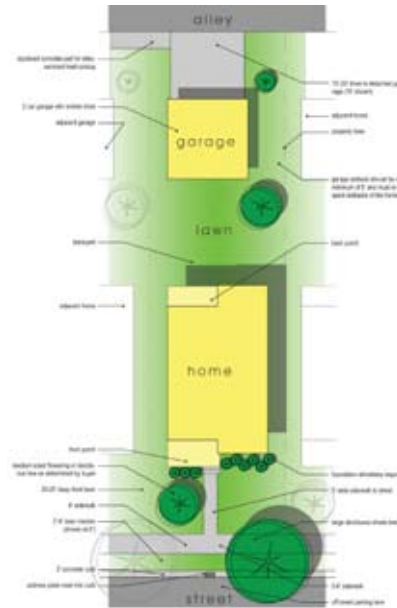


Development Form Section
COTTAGE LOTS

THREE-DIMENSIONAL SITE PLAN



ESSENTIAL CHARACTER

The dominant residential use will be new single family detached homes which will front the existing north/south streets in the neighborhoods. These new homes will be consistent in size, scale, and setbacks with the existing housing fabric. The cottage lots are generally 35 to 50 feet in width, and have an established front yard setback of approximately 15 to 20 feet. Homes built on the cottage lots will have detached garages accessible from the alley, or a parking pad off the alley. Attached garages are acceptable, providing the garage still maintains a consistent setback from the alley.

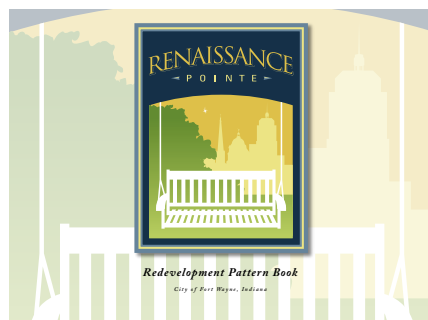
GENERAL ANALOGY IMAGES



These images showcase examples of appropriate cottage homes with front porches.



Finished Homes



CLIENT:

Mansur Real Estate Services, Inc.
Chris Palladino, Director, Neighborhood Development and Finance
(317) 464-8295

SERVICE AREA(S):

Municipal Policy + Codes Implementation

TIMEFRAME:

March 2006 - July 2007

PROJECT DESCRIPTION:

In the early half of the 20th Century, America's urban neighborhoods were thriving communities of people living in close proximity to amenities such as neighborhood shopping, downtowns, and parks and recreation. In the latter half of the century, we lost some of that community through changes in city planning and design.

In response, the City of Fort Wayne is teaming with Mansur Real Estate Services, Inc. of Indianapolis to bring back one of these early 20th Century neighborhoods, the Hanna-Creighton Neighborhood. Named Renaissance Pointe, the new neighborhood will seek to maintain contributing, quality homes while infilling the adjacent vacant or dilapidated properties with new residential uses that fit the community design character and ultimately create a market for a new homebuyer to enter the community.

As a part of this effort, EDEN was retained to develop a Pattern Book of design guidelines to assist the potential builders with planning and design of future homes. EDEN coordinated the graphic design and layout of the document and reviewed design principles with Mansur representatives.

RESULTS:

The Pattern Book is currently being used to guide builders in the Renaissance Pointe project. The first phase of homes are on the market and many have already sold to home owners.