Mapleton-Fall Creek Development Corporation’s LEED-ND Project Area
Local Food Production
LEED-ND NPD Credit 13

Sustainable Development in MFC
Fall Creek Gardens, an Urban Growers Resource Center

Details
• neighborhood incubation
• community advisory board
• raised beds
• orchard
• stormwater catchment & cistern
• store, classroom, greenhouse, and more to come
Access & Connectivity
LEED-ND SLL Credit 1, NPD Credit 9 & 10

Sustainable Development in MFC
MFCDC Pocket Parks & Connectivity Trail

Details
- community outreach established need & route
- strategic acquisition & placement
- 3 new neighborhood parks
- ~2 acres; over 13 parcels
- community advisory taskforce

Indianapolis recently ranked # 47 out of 50 in terms of access to parks (Trust for Public Land, 2013)
Existing Building Reuse & Affordable, Diverse Housing
LEED-ND GIB Credit 5 & NPD Credit 4

Sustainable Development in MFC
“Affordable” housing development (40-120% AMI)
Renovation & new construction
Rental & homeownership

Details
• large, non-diverse housing stock
• demolition destroys neighborhood fabric; renovation preserves character & resources
• from 2010-2013, 45 housing units rehabbed & 4 new units built
• 28 affordable rental units in project area (MFCDC owned/managed)
Minimum Building Energy Efficiency
LEED-ND GIB Prerequisite 2

Sustainable Development in MFC
Rehab = HERS Goal (65-75)
New Construction = Energy Star
Habitat for Humanity Partnerships = LEED-H

Details
• 3rd party rating systems
• demonstration tool

Also...
water conservation & green construction techniques, such as erosion control, heritage tree preservation
Brownfield Redevelopment & Compact Development
LEED-ND SLL Credit 2 & NPD Credit 2

Sustainable Development in MFC
Economically distressed area
105 (proposed) housing units
Aging in Place

Details
• 9 USTs + toxic waste removed
• addition of housing option
• access to goods + services

Proposed Mix-Use Development Site Plan

7 USTs Removed (from 750 to 3,000 gal) from Former Gas Station Site

2 USTs Removed (100 & 4,000 gal) from Former Dry Cleaners Site
Tree-Lined and Shaded Streets
LEED-ND NPD Credit 14

Sustainable Development in MFC
100+ new trees in 2010-2013
MFCDC goal for a street tree
every 40’

Details
- collaborative partnerships
  - Keep Indianapolis Beautiful
  - Urban Patch
- residents & business owners
- community engagement
demonstration tool
  “the right tree in the right place”