

1316 COUNTY-CITY BUILDING
227 W. JEFFERSON BOULEVARD
SOUTH BEND, INDIANA 46601-1830



PHONE 574/ 235-9251
FAX 574/ 235-9171

CITY OF SOUTH BEND JAMES MUELLER, MAYOR
BOARD OF PUBLIC WORKS

June 8, 2021

Mr. Tony Halsey
KRG Eddy Street Land II, LLC
30 South Meridian St.
Indianapolis, IN 46204
thalsey@kiterealty.com

RE: Encroachment into Public Right-of-Way – Advertising Kiosk Signs at Eddy Street Commons

Dear Mr. Halsey:

At its June 8, 2021 meeting, the Board of Public Works approved your request for the installation of “up to six (6) Digital Advertising Kiosk Signage” to be placed in the right of way at various locations at Eddy Street Commons **subject to the City and Kite Realty reaching a mutually favorable agreement**. The City will begin drafting an agreement to be submitted to you for your review and execution.

This encroachment is not approved until an agreement has been executed. Therefore, please see the attached application and permit with the “digital kiosk” language stricken.

If you have any further questions regarding this matter, please call this office at (574) 235-9251.

Sincerely,

/s/ Anne Fuchs

Anne Fuchs, Clerk

Enclosures
AF/lh

REVOCABLE PERMIT

RECOGNITION OF ENCROACHMENT UPON CITY OF SOUTH BEND-CONTROLLED
PROPERTY AND PROVISIONS ALLOWING TEMPORARY CONTINUANCE OF SAME



Company/Homeowner Name: KRG Eddy Street Land III, LLC
Tony Halsey

Herein, "APPLICANT".

The encroachment will be permitted to remain and continue under the following terms and conditions:

- 1) Until such time as the BOARD OF PUBLIC WORKS (BOARD) of the CITY OF SOUTH BEND (CITY) shall determine that such encroachment is in any way impairing or interfering with the highway or with the free and safe flow of traffic thereon;
- 2) Said encroachment shall not in any way prejudice or preclude the CITY'S rights with respect to the future use of the portion of the right-of-way;
- 3) The encroachment as it now exists shall in no manner be added to or enlarged in its present scope or dimensions;
- 4) In the event of change of ownership of the fixture or any other item of personal property which constitutes the aforesaid encroachment, this permit shall become null and void;
- 5) The CITY shall not be liable to APPLICANT for any damages caused to APPLICANT that arise out of or is incidental to any activity and/or incidences authorized by this permit;
- 6) In consideration of the granting of this Permit by the BOARD, APPLICANT shall indemnify, hold harmless and defend the CITY from and against any and all actions or causes of action which the CITY may suffer or incur by reason of bodily injury, including death, to any person or persons, or by reason of damage to or destruction of any property, including the loss thereof, arising out of or in any manner connected with any activity and/or incidences authorized by this permit and/or any activities and/or incidences incidental thereto, or which the CITY may sustain or incur in connection with any litigation, investigation, or other expenditures incidental thereto, including any suit instituted by the CITY to enforce the obligation of this agreement of indemnity.

It is the intent of the parties hereto that the APPLICANT shall indemnify the CITY under this indemnification clause to the fullest extent permitted by law, except that APPLICANT shall not indemnify CITY for any damage or expense caused by the sole negligence of the CITY.

This approval shall be binding upon everyone past or present, claiming any interest in and to the aforementioned encroachment.

ACCEPTANCE OF TERMS AND CONDITIONS

I accept and agree to be bound by all of the terms and conditions of this permit.

Submitted By: Tony Halsey
Signature: *Tony Halsey*
Date: 4/28/2021

CITY OF SOUTH BEND, INDIANA
BOARD OF PUBLIC WORKS

Elizabeth A. Maradik

Elizabeth A. Maradik, President

Gary A. Gilot

Gary A. Gilot, Member

Joseph R. Molnar

Joseph R. Molnar, Member

Jordan V. Gathers

Jordan V. Gathers, Member

Murray L. Miller

Murray L. Miller, Member

Anne Fuchs

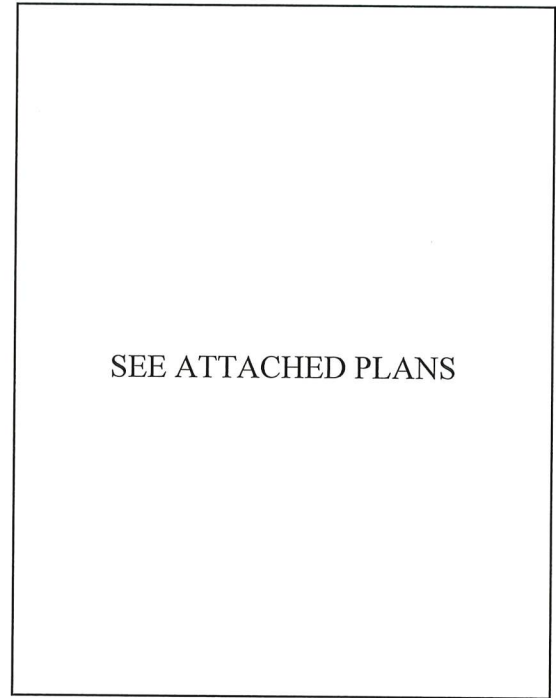
Attest: Anne Fuchs, Clerk

APPLICATION
TO ENCROACH ONTO PUBLIC RIGHT-OF-WAY
THE BOARD OF PUBLIC WORKS MUST HAVE FOUR (4) WEEKS PRIOR NOTICE
PLANS AND SPECIFICATIONS MUST BE ATTACHED



Date: 4/28/2021

Location of Encroachment: Various locations on Eddy Street and in a municipal utility easement south of Howard Street



PROPERTY-OWNER'S INFORMATION

Business/ Homeowner Name: KRG Eddy Street Land III, LLC

Address: 30 South Meridian Street

City/State/Zip: Indianapolis, IN

Phone 317-713-5653 Email thalsey@kiterealty.com

Signature *Tony Halsey*

Print Name: Tony Halsey

INSTALLER'S INFORMATION

Business Name: Burkhart Sign Systems

Address: 1247 W. Mishawaka Avenue

City/State/Zip: South Bend, IN 46615

Phone 574-234-4444 Email rjohnson@burkhartsigns.com

Signature _____

Print Name: Richard Johnson

Encroachment Description: Directional and kiosk signs along Eddy Street, two monument signs identifying Eddy Street Commons at Eddy/Angela. A multi-tenant monument sign in a utility easement south of Howard Street

CL Road to R/W Line	<u>Varies. See plan sheets and request letter</u>	Size of Encroachment	<u>Varies. See plan sheets and request letter</u>
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Distance of R/W	<u>Varies. See plan sheets and request letter</u>	Amount in R/W	<u>Varies. See plan sheets and request letter</u>
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The above information is to the best of my knowledge accurate and correct with regard to the encroachment in the City's right-of-way.

Placed By: _____

This Encroachment should not be relocated because These signs are allowed in the R/W per the Eddy Street Commons PUD. Throughout Phase 1, the signs are replacing existing signs. New signs are being added in Phases 2 and 3 to be consistent with Phase 1

It has been determined that this encroachment in no way impairs the highway or with the free and safe flow of traffic thereon, and it is recommended that the encroachment be permitted to remain.

CITY OF SOUTH BEND, INDIANA
BOARD OF PUBLIC WORKS

Elizabeth A. Maradik
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Jordan V. Gathers
Jordan V. Gathers, Member

Gary A. Gilot
Gary A. Gilot, Member

Murray L. Miller
Murray L. Miller, Member

Joseph R. Molnar
Joseph R. Molnar, Member

Anne Fuchs
Attest: Anne Fuchs, Clerk

RETURN FORM TO:
Board of Public Works
1316 County-City Building
227 West Jefferson Boulevard
South Bend, IN 46601

Phone: (574) 235-9251 • Fax: (574) 235-9171

1316 COUNTY-CITY BUILDING
227 W. JEFFERSON BOULEVARD
SOUTH BEND, INDIANA 46601-1830



PHONE 574/ 235-9251
FAX 574/ 235-9171

CITY OF SOUTH BEND JAMES MUELLER, MAYOR
BOARD OF PUBLIC WORKS

May 25, 2021

Mr. Tony Halsey
KRG Eddy Street Land II, LLC
30 South Meridian St.
Indianapolis, IN 46204
thalsey@kiterealty.com

RE: Encroachment into Public Right-of-Way – Multiple Signs at Eddy Street Commons

Dear Mr. Halsey:

At its May 25, 2021 meeting, the Board of Public Works approved your request for the installation of two (2) Gateway Signs, four (4) Existing Directional Signs, up to eight (8) located in right of way and an additional three (3) in Phase II, and one (1) Multi-Tenant Monument Sign to be placed in the right of way at various locations at Eddy Street Commons. This encroachment was approved subject to the improvements not becoming a safety hazard. Enclosed please find copies of the permit and application.

There are favorable recommendations for the Gateway and Directional Signs, however, the “up to six (6) Digital Advertising Kiosk Signage” has been tabled for additional City departments to review and discuss with Kite Realty. The approved encroachment shall remain in the right of way until the time as the Board of Public Works of the City of South Bend shall determine that such encroachment is in any way impairing or interfering with the highway or with the free and same flow of traffic. Said encroachment shall not in any way prejudice or preclude the City’s rights with respect to the future use of that portion of the right-of-way.

If you have any further questions regarding this matter, please call this office at (574) 235-9251.

Sincerely,

/s/ Anne Fuchs

Anne Fuchs, Clerk

Enclosures
AF/lh



**INTEROFFICE MEMORANDUM
BOARD OF PUBLIC WORKS**

DATE: May 5, 2021

TO: Matt Longfellow, Engineering Department
Gerard Ellis, Fire Department
Chris Dressel, Community Investment

FROM: Anne Fuchs, Clerk

SUBJECT:

ENCROACHMENT RECOMMENDATION

Revocable Encroachment – Burkhart Sign Systems

KRG Eddy Street Land III, LLC- Directional and Kiosk signs along Eddy Street, two monument signs on Eddy Street Commons at Eddy/Angela. A multi-tenant monument sign in a utility easement south of Howard Street.

LOCATION:

**PLEASE INSERT YOUR RECOMMENDATIONS IN THE APPROPRIATE FIELD BELOW,
BASED ON THE FOLLOWING CRITERIA:**

1. It has been determined that this encroachment in no way impairs the highway or with the free and safe flow of traffic thereon, and it is recommended that the encroachment be permitted to remain.
2. Said encroachment shall not in any way prejudice or preclude the City's rights with respect to the future use of the portion of the right-of-way.

PUBLIC WORKS: Kite is proposing three sign types in Eddy Street Commons: entryway or gateway signs, freestanding directional signs and digital kiosks. Engineering does not have any concerns about the gateway or free standing signs as they are promoting the district. The digital kiosk signs will have a combination of advertising promoting Eddy Street businesses as well as general advertising. *Municipal code Section 3-6 prohibits advertising on public pavement.

In special districts like downtown and Eddy Street Commons and in certain other circumstances, there could be a benefit to allowing limited advertising in the public right-of way.

It is Engineering's recommendation that such advertising be confined to pedestrian oriented streetscape elements like kiosks or bus shelters. Further, there should be a public benefit to private advertising in the R/W. These benefits should include revenue share or the use of profits for the enhancement or maintenance of the area and the City should have

the ability to promote its events or initiatives at no cost.

COMMUNITY INVESTMENT: Recommended for approval absent the electronic kiosks that require additional discussion.

FIRE: Favorable



30 S. Meridian Street, Suite 1100
Indianapolis, IN 46204
317-577-5600
FAX 317-577-5605
kite Realty.com

April 28, 2021

City of South Bend Board of Public Works
227 West Jefferson
1316 County-City Building
South Bend, Indiana 46601

Re: **Eddy Street Commons Signage Rebrand
Revocable Encroachments**

To Whom It May Concern:

With the full opening of Phase II of Eddy Street Commons (ESC) in 2020 and the upcoming opening of Trader Joe's in Phase III later this year, Kite Realty Group would like to take this opportunity to refresh the signs that have now been installed throughout ESC for over a decade now, as well as add some additional signs in Phases II and III to tie the overall development together. In keeping consistent with the Eddy Street Commons PUD, some of these signs are located with the Eddy Street Right-of-Way.

The proposed signs are as follows:

- 1) Gateway signs – Kite would like to add two (2) signs identifying Eddy Street Commons at the corner of Eddy Street and Angela Boulevard. The signs will be in the landscaped areas in front of Hamme's and O'Rourke's, respectively. More details are below.
- 2) Directional Signs – There are four (4) existing directional signs in Eddy Street Commons, three of which are within the R/W. Please note that the Eddy Street Commons PUD calls for up to eight (8) of these signs to be located within the

- R/W. These signs are mounted on top of decorative poles. Kite would like update each of these signs, while leaving the poles in place, and add three (3) additional signs in Phase II of Eddy Street Commons.
- 3) Advertising Kiosks – The Eddy Street Commons PUD calls for up to six (6) advertising kiosks to be placed within the R/W of Eddy Street and/or Angela Boulevard. There are currently four signs installed. The existing signs are in poor condition and Kite would to replace these and modernize with digital advertising kiosks. The digital displays will be static, as City code requires, and will change no more often than City code allows.
 - 4) Multi-tenant monument sign – This is a monument sign for Trader Joe’s and adjacent future retail tenants. The sign will not be in the R/W but is proposed within a municipal utility easement.

In conjunction with the above, Kite would like to formally request approval from the Board of Public Works for these signs. Following is a detailed description type and location of each encroachment into the City of South Bend R/W. Please find attached with this letter a site plan visually showing these signs, intersection sight triangles at applicable locations, and a section of the Eddy Street Commons PUD that describes the intent of the directional signs and advertising kiosks.

Thank you for your consideration of this request. Please feel free to contact me with any questions or concerns.

Sincerely,



Tony Halsey
Kite Realty Group
Attachments

Gateway Signs

- G1 This is a new sign located at the southeast corner of Eddy Street and Angela Boulevard. It straddles the R/W with a maximum encroachment of approximately 6.5'. It will replace the knee wall that is currently in the R/W at the corner of Hamme's Bookstore.
- G2 This is a new sign located at the southeast corner of Eddy Street and Angela Boulevard. It encroaches into the R/W between 3'-8.3'. It will be located in front of the knee wall at the corner of O'Rourke's in what is currently a landscaped area. The walkway for pedestrians to access the crosswalk signal will not be affected.

Directional Signs

- D1 This is an existing directional sign located on the east side of Eddy Street at the corner of Angela Boulevard. It encroaches 17.5' into the R/W, within the sidewalk. These directional signs were contemplated to be in the R/W in the original Eddy Street PUD. The sign is not moving, but the upper part of it is being updated.
- D2 This is an existing directional sign located on the east side of Eddy Street, north of the entrance to the parking garage. It encroaches 4.8' into the R/W, within the sidewalk. These directional signs were contemplated to be in the R/W in the original Eddy Street PUD. The sign is not moving, but the upper part of it is being updated.
- D3 This is an existing directional sign located on the west side of Eddy Street, just north of Napoleon. It encroaches 13.5' into the R/W, within the sidewalk. These directional signs were contemplated to be in the R/W in the original Eddy Street PUD. The sign is not moving, but the upper part of it is being updated.

- D4 Directional sign D4 is being updated along with the other directional signs but is on private property east of the parking garage and is not part of this submittal.
- D5 This is a new directional sign proposed at the northwest corner of Eddy Street and Saint Vincent Street, in Phase II of Eddy Street Commons. The sign will be located approximately 6.5' into the R/W, along the edge of the sidewalk.
- D6 This is a new directional sign proposed at the southeast corner of Eddy Street and Saint Vincent Street, in Phase II of Eddy Street Commons. The sign will be located approximately 7.5' into the R/W, in the landscape island adjacent to the sidewalk
- D7 This is a new directional sign proposed at the southeast corner of Eddy Street and Napoleon Boulevard, adjacent to the plaza built in Phase II of Eddy Street Commons. It will straddle the Napoleon R/W.

Advertising Kiosks

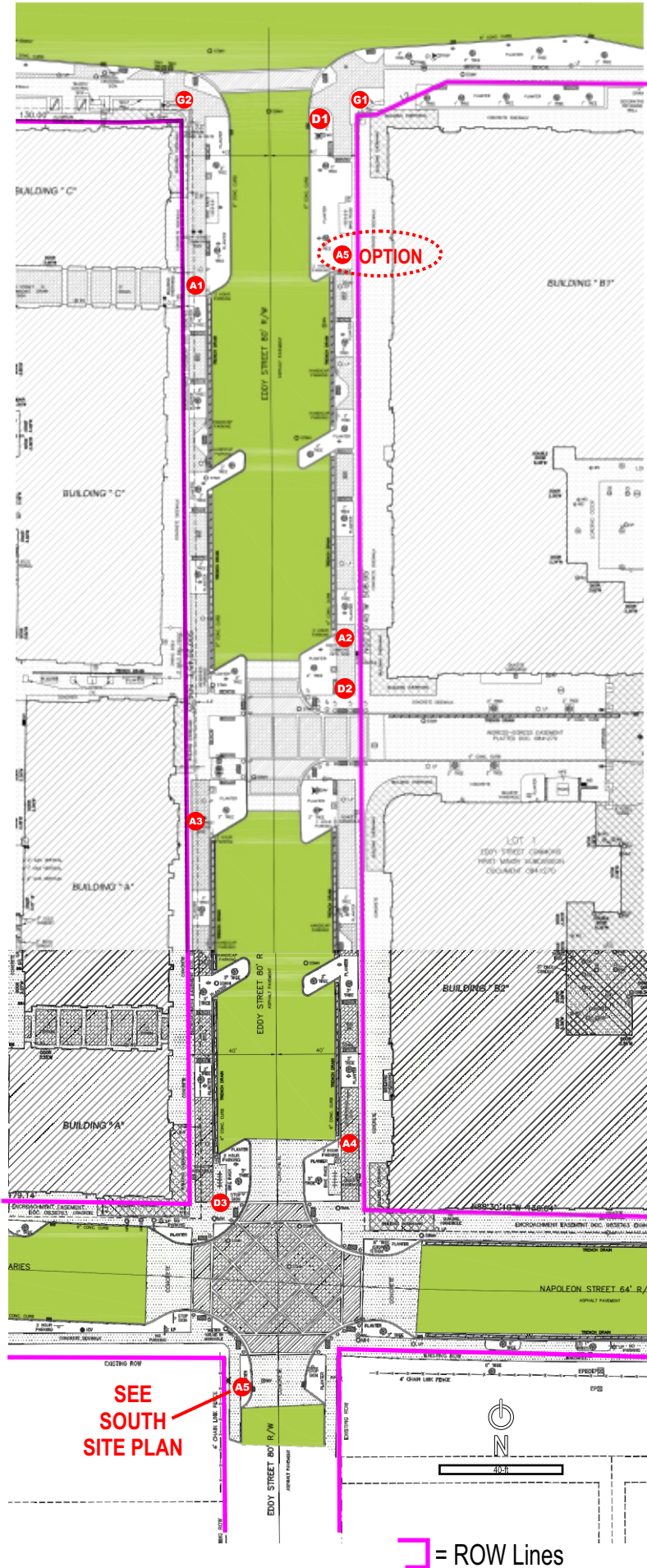
- A1 This is an advertising kiosk on the west side of Eddy Street that replaces an original advertising kiosk of the same size in the same location. It encroaches 8.9' into the R/W, and is located 51' south of the corner of Angela Boulevard R/W.
- A2 This is an advertising kiosk on the east side of Eddy Street that replaces an original advertising kiosk of the same size in the same location. It encroaches 9.25' into the R/W, and is located 239' south of the corner of Angela Boulevard R/W, and north of the entrance to the parking garage.
- A3 This is an advertising kiosk on the west side of Eddy Street that replaces an original advertising kiosk of the same size in the same location. It encroaches 9' into the R/W, and is located 319' south of the corner of Angela Boulevard R/W.

- A4 There is an existing advertising kiosk north of Brothers' outdoor dining area.
It will be removed and not replaced.
- A5 A fourth advertising kiosk is proposed in one of two places. Option 1 would be on the east side of Eddy Street, approximately 58' south of the Angela Boulevard, 9' into the R/W. Option 2 would be on the west side of Eddy Street, 26' south of the Napoleon Boulevard R/W, 5.3' into the R/W. Only one of the above two options is proposed.

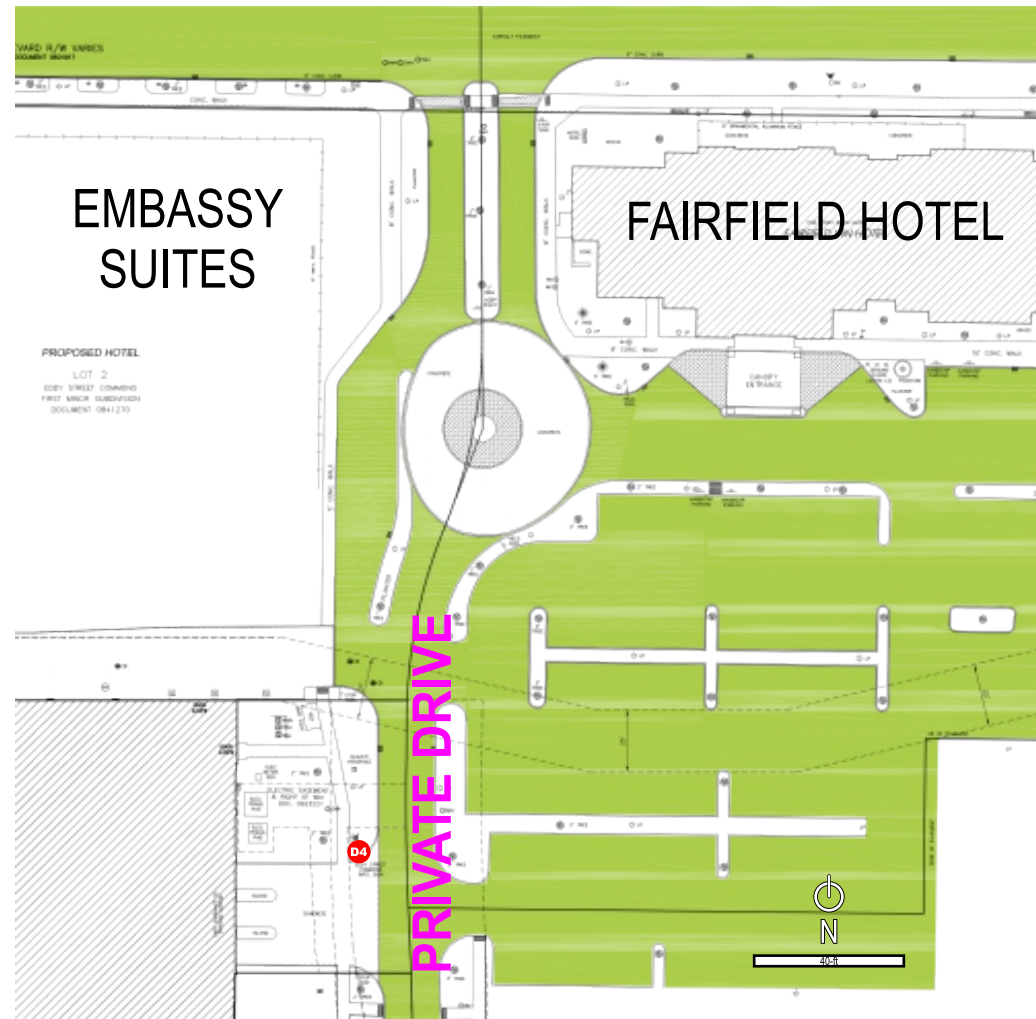
Monument Sign

- TM A monument sign for Trader Joe's is proposed on the east side of the entrance drive off Howard Street. Even though the sign is proposed outside of the R/W on private property, the proposed location is within a municipal utility easement, so Kite would like to request a revocable encroachment for this sign.

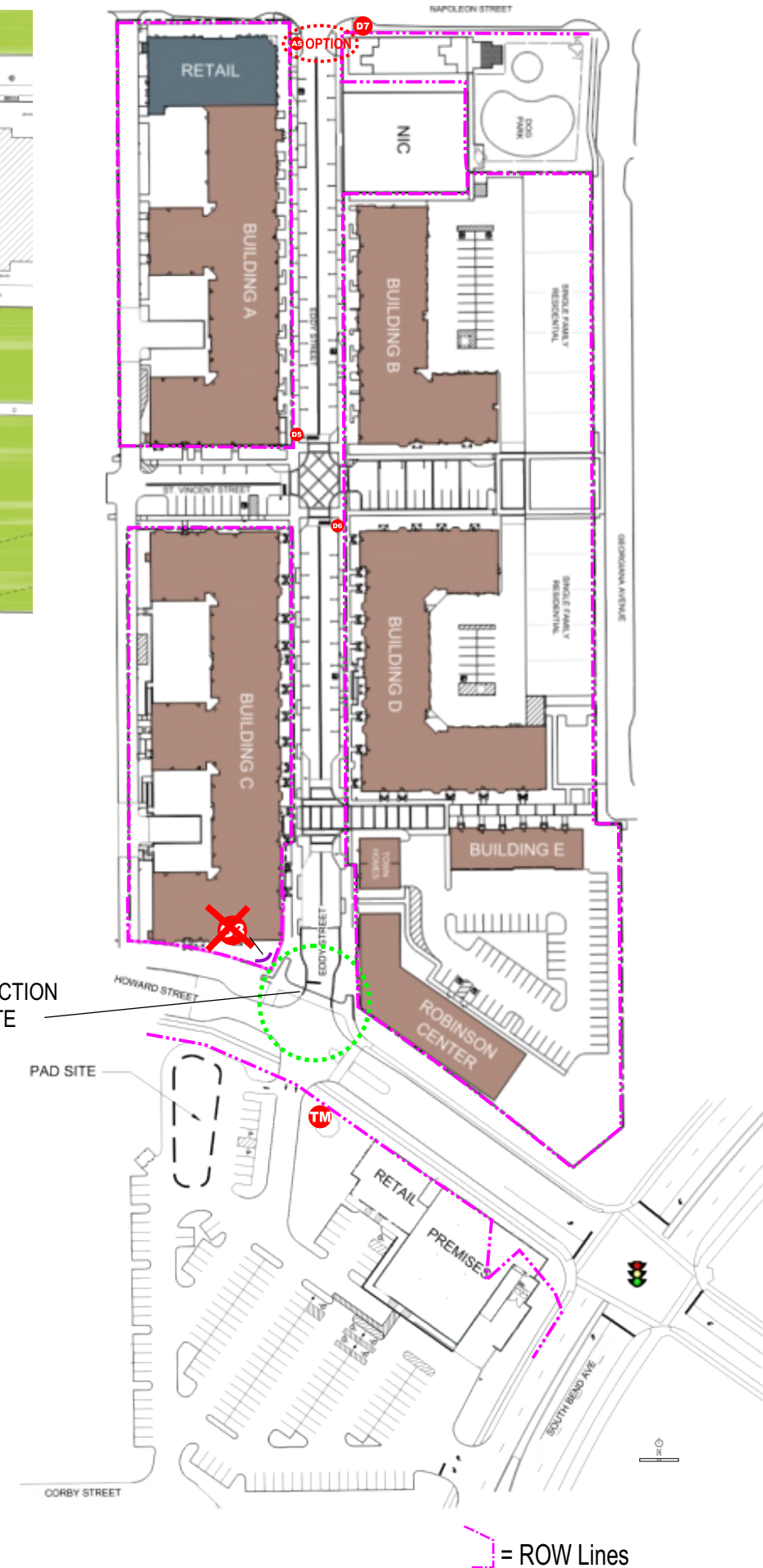
North Site Plan



East Site Plan - Private Drive



South Site Plan - (New)



Phase I- LEGEND

- G1 North East Gateway - NEW - ROW
- G2 North West Gateway - NEW - ROW
- D1 Revised (Re-face) Directionals - EXISTING
- A1 Advertising Kiosk - EXISTING; REPLACE
- A2 Advertising Kiosk - EXISTING; REPLACE
- D2 Revised (Re-face) Directionals - EXISTING
- A3 Advertising Kiosk - EXISTING; REPLACE
- A4 Advertising Kiosk - Remove
- D3 Revised (Re-face) Directionals - EXISTING
- D4 Revised (Re-face) Directionals - PRIVATE DRIVE
- A5 Advertising Kiosk - Proposed; NEW location (2-OPTIONS)
- D5 NEW Directionals - ROW; Southbound Residential
- D6 NEW Directionals - ROW; Northbound Residential
- D7 NEW Directionals - ROW; Eastbound Retail-Residential
- G3 G3 - South Gateway - NO Encroachment
- TM TRADER JOE'S - Tenant Monument - NO Encroachment

PROPOSED INTERSECTION
-MAY 2021 START DATE

[Purple Line] = ROW Lines

[Purple Line] = ROW Lines

G1-North East Gateway & G2-North West Gateway - Illustrated



G1 - North East Gateway



REMOVE WALL - FILL FOOT PRINT WITH PAVERS
-ADD FOILAGE



Front Landscaping to be Low Profile



REMOVE WALL - FILL FOOT PRINT WITH PAVERS
-ADD FOILAGE

G2 - North West Gateway



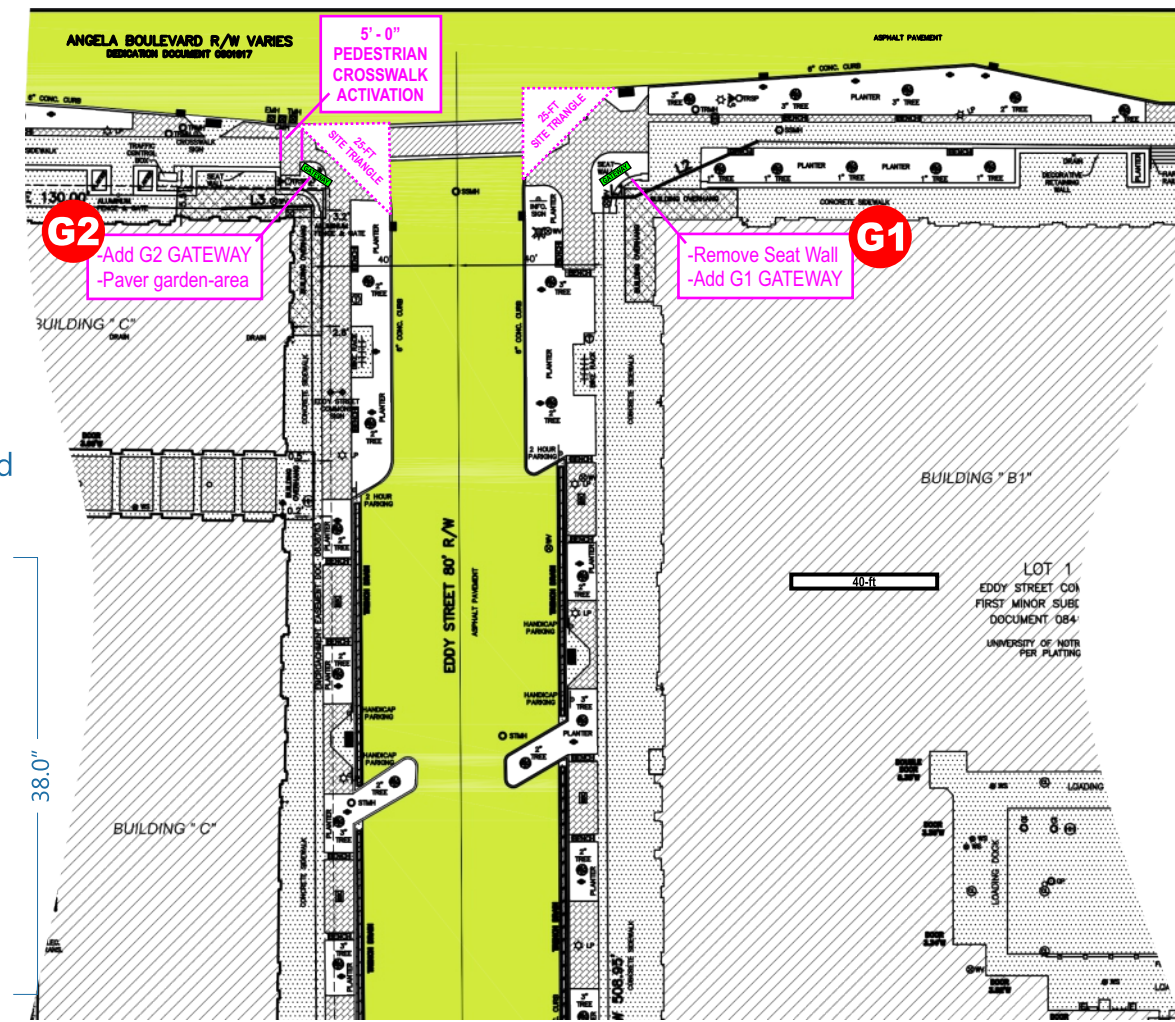
May Size DOWN per available space - Maintain 5' to Pedestrian Crossing Switch



-O-ROURKE'S Wall to Remain
-May Build Arc'd (shown) or Straight Footprint
-Paver in around finished Foundation (No Landscaping)



SITE TRIANGLE - CROSSWALK ACTIVATION DETAIL

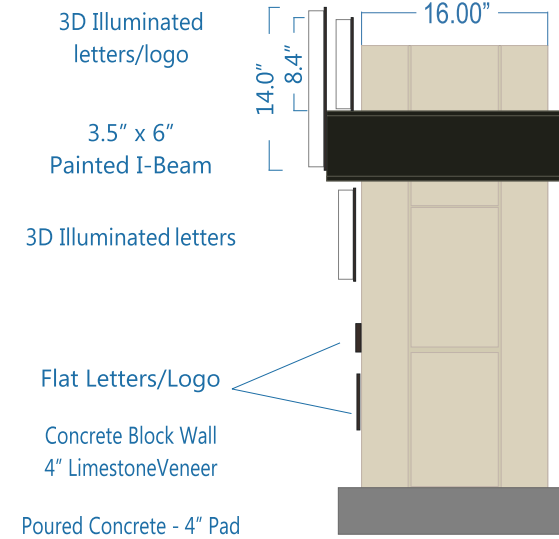


G1 - North East Gateway

9'-4" - OAL

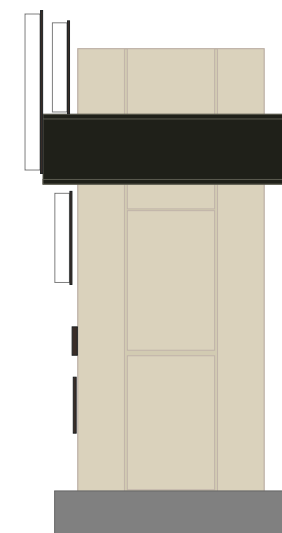
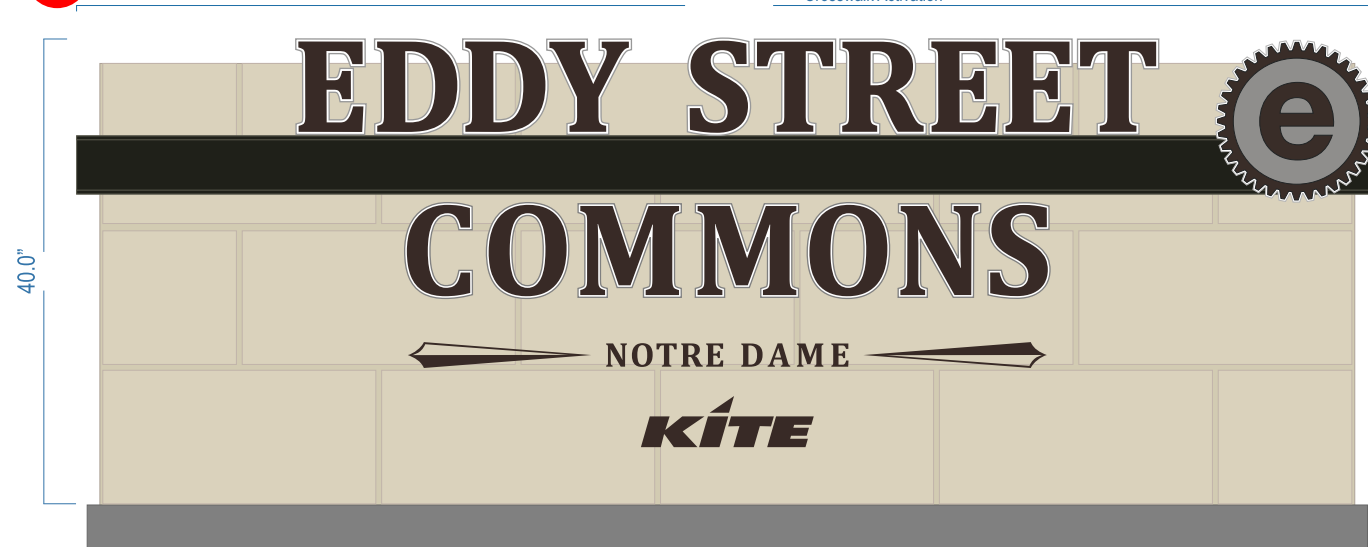


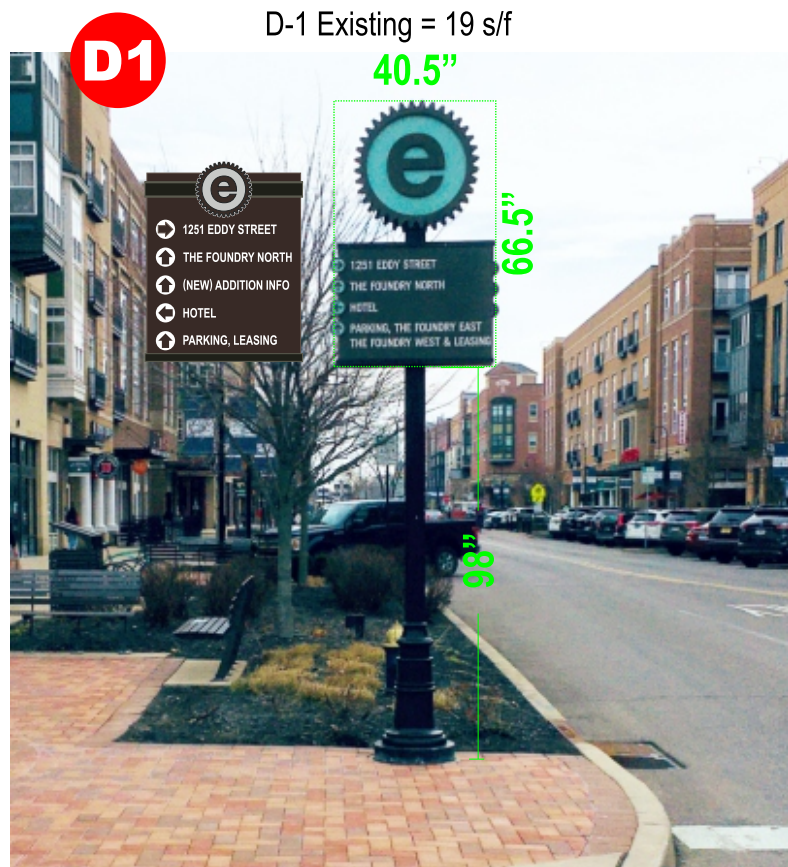
SIDE VIEW - Details Noted



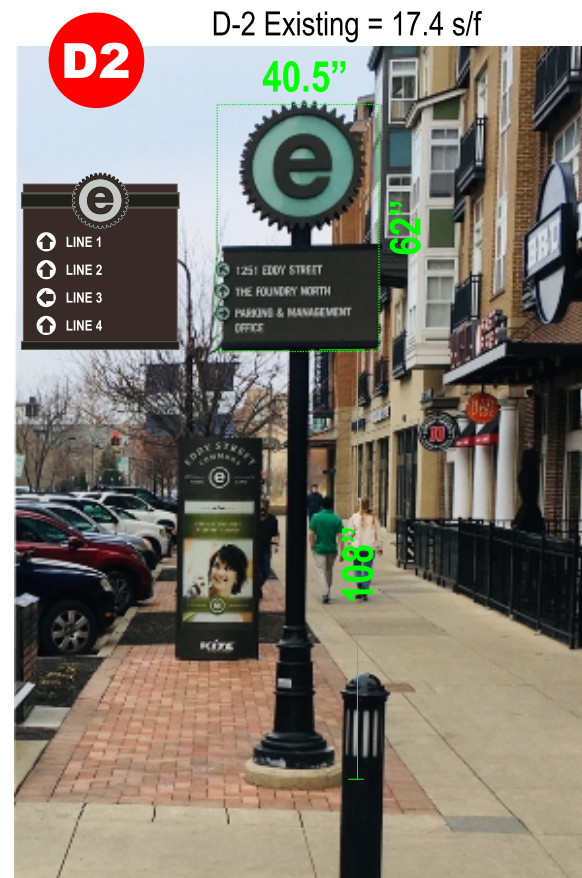
G2 - North West Gateway

9'-4" - OAL May Reduce for Crosswalk Activation

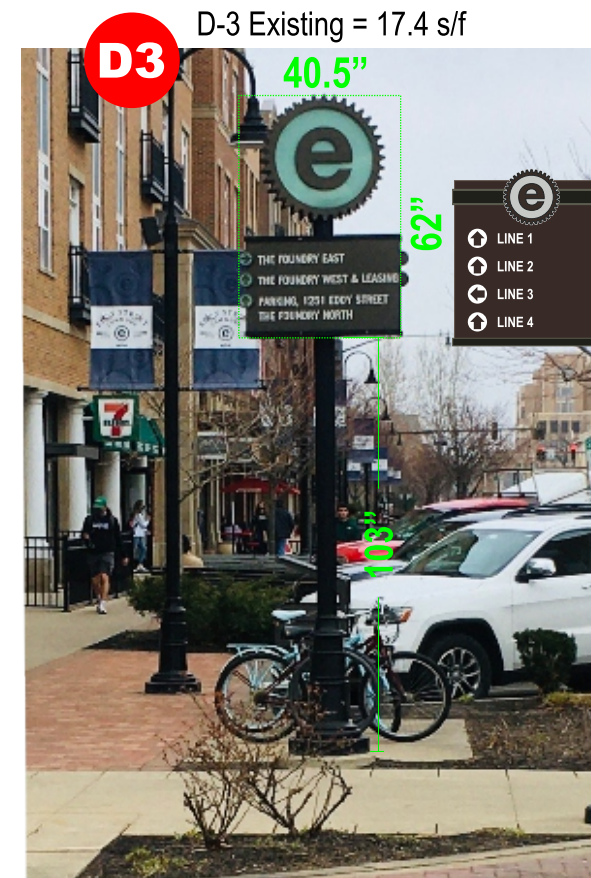




D-1 Existing = 19 s/f



D-2 Existing = 17.4 s/f



D-3 Existing = 17.4 s/f



D-4 Existing = 17 s/f

Size A - 5-Line

Size B - 4-Line or Less



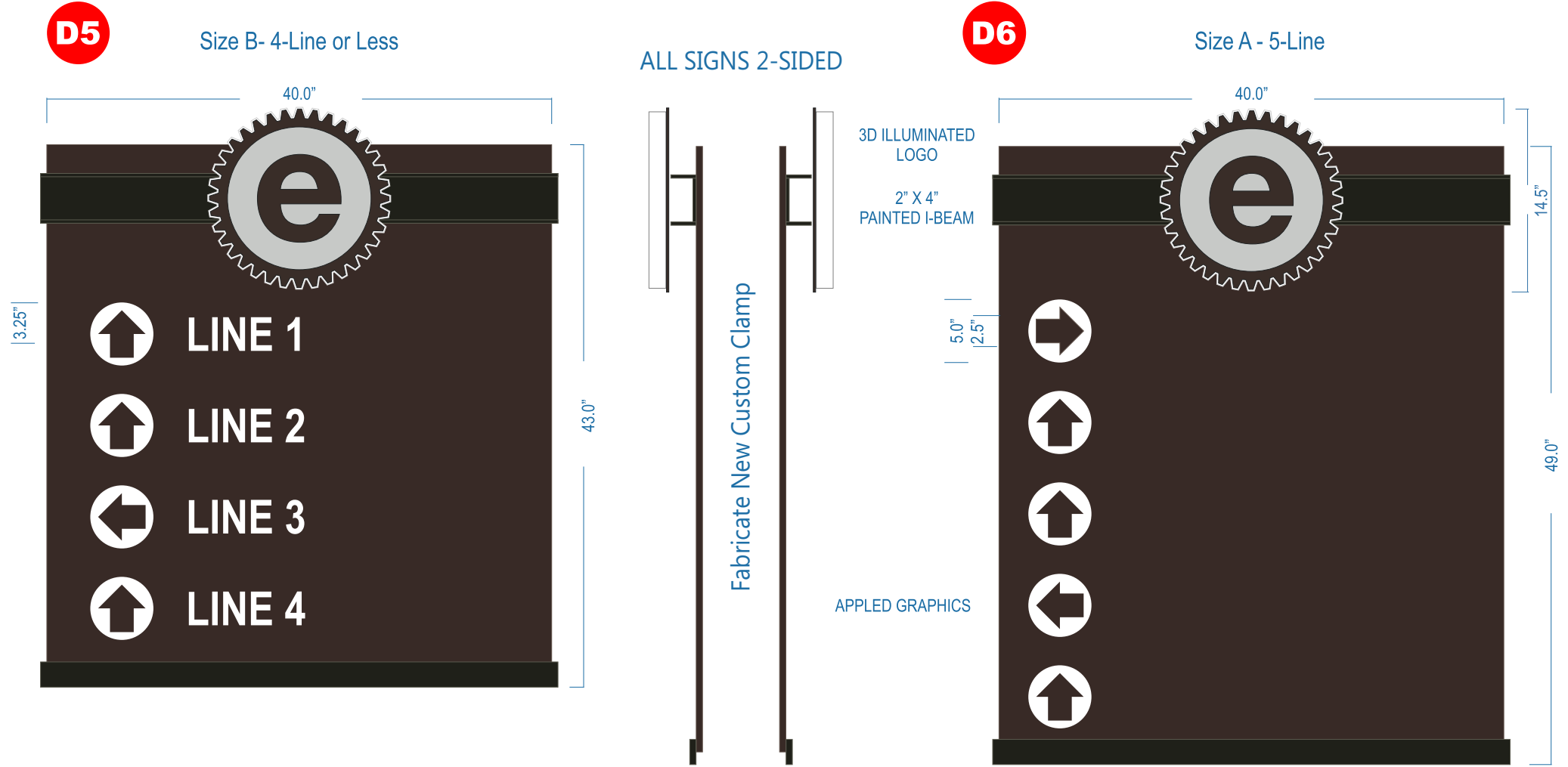
Directionals: D1 - D4

- Remove Top "e" and existing panels
- Revise to Existing Posts
- All = Reduction in Overall Size
- All are 2-Sided

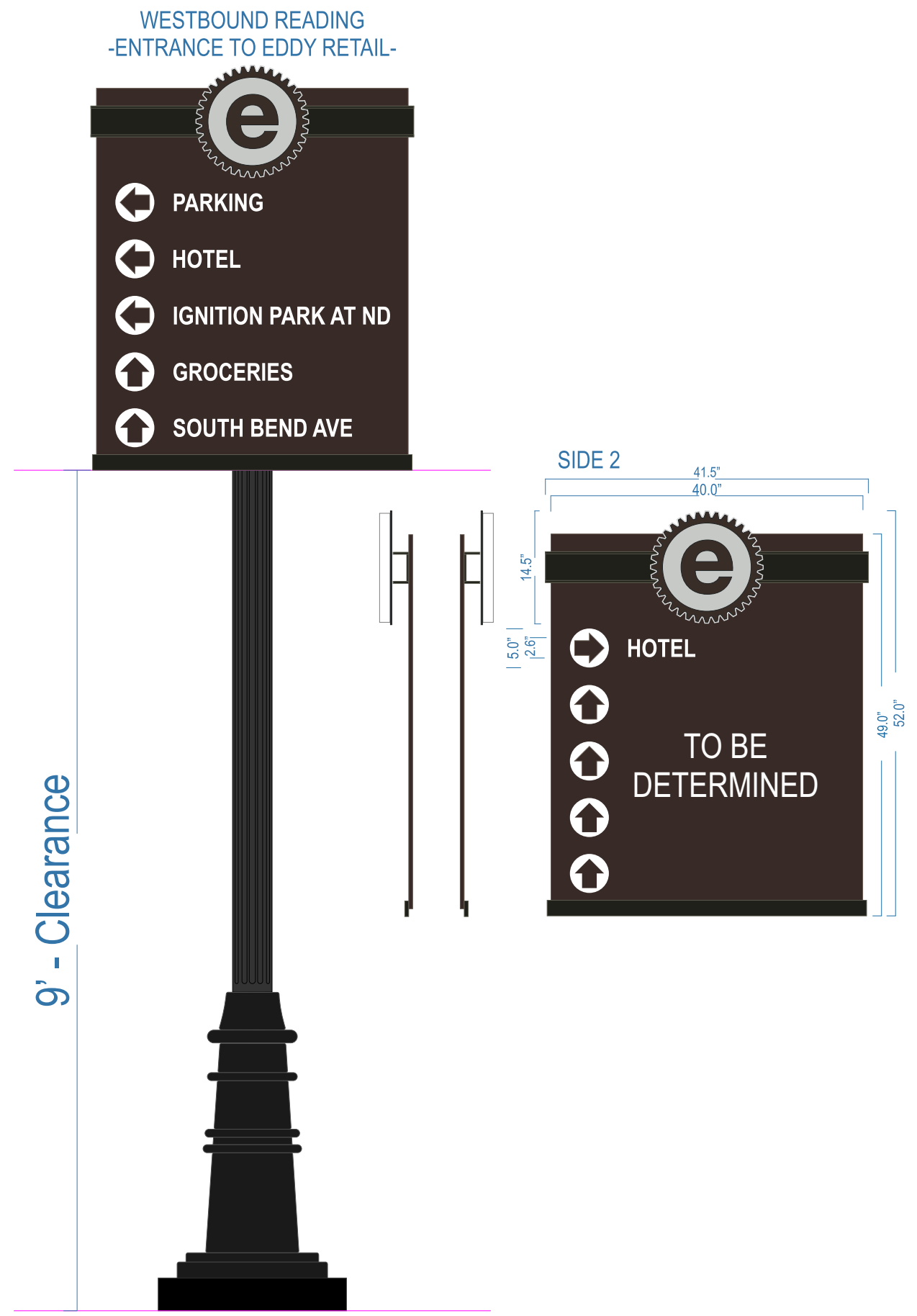
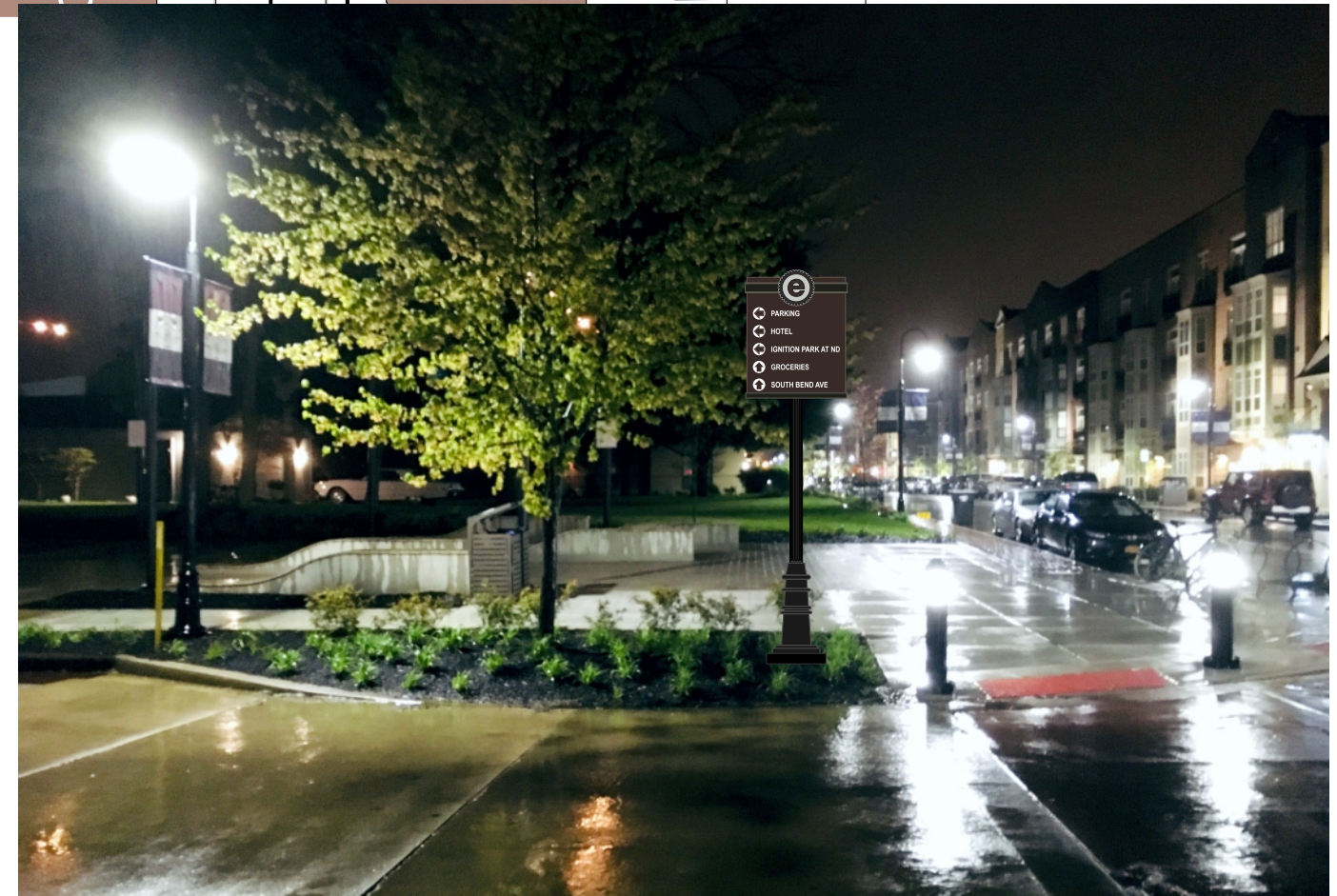
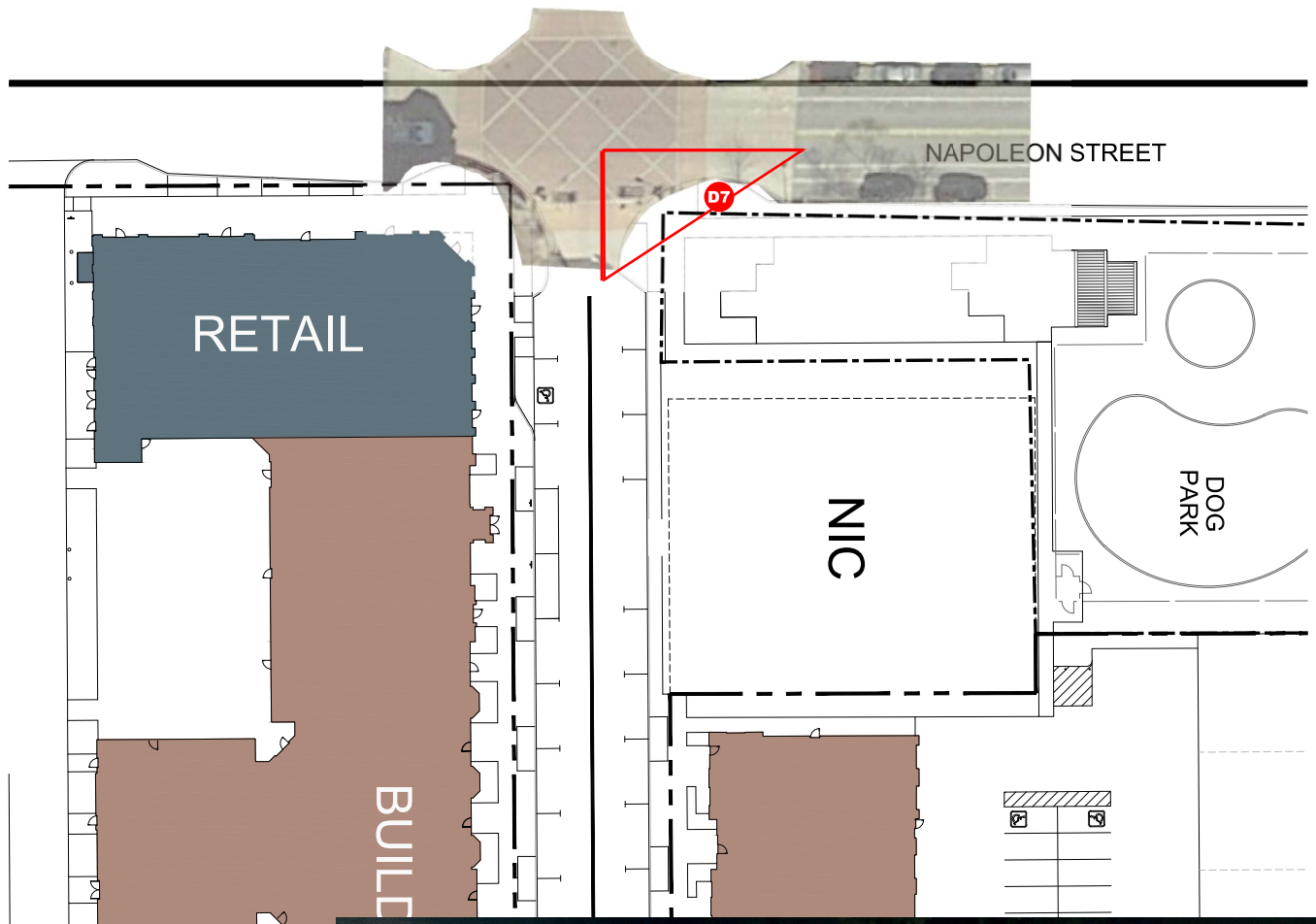
D5 **D6** & **D7** New Directional/Informational Signs to Match



Project Scope: (2) NEW - South (residential) Addition
 -5" Fluted Posts with Base(es) to Match Existing
 -New Design Directional Heads
 -J-Bolt/Concrete Foundations to Match Existing
 -D7 Detail Nest Page



D7 New Directional/Informational Signs to Match



A-1 - REPLACE

A1



Project Scope: Advertising Kiosks Existing

A1 - A3 - Advertising Kiosks

-Remove Existing - Replace w/ Video

A4 - Advertising Kiosk

-Removal Only

A-2 - REPLACE

A2



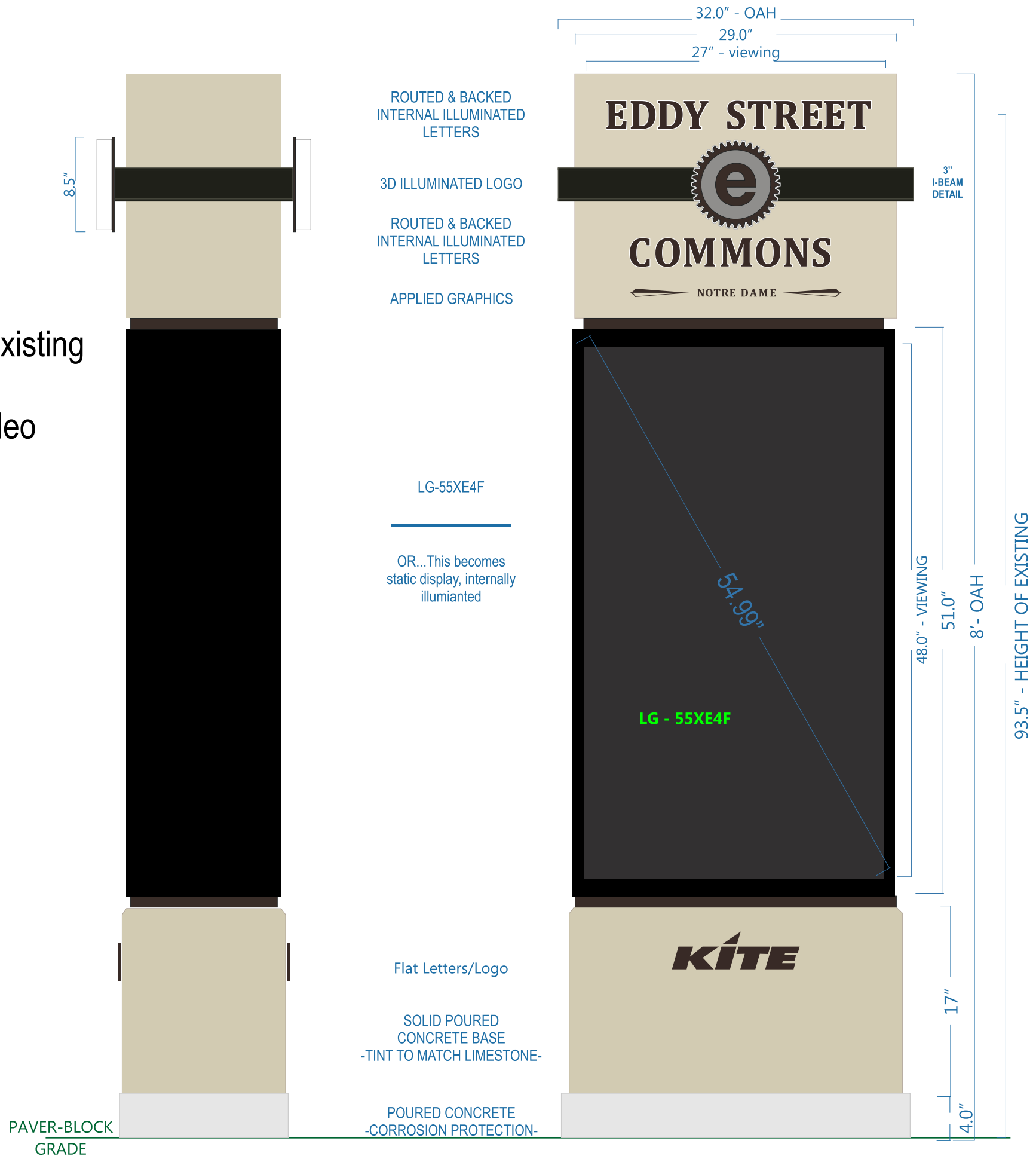
A-3 - REPLACE

A3

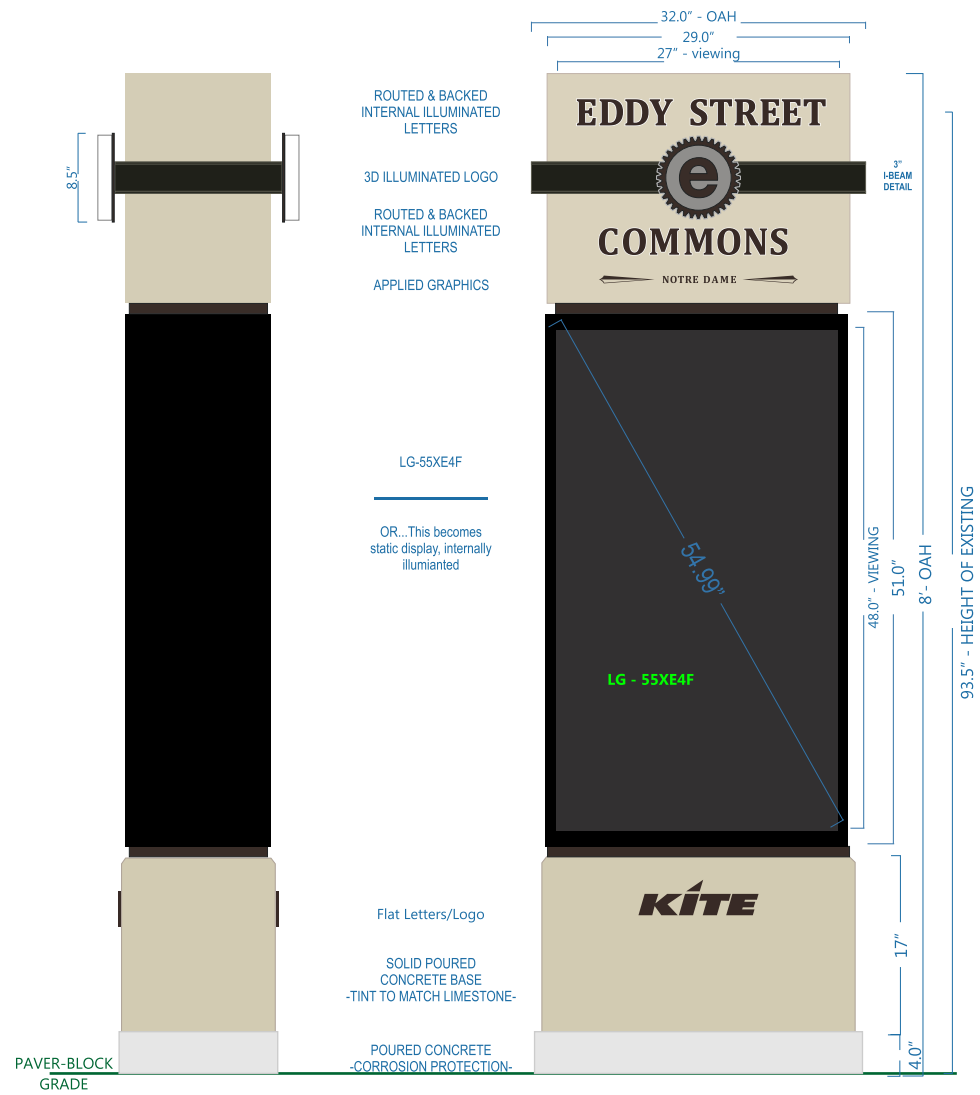


A-4 - REMOVE

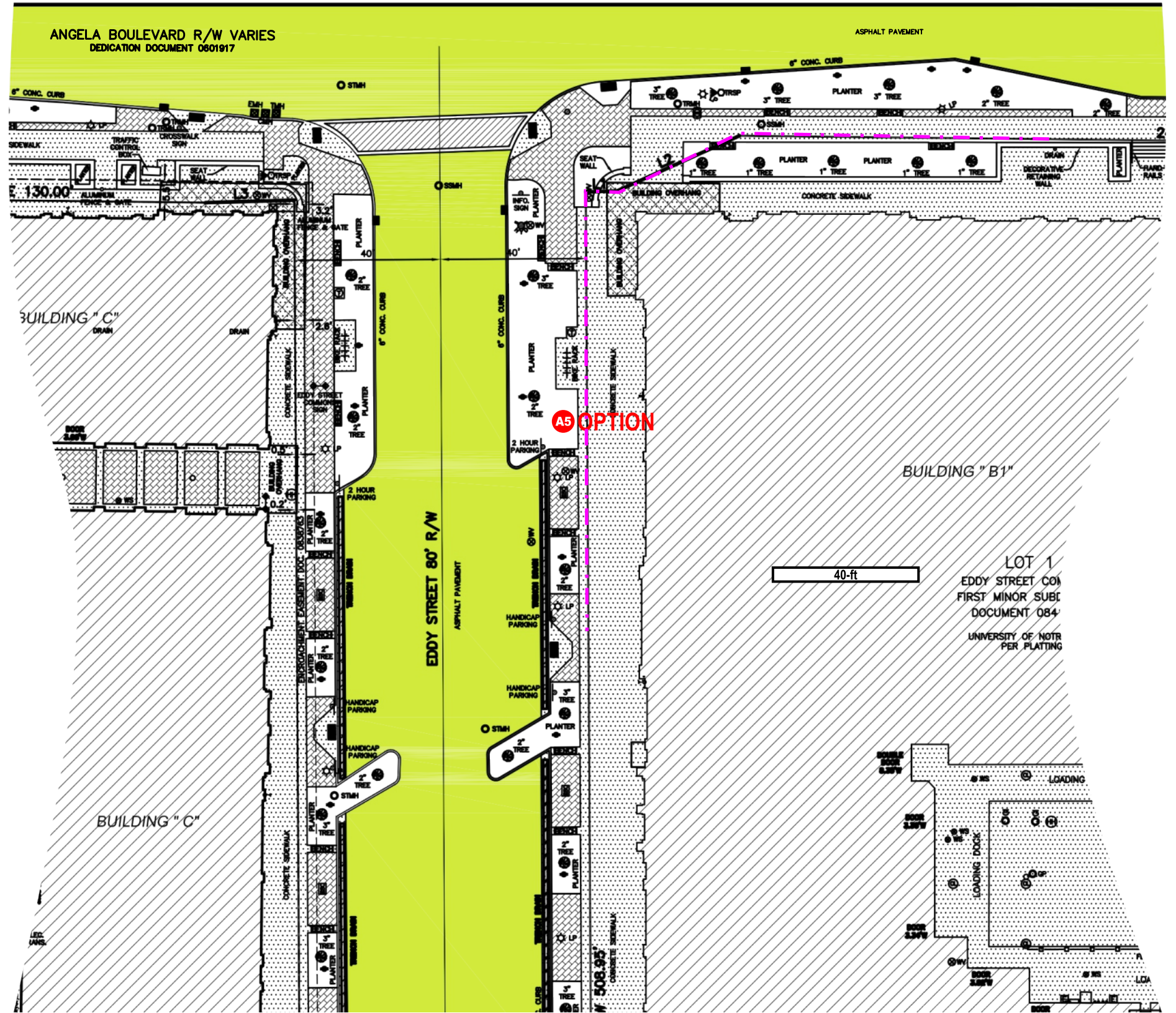
A4



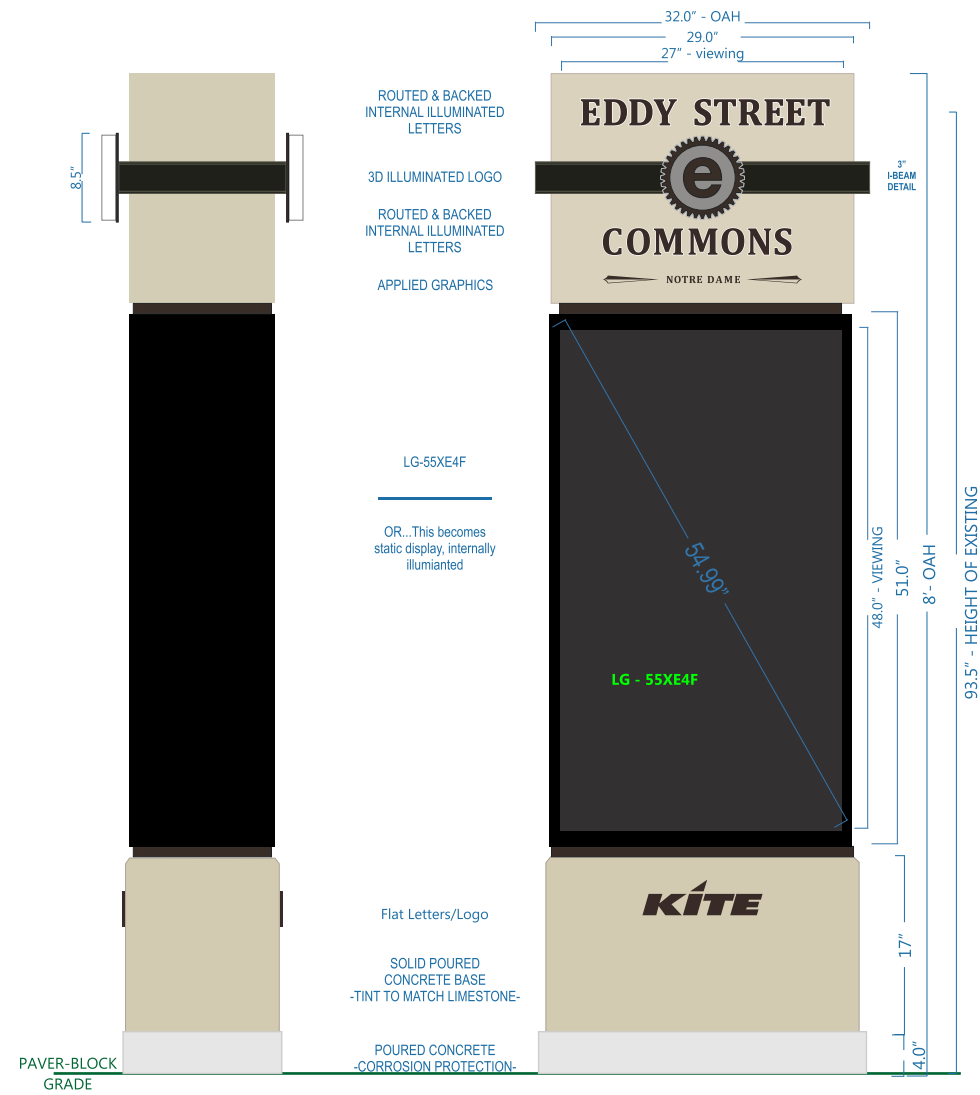
Project Scope: Add 4th Ad Kiosk



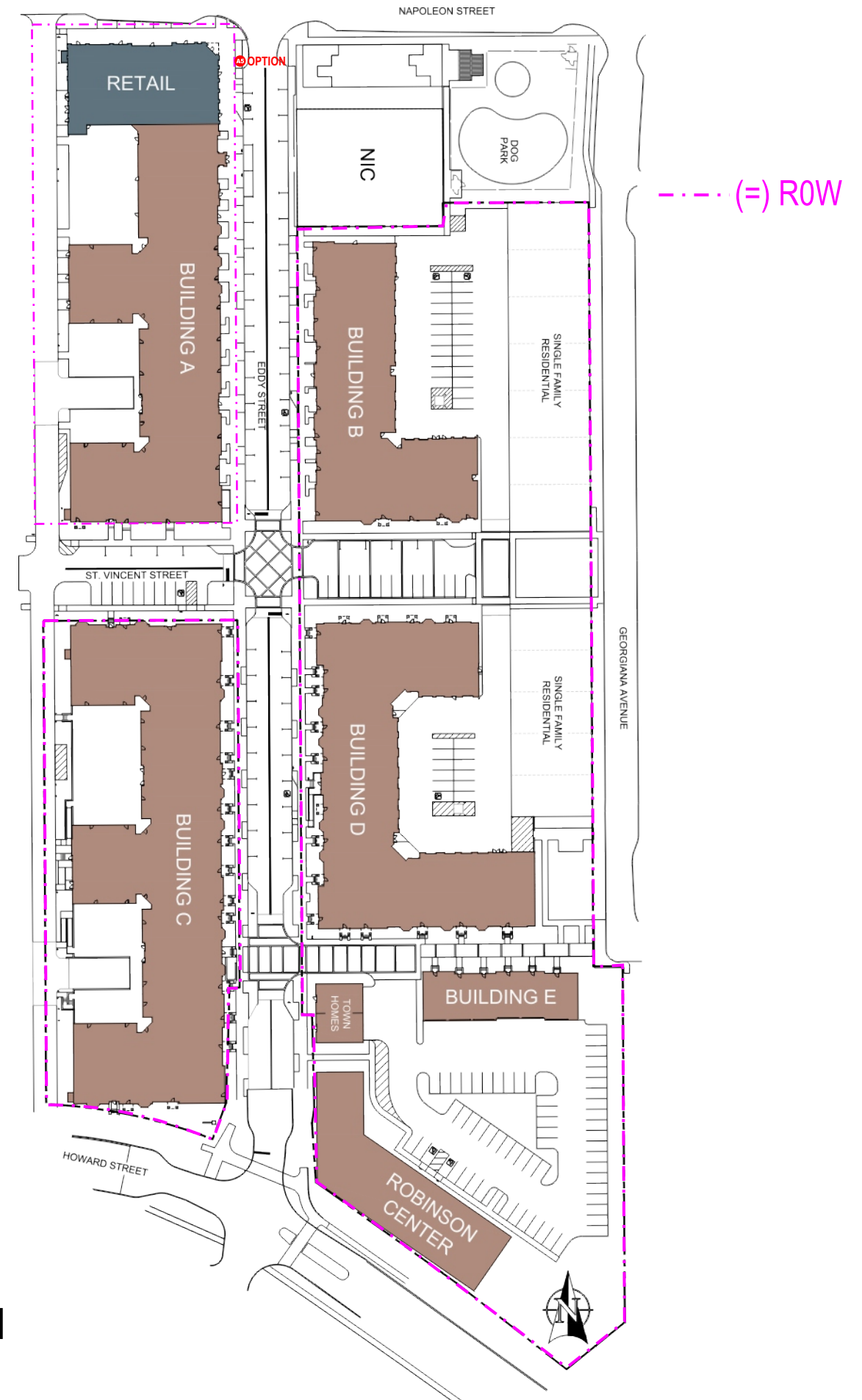
A5 - OPTIONAL SITE (HAMMES)



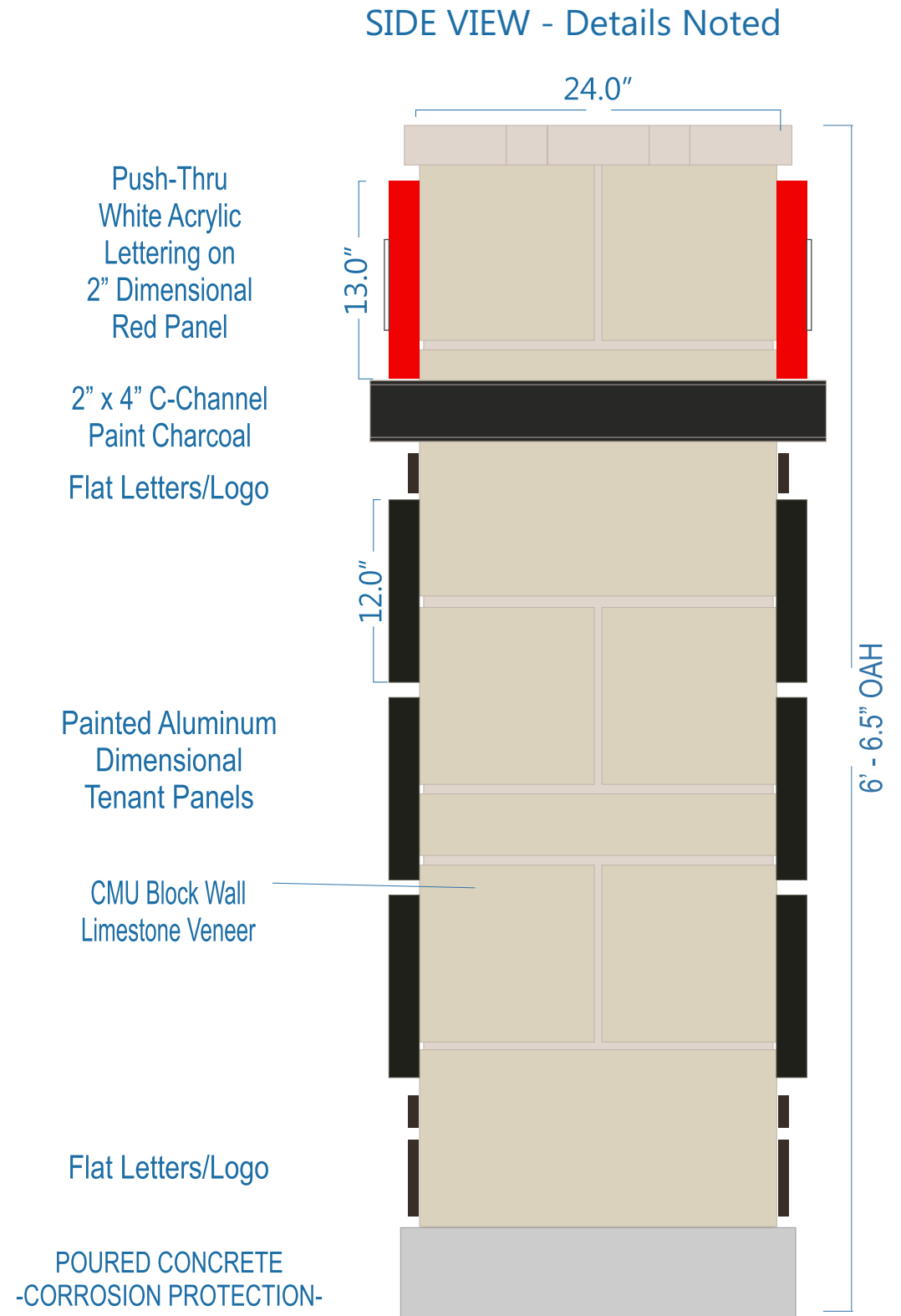
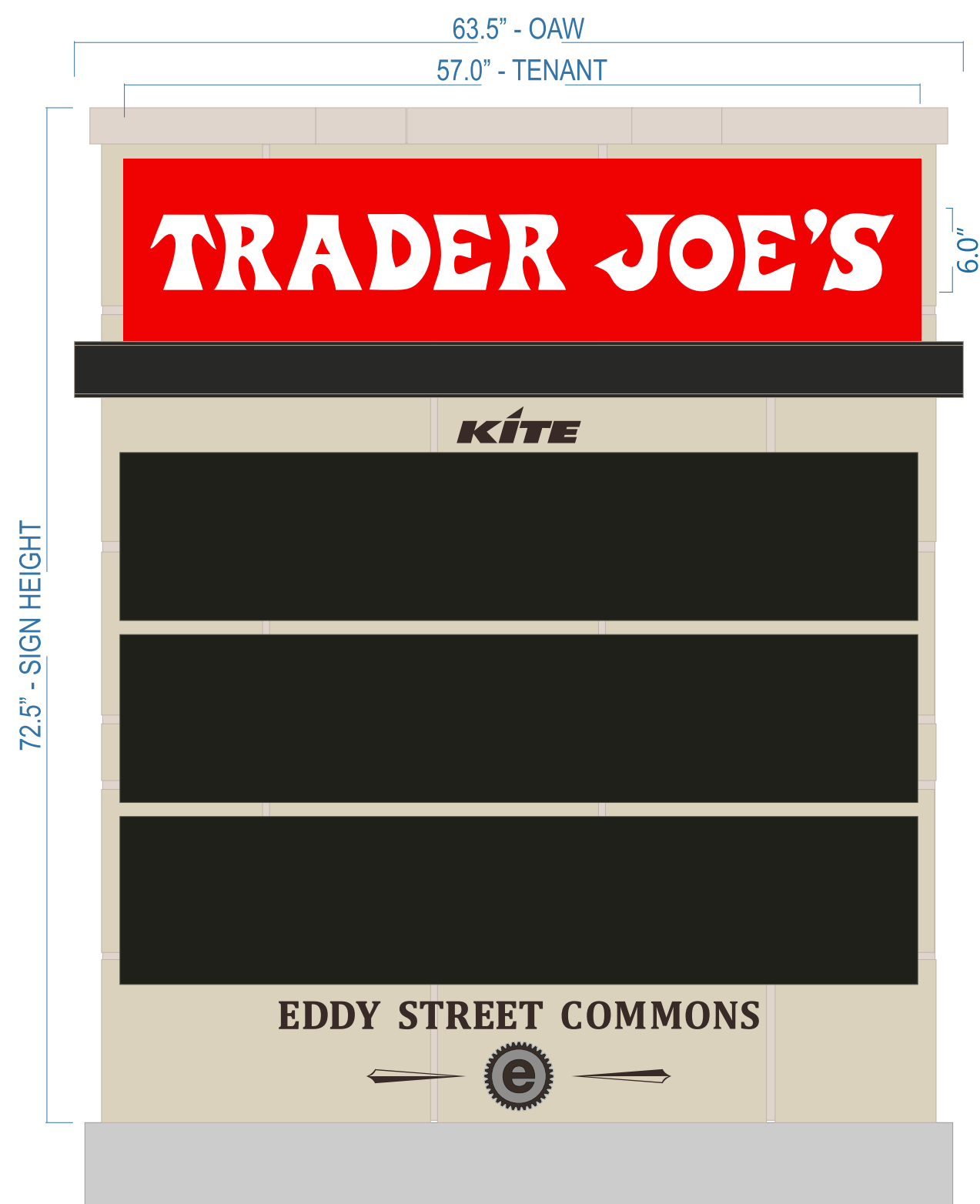
Project Scope: Add 4th Ad Kiosk



A5 - OPTIONAL SITE (SOUTH ADDITION RETAIL)

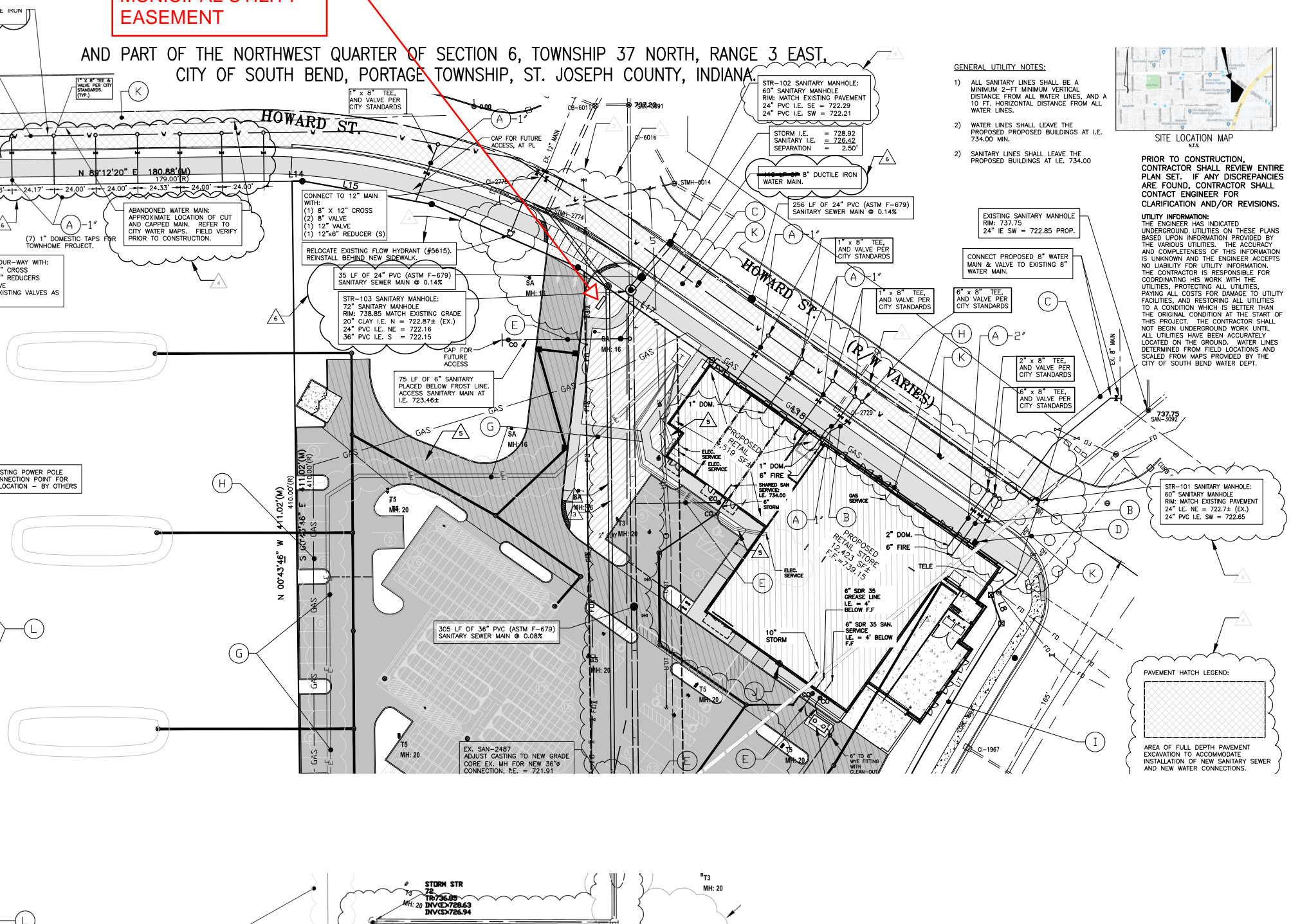


BIKE RACKS TO BE RE-LOCATED TO A SPOT COORDINATED WITH CITY ENGINEERING



**TRADER JOE'S
MONUMENT SIGN IN
MUNICIPAL UTILITY
EASEMENT**

AND PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 3 EAST,
CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.



GENERAL UTILITY NOTES:

- 1) ALL SANITARY LINES SHALL BE A MINIMUM 2'-FT MINIMUM VERTICAL DISTANCE FROM ALL WATER LINES, AND A 10 FT. HORIZONTAL DISTANCE FROM ALL WATER LINES.
- 2) WATER LINES SHALL LEAVE THE PROPOSED PROPOSED BUILDINGS AT I.E. 734.00 MIN.
- 2) SANITARY LINES SHALL LEAVE THE PROPOSED BUILDINGS AT I.E. 734.00.

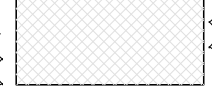


SITE LOCATION MAP

PRIOR TO CONSTRUCTION, CONTRACTOR SHALL REVIEW ENTIRE PLAN SET. IF ANY DISCREPANCIES ARE FOUND, CONTRACTOR SHALL CONTACT ENGINEER FOR CLARIFICATION AND/OR REVISIONS.

UTILITY INFORMATION:
THE ENGINEER HAS INDICATED UNDERGROUND UTILITIES ON THESE PLANS BASED UPON INFORMATION PROVIDED BY THE VARIOUS UTILITIES. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS UNKNOWN AND THE ENGINEER ACCEPTS NO LIABILITY FOR UTILITY INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING HIS WORK WITH THE UTILITIES, PROTECTING ALL UTILITIES, PAYING ALL COSTS FOR DAMAGE TO UTILITY FACILITIES, AND RESTORING ALL UTILITIES TO A CONDITION WHICH IS BETTER THAN THE ORIGINAL CONDITION AT THE START OF THIS PROJECT. THE CONTRACTOR SHALL NOT BEGIN UNDERGROUND WORK UNTIL ALL UTILITIES HAVE BEEN ACCURATELY LOCATED ON THE GROUND. WATER LINES DETERMINED FROM FIELD LOCATIONS AND SCALED FROM MAPS PROVIDED BY THE CITY OF SOUTH BEND WATER DEPT.

PAVEMENT HATCH LEGEND:



AREA OF FULL DEPTH PAVEMENT EXCAVATION TO ACCOMMODATE INSTALLATION OF NEW SANITARY SEWER AND NEW WATER CONNECTIONS.



(1) Arcus Advertising Kiosks:

- (a) Location: Kiosks may be located within the public right-of-way along Eddy Street or Angela Boulevard / Edison Road.
- (b) Number: A maximum of six (6) kiosks shall be permitted.
- (c) Number of Sides: Kiosks may contain up to four (4) sides.
- (d) Maximum Sign Surface Area: Shall not exceed 24 sq. ft. per side.

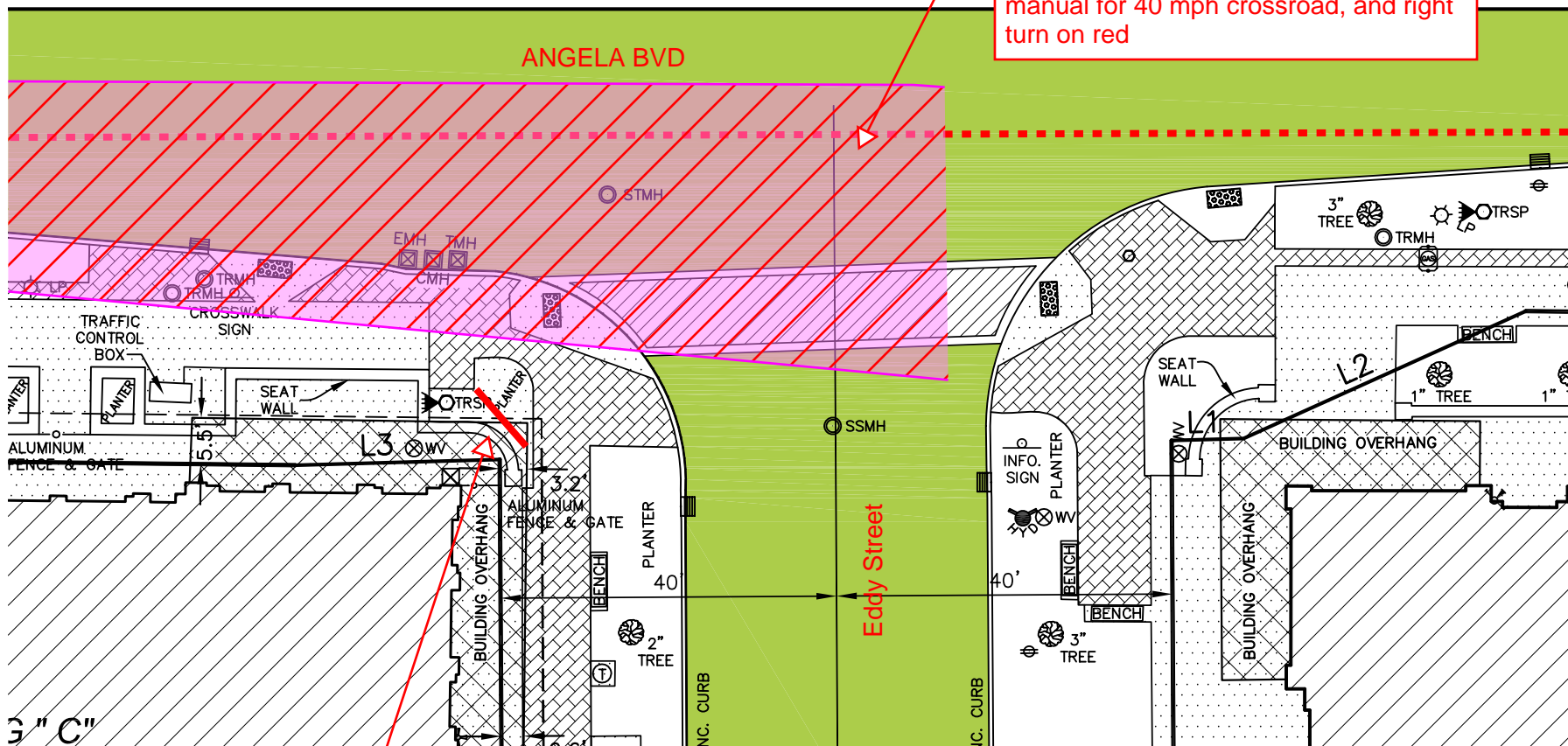
(2) Pole Mounted Wayfinding Signs:

- (a) Location: Pole Mounted Wayfinding Signs shall be located within the sidewalk area of the public right-of-way along Eddy Street, Angela Boulevard / Edison Road or Napoleon Street.
- (b) Number: A maximum of eight (8) Pole Mounted Wayfinding Signs shall be permitted.
- (c) Maximum Sign Surface Area: Shall not exceed 16 sq. ft. per side of each pole.

**INTERSECTION
SIGHT DISTANCE
EXHIBITS**

Intersection Sight Distance for Right Hand Turn at Eddy/Angela

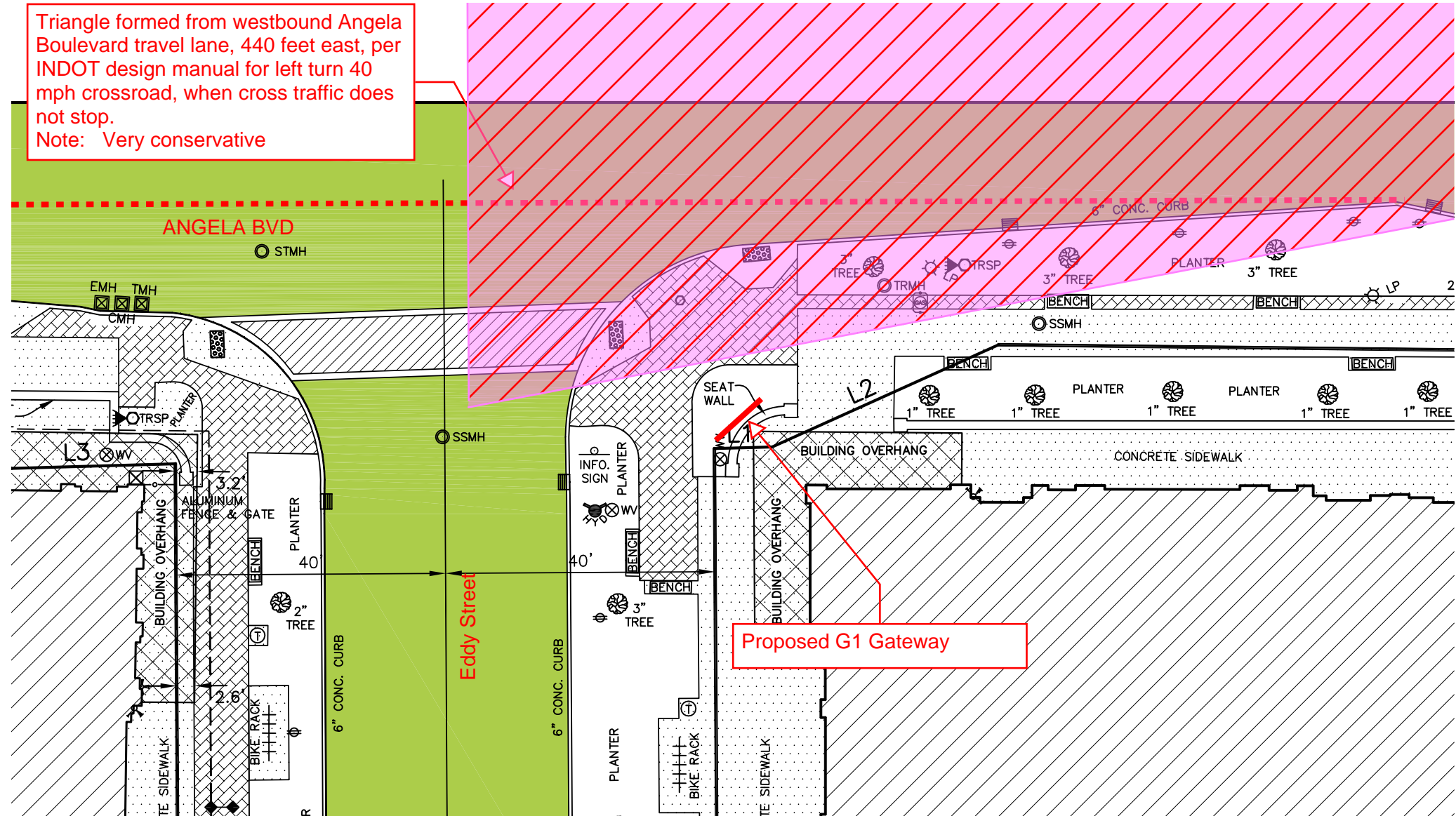
Triangle formed from the middle of eastbound Angela Boulevard travel lane, 385 feet west, per INDOT design manual for 40 mph crossroad, and right turn on red



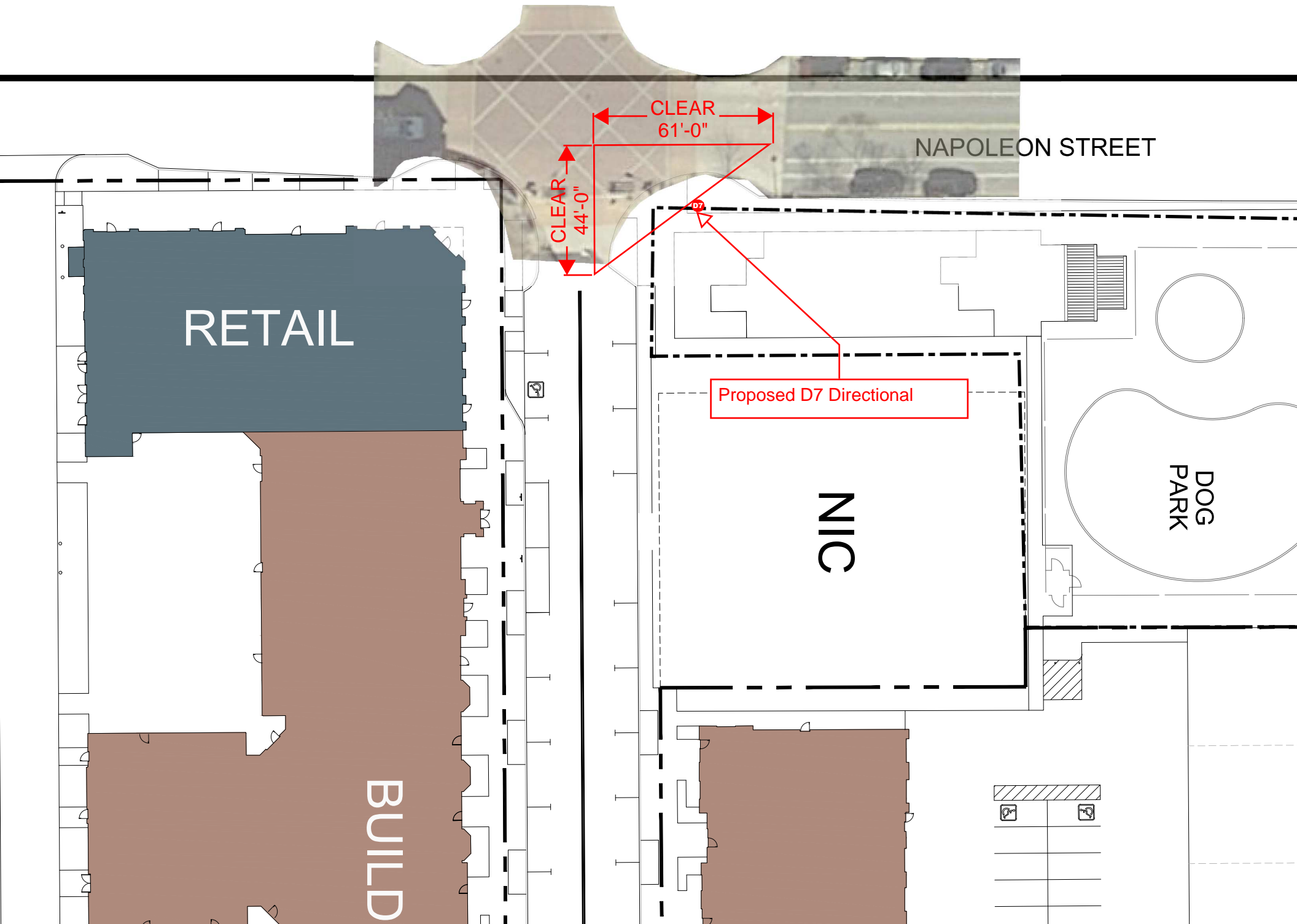
Proposed G2 Gateway

Intersection Sight Distance for Left Hand Turn at Eddy/Angela

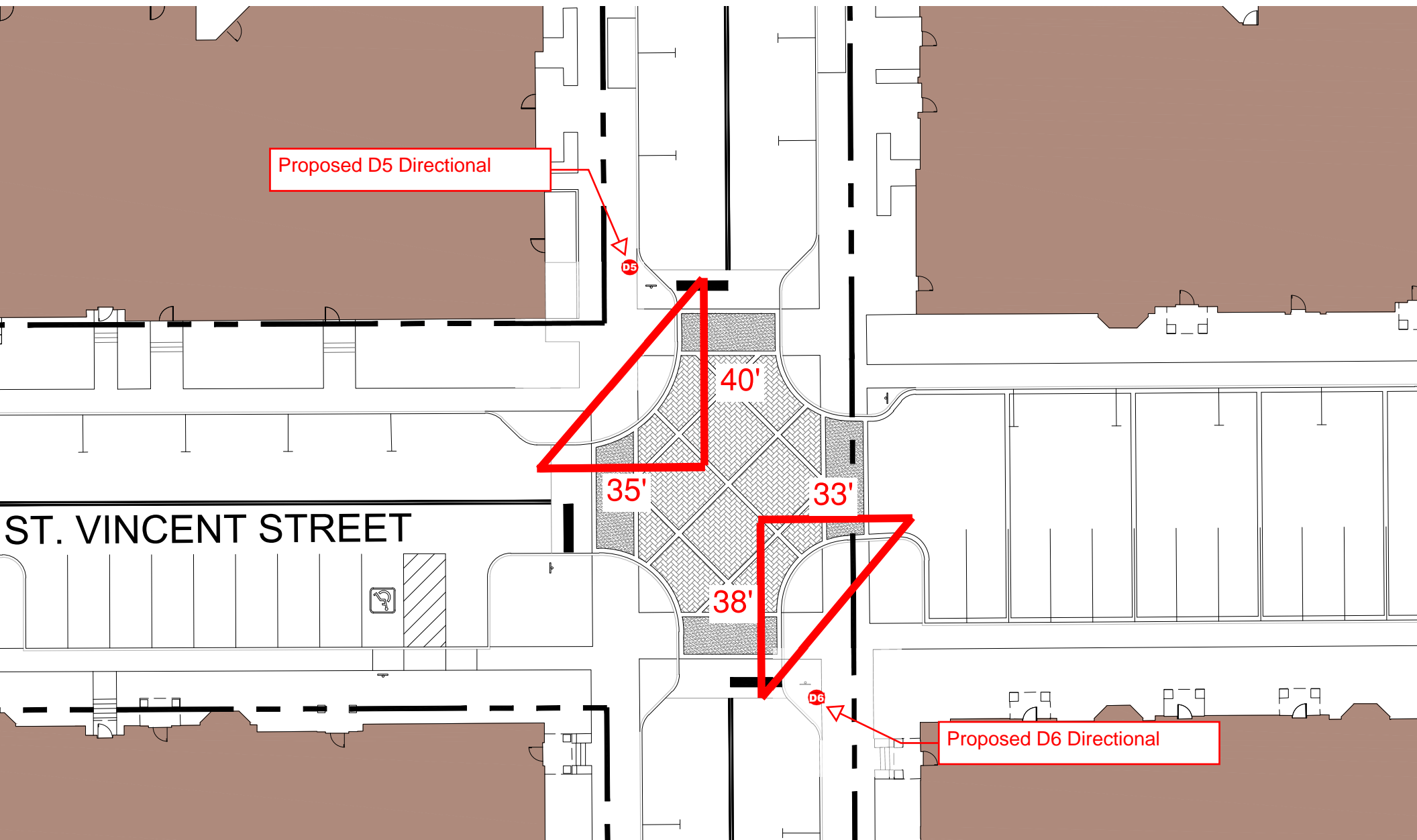
Triangle formed from westbound Angela Boulevard travel lane, 440 feet east, per INDOT design manual for left turn 40 mph crossroad, when cross traffic does not stop.
Note: Very conservative



Intersection Sight Distance at Eddy/Napoleon



Intersection Sight Distance at Eddy/Saint Vincent



46-10.04 Left Turn From the Major Road

Each location along the major road from which a vehicle is permitted to turn left across opposing traffic, including an intersection or drive, should have sufficient sight distance to accommodate the left-turn maneuver. A left-turning driver needs sufficient sight distance to decide when it is safe to turn left across the lanes used by opposing traffic. Sight distance design should be based on a left turn by a stopped vehicle, since a vehicle that turns left without stopping would need less sight distance. The sight distance along the major road to accommodate a left turn is the distance traversed at the design speed of the major road in the travel time for the design vehicle shown in Figure [46-10 I](#).

The figure also includes appropriate adjustment factors for the number of major-road lanes to be crossed by the turning vehicle. The unadjusted time gap shown in Figure [46-10 I](#) for a passenger car was used to develop the sight distance shown in Figure [46-10J](#).

If stopping sight distance has been provided continuously along the major road and if sight distance for stop control or yield control has been provided for each minor-road approach, sight distance will be adequate for a left turn from the major road.

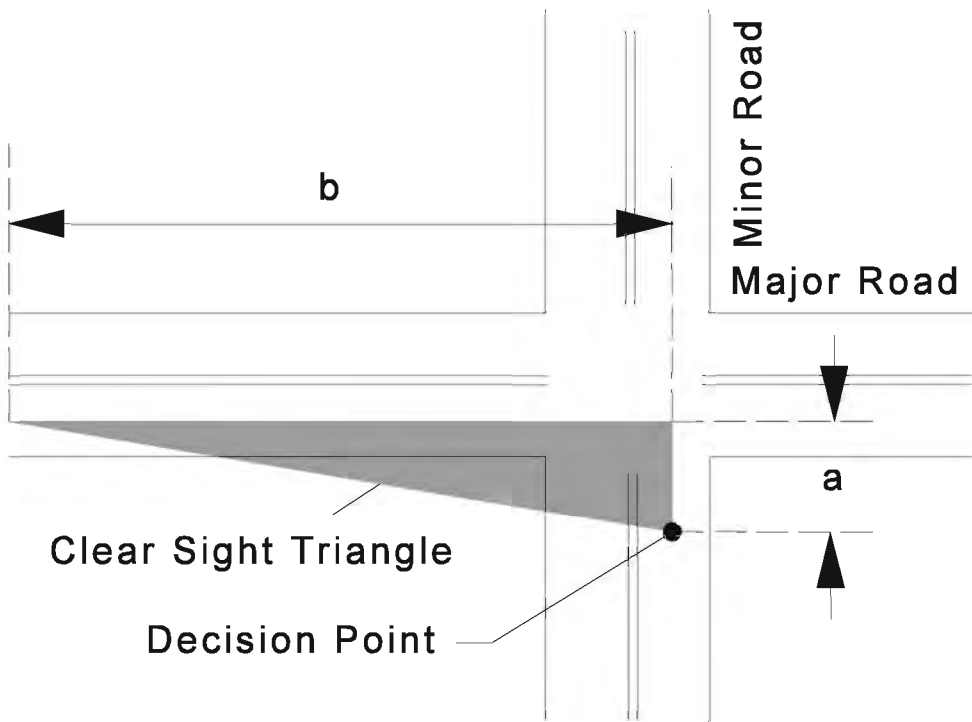
However, at a three-leg intersection located on or near a horizontal curve or crest vertical curve on the major road, the availability of adequate sight distance for a left turn from the major road should be checked. The availability of sight distance for a left turn from a divided highway should be checked because of the possibility of a sight obstruction in the median.

At a 4-leg intersection on a divided highway, an opposing vehicle turning left can block a driver's view of oncoming traffic. The designer should consider offsetting the opposing left-turn lanes and providing a left-turning driver with a better view of oncoming traffic.

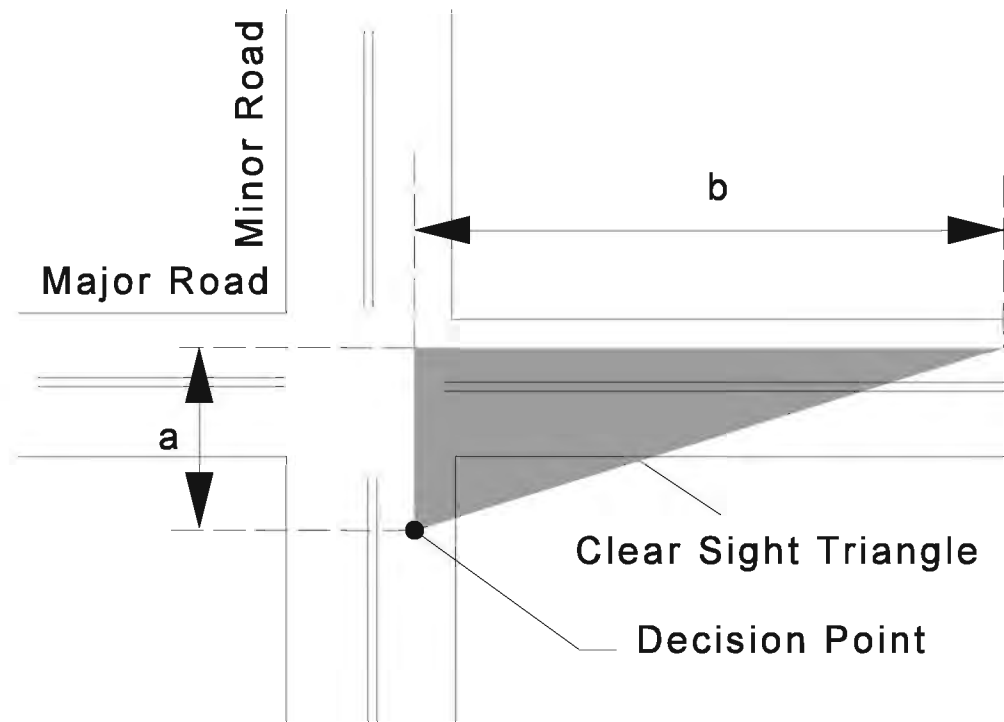
46-10.05 Signal-Controlled Intersection

If a vehicle is allowed to turn right on red, or left from a one-way street onto a one-way street, after stopping, the minimum ISD requirement shown in Figure [46-10H](#) will apply to a signalized intersection. If this criterion cannot be met, consideration should be given to prohibiting right-turn-on-red at the intersection. This determination will be based on a field investigation and will be determined as required for each intersection leg. Changing right-turn-on-red regulations at an intersection will require an official action by State or local officials.

If the signal is to be placed on two-way flashing operation (i.e., flashing yellow on the major-road approaches and flashing red on the minor-road approaches) during off-peak or nighttime conditions,



Clear Sight Triangle for Viewing
Traffic Approaching from the Left.



Clear Sight Triangle for Viewing
Traffic Approaching from the Right.

DEPARTURE SIGHT TRIANGLES

Figure 46-10F

Design Speed (mph)	Intersection Sight Distance For Passenger Car	
	Calculated (ft)	Design (ft)
15	143.3	145
20	191.1	195
25	238.9	240
30	286.7	290
35	334.4	335
40	382.2	385
45	430.0	430
50	477.8	480
55	525.5	530
60	573.3	575
65	621.1	625
70	668.9	670

Note: Intersection sight distance shown is for a stopped passenger car to turn right onto or cross a two-lane highway with no median and grades of 3% or flatter. For other conditions, the time gap should be adjusted and the required sight distance recalculated.

**INTERSECTION SIGHT DISTANCE FOR PASSENGER CAR
TO TURN RIGHT FROM A STOP OR TO MAKE A CROSSING MANEUVER**

Figure 46-10H

V_{major} (mph)	Passenger Car				Single-Unit Truck		Combination Truck	
	Local Road		Collector or Arterial		t_g (s)	ISD (ft)	t_g (s)	ISD (ft)
	t_g (s)	ISD (ft)	t_g (s)	ISD (ft)				
15	7.5	170	7.5	170	9.5	210	11.5	260
20	7.5	220	7.5	220	9.5	280	11.5	340
25	7.5	280	7.5	280	9.5	350	11.5	430
30	7.5	330	7.5	330	9.5	420	11.5	510
35	7.5	390	7.5	390	9.5	490	11.5	600
40	7.5	440	7.5	440	9.5	560	11.5	680
45	7.5	500	7.5	500	9.5	630	11.5	760
50	7.5	550	8.5	630	10.5	780	12.5	920
55	7.5	610	9.0	730	11.0	890	13.0	1060
60	7.5	670	9.5	840	11.5	1020	13.5	1190
65	7.5	720	10.0	960	12.0	1150	14.0	1340
70	7.5	780	10.0	1030	12.0	1240	14.0	1440

V_{major} = Design speed of major road

t_g = Time gap for minor road vehicle to enter major road

ISD = Intersection sight distance (length of leg of sight triangle along major road)

ISD is shown for a stopped vehicle to turn left onto a two-lane highway with approach grades of 3% or flatter. For other conditions, the time gap should be adjusted and the required ISD recalculated using the formula $ISD = 1.47 V_{major} t_g$.

For a left turn onto a two-way highway with more than two lanes, add 0.5 s for a passenger car, or 0.7 s for a truck for each additional lane from the left in excess of one, to be crossed by a turning vehicle.

For the minor-road approach, if its grade is an upgrade that is steeper than 3%, add 0.2 s for each percent grade for a left turn. The adjustment for the minor-road approach grade is required only if the rear wheels of the design vehicle would be on an upgrade steeper than 3%.

INTERSECTION SIGHT DISTANCE FOR STOP-CONTROLLED INTERSECTION

Figure 46-10G

Eddy Street Commons 2021 Signage Refresh Kiosks Overview

Overview

- In 2021, Eddy street commons will undergo a signage refresh to better accommodate visitor needs at the growing property and to further align the signage with the aesthetic of Eddy Street Commons and the surrounding area.
- As part of the 2021 Eddy Street Commons Signage Refresh, the existing marketing kiosks will be upgraded from the current printed static display format to a digital static display format.
- The kiosk design will shift from a metal structure to a limestone structure, to be more aesthetically in line with the property.

Brightness/Dimmability

- The displays will have a brightness capacity to ensure visibility during daytime.
- The displays are also dimmable, to ensure brightness is always at an appropriate level.

Messaging Approach

- The planned approach for kiosk messaging will be in line with the current approach of the existing kiosks:
 - Display messaging will show a mixture of Eddy Street-related content, university-related content, and branded advertising content (for entities both inside and outside of Eddy Street Commons).
- Kite Realty Group will screen and pre-approve any brand or entity that wishes to advertise on the kiosks (as is currently done with the printed displays):
 - Kite Realty Group will have the ability/right to decline any external advertising for any conflict of taste or interest.
 - Initial parameters will be outlined for types/categories of advertising that is prohibited.
 - In addition, Kite Realty Group will individually review all advertising before it appears on the displays.

Messaging Style

- The style of messaging to appear on the displays is a static image.
- Static messaging on the displays will be displayed for no less than 8 seconds at a time

Messaging/Advertising Agreement

- A formal agreement has not been executed, but we plan to have an advertising partner help coordinate messaging on the displays, as is done for the current kiosks in place on the property.



30 S. Meridian Street, Suite 1100
Indianapolis, IN 46204
317-577-5600
FAX 317-577-5605
kite Realty.com

April 28, 2021

City of South Bend Board of Public Works
227 West Jefferson
1316 County-City Building
South Bend, Indiana 46601

Re: **Eddy Street Commons Signage Rebrand
Revocable Encroachments**

To Whom It May Concern:

With the full opening of Phase II of Eddy Street Commons (ESC) in 2020 and the upcoming opening of Trader Joe's in Phase III later this year, Kite Realty Group would like to take this opportunity to refresh the signs that have now been installed throughout ESC for over a decade now, as well as add some additional signs in Phases II and III to tie the overall development together. In keeping consistent with the Eddy Street Commons PUD, some of these signs are located with the Eddy Street Right-of-Way.

The proposed signs are as follows:

- 1) Gateway signs – Kite would like to add two (2) signs identifying Eddy Street Commons at the corner of Eddy Street and Angela Boulevard. The signs will be in the landscaped areas in front of Hamme's and O'Rourke's, respectively. More details are below.
- 2) Directional Signs – There are four (4) existing directional signs in Eddy Street Commons, three of which are within the R/W. Please note that the Eddy Street Commons PUD calls for up to eight (8) of these signs to be located within the

- R/W. These signs are mounted on top of decorative poles. Kite would like update each of these signs, while leaving the poles in place, and add three (3) additional signs in Phase II of Eddy Street Commons.
- 3) Advertising Kiosks – The Eddy Street Commons PUD calls for up to six (6) advertising kiosks to be placed within the R/W of Eddy Street and/or Angela Boulevard. There are currently four signs installed. The existing signs are in poor condition and Kite would to replace these and modernize with digital advertising kiosks. The digital displays will be static, as City code requires, and will change no more often than City code allows.
- 4) Multi-tenant monument sign – This is a monument sign for Trader Joe’s and adjacent future retail tenants. The sign will not be in the R/W but is proposed within a municipal utility easement.

In conjunction with the above, Kite would like to formally request approval from the Board of Public Works for these signs. Following is a detailed description type and location of each encroachment into the City of South Bend R/W. Please find attached with this letter a site plan visually showing these signs, intersection sight triangles at applicable locations, and a section of the Eddy Street Commons PUD that describes the intent of the directional signs and advertising kiosks.

Thank you for your consideration of this request. Please feel free to contact me with any questions or concerns.

Sincerely,



Tony Halsey
Kite Realty Group
Attachments

Gateway Signs

- G1 This is a new sign located at the southeast corner of Eddy Street and Angela Boulevard. It straddles the R/W with a maximum encroachment of approximately 6.5'. It will replace the knee wall that is currently in the R/W at the corner of Hamme's Bookstore.
- G2 This is a new sign located at the southeast corner of Eddy Street and Angela Boulevard. It encroaches into the R/W between 3'-8.3'. It will be located in front of the knee wall at the corner of O'Rourke's in what is currently a landscaped area. The walkway for pedestrians to access the crosswalk signal will not be affected.

Directional Signs

- D1 This is an existing directional sign located on the east side of Eddy Street at the corner of Angela Boulevard. It encroaches 17.5' into the R/W, within the sidewalk. These directional signs were contemplated to be in the R/W in the original Eddy Street PUD. The sign is not moving, but the upper part of it is being updated.
- D2 This is an existing directional sign located on the east side of Eddy Street, north of the entrance to the parking garage. It encroaches 4.8' into the R/W, within the sidewalk. These directional signs were contemplated to be in the R/W in the original Eddy Street PUD. The sign is not moving, but the upper part of it is being updated.
- D3 This is an existing directional sign located on the west side of Eddy Street, just north of Napoleon. It encroaches 13.5' into the R/W, within the sidewalk. These directional signs were contemplated to be in the R/W in the original Eddy Street PUD. The sign is not moving, but the upper part of it is being updated.

- D4 Directional sign D4 is being updated along with the other directional signs but is on private property east of the parking garage and is not part of this submittal.
- D5 This is a new directional sign proposed at the northwest corner of Eddy Street and Saint Vincent Street, in Phase II of Eddy Street Commons. The sign will be located approximately 6.5' into the R/W, along the edge of the sidewalk.
- D6 This is a new directional sign proposed at the southeast corner of Eddy Street and Saint Vincent Street, in Phase II of Eddy Street Commons. The sign will be located approximately 7.5' into the R/W, in the landscape island adjacent to the sidewalk
- D7 This is a new directional sign proposed at the southeast corner of Eddy Street and Napoleon Boulevard, adjacent to the plaza built in Phase II of Eddy Street Commons. It will straddle the Napoleon R/W.

Advertising Kiosks

- A1 This is an advertising kiosk on the west side of Eddy Street that replaces an original advertising kiosk of the same size in the same location. It encroaches 8.9' into the R/W, and is located 51' south of the corner of Angela Boulevard R/W.
- A2 This is an advertising kiosk on the east side of Eddy Street that replaces an original advertising kiosk of the same size in the same location. It encroaches 9.25' into the R/W, and is located 239' south of the corner of Angela Boulevard R/W, and north of the entrance to the parking garage.
- A3 This is an advertising kiosk on the west side of Eddy Street that replaces an original advertising kiosk of the same size in the same location. It encroaches 9' into the R/W, and is located 319' south of the corner of Angela Boulevard R/W.

- A4 There is an existing advertising kiosk north of Brothers' outdoor dining area.
It will be removed and not replaced.
- A5 A fourth advertising kiosk is proposed in one of two places. Option 1 would be on the east side of Eddy Street, approximately 58' south of the Angela Boulevard, 9' into the R/W. Option 2 would be on the west side of Eddy Street, 26' south of the Napoleon Boulevard R/W, 5.3' into the R/W. Only one of the above two options is proposed.

Monument Sign

- TM A monument sign for Trader Joe's is proposed on the east side of the entrance drive off Howard Street. Even though the sign is proposed outside of the R/W on private property, the proposed location is within a municipal utility easement, so Kite would like to request a revocable encroachment for this sign.

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