



REQUEST FOR INFORMATION

TWIN AIRE SHOPPING PLAZA AND DRIVE-IN SITE

RFI-13DMD-2022-1

September 23, 2022

RFI RELEASED

November 11, 2022

RESPONSES DUE



CONTENTS

01. General Info + Background
02. Project Scope
03. Statement of Need
04. Info Requested
05. Questions Due By Date
06. Facility Tour/Site Walk Date
07. No Contract, Costs + Expenses
08. Public Records Act
09. Exhibits

PROPERTY

2901 Southeastern Ave

Indianapolis, Indiana 46203

Parcel # 1096188

Commonly referred to as the “Twin Aire Shopping Plaza”

AND

2650 E Pleasant Run Parkway North Dr

Indianapolis, Indiana 46203

Parcel # 1042599

Commonly referred to as the “Twin Aire Drive-In” Site

CONTACT

Ike McCoy

Principal Program Manager,

Department of Metropolitan Development

ike.mccoy@indy.gov | 317.601.7750



NOTICE is hereby given by the Department of Metropolitan Development (DMD), that responses to the Request for Information (RFI) regarding the Redevelopment of the Twin Aire Shopping Plaza and Drive-In Site are due by **5pm, November 11th, 2022.**



01. GENERAL INFORMATION

The City of Indianapolis (City) through its Department of Metropolitan Development (DMD), and in partnership with the Health and Hospital Corporation (HHC), is issuing this RFI to inform potential development of the sites described above (Sites). Submissions may be used to inform a future City of Indianapolis disposition or Request for Proposal. The City is issuing this RFI to discover the interests and ideas of the community with respect to future development of the Sites.

Project Background

In 2018, the City of Indianapolis broke ground on the Community Justice Campus which will bring together community partners dedicated to a modern, holistic, data-driven approach to the Indianapolis justice system. The campus features the Assessment and Intervention Center, a mental health and addiction treatment center addressing critical root causes of detention and recidivism, an Adult Detention Center, the Marion County Sheriff's Office, and the Marion County Courthouse. The campus will soon become the home of the Marion County Public Defender Agency, the Marion County Coroner's Office, Marion County Superior Court Judge's Offices, and the Marion County Forensics Agency. This nearly \$1 billion investment in critical City-County government infrastructure will bring nearly 2,000 + full time jobs to the Twin Aire Neighborhood, along with thousands of visitors to the campus daily.

The Twin Aire Shopping Center (currently under the ownership of HHC) and Twin Aire Drive-In Site (currently under the ownership of DMD) represent an enormous opportunity for a cohesive redevelopment to meet increased demand for services complementary to the Community Justice Campus, public sector employees, visitors to the campus, and existing area residents. Twin Aire and its adjacent neighborhoods represent one of the most racially, culturally, and economically diverse regions in the City of Indianapolis. Any redevelopment of the site should be inclusive, address needs of current residents, and create opportunities for local business owners and entrepreneurs, while also bringing new investment into the community.

Redevelopment of the Sites is intended to provide space for community non-profit service providers, jobs skills training, and new housing opportunities in keeping with the theme of community informed, holistic criminal justice reform.

02. PROJECT SCOPE

The Twin Aire Shopping Plaza: The Property is an approximately 12.66 acres commercial lot located on the southwestern corner of East Pleasant Run Parkway North Drive and Southeastern Avenue, located at 2901 Southeastern Avenue, Indianapolis, Marion County, Indiana 46203, (local Parcel #1096188; State Parcel #49-10-08-146-009.000-101). The Site is occupied with the following as per the Marion County Property Record:

- One (1) building of approximately 66,444-square feet (built in 1953), which includes 1,494-square feet utilized for utility/storage, 5,600-square feet by First Bank, and 59,350-square feet for general purpose.
- One (1) building of approximately 6,600-square feet (built in 1963) utilized for general purpose.
- One (1) building of approximately 1,344-square feet (built in 1965), which includes 672-square feet utilized for utility/storage and 672-square feet for general purpose.
- One (1) building of approximately 35,170-square feet (built in 1983) utilized by the Supermarket (currently Kroger Supermarket).
- Asphalt pavement of approximately 510-square feet (built in 1953).
- Asphalt pavement of approximately 175,000-square feet (built in 1961).
- Asphalt pavement of approximately 8,050-square feet (built in 1965).

See Exhibit 1 for more information.

The Twin Aire Drive-In: (local Parcel #1042599; State Parcel #49-10-08-146-001.000-101) The Property is an approximately 28.69-acre lot with no improvements. First developed in the 1940’s for residential use, and in the 1950’s as a drive-in theater until 1997. The current is vacant land with no structures. Relatively flat with down-gradient slope towards the south. The United States Department of Agriculture web soil survey for Marion County indicates 94.6% Udorthents, cut and filled, 1.2% Urban land-Crosby-Treaty complex, fine loamy subsoil, with 0-2% slopes, and 4.2% Urban land-Miami complex, 0-6% slopes. The Miami series has a parent material of silt loam and well drained.

See Exhibit 2 for more information.

Firms are encouraged to provide a vision for the site as a whole or propose a creative use for a specific section of either the Twin Aire Shopping Plaza or Drive-In Site.

03. STATEMENT OF NEED

DMD, in partnership with HHC, is seeking information on interest-level and options/possibilities for redevelopment of Sites with an emphasis on:

- Residential uses with a mixture of market rate and affordable options.
- Commercial mixed use and retail with an emphasis on preservation and expansion of food access, dining options, and complementary uses to the Community Justice Campus.
- Affordable lease space for government, non-profit community-based health, career development, and/or community resource organizations.

04. INFORMATION REQUESTED

The City of Indianapolis’s Department of Metropolitan Development, in partnership with the Health and Hospital Corporation, wants to learn the following:

1. What types of redevelopment can these Sites support?
2. How could the Sites be reconfigured in order to maximize density while also ensuring connectivity and integration with the existing neighborhood?
3. How could market-rate development support space for government, non-profit, and community service organizations?
4. How can new development meet community priorities*?

***See Exhibit #4**

Respondents are encouraged to consider the following questions and to add considerations, information, or comments not covered by this list.

- Would your team be able to take on redevelopment of both sites or would you focus on a project on one of the Sites or a specific portion of a site? If only focusing on a portion, which portion(s) of the Sites would be best suited for your project?
- What are the biggest hurdles for redevelopment of the Sites?
- How would your project complement the Community Justice Campus?
- How would your project complement the existing neighborhood?
- How best could a public gathering space be incorporated into the overall development?

Additionally, please provide the following as part of your response:

1. Basic Information

- a. Legal name of entity/developer
- b. Name of entity if doing business under other company name
- c. Headquarters address
- d. Other office locations
- e. Contact name, email address and phone number
- f. Website address
- g. Number of years in business
- h. Number of employees (total, by location, and by role)
- i. Relevant firm experience
- j. Utilization of or status as MBE/WBE/DOBE2

2. Project References

The Respondent should include a list of any relevant projects they have worked on or have had experience developing.

05. QUESTIONS AND RESPONSES DUE

Questions regarding the RFI are due by 5pm Tuesday, October 11th. Email questions to ike.mccoy@indy.gov. Written responses will be provided by 5pm Friday, October 21st.

06. FACILITY TOURS/SITE WALK DATE TIME

A facility site walk of both Sites will take place 10am Tuesday, October 4th. Confirm your attendance by Monday, October 3rd by emailing ike.mccoy@indy.gov. The Site walk will begin in the parking lot directly South of Chase Bank in the Twin Aire Shopping Plaza.

07. NO CONTRACT; COSTS AND EXPENSES; ADDITIONAL INFORMATION

By responding to this RFI with a written submission or otherwise participating in the process as outlined by this RFI, each submitting party expressly agrees that no contract of any kind is guaranteed under or may arise from this RFI and that no legal obligations as between any one or more proponents and the City may arise.

DMD reserves the right to request additional information from applicants, reject any and all submittals, waive any irregularities in the submittal requirements, or cancel, suspend or amend the provisions of this RFI at any time.

Each respondent is solely responsible for its own costs and expenses in preparing and submitting a response to this RFI and participating in the RFI process, including any provision of any additional information or attendance at meetings or interviews.

The City shall have no monetary obligation to any respondent to this RFI. The City will make information available to respondents via its website at <https://www.indy.gov/workflow/find-bid-opportunities>.

08. OWNERSHIP OF SUBMISSIONS AND PUBLIC RECORDS ACT

The City will be entitled to retain all submissions received in response to this RFI without pay or compensation. Submitting parties are advised that the City is subject to the Indiana Access to Public Records Act, and that any documents or other records provided to the City may, by law, be subject to disclosure.

Any material respondent considers confidential should be marked as such. However, the final determination on the confidentiality of the material shall be determined by the City under the Indiana Public Access Laws.

09. EXHIBITS

Exhibits for the RFI:

- Exhibit #1: Twin Aire Shopping Plaza Maps & Property and Legal Descriptions
- Exhibit #2: Twin Aire Drive-In Site Maps & Property and Legal Descriptions
- Exhibit #3: Community Information
- Exhibit #4: City/Neighborhood Plans and Community Priorities
- Exhibit #5: Environmental Phase 1 and 2 documentation
- Exhibit #6: Current Leasing Information

EXHIBIT #1: TWIN AIRE SHOPPING PLAZA MAPS AND PROPERTY + LEGAL DESCRIPTIONS

PROPERTY DESCRIPTION:

Use:	Strip / Shopping Center
Tenancy:	Mixture of Occupied and Vacant
Number of Buildings:	2
Number of Stories:	Single Story
Year Built:	1962
Total Building Area:	See Property Card
Total Site Area:	Est. 12.66 Acres

[LINK TO PROPERTY CARD](#)

LEGAL DESCRIPTION:

NOTE: For purposes of the preparation of these descriptions, no surveys of the described real estate were performed, and no monuments were set. Legal descriptions are from the public assessor records.

2901 Southeastern Ave

Size:	12.66 Acres
Local Parcel #	1096188
Current Zoning:	C4; I4

Legal Description:

CANBY PARK ADD IRR TR BEG 160FT W OF SE COR SOUTHEASTERN AVE CONT 12.661AC+-



EXHIBIT #2: TWIN AIRE DRIVE-IN SITE MAPS AND PROPERTY + LEGAL DESCRIPTIONS

PROPERTY DESCRIPTION:

Use:	No Current Use
Tenancy:	Vacant
Number of Buildings:	0
Number of Stories:	No Structures
Year Built:	N/A
Total Building Area:	N/A
Total Site Area:	28.69 Acres

[LINK TO PROPERTY CARD](#)

LEGAL DESCRIPTION:

NOTE: For purposes of the preparation of these descriptions, no surveys of the described real estate were performed, and no monuments were set. Legal descriptions are from the public assessor records.

2650 E Pleasant Run Parkway North Drive

Size:	28.69 Acres
Local Parcel #	1042599
Current Zoning:	D5; I4 C4

Legal Description:

CANBY PLACE N OF BLVD E OF KEYSTONE CONT 28.692 AC



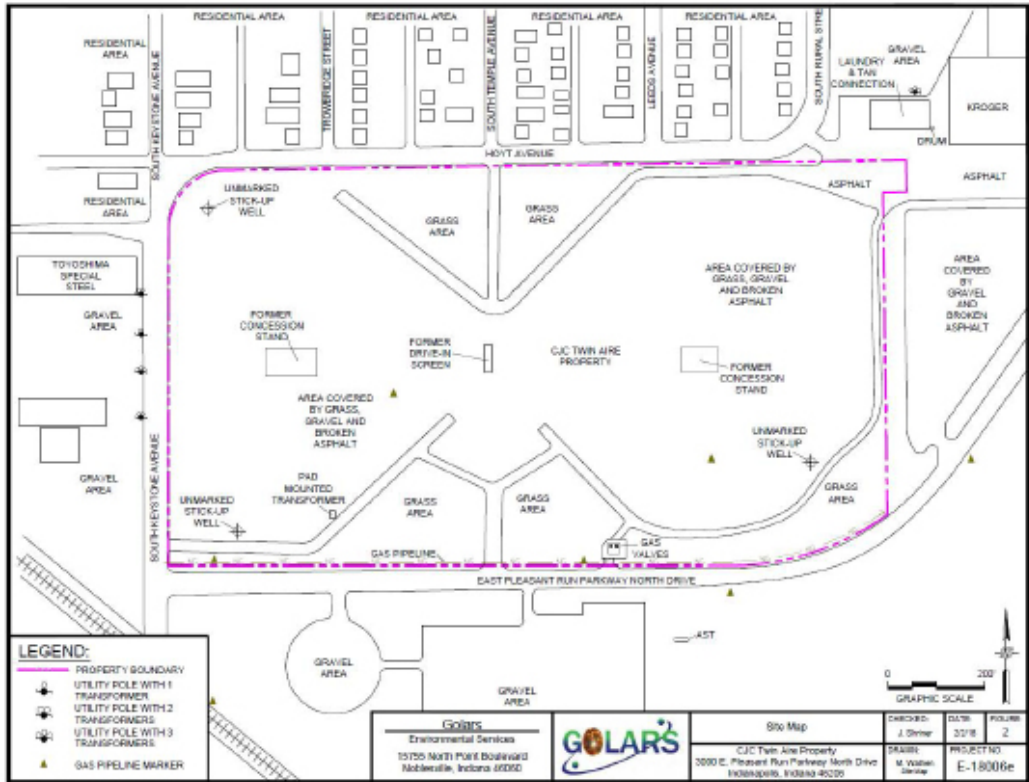


EXHIBIT #3: COMMUNITY INFO

[Community Justice Campus](#) - Situated in the Twin Aire neighborhood, the Community Justice Campus broke ground in 2018 with expected completion in 2022. It will bring together community partners dedicated to a modern, holistic, and data-driven approach to justice. The campus features the Assessment and Intervention Center, a mental health and addiction treatment center addressing critical root causes of detention and recidivism, an Adult Detention Center, the Marion County Sheriff's Office, the Marion County Courthouse, and office buildings, along with other elements that will strengthen and reimagine Indianapolis criminal justice system.

[Twin Aire Neighborhood](#) - Just southeast of downtown Indianapolis, the Twin Aire community serves as home to a diverse group of 2,300 residents. With a rich history as a place of invention and craft, this neighborhood seeks to create a walkable community with an identifiable center, while offering a mix of public spaces and facilities, with quality education options and small business opportunities, all within a unique mix of market-rate housing which is affordable for working-class families and seniors.

[Twin Aire Neighborhood Coalition \(TANC\)](#) - The Twin Aire Neighborhood Coalition was formed by surrounding neighborhood associations of Twin Aire, Norwood, SECO, Christian Park, and Prospect falls in collaboration with business owners, nonprofit managers, and other stakeholders of the Twin Aire area to form a collaborative initiative in seeking participation in the LISC Great Places 2020 Initiative. Twin Aire was awarded the designation of a Great Places 2020 Neighborhood in 2016 and continues to meet monthly.

EXHIBIT #4: CITY/NEIGHBORHOOD PLANS + PRIORITIES

Neighborhood Involved Plans

- [Twin Aire Vision Plan](#)
- [Twin Aire Strategic Plan](#)
- [2018 Twin Aire Development Plan](#)
- [Economic, Workforce, & Real Estate](#)
- [Southeast Neighborhood Quality of Life Plan](#)

City Plans

- [Maron County Land Use Plan Pattern Book \(2019\)](#)
- [Infill Housing Guidelines](#)
- [Thrive Indianapolis \(2019\)](#)
- [Indy Moves Transportation Plan](#)

Community Priorities

- Public green space / gathering space
- Neighborhood Center
- Public art / opportunities for local artists
- Affordable office/retail space for community resource / service providers
- Jobs and career development opportunities for existing residents
- Opportunities for local business owners and entrepreneurs
- Housing
- Contractor Utilization of or status as MBE/WBE/DOBE

EXHIBIT #5: ENVIRONMENTAL PHASE 1 + 2 ASSUMPTIONS

Twin Aire Drive-In Site

- Initial Phase I work has indicated no hazardous historical uses.

Twin Aire Shopping Plaza

Historic commercial/industrial use of the Site and at least one adjacent property has resulted in environmental impacts to site soils and groundwater on portions of the site, confirmed by prior environmental investigations.

Copies of environmental investigation and remediation reports for the Site can be downloaded from the Indiana Department of Environmental Management ('IDEM') 'Virtual File Cabinet' under Agency ID #123909:

<https://vfc.idem.in.gov/FacilitySearch.aspx>

Compliance with environmental regulations was in part achieved through the recording of Environmental Restrictive Covenants ('ERCs') containing land-use restrictions for both Site parcels. Copies of both ERCs are available for download through the IDEM Virtual File Cabinet under Document # 83254864.

EXHIBIT #6: CURRENT LEASING INFORMATION / ASSUMPTIONS

Twin Aire Shopping Plaza

Long Term Leaseholder:

- Kroger supermarket (680 Twin Aire Drive)
 - *Renewal Options: Pursuant to the 2/1/2009 Lease Modification and Renewal Agreement, Kroger was provided 5 terms of 5 years and 1 term of 15 years that could be used by Kroger beginning 2/1/2009. As of this current lease term, Kroger has initiated 3 renewal terms of 5 years each. These renewed have run from 2009 to 2014, 2014 to 2019, and the current term runs from 2/1/2019 to 1/31/2024. Kroger still has 2 terms of 5 years remaining and the single 15year term. If Kroger elects to use the remainder of its renewal terms, its lease would not expire until 1/31/2049. Kroger is required to decide if it will use another renewal term by 8/5/2023, which is 180 days before the end of the current term date of 1/31/2024.*
 - *Pursuant to the Ground Lease entered on 1/27/1982, the landowner may not improve/ alter/remove the “Common Area,” i.e., the entirety of the Twin Aire property not already encumbered by store buildings, without Kroger’s written consent. Such improvements include, additional buildings, expansion of existing buildings, parking spaces, aisles, driveways and walkways.*

Short Term Leaseholders – Assumed Leased through 2024:

- *Cititrends clothing store (674 Twin Aire Drive)*
- *Kings Beauty cosmetics store (650 Twin Aire Drive)*
- *General Tso’s Inn Chinese restaurant (642 Twin Aire Drive)*
- *Rent-A-Center furniture rental store (632 Twin Aire Drive)*
- *Chase Bank (3000 Southeastern Avenue)*
- *Ace Hardware store (3000 Southeastern Avenue)*
- *Boost Mobile store / H&R Block (2900 Southeastern Avenue)*
- *Happy’s Tire Shop (2903 Southeastern Avenue)*
- *Vacant Units (2907 & 2921 Southeastern Avenue)*

Twin Aire Drive-In

- *Currently Vacant – No leaseholders.*
 - *Short Term Storage of Construction Materials.*