

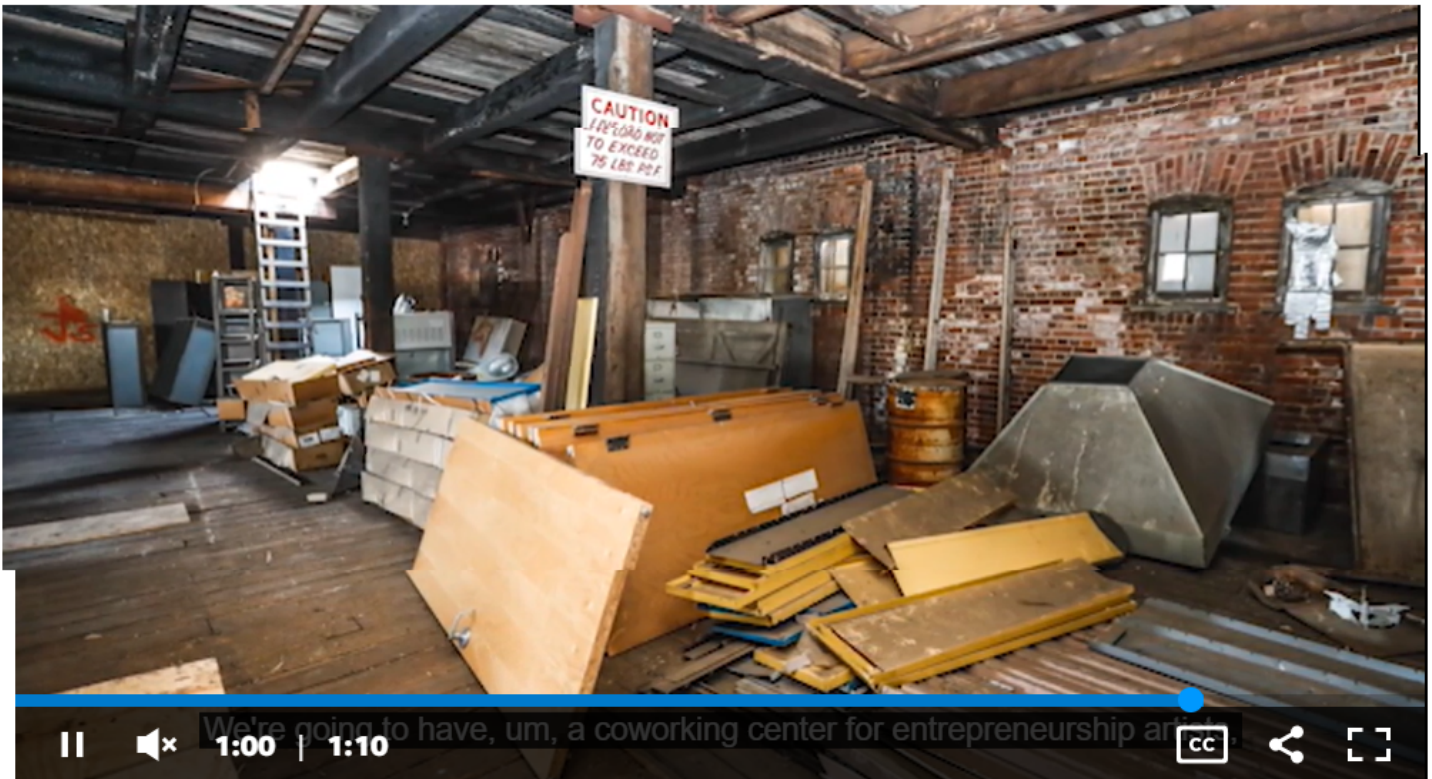
**BUSINESS**

# MDC approves rezoning of Bates Hendricks school site for \$33M apartment building

**Alexandria Burris** Indianapolis Star

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## Inside the POLK Stables redevelopment project

Inside the POLK Stables redevelopment project on Wednesday, Aug. 4, 2021. *Michelle Pemberton, Indianapolis Star*

A local development team is planning to construct a 151-unit apartment building on a site of a former school in the Bates-Hendricks neighborhood.

The project has an estimated value of \$33 million.

DJ BH Palmer Street LLC, represented by land use and zoning attorney Michael Rabinowitch, intends to demolish the former Abraham Lincoln School, or IPS No. 18, in the 1000 block of Palmer Street to build the development which would

include 146 parking spaces in a basement garage.

**Indianapolis:** Fall Creek Place apartments will bring affordable housing. Not everyone is happy.



BRICK  
COLOR - MANTOU



HARDIE PANEL SIDING  
COLOR - SN 6293  
OLYMPUS WHITE



HARDIE PANEL SIDING  
COLOR - SN 1104  
COPPER POT



CONCRETE  
USED AT GARAGE LEVEL



HARDIE PANEL SIDING  
COLOR - SN 6293  
NIGHT ONE



SHOULDISCE ARCHITECTURAL BLOCK  
COLOR - CRYSTAL WHITE

**STUDIO M**  
ARCHITECTURE & PLANNING

**01** NORTH ELEVATION  
SCALE: 1" = 20'-0"

DJ BH Palmer Street LLC, a joint venture between Chase Development and Birge & Held, is proposing to build a 151-unit residential apartment complex at 1001 Palmer Street in the Bates Hendricks neighborhood. *Architectural Drawing By Studio M. Submitted By Mrabinowitch*

During a public hearing on Wednesday, the Metropolitan Development Commission approved a request to rezone the 1.62 acre site, changing it from designated religious use to multifamily development. Faith-based organizations, nonprofits and afterschool programs have used the site in the past.

In the new complex, a one bedroom apartment would rent for \$790 while two- and three-bedroom apartments would rent for \$947 and \$1,091, according to documents filed with the city.

The project, said Rabinowitch, is intended to address affordable housing needs around Fountain Square. All of the units will be available to residents earning at

least 60% of the area's average median income.

The former school site is located at the intersection of Palmer Street and Barth Avenue in a dense single-family neighborhood, about two blocks from Shelby Street and nearly a half mile from Fountain Square. IndyGo's Redline is nearby on Shelby Street.

The property is one of the few sites that can be redeveloped in the area for dense housing, Rabinowitch said. Research that the developers commissioned determined that there are roughly 963 apartment units in the Fountain Square submarket and practically no vacancies.

Data from Cushman & Wakefield reveal that the 11 apartment properties that are generally considered to be in the Fountain Square area, including downtown's City Way, have 1,630 units. The apartments have an average occupancy rate of 89%.

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Average rents in the area start as low as \$1,121 and as high as \$3,050.

**Indiana:** [Neighbors oppose \\$150M, 8-story development at Meridian and 96th streets](#)

"There's basically no available units which, as you can imagine would cause rents to rise significantly," Rabinowitch said. "The analysts reached the alarming conclusions: New apartment living is becoming out of reach for many families amid a shortage of affordable units. "

The single building, five-story apartment will offer a mix of one-, two- and three-bedroom units, ranging in size from 709 square feet for studios to 1,495 square feet, according to its site plan.

Likely amenities include a fitness center, game room, bicycle parking, club



room with kitchen, gathering space, pool, balconies and computer room. A roof top deck will have seating and a grilling area.

"This is really going to be a market-rate development available to affordable housing residents," Rabinowitch said.



DJ BH Palmer Street LLC, a joint venture between Chase Development and Birge & Held, is proposing to build a 151-unit residential apartment complex at 1001 Palmer Street in the Bates Hendricks neighborhood. *Architectural Drawing By Studio M. Submitted By Michael Rabinowitch*

### **More:** [Here's what's planned for historic Polk building along Monon Trail](#)

Residents who spoke Wednesday said they've previously raised concerns about this project due to the density of parking in a single-family neighborhood. They'd like to see a mixed-use element with light retail that preserves the historic schoolbuilding.

Rob Uppencamp, representing the Bates-Hendricks Neighborhood Association, urged the MDCto delay the public hearing and vote, telling commissioners that the residents needed more information on the project.

The attorney representing developers told commissioners multiple meetings have been held to discuss resident concerns. Additionally, while DMD staff expressed concerns about the number of parking spaces, the department said it's best for light retail to be located along main thoroughfares and not within single-family residential neighborhoods such as the one along Palmer Street.

Rabinowitch said the developers commissioned a study to determine which elements of the former school, built in 1901, could be salvaged. The cost to repair the roof and exterior facade would be about \$2.2 million. Interior repairs would add on to the repair price tag since the building needs asbestos remediation and has water damage.

"The property has been in disrepair for a while," he said. "It's been exposed to the elements in some cases."

Some architectural features may be salvageable such as the north and eastside entryways.

Rabinowitch said the developers have agreed to commitments from the Department of Metropolitan Department that include incorporating the elements that could be salvaged into the final design. Other commitments include submitting the final site plan for approval and getting signed letters from the administrator of the Indianapolis Historic Preservation Commission.

If the developers can get all the commitments in place, the DMD will send the MDC's rezoning approval to the city-county council for final adoption in January.

DJ BH Palmer Street LLC is a joint venture between Chase Development and Birge & Held. Both companies are based in Indianapolis.

*Contact IndyStar reporter Alexandria Burris at [aburris@gannett.com](mailto:aburris@gannett.com) or call 317-617-2690. Follow her on Twitter: [@allyburris](https://twitter.com/allyburris).*

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