‘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

RGC Collaborative
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
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

<table>
<thead>
<tr>
<th></th>
<th>Normal</th>
<th>Fall Creek Place</th>
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</thead>
<tbody>
<tr>
<td>Mortgage Amount</td>
<td>$97,000.00</td>
<td>$122,200.00</td>
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<tr>
<td>Interest Rate</td>
<td>7.5%</td>
<td>6.5%</td>
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<tr>
<td>Downpayment</td>
<td>$3,000.00</td>
<td>$24,000.00</td>
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<tr>
<td>Closing Costs</td>
<td>$1,200.00</td>
<td>Rolled into Loan</td>
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<td>Mortgage PMT</td>
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<td>$772.39</td>
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<td>PMI PMT</td>
<td>$44.46</td>
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<td>Homeowner’s Insurance</td>
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<td>MONTHLY PITI</td>
<td>$929.36</td>
<td>$925.30</td>
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<tr>
<td>HOME PRICE</td>
<td>$100,000.00</td>
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</tbody>
</table>
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.
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
Enhanced Visual Quality
Integration with Cultural & Social Environment
GET DOWN ON IT
OPENING MAY 11 2013
INDIANAPOLIS CULTURAL 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
“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
"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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