



# COMMUNITY SPACE

2021 IPL PROJECT GREENSPACE APPLICATION



# COVER LETTER

**June 12, 2020**

St. Clair Place Neighborhood  
Association

Park Steering Committee

2236 E 10th Street, Suite B

Indianapolis, IN 46201

Dear Mr. Olson,

St. Clair Place is a growing community on the near eastside of our city. Since the Super Bowl came through, our neighborhood has been the focal point for a lot of development, mostly in the area of housing.

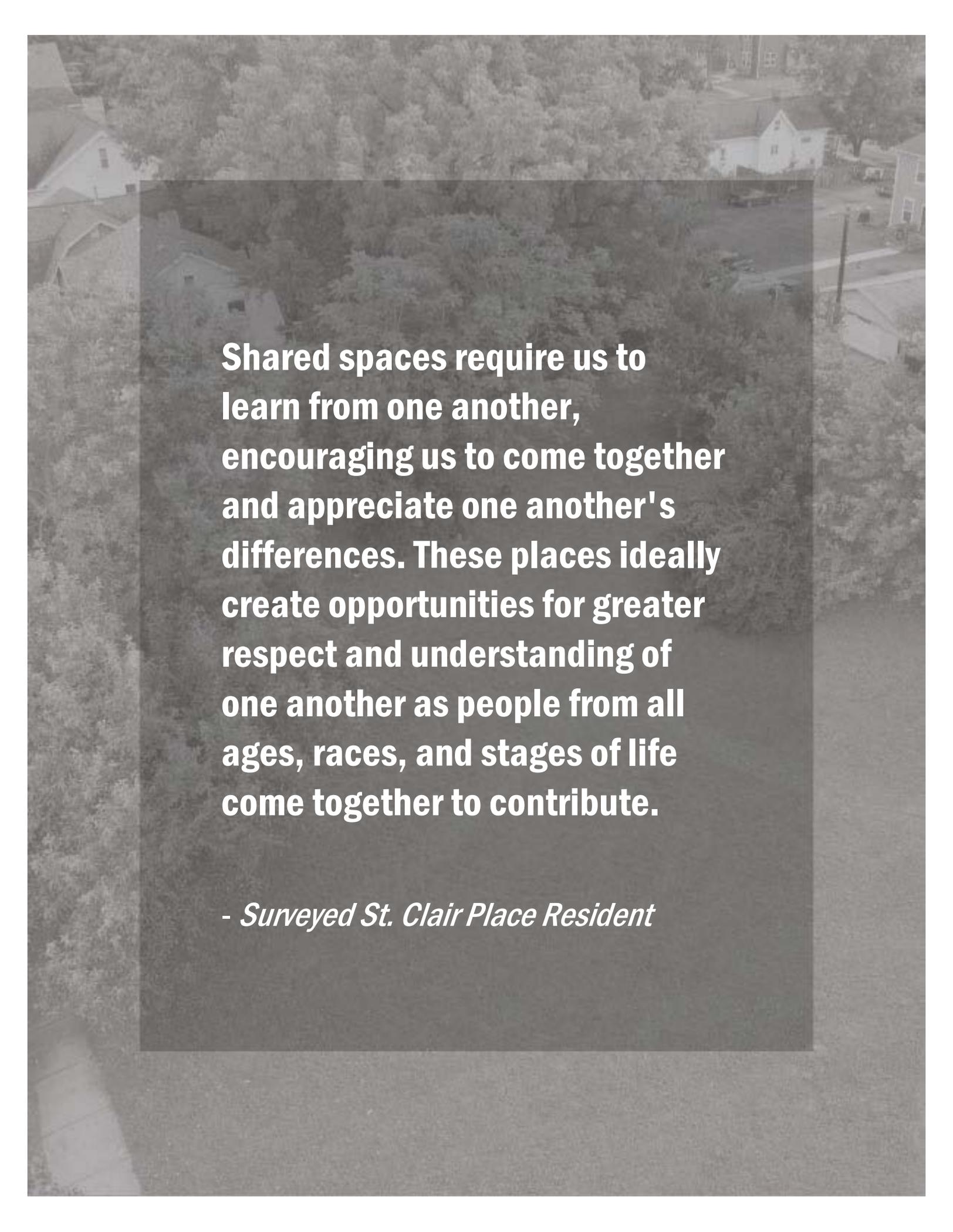
The IPL Project Greenspace grant provides an opportunity for our community to see a long-held vision that ISN'T focused on housing finally become reality.

Our project has a rich history of neighbor involvement, from conceptual and programming input, to volunteer days at the project site. With the IPL Project Greenspace grant, we can turn three vacant lots into a space our whole community can enjoy to “meet, play, and gather” for years to come.

If you have any questions about our application, please reach out. We look forward to discussing our project with you.

Sincerely,

The SCPNA Park Steering Committee

An aerial photograph of a residential neighborhood, showing several houses with gabled roofs and large trees. The image is in grayscale and has a semi-transparent dark gray rectangular overlay in the center. The text is written in white, bold, sans-serif font within this overlay.

**Shared spaces require us to learn from one another, encouraging us to come together and appreciate one another's differences. These places ideally create opportunities for greater respect and understanding of one another as people from all ages, races, and stages of life come together to contribute.**

*- Surveyed St. Clair Place Resident*

## INFORMATION ABOUT OUR ORGANIZATION:

Group/Organization Name: St. Clair Place Neighborhood Association

Main Contact Name: Andrew Frye

Contact Address (Street, City, Zip) : 646 Jefferson Avenue, Indianapolis, IN 46201

Primary Phone: 317-603-0860 Cell Phone: \_\_\_\_\_

Email Address: [ajfrye44@gmail.com](mailto:ajfrye44@gmail.com) / [teamstclairplace@gmail.com](mailto:teamstclairplace@gmail.com)

Project Site Address: 630, 626, and 624 JEFFERSON AVE

Project sites must occur within Marion County.

### Have you ever engaged in any other Keep Indianapolis Beautiful projects?

Tree Plantings X Adopt-A-Block X Great Indy Cleanup X KIB Clubs \_\_\_\_\_

#### Other

Several Steering Committee members have engaged in other KIB projects. Andrew Frye is a former Windsor Park resident and was active in the Project Greenspace winner Fletcher Park. John and Julie Smith are new residents already active in KIB tree-planting initiatives, and Leana Kruska has been active with KIB and the neighborhood on numerous projects.

### Have you ever partnered with another organization to complete a neighborhood improvement project?

If so, please describe:

In 2017 we partnered with Williams Creeks (now part of V3) to improve and maintain the struggling rain gardens on 10th Street. This involved a rotating volunteer team to clear and clean the sections bordering St. Clair Place.

## PROJECT DESCRIPTION:

1. Describe your project. What is your vision? What are the three main goals you hope to accomplish with your space? (Active space, beautification, edibles, gateway, community gathering, etc...)

St. Clair Place has seen extensive redevelopment in the last 10 years. However, nearly all of that has been housing. Our vision for this project is to focusing on the development of an accessible community public space, centered in the heart of the neighborhood. By focusing on a cohesive concept of "Meet, Play, Gather," our master plan forms an active space out of passive, vacant lots; it beautifies the space with native plantings and natural elements that are safe; and it engages residents in a shared green space, where they can gather to create community.

For this grant, we are requesting that KIB assist in the Phase I Implementation of the park. The property is currently undeveloped, so we are requesting site cleanup including: tree removal, miscellaneous concrete and fence removal, and site grading as shown in the Site Preparation Exhibit. In addition, we are requesting installation of a water source, crushed stone pathways, a central lawn, and new shade trees as shown in the Phase I Implementation Exhibit. These improvements will provide the neighborhood with the foundation to continue to implement the park as shown in the Master Plan Exhibit.

2. Is the property where your project is to occur owned by the community or organization requesting this grant?

Yes  No

If no, what steps are currently being taken to secure permission or ownership of this land?

The property is currently owned by Near East Area Renewal (NEAR) and is being held by them with the explicit intent to transfer ownership to the St. Clair Place Neighborhood Association, which is a registered nonprofit, for the purpose of developing a community space.

3. Have you previously applied for an IPL Project GreenSpace Grant at this site?

Yes  No

In 2018 we were a finalist but ultimately not selected. We had good conversations in our on-site interview and have incorporated that feedback into this application and our goals for the space.

4. Are there other plans for construction at this site? (Building improvements, home renovations, etc...)

Yes  No \_\_\_\_\_

There is/was another vacant lot adjacent to our project site that now has a home being constructed on it, but there are no plans for building or home construction on our project site.

## VALUES:



*SCPNA setting up check-in point for a Great Indy Cleanup day.*

### **1. Placemaking:** How does your project raise the broader spirit and aesthetics of your neighborhood? What makes it an inviting place for the community?

Parks not only improve the aesthetics of a neighborhood, but also provide communal, recreational, economical and environmental benefits to the places they inhabit. When individuals are able to take ownership of these shared locations, there is a sense of pride, partnership, and community that is naturally fostered.

Our goal is that this space is one of security and belonging for each person living in our neighborhood. Individuals in St. Clair Place will be able to meet together regularly to learn from one another, share a meal, do crafts, play games, and converse comfortably. We dream it could also be a place for our neighbors to re-center and find calm in the midst of the every-day hustle and bustle.

Currently, neighbors use other vacant lots for various gatherings both large and small. There is a clear desire and need for a place to meet and gather, but because of the current condition of the project site, open, empty lots are often used. Eventually those lots will have homes or businesses built on them, further reducing the number of green and gathering spaces in the neighborhood. This project will provide a place owned and shared by all neighbors, a place people will want to visit vs. just using because there isn't anything on it yet.



*A community pumpkin patch, free for neighborhood kids each year.*

**2. Community:** A successful project brings neighbors together, can build new partnerships (commercial or individual), and serves the community. How will your project mobilize people to engage in your neighborhood?

This greenspace project builds on volunteer efforts starting in 2014-2015, which worked to negotiate the reserving of multiple vacant lots from NEAR for a community-led green space. Since that time, the project site has been used for numerous community building activities such as new neighbor cookouts and volunteer-building cleanups. These are held not only by the neighborhood association, but have inspired other neighbors to create their own uses for the space. In 2017, a resident who shares the alley with the site donated pumpkins for kids in the neighborhood who might otherwise not get a pumpkin at Halloween. This has organically grown into an annual pumpkin patch in the space, where kids can get a free pumpkin to take home or decorate right there.

There has been considerable community involvement in the planning of this project. In 2017 SCPNA engaged with the Ball State College of Architecture and Planning to partner with a grad student. They helped lead community meetings and activities over the next year to help develop an initial programming design. Since then, the development of this space has neighbors excited and engaged. New neighbors ask what the plans are for the site, and are excited to help once they learn. Long-term residents have big dreams for what the space can become over the years. Neighbors from all walks of life continue to attend community planning sessions and volunteer days.



*Current site conditions, and initial invasive removal*

**3. Environment:** A successful project will have impact on several or all of these elements: air, soil, water, invasive removal, erosion control, storm water management, native and functional plants, birds and wildlife. Please explain how your project would impact any or all of these and how?

The implementation of this project will have a positive impact on the environment. The current site is riddled with invasive trees and brush. The remnants of decades-old demolitions have created holes that not only make it unsafe to walk through but prevent proper stormwater drainage.

Environmental impacts start with the overall site cleanup and the removal of invasive tree species including the mulberry trees and tree of heaven. The site is also not graded properly, and has remnants of the previous housing. By removing the old paving and fencing, grading the site properly, and adding planting soil, it will increase the pervious area to allow the stormwater to be handled on-site through percolation. The perimeter of the site is planned to be native plants that will attract birds and wildlife, as well as aid stormwater management and reduce the need of potable water for watering plants. The installation of shade trees and native plantings will improve air quality through capturing carbon and releasing oxygen.

Additionally, materials from this can be recycled into the project, such as the trunks of the invasive trees into log steppers, tree cookies, and balance beams for nature based play.



*An example image provided by a neighbor as part of master plan input.*

**4. Public Art:** Your project may have a specific art idea which could include a mural, sculpture, landscape or the act of making art. If your project has the potential for art please attach any vision or designs that you may have.

While the Master Plan includes a community mural along bordering fences, the Phase I Implementation, which is the project this application is for, does not include art.

The goal is to have a local artist help the community design and layout the mural. Then the community will be responsible for implementing the mural. There will also be other opportunities to engage local artists and the neighborhood for public art in the space in the future. We have already had discussions with Indy Arts Council on securing a neighborhood artist for such projects.



*Neighbors meeting neighbors, and discussing their dreams for the site.*

**5. Lasting Value:** A successful project with lasting value is compelling and lends itself to ongoing engagement. It will have long-term use with significant impact for the public. Please explain how your project will achieve this.

Our green space project will immediately activate three vacant lots and provide lasting value to the community. It will provide a community sense of ownership and engage neighbors to not only use the space but grow it into whatever they need it to be.

This project provides a foundation for long-term development, but even at the basic level provides something of immediate and lasting value. The cultivation of this greenspace amid an urban residential area will provide something distinctive and beautiful for all neighbors to take pride in and contribute to over the years. Something that stands out among all the dense housing development and provides a space unique to our community because it was created by our community.

In the long-term, neighbors will continue to implement their dreams into the space. Neighbors that have lived in our area for decades have already expressed interest in sharing their expertise in gardening, tutoring, or somehow giving back to the community in order to see it thrive. This space would be a wonderful location for that to happen.

**6. Maintenance:** A successful project should include detailed plans for plant life survival, hardscape remaining in good condition, and a maintenance plan that matches the capabilities of the applicant. Please be specific in answering the following questions:

- Is your group currently, or has it ever been responsible for the maintenance (consistent watering, weeding, litter pickup, hardscape maintenance, etc...) of this or any other greenspace? If YES, please explain

Yes. The Steering Committee and SCPNA hold regular cleanup days at this space, maintaining the current condition or improving it as our budget allows. This includes regular weeding and litter pickup, as well as more labor-intensive days where brush and heavy trash is removed.

Additionally, SCPNA previously participated in a community maintenance program for the rain gardens on 10<sup>th</sup> Street, lead by Williams Creek.

- Please explain in detail how your group plans to maintain your proposed project:

In conjunction with KIB training and recommendations, The Steering Committee and SCPNA will designate reliable individuals to be responsible for various aspects of site maintenance. The Steering Committee will complete the maintenance plan, and will execute the MOU and Reporting in concert with the SCPNA.

**Site Inspections (Daily/Weekly):** All Steering Committee members live in close proximity to the project site and will be responsible for frequent oversight of site conditions.

**Volunteer Pitch Ins (Monthly):** We will continue to hold regular cleanup and improvement days with engaged neighbors and as a way to engage new neighbors. This will drive not only continued maintenance but increased interest in the space.

**Dedicated Work Days (As needed):** For specific community project days, the proper tools and workforce will be secured. This could be a large-scale maintenance project or community driven project day. In the past, we have utilized various organizations seeking to provide volunteer groups to aid our work, and will do so again for days requiring these larger initiatives.

- How will water be accessed for your site?

In the short term, water will be accessed via a Steering Committee member's home adjacent to the project site.

For this phase of the project, we are requesting water access based on the previous housing infrastructure. Once this is setup, there is a dedicated fund to pay for the ongoing water utility access.

## BUILDING ON SUCCESS:

1. IPL Project GreenSpace is a partnership. Your group should be able to provide resources for the success of your project.

- Please list what current or potential partnerships you plan to engage in this project.

**The following organizations have committed to partnering with us:**

Near East Area Renewal, John Boner Neighborhood Centers, Thomas Gregg Neighborhood School, Mayfair Taproom, Indy Arts Council, East 10<sup>th</sup> UMC, Woodruff Place Civic Association.

**The following organizations have expressed interest in or are planned to engage for partnering:**

Heath Outdoor/True North Landscaping, Westminster Neighborhood Services, Indy Eleven Professional Soccer, every local realtor team selling homes in our neighborhood, Teacher's Treasures, all companies that the Steering Committee members work for (Shrewsberry & Associates, Genesys, etc.).

- Please explain how you have worked with any partners to achieve success?

We have been successfully working with Near East Area Renewal for the last decade to improve the quality of life for St. Clair Place beyond just developing homes.

We have worked with the John Boner Neighborhood Centers on a large variety of initiatives in and outside our neighborhood with wrap-around services and projects for their tenants.

We have partnered with local youth organizations to provide volunteer work at the project site accompanied with instructional / Q&A time to discuss what it means to build community and how to work on projects such as ours.

- You will be expected to provide volunteers to help create you project. How will you recruit volunteers to assist in your project?

Again, from engaged neighbors to organizations we have existing relationships with, we will continue to provide the necessary volunteer base for the project.

2. Do you have additional sources for the funding of your project? Please explain:

At this time, no additional funding is secured for the project outside of the general SCPNA budget. There is room in the budget to increase allocations.

**3. KIB is only able to support a small percentage of total applications received. What other compelling aspects of your project set it apart from others?**

Our project has the benefit of years of initial planning and community input/buy-in. We have a master plan that is shovel ready. Additionally, two of our Steering Committee members are registered landscape architects, able to continue assisting with design, implementation, maintenance and training.

We have the proven history of commitment to the project site and its development within our means. For years we have, without regard to securing this support from KIB, continued to improve and maintain the site for neighborhood use as a community space. Our Steering Committee also has two former SCPNA presidents, providing stability to the team and the project.

We have the necessary partnerships. From local CDCs to businesses, we have the support to develop the space into the dream that our community has envisioned and maintain it well into the future.

**4. Please describe the expectations you have of your partnership with KIB.**

Our expectations of KIB for this partnership are exactly the purpose of this grant. We need your expertise, connections, and resources to take our project from vision and planning to reality. As a small neighborhood organization, KIB's experience in these projects is invaluable and your resources to achieve hardscaping, landscaping, plant materials, project management, and overall guidance is beyond our small organization's capacity.

Specifically, we are asking KIB to assist with our Phase 1 Implementation to remediate the site by removing invasive trees and brush, remove housing remnants, and proper grading. Additionally for the beautification of the new site through a hardscape path and adding the proper trees and native plantings.

After the project is complete, KIB's help in maintaining a dedicated maintenance program based on final design elements and recommendations will allow us to continue to grow our volunteer base and secure it year over regardless of any individual neighbor turnover.

**PLEASE READ THE FOLLOWING AND SIGN.**

This page must be completed in its entirety in order for the application to be valid. Please sign then fax, or scan and email the application to us. Signing this document indicates that you have carefully read the information provided about the IPL Project GreenSpace program. Upon submission of this application, the steering committee (must be a minimum of 5 people) is agreeing that if they receive this grant assistance, they pledge to be good stewards of the resources received not only by working cooperatively with the KIB staff to complete the project to the best of their ability, but also through their commitment to the long-term care of the completed project. Some applicants may be required to obtain a soil test from their project location depending upon the intended use for the space. KIB will indicate the need for soil testing during the in-person interview process which takes place in July and August.

**GROUP OR ORGANIZATION NAME: St. Clair Place Neighborhood Organization**

**STEERING COMMITTEE MEMBERS:**

Chairperson Printed Name: Andrew Frye

Chairperson Signature: \_\_\_\_\_ Date: 06/12/2020

Teammate #1 Printed Name: Leana Kruska

Teammate #1 Signature: \_\_\_\_\_ Date: 06/12/2020

Teammate #2 Printed Name: Julie Smith

Teammate #2 Signature: \_\_\_\_\_ Date: 06/12/2020

Teammate #3 Printed Name: Jon Smith

Teammate #3 Signature: \_\_\_\_\_ Date: 06/12/2020

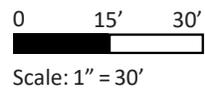
Teammate #4 Printed Name: Laura Abdon

Teammate #4 Signature: \_\_\_\_\_ Date: 06/12/2020



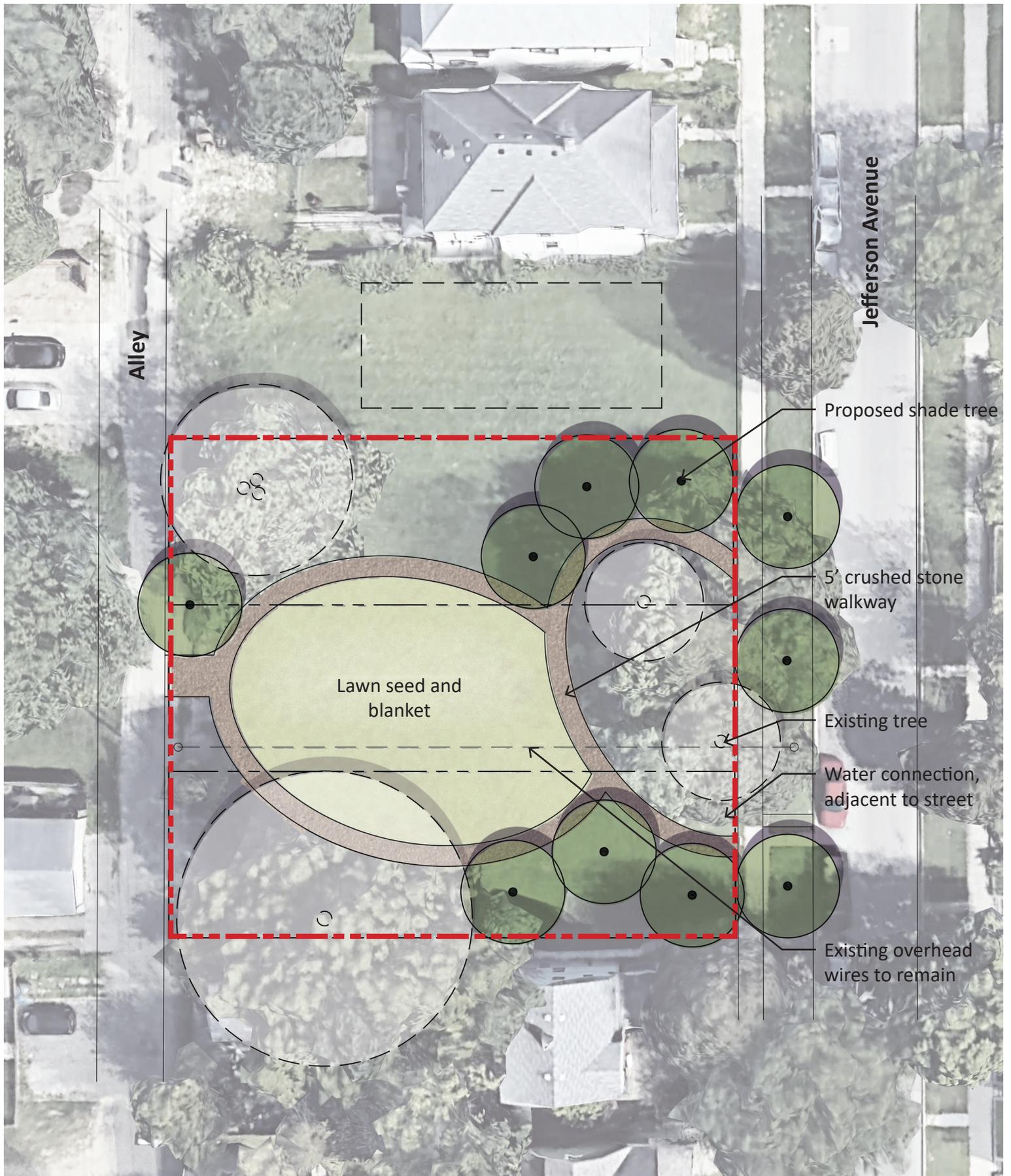
# Site Preparation Plan

St Clair Place Park - 630, 626, 624 Jefferson Avenue



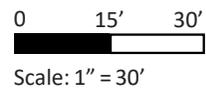
June 10, 2020





# Phase I Implementation Plan

St Clair Place Park - 630, 626, 624 Jefferson Avenue



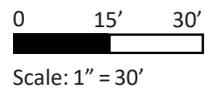
June 10, 2020





# Master Plan

St Clair Place Park - 630, 626, 624 Jefferson Avenue



June 10, 2020

