



EXISTING CONDITIONS

REPORT

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EXECUTIVE SUMMARY

The **Far Eastside Quality of Life Existing Conditions Report** provides a snapshot of current conditions in the Far Eastside community. The purpose of this report is to establish a shared understanding of the neighborhood today before identifying priorities, strategies, and actions for the future. The analysis combines technical data with community knowledge to describe how daily life functions across the study area and where systems are supporting residents or creating challenges.

Information for this report comes from multiple sources, including Census data, public health data, land use and infrastructure analysis, and community input. Resident perspectives were gathered through ongoing engagement at community events and through the *Far Eastside Community Council Community Priorities Survey*, which was conducted prior to the start of the Quality of Life planning process. These responses provided important insight into lived experience and helped interpret the data in ways that reflect how conditions are felt in everyday life.

For the planning process, the Far Eastside study area is defined as the area bounded by 46th Street to the north, Washington Street to the south, Arlington Avenue to the west, and Carroll Road to the east. This geography reflects how residents experience daily life across shared schools, parks, corridors, and service areas rather than relying only on historic neighborhood boundaries.

To understand quality of life conditions, the analysis is organized into five parts of daily life: **Home and Place**; **Economic Security and Opportunity**; **Health and Wellbeing**; **Art, Culture, and Belonging**; and **Learning and Leadership**.

Together, these areas describe the systems that shape stability, opportunity, and wellbeing for residents.

Overall, the Existing Conditions analysis shows a community that has remained stable through significant economic and social change. The Far Eastside is a young, diverse, and multigenerational community with strong family networks and a long history of neighborhood connection. The population continues to grow, households are slightly larger than the county average, and residents demonstrate strong commitment to place. Community organizations, faith communities, and neighborhood leaders play an important role in maintaining stability and supporting residents.

At the same time, the data show that many households face ongoing pressure related to housing costs, income levels, and the overall cost of living. Median household income is lower than the county average, and a large share of renter households are severely cost burdened, meaning a high portion of income goes toward housing. Limited access to full-service grocery stores, long commute times in some areas, and incomplete pedestrian infrastructure can increase daily expenses and reduce flexibility for families. These conditions affect financial stability even when housing itself appears relatively affordable.

Health and wellbeing indicators reflect these same pressures. Rates of several chronic conditions are higher than the county average, and residents report concerns related to safety, stress, food access, and the built environment. Environmental conditions, transportation design, and access to parks and services all contribute to how health is experienced across the neighborhood.

Land use patterns and infrastructure also reflect earlier periods of development. Residential areas are often located near commercial or industrial sites, and the roadway system was designed primarily for regional vehicle movement rather than local connectivity. These patterns influence daily travel, safety, and redevelopment potential today. At the same time, the neighborhood is entering a period of renewed investment, including major redevelopment sites, public infrastructure improvements, and targeted housing and service programs. These changes create opportunities for stabilization and growth, while also raising questions about affordability and long-term benefit for existing residents.

Across all five areas of analysis, one consistent pattern emerges: many challenges are interconnected rather than isolated. Housing costs, income levels, transportation access, environmental conditions, and health outcomes often overlap in the same areas and affect the same households. When these pressures occur together, they can make it harder for residents to maintain stability even when individual conditions appear manageable on their own.

The Existing Conditions Report does not identify solutions or priorities. Instead, it provides a shared foundation of information that will guide the next phase of the Far Eastside Quality of Life planning process. In the following phase, residents, organizations, and stakeholders will use this understanding of current conditions to identify focus areas and establish a workplan that supports long-term stability, health, and community growth.

Overview

WHAT IS AN EXISTING CONDITIONS REPORT?

An **Existing Conditions Report** explains what a community is like today. It brings together information about the people who live there, the places they use, and the systems that shape daily life. The goal is to create a shared understanding of current strengths, challenges, and patterns before decisions about the future are made.

This report does not propose solutions or set priorities. Instead, it describes where things stand now so that future planning can be grounded in real conditions and lived experience. Information comes from data, local knowledge, and community input, reflecting both measurable trends and how residents experience the Far Eastside.

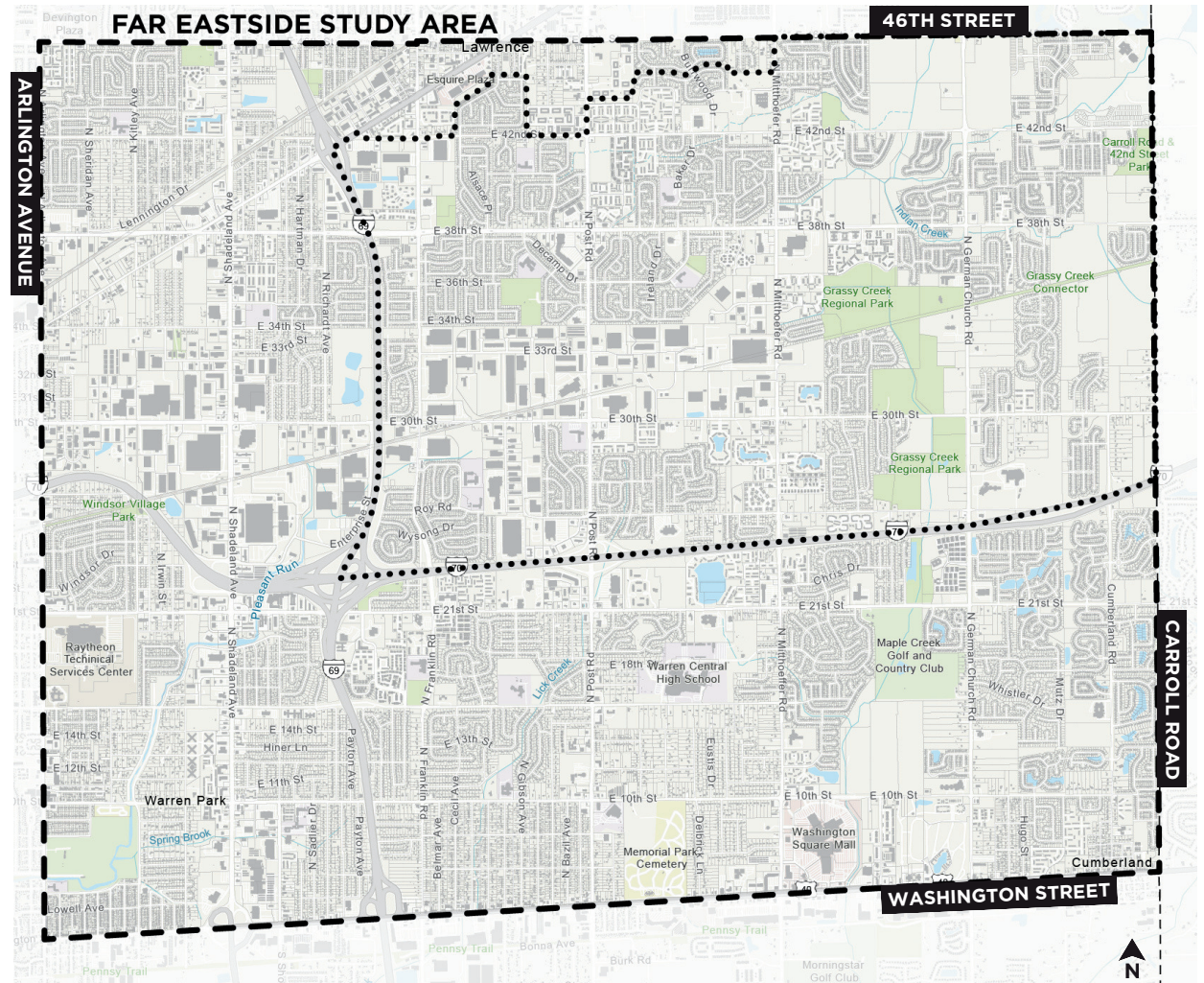
This Existing Conditions Report is organized in two parts. **Part I focuses on the people of the Far Eastside**, including community history, identity, culture, and demographic trends. **Part II looks at quality of life conditions**, examining the systems and environmental factors that influence how residents live, work, and thrive.

Together, these parts provide a full picture of current community conditions and create the foundation for the Quality of Life planning process that follows.

STUDY AREA

A **study area** defines the geographic lens through which community conditions and needs are understood. For the Far Eastside Quality of Life planning process, the study area was shaped by resident input to reflect how people experience daily life, rather than relying only on older neighborhood or institutional boundaries. Residents identified shared places such as schools, parks, faith communities, grocery stores, and service organizations that connect households across the area.

Through this process, the Far Eastside study area was defined as bounded by **46th Street** to the north, **Carroll Road** to the east, **Washington Street** to the south, and **Arlington Avenue** to the west. This geography allows the planning process to look at transportation, land use, services, and community life as connected systems that affect residents across the same area.



MAP LEGEND

- Study Area Boundary
- Historic Neighborhood Boundary

RESEARCH PROCESS

The research process combined technical data with community voice to understand what life is like on the Far Eastside today. Data helps show patterns and trends, while community input helps explain how those conditions affect daily life.

The approach was informed by the community. The **Community Advisory Circle (CAC)**, a group of trusted neighborhood leaders guiding the planning process, provided insight on the metrics and indicators they believed would be most helpful in understanding the current state of quality of life on the Far Eastside. CAC members emphasized that the purpose of a baseline assessment should not only describe what exists in the neighborhood, but also help illuminate the conditions that affect quality of life and what may improve it over time.

Local data was reviewed across several areas that shape everyday experience, including housing, health, the environment, transportation, and the economy. These indicators help describe how the neighborhood functions today and how conditions have changed over time. The research also includes a historical analysis of the Far Eastside's origins, development, and major events that shaped the community. This historical context helps explain how current conditions emerged and how the neighborhood has evolved.

Responses to the **Far Eastside Community Council's Community Priorities Survey** helped interpret these findings. The survey highlighted the issues residents say matter most and helped connect data trends to everyday experience in the neighborhood.

Community Advisory Circle (CAC)

Rob Booker

Cheria Caldwell

Tamise Cross

Miriam Acevedo Davis

Samantha Douglas

Shardae Hoskins

La Keisha Jackson

Dennis Jarrett

Leonce Jean-Baptiste

Kendra Nowell

Ron Phillips

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Derris Ross

Zenai Savage

Annie Smith

James Taylor

Kia Wright

PART ONE
THE PEOPLE OF THE FAR EASTSIDE

COMMUNITY HISTORY

COMMUNITY ORIGINS

The Far Eastside began as rural farmland shaped by agriculture and early transportation routes. In the mid-1800s, families settled along corridors such as Pendleton Pike and near the Bee Line Railroad, established in the 1840s. The railroad allowed farmers to ship crops and receive goods, connecting local households to regional markets. Daily life centered on land, labor, and close neighbor networks. Early settlements, including Lanesville, platted in 1849 and renamed Lawrence in 1866, developed as small service centers supporting surrounding farms.

The area's economic patterns shifted in 1903 with the establishment of Fort Benjamin Harrison. Military and civilian employment introduced more wage-based work and strengthened ties to the regional economy. These early patterns of transportation access, agricultural settlement, and institutional employment laid the foundation for the development described in the following timeline.



Credit: Indiana Historical Society

Image: Traction Station in Lawrence, 1909

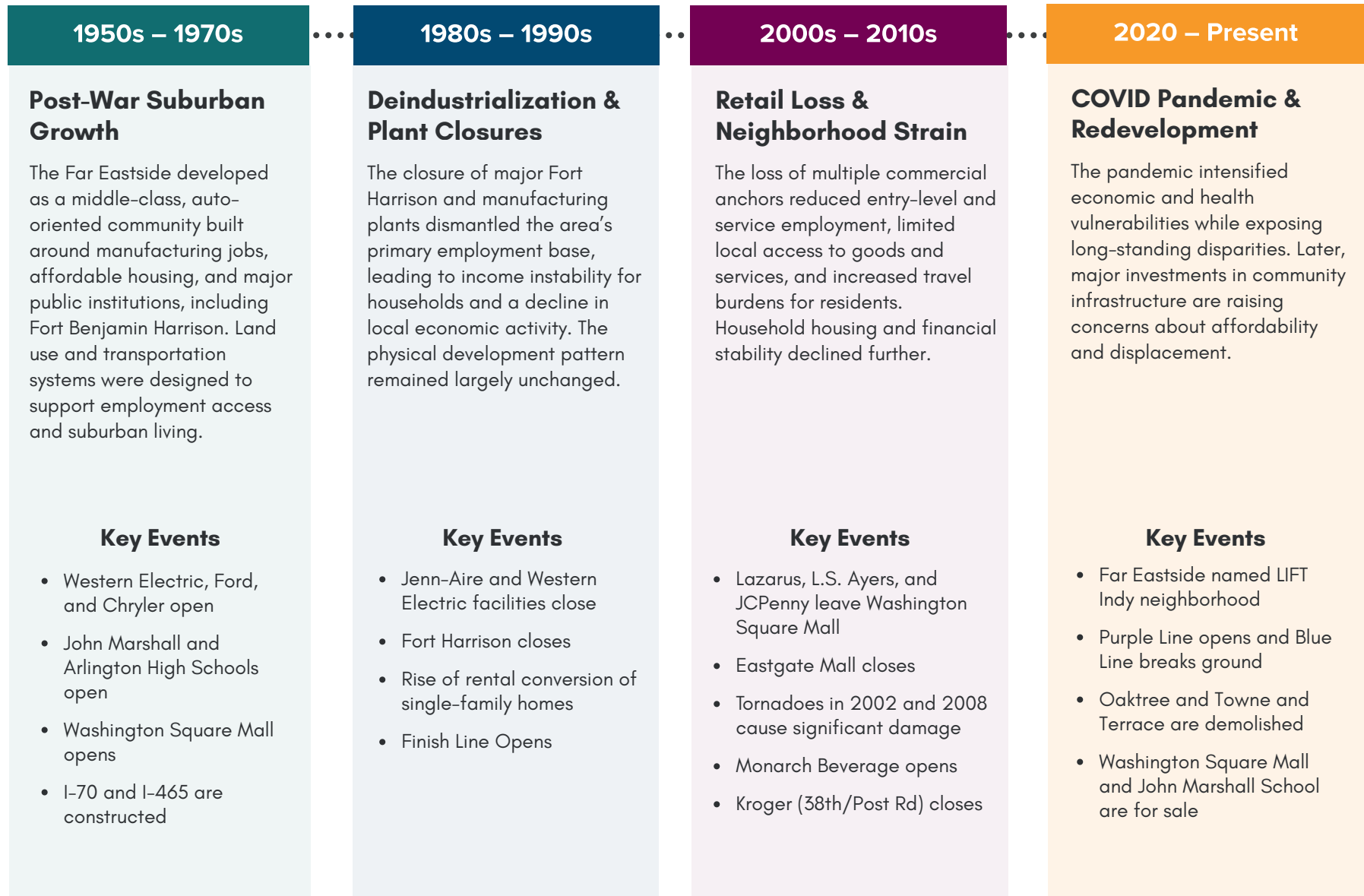


Credit: Indiana Historical Society

Image: African American National Guard Officers at Fort Harrison, 1910

COMMUNITY HISTORY

DEVELOPMENT SNAPSHOT



POPULATION

POPULATION CHANGE

The Far Eastside population increased from 92,608 residents in 2010 to 96,824 in 2020, representing a growth rate of 4.6% over the decade. During the same period, Marion County grew at a faster rate of 8.17%.

While growth on the Far Eastside has been more moderate than the county overall, the area continues to add residents and maintain a stable population base.



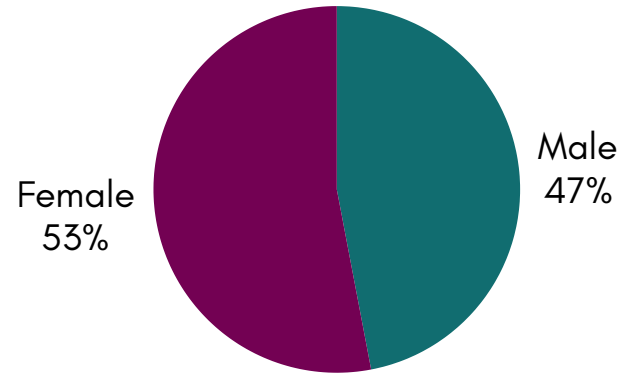
POPULATION

POPULATION STRUCTURE

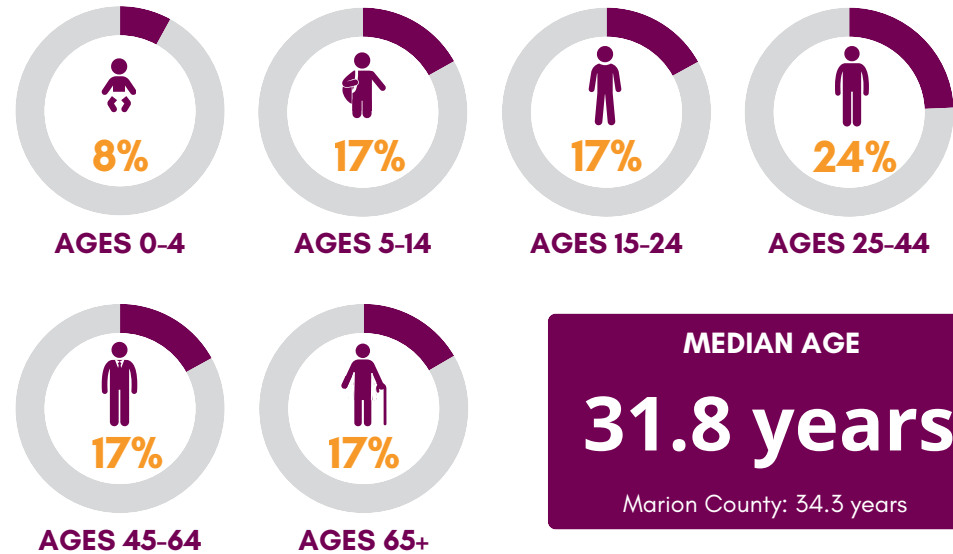
The Far Eastside is a community of generations with a younger overall profile than Marion County. The median age is 31.8, and a substantial share of residents are children, adolescents, and young adults. There's a strong representation among residents under age 25 and adults in their prime working years. This reflects a community shaped by families, school-aged youth, and workforce participation. At the same time, older adults remain a meaningful part of the population.

The population is relatively balanced by sex, with females representing 53% of residents and males 47%. While differences across age groups vary, the overall distribution reflects stable household and community composition. These patterns show a growing, multigenerational community with needs and opportunities that span early childhood, working adulthood, and aging in place.

SEX DISTRIBUTION



AGE DISTRIBUTION

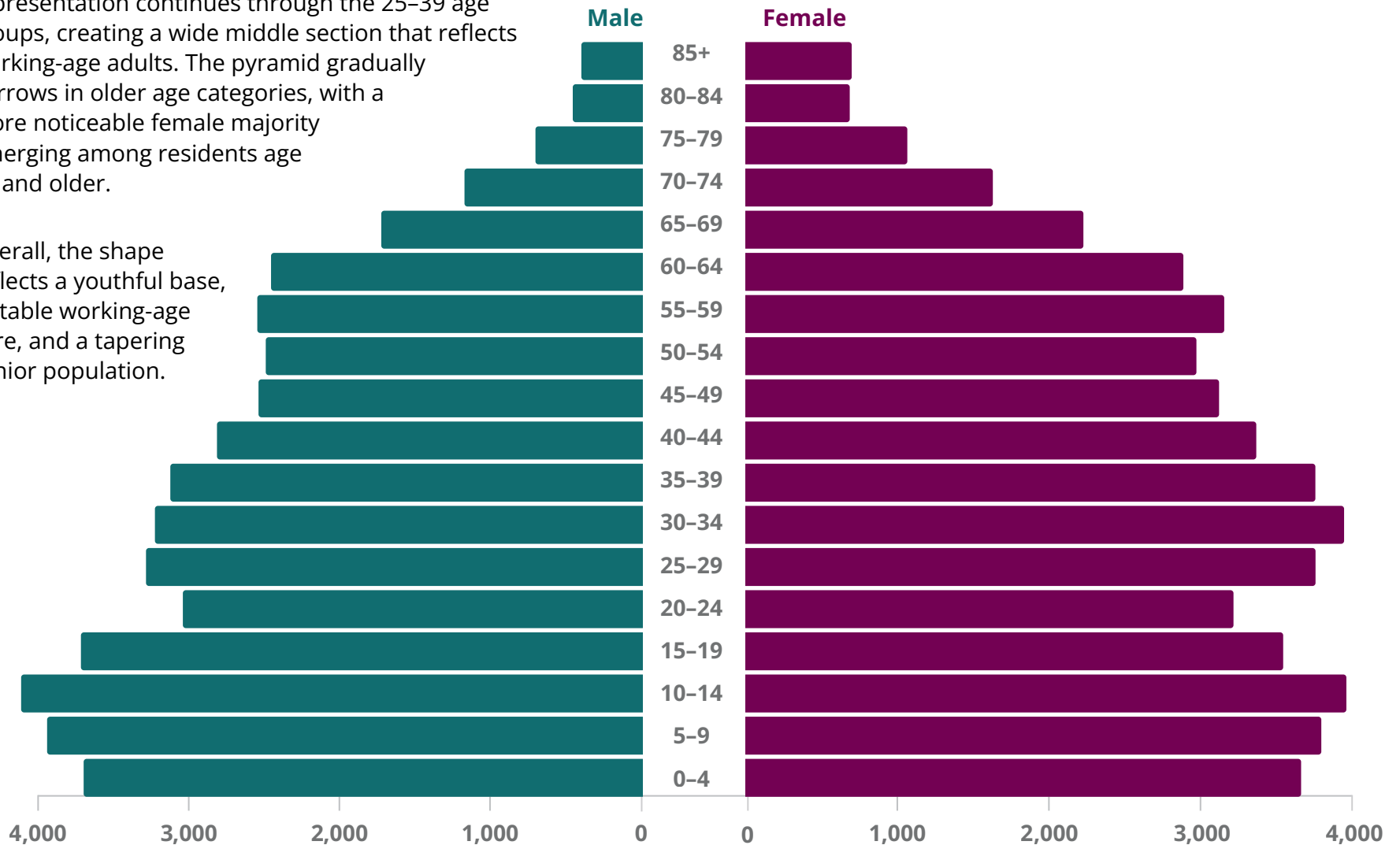


POPULATION

AGE AND SEX DISTRIBUTION

The distribution shows a broad base across children and adolescents, with particularly large cohorts in the 10–14 and 15–19 age ranges. Strong representation continues through the 25–39 age groups, creating a wide middle section that reflects working-age adults. The pyramid gradually narrows in older age categories, with a more noticeable female majority emerging among residents age 65 and older.

Overall, the shape reflects a youthful base, a stable working-age core, and a tapering senior population.



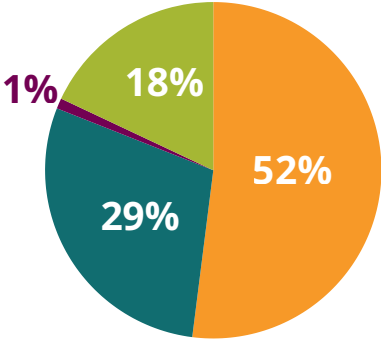
POPULATION

CULTURAL & RACIAL COMPOSITION

The Far Eastside is a majority-Black community with increasing racial and ethnic diversity. Black/African American residents represent 52% of the population, followed by 29% White residents and 18% identifying as multiracial. Seventeen percent of residents identify as Hispanic or Latino, which is slightly higher than Marion County overall.

The neighborhood also reflects growing linguistic diversity. On the Far Eastside, 15% of households speak a language other than English at home, comparable to Marion County at 16%. The county's slightly higher rate may reflect its larger Asian population, which is more concentrated outside the Far Eastside.

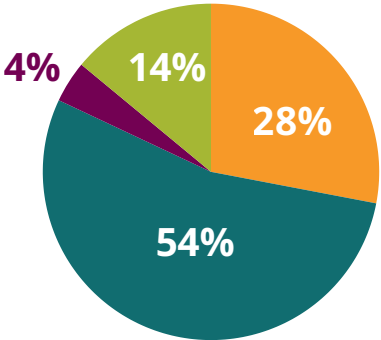
FAR EASTSIDE



RACE

- Black/African American
- White/Caucasian
- Asian
- More than one race

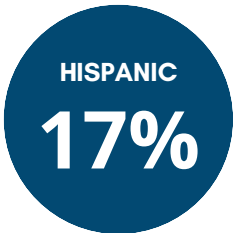
MARION COUNTY



RACE

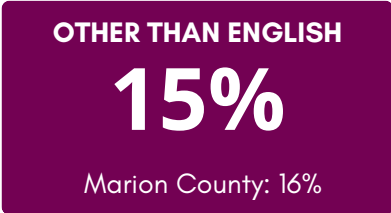
- Black/African American
- White/Caucasian
- Asian
- More than one race

ETHNICITY



Marion County: 13%

LANGUAGE SPOKEN AT HOME



Source: 2019-2023 ACS 5-Year Data

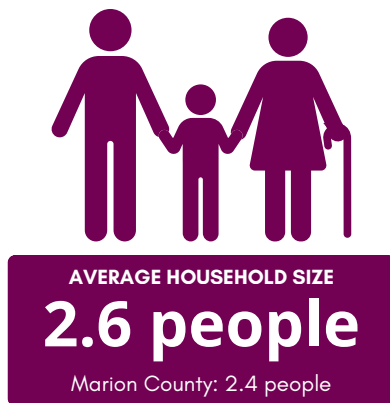
POPULATION

HOUSEHOLD COMPOSITION

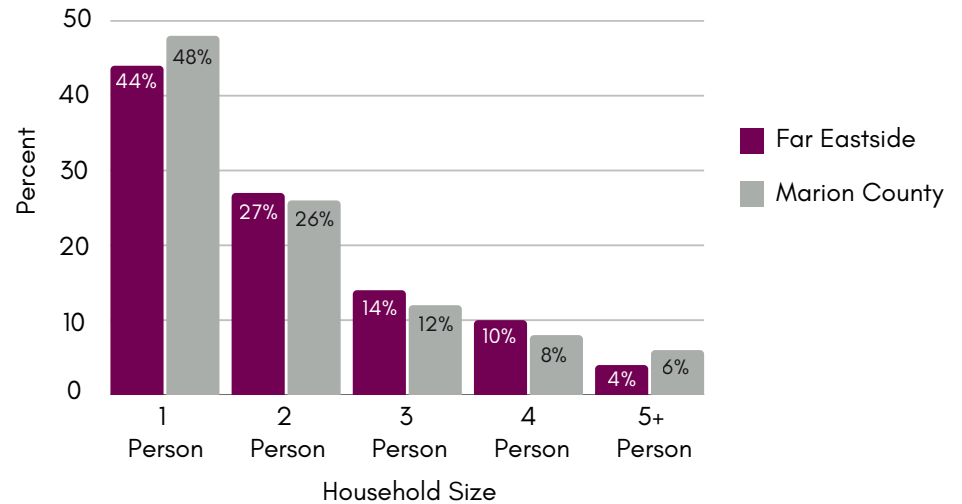
Households on the Far Eastside are slightly larger on average than in Marion County overall, with an average household size of **2.6 people compared to 2.4 countywide.**

Among renters, the neighborhood has fewer single-person households than the county and slightly higher shares of three- and four-person households. Owner-occupied homes show an even stronger pattern of family presence, with higher shares of three-, four-, and five-person households compared to Marion County. Notably, 12 percent of owner households include five or more persons, exceeding the county rate.

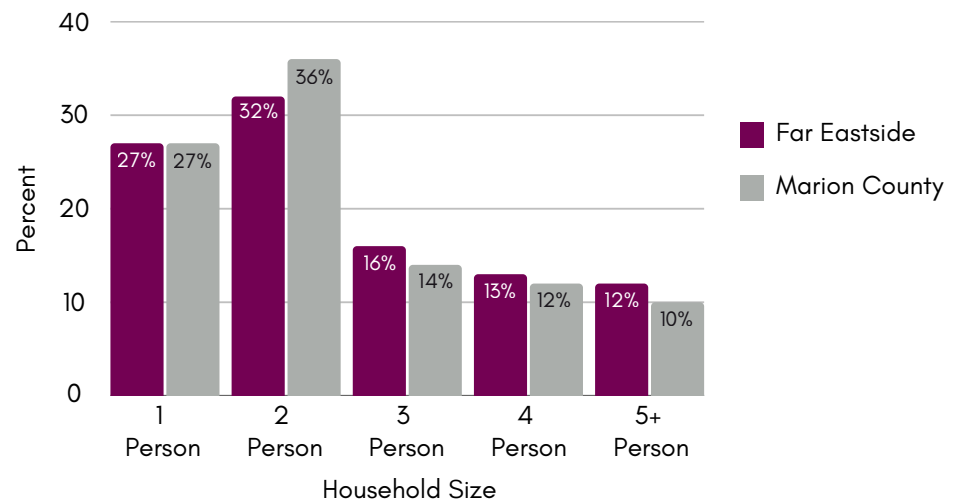
These patterns suggest a neighborhood shaped by family households and, in some cases, multigenerational living. This has implications for housing size availability, school enrollment, childcare access, and neighborhood stability.



Renter Household Size



Owner-Occupied Household Size

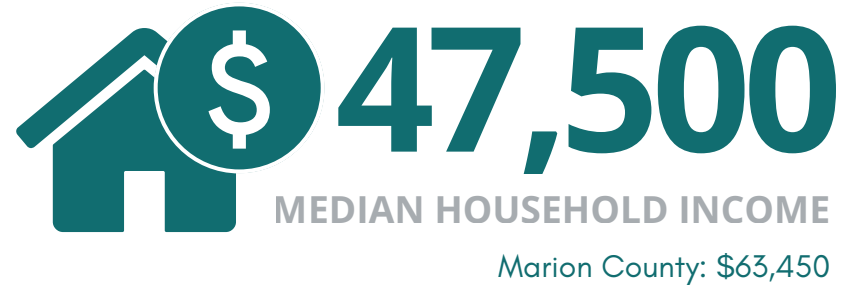


POPULATION

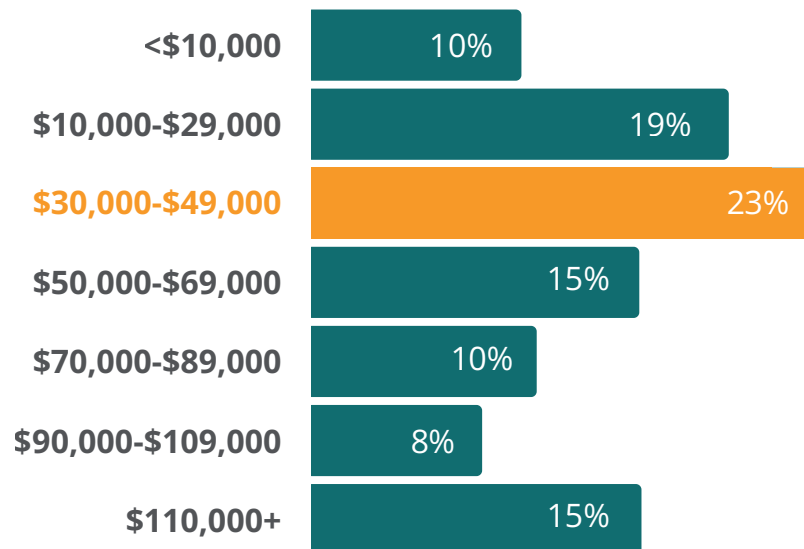
ECONOMIC PROFILE

Household incomes on the Far Eastside are generally lower than the county average, with a median household income of **\$47,500 compared to \$63,450 countywide.**

Over half of households earn less than \$50,000 per year, and the most common income range is \$30,000 to \$49,000. These patterns reflect a community with many working-class households and varied levels of financial stability.



ANNUAL INCOME



**The largest share of households
earn between \$30,000 and
\$49,000 per year**

PART TWO
QUALITY OF LIFE CONDITIONS



HOME & PLACE

HOUSING

HOUSING COST BURDEN

Housing cost burden measures the share of income spent on housing. Households paying more than 30% of income are considered cost burdened, indicating financial strain. When cost burden rises into the severe range (50% or more of income), affordability stress becomes acute and risks of eviction, foreclosure, and deferred maintenance increase.

Because renters and homeowners experience different housing pressures, cost burden is examined separately.

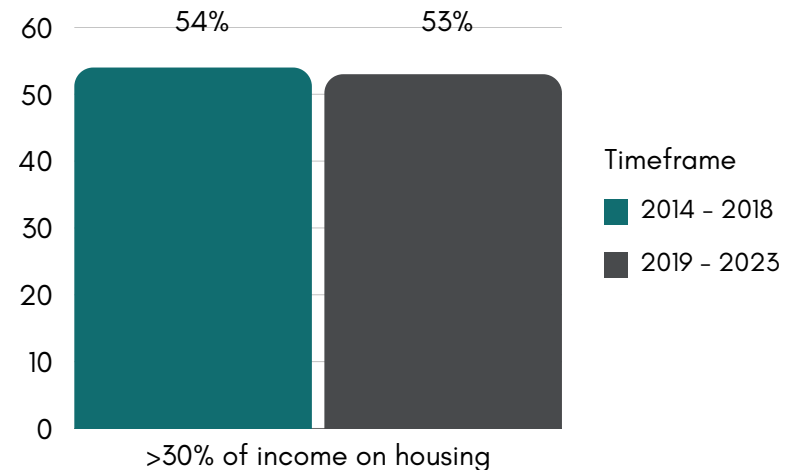
Renters

More than half of renter households are severely cost burdened, indicating that extreme housing strain is a dominant condition rather than an isolated hardship. At this level, many households are likely making tradeoffs between rent and basic needs, increasing vulnerability to financial shocks and housing instability.

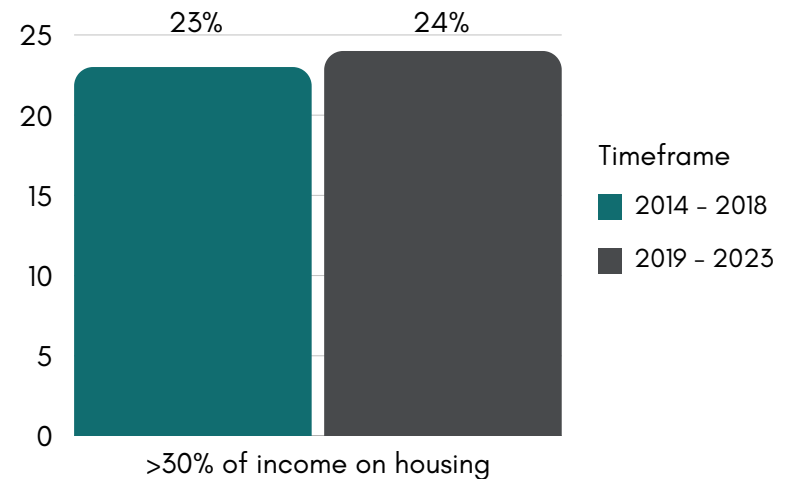
Homeowners

Homeowners are less likely than renters to be severely cost burdened, but owner strain is rising. Increasing costs related to taxes, insurance, utilities, and maintenance may be contributing to this trend. Severe burden among owners can lead to deferred repairs, declining housing quality, and higher risk of delinquency or foreclosure.

Housing Cost Burden for Renters



Housing Cost Burden for Homeowners



HOUSING

OVERCROWDING

Overcrowding is defined as more than one person per room and signals housing stress rather than preference. Rates below 3% are typical. When overcrowding reaches 3–6%, it suggests growing strain, often linked to rising costs, limited affordable housing, or households combining to share expenses. Rates above 6% indicate significant system pressure, where doubling up is common and impacts on health, privacy, and quality of life become more likely.

Although overall overcrowding rates remain below crisis levels, the increase suggests more households are sharing space as a coping strategy. This can affect privacy, mental health, educational outcomes for children, and household stress. Rising overcrowding, even at relatively low levels, often signals that housing costs and incomes are moving further out of alignment.

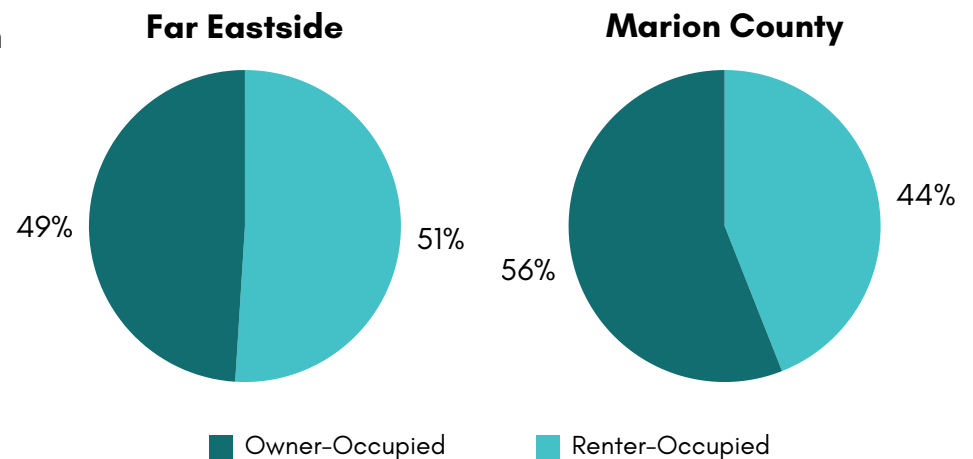
<u>Overcrowding Rate</u>		
2014 - 2018	2019 - 2023	Change
1.4%	2.1%	+ .06 pp

HOMEOWNERSHIP

The homeownership rate helps show how stable housing is in a community. Communities with higher homeownership often have longer average residence and are less affected by short-term rental market changes.

The Far Eastside has a lower homeownership rate than Marion County and remains a renter-majority community. About 49% of households own their homes, compared to 56% countywide, meaning a larger share of residents depend on the rental market. In the context of already high housing cost burdens, this increases vulnerability to rent increases and housing instability.

Homeownership 2019 - 2023



LAND USE

ZONING

Zoning establishes the legal framework for how land can be used and developed. It regulates permitted land uses, building intensity, height, lot coverage, and site design. In Indianapolis, zoning is governed by the Consolidated Zoning and Subdivision Ordinance and applied through the official Zoning Map, which assigns each property to a district. District categories include Commercial (C), Dwelling (D), Industrial (I), Mixed Use (MU), Park (PK), and Special Use (SU).

The Far Eastside zoning map shows a mixed pattern, with residential areas making up most of the community and commercial and industrial zoning mainly located along major corridors.

Dwelling (D) districts cover most interior blocks and include everything from single-family homes to higher-density housing. Parks (PK) and Special Use (SU) sites, such as schools and other institutions, are spread throughout these neighborhoods, showing that community-serving uses are built into the residential fabric.

Commercial (C) zoning is concentrated along streets like Washington Street, 46th Street, and Arlington Avenue, forming linear business corridors rather than large shopping centers. Mixed Use (MU) districts appear at certain nodes and corridor segments, where housing and businesses are allowed in the same areas. Industrial (I) zoning occurs in clusters, typically near major roads and toward the edges of residential concentrations.

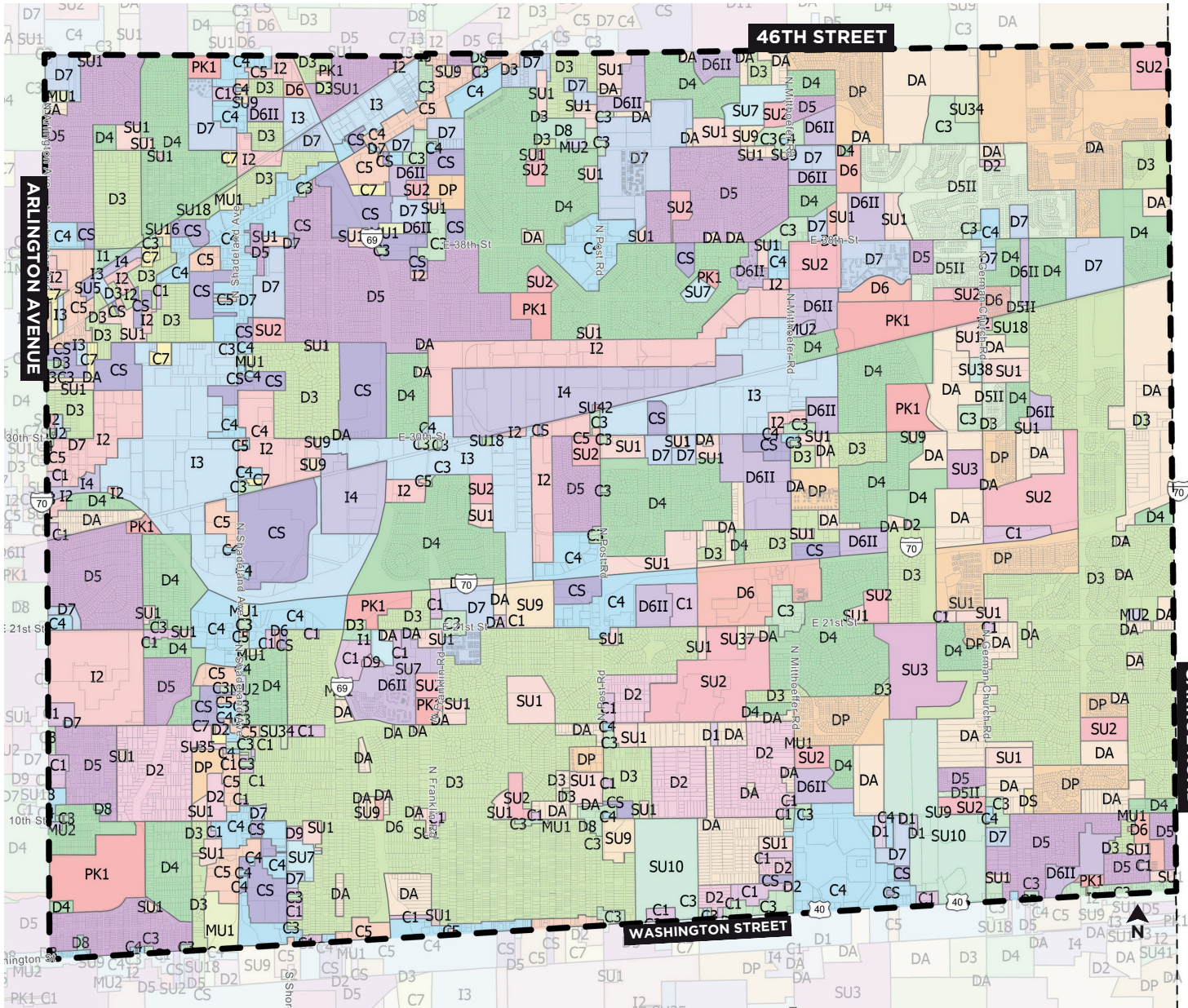
The map shows a patchwork of zoning within residential areas. Small commercial, mixed use, special use, and occasional industrial parcels are scattered among housing blocks, often without clear transitions between different types of land use. In some locations, industrial or commercial parcels sit directly next to residential areas with limited buffering or separation. Rather than large, consistent zoning areas, this creates a mosaic-like pattern shaped by many incremental zoning changes over time.

LAND USE

Zoning Districts

MAP LEGEND

- D = Dwelling Districts (Residential)
- I = Industrial Districts
- MU = Mixed-Use Districts
- PK = Park Districts
- SU = Special Use (schools, places of worship)



LAND USE

FUTURE LAND USE

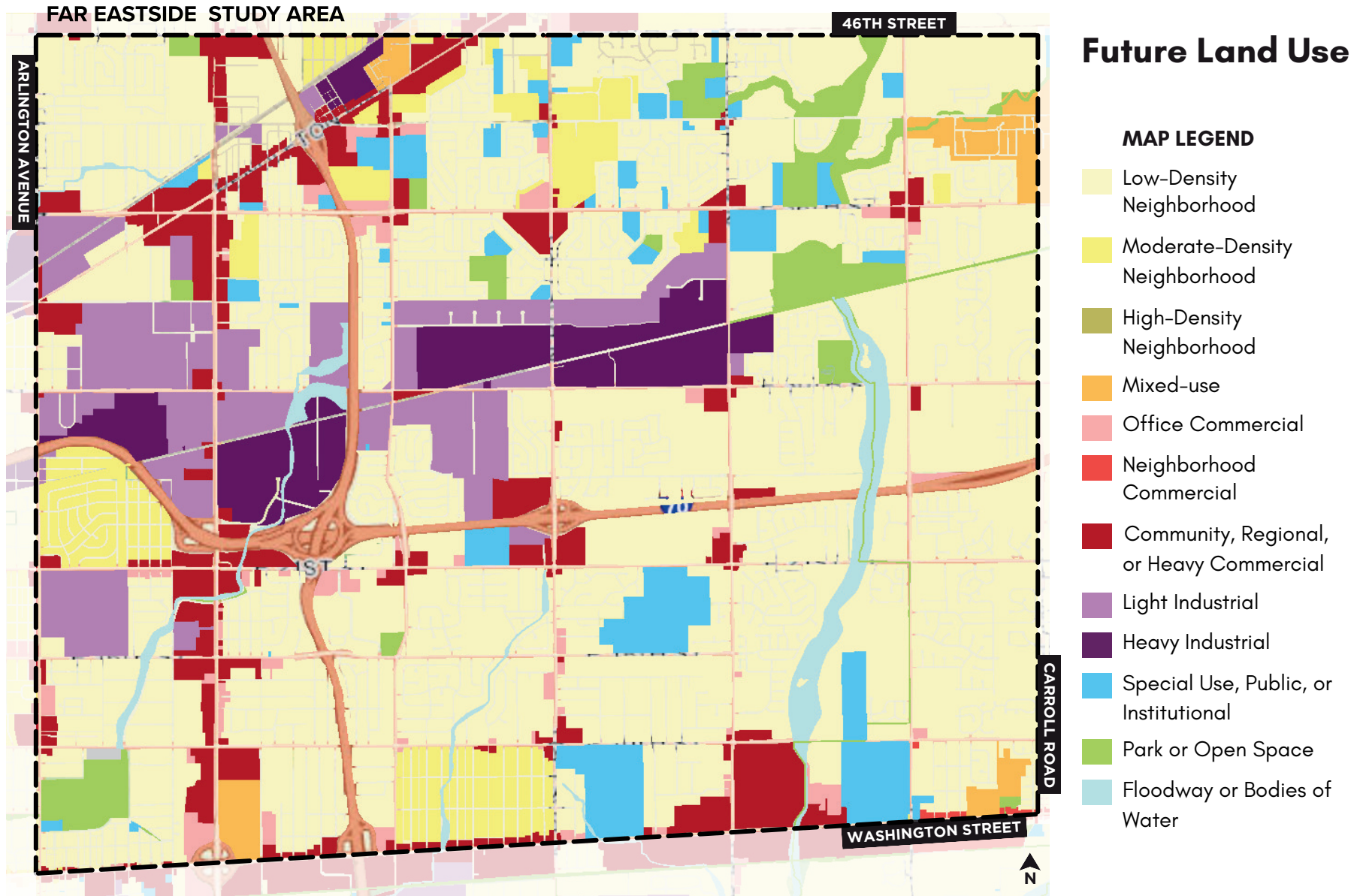
The Marion County Land Use Plan serves as a long range policy guide for how land should be used and developed across Indianapolis and Marion County. The plan assigns future land use categories such as low-density neighborhood, moderate and high-density neighborhood, mixed use, commercial, industrial, institutional, and open space. These designations illustrate the intended pattern of development and reinvestment over time.

On the Far Eastside, the future land use map shows that most of the area is designated for low-density residential use. Smaller areas of moderate-density housing and scattered mixed-use and commercial designations are located along major corridors such as Washington Street, 38th Street, and Arlington Avenue. Light and heavy industrial areas are also present. Overall, the land use pattern reflects a mix of residential, commercial, and industrial uses in close proximity.

The map also shows limited use of transitional land use categories between industrial and residential areas. Institutional uses, parks, and open space appear throughout the area, but are not consistently positioned as transitional land uses within the land use framework. Designations such as office, mixed use, or open space that can function as buffers appear intermittently rather than as a continuous edge condition. As a result, there are multiple locations where higher intensity industrial or commercial designations meet low-density residential areas without an intervening land use transition.

**Homes, industry,
and commerce
often sit side by
side.**

LAND USE



LAND USE

ENVIRONMENTAL HAZARDS

Identifying the location and concentration of environmental hazards is a foundational step in understanding existing conditions. Legacy contamination influences redevelopment feasibility, land use decisions, and potential public health risk.

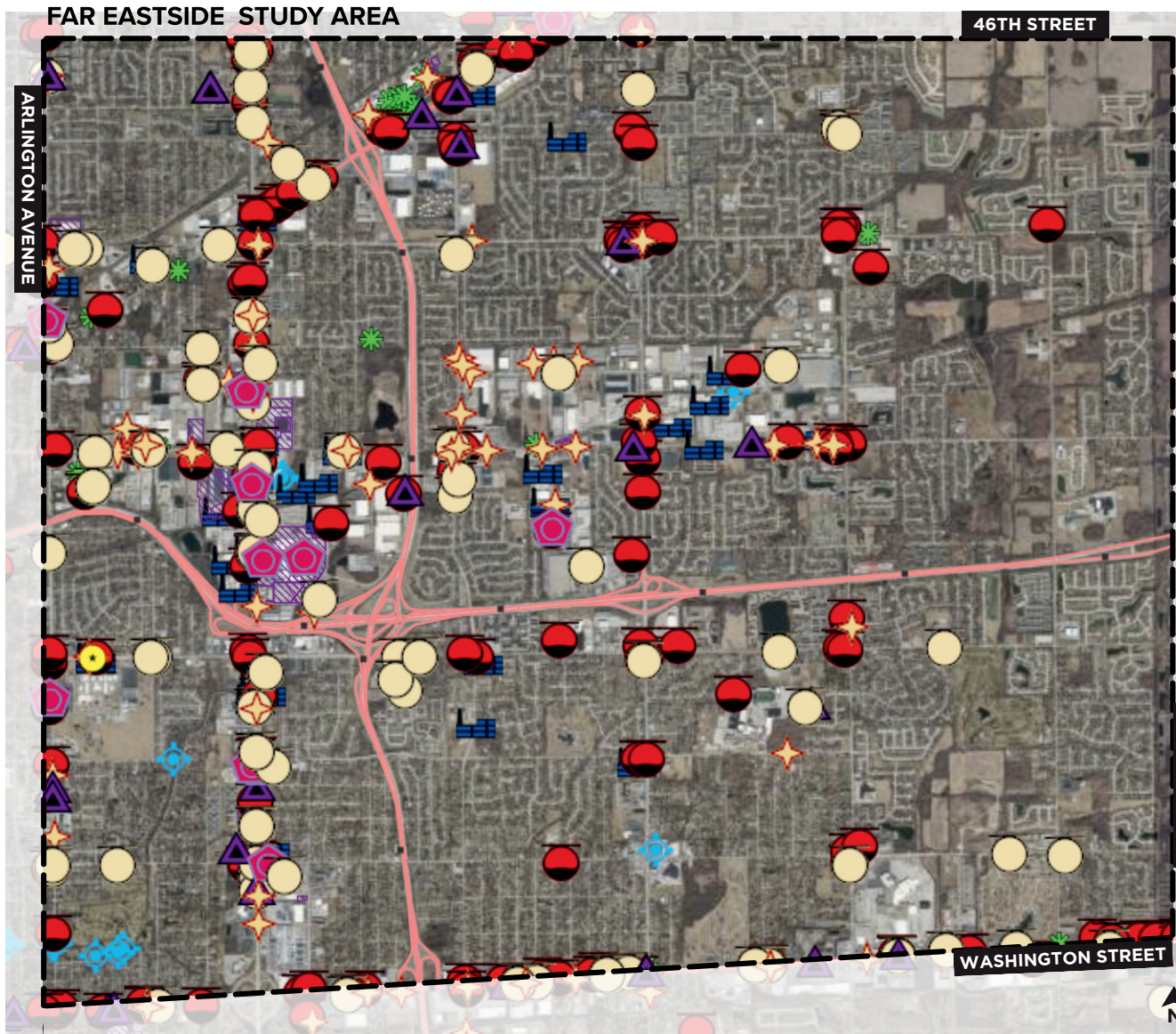
The map shows that environmental hazards on the Far Eastside are not limited to a few isolated sites. Instead, they form a broad and cumulative pattern across the study area. Concentrations are especially visible along major transportation and commercial corridors, including Washington Street, Shadeland Avenue, and areas near interstate infrastructure.

A defining feature of the area is the large number of underground storage tank sites and leaking underground storage tank sites located along commercial strips and former service properties. These sites are commonly associated with past gas stations, automotive services, and fuel storage. The number of leaking tank locations indicates that petroleum releases have occurred in multiple areas. This increases the likelihood of soil and groundwater impacts. In several locations, these sites are embedded within or directly adjacent to residential blocks.

The map also identifies numerous formal cleanup and regulatory oversight sites. These include Superfund sites, hazardous waste sites, hazardous waste corrective action












sites, state cleanup sites, voluntary remediation program sites, brownfields, and areas with IDEM land use restrictions. These categories indicate locations where contamination was significant enough to require structured investigation, engineered cleanup, or ongoing controls.

LAND USE



Environmental Hazards

MAP LEGEND

-  Superfund Site
-  Hazardous Waste Site
-  Hazardous Waste Corrective Action Site
-  Wastewater/Stormwater Discharge Facility
-  Wastewater/Stormwater Discharge Outlet
-  State Cleanup Site
-  Underground Storage Tank
-  Leaking Underground Storage Tank
-  Voluntary Remediation Program
-  Brownfield
-  IDEM Restrictions

DEVELOPMENT

PUBLIC INVESTMENT

Public investment plays a catalytic role in shaping development patterns, addressing legacy challenges, and creating the conditions for long-term neighborhood stability and equitable growth.

Oaktree Apartments

The former Oaktree Apartments site represents a major publicly guided redevelopment opportunity on approximately 19 acres near 42nd Street and Post Road. The City acquired and demolished the former 300-unit complex following years of declining housing conditions and public safety concerns. A community-informed planning process established a framework for future mixed-use, transit-oriented redevelopment, supported by the site's proximity to the Purple Line corridor. The site functions as an anchor redevelopment location, with potential to introduce new housing, community-serving uses, and civic space. Its scale and visibility position it to influence surrounding land use patterns and investment confidence in the area.

Towne and Terrace

Towne and Terrace, a 38-acre former residential complex near 42nd Street and Post Road, has undergone full acquisition and demolition under a court-directed process to address severe building deterioration and safety conditions. The City's actions included relocation support for residents and the removal of all structures, clearing the site for future redevelopment. The property's size and location create a significant opportunity to reshape land use in this portion of the Far Eastside. As redevelopment planning moves forward, the site has the potential to reintroduce housing and community amenities while addressing long-standing physical and safety challenges that previously limited neighborhood stability.



Image: Oaktree Apartments demolition

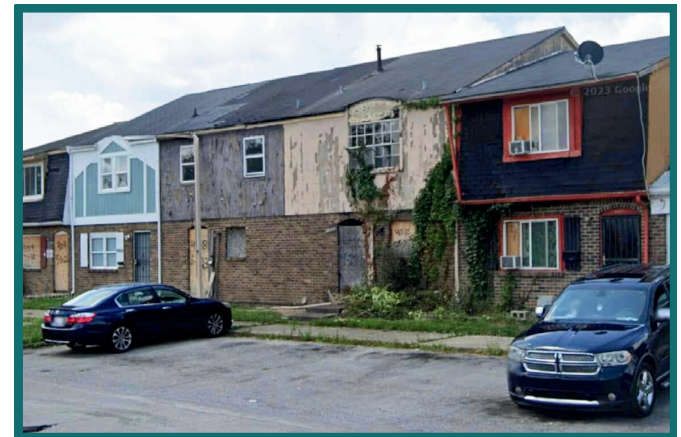


Image: Towne and Terrace before demolition

DEVELOPMENT

LIFT Indy

The Far Eastside's designation as a Lift Indy neighborhood has resulted in a concentration of housing, service, and placemaking activity that is now part of the area's current development landscape. Through this initiative, organizations such as HOPE CDC, Intend Indiana, and the Community Alliance of the Far Eastside (CAFE) are implementing home repair, housing rehabilitation for homeownership, mortgage access programs, and wraparound social services. These efforts are contributing to improved housing conditions on individual properties, supporting pathways to homeownership, and expanding access to services for families.

Public space improvements associated with the initiative also add new pedestrian and community-focused amenities in targeted locations. As a result, Lift Indy functions as an ongoing stabilizing influence in parts of the Far Eastside, affecting property conditions, household stability, and the environment in which future development occurs.



Image: City and state officials alongside nonprofit leadership at the LIFT Indy Neighborhood announcement

DEVELOPMENT

PRIVATE DEVELOPMENT

Private investment decisions shape how key properties evolve over time, influencing land use transitions, market confidence, and the mix of activities that define the area's everyday environment.

John Marshall

The former John Marshall school campus is a large, multi-parcel institutional site transitioning out of public school use. A portion of the property, including the main building, has been approved for sale contingent on rezoning to allow commercial and mixed uses. Other portions of the campus are being considered for integration into the Grassy Creek Regional Park system and for future reuse planning. The site's scale, existing structures, and adjacency to residential areas make it a significant land use transition point. Its redevelopment will influence surrounding property conditions, access to open space, and the mix of uses available in the area.

Washington Square Mall

Washington Square Mall is a privately owned commercial property at Washington Street and Mitthoefer Road that is operating with many vacant spaces and visible building and site maintenance issues. The property is divided among multiple owners, and discussions about sale and future redevelopment are ongoing. A privately funded study is planned to evaluate the condition of the site's infrastructure and explore possible future uses, including mixed-use development. Because of its large size, location along a major corridor, and high traffic volumes, the mall remains an important commercial site. Its future direction will influence nearby retail activity, property conditions, and how this section of the corridor develops over time.



Image: John Marshall school campus



Image: Washington Square Mall

THOROUGHFARE NETWORK

The Far Eastside roadway network reflects a system that prioritizes regional vehicular movement. Of the approximately 360 total miles of roadway in the study area, roughly 30% consist of highways and arterial roads. This is a substantial share of high-capacity facilities. This indicates strong regional and pass-through connectivity. Interstate 70, large interchanges, and wide arterial corridors significantly shape travel patterns in the area. While these facilities provide efficient regional access, they can also function as physical and psychological barriers, limiting safe crossings for pedestrians and cyclists and reducing neighborhood connectivity.

Within residential areas, the street pattern is dominated by loops, curves, and cul-de-sacs. Although this design helps maintain lower traffic volumes on local streets, which account for approximately 61% of the network, it also limits direct route options. As a result, even short trips often require travel along collector or arterial roads.

The area includes a system of greenways located primarily along creeks and parkland. These trails provide important recreational amenities; however, their connections to everyday destinations appear limited. In several locations, greenways intersect with major roadways at challenging crossings. Consequently, the greenway system functions more as a set of linear recreational spaces than as a fully integrated transportation network.

Overall, the thoroughfare system offers strong regional accessibility but presents challenges for local connectivity, neighborhood cohesion, and safe travel for people walking and biking.

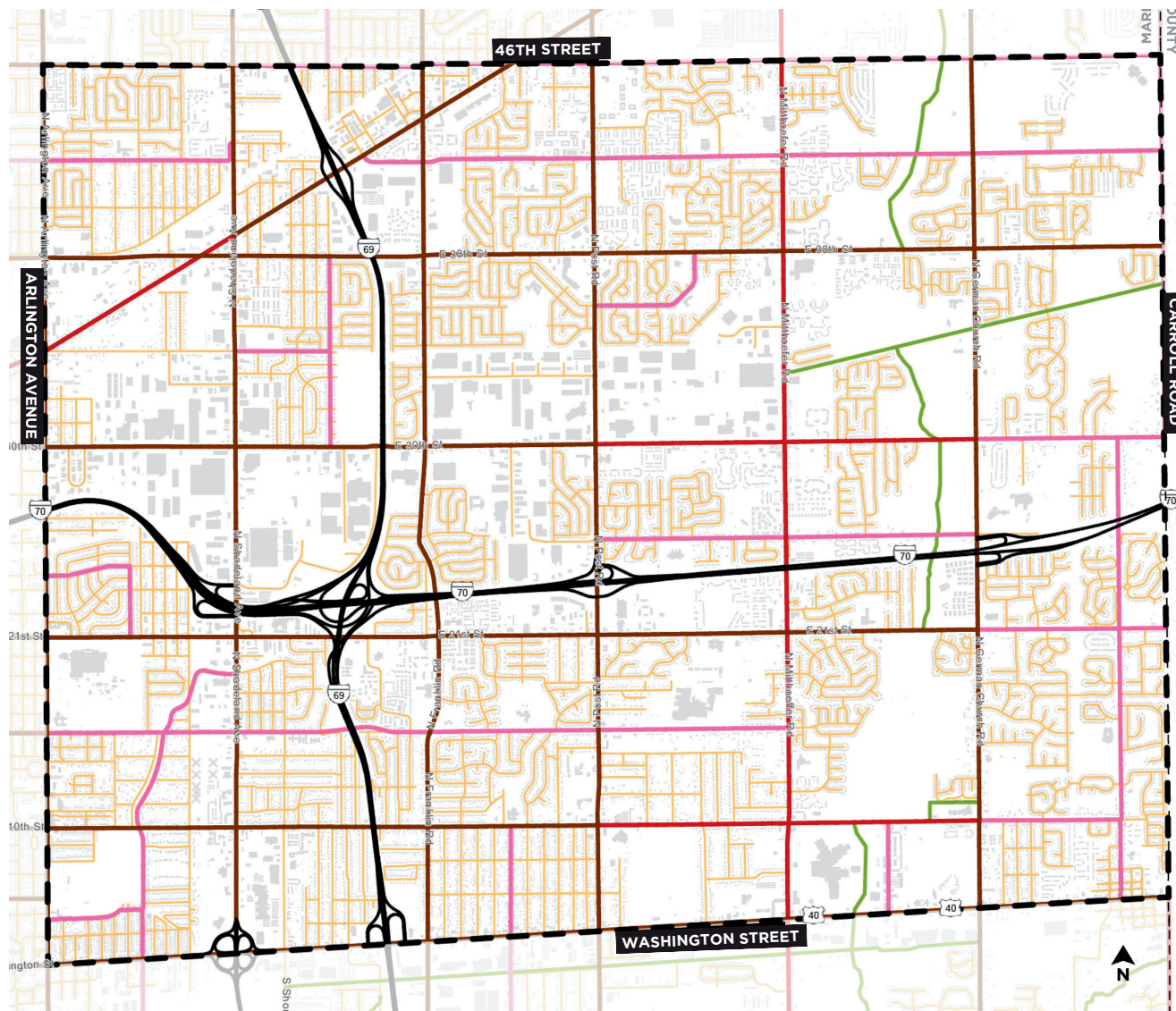
**local
streets are
61% of the
network**

MOBILITY

THOROUGHFARE NETWORK

MAP LEGEND

- Highway
- Main City Road
- Major Connector Roads
- Neighborhood Connector Streets
- Local Neighborhood Streets
- Trails
- Buildings



SIDEWALK COVERAGE

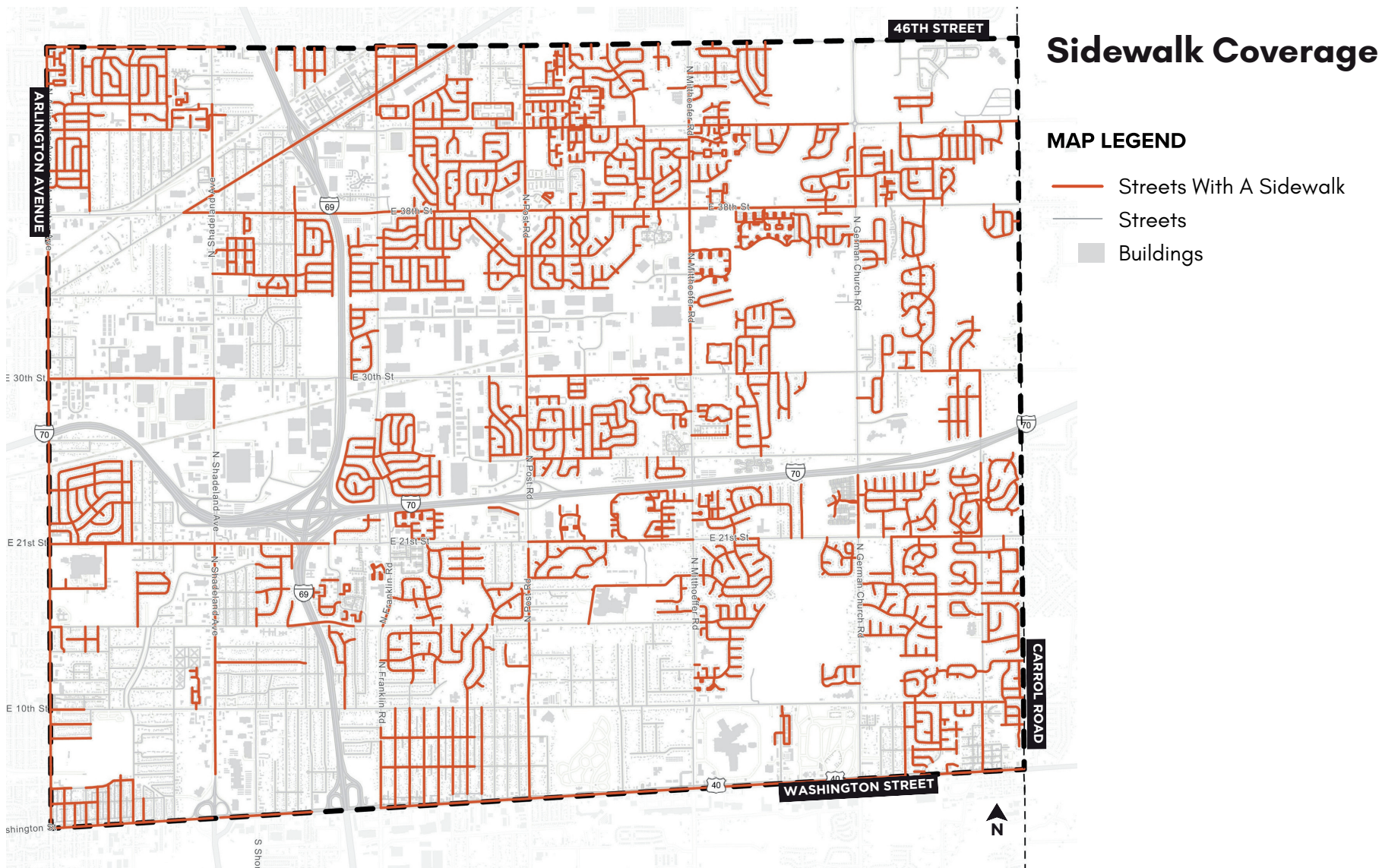
Sidewalks shape how easily and safely people can reach schools, transit stops, parks, stores, and other daily destinations on foot. The sidewalk coverage map shows that pedestrian infrastructure on the Far Eastside exists, but it is not complete. Of the roughly 354 miles of streets where sidewalks would be expected, about 221 miles have a sidewalk on at least one side, or around 62 percent. About 135 miles of streets do not have sidewalks.

Where sidewalks are present, they often do not connect into a continuous network. Segments end without warning, forcing people to walk in the street or along narrow shoulders. This creates uneven walking conditions and affects comfort and perceived safety. These gaps matter most for children, older adults, and people with disabilities, who depend on consistent and protected routes.

Incomplete sidewalk connections also make short neighborhood trips on foot less practical and reduce the usefulness of transit, since getting to a bus stop depends on having a safe place to walk. Sidewalk coverage is therefore closely tied to overall transportation access and daily mobility across the neighborhood.

**38% of
streets lack
sidewalks**

MOBILITY



Source: IndyGIS (data.indy.gov) Updated March 2025

MOBILITY

TRAILS AND BIKEWAYS

Access to trails and bikeways influences day to day life by shaping how easily residents can reach jobs, schools, services, recreation, and social connections without relying solely on a car. The map shows that active transportation infrastructure on the Far Eastside is present but limited in reach and continuity. Across the 27.4 square mile study area, about 7.8 miles of bike lanes and trails exist, or roughly 0.28 miles per square mile. This shows that they are concentrated in certain corridors rather than forming a connected system. As a result, many bicycle and walking trips require navigating gaps in the network and riding or walking along regular traffic streets.

However, there are nearly 60 miles of planned or proposed bikeways identified. If implemented, this would improve local circulation, increase safe options for walking and biking, and strengthen connections to destinations and services. Overall, there are early components of a multimodal network, but most potential for safe, connected, and convenient non-auto travel depends on future project implementation.

Nearly **60**
miles are
planned.

MOBILITY

SAFETY

The Severe and Fatal Crash map shows that serious and fatal crashes happen throughout the Far Eastside, not just in one or two problem spots. Most crashes involve vehicles, but there is also a steady number of crashes involving people walking and biking. Fatal crashes appear again and again along major roads, which suggests this is a broader design and speed issue, not just a few dangerous intersections.

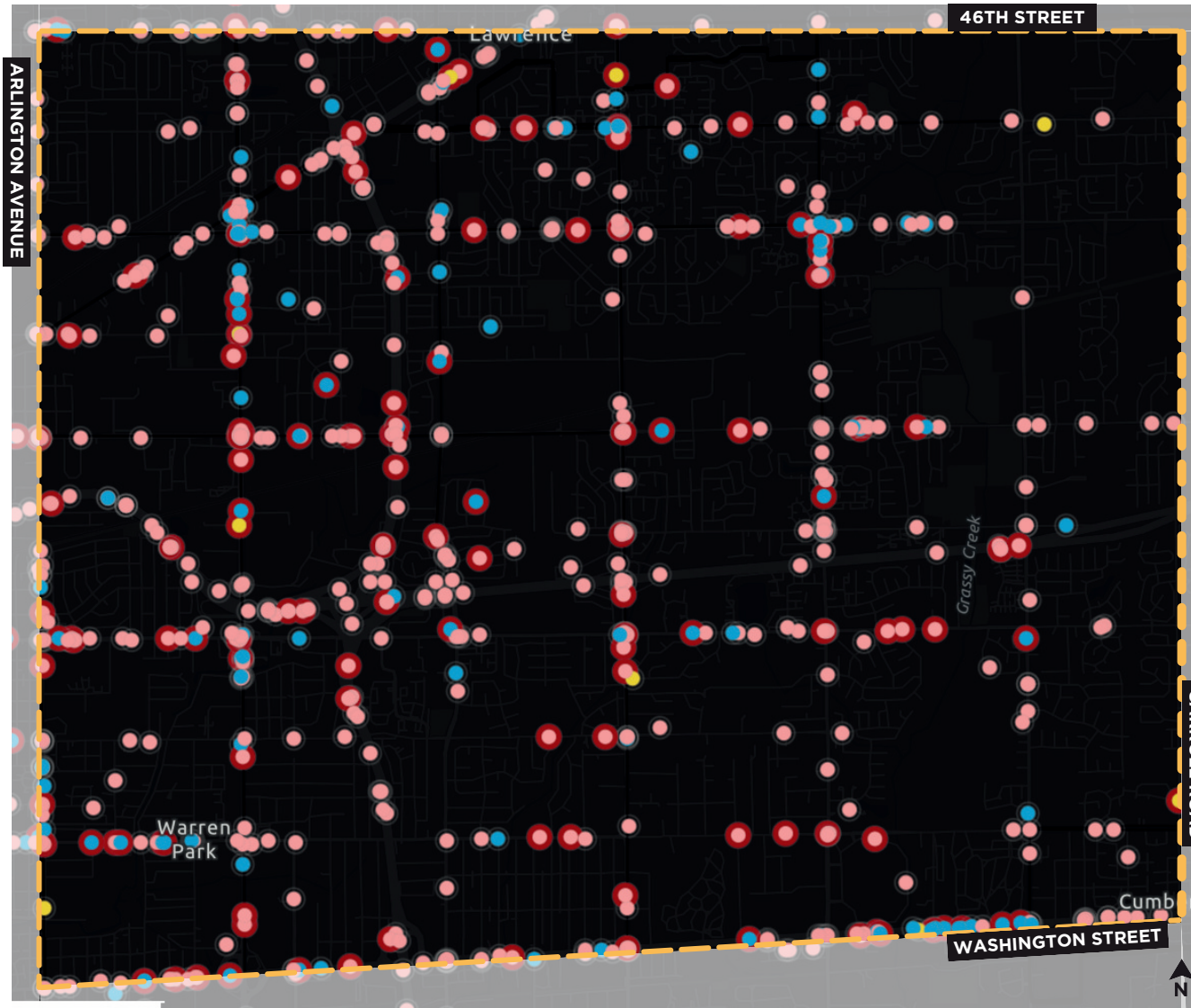
Crashes are especially concentrated along Post Road, 38th Street, Shadeland Avenue, 21st Street, and Mitthoeffer Road. These are busy roads that people rely on every day to get to work, school, transit, stores, and services. The same roads show crashes involving drivers, pedestrians, and cyclists, which means people outside of cars are moving through spaces built mainly for vehicle traffic, with limited protection and few safe crossing options.

Because crashes are spread across the neighborhood, traffic safety is not just a corridor issue. It's a neighborhood-wide condition. Residential areas are connected to high-risk roads, so everyday trips often involve exposure to fast traffic and difficult crossings. This points to system-level challenges like high speeds, wide streets, long crossing distances, and frequent turning conflicts. Addressing safety will require corridor and network changes, such as slowing traffic, improving crossings, and redesigning streets to better support people walking, biking, and using transit.

Residents walking
and biking are
moving through
spaces **designed
mainly for
vehicles.**

MOBILITY

FAR EASTSIDE STUDY AREA



Severe & Fatal Crashes

MAP LEGEND

- Vehicle
- Pedestrian
- Pedalcyclist
- Fatal

COMMUNITY SURVEY HIGHLIGHTS

Residents describe living in a neighborhood that feels physically and socially under pressure. They talk about crime, but they also describe safety in terms of the built environment. People mention poorly lit areas, speeding cars, and streets that feel dangerous to walk along or cross. Traffic safety comes up often, especially on neighborhood streets where families and children move around. Safety, for residents, includes how roads are designed, how visible and cared for spaces feel, and whether daily movement feels protected.

There is also concern about how development will affect the neighborhood. As large sites change, residents want protection from development that does not serve them. They want growth that improves conditions, not projects that overlook current residents or reduce the sense of stability and belonging. They are asking for changes that support the people who already live there.

Residents repeatedly call for more community centered spaces. They want parks, green space, community centers, and safe places for kids and teens. Safety is closely tied to youth opportunity. People say that when young people have places to go, things to do, and programs to join, the whole neighborhood feels safer and more positive.

Younger residents add that they want the Far Eastside to feel safer, more welcoming, and more seen. For many, home is about pride, identity, and whether their neighborhood feels valued.

SAFETY

TOP 5 SAFETY PRIORITIES



1 in 3 participants identified lighting and street safety as major concerns, highlighting the role of the built environment in community safety.

- 1. Lack of youth programs**
Residents see youth programs as a way to prevent problems before they start.
- 2. Not enough street lights**
Lighting is seen as critical for visibility, comfort, and crime prevention.
- 3. Unsafe traffic conditions**
Unsafe streets limit walkability and daily mobility.
- 4. Crime (theft/vandalism)**
Concerns about property safety and neighborhood upkeep.
- 5. Violent crime**
Concerns about gun violence and serious harm.

COMMENTS





Economic Security & Opportunity

EMPLOYMENT AND INCOME

EMPLOYMENT

Comparing the following three measures to county levels shows whether the neighborhood’s residents have the same level of access to employment as the broader regional economy.

The **unemployment rate** measures the share of people in the labor force who are actively seeking work but unable to find it.

Unlike the unemployment rate, the **share of adults who are unemployed (as a percent of the total population age 16+)** includes all working-age adults, not just those currently seeking work.

Labor force participation includes those who are not currently working and are not searching for employment. People not in the labor force include students, stay at home parents, people caring for family members or loved ones without other employment, and retirees.

The Far Eastside saw some improvement in how residents are connected to work. Fewer people who were looking for jobs were unemployed, and overall fewer adults were without work. The share of adults who were unemployed dropped from about 8 percent to 6 percent, and the portion of residents outside the workforce declined slightly from about 35 percent to 33 percent. This means more people are working now than in the previous period.

This means about one out of every three adults is not working or looking for work, and the neighborhood’s unemployment rate is still higher than the county average. This suggests that while job opportunities have improved, some residents might face barriers such as childcare needs, health limitations, transportation issues, or jobs that don’t match their skills.

Employment (2019-2023)

	Far Eastside	County
Unemployment Rate	9%	3%
% Unemployed of Adults	6%	6%
% Not in Labor Force	33%	33%

Employment (2014-2018)

	Far Eastside	County
Unemployment Rate	12%	4%
% Unemployed of Adults	8%	8%
% Not in Labor Force	35%	34%

EMPLOYMENT AND INCOME

INCOME

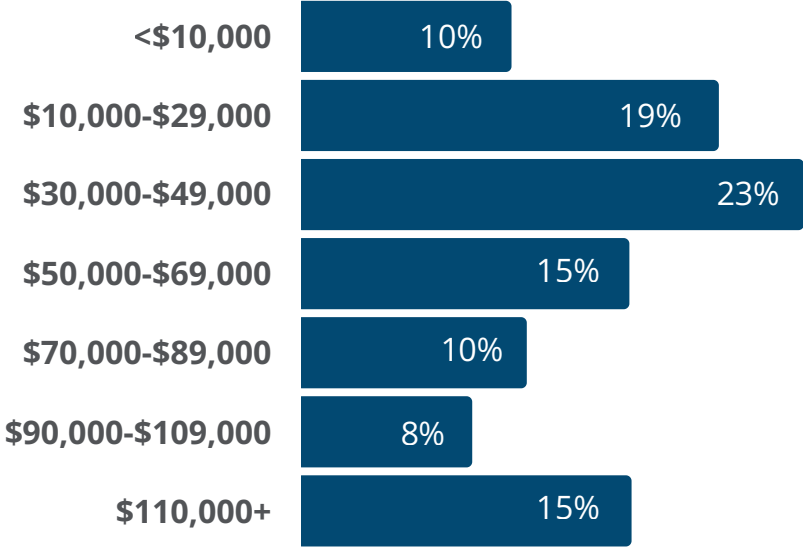
The median household income on the Far Eastside is \$47,500, compared to a county median of \$63,450. This represents a gap of nearly \$16,000, indicating that neighborhood households, on average, have substantially fewer financial resources than the broader county population.

Household earnings in the neighborhood are concentrated in the lower and middle income ranges. A significant share of households earn under \$50,000 annually, with the largest proportion falling between \$30,000 and \$49,000. Smaller segments of households are represented in both lower-income and higher-income brackets.

Overall, the distribution reflects a predominantly working-class community where moderate and modest incomes are typical. While there is income diversity within the neighborhood, many households are likely operating with limited financial flexibility. This income profile suggests heightened sensitivity to rising housing costs, utility expenses, healthcare needs, and other unexpected financial burdens.

The disparity between neighborhood and county median income underscores ongoing economic vulnerability and may influence housing stability, access to capital, business development potential, and overall community resilience.

ANNUAL INCOME



Source: 2019-2023 ACS 5-Year Data

WEALTH-BUILDING

POVERTY

Income data show that most Far Eastside residents are above the federal poverty threshold, but the neighborhood still trails the county as a whole, pointing to ongoing constraints on wealth building. About 81 percent of Far Eastside residents have incomes above the poverty line, compared to 85 percent of residents countywide in Marion County. This gap suggests that while extreme poverty is not the dominant condition, a larger share of households on the Far Eastside are living closer to the economic margin, where it is harder to save, invest, or build assets over time.

At the same time, the trend is moving in a positive direction. The share of Far Eastside residents above the poverty threshold increased from 75 percent in the 2014 to 2018 period to 81 percent in 2019 to 2023. This indicates gradual income improvement, which can create a stronger foundation for financial stability and future asset development if paired with access to quality jobs, affordable housing, and financial tools.

Together, these patterns suggest a neighborhood in transition. Conditions are improving, but many households remain in a range where income is sufficient to stay above poverty without yet providing the surplus needed for savings, homeownership, or intergenerational wealth building. Strategies that strengthen income growth while also supporting savings, credit access, and asset protection will be critical to turning income gains into lasting wealth on the Far Eastside.

Income Above and Below Poverty Threshold Far Eastside vs County

	Far Eastside	County
Above	81%	85%
Below	19%	15%

Income Above and Below Poverty Threshold Far Eastside

	2014 - 2018	2019 -2023
Above	75%	81%
Below	25%	19%

WEALTH-BUILDING

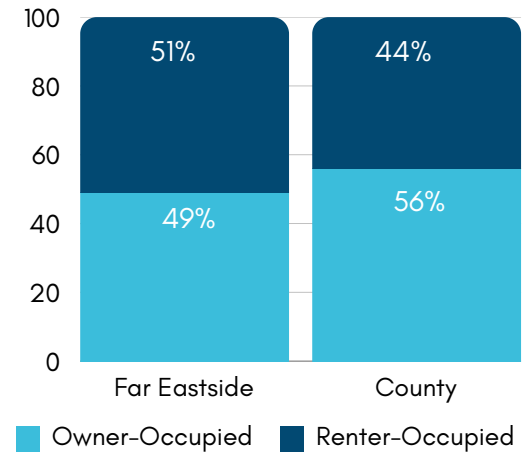
HOMEOWNERSHIP

Homeownership on the Far Eastside shows both progress and ongoing gaps in wealth building. Owning a home is one of the most reliable ways families build long-term financial stability through equity and predictable housing costs. Still, fewer Far Eastside residents have access to that opportunity than residents countywide. Across Marion County, 56 percent of homes are owner-occupied, compared to 49 percent on the Far Eastside. This seven-point gap reflects a difference in who can build assets through ownership and who is more likely to remain in rental housing, where wealth-building opportunities are more limited.

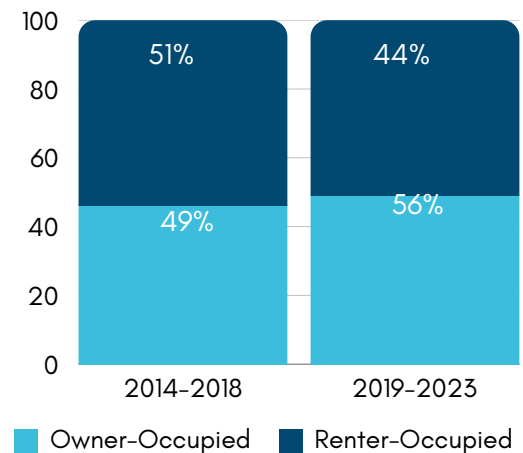
However, the neighborhood is moving in a positive direction. The homeownership rate increased from 46 percent in 2014–2018 to 49 percent in 2019–2023. While the increase is modest, it means more households have gained stability and the chance to build equity in recent years.

Overall, the Far Eastside is improving but has not yet reached parity with the county. Many households are still missing access to one of the main pathways for building wealth. This points to the need for strategies that help residents achieve and sustain homeownership, prevent displacement of current homeowners, and support renters who are working toward ownership. Expanding access to stable homeownership is not only a housing goal, but a key strategy for long-term economic mobility in the community.

**Homeownership
Far Eastside vs County (2019–2023)**



**Far Eastside Homeownership
comparing 2014–2018 to 2019–2023**



COST OF LIVING

FOOD COSTS

Food access is a core part of the cost of living. When affordable, full-service grocery stores are not nearby, the true cost of food rises, even if shelf prices appear similar.

The food access map for Marion County shows a clear concentration of low-income, low-food-access areas on the Far Eastside of Indianapolis. These areas are commonly described as food deserts. Many residents live beyond a reasonable distance from a full-service grocery store while also facing lower household incomes. Together, these conditions signal cost of living stress that may not be visible in housing data alone.

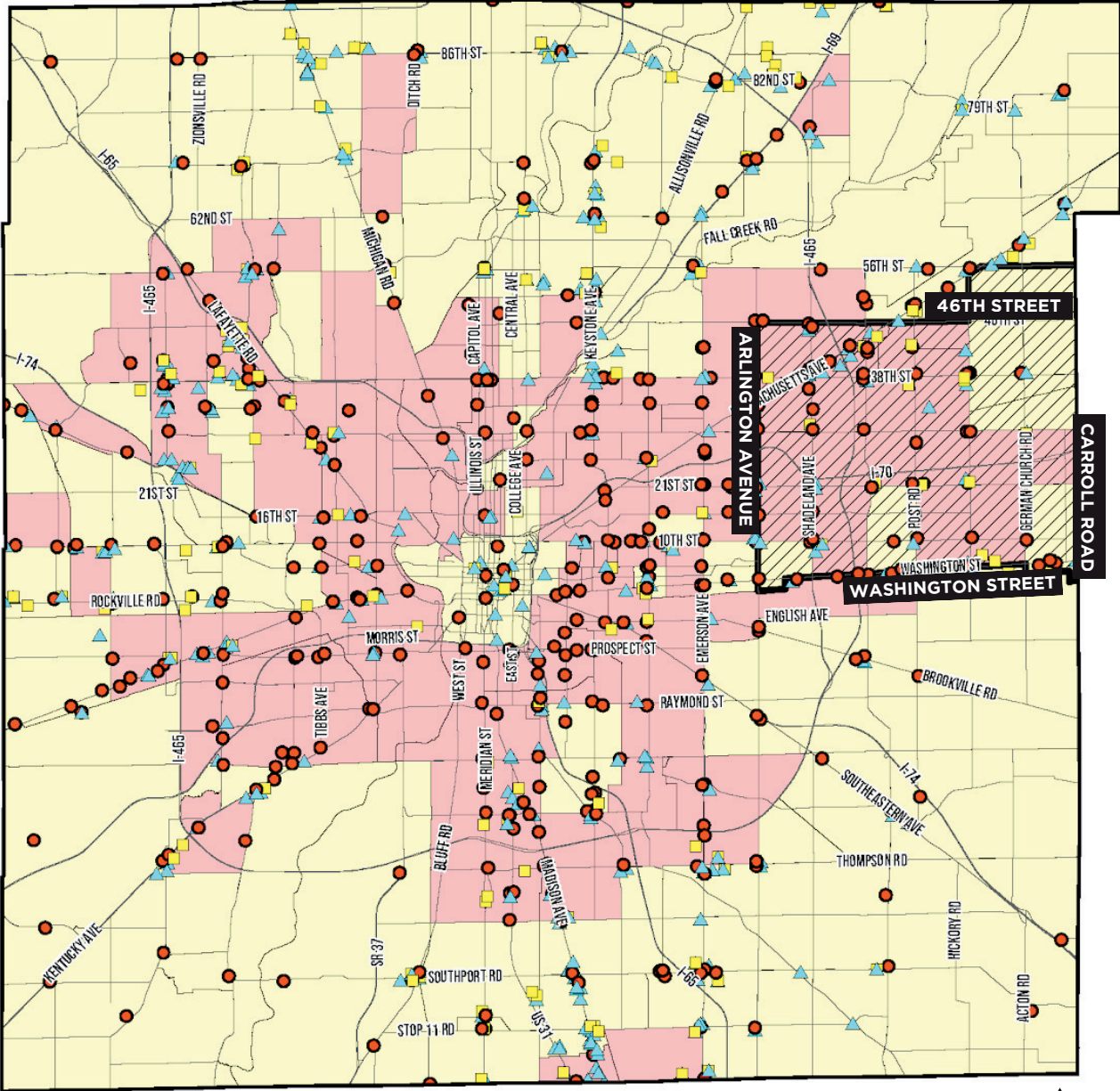
For many Far Eastside households, food costs are functionally higher. Limited nearby grocery options often require residents to travel farther, rely on smaller convenience stores, or purchase more prepared and packaged foods with higher per-unit prices. Transportation costs, whether in gas, transit fares, or time, become part of the food budget. Households without reliable vehicles face additional barriers, including more frequent small purchases, less ability to buy in bulk, and greater exposure to price fluctuations.

This creates a layered cost of living burden. Housing may be more affordable than in other parts of the county, but those savings are often offset by higher food access costs, time demands, and transportation strain. Geographic inequities in food access translate into financial pressure, health risk, and daily logistical challenges. On the Far Eastside, food deserts are not only a public health concern but also a key economic condition shaping household stability and overall neighborhood well-being.

Food access is a
**cost of living
issue**, not only a
health issue.

COST OF LIVING

FAR EASTSIDE STUDY AREA



Food Access

MAP LEGEND

- Convenience Store
- Full-Service Grocery Store
- ▲ Small Grocery Store
- Far Eastside Study Area
- Low-Income, Low Food Access
- Not Low-Income, Low Food Access



COST OF LIVING

TRANSPORTATION COSTS

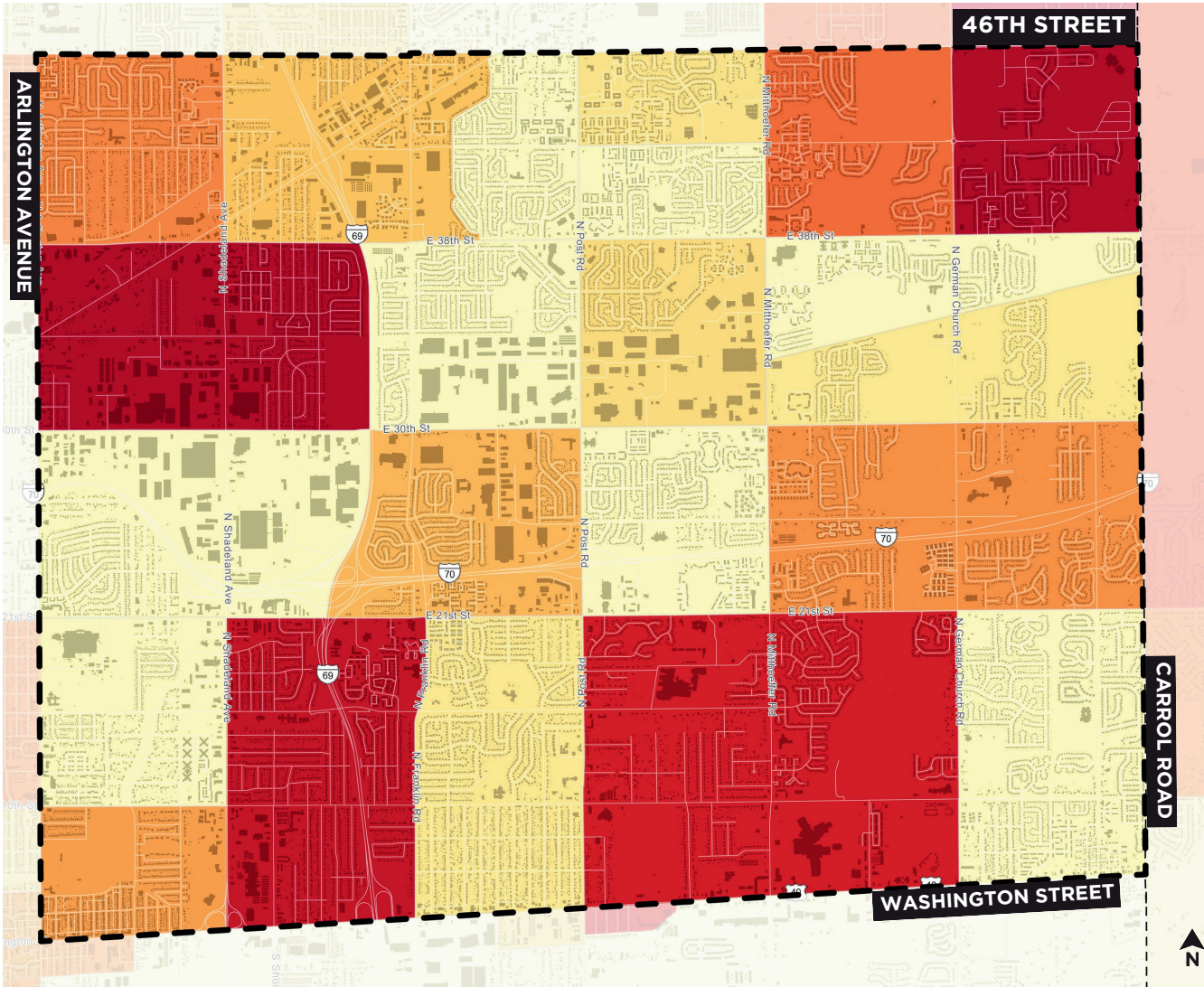
How long it takes to travel to work shapes how much time households have for work, rest, and family life. It also directly affects transportation expenses. When travel to work takes longer, the real cost of earning income rises.

The commute time map shows that parts of the Far Eastside experience significantly longer travel times than national norms. Nationally, 2.8 percent of workers report commutes of 90 minutes or more. In contrast, two census tracts in the study area show rates above 7 percent. Residents in these areas are more than twice as likely to face extremely long work trips. In one tract, about 7.0 percent of roughly 1,264 commuters travel at or above this threshold. Another tract shows about 7.2 percent of approximately 2,926 commuters in the same situation.

These extended commutes function as a hidden cost of living. Time spent traveling reduces hours available for paid work, skill development, caregiving, rest, and community participation. It also increases out-of-pocket transportation costs and exposure to unreliable travel conditions. These factors can affect job stability, punctuality, and willingness to pursue opportunities located farther from home. Workers in areas with very long commute times operate in a constrained labor market, where access to employment is shaped not only by skills but by the geography and performance of the transportation system.

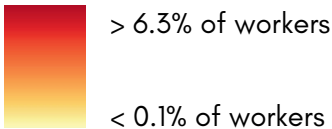
**“Long commutes
are a hidden
cost of earning
income.”**

COST OF LIVING



Commute Times 90+ minutes

MAP LEGEND



Source: US Census Bureau American Community Survey, 2019-2023

COMMUNITY SURVEY HIGHLIGHTS

Residents describe an economy that feels tight and hard to move up in. They are clear that they want more good paying jobs, not just any work. People say “make money,” “more good paying jobs,” and “jobs and activities,” and they point out that there are not enough resources in the neighborhood that connect people to opportunity. Work is available, but many feel it does not lead to stability or growth.

Cost of living is a daily concern. Even when food can be found, people talk about rising prices, needing bulk options, and choosing stores based on low cost. Food access is not only about distance. It is about stretching limited budgets and managing higher everyday expenses.

Transportation and time also shape how people experience opportunity. Long or difficult trips make it harder to keep jobs, pursue new ones, or balance work with family life. Getting around adds effort and cost, which makes earning income feel harder than it should be.

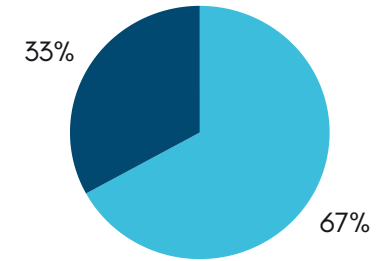
Some residents also express frustration with leadership. There is a sense among some that decision makers do not always listen or care about what people in the neighborhood need. This adds to the feeling that opportunities and resources are not flowing into the community in the way they should.

Overall, residents experience economic conditions as a mix of low wage work, high everyday costs, limited local resources, and barriers to advancement. They are asking for better jobs, more neighborhood based supports, and systems that feel more responsive to their needs.

RESOURCES

“Are there enough resources like jobs, places to go, and activities?”

- Yes
- No



“What kinds of changes would you like to see?”

56%

want more neighborhood businesses and commercial amenities

COMMENTS





Health & Wellbeing

PHYSICAL HEALTH

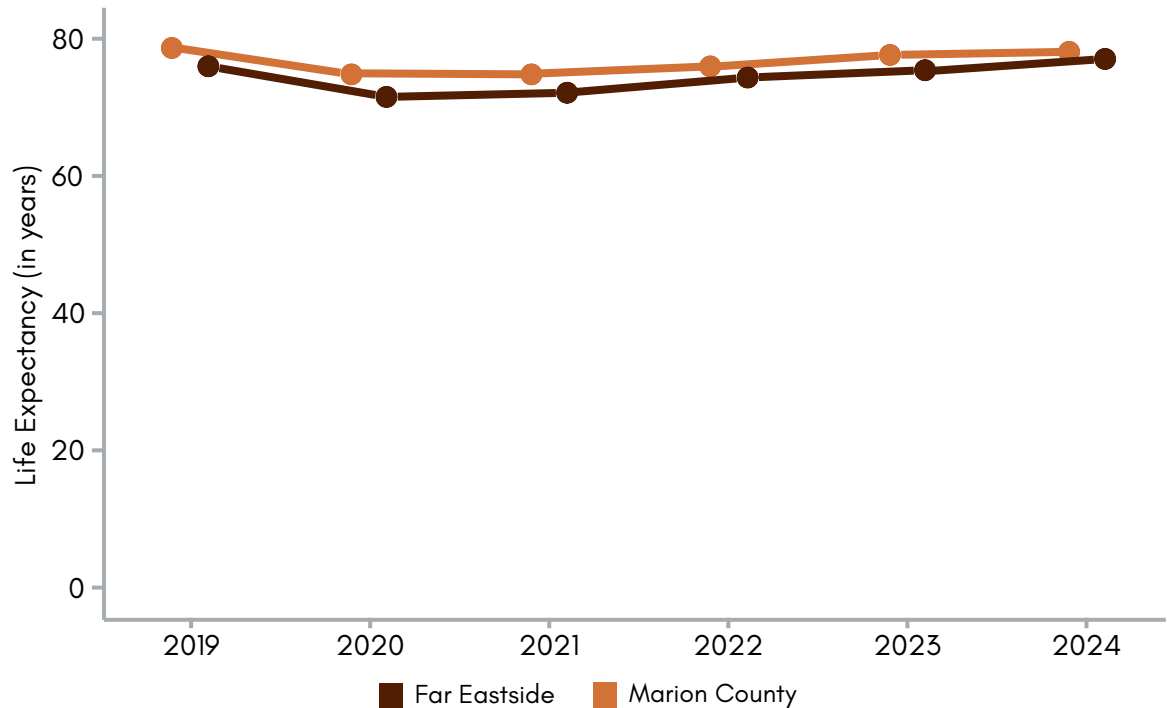
LIFE EXPECTANCY

Life expectancy trends for the Far Eastside neighborhood and Marion County followed similar patterns between 2019 and 2024. Both geographies experienced a decline in 2020 and 2021, likely associated with the COVID-19 pandemic. Life expectancy has since begun to stabilize.

Throughout the period, life expectancy in the Far Eastside remained slightly lower than the countywide average. In 2024, life expectancy in the Far Eastside was 76.7 years compared to 77.6 years for Marion County overall.

Although the difference is less than one year, life expectancy is widely recognized as a summary indicator influenced by a range of factors, including access to healthcare, economic stability, housing conditions, environmental quality, and public safety. This measure provides a high-level view of overall community health and well being.

Life Expectancy
Far Eastside and Marion County 2017-2021



PHYSICAL HEALTH

CHRONIC DISEASE

Chronic disease hospitalization data show a clear and consistent health burden on the Far Eastside compared to Marion County overall.

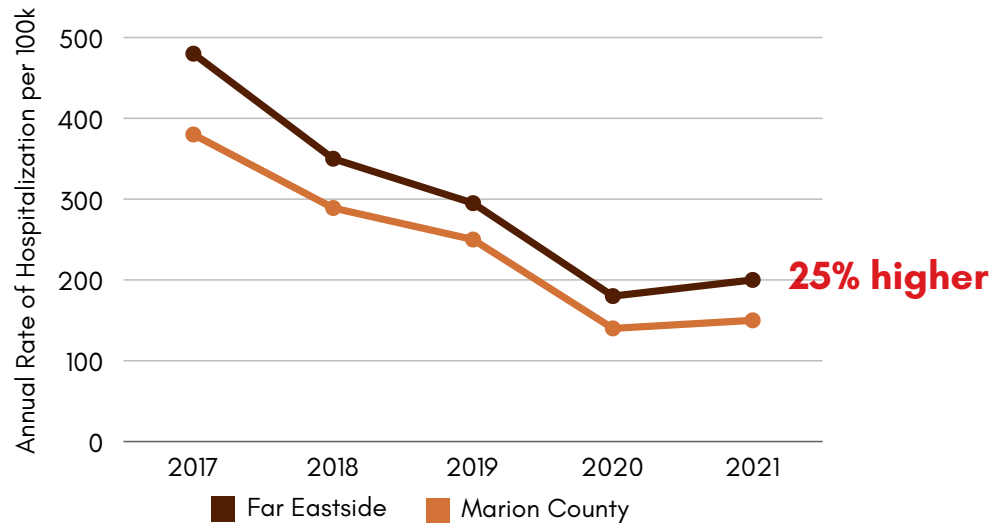
Asthma

Asthma hospitalizations are higher on the Far Eastside than in Marion County overall. Between 2017 and 2021, the neighborhood averaged 293 hospitalizations per 100,000 residents, compared to 232 countywide. Rates have gone down a bit over time in both places, but the gap hasn't closed. This suggests that things like housing conditions, air quality, environmental exposures, and access to regular preventive care are still affecting respiratory health in the neighborhood.

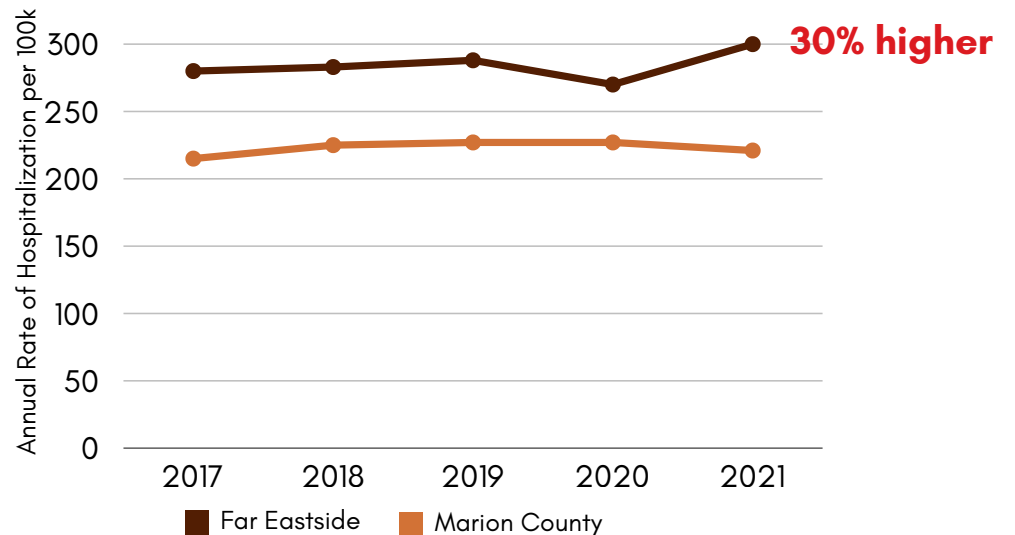
Diabetes

Diabetes shows a similar pattern, but without the same decline. Hospitalization rates stayed fairly steady over the five years, and they remained higher on the Far Eastside. The neighborhood averaged 285 hospitalizations per 100,000 residents, compared to 217 countywide. This points to an ongoing burden of chronic disease, often connected to challenges like limited access to healthy food, preventive health services, early diagnosis, and consistent support to manage the condition over time.

**Asthma Hospitalization Rates
Far Eastside and Marion County 2017-2021**



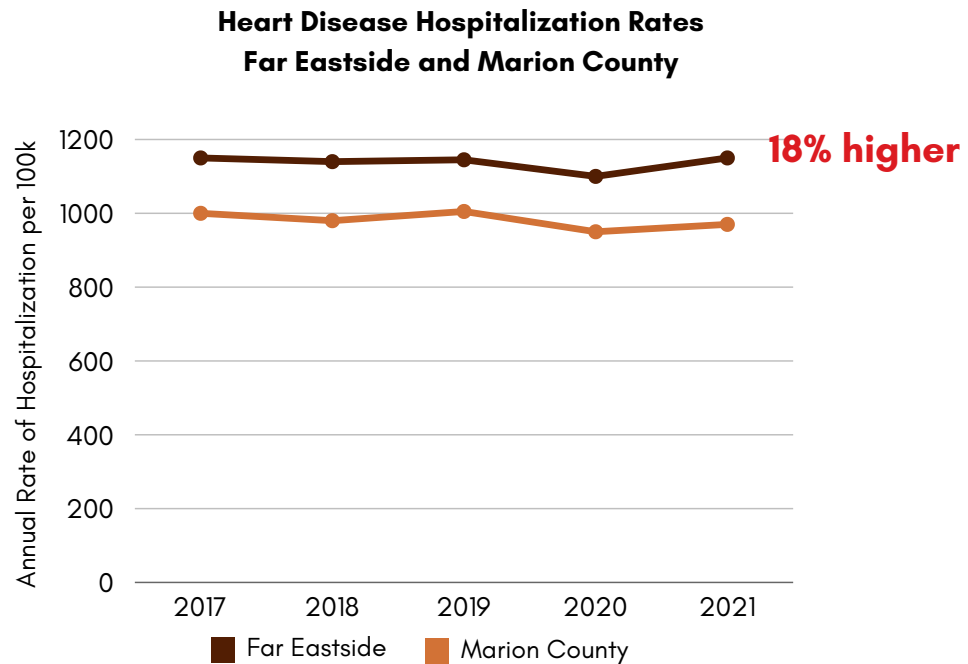
**Diabetes Hospitalization Rates
Far Eastside and Marion County 2017-2021**



PHYSICAL HEALTH

Heart Disease

Heart disease leads to the highest number of hospitalizations in both the Far Eastside and Marion County, and the difference between the two is noticeable. The Far Eastside averaged 1,130 hospitalizations per 100,000 residents, compared to 954 countywide. These high rates are often tied to long-term stress, limited access to preventive care, and health conditions like high blood pressure and diabetes that aren't well managed. Broader social and economic challenges also play a role in shaping heart health over time.



PHYSICAL HEALTH

HEALTH INSURANCE

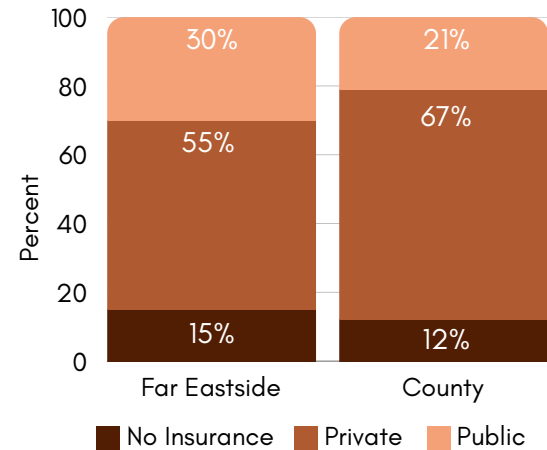
Access to health insurance is closely connected to people’s ability to get care, manage health conditions, and avoid financial strain from medical costs. With that context in mind, the coverage data show clear differences between the Far Eastside and Marion County overall.

On the Far Eastside, 15% of residents reported having no health insurance, compared to 12% countywide. The neighborhood also has a higher share of residents enrolled in public health insurance programs, including Medicaid, Medicare, the Children’s Health Insurance Program (CHIP), Veterans Affairs coverage, and other state-supported plans. In contrast, residents across Marion County are more likely to have private insurance, such as employer-sponsored plans, coverage purchased directly or through the marketplace, or TRICARE.

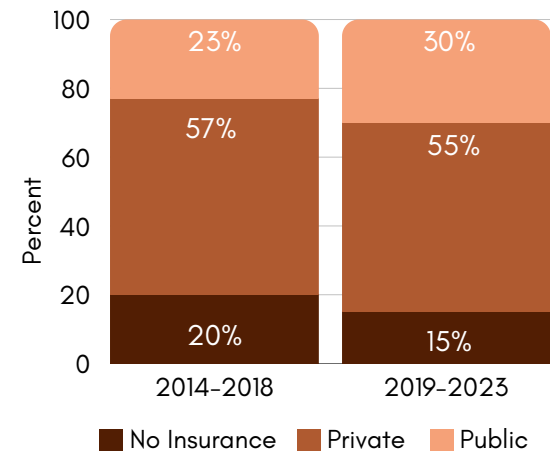
Over time, there has been a small but notable shift. Between 2019–2023, Far Eastside residents were slightly more likely to have public coverage and slightly less likely to be uninsured or rely on private insurance compared to 2014–2018.

These patterns suggest that while more residents may have gained some form of coverage in recent years, the neighborhood continues to rely more heavily on public systems of support and still has a higher share of people without insurance. Because insurance type affects access to providers, preventive care, and financial protection, these differences have real implications for both health outcomes and household stability.

**Health Insurance Coverage
Far Eastside vs County (2019–2023)**



**Far Eastside Health Insurance Coverage
comparing 2014–2018 to 2019–2023**

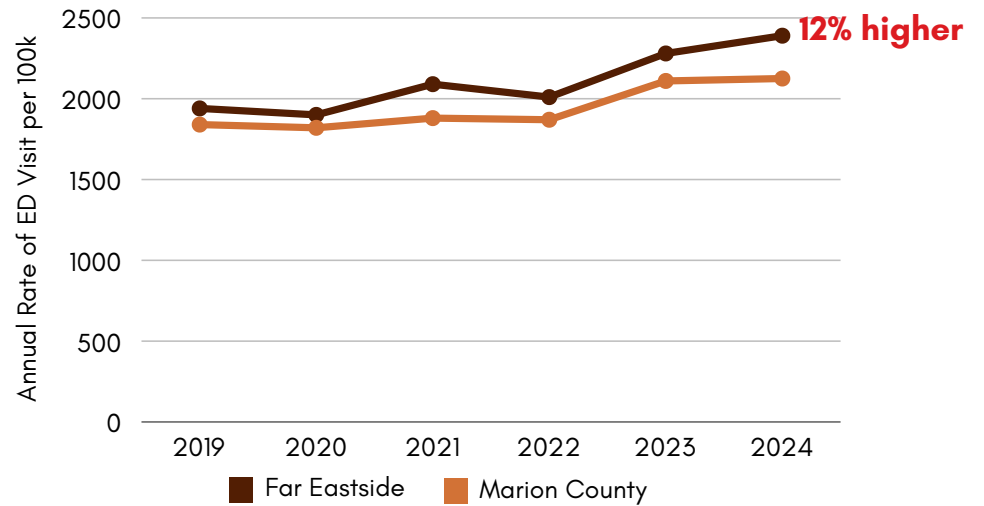


MENTAL HEALTH

EMERGENCY ROOM VISITS

Emergency department visits for mental health reasons have risen in both the Far Eastside and Marion County since 2019, but the Far Eastside has remained higher throughout. By 2024, the neighborhood's rate was about 12% higher than the countywide rate, showing a heavier reliance on emergency care for mental health needs. This pattern points to crisis services carrying a significant share of the mental health load locally, suggesting that many residents are reaching care only after distress has become urgent rather than through routine outpatient support.

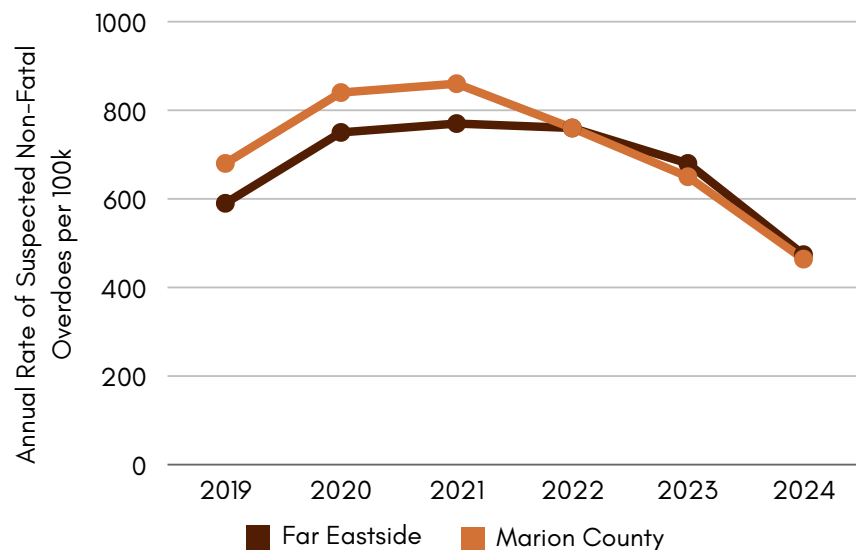
Rate of Emergency Visits
Far Eastside and Marion County 2019-2024



NON-FATAL OVERDOSES

The trend for suspected nonfatal overdoses shows a shift over time. From 2019 through 2021, the Far Eastside had lower emergency visit rates than the county. Beginning around 2022, rates rose to match and at times slightly exceed Marion County. By 2024, the neighborhood's rate was about 2% higher than the countywide rate, meaning overdose-related emergencies are now occurring at roughly the same level locally as across the county. This change signals increasing substance use pressure in the neighborhood and highlights the importance of treatment access, harm reduction, and recovery supports that can intervene before crises reach the emergency room.

Rate of Non-Fatal Overdose Emergency Visits
Far Eastside and Marion County 2019-2024

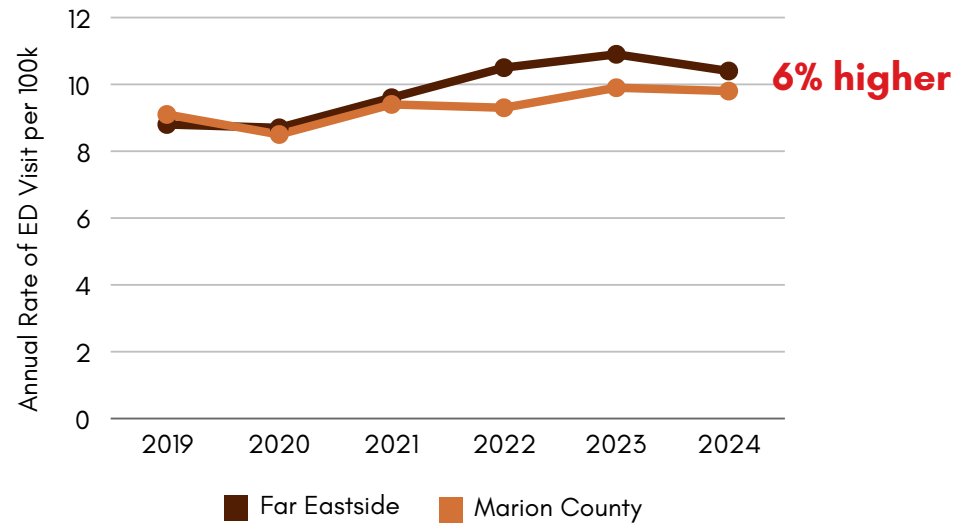


MENTAL HEALTH

SUICIDAL IDEATION

Emergency department visits related to suicidal ideation have also increased since 2019, with the Far Eastside consistently above the county rate. In 2024, the neighborhood's rate was about 6% higher than the countywide rate, indicating a greater concentration of residents experiencing acute emotional distress. These visits reflect moments of immediate risk and underscore the need for strong connections to ongoing mental health care, crisis response alternatives, and community-based supports that can help stabilize people earlier.

Rate of Suicidal Ideation Emergency Visits
Far Eastside and Marion County 2019-2024



ENVIRONMENTAL HEALTH

TREE CANOPY

Tree canopy supports environmental health by helping shape everyday conditions that affect comfort and wellbeing. Areas with more trees tend to stay cooler in warm months and have better air quality because trees provide shade and help filter pollutants.

The tree canopy map shows that much of the Far Eastside has moderate tree cover, with scattered areas of higher coverage and several clear gaps where trees are limited or absent. Darker green areas represent higher levels of canopy, while lighter areas show lower coverage or built surfaces such as buildings and pavement. Industrial areas have little tree cover, which is expected, but the map also shows residential areas with sparse canopy. This means some households have limited shade and fewer of the environmental benefits trees provide.

Overall, canopy coverage is uneven across the neighborhood. Many blocks benefit from some natural cover, but there are pockets where additional tree planting could improve shade, comfort, air quality, and resilience to heat. Expanding canopy in low coverage residential and commercial areas would support both environmental function and everyday health, especially for residents more vulnerable to heat and environmental stress.

“Tree canopy is moderate overall but uneven...”

ENVIRONMENTAL HEALTH

ACCESS TO PARKS

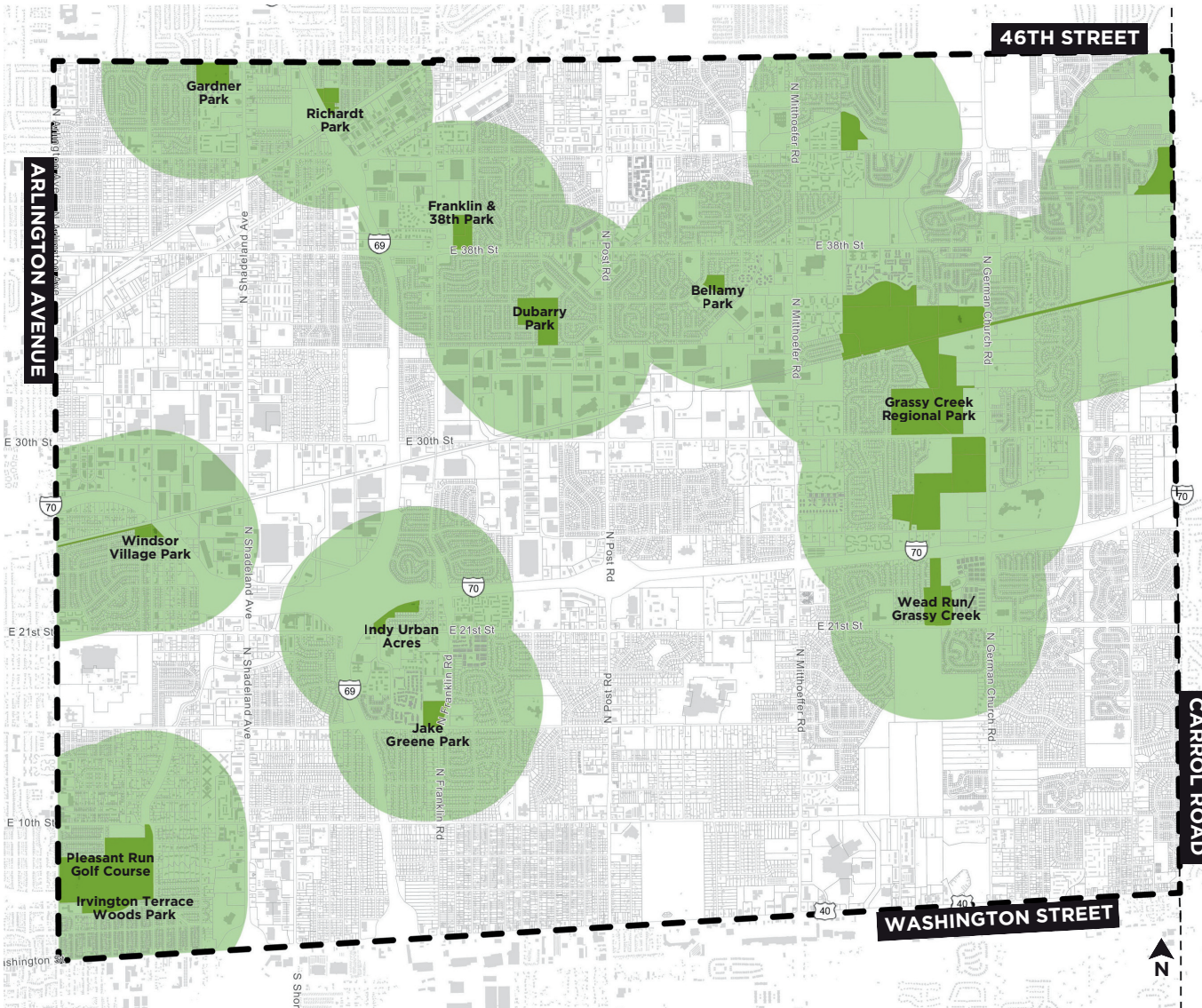
Access to parks is a key factor in physical and mental health, yet park proximity on the Far Eastside is uneven. Using a ½-mile (approximately 10-minute walk) standard, only about 48% of the study area falls within walkable access to a park or open space, leaving slightly more than half of residents outside convenient reach of daily-use green space.

While important assets such as Grassy Creek Regional Park, Indy Urban Acres, and several neighborhood parks provide strong local anchors, their service areas function as scattered pockets rather than a continuous network. Large residential areas between these clusters lack nearby parks, and major roadways and other barriers may further limit practical access even within mapped service zones.

This pattern suggests that many residents have fewer routine opportunities for physical activity, stress reduction, social interaction, and the cooling and air-quality benefits associated with neighborhood green space, making park access an important health equity and community wellbeing consideration.

48% of the study area is within a 10-minute walk of a park

ENVIRONMENTAL HEALTH



Access to Parks

MAP LEGEND

- Park/Open Space 1/2
- Area (10-min Walk)
- Parcel (property line)
- Buildings

Source: IndyGIS (data.indy.gov) Updated March 2025

COMMUNITY SURVEY HIGHLIGHTS

Residents describe health not only in medical terms, but in how daily life feels in the neighborhood. The data shows higher rates of asthma, diabetes, heart disease, and rising mental health emergency visits on the Far Eastside. Residents' experiences help explain why.

People often talk about stress tied to the built environment. They mention traffic that feels unsafe, streets that are hard to cross, poorly lit areas, and places that do not feel well cared for. Safety concerns are not only about crime. They include how roads are designed, how much noise and traffic people face, and whether there are safe places for children to be outside. These daily conditions create ongoing stress, which residents connect to how people feel mentally and physically over time.

Food access is also part of how residents experience health. People talk about rising grocery prices, the need for low-cost options, and challenges finding affordable, healthy food nearby. This reflects more than inconvenience. It affects diet, budget stress, and the ability to manage chronic conditions.

Residents strongly call for more parks, green space, and places for kids and teens to go. They see these as health supports, not luxuries. Green space means room to exercise, cool down, relax, and connect. Youth programs are seen as prevention, helping young people stay engaged and reducing stress and risk for families.

Overall, residents experience health conditions as shaped by their surroundings. Unsafe streets, unevenly maintained spaces, limited food access, and few youth opportunities all contribute to daily stress.

RESOURCES



More than 4 in 5 participants called for changes that support health and wellbeing, including parks, green space, walkability, and better access to food.

FOOD ACCESS

39%

said it's hard to get healthy, affordable food

COMMENTS

"We need more grocery stores that sell healthy food. Not just dollar and liquor stores."

"Make it more walkable, bikeable, bussable."

"Community gardens and gardening classes for adults and kids."

"We need trauma-informed youth outreach, mental health responders, safer housing, and accountability for absentee landlords."

"Food prices are a barrier. Everything has gone up except pay rates."

"Transportation makes it hard to buy groceries. I risk getting hit walking down Mitthoefer."



Belonging & Cultural Life

CULTURAL EXPRESSION & PRESERVATION

CULTURAL ASSETS

Cultural life on the Far Eastside is expressed through traditions, gatherings, and community anchors that shape neighborhood identity and continuity. Rather than centered in a single district, cultural expression is woven into faith institutions, community organizations, parks, restaurants, and recurring events.

Faith communities such as the Hindu Temple of Central Indiana, Mount Carmel Baptist Church, Mount Paran Baptist Church, and Old Bethel United Methodist Church serve as cultural anchors where language, ritual, music, and intergenerational ties are sustained. Organizations including P30, Community Alliance of the Far Eastside (CAFE), and the Haitian Association of Indiana host programs and celebrations that reinforce cultural connection and shared belonging.

Everyday spaces also carry cultural meaning. Parks such as Dubarry Park, 38th and Franklin Park, and Grassy Creek Regional Park become sites of reunions, cookouts, and seasonal traditions. Local restaurants including His Place Eatery, Foon Ying, and Heidelberg Haus provide familiar settings where foodways and heritage are maintained across generations.

Recurring events such as the Far Eastside Community Festival, Haitian Flag Day, Melanin in May, Latino History Month celebrations, and the Far Eastside Reunion create shared moments of visibility and pride. Intangible practices, including Jiggalate, a neighborhood dance tradition, continue to circulate through community gatherings.

Together, these assets form a distributed and largely informal cultural ecosystem sustained through participation, repetition, and lived practice.

**Cultural
expression is
woven into
everyday spaces.**

CULTURAL EXPRESSION & PRESERVATION

PUBLIC ART

Public art represents a visible form of cultural infrastructure in the built environment, yet access to it is limited on the Far Eastside. County data identify multiple census tracts in the area as public art deserts. The Far Eastside contains 129 documented public artworks compared to 3,090 countywide, which is about four percent of the inventory while home to roughly ten percent of the population. This indicates a disproportionate gap in the distribution of permanent visual cultural markers.

These patterns intersect with equity in the creative economy. A small share of county public art has been created by Black, Hispanic, or Asian artists, which is significant in a community where 52 percent of residents identify as Black and 17 percent identify as Hispanic. When commissioning systems do not equitably reach artists from communities like the Far Eastside, neighborhood identity is less consistently reflected in public space.

Public art functions as a long-term marker of place, memory, and recognition. The limited presence of such installations in the Far Eastside indicates reduced access to durable visual representation within the public realm.

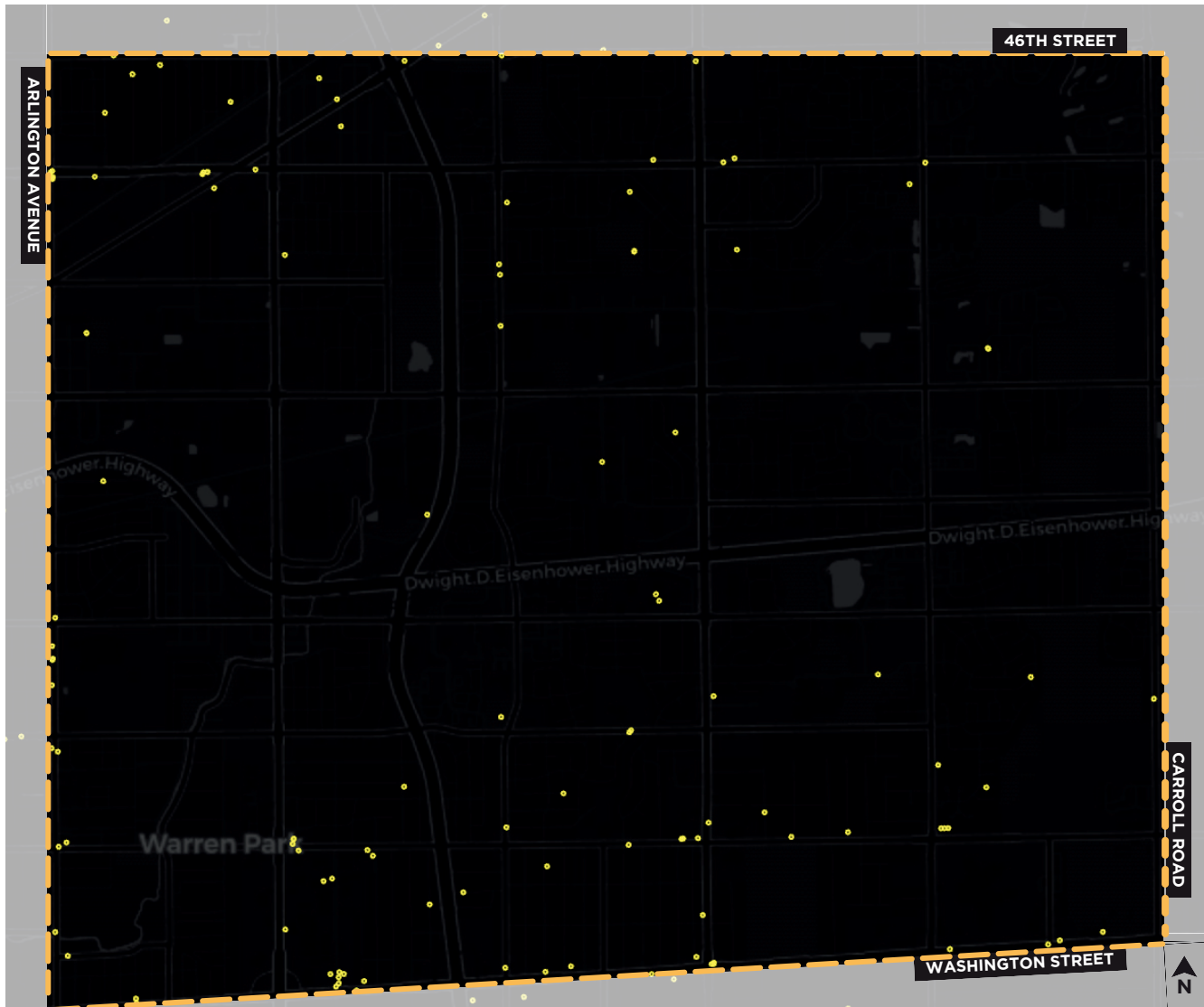
The Far Eastside holds ~10% of the population but less than 4% of public art...

CULTURAL EXPRESSION & PRESERVATION

Public Art

MAP LEGEND

- Artwork



CULTURAL EXPRESSION & PRESERVATION

NARRATIVE REPRESENTATION

The Far Eastside's identity is strongly held within the community but less consistently reflected in external narratives and formal systems. Residents often refer to the area as "The Far," signaling a shared sense of place expressed through music, dance, food, faith traditions, and neighborhood gatherings. Resident-led platforms such as Indy Far East Magazine highlight local leadership and achievements, contributing to an internally driven narrative of identity.

This exists alongside external portrayals that often emphasize crime and negative incidents. Media narratives influence perceptions of risk, investment patterns, and institutional priorities. At the same time, the area has limited formal cultural markers or historic designations that anchor its story in official systems. As a result, much of the neighborhood's identity is carried through events and relationships rather than permanent, widely recognized symbols, creating a gap between lived identity and institutional representation.



Image: A copy of the Indy Far East Magazine

SOCIAL COHESION

COMMUNITY ASSETS

The following map reflects assets identified directly by community members during engagement activities, including workshops, conversations, and stakeholder meetings. Rather than serving as a comprehensive institutional inventory, this list highlights the places residents named as important to neighborhood connection, support, and daily life.

Community members identified schools, parks, faith institutions, nonprofit organizations, commercial centers, and service hubs across the study area. Sites such as CAFE, P30, Dubarry Park, Grassy Creek Regional Park, were consistently referenced as anchors within the community. Together, these locations represent a broad network of educational, recreational, cultural, economic, and civic spaces.

The map also illustrates the geographic spread of assets across the Far Eastside. There is no single centralized civic district. Instead, resources are distributed across multiple corridors and neighborhoods, reflecting the size and dispersed development pattern of the area.

Residents also identified sites that are currently closed, vacant, or underutilized but still viewed as community assets because of their history or future potential. In several cases, abandoned schools, commercial properties, and aging facilities were described not only as gaps, but as opportunities for reinvestment and community use.

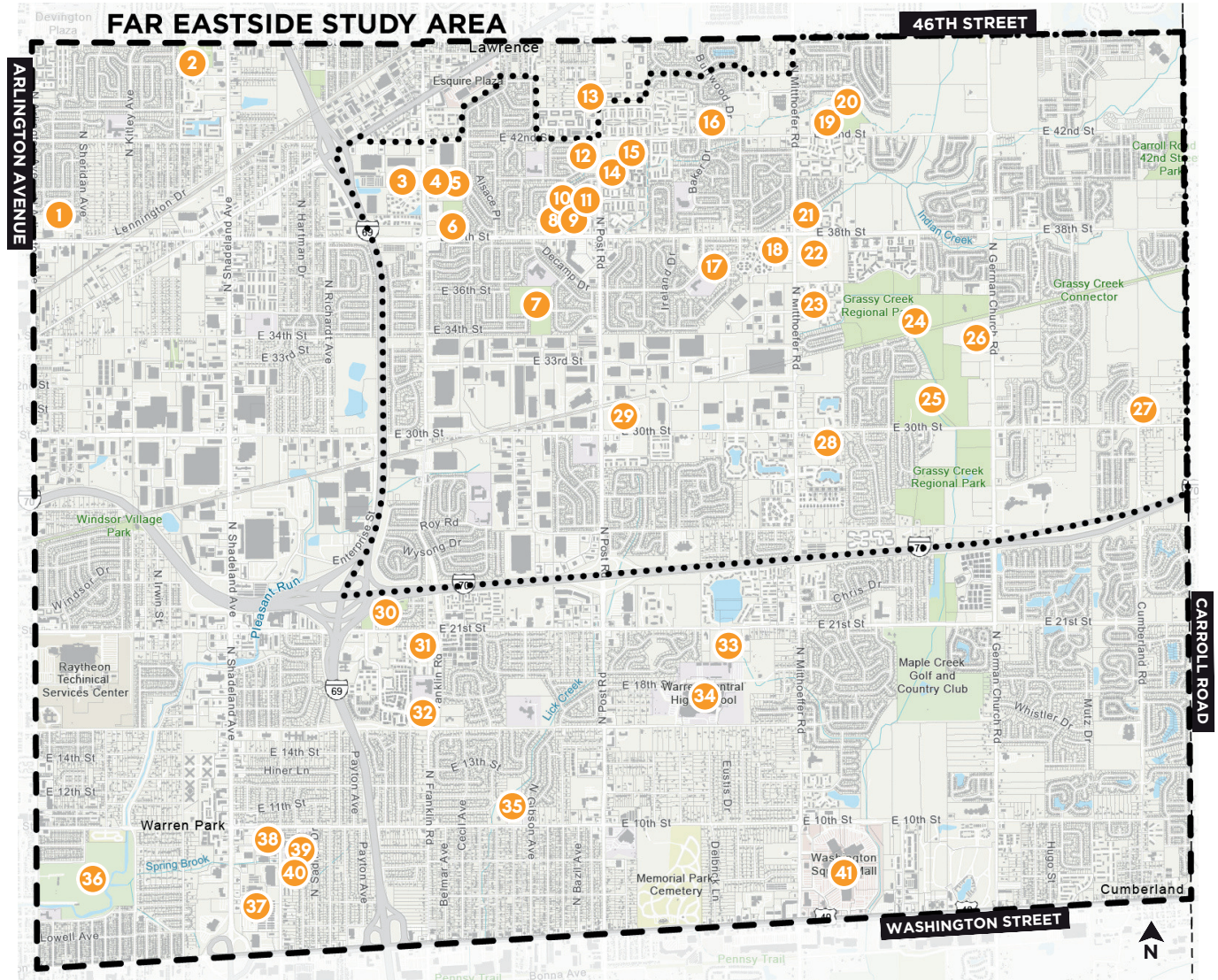
This map represents a community-defined snapshot of the spaces that shape social connection and neighborhood life, as well as places residents believe could play a stronger role in the future.

Closed sites
viewed as
**future
opportunities.**

SOCIAL COHESION

COMMUNITY ASSETS

1. Arlington High School
2. Gardner Park
3. Circle City Prep
4. Mount Paran Baptist Church
5. Hope Community Development Corporation
6. Franklin and 38th Park
7. Dubarry Park
8. La Plaza
9. CAFE
10. Unity in Christ Church
11. Boys & Girls Club
12. The Ross Foundation
13. Haitian Association of Indiana
14. Oaktree
15. Towne and Terrace
16. Mount Carmel Baptist Church
17. Bellamy Park
18. Supermercado Rio Grande
19. Carriage House East Resident Success Center
20. Wetlands
21. Plaza Urbana
22. John Marshall High School
23. Pathway Resource Center
24. Grassy Creek Regional Park
25. Grassy Creek Environmental Center
26. Hindu Temple of Central Indiana
27. Broganville's Farm
28. New Liberty Missionary Baptist Church
29. P30
30. Indy Urban Acres Park
31. Old Bethel United Methodist Church
32. Jake Greene Park
33. Walker Career Center
34. Warren Central High School
35. Moorhead Community Resource Center
36. Pleasant Run Golf Course
37. Eastgate Shopping Center
38. Kroger
39. Indiana Black Expo
40. Ransburg YMCA
41. Washington Square Mall



MAP LEGEND

- Community Asset
- Study Area Boundary
- Historic Neighborhood Boundary

SOCIAL COHESION

COMMUNITY SPACES

The Far Eastside covers a large geographic area, and community spaces are spread across multiple corridors and neighborhoods rather than concentrated in a single civic center. Parks such as Dubarry Park and Grassy Creek Regional Park function as accessible gathering points for events and neighborhood activities, serving as essential open space within a dispersed environment.

Indoor facilities, including P30 and several faith campuses, provide flexible space for meetings, programs, and community events. In the absence of purpose-built civic or cultural facilities, organizers frequently adapt available environments such as parking lots and commercial open areas, including CAFE's parking lot, to host larger gatherings.

This pattern reflects both the size of the study area and the limited supply of dedicated public gathering infrastructure. Community spaces operate as a distributed and multi-use system that depends on shared access to parks, institutional buildings, and repurposed commercial sites. While this model demonstrates flexibility and resourcefulness, it also places pressure on a small number of adaptable venues and highlights the lack of centralized civic destinations within the Far Eastside.



Image: Far Eastside Community Festival



Image: Hispanic Heritage Festival

SOCIAL COHESION

COMMUNITY NETWORKS

Social cohesion on the Far Eastside is supported by a network of neighborhood organizations, service providers, business hubs, and informal relationships that connect residents across a large geographic area. Groups such as the Far Eastside Community Council and the Eastgate Neighborhood Association provide structured opportunities for coordination, information sharing, and collective problem solving.

Organizations, including the CAFE, the Haitian Association of Indiana, La Plaza, and The Ross Foundation, play a key role in connecting residents to services, public systems, and civic processes. P30 functions as a professional and entrepreneurial hub that strengthens economic networks and cross-sector relationships.

In addition to formal organizations, informal networks remain central to how information moves through the community. Family ties, faith-based relationships, and word-of-mouth communication are primary channels for outreach and mobilization.

While these interconnected networks create strong relational ties, much of the coordination depends on volunteer leadership, part-time staff, and flexible collaboration rather than permanent institutional capacity. This structure allows for adaptability but can limit long-term sustainability, continuity, and centralized coordination across the Far Eastside, particularly for large-scale initiatives.



Credit: Far Eastside Community Council

Image: Far Eastside Community Council Meeting



Credit: Far Eastside Community Council

Image: Far Eastside Community Council Meeting

COMMUNITY SURVEY HIGHLIGHTS

Residents describe a strong desire to connect with one another and build a sense of togetherness in the neighborhood. Many responses talk about working together, caring about each other, community programs, and bringing people together in positive ways. People do not describe belonging as something abstract. They talk about it as relationships, shared activities, and neighbors knowing and supporting one another.

At the same time, residents have many ideas but limited places to bring them to life. They repeatedly ask for community centers, gathering spaces, and places to host events and programs. This lines up with the technical findings that cultural life often happens in borrowed or temporary spaces, such as parks, parking lots, or faith buildings, rather than in dedicated cultural or civic places. Residents' voices make clear that cultivating belonging requires physical spaces where people can regularly come together.

Younger residents add that they want the Far Eastside to feel cool, positive, and more seen. This shows that identity and pride matter, especially for youth. They want their neighborhood's culture and energy to be visible and valued.

Overall, residents describe belonging as a real strength, built through relationships and community spirit. They make clear that stronger belonging depends on having more supported, visible spaces where connection, culture, and community life can grow.

DESIRE FOR CONNECTION

Residents view belonging as something that needs physical space and social opportunities.

40%

emphasized stronger community connection and shared responsibility

COMMENTS

"Food truck fest? Something everyone can be involved with"

"there aren't many places to go hang out unless you're a consumer"

"More community meetings and events. When neighbors know each other there is more unity."

"Get togethers, Block Parties"

"Local community fairs/ events"

"Activities throughout the year where different neighborhoods can start to know their neighbors"

"Let's work together."

"Maybe a music venue, a local art gallery, community center focused around sports, theater, music, art, and video games for kids."

"More community meetings"

When neighbors know each other there is more unity

A white silhouette of a human head in profile, facing right, with a glowing lightbulb inside. The lightbulb has several short lines radiating from its top, indicating it is lit. This icon is enclosed within a circular frame that is part of a larger graphic element.

Learning & Leadership

EDUCATION ACCESS

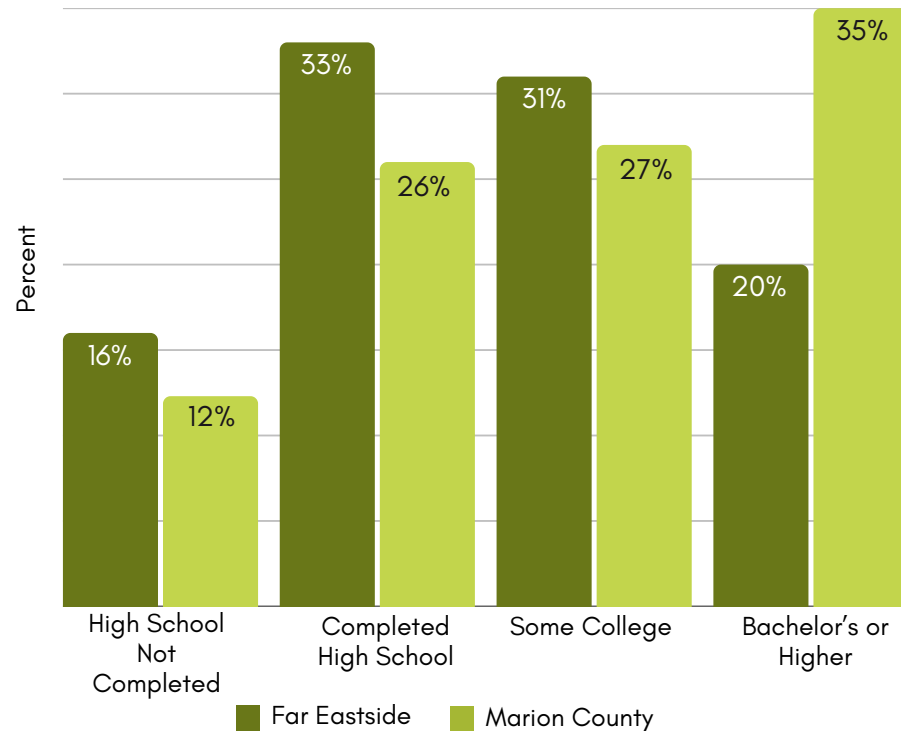
EDUCATION ATTAINMENT

Educational attainment shapes how learning connects to leadership opportunities within a community. Formal education can expand access to professional roles, civic decision-making spaces, and institutional influence, while leadership capacity also develops through lived experience, cultural knowledge, and relational networks.

On the Far Eastside, 84 percent of residents have completed high school or higher, compared to 88 percent across Marion County. However, 20 percent of residents hold a bachelor's degree or higher, compared to 35 percent countywide. At the same time, the share of residents completing some college or earning bachelor's degrees has increased in recent years, pointing to steady progress in postsecondary attainment. These numbers suggest that while most residents have strong foundational education, fewer have the formal credentials that institutions often use as gateways to higher-paying jobs and formal leadership positions.

The implications for learning and leadership are important. Lower rates of four-year degrees can reflect barriers related to access, cost, and completion rather than a lack of ability or commitment. The upward trend in college participation also signals a growing group of residents who can move between community contexts and institutional systems, creating opportunities to strengthen local representation in formal leadership spaces over time.

**Education Attainment
Far Eastside and Marion County 2019-2024**



EDUCATION ACCESS

INTERNET ACCESS

Internet access is now closely tied to both learning and leadership in a community. School, job training, public information, and civic participation increasingly happen online. When households have reliable internet, residents can build skills, support children's education, access workforce opportunities, and take part in decisions that affect their neighborhood. When households do not have internet, those pathways to learning and influence are harder to reach.

Access has improved significantly in recent years. In Marion County, households without internet dropped from 19.7 percent in 2014 to 2018 to 8 percent in 2019 to 2023. On the Far Eastside, the shift was even larger. Households without internet fell from 30.85 percent to 10 percent, while households with internet access rose to 87 percent. This represents a major expansion in the neighborhood's ability to connect residents to education, training, and information.

Even with this progress, the Far Eastside still trails the county. Internet access is 87 percent locally compared to 92 percent countywide. That five point gap represents a significant number of households who remain offline. These households are more likely to include lower income residents, older adults, families with children, and people already facing other barriers, meaning digital exclusion continues to align with existing inequities. As a result, some residents remain structurally limited in both educational opportunity and participation in civic processes.

As more households come online, more residents can follow local issues, respond to surveys, attend virtual meetings, and connect with neighborhood networks. At the same time, households that remain offline are less likely to be included in these channels, which continues to shape whose voices are present in decision making. Overall, the Far Eastside is moving toward broader digital inclusion, strengthening the foundation for learning and community leadership, while a smaller but important gap in access still requires attention to ensure opportunity and participation are more evenly shared.

CIVIC PARTICIPATION

VOTER TURNOUT

Electoral participation is one of the most visible ways residents take part in civic life and practice shaping the future of their community. Voting connects everyday concerns to public decisions about schools, housing, safety, transportation, and resources. Regular participation often reflects a belief that one's voice matters and that change is possible through collective action. When participation is low, it can signal more than disinterest. It can reflect limited trust in decision-making, uncertainty about how systems affect daily life, or doubt that individual involvement leads to meaningful results. These conditions shape whether residents see themselves as capable of influencing what happens in their neighborhood.

On the Far Eastside, voter participation patterns reflect this challenge. In the 2024 general election, precincts in the area averaged about 39.5 percent turnout. Some precincts were below 30 percent while others were above 50 percent, compared to an overall turnout of about 55 percent in Marion County. In 2022, the Far Eastside had an estimated 25,021 eligible voters, and about 23,506 were registered, or roughly 94 percent. This indicates that access to registration is strong. Yet only 9,577 ballots were cast. The gap between registration and turnout suggests that barriers to participation extend beyond registration itself. These may include practical constraints such as time, transportation, and work schedules, as well as civic engagement conditions such as whether residents feel informed, supported, and confident that their participation will make a difference.

Registration is high (**94%**), but turnout is low.

CIVIC PARTICIPATION

CIVIC SYSTEMS

Civic conditions on the Far Eastside are shaped by governance structure and jurisdictional layering. The legacy of Unigov, combined with overlapping institutional boundaries, has created a decision-making environment in which authority and service responsibility are distributed across multiple systems. Boundaries for IMPD districts, City-County Council districts, Mayor's Neighborhood Advocate service areas, township jurisdictions, and political precincts do not align. As a result, a single issue affecting daily life may intersect with several offices or administrative structures.

This configuration influences how residents learn about civic systems and where they direct concerns or ideas for change. When responsibility is shared across multiple entities, participation often involves engaging with more than one point of contact. Effective civic engagement models emphasize clear pathways for public input, transparent lines of responsibility, and consistent access points that help residents understand how to engage. The degree to which these pathways are visible and coordinated shapes opportunities for residents to build civic knowledge, navigate decision-making processes, and develop confidence in their ability to influence outcomes.

Civic data referenced in this section are drawn from political precincts located within the Far Eastside neighborhood boundaries, which do not fully align with the defined study area.

A single issue can involve **several offices or jurisdictions.**

COMMUNITY SURVEY HIGHLIGHTS

Residents describe learning and leadership as something that grows in the community, not only through formal degrees. While the t shows that most residents have completed high school but fewer hold four year degrees, residents talk more about access to opportunities and places to grow. Many ask for more places for children and teens to go, learn, and be supported. Youth opportunity is seen as the starting point for future leadership and a stronger community.

People also speak to confidence and awareness. Several comments point to residents needing to realize their power, that more leaders are needed, and that people can make a difference. There is a strong theme of wanting to work together to improve the neighborhood. Even when people feel resources are limited, they still express a collective mindset and a belief that change is possible if people are organized and supported.

At the same time, some residents say there are not enough resources or are unsure where to find them. This reflects the technical findings of complex civic systems and gaps in access, where it is not always clear how to connect to opportunities or decision-making spaces. The data also shows high voter registration but lower turnout, and residents' comments help explain this. People care and want change, but may not always feel informed, supported, or confident that formal systems respond to them.

Overall, residents see leadership as something that can grow from youth programs, community learning spaces, and people recognizing their own ability to act. They express a desire to work together and build local leadership, while also needing clearer pathways, more accessible resources, and stronger support to turn that energy into lasting civic participation.

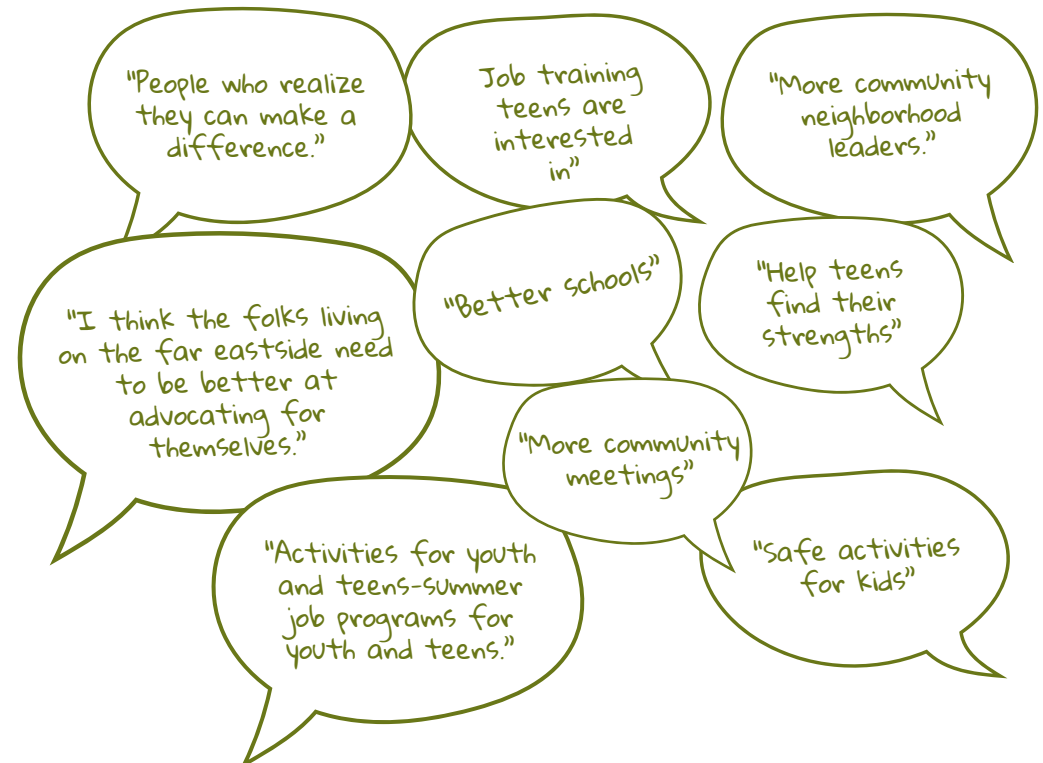
YOUTH DEVELOPMENT

#1 Youth opportunity emerged as the #1 issue linked to safety

43%

said there are not enough programs for kids and teens

COMMENTS





ROKH

**YARD
& CO.**

UBUNTU
PLANNING STUDIO