

**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.