

THE GREATER LAFAYETTE OPPORTUNITY ZONE COALITION



IN collaboration:

- Purdue University
- Tippecanoe County
- The City of Lafayette
- The City of West Lafayette
- Greater Lafayette Commerce
- The Purdue Research Foundation



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Priority 1 – City of Lafayette

Tract Number 1857011100

Description of the current and potential future land use within census tract

This qualified census tract of the four located in the City of Lafayette is its number one priority for designation of Opportunity Zone status. It predominately encompasses the central core or downtown of the City Lafayette. It is primarily zoned Central Business District (CBD) and is comprised of mixed-use buildings that house a variety of types of small and medium enterprises and innovation driven enterprises as well as residences and public/institutional uses. It is characterized by its historic architecture, density and walk-ability. It is the center for commerce, government and entertainment functioning as a community gathering space for multiple events, festivals and activities. Lafayette shares its downtown with West Lafayette in Tippecanoe County. The Wabash River is the natural amenity that brings the two cities together along with Tippecanoe County, Purdue University, Purdue Research Park and Greater Lafayette Commerce who jointly make this submission under Greater Lafayette Commerce.

As the Lafayette’s historic core, land use has changed over time as industry has moved to other parts of the City and County but other uses such as retail, entertainment and professional offices are filling void. Downtown living is a strong attraction and filling once vacant buildings as well as new restaurants and arts and culture venues. Though this may seem as a renaissance, there is still much opportunity to redevelop vacant land and surface parking lots as well as to reuse underutilized properties to higher and better uses. It is envisioned to continue these trends and land uses encouraging urban high density development to create a vibrant, bustling, 24/7 active community as the centerpiece of the City and complement other jurisdictions such as West Lafayette.

Areas of this tract blend into historic neighborhoods with traditional development that include a range of land uses to support its residents. Small offices, services and restaurants comprise commercial land use compatible with adjoining residences and provide opportunities that are attractive for investment and revitalization. In addition the Wabash River, once critical infrastructure for transportation and industrial use, now affords opportunities not only for recreation and public space but private investment too.

This census tract and its multiplicity of land uses is a strong asset and attraction for many types of investments and commercial endeavors that can be leveraged through Opportunity Zone designation to grow the economy and tax base for the greater Lafayette region and the state of Indiana.

Describe any recent investments made in the census tract

This census tract has attracted public and private investment over the years to encourage growth and economic development. Local government has put much effort into long range planning for infrastructure and place making. Some of these investments include, but are not limited to,

- Seven phases of complete streetscape renovation totally over \$20 million.
- Combined Sewer Overloads (CSO) improvements that have dramatically reduced outfalls to the Wabash River totally over \$40 million.
- Public art installations of sculpture, murals and other items over \$500,000 in value.



- Outdoor Wi-Fi for public use.
- Railroad relocation – a 25 year, \$175 million project to relocate multiple sets of train tracks as well as creating a multi-modal facility at the Big 4 Depot.
- CityBus public transit station along with child care facilities – one of the first of its kind in the state.
- City and County parking garage decks to serve both government and private sector needs.
- A combined long term plan and effort among Lafayette-West Lafayette, Tippecanoe County and Purdue University to develop the Wabash River Corridor for a range of public and private uses. Inaugural projects are underway such as a \$3 million riverfront promenade.
- Façade improvement and business development programs and incentives.
- Public facility improvements such as a \$1 million improvement to Reihle Plaza and the Big 4 Depot and \$1.75 investment in the Long Center for the Performing Arts.
- MatchBOX Coworking Studio, a partnership among the City of Lafayette, Tippecanoe County Library, Tippecanoe County, Greater Lafayette Commerce and multiple local industries and businesses, for nearly \$2 million and is incubating more than 150 businesses.
- \$15 million restoration of the historic Tippecanoe County Courthouse.

These public sector investments have leveraged and gained the confidence for a multitude of private investments totaling tens of millions if hundreds of millions of dollars and providing hundreds of jobs such as:

- Multiple significant renovations and reuse of buildings into new commercial space and housing totaling millions of dollars of new investment.
- The Marq – A \$20 million mixed use development with 21,000 sq. ft. of commercial space housing a restaurant and the regional headquarter of Old National Bank opening in June.
- A \$5 million conversion of the historic Journal & Courier building into 49 units of apartments and first floor commercial space.
- A potential residential tower topping out at 10 stories with an internal parking garage for an anticipated investment of over \$25 million.
- Regency Springs a newly opened residential apartment building with 60 units for over \$5 million in investment.
- Fiber to the premise in all locations, businesses and residences for high speed broad band by Cinergy MetroNet.
- Business expansions such as Passageways, a local innovation driven enterprise, that has added over 50 employees with more planned in the coming years.

Describe any anticipated investments that could be attracted by an opportunity zone designation

We anticipate substantial real estate and business attraction and expansion activity with Opportunity Zone designation. The City of Lafayette has been approached by multiple local and regional developers of urban mixed use projects with an interest in the downtown and this census tract but have concerned with its challenges. Projects include a variety of residential apartments and condominiums, retail and office space to accommodate a growing residential and business population. A recent housing study by Greenstreet from the City of Indianapolis notes that conservatively this census tract can support an additional 1,200 units of new housing over the next five years.



Opportunity Zone designation will encourage, attract and support new commercial and professional business investment and job creation particularly existing and new startup companies from Purdue University and MatchBOX Coworking Studio as well as small business ventures from Ivy Tech Community College graduates.

These private sector investments will leverage and grow additional public sector investments in infrastructure and public amenities such as riverfront development, additional streetscape improvements and parking garage decks among others.

Other relevant information and additional reasons for recommending this census tract

The Greater Lafayette Opportunity Zone Coalition, consisting of the Cities of Lafayette, West Lafayette, Tippecanoe County, Greater Lafayette Commerce, Purdue University and the Purdue Research Foundation are united in naming these tracts as Opportunity Zones. These tracts represent the strongest potential for our community to continue growing as a unified area to bring Greater Lafayette with Indiana as a place of stature in the 21st century economy. These tracts, which include our five priority, and an additional three zones (if additional designations permit), mesh together to build the community we seek as partnered entities. Together, we are aiming for the same goal, a region where corporations, businesses, entrepreneurs, families and visionaries alike desire to invest and call home. Our unity positions us for success like we've already seen such as the growth at Subaru of Indiana Automotive and GE Aviation's LEAP Engine Facility. Our position is made even stronger by having one of the finest research universities in the world within our community. In recent years, Purdue University and the City of West Lafayette partnered together on the State Street Redevelopment Project, not only a rare, but a unique Public/Private Partnership involving a University and municipality. Our full coalition has also partnered together with direct administrative and financial support in many successful economic attraction and expansion projects.

With inclusion in the Opportunity Zone program, Greater Lafayette will utilize the incentives along with its existing tools (tax abatement, TIF, Certified Tech Park, Entrepreneur and Enterprise District, etc.) to expand our urban mixed-use inventory to create a greater Live/Work/Play vibrancy in our community to retain and attract talent globally including the 6,500+ annual graduates from Purdue. With workforce attraction and development being key to Indiana's success, Opportunity Zone designation will be critical. In addition to building the urban infrastructure key to attracting millennials, generation Z and aging boomers, we have crafted our proposed zones to prioritize commercial and business investment. The proposed census tracts encompasses all eligible Purdue Research Foundation properties, home to major research and development installations, start-ups, many of which have commercialized Purdue intellectual property, and sites that have been considered previously by major manufactures, as well as areas for significant mixed use and commercial developments key to our community's revitalization, quality of life and growth.

Greater Lafayette has long acted knowing that the whole is greater than the sum, which is why we are filing for this designation as a joint effort. It is our hope that we will not only see our five priority zones included, but our three alternate zones as well. Focused investment in these census tracts will prove a major benefit for the coalition, and Indiana as a whole.



Priority 2 – City of West Lafayette and the Purdue Research Foundation

Tract Number 18157010500

Description of the current and potential future land use within census tract

This qualified census tract of the four requested in the City of West Lafayette is its number one priority for designation of Opportunity Zone status. It is the eastern most portion of the much publicized Discovery Park District (formerly the Purdue Innovation District). The Tract includes Purdue’s Discovery Park, home of the Burton D. Morgan Center for Entrepreneurship as well as the Birck Nanotechnology Center at Purdue University. Both facilities are preeminent homes for research and commercialization centered around the University and sit at the entry way for the planned \$1 Billion-plus Discovery Park District, a Live/Work/Play area that has recently broken ground. An \$86 million mixed use complex with 375 apartments is currently under construction in this zone and an Innovation Hub office building and parking structure for the district is expected to be announced in coming weeks. The land is transitioning from a large enclave of married student housing buildings built for GIs returning from WWII into this beacon for the 21st century economy. Currently awaiting a full rezone as part of a soon to be completed corridor study, it is anticipated Tippecanoe County will create a new zone, IZ, an Innovation Zone that will allow for a modern mix of residential, retail, office, research, academic and light assembly all within this first of a kind districts. The Purdue Research Foundation (PRF) has been working with Indianapolis-based Browning Investments on a master plan for this area.

The City of West Lafayette and PRF are currently considering a \$113 Million partnership within this area to allow for the construction of infrastructure to be paid for by PRF and reimbursed by West Lafayette through a new TIF district. The TIF district is in place and the agreement is moving through the legislative processes at this time with closing on the Conditional Project Expenditure Agreement coming in mid June.

This tract is adjacent to the rest of the Discovery Park District and Aerospace District, in tracts that are not eligible for consideration that will house more economic opportunity. During previous work with site selectors, the adjacency to the planned Live/Work/Play is a major selling point to companies looking to invest in the direct area. This tract, as well as the ineligible portions of the contiguous Discovery Park District and Aerospace District is registered as a Certified Technical Park.

Describe any recent investments made in the census tract

PRF has demolished 14 of the married student housing barracks to make way for the first three major developments in the area. Currently approved is the \$86 Million Aspire at Discovery Park apartment complex. Three buildings to house 835 residents with retail space aimed at servicing a student, grad student and young professional population in the planned Live/Work/Play area that is beginning to take shape. This tract also benefits from the \$120 Million State Street Redevelopment Project, a Public/Private Partnership involving Purdue University and the City of West Lafayette to create a complete street through the urban core of the city and the heart of campus. The zone is bordered entirely to its north by State Street, and its western border, Airport Road is also being reimagined in this



major project that only two years into its three year construction time table has already reshaped the community.

New sidewalks and a cycle-track, a narrowed road, and ample on-street parking have all been added in the last eight months to the zone.

Describe any anticipated investments that could be attracted by an opportunity zone designation

Browning Investments is leading a recruitment effort to bring world-renown corporations to this area on behalf and with PRF and coordination and assistance from the City, the County and Greater Lafayette Commerce. A total of more than \$1 Billion in investment is expected in the Discovery Park District, with the vast majority of development, including all of the commercial and office use portions falling within this tract. An Innovation Hub office building is expected to be announced in the coming weeks, and further development is anticipated to include more mixed use buildings, a grocery, large scale retail and research and academic tied uses. PRF and the City are finalizing an agreement to allow for the use of future TIF dollars to reimburse PRF for the building of needed infrastructure in the tract that had until 2016 been completely owned by Purdue, which also serviced all of the tract’s utilities. The incentives to locate within an opportunity will ease ability for the expanded infrastructure, part of the proposed \$113 million package, to be financed for the tract.

With Opportunity Zone designation we will work to attract and expand commercial, industrial and professional business investment and job creation from outside the area as well as locally from opportunities with existing companies and those from Purdue University and The Railyard and MatchBOX Coworking Studio spaces as well as small business ventures from elsewhere in the community. We work closely with our partners at Ivy Tech to focus on workforce training in our community that will be able to help fill jobs that will be created.

Other relevant information and additional reasons for recommending this census tract*

The Greater Lafayette Opportunity Zone Coalition, consisting of the Cities of Lafayette, West Lafayette, Tippecanoe County, Greater Lafayette Commerce, Purdue University and the Purdue Research Foundation are united in naming these tracts as Opportunity Zones. These tracts represent the strongest potential for our community to continue growing as a unified area to bring Greater Lafayette with Indiana as a place of stature in the 21st century economy. These tracts, which include our five priority, and an additional three zones (if additional designations permit), mesh together to build the community we seek as partnered entities. Together, we are aiming for the same goal, a region where corporations, businesses, entrepreneurs, families and visionaries alike desire to invest and call home. Our unity positions us for success like we’ve already seen such as the growth at Subaru of Indiana Automotive and GE Aviation’s LEAP Engine Facility. Our position is made even stronger by having one of the finest research universities in the world within our community. In recent years, Purdue University and the City of West Lafayette partnered together on the State Street Redevelopment Project, not only a rare, but a unique Public/Private Partnership involving a University and municipality. Our full coalition has also partnered together with direct administrative and financial support in many successful economic attraction and expansion projects.

With inclusion in the Opportunity Zone program, Greater Lafayette will utilize the incentives along with its existing tools (tax abatement, TIF, Certified Tech Park, Entrepreneur and Enterprise District, etc.) to expand our urban mixed-use inventory to create a greater Live/Work/Play vibrancy in our community to



retain and attract talent globally including the 6,500+ annual graduates from Purdue. With workforce attraction and development being key to Indiana’s success, Opportunity Zone designation will be critical. In addition to building the urban infrastructure key to attracting millennials, generation Z and aging boomers, we have crafted our proposed zones to prioritize commercial and business investment. The proposed census tracts encompasses all eligible Purdue Research Foundation properties, home to major research and development installations, start-ups, many of which have commercialized Purdue intellectual property, and sites that have been considered previously by major manufactures, as well as areas for significant mixed use and commercial developments key to our community’s revitalization, quality of life and growth.

Greater Lafayette has long acted knowing that the whole is greater than the sum, which is why we are filing for this designation as a joint effort. It is our hope that we will not only see our five priority zones included, but our three alternate zones as well. Focused investment in these census tracts will prove a major benefit for the coalition, and Indiana as a whole.



Priority 3 – City of Lafayette

Tract Number 18157000400

Description of the current and potential future land use within census tract

This qualified census tract is number two in ranking and priority of the four located in the City of Lafayette for designation of Opportunity Zone status. It is the northern reach of the central core of downtown of the City Lafayette. Though its land uses and zoning encompass multiple zoning categories including residential, it features an important commercial corridor zoned central business district (CBD) as well as light industrial (I3) and medical related (MR) zoning with the St Elizabeth/Franciscan medical campus. The commercial corridor is comprised of mixed-use but under-utilized buildings that form an extension of downtown. Its northwest corner has medium and light industrial uses that are significant job generators and bring in outside capital. To the east is the St. Elizabeth central campus and related businesses that are also significant employment generators as well as being poised for additional medical related uses. Like the downtown, this area is characterized by its historic architecture, density and walk-ability. The Wabash River is the natural amenity that brings the two cities together just to the west of this tract along with Tippecanoe County, Purdue University, Purdue Research Park and Greater Lafayette Commerce who jointly make this submission under Greater Lafayette Commerce.

Similar, but contrasting to the rest of downtown, land use has changed over time as most industry has moved to other parts of the City and County but some remain and still have a place and compatibility among the other land uses. Commercial and residential growth is gaining some traction and filling certain vacant buildings as well as new business services, restaurants and arts and culture venues. With these changes, there is still much opportunity to redevelop vacant land and surface parking lots as well as to reuse underutilized properties to higher and better uses. It is envisioned to continue these trends and land uses encouraging urban high density development to create a vibrant, bustling, 24/7 active community as the centerpiece of the City along with industry that can employ those in close proximity as well as the region.

Areas of this tract blend into historic neighborhoods with traditional development that includes a range of land uses to support the area and residents. Small offices, services and restaurants comprise commercial land use compatible with residential use and provide opportunities that are attractive for investment and revitalization. In addition the Wabash River, once critical infrastructure for transportation and industrial use, now affords opportunities not only for recreation and public space but for private investment too.

This census tract and its multiplicity of land uses is a strong asset and attraction for many types of investments and commercial endeavors particularly in the growing field of medical related industry and services that can be leveraged through Opportunity Zone designation to grow the economy and tax base for the greater Lafayette region and the state of Indiana.

Describe any recent investments made in the census tract

This census tract has attracted public and private investment over the years to encourage growth and economic development. Local government has put much effort into long range planning for infrastructure and place making.



Some of these investments include, but are not limited to,

- Railroad relocation – a 25 year, \$175 million project to relocate multiple sets of train tracks as well as creating a multi-modal faculty at the Big 4 Depot.
- CityBus public transit station along with child care facilities – one of the first of its kind in the state.
- A combined long term plan and effort among Lafayette-West Lafayette, Tippecanoe County and Purdue University to develop the Wabash River Corridor for a range of public and private uses. Inaugural projects are underway such as a \$3 million riverfront promenade.
- A \$5 million street reconstruction project using pervious brick pavers to help off-set combined sewer overload (CSO) issues and enhance drainage.
- An additional \$10 million dollar combined sewer overload (CSO) retention and discharge project.
- A \$5 million dollar renovation to the Wells Community Center home to the Tippecanoe Arts Federation
- Housing and neighborhood stabilization projects including Stockton Crossing, Jefferson apartments and Centennial Townhomes.
- Acquisition of TRW by multi-national German based ZF Industries.
- Northend Community Center – a \$12 million community facility serving residents with a variety of social, economic and employment services.

Describe any anticipated investments that could be attracted by an opportunity zone designation

We anticipate substantial real estate and business attraction and expansion activity with Opportunity Zone designation. Significant planning efforts including a form based code overlay the first of its kind for Lafayette has been accomplished and implemented for the majority of this tract. The City of Lafayette has been approached by multiple local and regional developers of urban mixed use projects with an interest in the downtown and this census tract but are concerned with its challenges. Projects include a variety of residential apartments and condominiums, retail and office space to accommodate a growing residential and business population. A recent housing study by Greenstreet from the City of Indianapolis notes that conservatively this and the adjoining downtown census tract can support an additional 1,200 units of new housing over the next five years.

Opportunity Zone designation will encourage, attract and support new commercial, industrial and professional business investment and job creation particularly existing and new startup companies from Purdue University and MatchBOX Coworking Studio as well as small business ventures from Ivy Tech Community College graduates. With ZF as an anchor, additional industrial investments can be attracted and captured in this area. Another anchor of this census tract is the St Elizabeth Central medical campus. Though the main hospital moved to a new facility, this campus is ripe for redevelopment opportunities both related/traditional and unrelated/non-traditional businesses, housing and commercial endeavors. The City of Lafayette is currently working with the St Elizabeth staff on implementation of a long-term reuse plan.

These private sector investments will leverage and grow additional public sector investments in infrastructure and public amenities such as riverfront development, streetscape improvements, trails as well as workforce training and placement programs.



Other relevant information and additional reasons for recommending this census tract

The Greater Lafayette Opportunity Zone Coalition, consisting of the Cities of Lafayette, West Lafayette, Tippecanoe County, Greater Lafayette Commerce, Purdue University and the Purdue Research Foundation are united in naming these tracts as Opportunity Zones. These tracts represent the strongest potential for our community to continue growing as a unified area to bring Greater Lafayette with Indiana as a place of stature in the 21st century economy. These tracts, which include our five priority, and an additional three zones (if additional designations permit), mesh together to build the community we seek as partnered entities. Together, we are aiming for the same goal, a region where corporations, businesses, entrepreneurs, families and visionaries alike desire to invest and call home. Our unity positions us for success like we've already seen such as the growth at Subaru of Indiana Automotive and GE Aviation's LEAP Engine Facility. Our position is made even stronger by having one of the finest research universities in the world within our community. In recent years, Purdue University and the City of West Lafayette partnered together on the State Street Redevelopment Project, not only a rare, but a unique Public/Private Partnership involving a University and municipality. Our full coalition has also partnered together with direct administrative and financial support in many successful economic attraction and expansion projects.

With inclusion in the Opportunity Zone program, Greater Lafayette will utilize the incentives along with its existing tools (tax abatement, TIF, Certified Tech Park, Entrepreneur and Enterprise District, etc.) to expand our urban mixed-use inventory to create a greater Live/Work/Play vibrancy in our community to retain and attract talent globally including the 6,500+ annual graduates from Purdue. With workforce attraction and development being key to Indiana's success, Opportunity Zone designation will be critical. In addition to building the urban infrastructure key to attracting millennials, generation Z and aging boomers, we have crafted our proposed zones to prioritize commercial and business investment. The proposed census tracts encompasses all eligible Purdue Research Foundation properties, home to major research and development installations, start-ups, many of which have commercialized Purdue intellectual property, and sites that have been considered previously by major manufactures, as well as areas for significant mixed use and commercial developments key to our community's revitalization, quality of life and growth.

Greater Lafayette has long acted knowing that the whole is greater than the sum, which is why we are filing for this designation as a joint effort. It is our hope that we will not only see our five priority zones included, but our three alternate zones as well. Focused investment in these census tracts will prove a major benefit for the coalition, and Indiana as a whole.



Priority 4 – City of West Lafayette, Tippecanoe County and the Purdue Research Foundation

Tract Number 18157010203

Description of the current and potential future land use within census tract

This qualified census tract is partially located within the City of West Lafayette, but is largely located within unincorporated areas of Tippecanoe County, and is the City’s number two priority for designation of Opportunity Zone status, number four overall for the area. The tract is currently a mix of residential zones (ranging from R1 to dense planned developments), to Agriculture, and Office and Research zones, neighborhood business and a mix of industrial zones. The southern area of the tract is home to the green field and recently developed portions of the Purdue Research Park.

In recent years, development in this tract and the Research Park has moved away from the traditional Industrial Park as a large neighborhood restaurant has opened and other amenities, both urban and suburban in style are under consideration for the park to attract more businesses to the area.

The northern and eastern reaches of the tract include a rapidly growing residential area that falls in both the city and the county. The City of West Lafayette recently built a TIF funded fire station in the tract to cover the growing north end of the city.

Describe any recent investments made in the census tract

The Indiana Manufacturing Institute, where Purdue University researchers expand research of composite materials manufacturing in part of a 62,000-square-foot, \$50 Million building. Construction of the \$50 Million building was announced in 2015 with a donation of land from the City of West Lafayette and its Redevelopment Commission. It is part of one of West Lafayette’s five TIF districts.

- This census tract encompasses much of the subdivision growth in the area as new housing starts have remained brisk between both the City and County since recovering from the 2008 housing crisis.
- The City and County have extended Yeager Road north into the tract.
- West Lafayette Dedicated Fire Station No. 3 in 2013. The station was a \$3 million investment by the City through the TIF district that covers the area.

Describe any anticipated investments that could be attracted by an opportunity zone designation

The Purdue Research Park has been growing strong for many years as more and more companies look to tie themselves to Purdue University, its faculty, its talent, and vibrancy of a growing area. With the recent completion of the aforementioned IMI building and its subsequent full leasing, companies looking to enter the market will lead to further real estate development for research, light manufacturing, office and lab space.



There has also been interest in this tract for more housing, both single and multi-family that would service employees in the research park and feed the increase in leisure focused commercial development in the southern expanses of this tract.

PRF has been working with manufacturers in the lightweight materials sector to complement work that is underway at IMI, the benefits of an Opportunity Zone would only make location in the area more attractive to the many companies that have been working with PRF in recent years, as well as encourage the expansion of others.

Other relevant information and additional reasons for recommending this census tract

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With inclusion in the Opportunity Zone program, Greater Lafayette will utilize the incentives along with its existing tools (tax abatement, TIF, Certified Tech Park, Entrepreneur and Enterprise District, etc.) to expand our urban mixed-use inventory to create a greater Live/Work/Play vibrancy in our community to retain and attract talent globally including the 6,500+ annual graduates from Purdue. With workforce attraction and development being key to Indiana's success, Opportunity Zone designation will be critical. In addition to building the urban infrastructure key to attracting millennials, generation Z and aging boomers, we have crafted our proposed zones to prioritize commercial and business investment. The proposed census tracts encompasses all eligible Purdue Research Foundation properties, home to major research and development installations, start-ups, many of which have commercialized Purdue intellectual property, and sites that have been considered previously by major manufactures, as well as areas for significant mixed use and commercial developments key to our community's revitalization, quality of life and growth.

Greater Lafayette has long acted knowing that the whole is greater than the sum, which is why we are filing for this designation as a joint effort. It is our hope that we will not only see our five priority zones included, but our three alternate zones as well. Focused investment in these census tracts will prove a major benefit for the coalition, and Indiana as a whole.



Priority 5 – City of Lafayette

Tract Number 18157000700

Description of the current and potential future land use within census tract

This qualified census tract is number three in ranking of the four located in the City of Lafayette for designation of Opportunity Zone status. This census tract is contiguous to the others and contains a multiplicity of land uses from residential to light industrial compatible and attractive to the incentives in the Opportunity Zone program/designation. Though its land uses and zoning encompass multiple zoning categories including residential, it features two important neighborhood commercial corridors in need of significant redevelopment. The first commercial corridor, known as Five Points, is a major gateway to the downtown and destination in the City Lafayette. It is comprised of many old and obsolete buildings with high vacancy. The second commercial corridor along Earl Avenue is commercial with some light industrial where significant impactful investments can be leverage and be attracted by Opportunity Zone designation. Five Points, like the downtown, is characterized by historic architecture, density and great walk-ability. Five Points, Earl Avenue and areas in between are important to the economic health of the two cities along with Tippecanoe County, Purdue University, Purdue Research Park and Greater Lafayette Commerce who jointly make this submission under Greater Lafayette Commerce.

In contrast to downtown and the other census tracts in this application, land use has changed little over time and the areas have experienced much decline particularly in the Five Points area. It is envisioned in both areas to encourage, attract and leverage the existing land uses and encourage others such as mixed use for urban high density development to create vibrant commercial corridors that provide employment and services to the area and the greater Lafayette region.

Areas outside of the commercial corridors of this tract blend into historic neighborhoods with traditional development that include a range of land uses to support the residential area and the greater Lafayette economy. Small offices, services and restaurants comprise commercial land use compatible with residences and provide opportunities that are attractive for investment and revitalization that can be leveraged through Opportunity Zone designation to grow the economy and tax base for the greater Lafayette region and the state of Indiana.

Describe any recent investments made in the census tract

This census tract has seen mostly public investment over the years to encourage growth and economic development but is generating private investment potential. Local government has put much effort into long range planning for development, infrastructure and place making.

Some of these investments include, but are not limited to,

- A \$20 million complete reconstruction of Earl Avenue and its underlying infrastructure for drainage and combined sewer overloads (CSO).
- A \$30 million three phase complete reconstruction of Sagamore Pky just to the east of the tract that is the backbone of transportation for the City and County.
- Other significant road and drainage projects throughout the tract to maintain and update infrastructure to attract new development.
- A planned \$17 million renovation of Loeb Stadium at Columbian Park.



- \$2 million in improvements to Columbian Park and Tippecanoe Cove – a regional park and recreation destination.
- A \$40 million, 20 year plan for development and infrastructure improvements for Five Points and adjoining areas.
- \$20 million of improvements and new classroom/facility space for Sunnyside Middle School.
- Long range investments and facilities for Jefferson High School and a new \$10 million Career Academy for STEM related and advanced manufacturing fields.

Private investments have include, but are not limited to,

- Reuse of the former Home Hospital site as The Springs assisted living and rehabilitation center – a \$10 million investment.
- Riggs Community Health Clinic – a \$6 million investment.

Describe any anticipated investments that could be attracted by an opportunity zone designation

Over the last nine months the City of Lafayette held a public process to create a vision and redevelopment plan for the Five Points area, entitled A New Point in Time. Though Five Points is one of the most notable and recognizable areas of Lafayette, it has seen substantial disinvestment over the years. Through the planning process, we were very surprised by the overwhelmingly positive engagement of the local citizenry and their desire for the area to redevelop. To that end, we also captured the attention of the private sector and developers. We are planning for substantial real estate and business attraction and expansion activity aided by Opportunity Zone designation. We have been exploring urban mixed use projects in this census tract. Projects include a variety of residential apartments and condominiums, retail and office space encouraged and incentivized to accommodate the City’s growing residential and business population. Plans are do similar planning and outreach for the Earl Avenue area and the entire census tract.

With Opportunity Zone designation we will capitalize on attracting and expanding new commercial, industrial and professional business investment and job creation from outside the area as well as locally from opportunities with existing companies and those from Purdue University and MatchBOX Coworking Studio as well as small business ventures from Ivy Tech Community College graduates.

These private sector investments will leverage and grow additional public sector investments in infrastructure and public amenities such as street, streetscape, water/sewer improvements, trails as well as workforce training and placement programs.

Other relevant information and additional reasons for recommending this census tract

The Greater Lafayette Opportunity Zone Coalition, consisting of the Cities of Lafayette, West Lafayette, Tippecanoe County, Greater Lafayette Commerce, Purdue University and the Purdue Research Foundation are united in naming these tracts as Opportunity Zones. These tracts represent the strongest potential for our community to continue growing as a unified area to bring Greater Lafayette with Indiana as a place of stature in the 21st century economy. These tracts, which include our five priority, and an additional three zones (if additional designations permit), mesh together to build the community we seek as partnered entities. Together, we are aiming for the same goal, a region where corporations, businesses, entrepreneurs, families and visionaries alike desire to invest and call home. Our unity positions us for success like we’ve already seen such as the growth at Subaru of Indiana Automotive and



GE Aviation’s LEAP Engine Facility. Our position is made even stronger by having one of the finest research universities in the world within our community. In recent years, Purdue University and the City of West Lafayette partnered together on the State Street Redevelopment Project, not only a rare, but a unique Public/Private Partnership involving a University and municipality. Our full coalition has also partnered together with direct administrative and financial support in many successful economic attraction and expansion projects.

With inclusion in the Opportunity Zone program, Greater Lafayette will utilize the incentives along with its existing tools (tax abatement, TIF, Certified Tech Park, Entrepreneur and Enterprise District, etc.) to expand our urban mixed-use inventory to create a greater Live/Work/Play vibrancy in our community to retain and attract talent globally including the 6,500+ annual graduates from Purdue. With workforce attraction and development being key to Indiana’s success, Opportunity Zone designation will be critical. In addition to building the urban infrastructure key to attracting millennials, generation Z and aging boomers, we have crafted our proposed zones to prioritize commercial and business investment. The proposed census tracts encompasses all eligible Purdue Research Foundation properties, home to major research and development installations, start-ups, many of which have commercialized Purdue intellectual property, and sites that have been considered previously by major manufactures, as well as areas for significant mixed use and commercial developments key to our community’s revitalization, quality of life and growth.

Greater Lafayette has long acted knowing that the whole is greater than the sum, which is why we are filing for this designation as a joint effort. It is our hope that we will not only see our five priority zones included, but our three alternate zones as well. Focused investment in these census tracts will prove a major benefit for the coalition, and Indiana as a whole.

