



Request for Information Regarding William E. English Foundation Building Project

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Property

615 N. Alabama St.

Indianapolis, Indiana 46204

Parcel # 1010797

Commonly referred to as the William E. English Foundation Building and parking lots.

Contact

Name: Dr. Lorenzo L. Esters, President, The Indianapolis Foundation and the William E. English Foundation

Address: 615 N. Alabama St. Indianapolis, Indiana 46204

Email/phone: TIFPresident@cicf.org or 317-634-2423 Extension 148

NOTICE is hereby given by The Indianapolis Foundation (on behalf of the William E. English Foundation) that responses to the Request for Information regarding development opportunities for the William E. English Foundation Building and parking lots are due by 5 p.m. ET on Monday, July 22, 2024.

1. General Information

The Indianapolis Foundation (the Foundation) is issuing this RFI to inform future decisions regarding thoughtful remodeling and repurposing of various spaces within the English Building—particularly the basement conference/convening areas—and the potential development of two parking lots adjacent to the William E. English Foundation building (the site). The Foundation is issuing this RFI to discover the community's interests and ideas about the site's future redevelopment potential.

The objective of this RFI is to gather information and insights from the local real estate development community to assist in internal deliberation, board dialogue, and decision-making regarding the site. Submissions may be used to inform future disposition or Request for Proposal.

Background

In furtherance of the Foundation's mission, we are considering additional onsite development to enhance our capacity for revenue generation and community impact. We are particularly interested in redevelopment possibilities for the two surface parking lots—with a focus on maximizing density—ensuring neighborhood integration, preserving parking for tenants and visitors, and income generation through event-related parking.

Central to this objective is the preservation of the area's neighborhood context, combined with an ambitious goal to address the evolving needs of our community. Our comprehensive vision for this initiative is to re-envision the site as a dynamic, mixed-use hub exemplifying sustainable urban redevelopment.

2. Project Scope

The William E. English Foundation Building, located at 615 N. Alabama (built c.1953), encompasses approximately 71,500 square feet. The 1.92-acre parcel on which it is located includes striped surface parking lots on both the north (approx. 88 spaces) and south (approx. 70 spaces) sides of the building. The site spans the entire block from North St. to Walnut St., bounded by Alabama St. on the west and Ogden St. on the east.

Historic aerial maps from 1941 and 1950 reveal the site's previous residential nature, including single-family homes, double residences, and a five-unit flats building. According to Sanborn maps, there was once a gas station at the northeast corner of North St. and Alabama St.

See map and photos in Exhibits A and B.

3. Statement of Need

The Foundation is seeking information regarding level-of-interest and potential options for redevelopment of the site with an emphasis on:

- Residential uses with a mix of affordable and market rate options
- Commercial mixed use with an emphasis on neighborhood retail
- Preservation of parking for English Foundation Building tenants and patrons
- Incorporation of public amenities and greenspace

The ideal redevelopment would introduce affordable housing options, foster vibrant commercial ventures that mandate equitable business inclusion, and enhance public spaces, enriching the urban fabric of our location along the Cultural Trail.

4. Information Requested

Legal name of responding entity/developer
DBA (if applicable)
Headquarters address
Contact name, email address and phone number
Website
XBE status (if applicable)
Project references

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

- Is it feasible and realistic to pursue infill construction on the two parking lots?
- Are there land use or zoning challenges that would preclude infill construction?
- What is the current appraised value or market evaluation of the physical property?
- Are there potential challenges posed by environmental conditions (including past demolitions and prior presence of a gas station on the site)?
- Are there potential challenges to infill construction posed by the English Foundation Building itself?
- Could the site support both residential and commercial development?
- How might a redevelopment be configured to maximize density while also ensuring connectivity and integration with the surrounding neighborhood?
- What's the most efficient way to accommodate onsite parking needs?
- Are there possible partnerships to explore that could lead to a more comprehensive redevelopment and reactivation of other surface parking in the immediate vicinity?
- Can the site also support greenspace and public amenities to enhance community well-being and provide connectivity to the Cultural Trail?

Submissions must be uploaded in the form of one PDF to www.cicf.org/EFB-RFI by 5 p.m. ET on Monday, July 22, 2024.

5. Questions and Responses Due

Potential respondents may submit questions/clarifications for response by the property owner during the time the RFI is open until 5 p.m. on July 5, 2024. Responses will be provided within seven days. All questions and responses will be posted on the website www.cicf.org/EFB-RFI.

6. Site Visit / Building Tour

Potential respondents may visit the site, walk the parking lots, and view the interior of the English Foundation building between the hours of 9 a.m. and 5 p.m. on June 24, 2024, or June 25, 2024. Visits to the interior of the English Foundation Building may be coordinated with Greg Hooten, Facilities Director, gregh@cicf.org, (317) 634-2423.

7. No Contract; Costs and Expenses

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 Foundation may arise.

The Foundation reserves the right to request additional information from applicants, reject any and all submittals, waive any irregularities in the submittal requirements, and 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 Foundation shall have no monetary obligation to any respondent to this RFI.

8. Ownership of Submissions

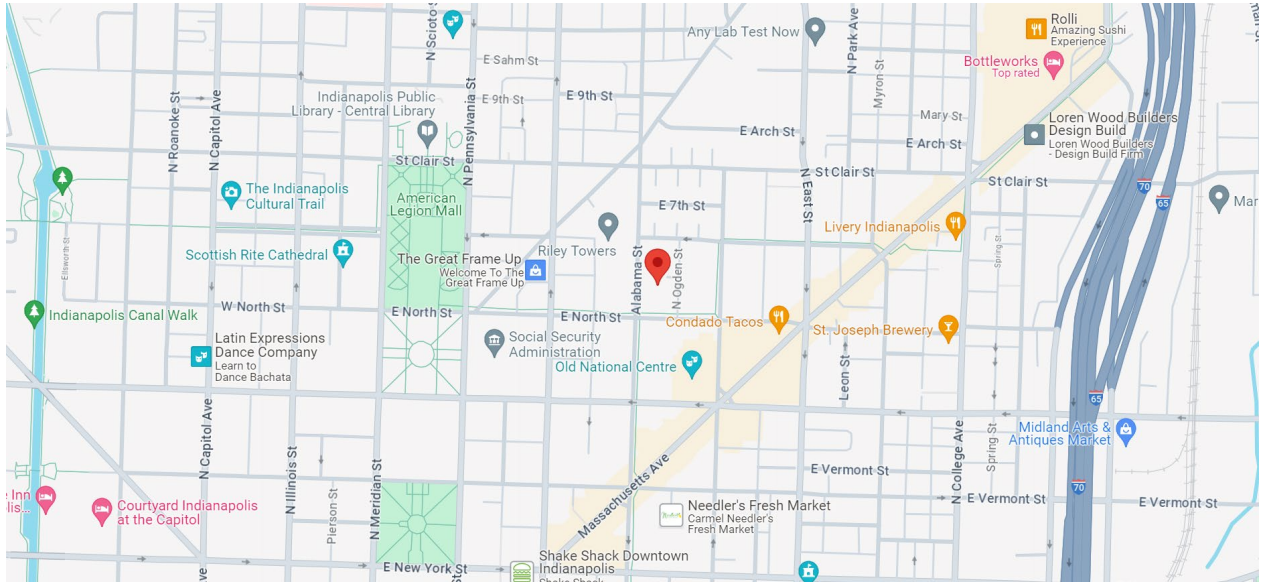
The Foundation will be entitled to retain all submissions received in response to this RFI without pay or compensation. All responses will be treated with confidentiality and are intended solely for the internal use of The Foundation.

Exhibit A

William E. English Foundation Building (Exterior)



Exhibit B Building Location and Vicinity



Sanborn Fire Insurance Map (c. 1950)



Note 1: Outlines of buildings demolished to clear site for construction of the William E. English Foundation building are still faintly visible.

Note 2: Multi-family buildings once existed along North St. (doubles) and Walnut St. (row house)

Note 3: Gas station and auto repair shop was located at the NE corner of North & Alabama.