

GRAMERCY

Overview

Gramercy is designed to emerge over time within the City of Carmel on the site of the current Mohawk Hills Apartments. The site for Gramercy is uniquely located in the heart of Carmel. Bordered by Keystone Avenue to the east, 126th Street to the north, Auman Drive to the west, and approximately E. Carmel Drive to the south, the site is centrally located in proximity to City Center, the future Performing Arts Center, the Arts & Design District, the Monon Trail, and Old Town.

The Mohawk Hills apartments were constructed on 116 acres of land along Keystone Avenue in the early 1970s. However, as modern lifestyles have changed over time, Mohawk Hills' units, amenities, and layout have become out-of-date.

In the summer of 2004, locally-owned Buckingham Companies acquired the property, which had suffered from years of disinvestment by its out-of-state owner. To stabilize the property, Buckingham invested in new landscaping, renovated the leasing office and clubhouse, and performed overdue maintenance. However, due to the property's age and condition, Mohawk Hills will need to be redeveloped over time.

The plan and design guidelines for Gramercy call for an intelligent, gradual, multi-staged redevelopment of Mohawk Hills. Over the years, the current buildings will be replaced in phases. Gramercy will emerge as a livable, traditional neighborhood reflecting timeless design and an appealing sense of place.

Gramercy's framework for the redevelopment of Mohawk Hills is consistent with the City of Carmel's plan for its central core area, and its Urban Design Initiative. It is also consistent with the design principles of traditional neighborhood development.



Gramercy will be an engaging, urban community located near the center of downtown Carmel. Classic in character, traditional in design, this forward-looking community is designed to offer architectural diversity and a modern lifestyle by relying on time-tested design principles. Created by nationally-renowned architects Looney Ricks Kiss, the plan will be characterized by pedestrian-friendly streets, tree-lined sidewalks, distinctive architecture, Main Street-style neighborhood stores, quiet parks and a vibrant central plaza.

At the heart of Gramercy's design is the simple notion of locating services close to where people live. Amenities, a civic center, work, and recreational opportunities will all be within a short walk. Gramercy grows out of the belief that it is important that we plan our communities sensibly and responsibly so that they will be used and cherished by future generations.

At Gramercy's hub will be a plaza, surrounded by shops and restaurants and accented by a landmark clock tower. This unique space was designed by David Oliver, the British architect of Poundbury, England, and the locally based Weaver Design Group. Gramercy's plaza will provide the community with a significant identity, a meeting place for neighbors, and a location for events.

Gramercy Highlights

- A well-designed combination of residences, shops, offices, civic spaces, parks and open spaces.
- A visually pleasing and culturally interesting mix of housing types and architectural styles, including rental and for-sale units.
- High standards of development to maintain quality and architectural diversity in the community.
- A pedestrian-friendly and bicycle-friendly network of streets with sidewalks, paths, public art, street furniture, pedestrian-scaled lighting, trees, and outdoor cafes.
- A central plaza and clock tower that give a unique identity to the community and provide a central meeting area.
- Main Street-style neighborhood stores built up to the sidewalk, with curbside parking, engaging window displays, and elegant signage to create dynamic streetscapes.
- A community that is open to the surrounding neighborhoods, and that contributes to the civic, cultural, and recreational opportunities within the City of Carmel.

grə'-mûr sē

The word *gramercy* is an interjection that can be used to express gratitude or surprise. It comes from the French phrase *grand merci*, meaning *great thanks*.



Design Principles

Gramercy is designed according to timeless principles of place-making which promote the creation of diverse, walkable, compact, authentic communities.

Traditional neighborhoods reflect a human-scaled architecture that is intimate, familiar, and welcoming. Some typical characteristics of traditional neighborhoods include:

- One or more neighborhood centers, such as parks and plazas
- Walkable and pedestrian-friendly streets
- A variety of housing types, both rental and for-sale
- A diverse mixture of uses such as housing, workplaces, shops, and civic facilities
- A logical, continuous, interconnected street network
- High-quality architecture and urban design
- Design elements that foster community interaction

More information about traditional neighborhood development can be found at the websites for the Congress for the New Urbanism (www.cnu.org) and the Urban Land Institute (www.uli.org).

Carmel's Urban Design Initiative

Throughout the past decade, the City of Carmel has been guiding the redevelopment of its historic core into a vital downtown full of activity, a mixture of uses, and high-quality architecture. Carmel's Urban Design Initiative is the latest manifestation of this commitment to good urban design and city planning.

The timeless design, traditional character and mixed-use provisions of Gramercy are consistent with Carmel's recent redevelopment efforts, including City Center, Rangeline Road and Old Town. Carmel's Urban Design Initiative has identified Gramercy as a future community (or neighborhood) extension within Carmel's urban central core.



Buckingham Companies

Buckingham Companies is a full-service real estate development, construction and property management company founded in 1984 and headquartered in Indianapolis.

Buckingham has a history of creating well-designed and attractive neighborhoods throughout the Midwest and in the City of Carmel in particular. The company designed, developed and currently manages Providence at Old Meridian, a 23-acre mixed-use traditional neighborhood development, which has become a model for the continuing development of the Old Meridian Street corridor. Buckingham also designed Traditions on the Monon at 136th Street and Rangeline Road at the north edge of the Old Town area, and acquired the site and created the vision for the mixed-use development of Monon & Main located on four acres in Old Town.

These two developments bring upscale, urban townhomes, condos, and live/work units to downtown Carmel in a manner that is consistent with the City's plans for the neighborhood. In addition to these development efforts, Buckingham owns and manages the Governor Square apartment community, which has recently been fully renovated. Buckingham also owns and manages the former Arbors Apartments on Carmel Drive, which was incorporated into the plan for Providence at Old Meridian.

Buckingham Companies has been an active member of the Carmel community and supports a variety of local charitable organizations and community events, including the Carmel International Arts Festival. Throughout its 20-year history, Buckingham has been the recipient of over thirty different industry awards recognizing excellence in property management, responsible development, and industry innovation.

With Gramercy, Buckingham Companies continues its tradition of creating innovative visions for new urban neighborhoods.



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