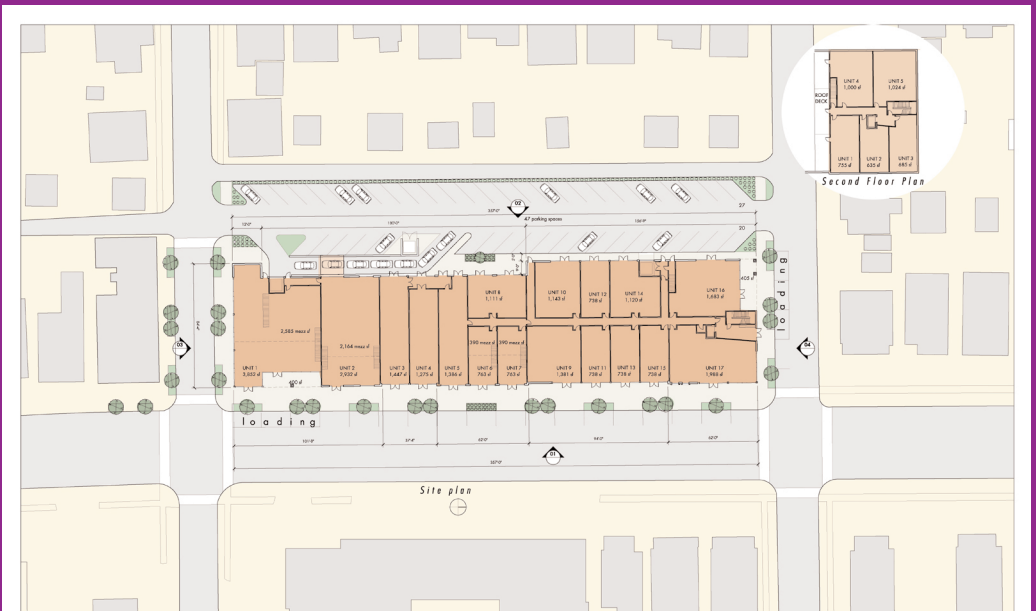


# MKNA

THE NEWSLETTER OF THE MERIDIAN-KESSLER NEIGHBORHOOD • FEB./MARCH 2007

## The Uptown!

Coming Soon to  
49th-50th on College  
(see p. 9 for full story)



# Three Cheers! Another New Development for Meridian-Kessler

Fresh on the heels of Kite Realty's announcement of the new Fresh Market at 54th & College, Carreau Design Corp. has announced plans to develop a tract on the west side of College Avenue between 49th & 50th Street.

The project of some 28,000 square feet, would include retail space for between fifteen and seventeen shops, as well as condominiums along 50th Street.

The project was approved by MKNA at its January Board meeting, after having been recommended at a public meeting in December. It was then approved on January 25 by the Board of Zoning Appeals. The existing retail shops on the southern part of the block would be removed, as well as the three homes on the north portion of the block. Even with the loss of the homes, there would be no net loss of residential property because of the added condominiums.

The proposed design moves the buildinging site up to the eastern edge of the property, and provides parking in the rear. Zoning will have to be changed from its present C3 and D5 to CS, a special commercial/residential mix.

**No tenants for the project have yet been announced.** Carreau Design Corp. President Leif Hinterberger has stated on many occasions that he would prefer to enlist the neighborhood in finding tenants for the site.

Once again, this is an opportunity for Meridian Kessler. If residents have favorite businesses that operate in other parts of Indianapolis, tell them about 49th & College. If you have a client whose business is in another part of Indianapolis, tell them to consider 49th & College. If you've ever considered opening your own business, consider 49th & College. Contact your local Zone Representative, the MKNA Office at 283-1021/email [meridiankessler@aol.com](mailto:meridiankessler@aol.com); or Leif Hinterberger directly at 257-9071/email [leif@carreaudesign.com](mailto:leif@carreaudesign.com), and let them know what you'd like to see there.

Hinterberger will be opening a development office on the second floor of his building on the southwest corner of 49th & College.

*In addendum: Residential emails have been flying about this project. Energy is high and minds (continued on page 10)*



## Another New Development (continued from page 9)

*are thoughtful. Here is a small sampling – read, and if you have suggestions, become a part of the constructive force.*

My wife and I have lived on the corner of 49th and Carrollton for almost 7 years now. I am so excited about what Leif Hinterberger is bringing to our corner.

~ Kevin D.

I am a homeowner at 48th & College, I have a single family home and have a financial, aesthetic and safety interest in seeing that the site between 49th & 50th on College is developed.

~ Jeri W.

Economic development is a very challenging issue as it affects residents and neighborhood residency on many different levels. All too often when it comes to development there is a focus on the immediate impact and not the long term implications. That's the issue I want to raise and have considered.

There are countless examples, both good and bad, of neighborhood development projects that are similar to this one. Let's just draw on some of the things experienced with those in making the right decision... in our support of this project, making sure the project is done in a way that makes it sustainable and enjoyable for years to come.

Should we determine how we want this part of MKNA to be defined? For example, Broad Ripple and Downtown Carmel each have a distinct identity.

What is the proposed "identity" of this part of MKNA? Perhaps we should think about that as we consider the types of merchants that would go into this development and, what number is sustainable and, ultimately, how this development would look. Some suggestions that come to mind are:

1. Nice retail bakery, such as Atlanta Bread Company or similar local merchant.
2. Bagel place, such as Einstein bagel or Brewster, with quaint outdoor seating.
3. Small independent book store or coffee shop, either separate or joint.
4. Specialized stores - are there businesses that specialize in items for the older home that are interested in having a retail space, i.e., flooring, lighting, furniture/carpentry.
5. Teaching Studio - Academic, art, martial arts (tai chi, karate, etc.).
6. Galleries - that provide medium to high end arts and crafts - could become a part of the First Friday events in Indianapolis.
7. Art supply store.
8. Local Wine Shop. - high end outlet.

~ Greg C.

What is there at Glendale that we'd like to keep and how would we interest them in staying in the MK area? Those of you who live in the southern part of MK, what would people like to see and support there?

~Jim G.

**What do you want? What contacts do you have? Here's your chance. Be pro active! Call!**

