

ULI BREAKFAST SERIES:

Central Greens

A NEW WESTSIDE URBAN VILLAGE

JULY 2014

iNDIANAPOLIS

centralgreensllc

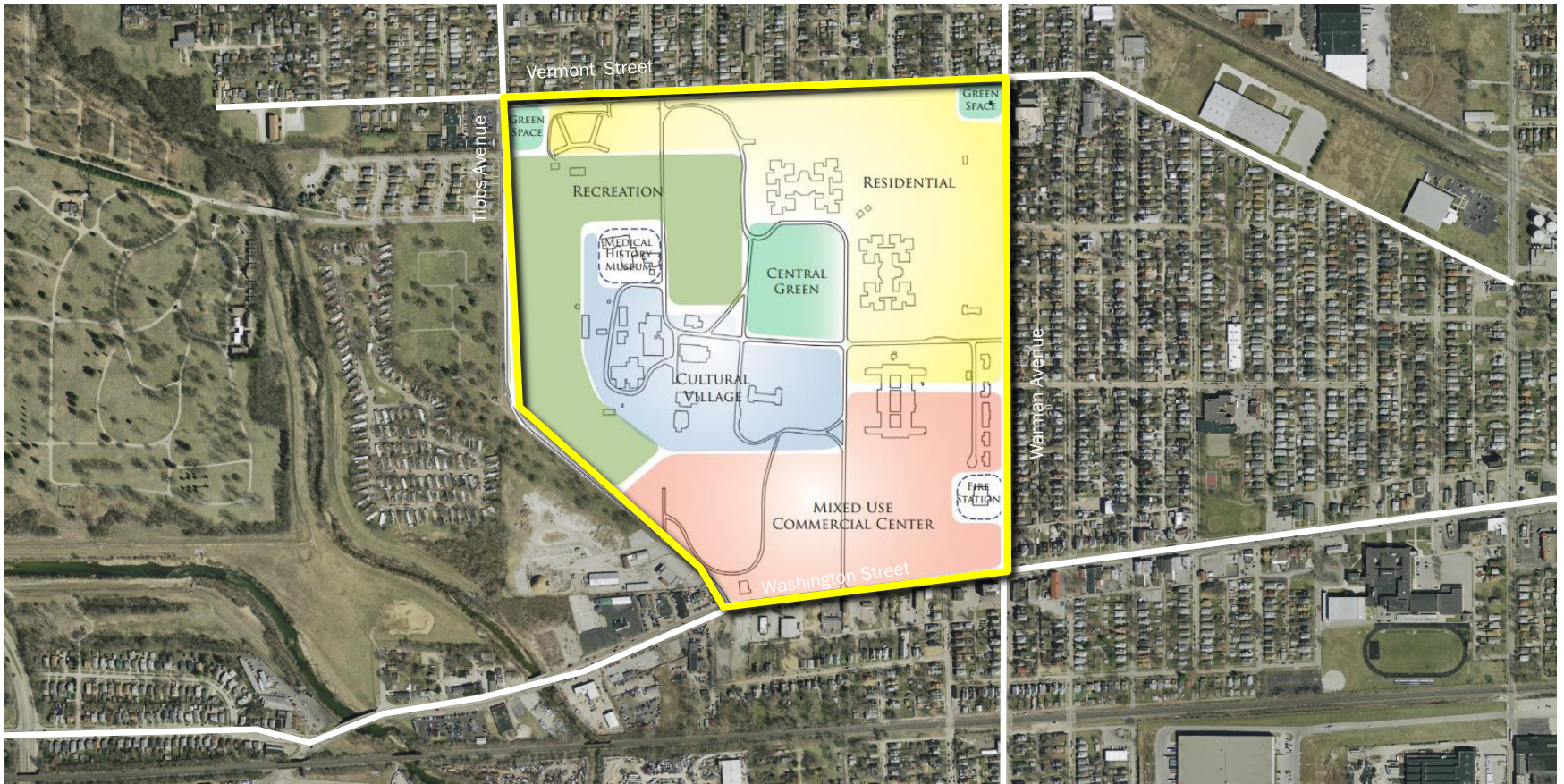




CENTRAL GREENS: A NEW WESTSIDE URBAN VILLAGE
MOMENTUM ON THE WESTSIDE



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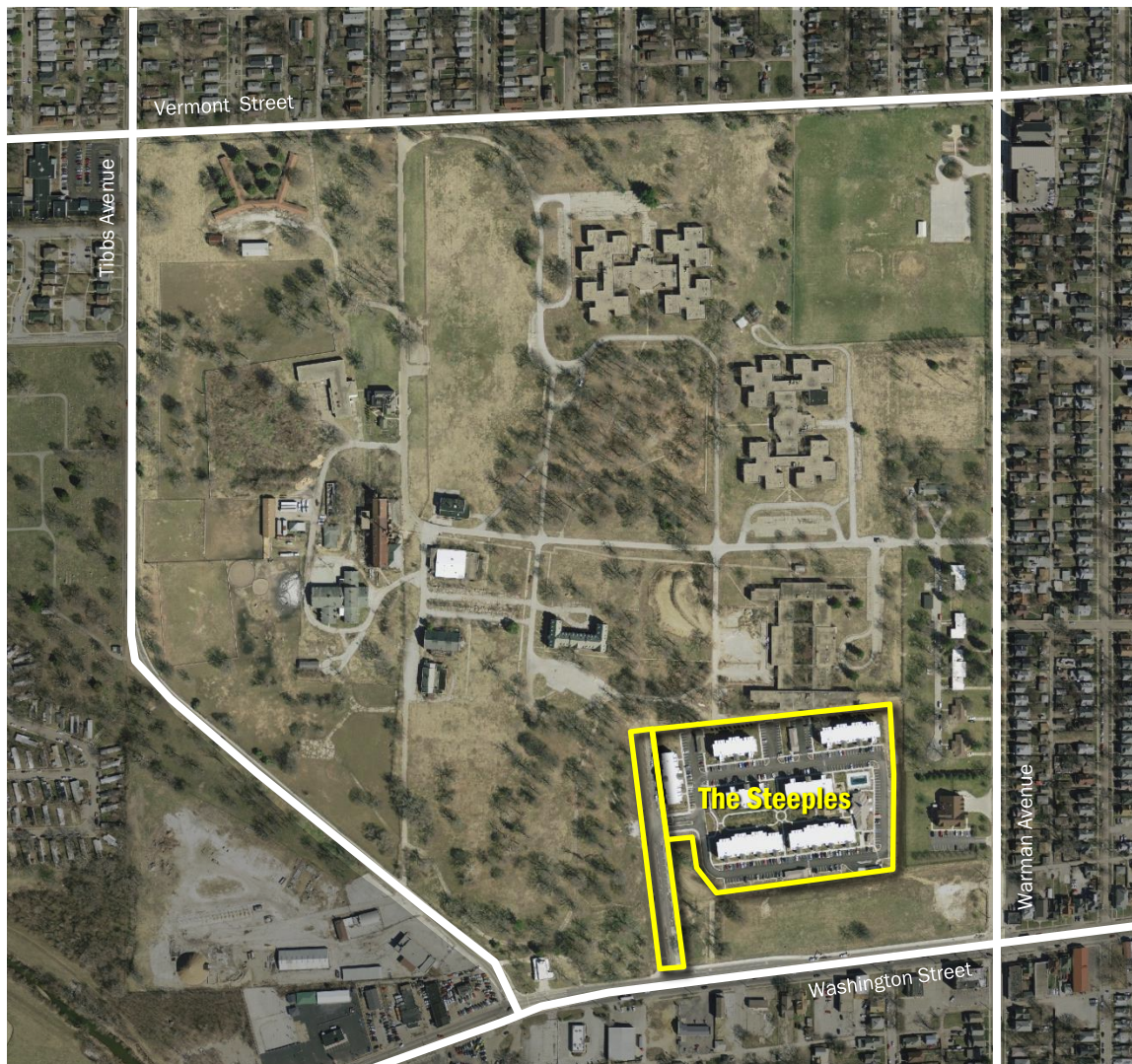
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COMPLETED SUCCESSSES

- **The Steeples** - \$20 million, 144-unit Multi-family, Section 42 tax credit project.
- Project was completed in Sept. 2012 by Pedcor Companies. There is currently a 200-person waitlist.
- **Central Greens Boulevard** - \$900K, 750 linear foot right-of-way.
- Project utilized permeable surfaces for sidewalks and curbs.
- Signalized light at Washington Street will be needed in the future.



The Steeples



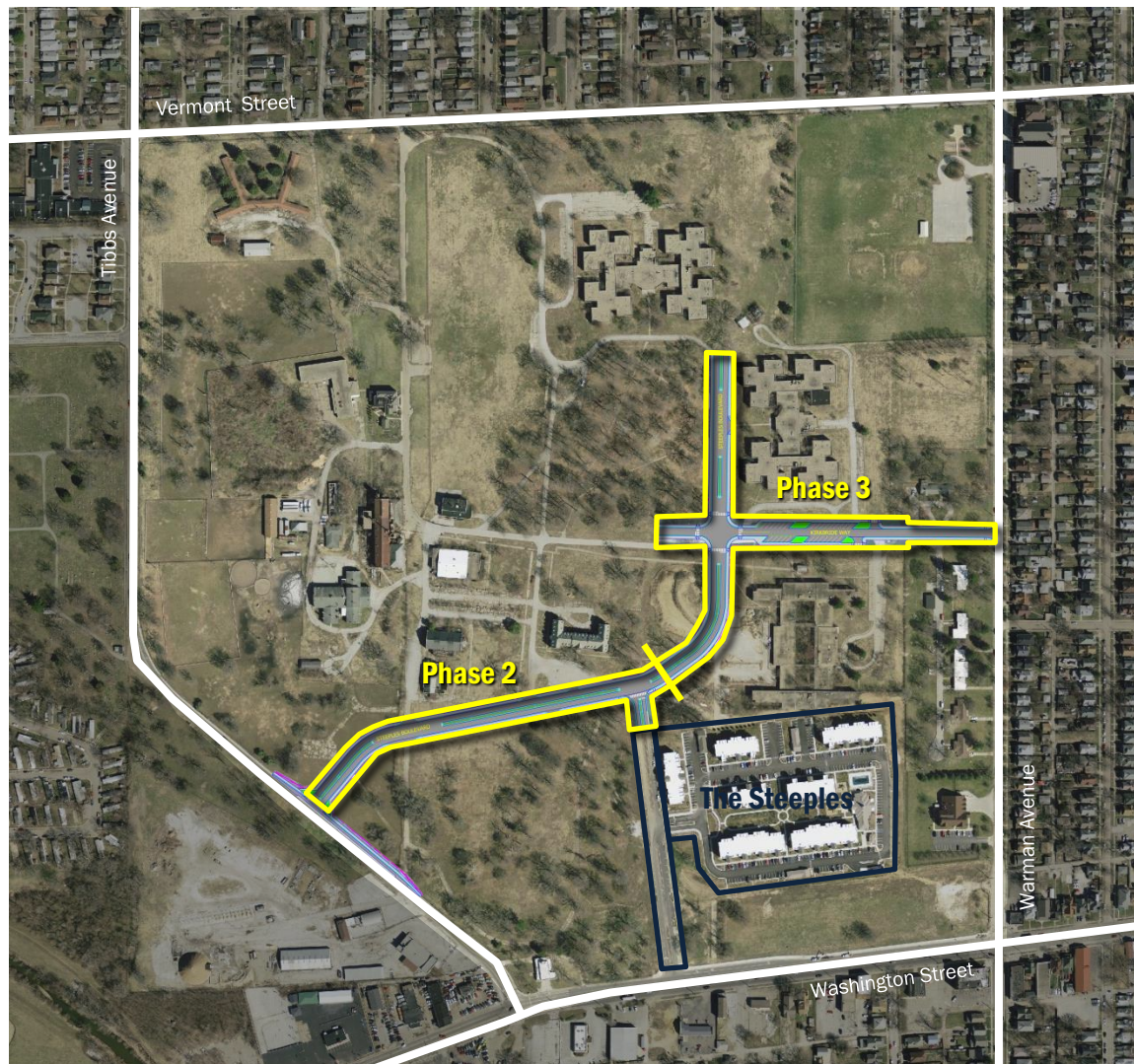
Central Greens Boulevard



THE STEEPLES & CENTRAL GREENS BOULEVARD
PEDCOR COMPANIES & CITY OF INDIANAPOLIS (DPW)

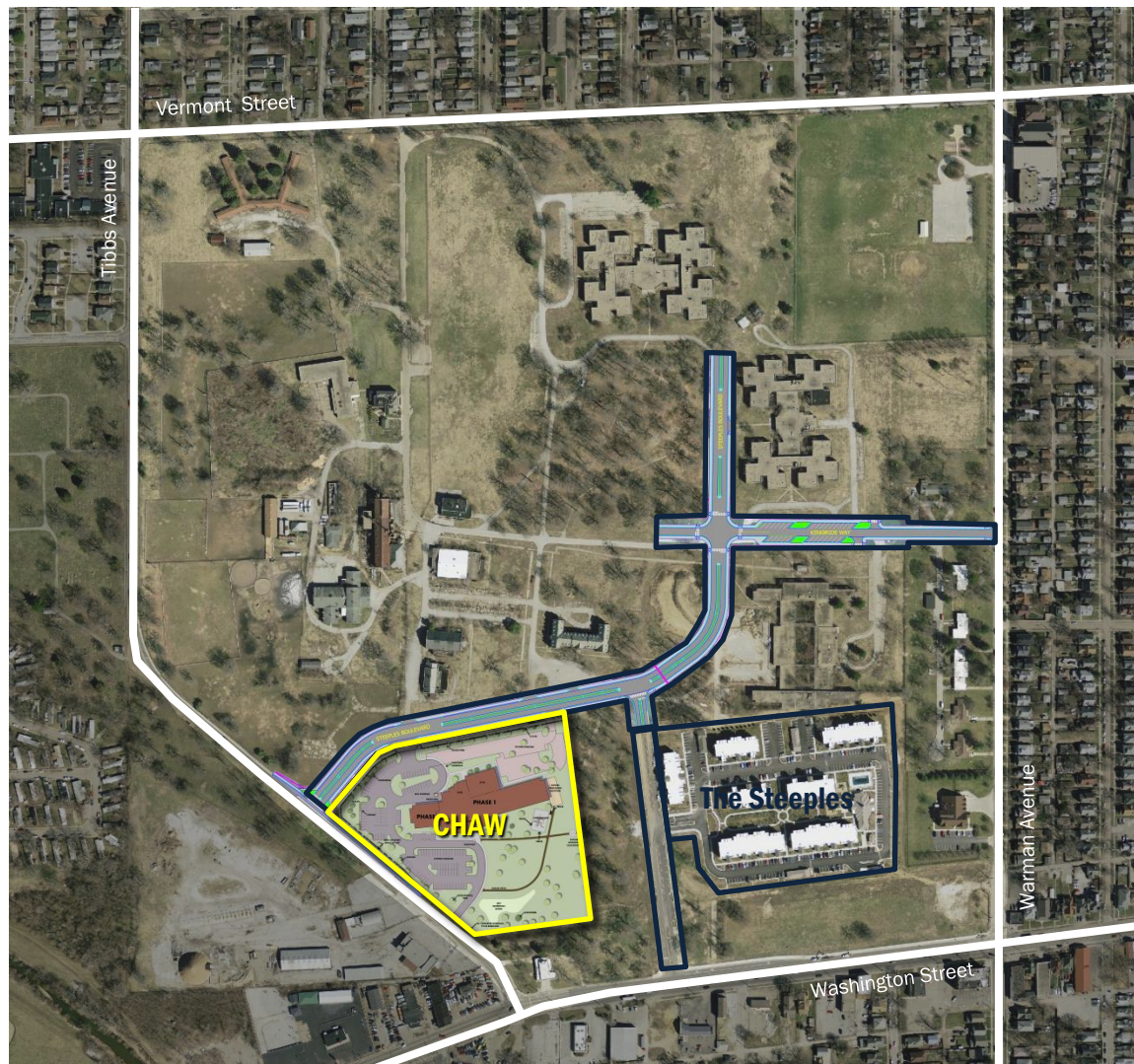
STEEPLES BOULEVARD & KIRKBRIDE WAY

- Steeples Boulevard (Phase 2) - \$900K, 1288 linear foot right-of-way.
- Project was completed in June 2014.
- Steeples Boulevard & Kirkbride Way (Phase 3) - \$1.8 Million - 2108 linear foot right-of-way.
- Project is projected to be completed by late Summer 2014.



CHRISTEL HOUSE ACADEMY WEST

- **Christel House Academy West**- \$13.9 Million, K-12 Charter School. Project is slated to be open in August 2014.
- Once completed and after several years of growth, the school will feature 600 students and 100 employees.



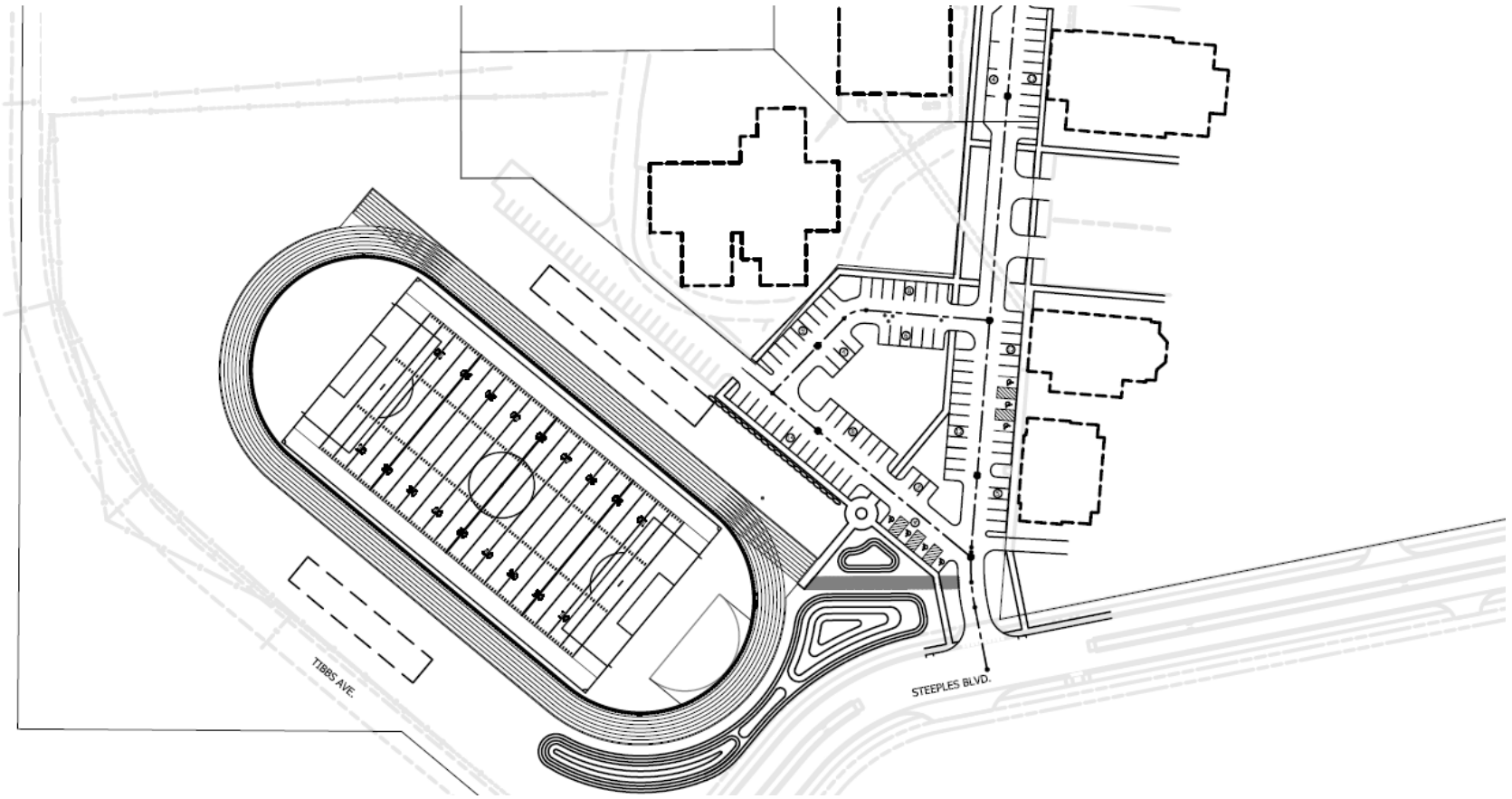



CHRISTEL HOUSE ACADEMY WEST
CHRISTEL HOUSE INTERNATIONAL

ATHLETIC TRACK AND FIELD

- **Athletic Track and Field** - \$1.5 Million, running track and synthetic surface recreation field. Project also includes joint parking lot facility. Project is slated to break ground by August 2014 and be completed by Oct. 2014.
- Project which is being built in conjunction with Christel House Academy West will be used primarily by the public.
- Project funding sources include \$1.25 Million from CDBG, \$200K from DPW, and \$200K from an NFL grant.





ATHLETIC TRACK AND FIELD
CITY OF INDIANAPOLIS (DMD)

THE RETREAT (PHASE 1)

- **The Retreat** - \$13 Million, 62-unit, Section 42 tax credit, senior living facility. Phase 1 of this Pedcor Companies' project is slated to be completed by Fall 2014.
- Demolition of Bolton Building (paid by CDBG funding) was completed in December 2013.





Proposed Rendering

THE RETREAT (PHASE 1)
PEDCOR COMPANIES




THE RETREAT (PHASE 1)
PEDCOR COMPANIES

HISTORIC CENTRAL STATE

- **Historic Central State-** \$4.7 Million, mixed- use, market-rate development. Reverie Estates will reuse the Old Administration Building, Old Carpentry Building, Old Recreation Hall, and Old Dining Hall for student housing, office space, event space, and a brewery respectively.
- Project is slated to be completed in the Fall of 2014.
- Purchase Agreement also included options on the Old Laundry Building and Old Powerhouse Building.





Old Administration Building (Student Housing)



Old Carpentry Building (Office Space)



Old Recreation Hall (Event Space)



Old Dining Hall (Brewery)



HISTORIC CENTRAL STATE
REVERIE ESTATES

Old Administration Building (Student Housing)



HISTORIC CENTRAL STATE
REVERIE ESTATES

FUTURE 2014 PROJECTS

- Demolition and Development of Bahr Building Site & Development along Washington Street: Development proposals and timelines are anticipated in late 2014.
- Demolition of Evans Building, Motel, and New Powerhouse: City of Indianapolis is currently working on the demolition processes for the demolition of these structures.
- IMPD Horse Patrol –The Horse Patrol Association is working on cost estimations for a new facility.



SEVEN STEEPLES FARM

- **Seven Steeples Farm** - In April 2014, Central Greens, LLC cultivated a little over 3 acres as a community garden that would grow and provide fresh produce to the neighborhood and city.





Planter Fences



Farm Field



Entrance to Farm



Chicken Coop

SEVEN STEEPLES FARM
CENTRAL GREENS, LLC

LONG-TERM PROJECTS

- **Additional Development along Washington Street:** Development proposal and timeline is anticipated in 2015.
- **Development and Infrastructure of Northern Half:** Development proposal and timeline is anticipated in 2016-2020.
- Future development sites will need \$7.1 million in additional infrastructure (roads, sidewalks, utilities, etc.)





Seven Steeples Building (Demolished in 1974)



Steeples on Washington (Built in 2012)

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