

# Fort Wayne Electric Works

Fort Wayne, Indiana

## PROJECT DESCRIPTION

Cross Street Partners, Greenstreet Ltd and Biggs Development are partnering to restore the iconic Historic General Electric Campus, a vacant manufacturing facility, and transform it into a mixed-use district of innovation, energy, and culture, infused with the inventive history of Fort Wayne. For over 130 years, this 31-acre campus was home to Gause Agriculture Works, Jenny Electric, the Fort Wayne Electric Works, the General Electric Company, and has sat vacant since 2014. This estimated \$300MM multi-phased project will utilize private equity, bank loans, New Market tax credits, federal tax credits and government incentives to fund the project. The City of Fort Wayne also plans to seek a TIF.

Redeveloping this campus will not only transform the Broadway neighborhood, and neighborhoods south and southeast of downtown but the surrounding communities and region. The development plans are to turn the campus into a “mixed-used, place-based innovation district” that will include commercial, retail and market, residential, hotel, and community space.

The collection of buildings at the campus are one of a kind. The site has a rich history, providing jobs and a sense of place to many of Fort Wayne’s citizens in the past. The site will play an important role in the future of Fort Wayne’s economy and in the lives of the neighborhood residents. ■



### DEVELOPER

RTM Ventures

### ARCHITECT

Elevatus Aarchitecture

### CSP ROLE

Co-Developer

### PROJECT TYPE

Adaptive Reuse, Mixed Use

### PROJECT SIZE

- 31-acre / 1,200,000 square feet
- 277,000 sf institution
- 137,000 sf retail
- 131,000 sf office
- 342,000 sf residential
- 120,000 sf hospitality
- 64,000 sf amenities
- 1,200 parking spaces
- 2 acres green space

### PHASE 1 PROJECT COST

\$150MM

### COMPLETION

2020

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[www.crossstreetpartners.com](http://www.crossstreetpartners.com)