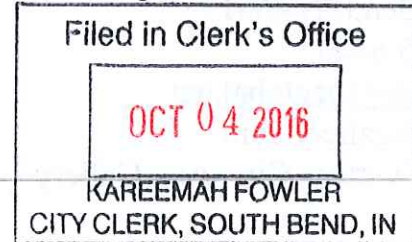


Jo Broden

From: Alkeyna Aldridge
Sent: Tuesday, October 04, 2016 5:01 PM
To: Gavin Ferlic; Jo Broden; John Voorde; Oliver J. Davis
Cc: Oliver J. Davis; Kareemah Fowler
Subject: FW: 10-4-16 Zoning and Annexation Committee Meeting Notice re: Commerce Center Development



From: CircaArts Gallery [mailto:Circaarts@sbcglobal.net]
Sent: Tuesday, October 04, 2016 2:32 PM
To: Alkeyna Aldridge
Subject: Re: 10-4-16 Zoning and Annexation Committee Meeting Notice re: Commerce Center Development

Thanks for the info Alkeyna. Please pass this on for the Council meeting tonight.

My good friend Jan Cervelli, landscape architect and new President of Saint Marys College, put these thoughts together: "I am opposed to the height as it is out of scale to the long standing master plan for a village-like development east of the river. Larger, taller building masses more appropriate on the west side of the river. Must provide differentiation in urban scale and feel from one side to the other. Not good to allow both sides to attend same massing and heights. Need variety in urban density and scale in order to achieve greater character".

I agree with her assessments. To add to these thoughts, I think you need more professionals looking at this proposal. Reach out to the Architecture Department at University of Notre Dame, for instance. Douglas Duany, Lucein Steil. Opinions of council members and others in the City who are not urban planners should not be the ones making these decisions without professional input.

The mixed use development part of this brings up an entire line of thought that seriously needs to be addressed for the East Bank and downtown to move forward. There seems to be a vote of no confidence on the part of banks, including local banks like First Source, to loan money for developing mixed use. As long as this wall is up, you will have a boring downtown as far as visitors are concerned. And as far as visitors are concerned, South Bend is a conundrum. I hear it all the time.

A perfect example of where mixed use would have been perfect (and necessary for density to attract people) is the building at Hill & Colfax. The original plans included several small retail spaces. The only "retail" space in that development is a large space that will probably be a restaurant. We have more than enough restaurants but no shopping density whatsoever. It is a huge missed opportunity, not only for South Bend, but for the struggling retailers across the street that have sacrificed for 15 years trying to get the EBV off the ground. Visitors will not shop at 2 or 3 stores, get in their cars, go past empty lots and businesses, find another couple of shops, get back in their car. You are missing a tremendous amount of revenue. I know what is needed from being on the ground and hearing it every time a visitor finds me.

Other things to consider:

Will Dave get mixed use approved? Will the banks back out after the proposal has been approved? That is what happened at Hill & Colfax. Then what? There does not seem to be any guarantees. Shouldn't each project be subject to the same scrutiny and timelines?

Please do not fast track this project. While it is a fantastic idea, it needs time to get it really right.

Kathy Reddy White
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CITY CLERK, SOUTH BEND, IN

On Oct 2, 2016, at 8:23 PM, Alkeyna Aldridge wrote:

Dear all,

The following documents have been added to the Council's website for public review in light of Tuesday's Zoning and Annexation Committee meeting. Feel free to contact the Clerk's Office should you have any questions or concerns.

[Bill No. 31-16: Commerce Center Development Proposal](#)

Kind regards,

Alkeyna Aldridge
Deputy Clerk

Subject: 10-4-16 Zoning and Annexation Committee Meeting Notice re: Commerce Center Development

Greetings!

Please see the attached meeting notice for the **Zoning and Annexation Committee Meeting** on **Tuesday, October 4, 2016** at **6:30 p.m.** in the **Common Council Informal Meeting Room** in the County City Building, 227 W. Jefferson Blvd., South Bend, IN 46601.

Best,

Jennifer