



Frequently Asked Questions

Q1). What is 16 Tech?

A1). 16 Tech is an innovation district on the northwest side of Indianapolis that is being designed to facilitate collaboration among innovators and entrepreneurs in the life sciences, technology and advanced manufacturing and engineering fields in a live-work-play-learn environment.

The 16 Tech Community Corporation, a nonprofit organization funded through philanthropic dollars, was established in 2015 to oversee the development of the innovation district. Specifically, 16 Tech Community Corporation is responsible for creating a master plan, making infrastructure improvements, selecting developers, attracting and retaining employers, and overseeing a community investment fund to invest in the surrounding neighborhoods. 16 Tech Community Corporation is guided by a diverse board of directors across industries with varied community experience.

Q2). How will 16 Tech support innovation?

A2). 16 Tech is being purposely designed to foster collaborations and connections that will ignite creativity and innovation across a number of advanced industries. 16 Tech will provide a collaborative environment through office and research space, flexible workspace, incubators and accelerators, and makerspace that support companies at a variety of stages. In addition, 16 Tech will provide access to shared resources, including wet labs and advanced industry equipment like 3D printers and CNC lasers. Specific events and programming available to tenants will provide a range of activities to grow skills, strengthen firms, facilitate industry-university partnerships and build networks. In addition, the district will have amenities including greenspace, walking and biking paths and meetup spaces, where people can gather to collaborate.

Q3). How is 16 Tech financed?

A3). The City of Indianapolis has pledged \$55 million in Tax Increment Financing for significant infrastructure work that is necessary for construction. City water lines run underneath the 16 Tech property and must be moved, and streets, walking paths and other improvements need to be made to enable development. This clears the way for private investment from developers to construct new buildings.

Additionally, 16 Tech Community Corporation has received funding from Lilly Endowment Inc, Richard M. Fairbanks Foundation and other corporate and individual donors. These donations support the operations of 16 Tech Community Corporation as well as key placemaking features of the district, including a new bridge that connects 16 Tech to the many research assets along 10th Street and downtown Indianapolis.

Q4). What is the timeline for construction of 16 Tech?

A4). Construction will begin on the first new office and research building in the fourth quarter of 2018 and is anticipated to be complete in Spring 2020. Additional projects, including the renovation of the former Citizens Energy Group Headquarters and the new construction of a second office building, are anticipated to begin in 2019. Full build out of 16 Tech will occur in phases estimated over a 5- to 10-year period.

Q5). What is the relationship between 16 Tech and Browning?

A5). In April of 2018, 16 Tech Community Corporation announced a development agreement with Browning to complete four projects in the district:

1. Advanced research and innovation building to headquarter the Indiana Biosciences Research Institute (IBRI)
2. Renovation of former CEG headquarters into a mixed use of makerspace, incubator space, co-working space and food halls
3. A second Class A innovation office building
4. Multi-family housing

16 Tech Community Corporation maintains responsibility as the master developer for the district and will select additional developers to develop the real estate in the district.

Q6). How will 16 Tech engage and support the neighboring communities?

A6). Community support and engagement traces to the origins of 16 Tech when the idea for an innovation district was first proposed and the name 16 Tech was established. Community leaders and organizations have been influential in contributing ideas and shaping the master plan over time.

16 Tech Community Corporation is committed to continuing to engage with the community organizations and initiatives neighboring the innovation district, and partnering with organizations that provide services in the area. 16 Tech leadership regularly attends community meetings and events to understand priorities and opportunities, has assembled a database of more than 300 residents and organizations, and holds quarterly community meetings to provide updates.

In October 2018, 16 Tech hired a Director of Community Initiatives to lead 16 Tech’s ongoing community engagement and oversee the community investment fund, which was established to invest in the communities in and around 16 Tech.

Q7). What is the mission, structure, operational timeline and decision-making process for 16 Tech’s Community Investment Fund?

A7). The 16 Tech Community Investment Fund (CIF) was created to support access, opportunity and revitalization of the communities in and around 16 Tech. The fund was seeded with \$1 million from the City, with an additional \$2 million tied to construction milestones.

The purpose of the CIF is outlined in an agreement with the City of Indianapolis that was signed in March of 2016 and also establishes the governance structure and anticipated funding priorities. Specifically, the agreement provides that an advisory committee be established including, at a minimum:

- Four community residents;
- Representatives of four organizations currently supporting the community; and
- President of 16 Tech Community Corporation.

The City of Indianapolis has the right to nominate at least one of the nine members of the Committee.

In order to identify members of the CIF advisory committee, 16 Tech solicited recommendations from community leaders elected by residents to represent their neighborhoods, as well as other community organizers and local officials. Residents and individuals with expertise in community development, finance, education, and workforce development were sought, and all members were approved by the 16 Tech Community Corporation Board of Directors.

The advisory committee was announced in October 2018 and will convene to establish the strategic goals, funding guidelines and priorities it will use for evaluation and recommendations of grants. This planning process is required by the City and will be paid for by philanthropic dollars that 16 Tech has raised directly. Once the CIF guidelines are established and approved by the City, 16 Tech will be in a position to release its first RFP and award grants in 2019.

Q8). What are 16 Tech’s plans to support minority participation in the project?

A8). 16 Tech is committed to ensuring the benefits of economic growth, new investment and job creation at 16 Tech extend to nearby neighborhoods.

16 Tech has established participation goals for the development, design and construction of the 16 Tech campus, consistent with the goals as established by the City of Indianapolis. Those goals apply to the infrastructure projects (ex. sidewalks, roads,) undertaken directly by 16 Tech Community Corporation as well as to projects by developers in the district:

- 15% participation of Minority-owned Business Enterprises (MBEs)
- 8% participation of Women-owned Business Enterprises (WBEs)
- 3% participation of Veteran-owned Business Enterprises (VBEs)
- 1% participation of Disability-owned Business Enterprises (DOBEs)
- Inclusion of LGBT-owned business enterprises

In addition to the goals above, 16 Tech Community Corporation aspires to be a team of diverse talent and to encourage diversity in the tenants of the district. 16 Tech Community Corporation seeks to support local and minority-owned business not just in construction-related jobs but throughout its relationships with vendors, consultants and professional staff.

16 Tech has hired Nubian, a minority- and family-owned business, as a diversity consultant to work with 16 Tech and its developers toward diversity participation goals. Nubian will also assist in reporting progress toward goals for projects in the district.

Additionally, 16 Tech Community Corporation posts its participation goals and progress on the 16 Tech website (www.16tech.com).

Q9). What is the status of the environmental issue in downtown Indianapolis, and what impact does it have on 16 Tech?

A9). In early 2016, 16 Tech Community Corporation and others learned that the Indiana Department of Environmental Management (IDEM) and the United States Environmental Protection Agency (USEPA) were considering identifying an area, which included the 16 Tech Innovation District and surrounding property, as a Superfund Site.

This designation was being considered because the area was atop of a large, subterranean aquifer used as a drinking water supply and which had shown low level detections of certain “chemicals of concern.” While the chemicals of concern had been detected in the raw well water, they have not been detected in the water coming out of the treatment plant and being distributed for use.

The City of Indianapolis, Citizens Energy Group, community organizations, including 16 Tech, area businesses and ultimately IDEM itself, objected to the designation and the transfer of cleanup responsibility to USEPA. The objections were based on the belief that a locally controlled effort would be more responsive to concerns of all types (community and environmental) and more focused than a federally managed effort. Today, responsibility for responding to these environmental concerns remains with IDEM, which holds regular public outreach events on the topic.

In the meantime, the current impact of the issue on 16 Tech is limited to due diligence compliance related to real estate acquisition.

For more information, please see the IDEM website: <https://www.in.gov/idem/cleanups/pages/site0153/>

Q10). What is being done to anticipate traffic around 16 Tech?

A10). 16 Tech commissioned a traffic study in 2016 following completion of the current master plan to evaluate the impact of anticipated traffic on nearby roadways following Phase 1 and full build-out of the district. Since that time, additional development has occurred in the communities surrounding 16 Tech. 16 Tech continues to engage neighborhood leaders and advocates to evaluate the impact of development not just on traffic but also broader safety, environmental, and livability issues.

An important part of transportation in and around 16 Tech will also be the walking and biking trails as well as access to bike and car sharing services and other transit options. 16 Tech will make the plans for the trail system, and a variety of mobility options available on its website and in public meetings.