

RESOLUTION NO. 2-2025

LAWRENCE REDEVELOPMENT COMMISSION
DESIGNATION OF SUNNYSIDE TO OAKLANDON ECONOMIC DEVELOPMENT AREA
AND ADOPTION OF AN ECONOMIC DEVELOPMENT PLAN

WHEREAS, the Lawrence Redevelopment Commission (“RDC”) was formed by the Common Council of the City of Lawrence under the requirements provided in Indiana Code § 36-7-14 *et. seq.* for the purposes provided and permitted under Indiana statute;

WHEREAS, the RDC has determined that it is necessary to create the Sunnyside to Oaklandon Economic Development Area (“Area”) within the City of Lawrence (“City”) which consists of certain property in the City, as shown on **Exhibit A** hereto;

WHEREAS, in addition to designating the Area, the RDC wishes to consider and adopt an Economic Development Plan (the “Plan”) in substantially the form attached hereto as **Exhibit B**, the contents and findings thereof which are incorporated by reference in to this resolution;

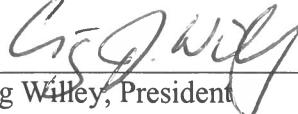
WHEREAS, in accordance with Indiana Code §36-7-14-41 the RDC has considered this resolution and based on the findings included in the Plan wishes to adopt the Plan and to forward the Plan the Lawrence Common Council for the reviews contemplated in Indiana Code §§36-7-14-16(d) and 41(c);

IT IS THEREFORE RESOLVED THAT:

1. The boundaries of the Area as shown on Exhibit A hereto are hereby adopted;
2. The findings of fact included in Indiana Code §36-7-14-41(b) have been met by the findings provided in the Plan and that the Plan be forwarded to the Lawrence Common Council for its applicable statutory reviews, along with a copy of this resolution;
3. The Commission hereby finds that there is no Area Plan Commission with jurisdiction over the Area; however, the Commission shall submit this resolution to the Common Council in accordance with Indiana Code § 36-7-14-16(d) for their applicable statutory reviews, along with a copy of this resolution.;
4. This resolution shall be effective upon passage.

Adopted at a meeting of the Commission held on the 10 day of OCTOBER, 2025, in Lawrence, Indiana.

LAWRENCE REDEVELOPMENT COMMISSION



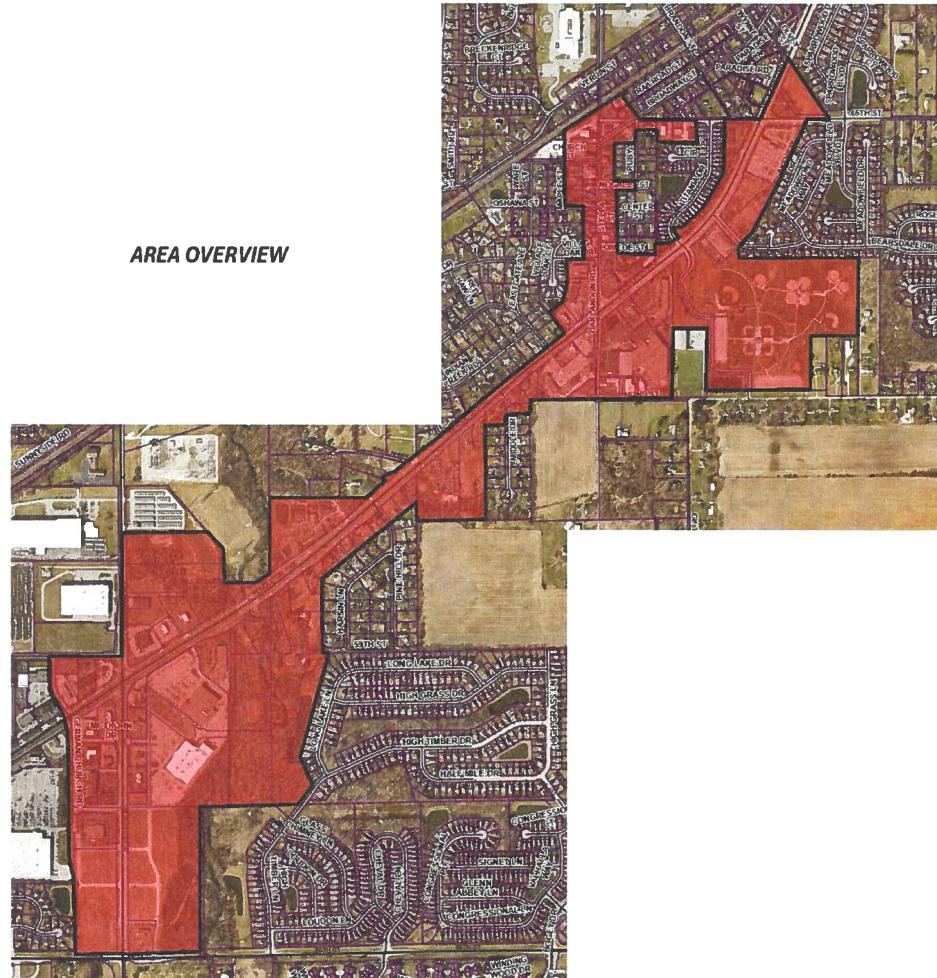
Craig Willey, President

ATTEST:



Mari Swayne, Secretary

EXHIBIT A
Sunnyside to Oakandon Economic Development Area (map)



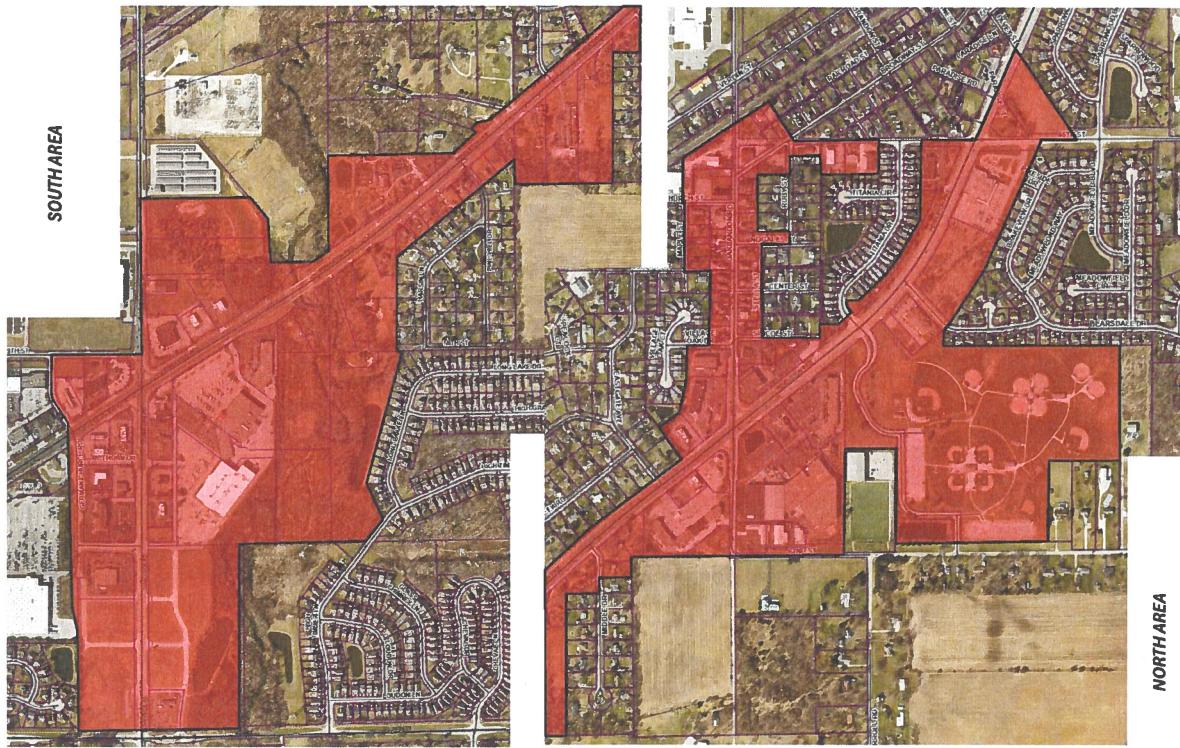


EXHIBIT B

Sunnyside to Oakland Economic Development Plan

CITY OF LAWRENCE, INDIANA

SUNNYSIDE TO OAKLANDON ECONOMIC DEVELOPMENT PLAN

City of Lawrence Redevelopment Commission

Adopted _____, 2025

Section I Geographic Area

This plan is prepared in accordance with IC § 36-7-14-41 to promote economic development on the property shown on the map labeled "Attachment 1" (hereinafter the "Area"). The Area encompasses the primarily commercial corridors along Sunnyside Road and Oaklandon Road near Pendleton Pike and south of the railroad tracks within the City of Lawrence, Indiana. Upon its final adoption, this Economic Development Plan shall be in full force and effect and shall be recorded with the Marion County Recorder.

Section II Mission & Objectives

The Lawrence Redevelopment Commission's mission is to:

- Enhance the economic health and vitality of Lawrence
- Provide the environment for targeted business and industry retention, growth, expansion and attraction
- Increase the city's tax base through increased property values, increased population and increased employment within the designated economic development area
- Increase the residential housing available in Lawrence, including, but not limited to the availability of workforce housing and assist with in-fill redevelopment or rehabilitation of dilapidated structures

Central to the achievement of the overarching mission are the following objectives:

- Collaboration and facilitation - the Lawrence Redevelopment Commission may take an active lead, be a partner or be a participant with other agencies and entities to implement the goals and objectives of the City of Lawrence and the Lawrence Redevelopment Commission
- Maintain and enhance community assets that attract visitors, residents, business, industry and workforce
- Utilize the geographic location, including proximity to I-465 and US 36 (Pendleton Pike), and large commuter traffic patterns to enhance targeted and desired growth
- Provide high-quality public infrastructure elements necessary to support business and industry growth, retention and attraction
- Improve available recreational infrastructure including, but not limited to, city parks, bike lanes/pedestrian paths and other private and public recreational opportunities

To achieve the goals and objectives identified above and to promote the full potential of the Area, the Redevelopment Commission shall exercise the statutory powers listed in IC § 36-7-14-12.2, IC § 36-7-14-43 and all other applicable statutes with respect to future economic development projects defined as economic development facilities under IC § 36-7-11.9-3. Additionally, the Redevelopment Commission may choose to create and administer a residential housing development program as contemplated under IC §§ 36-7-14-53 through -56.

Section III Plan for Economic Growth

Economic development growth in the Area needs to be strategically pursued and reviewed. The Area contains numerous developments which were initially developed in the 1980's and 1990's as well as areas which have served as historic commercial nodes dating back well before those dates. The Area's needs are different than existing Economic Development Areas within the City

(e.g. Pendleton Pike Development Area or other single site allocation areas) given this distinct and different development pattern and timeline. The Plan shall seek to seize opportunities which are presented to the Commission and to create a targeted strategy for the distinct development or redevelopment opportunities by pursuing the goals listed below.

Goal 1: Support reinvestment in areas where initial development needs refreshing

Certain portions of the Area have developments which were completed in the late 1980's and early 1990's as the Fort Benjamin Harrison decommissioning was occurring and the focus of new suburban development moved to the Area. Some of the initial developments and businesses have already received significant reinvestment and refreshing to align businesses with new trends or operational needs. Other initial developments are now in need of reinvestment to stay relevant with current development patterns and to remain as viable businesses which positively contribute to the City's business community. Focus on these areas which are awaiting modernization may include providing assistance in refreshing, reinvesting or deliberately seeking repurposing of existing structures.

Goal 2: Support business attraction to undeveloped areas

Despite significant development in the Area, several key properties remain undeveloped, despite the apparent adequacy of opportunities. The RDC seeks to assist business and industry leaders in attracting new investment in these undeveloped areas. The development of these parcels will promote economic vitality in the Area, encourage reinvestment and upkeep of neighboring properties and continue to enhance a thriving community.

Goal 3: Assist in developing the Oaklandon Road corridor as a local destination

Throughout the history of the City, the Oaklandon area has had a strong local identity. The Corridor from the railroad tracks to Pendleton Pike has seen the successful conversion of many traditional homes and small buildings into commercial uses. The corridor is anchored by an existing City park and several national retailers located along Pendleton Pike. Focusing on deliberate small scale and mixed use development patterns that support local business, infill development and needed public infrastructure investment or adaptation in this corridor could create a node in the community which becomes a local destination for restaurants, professional services, and retail which highlights this historic part of the City of Lawrence.

Goal 4: Strategically assist with the development of a diverse residential housing stock

1. Assist with infrastructure or other allowable preparatory activities to facilitate the development of new residential housing, including but not limited to workforce housing

Strategically invest and leverage investment in new residential housing through targeted investment in specific housing types, including various structure types (attached/detached housing) and price points (workforce housing or market rate) which will facilitate efforts to secure housing in reasonable proximity to employment in the City. Facilitate preparation of new development through acquisition, demolition and site prep in select circumstances.

- 2. Develop programs which will assist with home renovation for existing homes**
Upon request, seek opportunities to invest in home renovation for homes in need of repair or upgrades to attract and retain residents, including residential uses in reasonable proximity to employment.

Section IV Findings

The Redevelopment Commission makes the following findings with regard to the Economic Development Plan for the Area:

- 1. The plan promotes significant opportunities for gainful employment of Lawrence citizens.**

Promoting reinvestment and new investment in the Area will retain economic opportunities for City residents. The retention of and new investment in active employment nodes within the Area will drive ancillary and secondary investment for retailers and services which are frequented by those employed in the Area and who live nearby. Buildings which fall into disrepair or are underutilized can begin to drag down the overall quality of development and activity, so targeted reinvestment incentives in the area will seek to stay such changes. Creating more local destinations within the City could allow for small scale entrepreneurship, allowing local citizens to realize their own dreams.

- 2. The plan for Lawrence cannot be achieved by regulatory process or by the ordinary operation of private enterprise without resort to the powers allowed the Redevelopment Commission because there is a lack of local public improvements in the area.**

The Area lacks the public improvements needed to implement the economic development strategy. Previous investments in public improvements in the Area have been one-time investments, have been reactive to specific crises, or have simply been routine maintenance and upkeep. There has been little to no emphasis on providing proactive public improvements to keep pace with the needs of businesses and residents demanded by current development trends, including needs like walkable business districts and public improvements designed to create a sense of place. The designation as an Economic Development Area will allow for development within the Area to fund and drive new public improvements which improve the quality of life. Some locations in the node along Sunnyside Road and 56th Street have seen infrastructure put into place with no development following, providing evidence of the need to utilize more specific and focused economic development tools.

- 3. The public health and welfare will benefit from the accomplishment of the plan for Lawrence.**

Implementation of this plan, will lead to job creation and retention across a broad spectrum of industries with a variety of pay scales. The creation of more local, walkable destinations can lead to an enhanced feeling of civic pride and further economic development, revitalizing an area which has traditionally had less dedicated public services. The retention of desirable commercial uses in the community shortens long commutes to seek services and products in other areas within the region, which

positively benefits the community by decreasing congestion and pollution associated with longer commutes. Improved employment opportunities and enhanced real property values will improve the standard of living in the community and benefit the public health and welfare. New housing options, including in-fill or rehabilitation, continue to allow for diverse housing options to be available in proximity to employment opportunities and will allow for workers who live outside of the City to consider relocation within the City.

4. The accomplishment of the plan for Lawrence will be a public utility and benefit as measured by the attraction and retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base, and expansion of housing options.

This plan is aimed specifically at retaining and adding new corporate investment and supporting the Lawrence economy by attracting private and public investment, especially in those areas where a refreshing of investment would be beneficial to the community.

The desire to assist in promoting development in the Oaklandon area seeks to improve the quality of life and the connectedness of the community, which will improve civic pride and a sense of community. Promoting reasonable development here will allow for economic opportunities for the neighborhood and the community at large. Providing opportunities for infill and rehabilitation of housing stock allows more residents to access a diverse and affordable housing stock. When more individuals choose to reside and reinvest in the City, there are significant positive impacts for many public and private entities.

5. The plan for the Area conforms to other development plans for the city.

The existing Marion County Comprehensive Plan for the Area has similar goals as this Plan. Namely, the Oaklandon corridor is contemplated to be a village mixed use which complies with the Plan's contents. The existing Comprehensive Plan supports the continued use of a commercial corridor, which is included in this Plan.

6. The Area is an appropriate geographic area to be designated as an Economic Development Area.

The Area is geographically connected and is a logical corridor for contiguous and compatible economic development. This corridor shares common characteristics, namely being the proximity to Pendleton Pike and common existing (and potential) customers, employees and residents.

7. Identified Projects and Estimated Cost of Redevelopment Activities.

Based on the Comprehensive Plan, known market conditions and other planning and public input efforts, the following projects have been identified as the initial potential projects to be carried out under the Plan and purview of the Redevelopment Commission:

- Support of private investment in Oaklandon area
- Support of infill development on parcels along Sunnyside Road, north of 56th Street

The estimated costs for the above projects are unknown at this time, as are the time frames in which the projects could be completed.