

'Collaborative Problem-Solving through Public Interest Design'

Saturday, February 13, 2016,

Bold Designing & Responsible Results

a discussion of two case studies:

Fall Creek Place, Indianapolis, IN

Indianapolis Cultural Trail

Sanford E. Garner, AIA, NOMAC, LEED AP ND

RGCCollaborative



Fall Creek Place

Fall Creek Place
1955 Aerial Photo



Fall Creek Place
1998 Aerial Photo













Hessway Landmarks
Foundation of Indiana

Project Overview

- A public/private partnership encompassing approximately 42 blocks north of downtown Indianapolis
- Primary Goal: Transform a blighted inner-city area into a thriving and safe neighborhood
- Create over 350 new homeownership opportunities
- Provide 51% of homes to low-moderate income households
- Rehabilitate at least 46 existing homes
- Provide necessary commercial support services
- Improve area infrastructure and streetscape
- Create a balanced, mixed-income, and diverse community
- Federal Funding to establish a Home Ownership Zone

Project Challenges

- Existing infrastructure conditions
- Negative perceptions: housing fabric and traffic patterns
- High incidence of drug trafficking in some areas of Fall Creek Place
- Financial incentives for buyer and builder
- Land assembly
- Balancing new development with existing development
- Balancing affordability with quality design
- Market strength and market acceptance
- Generate of “Critical Mass” to help project marketability
- Allow for rental options within Fall Creek Place Home Ownership Zone

Redevelopment Timeline

- \$4 million HUD Homeownership Grant in 1998
- Corridor / Existing Infrastructure Studies performed by City of Indianapolis in 1998
- Master Urban Design Plan and Market Study in 1999
- Land Acquisition and Demolition begins in 1999
- Rehabilitation Activity begins in 2000
- Master Designer selected in July 2000
- Master Developer in August 2000
- Implementation Strategy completed in early 2001
- Model Homes start construction in August 2001
- First new homebuyer moves in Spring 2002

City Commitments

- Property Acquisition (HOZ grant)
- Infrastructure Improvements (TIF bond)
- Downpayment Assistance (CDBG/HOME)
- Debris Removal
- Demolition and Relocation
- Property Tax Abatement



Project Partners

- City of Indianapolis
- Mansur
- King Park Area Development Corporation
- Historic Landmarks Foundation
- Habitat for Humanity
- Citizens Gas & Coke
- Banking Institutions



Planning & Design Process

- City Studies
- Consultant Studies
- Constituent Studies
- Team Member Development and Interaction
- Builder's Guidelines
- Rehabilitation Guidelines
- Master Plan
- Address large scale Historic Structures with new designs
- Strategize Land/Parcel Development
- Blend Existing structures with New
- Establish "Design Review Committee" to guide character of new construction
- Develop and engage existing owners/partners in development of new building product
- Coordinate with area Community Development Corporation (CDC)
- Allow/Plan for future redevelopment opportunities
- Develop building prototypes



Fall Creek Master Plan



A photograph of three houses in a row. The house on the left is green with a brown roof and a balcony. The middle house is tan with a dark roof. The house on the right is white with a dark roof. An American flag is on a pole in front of the white house. The text 'Marketing Plan' is overlaid in the center.

Marketing Plan

Marketing Strategies

- On Site Welcome Center
- Radio
- Newspaper Displays
- Bus Boards
- Signage
- Earned Media
- Special Events
- Collateral Materials
- Direct Marketing



Affordability Impact

Household Income: \$41,125

Percentage of Area Median:

Two person household: 80%

Three person household: 71%

Four person household: 64%

Targeted monthly payment: \$925

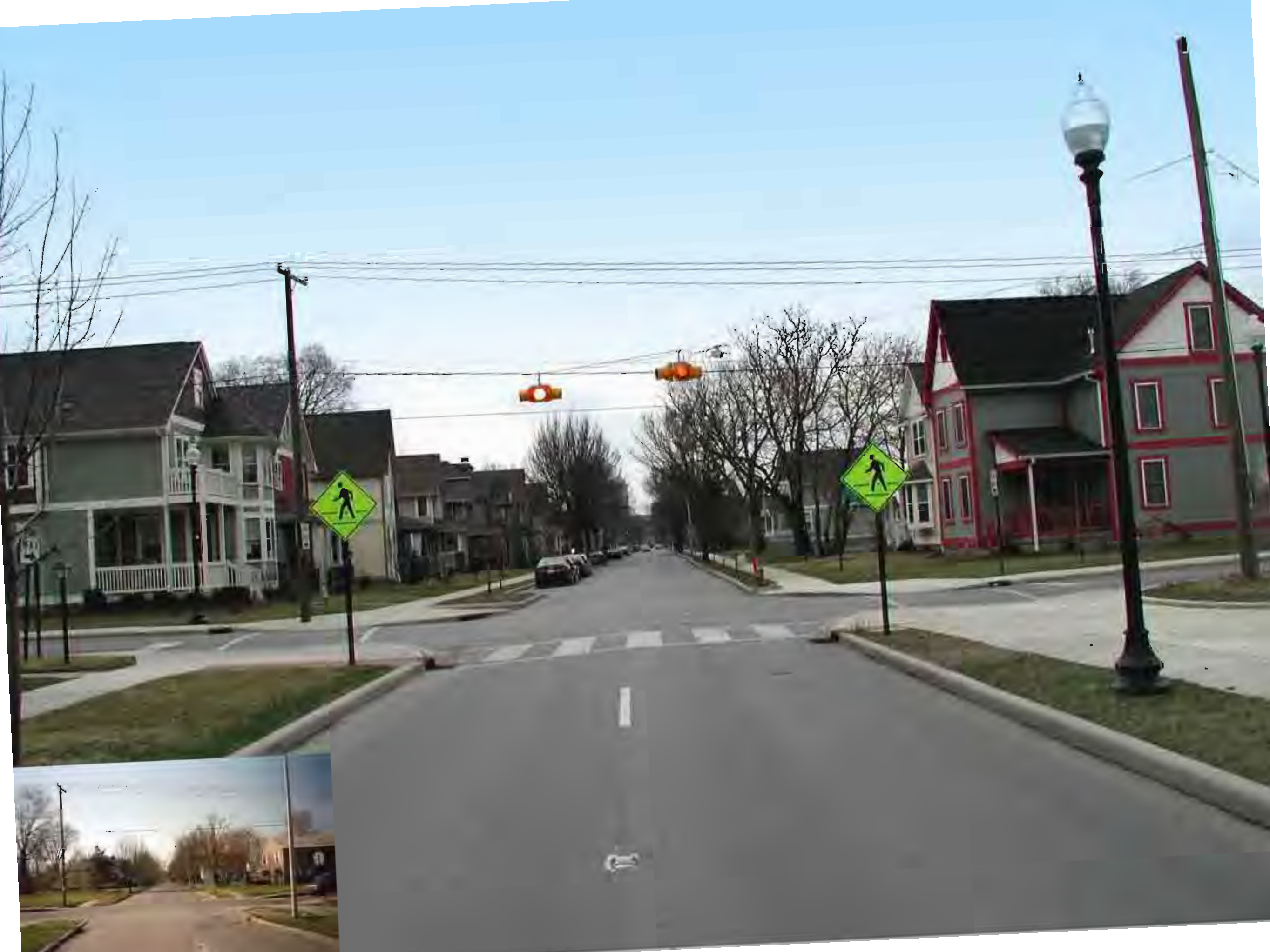
Assume 27% of income is used for housing costs.

Affordability Impact

	Normal	Fall Creek Place
Mortgage Amount	\$97,000.00	\$122,200.00
Interest Rate	7.5%	6.5%
Downpayment	\$3,000.00	\$24,000.00
Closing Costs	\$1,200.00	Rolled into Loan
Mortgage PMT	\$678.24	\$772.39
PMI PMT	\$44.46	\$0.00
Property Taxes	\$165.00	\$96.25
Homeowner's Insurance	\$33.00	\$48.33
MONTHLY PITI	\$929.36	\$925.30
HOME PRICE	\$100,000.00	\$145,000.00













Future Redevelopment Opportunities



Douglass Pointe Lofts, a live/work for-sale condominium project with nine (9) units.





Lessons Learned

Ten Lessons Learned

1. Address the inherent problems with urban redevelopment early in the process.
2. Community support is essential prior to implementation.
3. Private sector development expertise is a must have.
4. A clearly defined structure is needed for the role of the builder(s), contractor(s), and master developer.
5. Larger and smaller builders can be involved and be successful.
6. Adequate marketing dollars must be in place, particularly at the front end.
7. The target market will be broad and difficult to define.
8. Mixed income developments must not sacrifice design quality.
9. Financial incentives are needed for mixed income initiatives.
10. The greatest marketing tool is always visual.



INDIANAPOLIS CULTURAL TRAIL: A Model for 21st Century Sustainable Transportation & Infrastructure Design



RUNDELL ERNSTBERGER ASSOCIATES, LLC

LANDSCAPE ARCHITECTURE + LAND PLANNING + URBAN DESIGN
• DESIGN MANAGER

Public/Private Partnership of...

- City of Indianapolis, Dept. of Public Works
- Central Indiana Community Foundation

RW Armstrong | Program Manager

Art Strategies, LLC | Public Art

ICT, Inc. | Management & Maintenance

Community Partners

What is the INDIANAPOLIS CULTURAL TRAIL?

... a world-class urban bike and pedestrian path that connects neighborhoods, cultural districts and entertainment amenities, and serves as the downtown hub for the central Indiana greenway trail system

... a multi-modal system that creates a more connected and sustainable community in which we work, play, learn, and live

... a new prototype for urban transportation corridors that integrates green infrastructure, clean transportation, community revitalization, economic development, and sustainable design.

How Was It Funded?

\$63.5 million TOTAL

- \$35.5 million federal - TE / TIGER
- \$27 million from private donors, foundations, corporations

\$47.5 million - Construction

\$7 million - Design, management

\$6 million - Maintenance endowment

\$2 million - Public art

\$1 million - Community bike program



**8 miles of
pedestrian /
bicycle trail !!!**

**Connects city &
region
Enhances
mobility, safety
Encourages
Walking/Biking**



Planning & Design Lenses:

Promotes research to advance design principles and practices that enhance:

- 1) Safety
- 2) Enhanced visual quality
- 3) Integration of multimodal facilities within their natural, cultural, and social environments
- 4) Sustainable solutions and systems
- 5) Quality of life for users and surrounding communities





Safety



“Complete Streets” design approach accommodates clean transportation alternatives and enhances walkability in communities and neighborhoods

Traffic Calming and Enhanced Safety for Pedestrians and Bicyclists are essential for improved mobility options, connectivity, and quality of life





Protected Signal Phase
for Trail Users

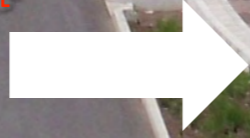
Protected
Signal
Phasing



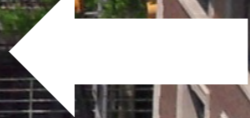
Highly Visible
Markings



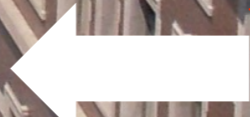
Slight Bend / Visual
"Speed Bumps"



Intersection
Plazas



Separate Trail
Signals / Audible





Enhanced Visual Quality



LEFT

RIGHT

Bike Share

Bike Share

Yield

CULTURAL







Integration with Cultural & Social Environment



in a cool enameled vase...

Today I could without words, let weather lead to a of studin

almost live this fine bright chaos clutter:

DAYS GONE





GET DOWN ON INDIANAPOLIS CULTURAL MAY 11 2013 TRAIL

A Legacy of Gene & Marilyn Glick





Sustainability

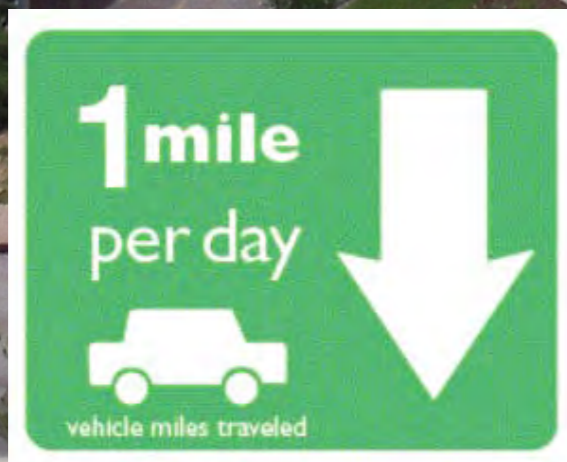
Sustainability & the ICT

CEO's for Cities | Green Dividend Initiative:

- 40% of U.S. urban travel = trips less than 2 miles

Vehicle Miles Traveled (VMT):

- Indianapolis ranks 5th out of top 50 major metropolitan areas in U.S. with highest VMT
- 32.8 mi/person/day



= \$305 million/year
(... or 5 ICT Projects/year!!!)



Center Township Research by KIB and IUPUI:

- highest radiant surface temperatures
- highest concentration of impervious surfaces
- lowest average tree canopy density
- higher than average pediatric asthma rates

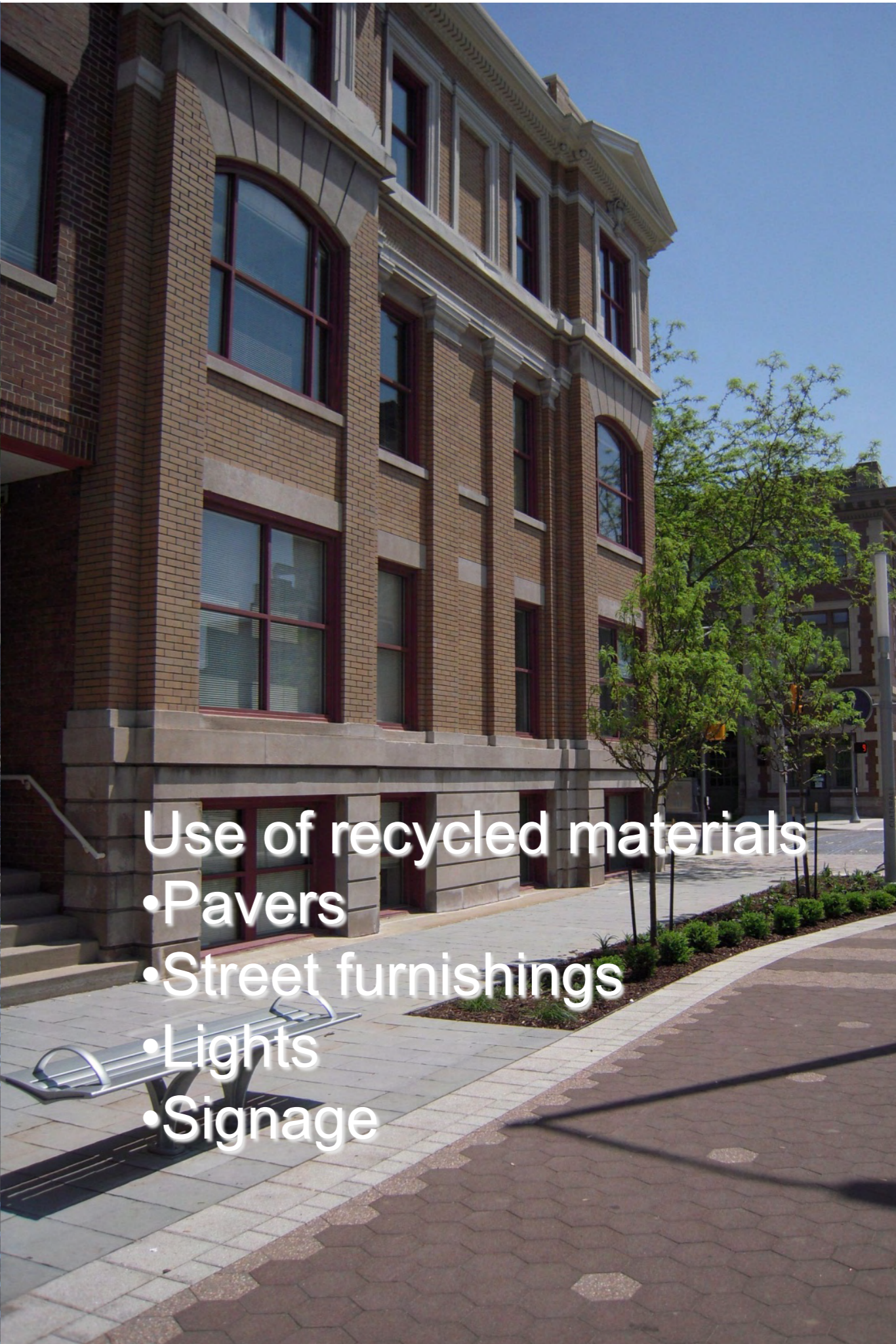


Stormwater Planters to capture
rainfall, cleanse, & return to
groundwater

Over 25,000 SF of SWP's divert
approx. 4 million gallons of
rainwater/year



- Over 500 trees planted
- Improved air & water quality
 - Greenhouse gas reduction
 - Increased property values



- Use of recycled materials
- Pavers
 - Street furnishings
 - Lights
 - Signage



Enhanced Quality of Life



Design that creates a more sustainable, walkable, & healthy city makes economic sense



RGC Collaborative

"This project is about building communities and improving the quality of life for our citizens. Trail Side brings affordable living to a location with great accessibility and mobility right outside their front door."

– Rep. Andre Carson



High Quality Public Space Design:

- Stimulates local economy
- Increases property values
- Attracts downtown residents, employees and business owners
- Contributes to sustainable land use and vibrant communities

An aerial photograph of the New York City skyline at sunset, featuring the Freedom Tower and other skyscrapers. A white newspaper clipping is overlaid on the top left. The clipping is from 'THE Arts' section of 'The New York Times', dated Thursday, October 17, 2013. The main headline is 'Building a Better City' with the sub-headline 'For the Next Mayor, a To-Do List'. A quote is overlaid on the bottom half of the image.

THE Arts

The New York Times

Building a Better City

For the Next Mayor, a To-Do List

“The social welfare of all cities is inextricably from their physical fabric. A more equitable and livable city is ultimately smartly and sustainably designed. New York’s competitive future depends on getting this right.”

— New York Times, 10/17/13

QUESTIONS?

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