A woman wearing a blue hairnet and a white apron over a maroon shirt is focused on her work in a factory or industrial setting. She is wearing blue gloves and appears to be handling small, round objects, possibly chocolates or candies, on a tray. The background shows a busy industrial environment with various equipment and materials.

Promoting Equitable Industrial District Recovery

December 2, 2020

LISC

Agenda

“Industrial District Revitalization in 3 Cities”, Patricia Voltolini, LISC Research & Evaluation

Panel Discussion

- Katy Stanton, Urban Manufacturing Alliance
- Kristopher Smith, LISC Jacksonville

Q&A

Industrial District Revival



Case Studies



The Rail Yard, Jacksonville

- West of downtown, former industrial hub at terminus of north-south rail lines
- 2015 MetroEdge study revealed a thriving business community
- Physical disinvestment of buildings and infrastructure



Creating local infrastructure for collaboration in Jacksonville

- Business outreach and engagement efforts
- Formation of the Rail Yard Business District Council (RYBDC)
- Organizational coaching and support
- Linking business organizing RYBDC with public officials and external stakeholders
- Partnership with local organizations and HBCU to establish local FOC

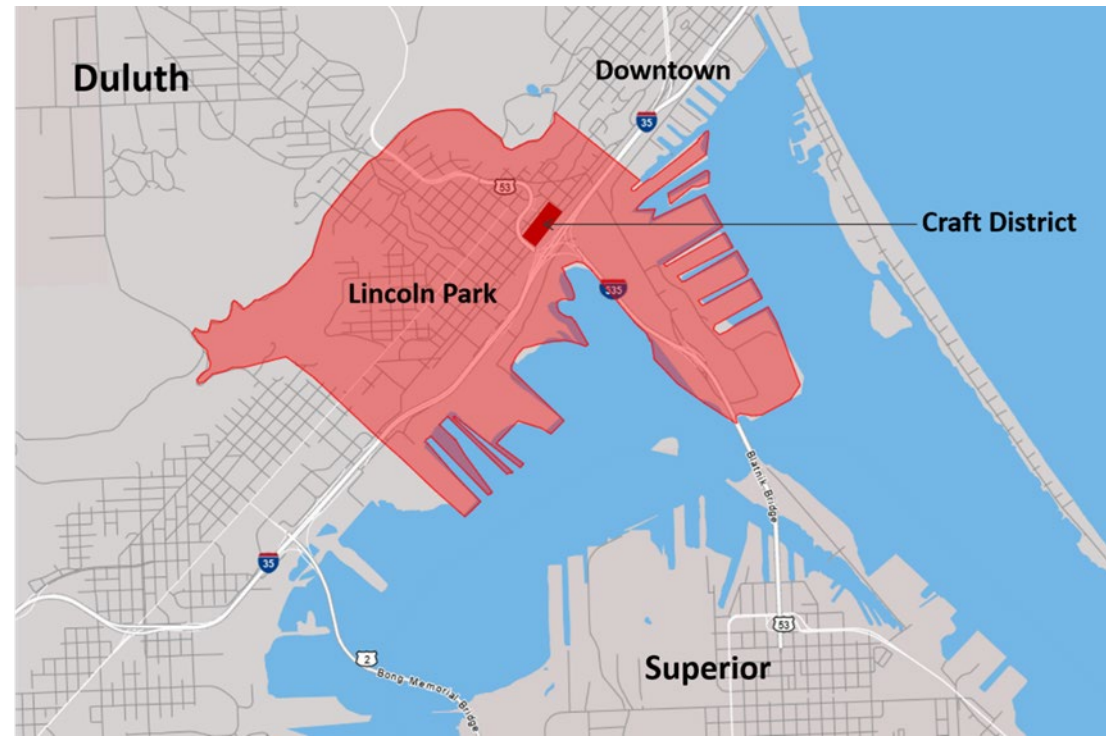


Early Outcomes

- RYBDC incorporation into a 501(c)3 and membership growth from 10 to 63 businesses
- Recognition and branding of the area as the Rail Yard District
- Infrastructure improvements
- ULI Rail Yard District Technical Assistance Panel developed
- Leadership in the Urban Core Economic Development Forum
- Job fair held for connecting local residents with businesses in the yard
- 16 residents placed in jobs, with 7 being placed in the yard

Lincoln Park, Duluth

- Adjacent to Duluth-Superior Port, once an industrial hub and the place where industrial workers lived
- Port remains vibrant, including many storage and shipping facilities
- Northern section of district has long experienced vacancies and disinvestment
- Renewed attention since 2016 with new businesses openings



Seeding homegrown revitalization in Duluth

- Catalytic Investment: Clyde Park
- Promoting market studies and community and stakeholder planning
- Support for local business organizing efforts
- Establishment of Lincoln Park Craft District
- Support district manager and marketing position at local CBO
- Supportive public partners

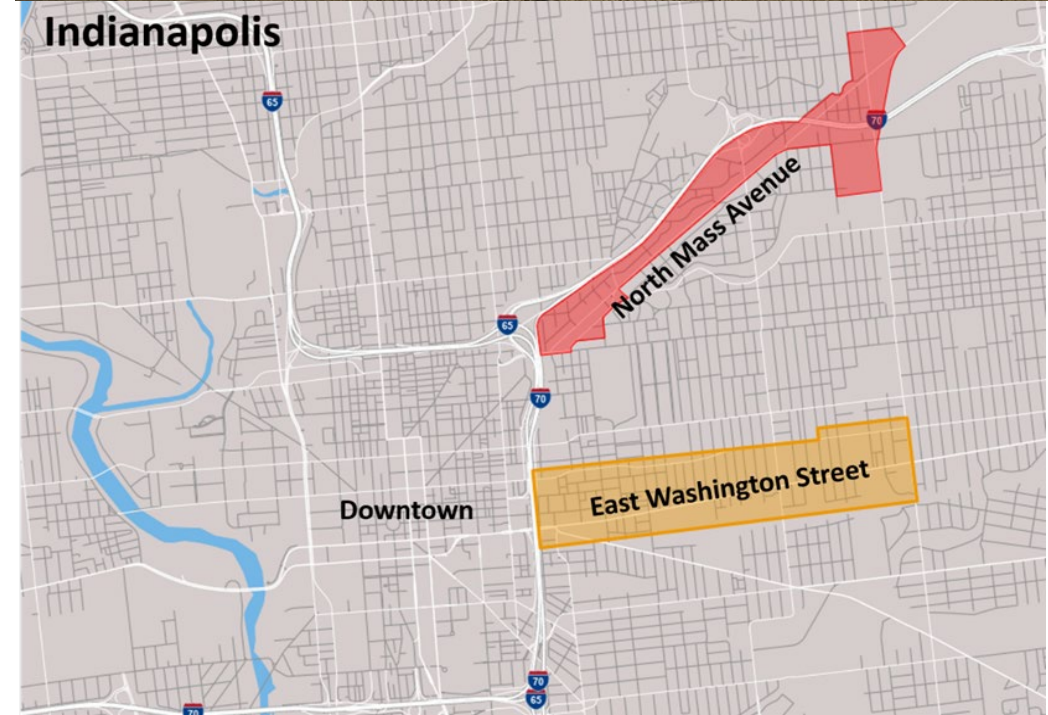


Early Outcomes

- Area recognition through the Craft District designation and pop-up market with 10 featured vendors, two of which opened business in the district
- Establishment of Advancing Lincoln Park as a collaborative for district revitalization enabling ongoing business networking and peer support
- Creation of Advancing West Pilot Loan Program by the city to fill financing gaps in small business access to capital
- 42 new businesses and 175 new jobs and expansion of major anchors
- Planned investment for a mixed-income housing project in the district
- Creative Start up LABS, a 4-week boot camp for emerging creative entrepreneurs from underrepresented communities

East Washington Street and Mass Avenue, Indianapolis

- Legacy industrial districts east of downtown
- Former major hubs affected by deindustrialization and manufacturing job losses
- Focus of LISC work through series of interconnected efforts



Establishing a citywide foundation for inclusive district revitalization in Indianapolis

- Engaged and supported community planning visioning efforts for the districts
- Parallel placemaking efforts in surrounding communities
- Capacity building of local community organizations – implementing partners
- Targeted through the Fostering Commercial Urban Strategies (FOCUS) program
- Support and financing for catalytic projects



Early Outcomes

- Redevelopment of major legacy industrial sites in both districts
- Construction of the first net zero energy senior affordable housing in Indiana on a former brownfield site
- Indianapolis hosted national Urban Manufacturing Alliance gathering in 2016 at Circle City Industrial Complex
- Ruckus Makerspace creation and expansion
- 81 new businesses moved to or opened on East Washington Street or North Mass, 380 jobs created
- 6 major brownfield sites tested and remediated for development
- 27 commercial facades improved by LISC matching grant program

Recommendations

Create partnerships between equity-driven organizations and the business community



Support a revitalization model of shared prosperity





Preserve space for manufacturing and support mission-driven nonprofit stewardship

Panel Discussion

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- Kristopher Smith, LISC Jacksonville

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Q&A

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