URBAN LIVING.

SMART GROWTH. NEW URBANISM.

EDDY STREET COMMONS IS A PLANNED MIXED-USE DEVELOPMENT ON THE NORTHEAST SIDE OF SOUTH BEND ACROSS FROM THE UNIVERSITY OF NOTRE DAME CAMPUS.

EDDY STREET COMMONS: SMART GROWTH FOR THE FUTURE

In the virtual shadow of the "Golden Dome," this $215-million project epitomizes a turning point in the region's history — a reorientation back to the city with the smart-growth character epitomized by the "new urbanism" movement.

At the place where city and university converge, Eddy Street Commons is expected to be a showcase for both Notre Dame and South Bend when the first phase is completed in fall 2009. The project is unprecedented in scale, quality and concentration — a development that, if built in suburban fashion, would consume 170 acres of land, rather than this 25-acre site.

The commercial portion features 90,000 square feet of retail, featuring his-and-her fashion, a bookstore, an Irish-themed pub, and national chain eateries like Chipotle and Doc Magrogan's Oyster House. It also includes 82,000 square feet of office space, two hotels — a 255-room full-service Marriott and a 119-room limited-service hotel. But Eddy Street Commons offers a live, work and play lifestyle that features every residential lifestyle imaginable: 54 condominiums, 266 apartments, 20 townhomes, 69 flats and 62 row homes.

The project culminates from more than six years of planning initiated by the City of South Bend and involving the University, the neighborhood and key private partners. National developer Kite Realty Group of Indianapolis designed this showcase project working with partners that include White Lodging Services Corp. of Merrillville, Ind., one of the largest Marriott operators in the nation; Buckingham Companies of Indianapolis, which will develop

EDDY STREET COMMONS AT A GLANCE

Retail Space
90,000 sq. ft.

Office Space
82,000 sq. ft.

Two Hotels
374 rooms

Housing
54 condos
266 apartments
20 townhomes
69 flats
62 row homes

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the apartments; and Highline Construction of Indianapolis, which will construct the for-sale residential units.

As a for-profit venture inside city limits, Eddy Street Commons is expected to generate more than $52 million in property and sales tax revenue over 10 years for the city. It also is expected to create more than 800 jobs during the construction period with more than 300 additional jobs once the project is complete.

The site is surrounded by development on all sides — new investment in the Northeast Neighborhood, a $20-million expansion of the Indiana University School of Medicine at South Bend, creation of the new Notre Dame Commons on campus and the construction of the first facility for Innovation Park at Notre Dame, a 12-acre portion of South Bend's state-certified technology park.

Information on the project is available online:

www.eddycommons.com

IMAGES COURTESY OF KITE REALTY GROUP; MATT CASHORE, UNIVERSITY OF NOTRE DAME.

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