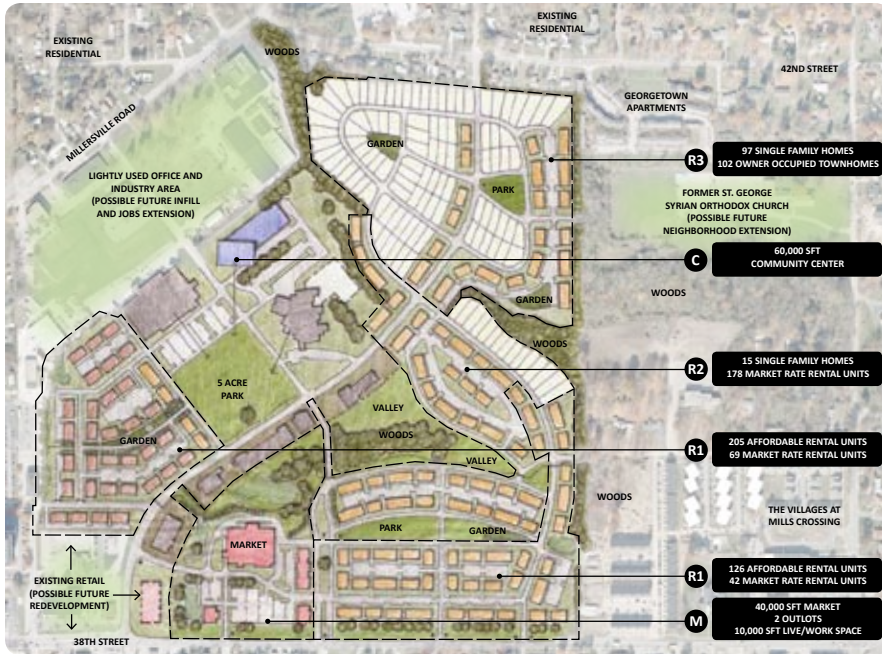




New Avondale Master Redevelopment Plan

INDIANAPOLIS, INDIANA



CLIENT:

Strategic Capital Partners
 Bart Peterson, Former Managing Director +
 Former Mayor of Indianapolis
 (317) 819-1881

SERVICE AREA(S):

Redevelopment + Neighborhood Planning
 Urban Design + Landscape Architecture

TIMEFRAME:

August 2008 - December 2008

PROJECT DESCRIPTION:

In the 1950's the area of Indianapolis known as the Meadows was a model for suburban living in the city. Since those glory days, the community has faced a decline in housing quality, increase in crime and an overall lack of desirability for new development activity.

Recently, the community has started to receive positive action towards improving the future. Two new charter schools have relocated to the area and a stronger City of Indianapolis commitment to improving housing quality has emerged.

EDEN Collaborative, along with Greenstreet, Ltd., Elements Engineering, and Mansur Real Estate Services was retained by Strategic Capital Partners to provide a broad strategic vision, land plan and elements of site design for the area along with a cost-effective implementation strategy.

The result was a plan that embraced the rolling meadows of the site, provided high-quality affordable housing opportunities for existing and new residents, along with a healthy mixture of market-rate opportunities. This all surrounds a proposed market core with grocery and a new "quad" that would service both the neighborhood and schools. The design incorporates many green features, including low-impact stormwater features, large areas of shade trees, and multiple functional parks for both people and environmental benefits.

RESULTS:

Strategic Capital Partners is currently working to obtain complete site control and seek development partners for early phase projects.

