham Road and create project team to spearhead design guidelines. Increase traffic-calming enhancements along 71st St & Binford Blvd
- Continue to build the "Binford Village" design and development concepts and find opportunities to increase housing density

STAKEHOLDERS WOULD LIKE TO SEE:

BUSINESSES

- Food establishments w/ outdoor seating
- Fresh produce
- Bike shops
- Neighborhood-focused retail
- Trailside retail

AMENITIES

- Traffic calming
- Walkability
- Bike racks
- Ongoing trail maintenance
- Pedestrian-focused amenities along trail

HOUSING

- Med-density housing
- Neighborhood scale
- 3 stories
- Mixed-use
- Diversity of housing types and designs

CHARACTER

- Village feel
- Safe for kids
- Neighborly / Social
- Well-connected street network & parking

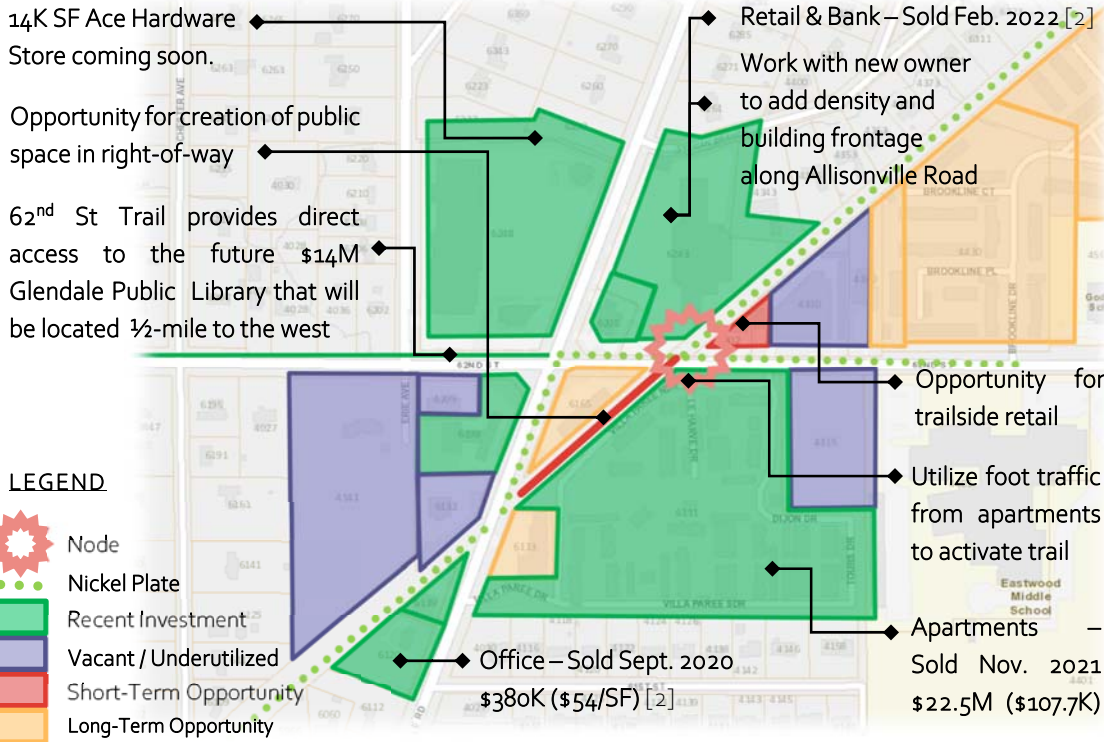


NICKEL PLATE TRAIL INDY



TRAILHEAD LOCATIONS

62ND STREET | 71ST STREET | 82ND STREET



AllisonVillage

62ND ST & ALLISONVILLE TRAILHEAD

ABOUT THE AREA

Commercial uses in the area consist of a mix of neighborhood and commuter retail including banks, convenience stores and personal services. All corners are auto-oriented with retail set back from the street and parking in front of buildings. The retail strips are all surrounded by a mix of multi-family communities and single-family homes on large lots.

MARKET POTENTIAL (1-MILE)

- Avg. Daily Traffic Volume of 20,000 vehicles along Allisonville Road [1]
- \$37.8M of unmet retail demand (includes demand for grocery, specialty food, health & personal care, shoe and clothing stores; building materials, garden equipment & supply, home furnishings, book and used merchandise stores) [1]
- Positive 12 month net absorption (1.5- & 2-mile) and low vacancy [2]

Community Profile [1]	1-Mile	1.5-Mile	2-Mile	Marion County
Avg. HH Income	\$90,758	\$91,711	\$94,551	\$70,501
High School or Assoc. Degree	39.9%	39.8%	38.0%	55.8%
Bachelor's Degree or Greater	77.0%	56.7%	58.3%	31.7%
HH W/ Children (2010 Census)	27.7%	27.3%	25.1%	32.3%
Owner Occupied Housing	47.9%	51.7%	56.1%	46.1%
Median Age	38.0	39.0	40.7	36.1
'21-'26 Annual Pop. Rate	0.12%	0.12%	0.09%	0.54%
Average Home Value	\$257,905	\$273,934	\$268,565	\$219,979

Key Market Indicators [2]	1-Mile	1.5-Mile	2-Mile	Broad Ripple
Cap Rate	8.4%	8.3%	8.1%	7.9%
Market Sale Price PSF	\$117	\$122	\$129	\$176
Market Rent PSF	\$15.57	\$18.13	\$18.03	\$20.02
Vacancy (%)	3.1%	3.5%	3.2%	3.0%
12 Month Net Absorption (SF)	-3K	32.4K	47.2K	41.6K
5 Year Deliveries (SF)	0	4.8K	4.8K	37.6K

[1] Source: ESRI Community Profile & Retail MarketPlace reports pulled March 2022.
 [2] Source: CoStar Analytics pulled March 2022. Includes Office and Retail uses only.
 [3] Source: Marion County Land Use Plan 2019

ALLISONVILLAGE

The proposed theme for AllisonVillage is a neighborhood village connecting retail opportunities with the surrounding community and the Nickel Plate trail. The intersection of 62nd St and Allisonville Rd is auto-focused, however the surrounding community includes a school, library, apartments and single-family homes. This current mix of uses creates an opportunity for more spaces and activities that encourage engagement and recreation, while also accomodating shopping for a variety of basic needs.



Image: Reimagining the Civic Commons

VILLAGE MIXED-USE

Areas characterized as Village Mixed-use focus on maintaining a walkable, pedestrian scale through the creation of neighborhood centers. There is usually a mix of low-medium density housing types, often in walking distance to neighborhood retail, public facilities, small pocket parks, and other public gathering spaces. Street lighting, sidewalks, and street-facing storefronts give these areas a "town center" charm. [3]

NEXT STEPS

- Collaborate with commercial property owners on retail mix and façade improvements
- Define area with wayfinding signage near trail and at intersection
- Use the large parking lots for community engagement activities
- Engage with homeowners, multi-family communities and schools along 62nd Street to interact with the trail and local retail

STAKEHOLDERS WOULD LIKE TO SEE:

BUSINESSES

- Wide range of small businesses
- Sidewalk cafés
- Serve adjacent neighborhoods
- Entrances & large windows facing street

AMENITIES

- Pocket Parks/public gathering spaces
- Public facilities such as Library
- Street lighting, landscaping,
- Sidewalk furniture

HOUSING

- Wide range of housing types
- 1-4 stories high
- Medium density Housing

CHARACTER

- Compact & walkable
- Parking at the rear of buildings
- Pedestrian scale

