

HUD Sustainable Communities Learning Network Webinar

November 10th, 2014



Tyson Domer, hundredyear Consulting



Mapleton-Fall Creek
Development Corporation

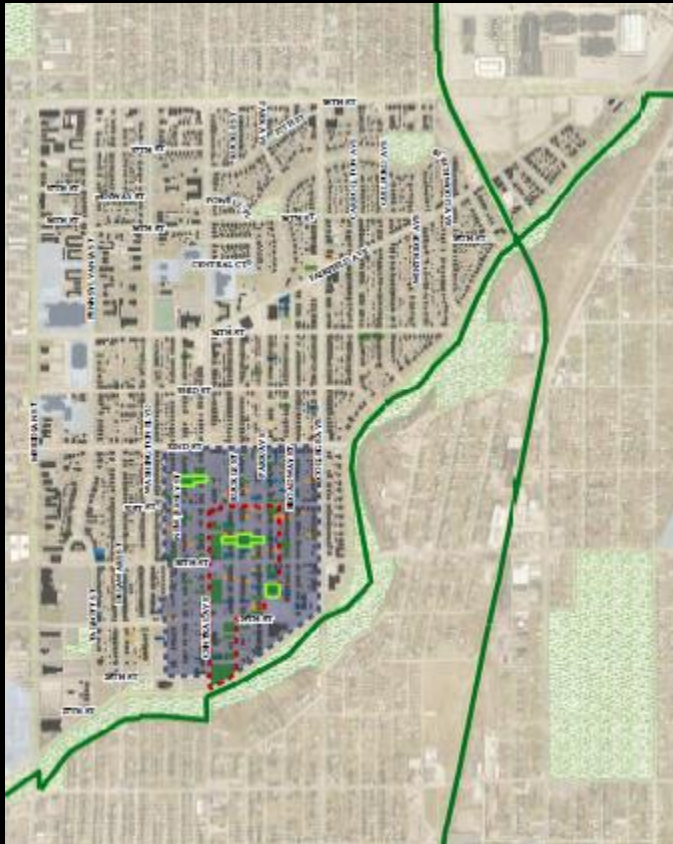
Mapleton-Fall Creek Development Corporation
LEED-ND Taskforce Chair

Impact of LEED-ND in Mapleton-Fall Creek 2010 - 2014

MFCDC

LEED-ND 2010-2014

~\$100K planning & technical assistance



pace

- driven by available capital
- human
- financial

impact

- organizational change
- changes to internal processes
- shift to 'district-wide' priorities
- expanded advocacy & partnerships

Locally, community development corporations, CED intermediaries, and City agencies were not operating within a mature 'neighborhood sustainability' framework.

Timeline

2010 \$6K MFCDC staff time & USGBC LEED-ND registration



analysis of 20/21 Project against LEED-ND

feasible neighborhood revitalization framework

sustainable development best practices

required some immediate changes to MFCDC development processes

insure compliance with LEED-ND prerequisites

useful engagement tool

board & committees, community stakeholders, funders

yardstick

measures success, also the 'stick' that motivates...

USGBC guidance:

LEED-ND "success unlikely" for existing neighborhoods

MFCDC LEED-ND

20/21 planning → implementation – Ruckle Street pocket park

**Mapleton Fall Creek Neighborhood Target Area
PROJECT PRIORITY
RESOURCE MAP**

LEGEND

- Affordable Resid.
- Commercial/Mix
- Park Space
- Fall Creek Trail Ex
- Park Connector T
- Assisted Living S
- Mixed-use Site
- Fall Creek Garden

Color Index for New Development

- Priority 1 (high)
- Priority 2
- Priority 3
- Priority 4 (low)

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www.schmidt-ass.com

Timeline

2011 ~\$25K? charrette, \$10K LISC TA



NRDC/LISC/USGBC 4-day charrette

pilot *NRDC Citizens' Guide to LEED-ND* neighborhood assessment tool

results mirror MFCDC's 2010 analysis...great tool!

Mapleton-Fall Creek is an IndyGo public transit 'sweet spot'

continue green building & connectivity work

add residential density

LISC Section IV capacity building grant

dedicated MFCDC staff time for LEED-ND work

MFCDC 3-year strategic planning process

informed by LEED-ND framework & charrette guidance

LEED-ND charrette

August 2011



national thought leaders

USGBC, LISC, NRDC

Agora Group, raimi + associates

four-day charrette

local green capacity building

<http://www.mfcdc.hundredyear.net>

highlights

walking tour

community working groups

community presentations

scorecard and policy recommendations

Timeline

2012 \$25K USGBC/BOA grant, \$10K LISC TA, \$3K+ USGBC IN



USGBC/BOA *Affordable Green Neighborhoods* grant

USGBC LEED-ND review/certification fee

LISC Section IV capacity building grant

dedicated MFCDC staff time for LEED-ND work

staff, interns & pro-bono professionals

credit documentation

guidelines for future development

USGBC Indiana Chapter *Greening the Heartland* legacy grant

school bus stop shelter

micro-library

adjacent to new Habitat for Humanity LEED-H Gold home

MFCDC LEED-ND

implementation – school bus shelter & ‘Little Free Library’



Timeline

2013, 2014 \$15K USGBC/BOA grant re-allocation, \$6K+ MFCDC



LEED-ND area recognized by City of Indianapolis

‘Critical Area’ in updated Mapleton-Fall Creek Neighborhood Land Use Plan
previous update...1991!

LEED-ND credit documentation & certification submittal

raimi + associates

hundredyear Consulting

Stage 1 Conditional Approval of MFCDC 20/21 LEED-ND Plan

LEED-ND Silver

first LEED-ND project in Indiana to achieve LEED-ND

one of the first *existing neighborhoods* in the nation to achieve LEED-ND

LEED-ND Impact future development...



Indianapolis
Gregory A. Ballard, Mayor



MAPLETON
FALL CREEK
Neighborhood Land Use Plan

LEED-ND Area

LEED for Neighborhood Development, known as LEED-ND, is a program of the United States Green Building Council. It sets energy-efficiency and environmental sustainability standards for new and redevelopment of neighborhoods. The Mapleton-Fall Creek Development Corporation has been working to certify a portion of the neighborhood under LEED-ND. If successful, Mapleton-Fall Creek will be one of the first existing urban neighborhoods in the United States to receive certification under this rigorous sustainability standard.

MFCDC and their design and construction partners intend to use the standards of LEED-ND as a guide for future development so the Mapleton-Fall Creek neighborhood can reap the benefits of green building and smarter neighborhood planning and design. MFCDC is developing a guidebook to be used to evaluate proposed development within the LEED-ND area. The guidebook developed should be considered in any new development within the designated LEED-ND area.



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Jun 16, 2014

Leigh Riley Evans
CEO
Mapleton-Fall Creek Development Corp
130 East 30th Street,
Indianapolis, IN 46205

Dear Ms. Leigh Riley Evans,

The U.S. Green Building Council is proud to recognize the efforts and accomplishments of your project team by awarding Conditional Approval of the LEED® for Neighborhood Development plan for MFCDC 20/21 Project in Indianapolis, IN. Your project's LEED for Neighborhood Development rating reflects 53 documented and approved points, which corresponds to the Silver level under Stage 1. Enclosed, you will find your project's completion of this Project Directory will also be updated to reflect your project's prospective stage. Additionally, you will receive a letter to present to interested third parties—such as local land use authorities, community groups, prospective investors, or potential tenants. You can now refer to your project as a Conditionally Approved LEED for Neighborhood Development Conditional Approval.

Your project's next step in the LEED for Neighborhood Development process will be submitting for Pre-Certification of a LEED for Neighborhood Development Plan (Stage 2), and, ultimately, Certification of a Neighborhood Development Plan (Stage 3). Your project can submit for Pre-Certification after receiving its entitlements or necessary land use approvals and by following the submittal requirements outlined in LEED Online. This process should be relatively easy, if the plan does not change significantly, because minimal additional information will be required.

Please accept my congratulations on the Conditional Approval of the LEED for Neighborhood Development Plan for MFCDC 20/21 Project. It is my sincere hope that this project serves as a model for future neighborhood development and more sustainable design in communities across the country.

We look forward to working with you in the future to further our common mission of transforming the built environment and creating sustainable communities for future generations.



LEED-ND Impact

MFCDC organizational change



specifications

single-family renovations – minimum Home Energy Rating System (HERS) score of 70
single-family new construction – ENERGY STAR for Homes certification
street /yard trees – 'Winter King' green hawthorn vs. Bradford pear

design

new \$20M mixed-use project
higher density, urban concept
human scale, pedestrian oriented vs. suburban-style, auto-centric

focus on connectivity & transportation options

residential neighborhood – limited capacity to support new commercial development
new parks were part of initial plan – connectivity trail concept implemented later...
accessibility to nearby (Mid-North/Midtown) destinations/amenities...

LEED-ND Impact

housing options, residential density



LEED-ND Impact

MFCDC focus & advocacy



MFCDC is a leader in *sustainable neighborhood revitalization*

MFCDC – housing focus → quality of life focus

affordable housing, *and...*

public safety, education options

accessibility – to healthy food, recreation, nearby amenities...

transportation options

CED industry – development focus → comprehensive community development focus

real estate development, *and...*

community organizing

supportive services

LEED-ND Impact quality of life



CROWN HILL
HIGHLAND VICINITY
HISTORIC MERIDIAN PARK
MAPLETON-FALL CREEK
MERIDIAN HIGHLAND
WATSON-MCCORD

SIX NEIGHBORHOODS
One Vision
Mid-North Quality of Life Plan
INDIANAPOLIS



TEMPLE HERITAGE CENTER

SAVE THIS SACRED SPACE:
The Campaign for the Ruckle Street Temple

Bernie and Helen Horowitz's Wedding, 1954

**"Who kept the faith and fought the fight;
The glory theirs, the duty ours."**
— Wallace Bruce

LEED-ND Impact

MFCDC partnerships



MFCDC leverages strengths

land assembly expert

Fall Creek Gardens (community building around gardening & food choices)

CDBG grantee

stabilization of Temple Heritage Center (community-driven adaptive reuse project)

TA provider

new pocket park (in adjacent Historic Meridian Park neighborhood)

MFCDC supports 'district-wide' (Mid-North, Midtown) projects

Central Avenue 2-way conversion – accessibility (City DPW)

Fall Creek Trail Extension – connectivity (City Parks)

Delaware Street 'spider' reconfiguration – accessibility & connectivity (DFC, ROW)

Great Place 38/Tarkington Park/TIF projects – 'destination' amenities (Midtown, Inc.)

LEED-ND Impact

MFCDC partnerships

