



Mapleton-Fall Creek Development Corporation

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Mapleton-Fall Creek Development Corporation gets help with LEED-ND sustainable development certification from local and national partners; hosting charrette event August 17th to 20th.

Indianapolis –

Impressive and innovative efforts are underway in the Mapleton-Fall Creek neighborhood to implement the highest standards of sustainable community revitalization. The Mapleton-Fall Creek Development Corporation (MF CDC) together with Local Initiatives Support Corporation (LISC), Raimi + Associates, Agora Group, the Natural Resources Defense Council (NRDC), and the United States Green Building Council (USGBC) are working together to execute a vision to become a model sustainable urban neighborhood.

LEED-ND (LEED for Neighborhood Development) will be used to guide ongoing efforts to transform portions of the Mapleton-Fall Creek neighborhood. MF CDC has registered a 27-acre portion of their 20/21 Project Area for the LEED-ND program and worked closely with the national project team to help devise a plan to achieve certification. LEED (Leadership in Energy and Environmental Design) is a rigorous set of green building and sustainable development standards created by the USGBC. LEED is a nationally recognized, consensus-based standard that embodies industry best practices. LEED-ND deals specifically with community development issues such as urban form, walkability, access to transportation and transportation options, access to green space and recreation, stormwater management, and public safety, as well as green building.

“MF CDC is using LEED-ND as a tool to improve our approach to community revitalization work and better engage our board and committees. Discussions around LEED-ND have already proven useful as an engagement tool, stimulating and informing many fruitful discussions and debates. We believe that LEED-ND holds potential to raise the bar for all urban neighborhood revitalization projects.”

The project team will hold a four day charrette from August 17th-20th to coordinate the LEED-ND certification process. If successful, MFCDC's 20/21 Project will become the first LEED-ND certified neighborhood in Indianapolis. The charrette will begin with a "big tent - come one, come all" neighborhood tour the evening of the 17th highlighting new housing for sale, pocket parks, commercial opportunities, and a planned urban garden resource center, all elements that are rewarded in the LEED-ND rating system. The morning of the 18th will begin with 'An Introduction to LEED-ND' presentation after which the national team will convene with local experts, MFCDC and City staff, and community stakeholders for two intensive work days. The charrette work sessions will investigate intersections between the 20/21 Project and the LEED-ND certification requirements. Technical aspects include an analysis of the LEED-ND certification prerequisites, a rapid assessment of LEED-ND credits relative to the 20/21 Project, and documentation of specific LEED-ND credits. The assembled group will leverage their collective expertise to develop a LEED-ND scorecard and work plan that MFCDC will use to guide ongoing 20/21 work. The charrette will close out Saturday morning with a "big tent" public presentation in the community that summarizes the work process, key discoveries, and 20/21 LEED-ND work plan.

The charrette is part of a new collaboration between NRDC's Sustainable Communities program and LISC's Green Development Center that is exploring ways the two groups can work together to foster truly sustainable communities. The partnership blends LISC's asset-based engagement approach which focuses on Quality of Life planning and implementation and NRDC's environmental advocacy and involvement creating and updating the LEED-ND standard. This charrette will help LISC to utilize LEED-ND more broadly with other groups that wish to green their communities and provide NRDC with valuable insights as to how well LEED-ND applies to 'typical' urban revitalization work like MFCDC's 20/21 Project.

MFCDC has a long history of pursuing green and sustainable development. In 2006, MFCDC was awarded the prestigious HUD Secretary's Best in American Living Award, in part due to green and energy efficient technologies included in new homes developed as part of their Delaware Street Initiative. MFCDC subsequently developed two leading-edge green homes as part of the City of Indianapolis Green HOME Pilot Program in 2008-2009, and certified four freshly renovated rental units under the ENERGY STAR for Homes program in 2010. In addition, all new homeownership units developed by MFCDC as part of the 20/21 Project will be evaluated by third-party HERS (Home Energy Rating System) energy raters, and certified under the ENERGY STAR for Homes program when feasible. MFCDC has also committed to partnering with Habitat for Humanity to develop four LEED-H (LEED for Homes) certified new homes. Mapleton-Fall Creek residents and stakeholders are committed to expanding these successes beyond green buildings, however, toward creating a vibrant and sustainable neighborhood.

This creative, positive spirit has positioned Mapleton-Fall Creek to become a national leading example for sustainable neighborhood revitalization. *"With LEED-ND, we are fostering community sustainability, economic opportunity, and improved quality of life for all residents of Mapleton-Fall Creek."*

Background on MFCDC 20/21 Project

"Built in the 20th Century, REVITALIZED for a 21st Century Community."

As non-profit developers, Community Development Corporations (CDCs) typically layer financing from various sources in order to complete keystone projects that catalyze private investment, especially in areas that are economically, physically, and socially distressed. MFCDC's 20/21 Project is an outstanding

example of this type of CDC-led comprehensive neighborhood revitalization project. Working with enthusiastic development and financing partners, both public and private, MFCDC is addressing brownfields, public infrastructure, and housing issues, including foreclosures and abandonment. The 20/21 Vision Plan also incorporates new senior housing, affordable rental and homeownership opportunities, neighborhood parks, and commercial gateway and corridor development. By tackling the issues that commonly plague older urban areas, MFCDC levels the playing field by minimizing risk for private developers and attracting further investment, helping to restore the physical, social, and economic health of the neighborhood.

“We hope the 20/21 Project will catalyze significant private investment in Mapleton-Fall Creek.”

Urban revitalization necessarily involves understanding and responding to needs of existing residents while also creating opportunities for new neighbors: homebuyers, renters, and seniors of all income levels. MFCDC is committed to fostering long-term resident and stakeholder engagement, both as a tool to help inform planning, design, and development activities as well as a means to secure community support. When community economic development focuses on quality of life issues identified by residents and stakeholders, the result is an effective process that helps to align goals, manage expectations, and attract funding. MFCDC's programs focus on place-making, a type of strategic planning that examines the elements that give a place its identity, make it an attractive area to live, and provide an exceptional quality of life for residents. In 2011, MFCDC is developing three neighborhood parks, renovating 50 rental properties and completing 20 Homeowner Repair and 45 Weatherization projects. MFCDC is also participating in a process to develop a Quality of Life Plan for the Mid-North area, implementing economic development initiatives, developing 23 new homeownership opportunities, and exploring the prospect of a new neighborhood school and additional senior housing.

To learn more and get involved, visit www.mfcdc.org or call 317-923-5514.

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