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Fall Creek Place continues to bolster national reputation  
Urban Land Institute sites development for its unique public/private partnership

INDIANAPOLIS — The Urban Land Institute (ULI) has announced that Indianapolis’ Fall Creek Place is a finalist for its prestigious 2004 Awards for Excellence, adding to the national accolades the development has received in the last three years. Representatives of ULI will be visiting Fall Creek Place and meeting with project representatives this Fall as part of the award selection process.

Fall Creek Place and the other 18 worldwide finalists will be featured in an upcoming ULI publication, and project team members have been invited to the annual Urban Land Institute awards gala in New York City later this Fall where the winners will be announced.

"Fall Creek Place is truly a great story of how a unique public/private partnership can transform a once troubled area into a vibrant, healthy community, and it has Indianapolis on the cutting edge of urban redevelopment,” said Mayor Bart Peterson. “This recognition by the Urban Land Institute is yet another indication that Fall Creek Place continues to be a national model for neighborhood revitalization.”

Fall Creek Place has garnered national recognition since its inception, earning awards and honors including:
- the prestigious “smart growth” award from the American Planning Association as a part of the organization’s 2003 National Planning awards;
- the HUD Homeownership Zone award for Outstanding Use of Public Funds to Leverage Private Investment; and
- a feature story in Better Homes and Gardens “Home Planning Ideas” magazine and other national publications.

Fall Creek Place, a once blighted and crime-ridden neighborhood on the city’s near northside, is being transformed into a thriving, diverse community as the result of a $4 million Home Ownership Zone grant from the U.S. Department of Housing and Urban Development. The Fall Creek Place development was spearheaded by the City of Indianapolis and its project partners: Mansur Real Estate Services, King Park Area Development Corporation and the Historic Landmarks Foundation of Indiana. Five local homebuilders and six lending institutions also have contributed to the development.

“This recognition by ULI is a great honor for Mansur, the City of Indianapolis and all of the partners who have made Fall Creek Place successful,” said Charles R. Cagann, president of Mansur Real Estate, which has served as the project’s master developer. “Fall Creek Place demonstrates that Indianapolis is making great communities happen through innovation and collaboration, and Mansur is pleased to be working with the city in creating affordable homeownership opportunities and revitalizing a once blighted neighborhood.”

Fall Creek Place encompasses more than 26 city blocks and over 160 acres. Upon completion, it will provide nearly 400 new homeownership opportunities through both new construction and rehabilitation of vacant homes. More than half of the total number of houses in Fall Creek Place are reserved for affordable housing, or households earning 80 percent or below the area median income.

Future developments in Fall Creek Place will include the construction of nine "live/work" loft-style condominiums that will include ground-level storefront retail.
For 25 years, ULI has honored outstanding development projects in both the private and public sectors with the ULI Awards for Excellence program, which is now widely recognized as the development community’s most prestigious awards program.