

CR 650 Road Improvements Completed Before New School Year

Keeping its promise to the community, Duke worked diligently to ensure that County Road 650 E, which runs along the east side of the Anson community, opened in time for the beginning of the new school year. The official re-opening of the road on August 18 was attended by representatives of Duke Realty Corporation and Boone County and Whitestown officials.

Major improvements were made to the road which will carry future residents and visitors to Anson and the surrounding area. "Everyone who travels this road will greatly benefit from the extensive improvements," said Tom Dickey, Duke's Vice President and General Manager of Anson. "We guaranteed that the improvements would be complete and the road would be re-opened by the beginning of the new school year. Thanks to the exemplary cooperation between Duke and Boone County, we were able to keep that promise."



Left to right:
Mike Martin, Duke Construction; Tom Dickey, Anson; Betty Lee Cooper, Boone County Commissioner; Huck Lewis, Boone County Commissioner; Charles Eaton, Boone County Commissioner; Ken Hedge, Boone County Surveyor; Tom Kouns, Boone County Highway Superintendent; Craig Anderson, Anson; Bruce Dillion, Duke Construction

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The Front Porch

Anson news, neighbors and the talk of the town

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First Industrial Building Underway at AllPoints at Anson



AllPoints Building One

The first major project for the industrial portion of Anson will begin taking shape in June. AllPoints at Anson Building 1 will be a 630,000-square foot bulk building on approximately 32 acres and is scheduled to be completed early in 2007. The building will serve tenants seeking large blocks of state-of-the-art industrial space.

"This first speculative industrial project is a milestone in the overall development of Anson," said Tom Dickey, Duke's Vice President and General Manager of Anson. "Over the past years, we have worked very hard to plan a sustainable community which includes the needed employment center provided by AllPoints at Anson."

In early May, Duke Realty Corporation and Browning Investments announced a joint venture to develop industrial projects at AllPoints at Anson and AllPoints Midwest in Hendricks County.

According to Gordon Hendry, Interim

President and CEO of the Indy Partnership, "Central Indiana has become a premier logistics hub in North America and AllPoints at Anson and AllPoints Midwest represent thousands of jobs and three-quarters of a billion dollars in investment. It's exciting that Duke and Browning are committed to growing the Central Indiana economy."

This new joint venture will bolster development opportunities in two of the best bulk distribution locations in Indiana, investing more than \$746 million in AllPoints at Anson and AllPoints Midwest over the build-out of the projects. The Plainfield submarket has been the market leader in the bulk distribution segment over the past five years. Industrial development at Anson is a natural extension of the continuing growth in the northwest submarket due to its prime location along I-65.

"This is an exciting time for Anson. Companies, both local and national, will find an unmatched team of experts from this alliance with Browning," added Dickey.

Duke Chooses Flaherty & Collins to Develop Apartment Homes

Prospective residents of Anson will have attractive, high-quality multi-family housing as a living option thanks to Duke Realty Corporation's selection of Flaherty & Collins as the developer of apartment homes in its new, master-planned community.

A recognized leader in the development, construction, and management of multi-family housing, Flaherty & Collins will develop "the *blvd*," a complex of 80 trendy rental residences and 9,400 square feet of retail/amenity space in two three-story buildings. Both one and two-bedroom apartment homes and two-bedroom apartment lofts will be available. The L-shaped buildings also will offer 20 tuck-under garages for residents. The retail/amenity space of the eastern building, which will include the *blvd* leasing office and a fitness center, as well as the Anson Information Center, will be located in the corner of the building. The building façades will have a four-story look and feature brick, glass, and plaster. A flat roof will contribute to the buildings' "Main Street" feel.

The Boone County Area Plan Commission granted Duke approval to proceed with plans for apartment homes in July. This is the first project on the north side of Anson to be approved for final development.

For more information, please contact Flaherty & Collins at 317-733-9911.



What Is Placemaking?

Placemaking describes the process of creating and sustaining public spaces that build a strong sense of community and provide a sense of belonging, thereby nurturing people's health, happiness, and well-being. Under the placemaking concept, public spaces are created to be vital, lively, and distinct community gathering places that uplift us and connect us to one another.

Architects and town planners began to use the term in the 1970s to describe the process of creating squares, plazas, parks, streets, and waterfronts that attract people because they are interesting or pleasurable. In placemaking, people and their needs drive the design process to ensure that these places serve the community. Landscaping often is a key component and a pedestrian-friendly environment is essential.

At Anson, the landscape architects at CONTEXT, LLC have planned a convenient network of pleasant, walkable connections to everyday destinations. Grabbing a cup of coffee, picking up your dry cleaning, or visiting the local market are all just a short stroll away. Quality of life becomes the key ingredient in all planning decisions, strengthening the neighborhood fabric and offering connectivity throughout the community.

In short, placemaking creates community destinations where people will visit regularly and become engaged with one another.

Retail Sprouts at Anson

The convenience of retail is becoming a reality for future residents of Anson, as Duke broke ground in April on The Marketplace at Anson, a retail component of its master-planned, mixed-use development. Among the first providers of services in the community will be banks, a pharmacy, and restaurants, with plans for a "big-box" retailer also underway.

Under development is a retail center with 24 storefront bays and 328 parking spaces that will have a "Main Street" feel thanks to the use of unique limestone towers and overall aesthetics, according to Tom Dickey, Duke Vice President and General Manager of Anson. The Marketplace at Anson will be an ideal location for local, independent merchants who want to provide necessities in the community. A companion to future superstore retailers, this retail center will give residents convenient access to hometown providers.

Duke has received approval from the Boone County Area Plan Commission (APC) for two of the three phases of The Marketplace at Anson. A preliminary development plan for the entire site was approved by the APC in July 2005. Then, in September 2005, a secondary development plan that includes five commercial outlets was approved. In March 2006, Duke presented the secondary development plan for The Marketplace at Anson, which includes the 35-acre retail center. Construction is expected to be complete in late summer 2007.

Meet Craig Anderson

To say Craig Anderson's plate is full is an understatement. As Vice President of Property Operations for Anson, Craig needs a platter! His responsibilities include sales, negotiations, presentations, and interaction with the general public, elected officials, Anson land owners, and local municipalities. He also is responsible for the establishment of the Covenants, Conditions, and Restrictions (CCRs) that will govern Anson, as well as setting up several Supplemental Owners' Association projects within Anson.

Craig and his family live in Boone County, so the success of Anson is more than a job to him; it is about contributing to his community. He and his wife Brenda have raised their four children in the Zionsville area and are involved in

numerous organizations. When not on the job, Craig is heavily involved in coaching his youngest daughter's softball team. He helped put the team together and organize funding for a new Zionsville U-12 travel softball team. Craig and his wife also enjoy traveling to their college-age children's schools to watch them play baseball and softball.

Professionally, Craig holds an Indiana Real Estate Sales License and is a Certified Property Manager. He is a past director of the Building Owners and Managers Association (BOMA), serves as a Board Member of the Boone County Economic Development Corporation, is a member of the Institute of Real Estate Management (IREM),

the Metropolitan Indianapolis Board of Realtors (MIBOR), and the Duke Mentor/Mentee program.



Craig Anderson

AllPoints at Anson Deemed "Shovel Ready" by State

Time is often of the essence when a business is looking for a new site for its operations. That's why Duke Realty Corporation took steps to get Anson denoted as "Shovel Ready," a designation by the state of Indiana that indicates a property is ready for development. By having "Shovel Ready" certification, the time it takes to get the necessary development and building permits can be reduced by up to 30 percent, markedly speeding up the time required for a business to locate in a Duke property.

Anson's "Shovel Ready" designation was the first awarded in the state since the program was established in the 2005 legislative session as part of Governor Mitch Daniels' job agenda. The Indiana Finance Authority, in conjunction with the Fast Access Site Team (FASTeam), a group of representatives from eight Indiana agencies involved in various permitting requirements for businesses, reviews proposed sites and awards the certifications. Certified counties will have a competitive edge in providing new business growth and jobs by expediting the site selection, site development, and permitting process.



Government entities must apply for the program; therefore, Boone County applied for the certification and Duke is the co-applicant. "Shovel Ready" status also is being sought for Phase II of the Anson development on the north end of the site.

AllPoints at Anson will be highlighted on the Indiana Economic Development Corporation's Site Selection Database, an online resource that allows site selection consultants and businesses to research available commercial and industrial properties.