

Michael-Paul Hart

Councilor, District 20

Indianapolis-Marion County City-County Council



Washington Square Mall

Pre-Development Site Study

Convened by Councilor Michael-Paul Hart

Sponsored by Lauth Group

Technical & Design Lead: Schmidt Associates (Architecture, Civil/Site Engineering, Landscape Architecture)

Purpose

This study is the first step in pre-development planning for Washington Square. It will produce clear, investor-ready information on what the site can support and how a future redevelopment can connect to the surrounding community.

What the Study Will Answer

1) Infrastructure and Site Constraints

Understand utilities, stormwater, and physical limitations. This creates clarity on what is feasible and what must be addressed before redevelopment.

2) Site Capacity and Test Fits

Illustrate mixed-use possibilities through loose massing, bubble diagrams, and concept site layouts to show what could fit on the property.

3) Access and Circulation

Provide high-level recommendations to improve how people and vehicles move through the site, including street connections, frontage improvements, and walkability for pedestrians, bikes, transit, and cars.

Scope of Services

Schmidt Associates will evaluate site conditions and document limitations, identify opportunities for future development, and recommend improvements for access by automobile, public transportation, bicycle, and pedestrian movement.

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Engagement

Up to **three meetings** with key city officials, community members, and organizations identified by the leadership committee.

Deliverables

- **Infrastructure Site Plan** documenting utilities, stormwater, and key site elements
- **Up to three concept site plan renderings** illustrating development opportunities, including:
 - Mixed-use outcomes (residential, commercial, greenspace)
 - Transportation and access planning (traffic flow to surrounding roads, parking, and connections to nearby neighborhoods)

Why This Matters

This work is designed to create the baseline documentation needed to bring **serious investors and development partners** to the table with a clearer view of constraints, capacity, and connectivity, while ensuring the community has a credible foundation to engage future plans.