

UNIVERSITY QUARTER SITE PLAN  
FOR MARION COUNTY, INDIANA

A Segment of the Metropolitan Plan Commission's Original Comprehensive  
Or Master Plan of Marion County, Indiana

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1966

Metropolitan Planning Department  
of  
Marion County, Indiana

Officially Adopted  
December 21, 1966

## UNIVERSITY QUARTER PLAN

In preparing for the creation of an urban university to serve this city and region, Indianapolis and Marion County must recognize with public policy the related developmental and land area needs.

The joint desire of Indiana and Purdue Universities along with the leaders of this metropolitan area to move ahead immediately with this development, in anticipation of a student body of some 30,000 in the next two decades, has fostered a study of the above needs. The Metropolitan Plan Commission, the Indianapolis Redevelopment Commission, Community Action Against Poverty of Greater Indianapolis, Inc. -- in representing the community -- have joined the two Universities in engaging planning consultants to study and recommend developmental concepts and to delineate land area needs in such a city-university setting.

In order to expedite university development and planning of a residential relocation program, the Metropolitan Plan Commission wishes to formalize the initial findings of the above study. The Commission, with adoption of this "Site Plan", adds to this community's body of public policy its recognition of adequate land area needs for the proper development of a university and its related land uses in downtown Indianapolis.

The establishment of a University Quarter as a segment of the Comprehensive General Land Use Plan of Marion County is an initial step in a series of public reviews and adoptions of plans for a state university which recognize the unique potentials in this specific setting and which aim to maximize the benefits to the people of this community.

Indianapolis' arrival at this point of incorporating a state university into its growth has been neither quick nor easy.

When the city was planned in 1821, Alexander Ralston set aside one of the 100 blocks in the mile square for the state university. However, when the establishment of a state university became feasible under the Federal Land Grant College Program, sites in Bloomington and West Lafayette were chosen instead of in Indianapolis. Ralston's square became University Park.

Still the need existed in Indianapolis. Over the years private schools began to fill the need and Butler University and its predecessors, Marion College, Indiana Central College, the John Herron School of Art, and other professional, business and technical schools were founded to fill a portion of the need.

Gradually, especially during the 20th century, extension schools were established in Indianapolis, some of which became full schools with the authority to grant degrees. The needs continued to grow and enrollments multiplied until Indiana and Purdue Universities had several buildings scattered through the city. However, the movement toward a major state university in Indianapolis did not begin until the late 1950's.

In 1957 the Metropolitan Planning Department of Marion County and a Planning Design Committee of local leaders appointed by the Metropolitan Plan Commission studied the possibility of a major university, considered many sites and recommended the site on the peninsula west of downtown bounded by Fall Creek on the north and White River on the west and south -- the area south and east of the present Indiana University Medical Center. Until the proposal that the university be more closely associated with the downtown, this site was generally agreed upon for the new University and Indiana University bought a considerable amount of land in the area, especially in the western half.

The next major step in the establishment of a University here was the 1962 report of the Post-High School Education Study Commission, which was created by the General Assembly to study public college and university needs throughout the state, both existing at the time and in the future. The report called generally for large increases in public college capabilities to acquire and maintain a balance between public and private college enrollments and specifically, in recommendations Four and Five, "for the immediate future additional needs for publicly supported collegiate level education in Indiana by community campuses and extension centers". The recommendations continued saying that "one or more of these campuses or centers be developed into a four-year undergraduate institution."

While the Report did not specifically mention Indianapolis, its adoption by the Ninety-Third General Assembly set a state policy for establishment of another state university and its establishment in a city.

Recommendation five concluded: "... and that when such institution matures the General Assembly grant it independent status".

About this same time and continuing through 1965, the Metropolitan Planning Department developed a program and plan for an urban university on the peninsula area extending as far east as the West Leg Interstate Connector, or approximately West Street. In developing the plan, the department established a close working relationship with Indiana and Purdue Universities which, at this time, had agreed upon a general, informal policy that the four-year urban university would be in Indianapolis.

In 1964, the city's workable program was prepared and approved by the federal government opening the door for a number of these programs.

In 1965, the General Assembly lifted the bar on Indianapolis' acceptance of federal aid. For the University this meant the possibility of more resources for acquisition of deteriorating and underdeveloped land through urban renewal. While Indiana University had worked with the Indianapolis Redevelopment Commission in one project in the peninsula area, the cooperative process was limited by the amount of local money available for urban renewal and the greatest amount of university land acquisition was on a parcel by parcel basis by the University from individual owners.

On August 4, 1966, the five agencies with policies concerning the University -- Indiana and Purdue Universities, Community Action Against Poverty, the Indianapolis Redevelopment Commission and the Metropolitan Plan Commission -- entered into a six-month contract with Victor Gruen Associates to develop concepts for development of the University, taking into account the needs and objectives of all the parties.

The adoption of the University Quarter Site Plan is the first official action resulting from this study.

## THE UNIVERSITY QUARTER SITE PLAN

The University Quarter Site Plan amends the Comprehensive General Land Use Plan adopted in May, 1965, by expanding the area devoted to the University and university-related activities. The original GLUP map devoted the majority of the peninsula to the University with only a few blocks east of West Street included for university uses. The expanded University Quarter District includes all the land bounded by Washington Street on the south from the Baltimore and Ohio and New York Central railroad tracts west of White River to West Street, West Street north to Ohio Street, Ohio east to Illinois Street, Illinois north to 10th Street, 10th and Fall Creek Parkway west to the proposed Indiana 37 (approximately Miley Street), Indiana 37 south to the B & O and NYC railroad tracks and the railroad tracks southeast to Washington Street again.

The term "university related" is intended to include all facets of urban life consistent with the character and purposes of the university. Private housing, public parks, necessary commercial services, private research and development operations all could be included in the university related category.

The University Quarter Site Plan further amends the General Land Use Plan, Thoroughfare Plan and other previously adopted segments of the COMPREHENSIVE OR MASTER PLAN OF MARION COUNTY, INDIANA, regarding the location and design of proposed interstate and thoroughfare systems, particularly the North and West legs of said system's Indianapolis inner loop.

As a segment of the Comprehensive Or Master Plan of Marion County, the University Quarter Plan becomes policy in promoting proper development standards and limiting the type and quantity of development to assure a growth in the Quarter that will provide Indianapolis with a new and valuable amenity. The Plan will limit zoning changes in the University Quarter, in accordance with ch. 36 of the Indiana Acts of 1955, as amended, which provides that "any action of any unit of government or public body, board or official in the County inconsistent with the Comprehensive Plan shall be presumed to be not in the public interest."

### ZONING ORDINANCE 66-A0-6

To implement the policies set forth in the University Quarter Plan amending the Comprehensive Or Master Plan of Marion County, a new zoning ordinance, the University Quarter Zoning Ordinance 66-A0-6 is proposed. The first redistricting included in the University Quarter District Maps, which are a part of the Ordinance, rezones 66 acres in the vicinity of Military Park to the University Quarter One (UQ-1) classification for the beginnings of the new campus.

Initial University development contemplated includes a law school and other regional campus facilities in this area which is bounded by Ohio Street on the south from Military Park (West Street) to the Central Canal, the canal north to Michigan Street, Michigan west to Agnes Street, Agnes south to New York Street, New York east to Blake Street, Blake south to Market Street, Market east to Geisendorff Street, Geisendorff north to the New York Central railroad spur, the spur east to Blackford Street, Blackford north to New York Street and New York East to West Street and West south to Ohio Street.

The development of the University Quarter requires a revision of certain previously adopted segments of the existing Comprehensive Plan. Therefore, the Metropolitan Plan Commission hereby adopts the following RESOLUTION as a part of the University Quarter Site Plan:

METROPOLITAN PLAN COMMISSION RESOLUTION AMENDING EXISTING COMPREHENSIVE  
OR MASTER PLAN OF MARION COUNTY, INDIANA

WHEREAS, the Metropolitan Plan Commission of Marion County, Indiana, has adopted pursuant to Chapter 283 of the Indiana Acts of 1955, as amended, various segments of its ORIGINAL COMPREHENSIVE OR MASTER PLAN OF MARION COUNTY, INDIANA; and

WHEREAS, the UNIVERSITY QUARTER SITE PLAN FOR MARION COUNTY, INDIANA, necessitates the amendment of previously adopted segments of said COMPREHENSIVE OR MASTER PLAN OF MARION COUNTY, INDIANA, with regard to the planned INTERSTATE HIGHWAY SYSTEM'S Indianapolis Inner Loop and thoroughfares relating thereto; and

WHEREAS, the Metropolitan Plan Commission, Indianapolis Redevelopment Commission, Community Action Against Poverty of Greater Indianapolis, Inc., Indiana and Purdue Universities entered into a contract in August, 1966 with Victor Gruen Associates of Los Angeles, planning consultant, for the preparation of a plan for said UNIVERSITY QUARTER, which plan will be completed in January, 1967; and

WHEREAS, the firm of Barton-Aschman Associates, Inc. of Illinois is completing a comprehensive Indianapolis Regional Transportation and Development Study for Marion County, Indiana,

NOW THEREFORE BE IT RESOLVED by the Metropolitan Plan Commission that the Metropolitan Plan Commission's ORIGINAL COMPREHENSIVE OR MASTER PLAN OF MARION COUNTY, INDIANA (including the COMPREHENSIVE GENERAL LAND USE PLAN FOR MARION COUNTY, INDIANA adopted by Resolution 65-CPS-R-1 on May 12, 1965, OFFICIAL THOROUGHFARE PLAN FOR MARION COUNTY, INDIANA, as amended, adopted by Resolution 62-CPS-R-3 September 12, 1962, the CENTRAL BUSINESS DISTRICT PLAN FOR METROPOLITAN INDIANAPOLIS, MARION COUNTY, INDIANA, adopted by Resolution 62-CPS-R-5 on November 13, 1963, and other previously adopted segments of said COMPREHENSIVE OR MASTER PLAN) is hereby amended with regard to the location and design of the planned INTERSTATE HIGHWAY SYSTEM'S Indianapolis Inner Loop, thoroughfares and other matters relating thereto; that the Executive Director and staff of the Metropolitan Planning Department be directed immediately to prepare plans and maps implementing said amendment and policies thereof relative to interstate freeways, expressways and other thoroughfares within Marion County, revising and replanning the location and design of said proposed interstate and thoroughfare systems, as necessary, particularly the North and West legs of said systems' Indianapolis inner loop, and to prepare a revision of said OFFICIAL THOROUGHFARE PLAN, CENTRAL BUSINESS DISTRICT PLAN and/or other necessary amendments to the Metropolitan Plan Commission's ORIGINAL COMPREHENSIVE OR MASTER PLAN OF MARION COUNTY, INDIANA, as hereby amended, extending the planned north leg of said Inner Loop west from West Street to approximately 16th, Belmont and Harding Streets, designating the location of the proposed Harding Street Expressway as the west segment of said Inner Loop to constitute and be developed as an

Interstate freeway if possible, so altering the planned northwest route of proposed I-65, and including any other necessary and desirable changes incident thereto, in order to best provide for the land use, transportation and thoroughfare needs of the Indianapolis Central Business District, Civic Center and University Quarter, the metropolitan and regional areas, and the Interstate Highway System.

Frank P. Lloyd

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Grace M. Curry

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J. W. Chittenden

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William A. Brown

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Jack F. Patterson

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THE METROPOLITAN PLAN COMMISSION  
OF MARION COUNTY, INDIANA

DATED December 21, 1966

ATTEST: J. W. Chittenden

Secretary, Metropolitan  
Plan Commission



UNIVERSITY QUARTER FOR UNIVERSITY AND UNIVERSITY RELATED LAND USE

LOCKEFIELD GARDENS

UNIVERSITY QUARTER SITE PLAN  
for Marion County, Indiana

INDPLS DIV OF PLANNING



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