

County-City Building 227 W. Jefferson Blvd. 1400S South Bend, IN 46601 (574) 235-7627 www.southbendin.gov/zoning

#### **AGENDA**

Tuesday, June 21, 2022 - 4:00 P.M.
County-City Building
Fourth-Floor Council Chambers
www.tinyurl.com/southbendplancommission

#### **PUBLIC HEARING:**

A. REZONINGS

1. **Location:** PROPERTY BOUND BY MCCARTNEY ST., KESSLER BLVD., AND KING ST. EXCEPT 1416 AND 1428 KESSLER PC#0102-22

Petitioner: TRANSFORMATION MINISTRIES INC

**Requested Action:** 

Rezoning: From U1 Urban Neighborhood 1 and I Industrial to NC

Neighborhood Center

Variance(s): 1) from the 60% minimum transparency to 0%

- B. MAJOR SUBDIVISIONS None for consideration
- C. <u>TEXT AMENDMENTS</u> None for consideration
- D. DEVELOPMENT PLAN
  - A RESOLUTION OF THE PLAN COMMISSION OF THE CITY OF SOUTH BEND, INDIANA, APPROVING AND ADOPTING THE NEAR WEST SIDE NEIGHBORHOOD PLAN

#### ITEMS NOT REQUIRING A PUBLIC HEARING:

#### A. MINOR SUBDIVISIONS

1. Name: DEV 2122/28 STATE ROAD 23 MINOR SUBDIVISION PC#0094-22

**Location:** South Side of State Road 23 Approximately 200' Southwest of

Ironwood Drive

2. Name: KINGDOM CAMPUS MINOR SUBDIVISION PC#0099-22

**Location:** NORTHEAST CORNER OF N. CUSHING STREET AND W.

PIERCE STREET

3. Name: MUESSEL'S FIRST ADDITION, NEAR NORTHWEST

NEIGHBORHOOD MINOR SUBDIVISION PC#0101-22

**Location:** East Side of N. Sherman Avenue Approximately 70' South of W.

California Avenue

- B. FINDINGS OF FACT None for consideration
- C. UPDATES FROM STAFF
- D. MINUTES
- E. ADJOURNMENT

#### **Property Information**

Location: PROPERTY BOUND BY MCCARTNEY ST., KESSLER BLVD., AND KING ST.

EXCEPT 1416 AND 1428 KESSLER

Owner: TRANSFORMATION MINISTRIES INC and EXPANDED METAL COMPANY OF

**INDIANA LLC** 

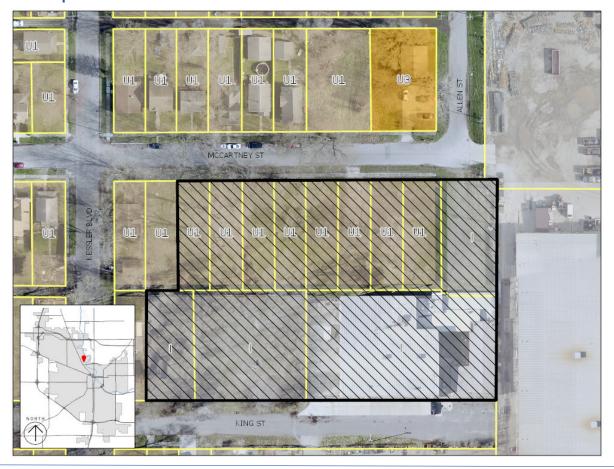
#### **Requested Action**

Rezone from U1 Urban Neighborhood 1 and I Industrial to NC Neighborhood Center Variance(s): 1) from the 60% minimum transparency to 0%

#### **Project Summary**

Request to rezone the properties from U1 Urban Neighborhood 1 and I Industrial to NC Neighborhood Center to create a unified zoning for the development of the adjacent lot to the south.

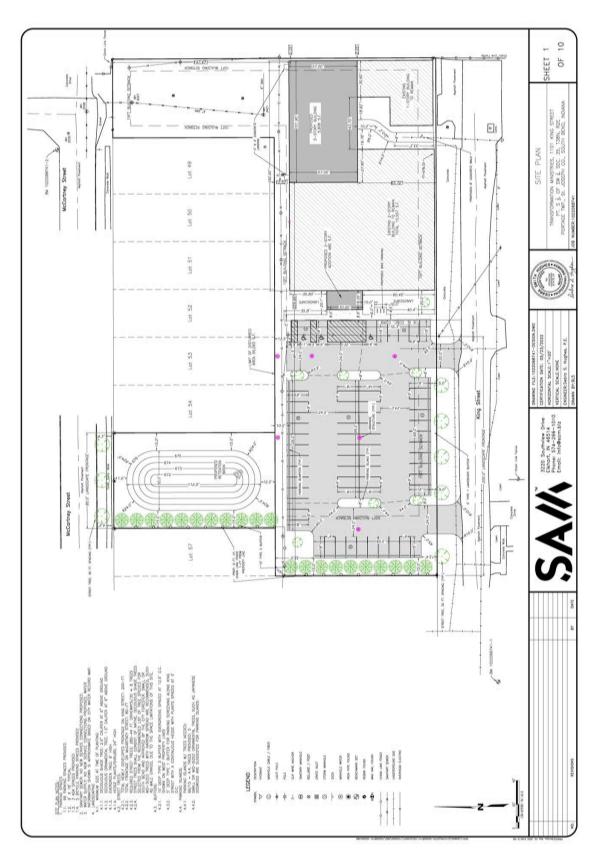
#### **Location Map**



#### Recommendation

**Staff Recommendation:** Based on the information available prior to the public hearing, the staff recommends the Commission approve the variance as request. The staff recommends the Commission forward the rezoning to the Common Council with a favorable recommendation, subject to providing a 15' setback on the west side of Lot 47.

#### **Proposed Site Plan**



#### Site & Context

#### Land Uses and Zoning:

On site: On site is a vacant industrial building and several vacant lots.

North: To the North across McCartney, are single-family homes zoned U1 Urban

Neighborhood 1

East: To the east is a large industrial property zoned I Industrial District

South: To the South, across King Street, is an industrial complex and single-family homes

zoned I Industrial and U1 Urban Neighborhood 1

West: To the west are single-family homes zoned U1 Urban Neighborhood 1

#### **District Intent:**

The NC District is established to promote higher intensity, urban neighborhood centers, typically located near the intersection of major streets, in core and outlying areas of the City that are well connected to surrounding neighborhoods.

#### **Site Plan Description:**

The proposed site plan includes the rehabilitation of the existing industrial buildings to a community center. Some minor building additions will be completed with the project. A parking lot and the associated drainage will be developed to the west of the existing building.

#### **Zoning and Land Use History and Trends:**

This area was developed as an industrial site that was served by the Coal Line Railroad. Historically, the south side of McCartney Street was occupied by small residential dwellings. These homes were acquired and demolished by the industrial users over the years in order to have a buffer between the heavy industrial use and the core of the neighborhood.

#### **Traffic and Transportation Considerations:**

McCartney Street and King Street are 2 lane roads with on-street parking.

#### **Agency Comments**

#### **Agency Comments:**

There are no agency comments at this time.

#### **Staff Comments:**

The alleys on this block were recently vacated to facilitate the development. All zoning and engineering standards will need to be brought into conformance.

#### **Criteria for Decision Making**

#### Rezoning

#### Per State Law, the Plan Commission and Common Council shall pay reasonable regard to:

#### 1. Comprehensive Plan:

#### **Policy Plan:**

The petition is consistent with City Plan (2006) Policy ED 1.2 Encourage the reuse of abandoned and underutilized land and structures.

#### Land Use Plan:

The future landuse plan shows this area as light industrial.

#### Plan Implementation/Other Plans:

There are no other plans for this area.

#### 2. Current Conditions and Character:

The current character of the area is a mix of residential properties, vacant land and industrial uses in close proximity to a commercial corridor along Portage Avenue.

#### 3. Most Desirable Use:

The most desirable use is one that allows for the reuse of the building in a manner that is compatible with the surrounding residential area.

#### 4. Conservation of Property Values:

The proposed rezoning should not negatively impact the surrounding properties. Downzoning the portion of the site that is currently zoned I Industrial should help protect the use and value of the surrounding properties by limiting the intensity of the use.

#### 5. Responsible Development and Growth:

It is responsible growth and development to redevelop the existing building for a use that can serve the neighborhood and surrounding area.

#### Variance(s)

#### The petitioner is seeking the following variance(s):

1) from the 60% minimum transparency to 0%

State statutes and the Zoning Ordinance require that certain standards must be met before a variance can be approved. The standards and their justifications are as follows:

(1) The approval will not be injurious to the public health, safety, morals and general welfare of the community.

The variance to reduce the amount of transparency in this location will not affect the health, safety or general welfare of the community. The site is isolated at the end of a dead-end street. The site is a former industrial building in which transparency wouldn't be required.

(2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

The change in transparency should not affect the use or value of the adjacent properties. The property is at the end of a dead-end street with the property immediately across from this building being zoned Industrial.

(3) The strict application of the terms of this Chapter would result in practical difficulties in the use of the property.

Strict application of the Ordinance would limit the interior use of the building and require windows that would overlook an industrial site.

(4) The variance granted is the minimum necessary.

This is an adaptive reuse of an industrial area. The portion of the building adjacent to the street will be the gym. The west side of the building will have improvements that incorporate more windows and activity.

(5) The variance granted does not correct a hardship caused by a former or current owner of the property.

The dead-end street and location across from industrial are hardships not created by the property owner.

#### **Analysis & Recommendation**

**Commitments:** There are no written commitments proposed for this property.

**Analysis:** Rezoning the property to NC Neighborhood Center will allow for the adaptive reuse of a former industrial building. The property is uniquely situated at the end of a dead-end street adjacent to a large industrial property. Developing the site as a community center will serve as an asset to the neighborhood.

**Recommendation:** Based on the information available prior to the public hearing, the staff recommends the Commission approve the variance as request. The staff recommends the Commission forward the rezoning to the Common Council with a favorable recommendation, subject to providing a 15' setback on the west side of Lot 47.

#### **Requested Action**

A RESOLUTION OF THE PLAN COMMISSION OF THE CITY OF SOUTH BEND, INDIANA, APPROVING AND ADOPTING THE NEAR WEST SIDE NEIGHBORHOOD PLAN

#### **Project Summary**

The Near West Side Neighborhood plan area is roughly bounded by Washington Street and LaSalle Avenue on the north, William Street on the east, and railroad tracks on the south and west.

The City of South Bend developed this plan through a process that engaged residents, businesses, institutions, government agencies, and other neighborhood stake holders. The planning process included online surveys, key stake holder interviews, in-person and virtual workshops that gathered critical information about the Near West Side Neighborhood's existing conditions, needs, and opportunities. This engagement provided the basis for this plan. During the planning process, the City provided updates to the neighborhood organization, and Common Council. The Neighborhood Plan contains a list of Near West Side Neighborhood project ideas which may be pursued by the City, nonprofit organizations, and the private sector over the next 20 years. The timing and scale of each project will be subject to funding and additional community engagement. Projects may change as the neighborhood and city evolves. The plan includes proposed streetscape improvements, bicycle and pedestrian infrastructure, redevelopment of vacant lots, development of a neighborhood park, and updates to the zoning map and an implementation matrix for proposed action items and projects.

#### Recommendation

**Staff Recommendation:** Based on the information available prior to the public hearing, the Staff recommends the Commission approve the resolution.

## A RESOLUTION OF THE PLAN COMMISSION OF THE CITY OF SOUTH BEND, INDIANA, APPROVING AND ADOPTING THE NEAR WEST SIDE NEIGHBORHOOD PLAN

**WHEREAS,** the City of South Bend, Indiana, recognizes the need to improve and revitalize the Near West Side neighborhood through strategic planning; and

**WHEREAS**, the South Bend Plan Commission is empowered to prepare, approve, and certify a Comprehensive Plan for its area of jurisdiction by the provisions of Indiana Code, Section 36-7-4-500 *et. seq.* entitled "500 Series – Comprehensive Plan"; and

**WHEREAS,** in 2006, City Plan, the Comprehensive Plan for South Bend, was adopted by the Area Plan Commission of South Bend-St. Joseph County and the Common Council of the City of South Bend pursuant to the provisions of Indiana Code 36-7-4-500 *et. seq.* as a statement of policy for the land use development of the jurisdiction; and

WHEREAS, Policy LU 1.1 of City Plan is to pursue the development of area-specific plans; and

**WHEREAS**, the Near West Side Neighborhood Plan is a strategic revitalization plan that was created with input from a variety of stakeholders, including residents and property owners, and area businesses and other organizations; and

**WHEREAS,** the Near West Side Neighborhood Plan contains revitalization strategies, detailed land use and zoning plans for the development of the area, and a strategic implementation matrix, all with public and private sector investment opportunities; and

WHEREAS, the South Bend Plan Commission and the legislative body in preparing and considering land use proposals, are tasked under Indiana Code 36-7-4-603 to pay reasonable regard to: (1) the comprehensive plan; (2) current conditions and the character of current structures and uses in each district; (3) the most desirable use for which the land in each district is adapted; (4) the conservation of property values throughout the jurisdiction; and (5) responsible development and growth; and

**WHEREAS**, the South Bend Plan Commission has reviewed the land use development and potential future development of the Near West Side Neighborhood as defined by the Near West Side Neighborhood Plan.

#### **NOW, THEREFORE, BE IT RESOLVED** by the South Bend Plan Commission as follows:

- 1. That the Near West Side Neighborhood Plan, which is attached to and made a part of this Resolution, is approved as the land use policy for the future land use development of the area considered and is submitted to the South Bend Common Council for their consideration and action.
- 2. That the Near West Side Neighborhood Plan conforms to the plan of development for the City.
- 3. That the Near West Side Neighborhood Plan is in all respects approved, certified, ratified and confirmed.

the minutes of this public meeting.	hereby directed to file a c	copy of the Plan with
5. That this Resolution shall be in full force and Bend Plan Commission.	effect from and after its a	doption by the South
Passed by the South Bend Plan Commission this	day of	, 2022.
	Scott Ford, President South Bend Plan Commission	
ATTEST:		
Angela M. Smith, Secretary of the Commission		
South Bend Plan Commission		



# Near West Side Neighborhood Plan Draft June 10 2022 2022



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- Preserve Historic Character
- Built Form & Zoning

# **Acknowledgments**

James Mueller, Mayor of City of South Bend Canneth Lee, City Council Member, 1st District Henry Davis Jr., City Council Member, 2nd District

Special thanks to all the residents, area organizations and institutions that shared their thoughts and vision for the future of the Near West Side Neighborhood.

#### **Department of Community Investment**

Tim Corcoran, Director of Planning and Community Resources Michael Divita, Principal Planner Chris Dressel, Senior Planner Andrew Netter, Senior Planner Angela Rose, Senior Planner

## **Planning Consultants**

McNicholas Architects | MGLM





## What is a Plan?

A neighborhood plan is a shared statement about the desired long-term future for that area and a strategy to reach those goals. Developed through a public engagement process, a plan is a guide for:

- Making decisions about what kind of development and services are appropriate,
- How resources should be allocated, and
- How issues residents, business and property owners, and others in the neighborhood are concerned about should be addressed.

Created in the context of the needs and priorities of the larger region, a neighborhood plan focuses on assets and challenges unique to that specific area. Neighborhood plans seek to create a more livable urban place that is attractive, healthy, equitable, and sustainable for current and future generations.

## What does it include?

Neighborhood plans typically identify strategies to be implemented over the next 20+ years for the following topics:

- · Public facilities and infrastructure (including parks, streets, sidewalks, bicycle facilities, lighting, and utilities),
- Housing (types, condition, and affordability),
- · Zoning (building types and design, density, and locations for residential, commercial, industrial, and mixed-use development), and
- · Other matters important to the neighborhood.

#### Who is it for?

- Neighborhood residents will use the plan to understand proposed initiatives in the short, medium, and long terms.
- Developers, builders, and other individuals will use the plan to help determine the type, scale, intensity, and location of projects.
- Public officials and community leaders will use the plan to direct funding and to make decisions on zoning issues.
- City staff will use the plan to understand key neighborhood issues and as a guide to implementing priority projects and initiatives.

## How is it used?

A neighborhood plan provides a broad framework for future initiatives, and it serves as a starting point for more detailed planning and public engagement as individual projects are pursued. A plan will continually evolve to meet the changing needs and context of the community.

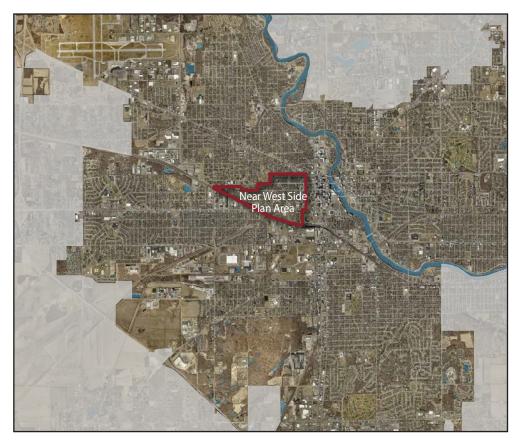
The maps, diagrams, photographs, and other graphics presented within a neighborhood plan are illustrations of its key features. These images are not intended to represent the exact results expected from the implementation of the plan, but they provide a general representation of the desired building types, land use, infrastructure, and other elements that the plan establishes.

The specific scope, final form, and timing of neighborhood plan initiatives will depend on market demand, the interest of private organizations and individuals, available resources, and direction from further public engagement.

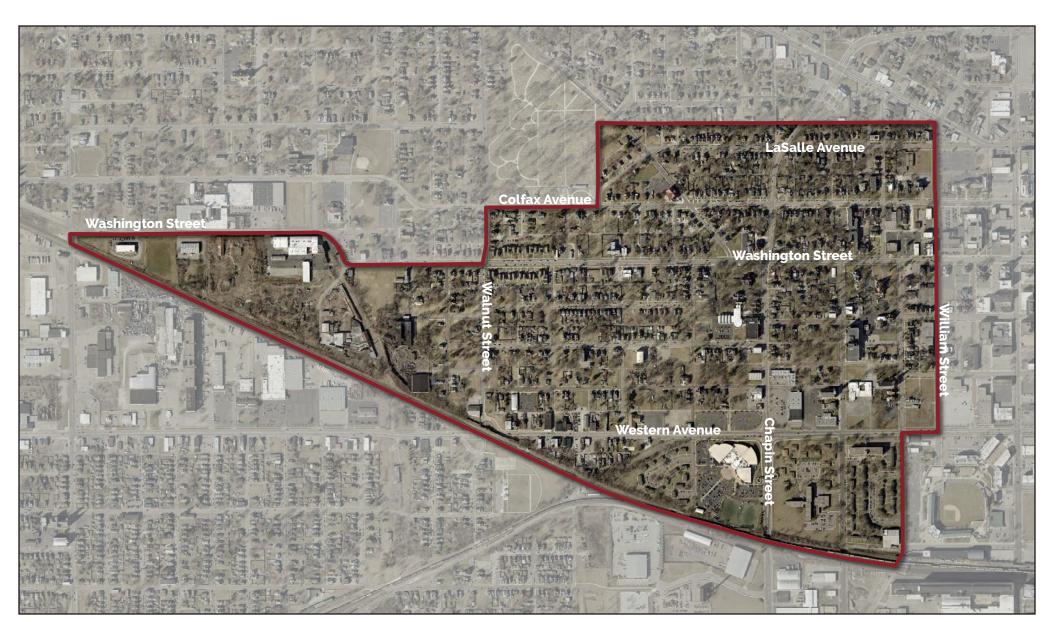
# **Neighborhood Background**

## **Planning Area**

The Near West Side Neighborhood plan area is roughly bounded by Washington Street and LaSalle Avenue on the north, William Street on the east, and railroad tracks on the south and west.



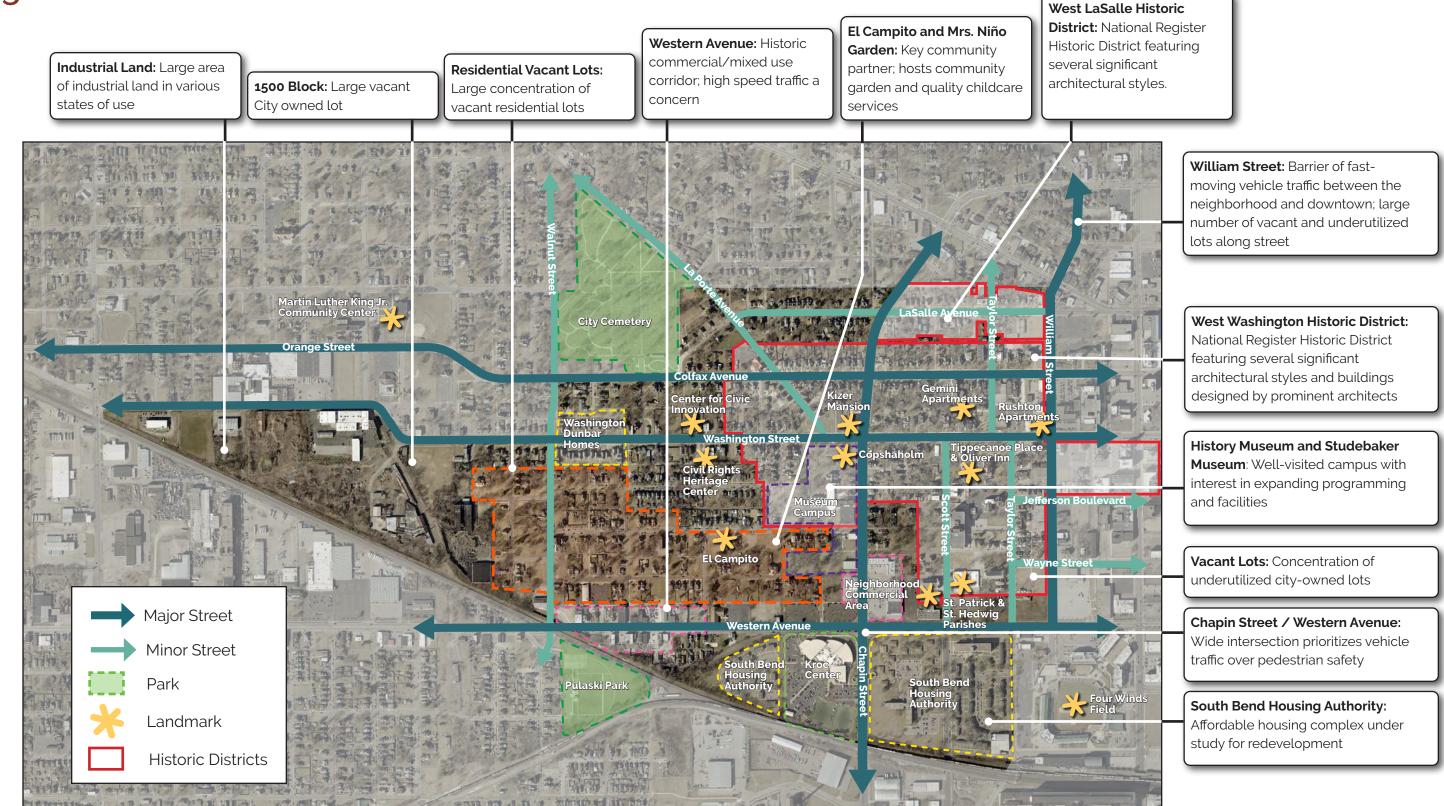
Near West Side Neighborhood Context Map.



Near West Side Neighborhood Boundary Map.



## **Existing Conditions**



## **Neighborhood Character**

Located adjacent to downtown South Bend, the Near West Side Neighborhood features a full range of housing choices, important community institutions, unique small businesses, and industrial uses. Part of the neighborhood falls in the West Washington and West LaSalle National Historic Districts, and it contains several prominent local landmarks. Below is a sampling of the neighborhood's character.























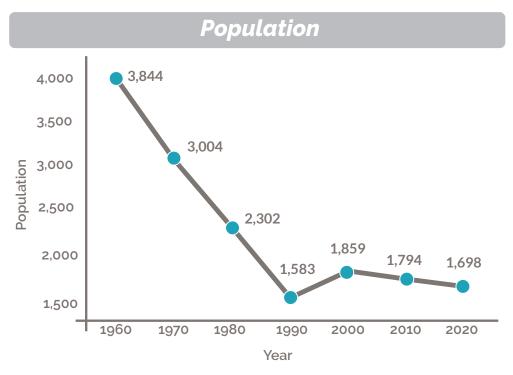


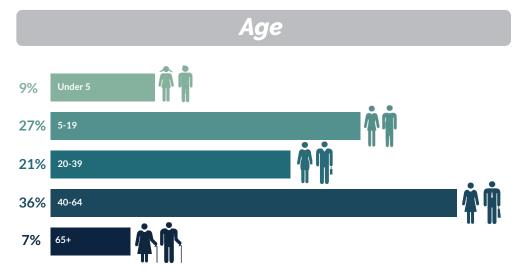
**Top Row (left to right):** Houses on Taylor Street, Civil Rights Heritage Center, Museum Campus, South Bend Housing Authority Complex. Middle Row (left to right): Gemini Apartments, Jefferson Boulevard brick street, Houses on LaSalle Avenue, Houses on Laurel Street. Bottom Row (left to right): Corner of Napier and Laure Streets Tippecanoe Place, Western Avenue Mixed-Use Structures, Historic houses on West Washington Street.

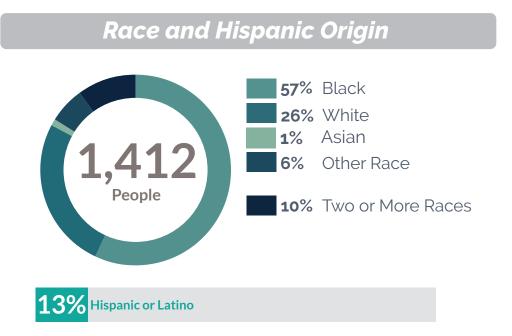
Noor Wood Side Noighborhood Dian 6

## **Neighborhood Data**

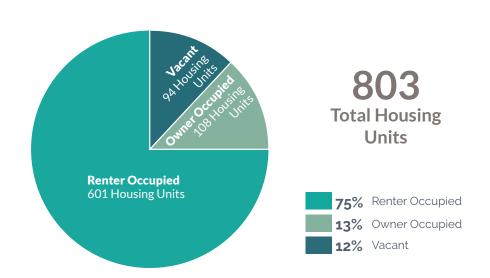
All figures are from the 2020 Census and are based on Census Tract 20, which approximates the Near West Side Neighborhood, unless otherwise noted.







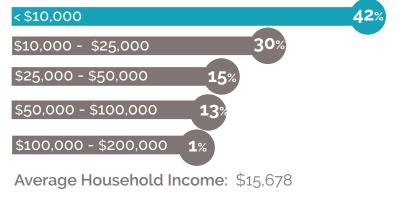
## Housing



### Household Income

Median Age: 34.4 Years Old

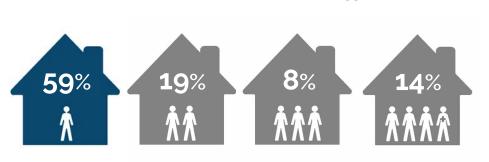
Percentage of households within each household income range.



Source: 2020 ACS 5-Year Estimates.

### Household Size

Number of Households: 735



Average Household Size: 1.92 people

Source: 2020 ACS 5-Year Estimates.



# **Planning Process & Engagement**

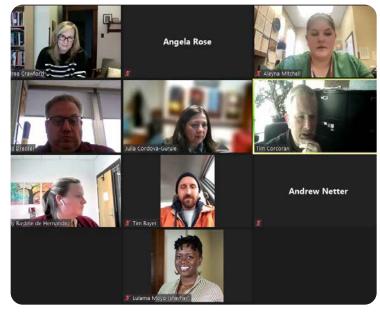
#### Overview

The City of South Bend developed this plan through a process that engaged residents, businesses, institutions, government agencies, and other neighborhood stakeholders. The planning process included online surveys, key stakeholder interviews, in-person and virtual workshops that gathered critical information about the Near West Side Neighborhood's existing conditions, needs, and opportunities. This engagement provided the basis for this plan. During the planning process, the City provided updates to the neighborhood organization and Common Council.

## March 2021



## March - June



## April



## **Outreach Methods**

The City used a series of outreach methods throughout the planning process to encourage participation. These methods included mailings to more than 1,500 residents and property owners, e-mail lists, press releases, water bill announcements, posters, yard signs, door hangers, presentations to neighborhood associations, and attendance at other community events.

## **Stakeholder Meetings**

The City's Planning staff conducted 18 virtual meetings with neighborhood stakeholders.

Stakeholders included neighborhood associations, community and nonprofit organizations, faith-based institutions, businesses, developers, City departments, and City Council representatives. These conversations began to outline general themes and potential focus areas for the neighborhood plan.

## **Together South Bend**

The City created an online engagement platform called Together South Bend that allowed residents to participate in the planning process from anywhere and at any time by using interactive mapping tools and surveys, Together South Bend mirrored the methods of collecting feedback traditionally seen at public meetings. The platform included an overview of the process and planning exercises about infrastructure, housing, open space, and quality of life topics, all available in both English and Spanish.



## August

## September

## June 2022

## June









## Visioning Workshop

Two identical visioning workshops, each held in person and virtually, focused on understanding the neighborhood and its vision for the future. Participants were asked big-picture questions and completed exercises on topics such as housing, infrastructure, land use and building form, neighborhood amenities, and neighborhood specific issues.

## **Priorities Workshop**

At the neighborhood priorities workshop, participants confirmed that the data gathered from the online engagement platform and the visioning workshops were complete and represented their ideas. The community was then asked to prioritize potential neighborhood initiatives. This helped prepare the framework and priorities outlined in this plan.

## **Open House**

After a draft neighborhood plan document was created, the City held an open house to present it to neighborhood stakeholders and ask for feedback.

## Adoption

Following public hearings, the Plan Commission and Common Council adopted the Near West Side Neighborhood Plan as an amendment to the Comprehensive Plan. This Plan now serves as the City's official policy for the area.

## What We Heard

Following are the main ideas expressed during the public engagement process for the Near West Side Neighborhood. The items in **bold** were identified as priority projects at the public workshops.

#### **Streets & Transportation**

Calm traffic along the following streets:

- Washington Street
- · Charles Martin Drive / Chapin Street
- Colfax Avenue
- Western Avenue; improve its intersection with Chapin Street
- · LaSalle Avenue
- Thomas Street

#### Create consistent lighting of streets

#### Repair curbs and sidewalks

Plant street trees where possible

Create a comfortable connection to downtown

#### Repair and restore brick streets when possible

Add more protected and shared use trails

#### Housing

#### Promote and expand home repair program

Diversify housing types, especially by adding missing middle housing

Preserve and expand affordable housing options

Identify homes needing repair through code enforcement

## Promote infill housing opportunities in neighborhood

Meet demand for market-rate housing, including single-family and missing middle

#### **Built Form & Zoning**

Increase housing density in targeted areas to support additional amenities

Examine development opportunities of cityowned properties

Promote neighborhood scale (corner store) businesses in the neighborhood

#### Other Amenities

#### Create an easily accessed neighborhood park

Incorporate neighborhood signage where appropriate

Address brownfield concerns

Clean up litter on vacant lots

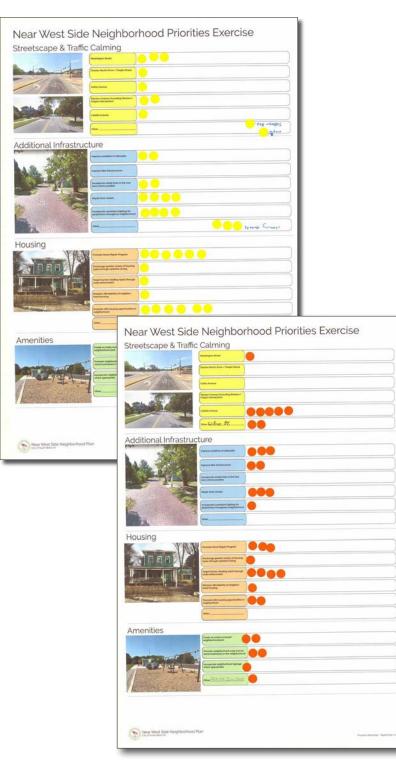
Promote more entrepreneurs and local businesses, especially walkable third places











Some of the input provided at the Priorities Workshop.

Individuals complete the Priority Rating Exercise at one of the Kennedy Park Neighborhood Plan Workshops.

# **Neighborhood Planning Principles**

The characteristics described below serve as the guiding principles for the development of the Near West Side Neighborhood Plan. These principles were formed through the neighborhood planning process



## Urban

The neighborhood is walkable, has a network of well-connected streets and blocks, and a variety of public spaces. It contains a range of housing types that draws people from all economic levels. Amenities such as stores, schools, healthcare, entertainment, parks, cultural institutions, and places of worship are within a convenient distance.



## **Attractive**

The neighborhood's physical environment is thoughtfully managed to make it desirable, competitive, and vibrant. The neighborhood features well maintained buildings and properties, safe streets for all users, quality public spaces, and a memorable, unique identity.



## Healthy

The neighborhood encourages an active lifestyle for residents and visitors, regardless of age or ability, through engaging open spaces and comfortable transportation options. Access to nutritious, fresh, and affordable food. The neighborhood is free of pollution that would notably impact its residents.



## **Equitable**

The neighborhood's housing accommodates the unique needs, desires, and income levels of all households. Historic disinvestment is addressed through zoning reform and increased private and public investment promoting recovery.



## (5) Sustainable

The neighborhood fully uses its existing infrastructure, preserves and reuses structures of historical and/or architectural significance, implements sensible environmental policies, and is committed to reducing its carbon footprint. The neighborhood is resilient, including by being prepared for the effects of climate change.









Colfax Avenue

# **Scale of Development**

This plan refers to low-, medium-, and high-density development. Below are illustrations of the scale of each for the Near West Side Neighborhood. Each scale of development incorporates and builds upon the scale below helping to create diversity of housing options.

## **Low-Density**









## **Medium-Density**

Medium-density areas would include buildings of this scale, as well as buildings from the low-density category above.









## **High-Density**

High-density areas would include buildings of this scale, as well as buildings from the medium-density category above.









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# **Neighborhood Plan**

The following is a list of Near West Side Neighborhood project ideas which may be pursued by the City, nonprofit organizations, and the private sector over the next 20 years. The timing and scale of each project will be subject to funding and additional community engagement. Projects may change as the neighborhood and city evolves. More information on the concepts listed below may be found on the following pages.

1 Industrial Re-Use

Encourage new industrial uses; assess and address environmental conditions as necessary.

- Circle Avenue
  Reconstruct historic alignment to access vacant industrial land and include cultural placemaking element at the intersection of Washington Street and Circle Avenue.
- 3 1500 Block West Washington Street
  Fill vacant and underutilized lots on the 1500 block of West
  Washington Street with medium- to high-density residential
  development, mixed-use, and green space.
- Vacant Lots
  Explore interim use of vacant lots; fill lots with a mix of residential development over time as market conditions allow.
- Western Avenue
  Complete streetscape improvements along Western Avenue;
  develop area per West Side Main Streets Plan.
- 6 Civic Connector
  Connect space between the City Cemetery, Center for
  Civic Innovation, Civil Rights Heritage Center, and Jefferson
  Boulevard open space; add housing to the east and west of
  Civil Rights Heritage Center along Washington Street.
- Explore the creation of a shared neighborhood open space that can benefit both residents and El Campito.
- 8 Laurel Street Fill vacant lots with a mix of residential development.
- Museum Campus
  Coordinate the expansion of History Museum amenities and services within the fabric of the neighborhood to foster closer ties with residents.

Washington Street - LaPorte Avenue Area

Explore options for a small formal park and complementary high-quality development addressing the Oliver Mansion.

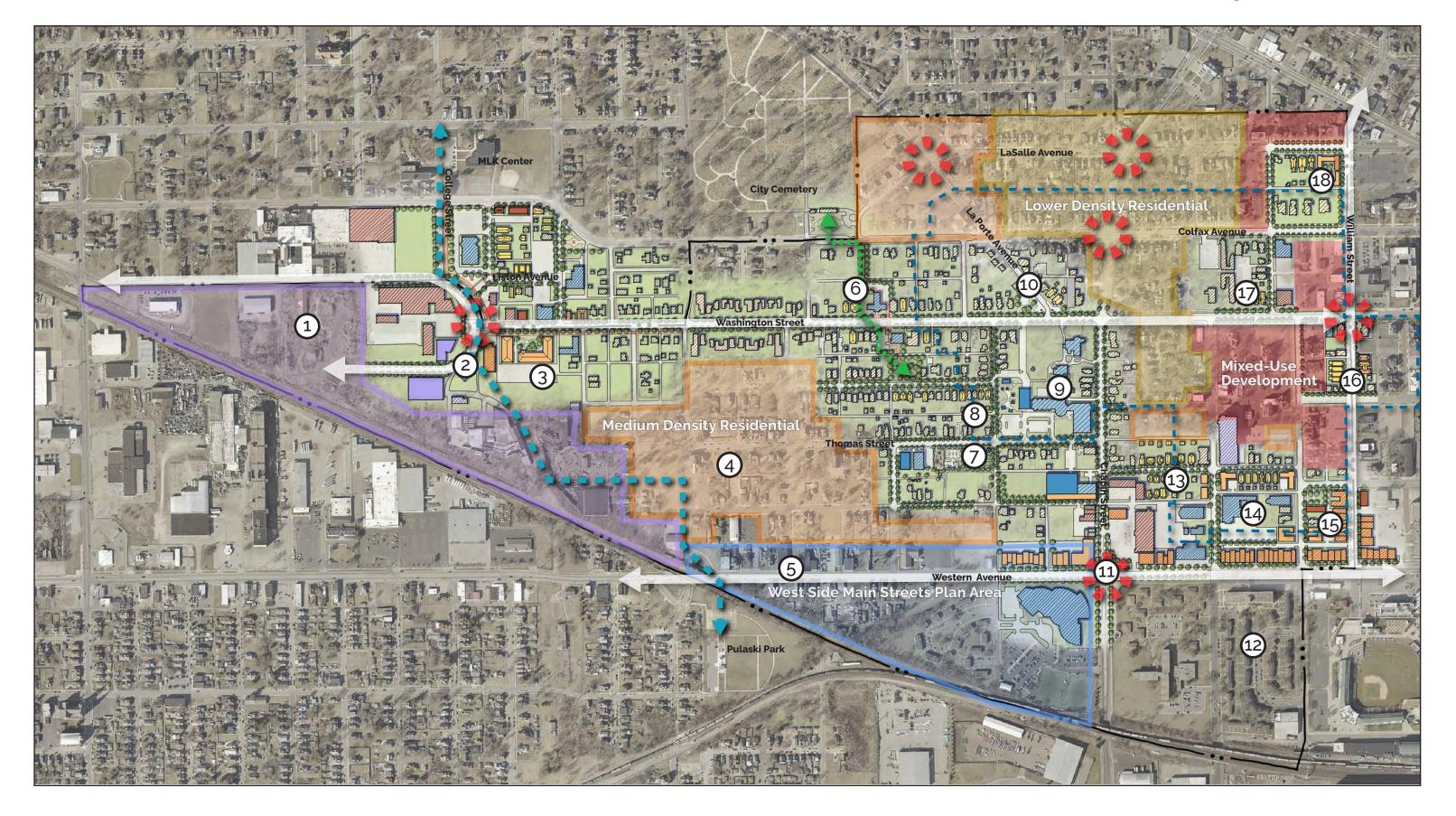
- Western Avenue Chapin Street Intersection
  Complete streetscape improvements to enhance pedestrian safety; fill parking lots with medium- to high-density residential development on northwest corner and neighborhood scale commercial/mixed-use development on northeast corner of intersection.
- South Bend Housing Authority Site
  Redevelop properties with medium- to high-density residential and mixed-use development.
- Wayne Street Area/Hoose Court
  Fill vacant lots with a mix of residential development.
- St. Patrick's Block
  Develop underutilized lots with low-, medium-, and highdensity housing along Western Avenue, Taylor Street, and
  Wayne Street.
- Western Avenue William Street Area
  Fill vacant lots with medium- to high-density residential and mixed-use development.
- William Street Jefferson Boulevard Area
  Fill vacant lots with medium- to high-density residential and mixed-use development.
- Taylor Street Washington Street
  Fill vacant lots with low- to medium-density residential development.
- LaSalle Avenue & William Street
  Redevelop South Bend Housing Authority warehouse and vacant lots with a mix of low- to high-density residential or mixed-use development.

## Infrastructure

Traffic Calming & Streetscape Improvements

Washington Street
William Street
Western Avenue

- Circle Avenue
  Reestablish alignment
- Intersection Improvements
  Chapin Street Western Avenue
  Charles Martin Sr. Drive Colfax Avenue
  Charles Martin Sr. Drive LaSalle Avenue
  La Porte Avenue LaSalle Avenue
  Washington Street Circle Avenue
  Washington Street William Street
- Trail Expansion
- Trail connection to Coal Line Trail
- Civic Connections
  Trail connecting neighborhood civic amenities
- Preserve Historic Character
- Preserve the character of the West Washington
- National Historic District; explore expanding district to include a few notable nearby structures.



# **Image to Come**



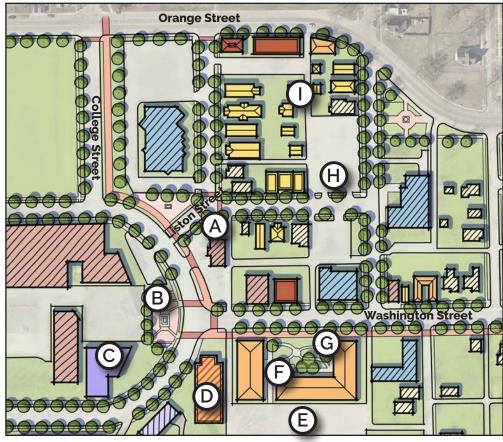
Washington Street, looking west from Birdsell Street.

Circle Avenue redevelopment concept, looking northeast.

## Circle Avenue Area | Sites 1, 2, 3

The Circle Avenue area can be transformed to serve the needs of residents. Neighborhood-scale retail development, apartment buildings of 2-3 stories, and green space can fill the large vacant lot along Washington Street. Smaller residential dwellings can fill other vacant parcels to the north. Circle Avenue can be redesigned to calm traffic, better support pedestrian use, and provide access to industrial areas to the west. A monument or other cultural placemaking element could be placed at the intersection of Circle Avenue and Washington Street to terminate the view of Washington Street.

- A Realign Liston Street with Circle Avenue
- B Placemaking opportunity
- (C) New industrial infill / expansion
- (D) Retail space
- (E) Parking in rear
- (F) Apartment buildings
- G Park / open space
- H Parking screened from street
- ( ) Low-density residential infill



Circle Avenue and 1500 Block of Washington Street concept.



## Vacant Lots | Site 4

As market conditions allow, vacant lots in the Thomas and Napier Street corridors can be developed for residences of one to four units. In the meantime, these parcels can be open space, flower and vegetable gardens, native pollinator areas, and similar uses.



Western Avenue, looking east at Maple Street.

## Western Avenue | Site 5

Western Avenue can be reestablished as a walkable area of restaurants, shops, and apartments. Existing buildings could be renovated to host ground-floor commercial uses with upper-floor apartments. New residential buildings of 2-4 stories could fill vacant and underutilized lots, including the northwest corner of the Western Avenue-Chapin Street intersection. Streetscape improvements, including enhanced lighting and street trees, can help support this environment.

## **Civic Connector** | Site 6

A walkway can be established to link the neighborhood's cultural amenities. The path could connect City Cemetery, the Center for Civic Innovation, the Civil Rights Heritage Center, and the green space along Jefferson Boulevard. Street crossings can be upgraded to enhance pedestrian safety and comfort.



Civic Connector path concept.

- A Jefferson Boulevard open space
- B Civil Rights Heritage Center open space / garden
- (C) Enhanced mid-block crossing
- D Pedestrian connection to City Cemetery



## El Campito Area | Site 7

Through partnerships, El Campito can create a quality public space at the southwest corner of Thomas and Laurel Streets. A natural playscape, community garden, and seating are among potential features. With potential expansion of school facilities and programming to to the west. Traffic calming on Thomas Street can enhance the safety of people going to El Campito or the park.



El Campito Area concept.

- A Potential expansion of facility and programming
- B Enhanced playscape for El Campito and community
- C Community garden
- Traffic Calming

## Museum Campus Area | Sites 8, 9, 10

The History Museum can expand its amenities while enhancing the use and appearance of areas around the existing facility. Museum programming, both indoors and outdoors, can be extended west toward Laurel Street. Laurel Street could feature an attractive edge along the museum campus, including newly built houses near its intersection with Jefferson Boulevard. The History Museum's main parking lot along Thomas Street can be enlarged and screened with a landscape hedge.

The parcel at the northwest corner of Washington Street and LaPorte Avenue can become a more formal open space, to be enjoyed by the neighborhood and for museum events. The vacant lots at the northeast corner of that intersection can be a spot for high quality new development of about two stories that are consistent with the scale and design of the neighborhood.

The History Museum's collections warehouse near Chapin and Napier Streets can be expanded to meet their needs in a manner sensitive to the area. The open area west of the warehouse could be lined with shade trees and serve as attractive flexible use space.

Park / green space

Gateway / placemaking elements

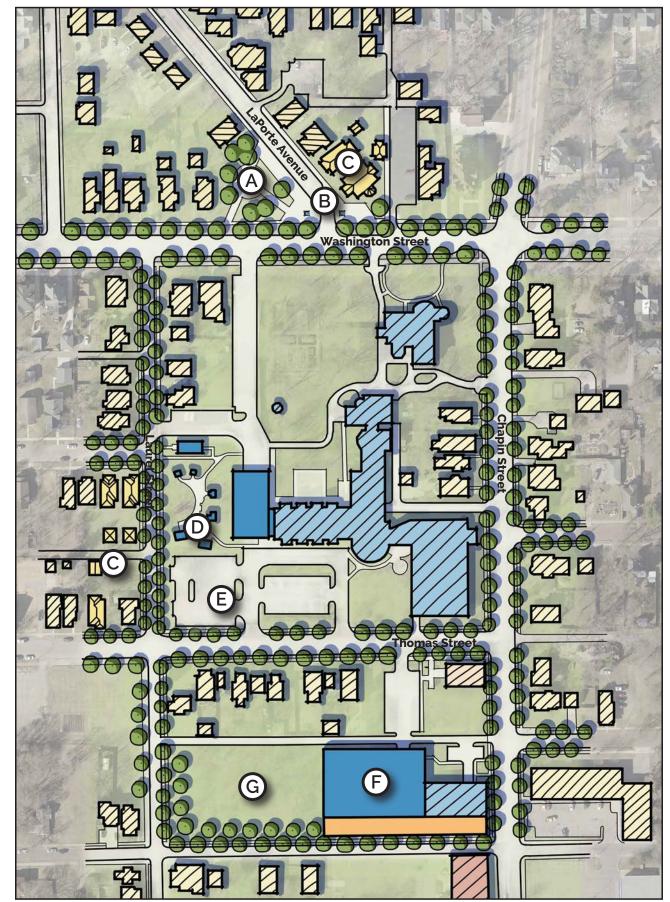
Residential development

History Museum outdoor programming

Expanded parking area

Expanded warehouse

Green space





Medium-density residential development at Chapin Street and Western Avenue.

## Western Avenue - Chapin Street Intersection | Site 11

New apartment or townhouse buildings of 2-4 stories can fill the parking lots along Western Avenue west of Chapin Street. Small mixed-use buildings in an urban format can be added east of Chapin Street to expand retail options. The Western Avenue-Chapin Street intersection can be redesigned to enhance safety as people head to shops, homes, and the Kroc Center.



Western Avenue and Chapin Street intersection development concept.

- A Rebuilt intersection with improved pedestrian crossings
- B Medium- to high-density housing
- C Parking internal to block
- (D) Potential commercial or mixed-use development



## **Housing Authority Site** | Site 12

The South Bend Authority can redevelop the Monroe Circle area into a desirable neighborhood well connected with its surroundings. A small network of streets can be reestablished through through the site, which can feature a series of well-defined public spaces of different sizes. Apartment buildings and townhouses can provide housing for senior citizens and for lower-income workers and families. Commercial or community uses can be included along Western Avenue to engage the project with the street and the broader community.

- Townhouses with back yards for family housing
- Apartment buildings for workforce housing
- Apartments for senior housing with on street parking
- Commercial space / community amenities
- Central park and community center



Housing Authority site redevelopment concept looking southwest from Western Avenue and Taylor Street. Images on this page courtesy of University of Notre Dame School of Architecture.

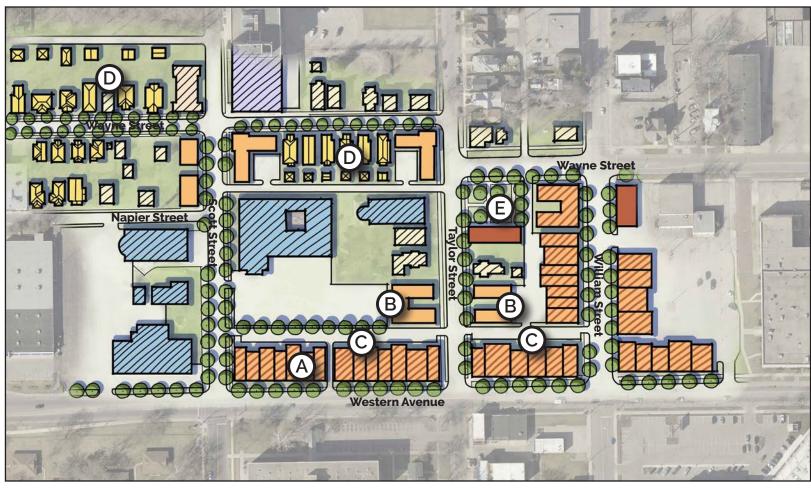


Housing Authority site redevelopment concept.



Wayne Street and William Street, looking southwest.



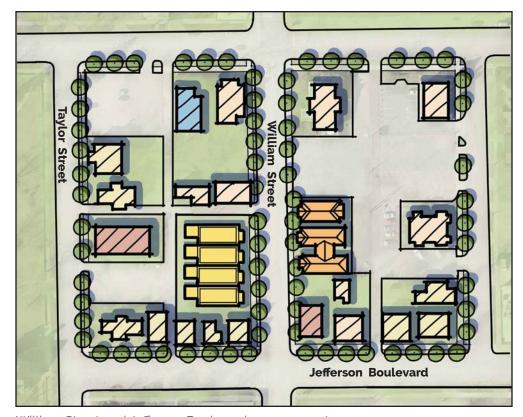


Wayne Street and Western Avenue Areas concept.

## Wayne Street - Western Avenue Areas | Site 13, 14, 15

The area around St. Patrick and St. Hedwig can feature a mix of urban housing and small-scale commercial uses. Western Avenue can be lined with 2-4 story mixed-use buildings, having commercial uses on the first floor and apartments above. William Street, between Wayne Street and Western Avenue, can feature a blend of small mixed-use buildings and medium- to high-density residential buildings, generally 2-3 stories tall. Modestly scaled apartment buildings could be incrementally developed along Taylor Street and at street corners within the neighborhood. Low-density urban housing could be built in vacant lots along Wayne Street. A public space facing St. Patrick Church can be created at the southeast corner of Wayne and Taylor Streets.

- Medium- to high-density residential and mixed-use development fronting Western Avenue; active ground floor
- Medium- to high-density residential
- Alleyways re-established to provide access
- Low-density residential development
- Formal open space or plaza



William Street and Jefferson Boulevard area concept.

## William Street - Jefferson **Boulevard Area** | Site 16

Small apartment buildings and townhouses, both generally 2-3 stories, can fill vacant and underutilized lots along William Street near Jefferson Boulevard.



Washington Street and Taylor Street area concept.

# Taylor Street - Washington Street | Site 17

The vacant land near Washington and Taylor Streets can be developed with low- to medium-density dwellings with parking internal to the block.



## LaSalle Avenue - William Street | Site 18

The southwest corner of LaSalle Avenue and William Street can be redeveloped with medium-density apartment buildings of 2-4 stories, possibly with a neighborhood-serving business in the first-floor corner space. Smaller-scale residential buildings, with garages accessed from alleys, could provide a transition to the lower density dwellings to the west.



Parking access from alley



Architectural feature on building corner



Building face addresses Birdsell Mansion





LaSalle Avenue and William Street, looking southwest.

# **Streets & Transportation**

## Streetscape Improvements & Traffic Calming

Throughout the planning process, participants frequently noted the need to address the condition of streets, alleys, sidewalks, and lighting within the Near West Side Neighborhood. As these types of infrastructure improvements are important to every neighborhood in South Bend, they should be addressed on a citywide scale according to condition, funding, and current priorities.

Yet, this plan does identify places to receive improvements beyond general maintenance. The project list that follows was developed based on input gathered at neighborhood workshops, from 311 calls to the City of South Bend, and planning and engineering considerations.

Changes to streets in the Near West Side
Neighborhood should be improved in accordance
with South Bend's Complete Street policy. The
use of streets by people on foot and bicycle is
prioritized over high-speed vehicle travel. Street
improvements should support the use of the
Transpo bus system, including by improving the
comfort of bus stops.

#### **Streetscape Improvements**

Streetscape improvements are large-scale projects that may:

- have significant traffic and aesthetic impacts;
- include changes to street pavement width, the full replacement of driveway approaches, curbs, and sidewalks;
- · upgrade street trees and lighting; and
- · include traffic calming elements.

#### **Priority Areas**

Washington Street

William Street

Western Avenue

Circle Avenue

## **Traffic Calming**

Traffic calming involves small-scale interventions to alter the physical design of a street to improve safety for pedestrians, bicyclists, and motorists.

#### **Priority Areas**

**Chapin Street** 

Colfax Avenue

**Thomas Street** 

#### **Intersection Improvements**

Intersection improvements are projects that improve safety, often by reducing excessive pavement widths and enhancing pedestrian crossings.

#### **Priority Areas**

Chapin Street - Western Avenue

Charles Martin Sr. Drive - Colfax Avenue

Charles Martin Sr. Drive - LaSalle Avenue

La Porte Avenue - LaSalle Avenue

Washington Street - Circle Avenue

Washington Street - William Street

During the planning process, participants were asked a series of questions about streets, bicycle infrastructure, and other infrastructure topics.



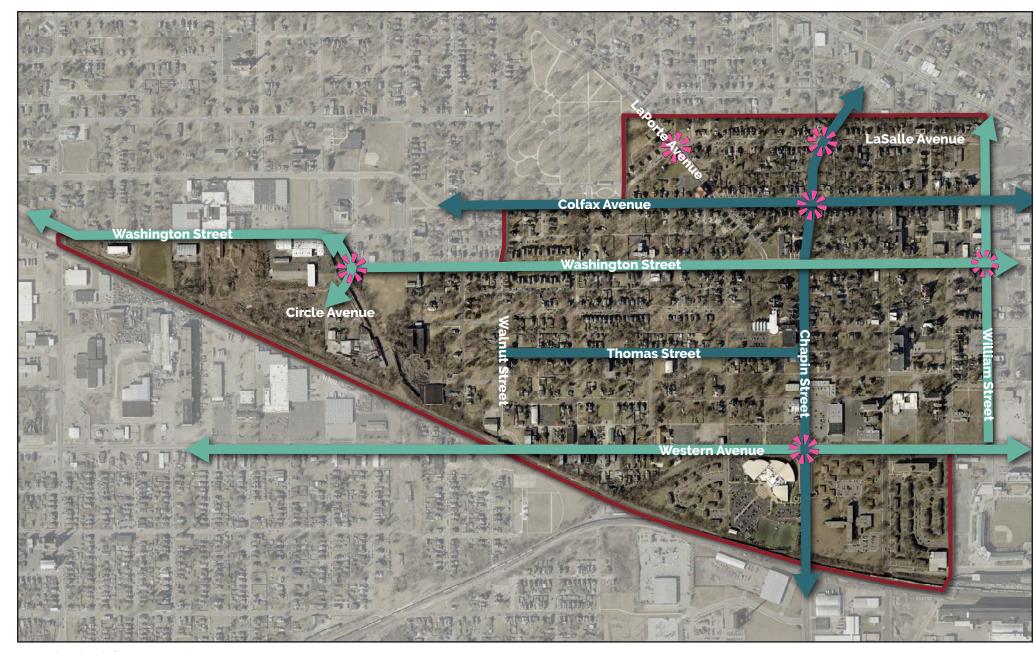
of respondents stated they walk in the neighborhood



stated improved sidewalks would encourage them to walk more.



stated improved lighting would encourage them to walk more.



Map showing infrastructure improvements.

### Streets Map Key









Western Avenue - Chapin Street intersection, looking northwest.

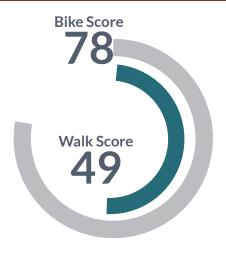


William Street, looking south at Jefferson Boulevard.

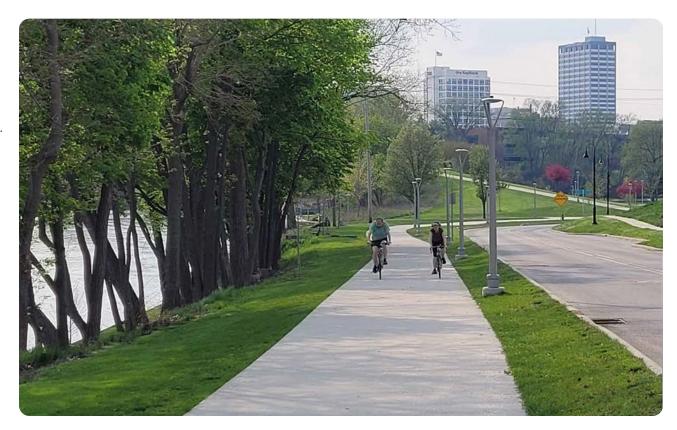
#### **Bicycle Infrastructure**

Following is a list of bicycle-related projects, including shared bicycle-pedestrian paths, proposed for the Near West Side Neighborhood.

#### Walk Score & Bike Score



Source: Walkscore.com; Score at History Museum Campus on Thomas Street as of 2021.



#### **Shared Use Path**

Route	Extent
Orange Street / Colfax Avenue	Walnut Street - William Street
Walnut Street	Washington Street - Pulaski Park (Western Avenue)
Circle Avenue	College Street - Washington Street
Washington Street	Circle Avenue - Walnut Street



#### **Bike Lane**

Route	Extent
Jefferson Boulevard	Taylor Street - William Street

#### **Shared On Street**

Route	Extent
Chapin Street	Western Avenue - Colfax Avenue

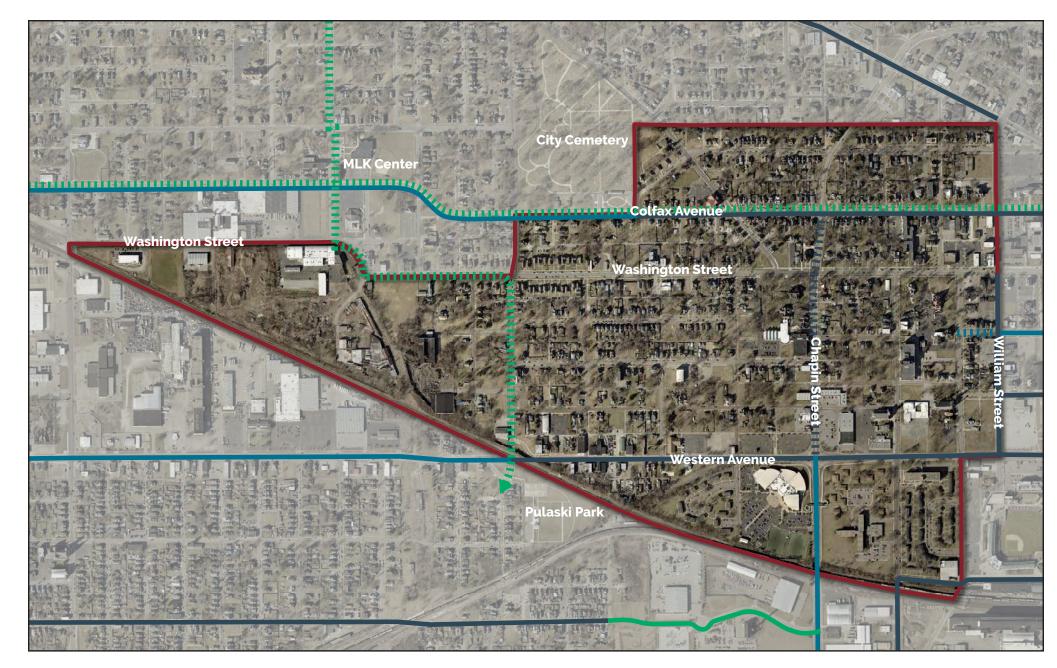
During the planning process, participants were asked a series of questions about bicycle infrastructure.



of respondents stated they bike in the neighborhood



stated designated bicycle infrastructure would encourage them to bike more.





#### **Shared Use Path**

Off-street facility shared by people on foot and bicycles



#### **Protected Bike Lane**

Facility separated from motor vehicle traffic by a curb, planter, or other physical barriers for the exclusive use of people on bicycles



#### Bike Lane

Designated lane for bicyclists within the street; normally marked with a painted line and cyclist symbol







## Housing

A range of housing strategies will help ensure the Near West Side Neighborhood as a successful, diverse, mixed-income area.

#### Market Challenges

For much of the Near West Side neighborhood, the cost of constructing new housing is greater than the appraised value of the property once it is completed. This financial gap is a barrier to the financing and construction of new housing, especially market-rate units, in the area.

Several tactics can be employed to help close the gap. Multi-unit housing can usually be built at a lower cost per unit than detached houses. Additionally, pre-approved building plans for residential structures, a detached accessory dwelling unit revolving loan fund, grants to replace sewer and water laterals, low-cost land through land banks, and building adjacent to stronger market areas are among the potential ways to make new construction of attainable housing units possible.

#### Missing Middle

A mix of housing types and price points can mean that housing is available for people of all means. One way to support this mix is through "missing middle" housing. Missing middle housing is a range of house-scale buildings with multiple units — compatible in scale and form with detached single-family houses — located in a walkable neighborhood. This housing is called "missing" because zoning regulations had made it difficult or impossible to build over the last half-century and "middle" because it sits in the middle of a spectrum between detached single-family houses and mid-rise to high-rise apartment buildings, in terms of form, scale, number of units, and often, affordability.

Often seen in South Bend in the form of duplexes, townhouses, and small apartment buildings, missing middle housing was part of the historic development of the Near West Side Neighborhood. Many of these types can still offer opportunities for ownership and for the amenities that can be found in detached houses or in large apartment buildings. The South Bend Zoning Ordinance has been reformed to promote missing middle housing, but changes to the zoning map for the neighborhood can further encourage these units.



Existing "Missing Middle" type homes on Colfax Avenue.

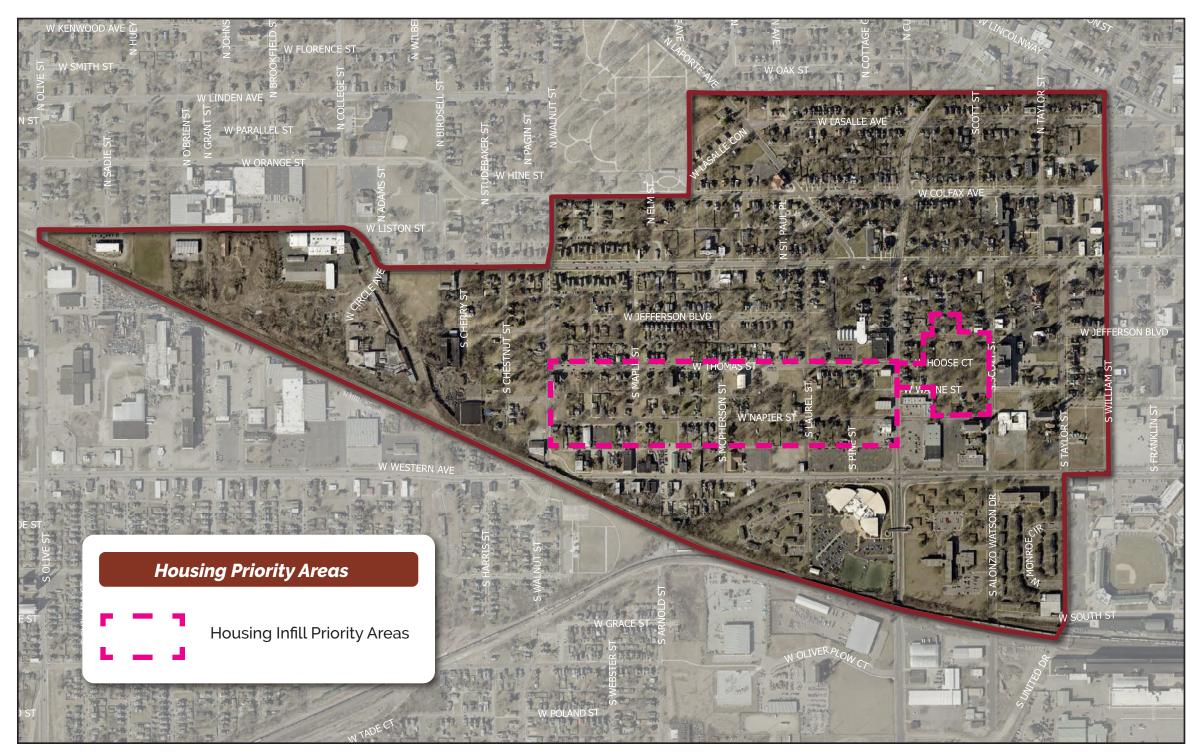
## Housing Repair and Quality

Housing repair assistance can allow neighborhood residents to stay in their homes as they age. Code Enforcement can ensure that houses and their yards are kept in acceptable condition; in particular, the City's Rental Safety Verification Program Code can assure a level of quality for rental housing units.

## Direct Housing Provision

Housing providers, both for-profit and nonprofit, can use tax credits, government grants, and other financing to rehabilitate or build new housing units for lower-income households. South Bend Housing Authority can continue implementing its plans to renovate or redevelop its housing units within the neighborhood.





#### **Areas of Priority**

While new housing can be constructed throughout the neighborhood, focusing infill housing on a targeted geography can maximize the impact of new construction.

Based on market conditions and input received during the neighborhood planning workshops, infill housing should be targeted in the areas just north of St. Hedwig and just north of Western Avenue between Walnut and Chapin Streets.

## Sustainability

South Bend is committed to becoming carbon neutral by 2050, and each neighborhood has a role to play in reducing the community's emissions. The projects put forward in the Near West Side Neighborhood Plan support the City's sustainability goals related to green infrastructure, built environment, and clean transportation.







#### **Green Infrastructure**

Green infrastructure plays a central role in improving air, soil, and water quality, by reducing energy use in buildings, supporting the capturing and use of carbon, and improving stormwater filtration.

- Increase the number of trees planted to improve the energy efficiency of buildings by lowering the energy needed to heat or cool a building.
- Plant street trees to help extend the useful life of street pavement due to increased shading of pavement.
- Reduce paved surfaces in the neighborhood to help lower stormwater run off, improve water quality, and reduce vulnerability to the urban heat island effect.
- Seek to have water be absorbed where it falls instead of transferred off site for processing.

#### **Built Environment**

Reducing energy use in South Bend will significantly cut greenhouse gas emissions.

- Rehabilitate existing structures to reduce carbon emmissions and construction waste.
- Reuse materials or select lower-carbon building materials when constructing new housing.
- Encourage urban
   residential infill and the use
   of existing public utilities
   and infrastructure to
   reduce the need to extend
   services into rural areas.
- Promote the use of solar panels for energy generation.

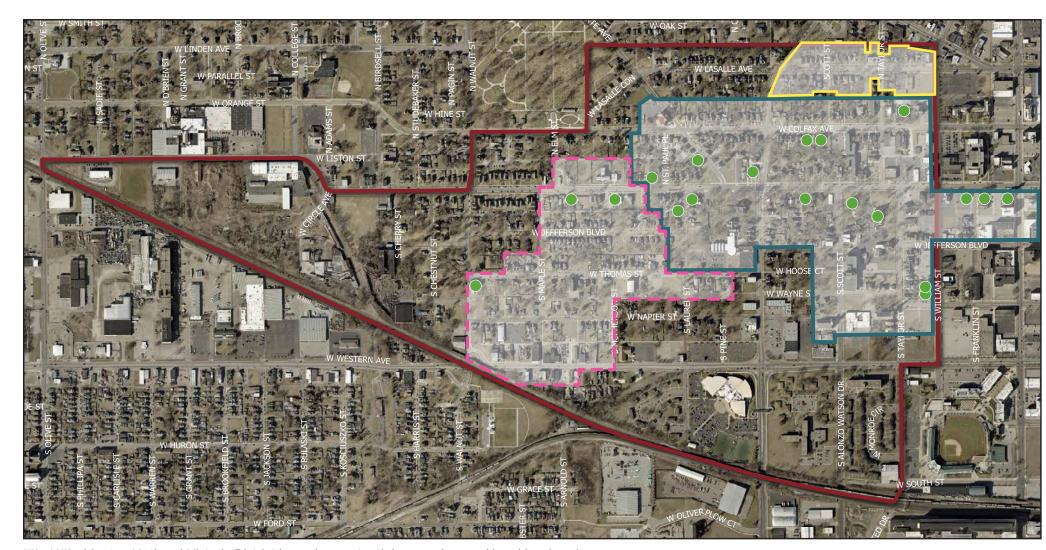
#### **Transportation**

Transportation represents one of the largest sources of emissions in our community, so making biking, walking, transit, and other forms of shared mobility more accessible to residents is critical.

- Allow an appropriate mixing of land uses to reduce the amount of travel required.
- Add new bike lanes and improve walkability to allow more people to safely bike and walk, reducing vehicle-related emissions.
- Construct shared-use paths, which put less stress on the existing street infrastructure, ultimately reducing the frequency of street repair.
- Promote public transportation, which compared to driving alone, reduces emissions and improves air quality.



### **Preserve Historic Character**



West Washington National Historic District boundary, potential expansion, and local landmarks.

Part of the Near West Side Neighborhood falls within the West Washington and West LaSalle National Historic District. To maintain the unique characteristics of the neighborhood, the following actions are recommended:

- · Preserve the historic character of individually designated local landmarks and the overall neighborhood, particularly within the National Register Historic District.
- · Use financial incentives of National Register designation to complete building rehabilitations and consider expanding the district to broaden the reach of these incentives.
- Build new structures consistent in scale and design with the neighborhood.

#### **Preserve Historic Character Key**

Neighborhood boundary

West LaSalle National Historic District



West Washington National Historic District



Potential expansion of district



Locally designated historic structures / sites



Jefferson Boulevard houses.



El Campito building.

## **Built Form & Zoning**

#### Overview

The built form of the Near West Side Neighborhood is guided by the South Bend Zoning Ordinance, including its zoning map. The ordinance is a local law that governs the physical development of property, both the form and scale of buildings and the specific use of land.

The future zoning map within this section proposes how each lot within the Near West Side Neighborhood should be zoned following adoption of this plan. Over time, property within the neighborhood should be allowed to proceed gradually to the next increment of development.

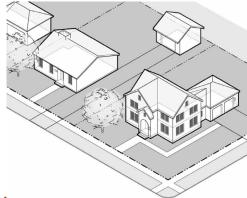
Combined with the regulations found within the South Bend Zoning Ordinance, the aim of the future zoning map is to maintain and enhance the Near West Side Neighborhood's pedestrian-oriented, urban environment. Vehicle access, parking, and garages should be from alleys when present. Drive-thoughs are discouraged, and if they are present, they should be designed not to be visible from the street.

This plan seeks to allow a greater quantity and diversity in housing units; doing so will permit people to find housing within the neighborhood that meets their price and lifestyle needs. New housing should be carefully designed and located to support, and positively influence, neighborhood character. Ancillary dwelling units, such as carriage houses or backyard cottages, are encouraged for the Near West Side Neighborhood.

The South Bend zoning map divides the city into the twelve zoning districts. Six of these districts are proposed for the Near West Side Neighborhood: U1: Urban Neighborhood 1, U2: Urban Neighborhood 2, U3: Urban Neighborhood 3, UF: Urban Neighborhood Flex, NC: Neighborhood Center, and I: Industrial.

#### **S1** Suburban Neighborhood 1





#### Intent

The S1 Suburban Neighborhood 1 district primarily supports single-unit residential development on larger lots with deep setbacks.

#### Where It Is Appropriate

Due to its suburban nature, the S1 District is not appropriate anywhere in the Near West Side Neighborhood.

#### **S2** Suburban Neighborhood 2



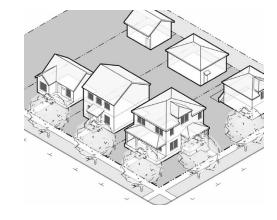


#### The S2 District supports a full range of housing types placed on large lots with deep setbacks.

Due to its suburban nature, the S2 District is not appropriate anywhere in the Near West Side Neighborhood.

#### **U1** Urban Neighborhood 1



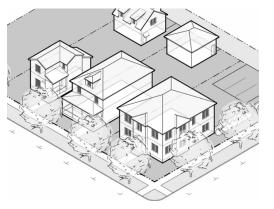


The U1 Urban Neighborhood 1 district supports mostly single-unit detached dwellings, but well designed duplexes would also be appropriate. The U1 district features modest building setbacks and inviting frontages, such as porches and stoops.

Portions of the northern and central part of the Near West Neighborhood would fall within the U1 district. This plan would support special exceptions for new construction duplexes but would discourage conversions of existing single-unit dwellings to multi-family.



# **Urban Neighborhood 2**



The U2 Urban Neighborhood 2 district provides for primarily detached houses and duplexes, but it allows for neighborhood-scale buildings of up to four units. Buildings have modest setbacks and inviting frontages, such as porches and stoops.

This district is well suited for much of the central area of the neighborhood and other select locations. These properties supports new buildings of 1-4 units built at a scale compatible with surrounding residential properties. Unless well-designed, conversions to add units to existing buildings are discouraged.

**Urban Neighborhood 3** 





The U<sub>3</sub> Urban Neighborhood <sub>3</sub> district supports a full range of housing types, from single-unit dwellings to large multi-unit buildings, placed at small setbacks. Buildings in the U3 district may be built up to four stories in height.

The Housing Authority properties and other

scattered sites are suitable for the U3 district.

Additional properties along intersections or

major streets may be appropriate for U3 if

limited to 6 units and 2.5 stories.

**Urban Neighborhood Flex** 

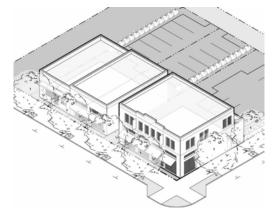




The UF Urban Flex district supports a full range of housing types, together with limited small-scale commercial uses. Buildings typically have small setbacks and are two to four stories.

**Neighborhood Center** 

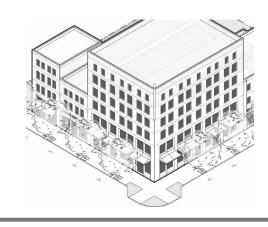




The NC Neighborhood Center district supports higher intensity, mixed-use urban centers, often near the intersection of major streets. Buildings usually have small or no setbacks and can be up to four stories. In addition to having higher concentrations of housing units, these areas typically serve as the commercial centers for their neighborhood.

**Downtown** 





The DT Downtown district supports the development of South Bend's core into a highintensity, mixed use urban area.

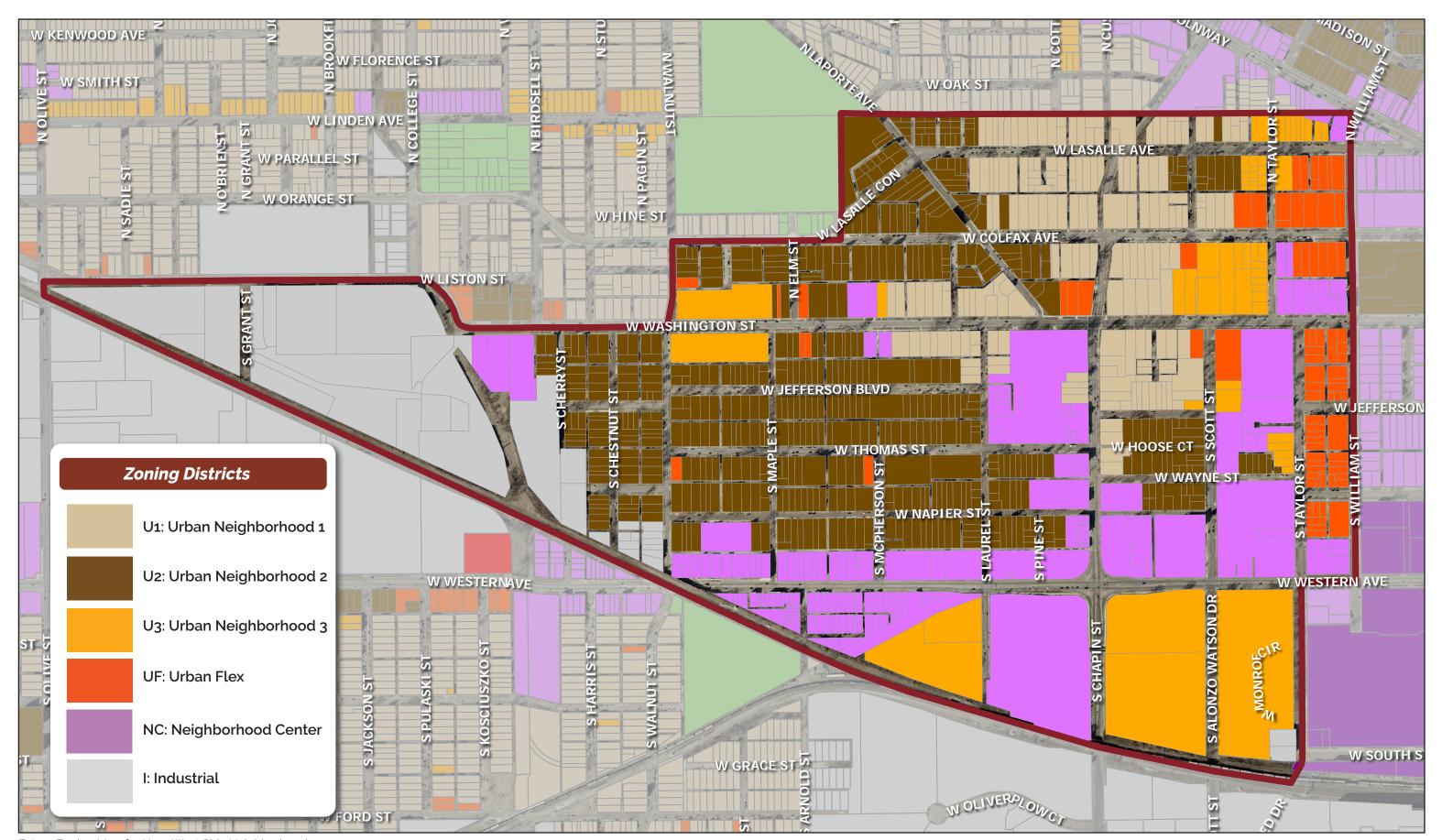
The UF Urban Flex district is appropriate along the eastern edge of the Near West Side Neighborhood, as well as a few other scattered sites. If located on a lot interior to a block, UF buildings should be in a scale and form of nearby building types.

The NC Neighborhood Center district is well suited for along Chapin Street and Western Avenue and a few other locations, including for neighborhood institutions. Pedestrianscale design is critical in this district, which has increased design standards. Auto-oriented uses are highly discouraged.

The DT Downtown district would not apply to any properties in the Near West Side Neighborhood.

OS Open Space  Intent	University	Commercial	Industrial	HP Historic Preservation
The OS Open Space district supports the development of public parks and other open spaces.  Where It Is Appropriate	The U University district supports the development of university campuses.	The C Commercial district supports medium- to high-intensity commercial uses that are auto-oriented and found in suburban locations.	The I Industrial District supports medium- to high-intensity industrial uses, typically grouped along highways and major streets and separated from residential uses.	The HP Overlay District is established to preserve buildings, other structures, and sites of historical, architectural, engineering, and cultural significance in South Bend.
While no land is proposed for OS zoning, this plan proposes green spaces within other zoning districts. If a publicly-owned neighborhood park was developed in the future, it should be zoned OS.	The U University district is not currently proposed for the Near West Side Neighborhood.	Because of its suburban, automobile- oriented nature, the C district would be inappropriate anywhere in the Near West Side Neighborhood.	The far west end of the Near West Side Neighborhood is a good location for the I Industrial district. This area historically developed as industrial because of the proximity of the rail line. Expansion of the I district east of Walnut Street is discouraged.	Several properties in the Near West Side Neighborhood are designated as local historic landmarks. Other properties may be added to the HP Overlay District as warranted by designation criteria.





#### **Building Types**

The table on the following pages illustrates the character of different building types and show in which zoning districts they are permitted. Building types do not apply to the OS, U, C, or I zoning districts,

#### Zoning Districts

- S1 Suburban Neighborhood 1
- Suburban Neighborhood 2
- U1 Urban Neighborhood 1
- U2 Urban Neighborhood 2
- U3 Urban Neighborhood 3
- UF Urban Neighborhood Flex
- NC Neighborhood Center
- **DT** Downtown

Cottage court photos (top to bottom): michaelwatkinsarchitect.com kerneyhomes.com cottagecourt.com

#### Carriage House

#### **Detached House**

#### **Cottage Court**

#### Duplex





























## Mid-Rise / Tower Townhouse **Apartment House Stacked Flats** Shop S2 U2 U3 UF NC DT S2 U3 UF NC DT UF NC DT

## **Implementation**

This plan outlines potential projects and activities to occur in the neighborhood over the next 20 years. Major projects, especially those to be undertaken in the next 5-7 years, are highlighted in the implementation matrix below.

		Lead Responsibility				Timeline	
	Action	City	Partner	Potential Partners	1-5 Years	5-10 Years	10+ Years
1.1	Western Avenue: Complete streetscape improvements.	•					
1.2	<b>William Street:</b> Complete streetscape improvements including intersection improvements and bicycle infrastructure.	•			•		
1.3	<b>Chapin Street and Western Avenue:</b> Complete intersection improvements in order to improve pedestrian safety.	•			•		
1.4	<b>Washington Street:</b> Complete streetscape improvements including intersection improvements.	•			•		
1.5	<b>Chapin Street / Charles Martin Sr. Drive:</b> Complete traffic calming and pedestrian safety improvements, especially at Colfax Avenue and LaSalle Avenue intersections.	•				•	
1.6	<b>LaPorte Avenue - LaSalle Avenue:</b> Complete intersection improvements to improve pedestrian safety.	•				•	
1.7	<b>Washington Street and Circle Avenue:</b> Complete intersection improvements including shared-use path.						
1.8	Orange Street / Colfax Avenue: Explore the creation of multi-use trail connecting MLK Center to downtown.	•					
1.9	Street Trees: Plant street trees where possible.			Near West Side Neighborhood Organization, Residents, Property Owners	•		
1.10	<b>Promote Infrastructure Programs:</b> Promote existing curb & sidewalk replacement program to assist with the cost of replacement.			Near West Side Neighborhood Organization, Residents, Property Owners	•		
1.11	<b>Downtown Connection:</b> Explore ways to create more comfortable connections between the neighborhood and downtown.	•			•		
1.12	Infrastructure Maintenance: Complete regular maintenance on streets and sidewalks throughout the neighborhood.	•	•	Property Owners	•		•

Strategy 2: Improve park spaces and access.										
	Action Lead Responsibility  City Partner		Potential Partners			10+ Years				
2.1	Park: Facilitate the creation of a publicly accessible neighborhood park.			El Campito, Near West Side Neighborhood Organization						
2.2	<b>Museum Campus:</b> Support programming of museums and expansion within the context of the neighborhood.		•							
2.3	<b>Civic Connection:</b> Investigate creating a pedestrian connection between City Cemetery, Center for Civic Innovation, Civil Rights Heritage Center, and Jefferson Boulevard green space.	•	•	IU South Bend, University of Notre Dame, Property Owners						
2.4	<b>Coal Line Extension:</b> Create a connection from Martin Luther King Jr. Center to Pulaski Park.									
2.5	Pocket Park: Explore creation of park at LaPorte Avenue-Washington Street.			History and Studebaker Museum						

Strategy 3: Develop and preserve housing in the neighborhood.										
	Action		oonsibility Partner	Potential Partners			10+ Years			
3.1	<b>Develop Housing:</b> Support the production of a range of housing types including new construction and rehabilitation of market rate and affordable units for owner and rental housing.		•	Developers, Local Nonprofit Housing Providers, City of South Bend	•	•	•			
3.2	Zoning: Update neighborhood zoning map.									
3.3	Home Repair: Promote housing repair program.									
3.4	<b>Historic District:</b> Explore the expansion of the West Washington National Register Historic District to allow for the expanded use of federal tax credit incentives.	•		Near West Side Neighborhood Organization, Property Owners, Indiana Landmarks						
3.5	<b>Tools:</b> Explore mechanisms that can assist with the financial gap that impacts housing development.						•			
3.6	<b>Housing Authority:</b> Work with the South Bend Housing Authority to redevelop SBHA owned sites.		•	South Bend Housing Authority, City of South Bend						

Strategy 4: Develop sense of community	v through neighborhood engagement.
Strategy 4. Devetop series of community	y timoagn neighborhood engagement.

	Action		oonsibility		Timeline		
	Action	City	Partner	Potential Partners	1-5 Years	5-10 Years	10+ Years
4.1	<b>Capacity Building:</b> Build neighborhood capacity through engagement of all neighborhood residents.			Near West Side Neighborhood Organization			•
4.2	<b>Neighborhood Events:</b> Hold neighborhood events including annual spring clean-up and celebrations of the neighborhood			Near West Side Neighborhood Organization, Neighborhood Institutions			
4.3	<b>Communication:</b> Develop and maintain communication with neighborhoods including residents of rental housing.			Near West Side Neighborhood Organization			•
4.4	<b>Relationships:</b> Foster relationships among the City, neighborhood institutions, and the neighborhood organization.	•	•	Near West Side Neighborhood Organization, Neighborhood Institutions	•		

#### Strategy 5: Address underutilized properties in the neighborhood.

		Lead Responsibility			Timeline		
	<b>Action</b>	City	Partner	Potential Partners	1-5 Years	5-10 Years	10+ Years
5.1	City-Owned Lots: Promote the reuse of city-owned properties.						
5.2	<b>Interim Use:</b> Find creative ways to utilize vacant lots in the short term with ability to develop housing as market demands in the long term.			Property Owners, Near West Side Neighborhood Institutions		•	•
5.3	Industrial Lots: Investigate ways to reuse industrial properties.			Property Owners			•
5.4	<b>Facade Grants:</b> Promote facade improvement program for Western Avenue mixed-use properties.	•	•	Near West Side Neighborhood Organization, Property Owners	•		

Strategy 6: Increase feeling of neighborhood safety.										
Action		Lead Responsibility			Timeline					
	Action		Partner	Potential Partners	1-5 Years	5-10 Years	10+ Years			
6.1	<b>Problem Properties:</b> Utilize the Chronic Problem Properties regulations to reduce the negative impact of problem properties on the neighborhood.	•		Near West Side Neighborhood Organization		•				
6.2	<b>Crime Stats Meeting:</b> Attend Police monthly crime information meetings and report back to neighborhood.		•	Near West Side Neighborhood Organization	•	•	•			
6.3	Street Lighting: Improve level of street lighting and trim trees that block street lights.			Property Owners						

#### **Property Information**

Subdivision Name: DEV 2122/28 STATE ROAD 23 MINOR SUBDIVISION

Location: South Side of State Road 23 Approximately 200' Southwest of Ironwood Drive,

City of South Bend.

#### **Requested Action**

The total area of the subdivision is 1.03 acres and will consist of 1 building lot and 1 outlot.

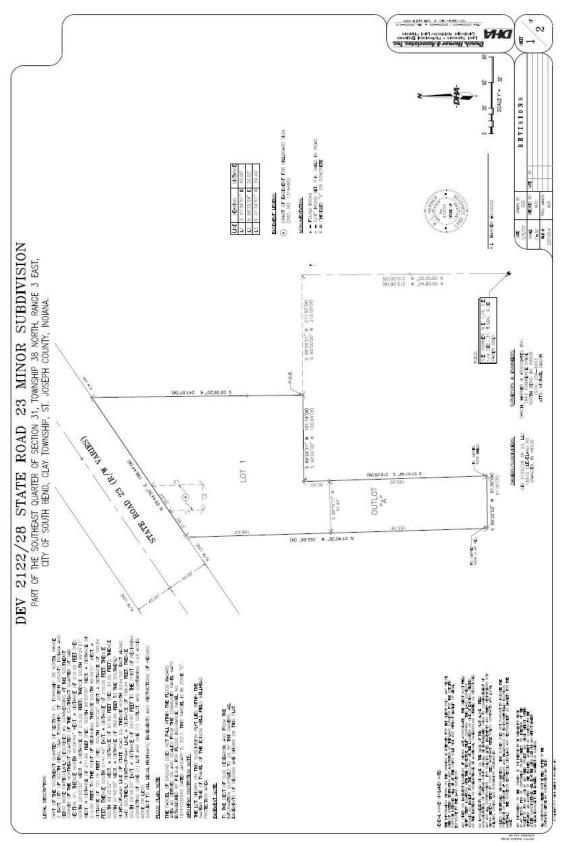




#### Recommendation

**Staff Recommendation:** The Staff has reviewed this subdivision and finds that if the conditions are met it complies with the requirements for Primary Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Primary Approval, subject to the following: 1) Extension of municipal sewer to the southwest corner of the property as indicated by City Engineering; 2) Execution of Utility Extensions Agreement; 3) Providing a 20' x 20' municipal utility easement at the southwest corner of the Outlot A; 4) Include ingress and egress easement previously shown on the plat; and 5) Update name of the subdivision to remove the special character.

#### **Proposed Plat**



**Project Details** 

**Environmental Data:** A check of the Agency's maps indicates that no environmental

hazard areas or wetlands are present.

**Drainage:** A site drainage plan will be required at the time of development.

**Rights-Of-Way:** The rights-of-way are correct as shown.

**Utilities:** The site will be served by Municipal Water and Municipal

Sewer.

**Agency Comments:** Engineering has concerns about maneuverability through the

site and queuing, as well as connections to surrounding sites. Public sewer is not currently available to either lot. Extension of the public sewer to the west will be required. New sidewalk to current Design & Construction Standards will be required along

SR-23.

#### Recommendation

**Staff Comments:** There are no additional comments at this time.

**Staff Recommendation:** The Staff has reviewed this subdivision and finds that if the conditions are met it complies with the requirements for Primary Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Primary Approval, subject to the following: 1) Extension of municipal sewer to the southwest corner of the property as indicated by City Engineering; 2) Execution of Utility Extensions Agreement; 3) Providing a 20' x 20' municipal utility easement at the southwest corner of the Outlot A; 4) Include ingress and egress easement previously shown on the plat; and 5) Update name of the subdivision to remove the special character.

#### **Property Information**

Subdivision Name: KINGDOM CAMPUS MINOR SUBDIVISION

Location: Northeast Corner of N. Cushing Street and W. Pierce Street

#### **Requested Action**

The total area of the subdivision is 0.34 acres and will consist of 3 building lots.

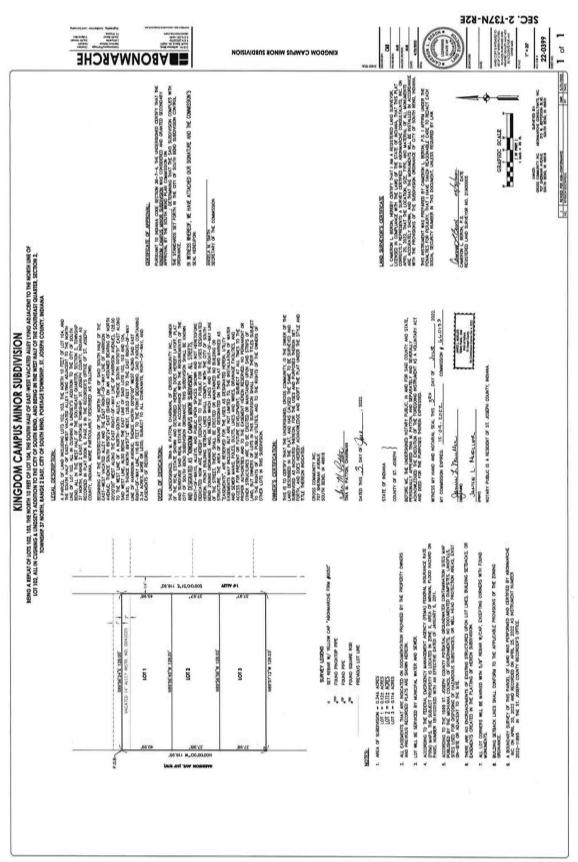
#### **Location Map**



#### Recommendation

**Staff Recommendation:** The Staff has reviewed this subdivision and finds that if the conditions are met it complies with the requirements for Primary Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Primary Approval, subject to the following: 1) Showing the easement in the vacated allev for all utilities and the Municipal City of South Bend. unless such rights are released by the

#### **Proposed Plat**



**Project Details** 

**Environmental Data:** A check of the Agency's maps indicates that no environmental

hazard areas or wetlands are present.

**Drainage:** A drainage plan is not required for single-family residential

development.

**Rights-Of-Way:** The rights-of-way are correct as shown.

**Utilities:** The site will be served by Municipal Water and Municipal

Sewer.

**Agency Comments:** Access will need to be from the alley. Curbs and sidewalks will

need to be replaced at the time of development. Show any easements in the vacated alley. Private utilities appear to be

located in the former alley.

#### Recommendation

**Staff Comments:** There are no additional comments at this time.

**Staff Recommendation:** The Staff has reviewed this subdivision and finds that if the conditions are met it complies with the requirements for Primary Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Primary Approval, subject to the following: 1) Showing the easement in the vacated alley for all utilities and the Municipal City of South Bend, unless such rights are released by the individual utilities

#### **Property Information**

Subdivision Name: MUESSEL'S FIRST ADDITION, NEAR NORTHWEST

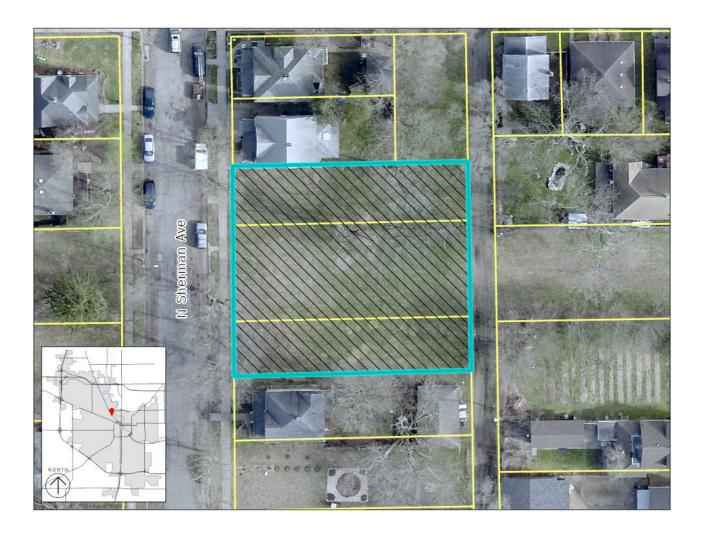
**NEIGHBORHOOD MINOR SUBDIVISION** 

Location: East Side of N. Sherman Avenue Approximately 70' South of W. California Avenue

#### **Requested Action**

The total area of the subdivision is 0.34 acres and will consist of 3 building lots.

#### **Location Map**



#### Recommendation

**Staff Recommendation:** The Staff has reviewed this subdivision and finds it complies with the requirements for Primary Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Primary Approval.

#### **Proposed Plat**



## NEAR NORTHWEST NEIGHBORHOOD MINOR SUBDIVISION MUESSEL'S 1st ADDITION

BEING A RESUBDIVISION OF LOT 14 AND PARTS OF LOT 13 AND LOT 15, IN MUESSEL'S SECOND ADDITION

PART OF THE EAST HALF OF THE NORTHMEST QUARTER OF SECTION 2. TOMNISHIP 37 NORTH, RANGE 2 EAST, PORTAGE TOWNISHIP, CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA.

AND SENERALLY ACKNOWLEDGE THE EXECUTION MENT AS THERR VOLUNTARY ACT AND DEED FOR T

HARRISON AVENUE 60'R/W CALIFORNIA AVENUE SO'R/W ATTY . PT SHERWAN AVENUE 60' R/W **Project Details** 

**Environmental Data:** A check of the Agency's maps indicates that no environmental

hazard areas or wetlands are present.

**Drainage:** A drainage plan is not required for single-family residential

development.

**Rights-Of-Way:** The rights-of-way are correct as shown.

**Utilities:** The site will be served by Municipal Water and Municipal

Sewer.

**Agency Comments:** Access will need to be from the alley. Curb and sidewalks will

need to be repaired or replaced at the time of development.

#### Recommendation

Staff Comments: There are no additional staff comments at this time.

**Staff Recommendation:** The Staff has reviewed this subdivision and finds it complies with the requirements for Primary Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Primary Approval.