



Kennedy Park Neighborhood Plan

Adopted September 2022

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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.

Once adopted, a neighborhood plan becomes official city policy as an amendment to the City's Comprehensive Plan.

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.

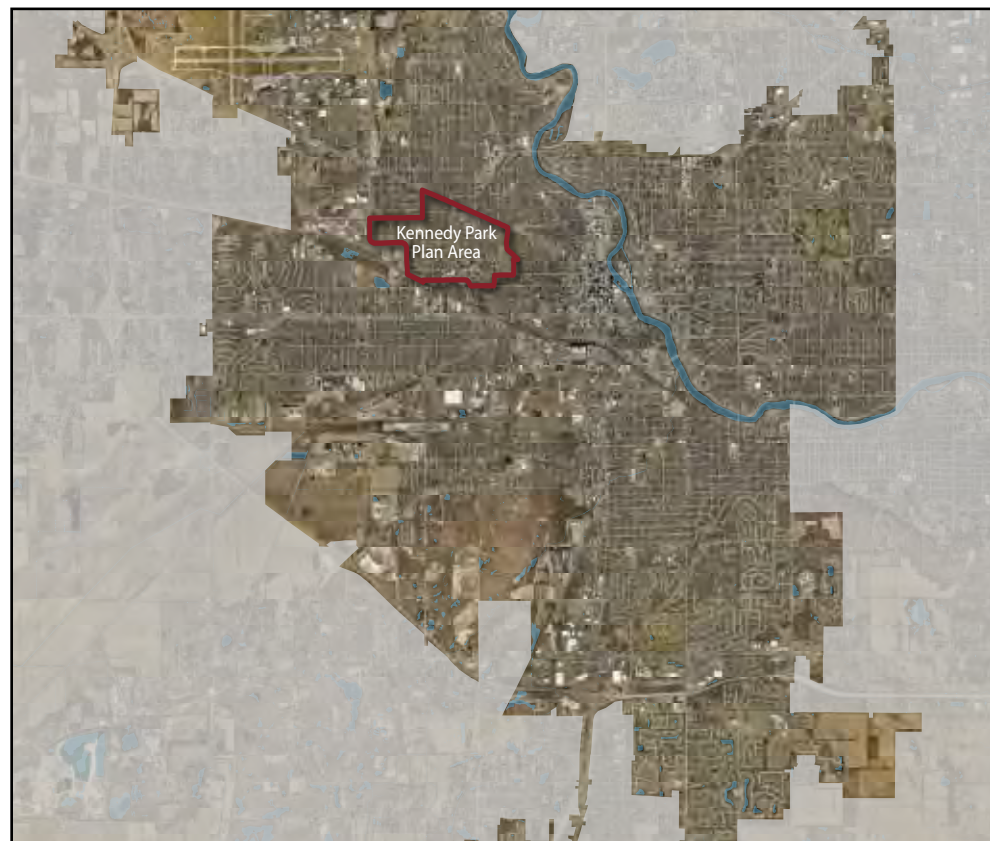
The maps, diagrams, photographs, and other graphics presented within a neighborhood plan are illustrations of its key features. These images are not intended to represent the exact results expected from the implementation of the plan, but they provide a general representation of development principles, 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

Plan Area Boundaries

The Kennedy Park Neighborhood Plan area is roughly bounded by Westmoor Street and Lincoln Way West on the north, City Cemetery on the east, Washington Street on the south, and Bendix Drive on the west.

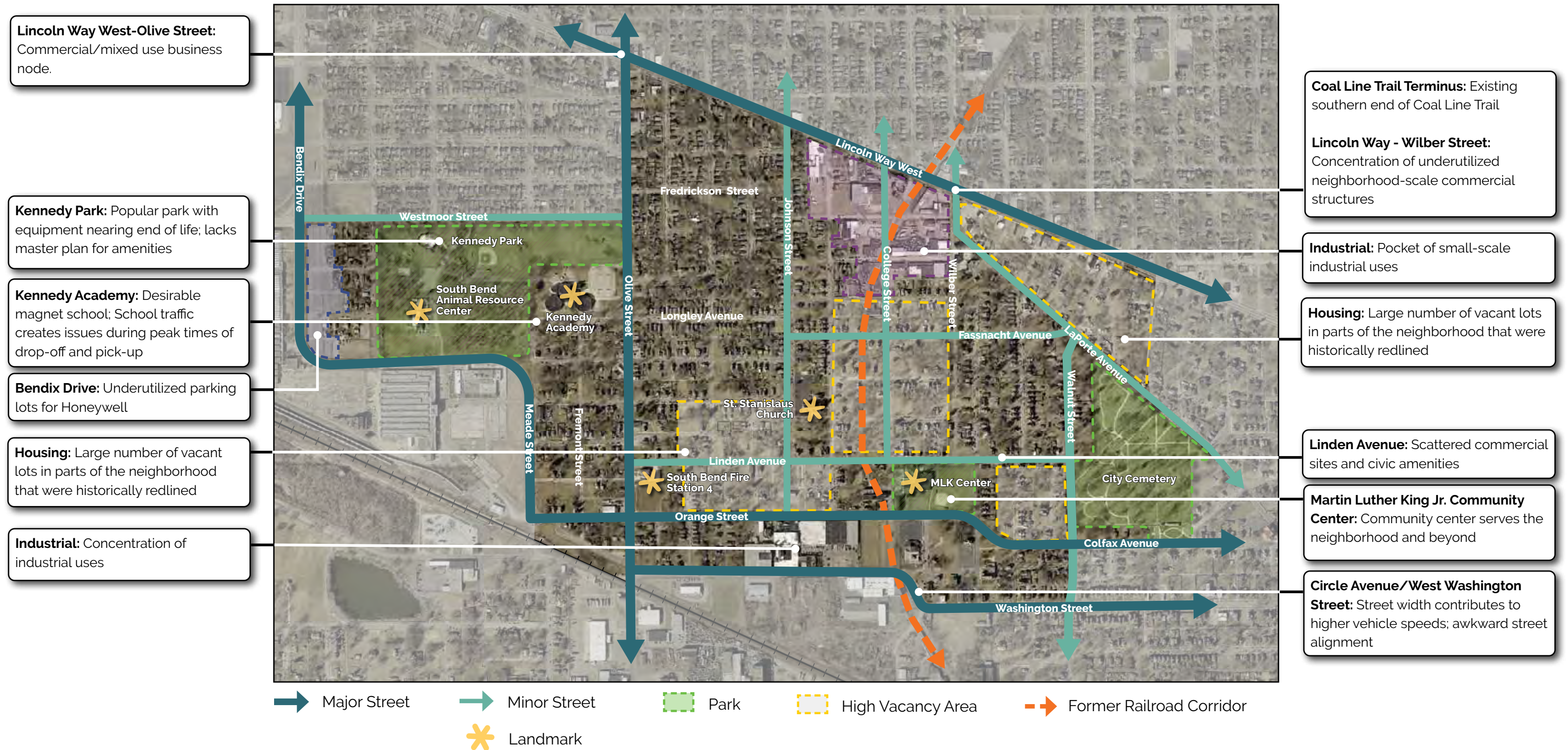


Kennedy Park Neighborhood Context Map.



Kennedy Park Neighborhood Boundary Map.

Existing Conditions



Neighborhood Character

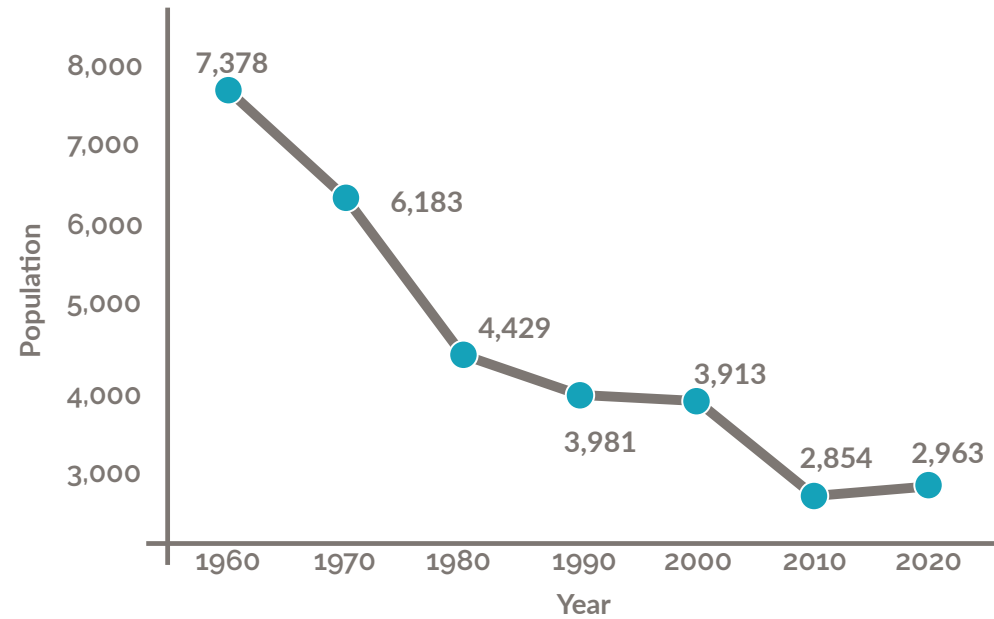


*Top Row (left to right): St. Stanislaus Catholic Church, Martin Luther King Jr. Community Center, Linden Avenue. Studebaker Street.
Middle Row (left to right): Johnson Street, Frankie's BBQ, Kennedy Park, Fire Station Number 4.
Bottom Row (left to right): Kennedy Academy, Longley Avenue, Sancome Avenue, Mixed-use building on Olive Street.*

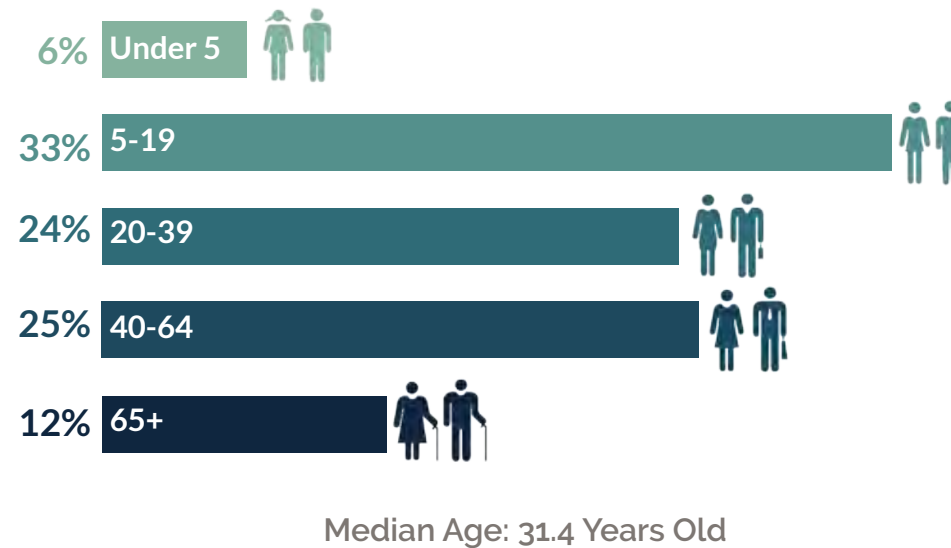
Neighborhood Data

All figures are from the 2020 Census and are based on Census Tracts 5 and 21, which approximate the Kennedy Park Neighborhood, unless otherwise noted.

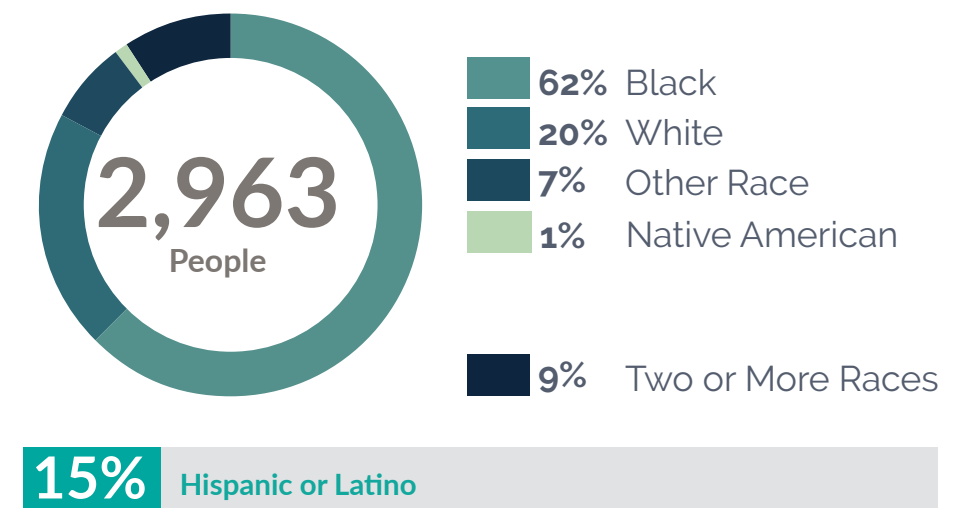
Population



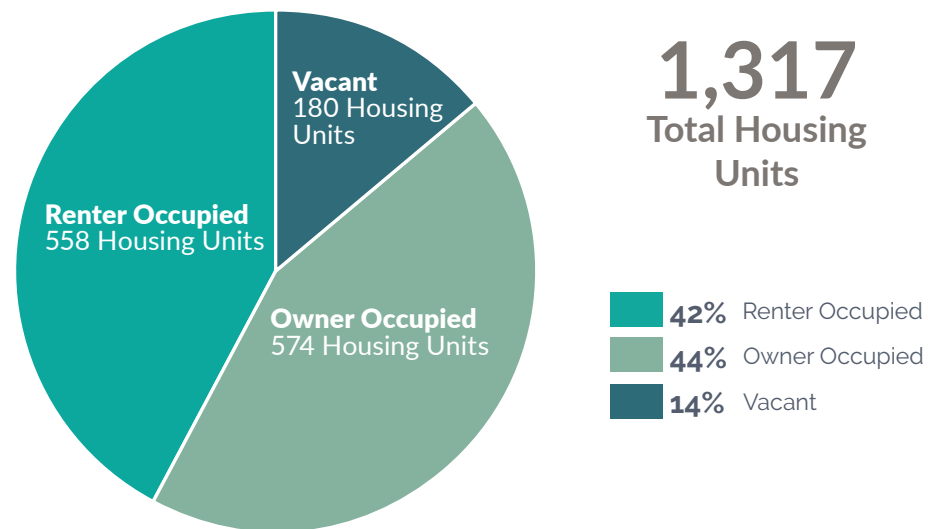
Age



Race and Hispanic Origin

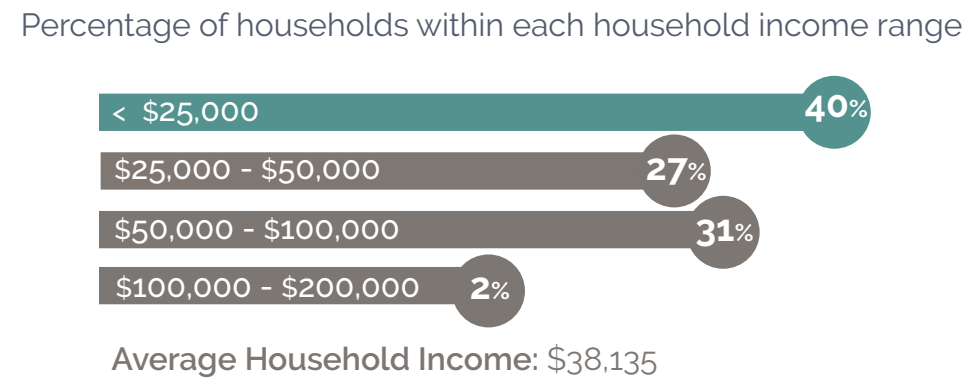


Housing



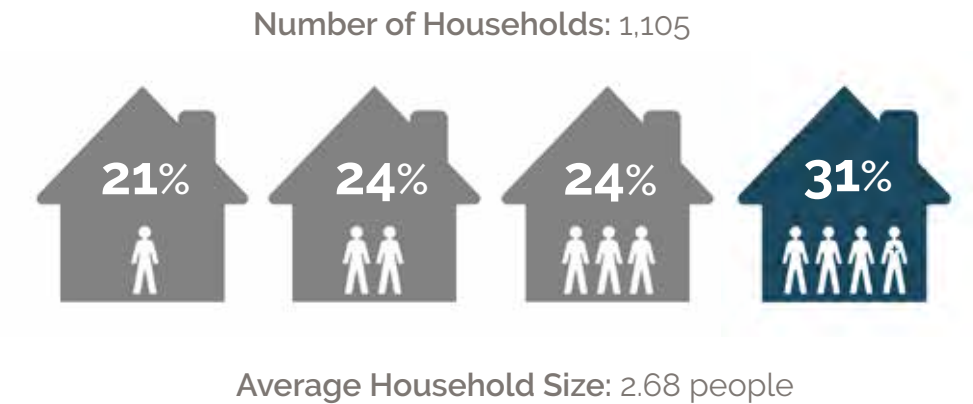
Source: 2020 ACS 5-Year Estimates.

Household Income



Source: 2020 ACS 5-Year Estimates.

Household Size



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 Kennedy Park 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



Outreach Methods

The City used a series of outreach methods throughout the planning process to encourage participation. These methods included mailings to over 3,500 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.

March - June



Stakeholder Meetings

The City's Planning staff conducted over 13 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.

April



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.

October



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.

July 2022



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.

August



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 Kennedy Park 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 Kennedy Park Neighborhood. The items in **bold** were identified as priority projects at the public workshops.

Streets & Transportation

Calm traffic along the following streets:

- **Linden Avenue**
- Olive Street
- Orange Street/ Colfax Avenue
- **Johnson Street**
- College Street

Create consistent lighting of streets

Repair curbs and sidewalks

Add more protected and shared use trails

Plant street trees where possible

Repair and restore brick streets where possible

Enhance connectivity to Kennedy Park green space

Connect MLK Jr. Community Center to Coal Line Trail

Housing

Promote and expand home repair program

Preserve and expand affordable housing options

Identify homes needing repair through code enforcement

Promote development of infill housing on vacant lots

Built Form & Zoning

Update zoning map to allow for wider variety of housing types

Promote neighborhood scale (corner store) businesses on Linden Avenue

Promote interim use of vacant lots as gardens or green spaces

Other Amenities

Improve MLK Jr. Center and Park

Improve Kennedy Park

Improve to City Cemetery

Encourage development of neighborhood businesses

Promote and build neighborhood identity

Address food insecurity

Address litter and illegal dumping in neighborhood



Kennedy Park Priorities Exercise

Streetscape & Traffic Calming

- Landscaping: 10 dots
- Street Closures: 1 dot
- Orange St. / Cobble Sts: 1 dot
- Benches: 10 dots
- Storage: 10 dots
- Other: 10 dots

Additional Infrastructure

- Additional Landscaping: 10 dots
- Additional Benches: 10 dots
- Additional Storage: 10 dots
- Additional Other: 10 dots

Housing

- Additional Housing: 10 dots
- Additional Amenities: 10 dots
- Additional Other: 10 dots

Amenities

- Additional Amenities: 10 dots
- Additional Other: 10 dots

Kennedy Park Priorities Exercise

Streetscape & Traffic Calming

- Landscaping: 2 dots
- Street Closures: 1 dot
- Orange St. / Cobble Sts: 1 dot
- Benches: 10 dots
- Storage: 10 dots
- Other: 10 dots

Additional Infrastructure

- Additional Landscaping: 10 dots
- Additional Benches: 10 dots
- Additional Storage: 10 dots
- Additional Other: 10 dots

Housing

- Additional Housing: 10 dots
- Additional Amenities: 10 dots
- Additional Other: 10 dots

Amenities

- Additional Amenities: 10 dots
- Additional Other: 10 dots

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

Some of the input provided at the Priorities Workshop.

Neighborhood Planning Principles

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

① 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.

② 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.

③ 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.

④ 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.



Kennedy Park.



Martin Luther King Jr. Community Center.

Scale of Development

This plan refers to low-, medium-, and high-density development. Below are illustrations of the scale of each for the Kennedy Park Neighborhood. Each scale of development incorporates and builds upon the scale below to help create a diversity of housing options.

Low-Density



Medium-Density

Medium-density areas would include buildings of this scale, plus ones in the low-density category.



High-Density

High-density areas would include buildings of this scale, plus ones in the medium-density category.










Neighborhood Plan

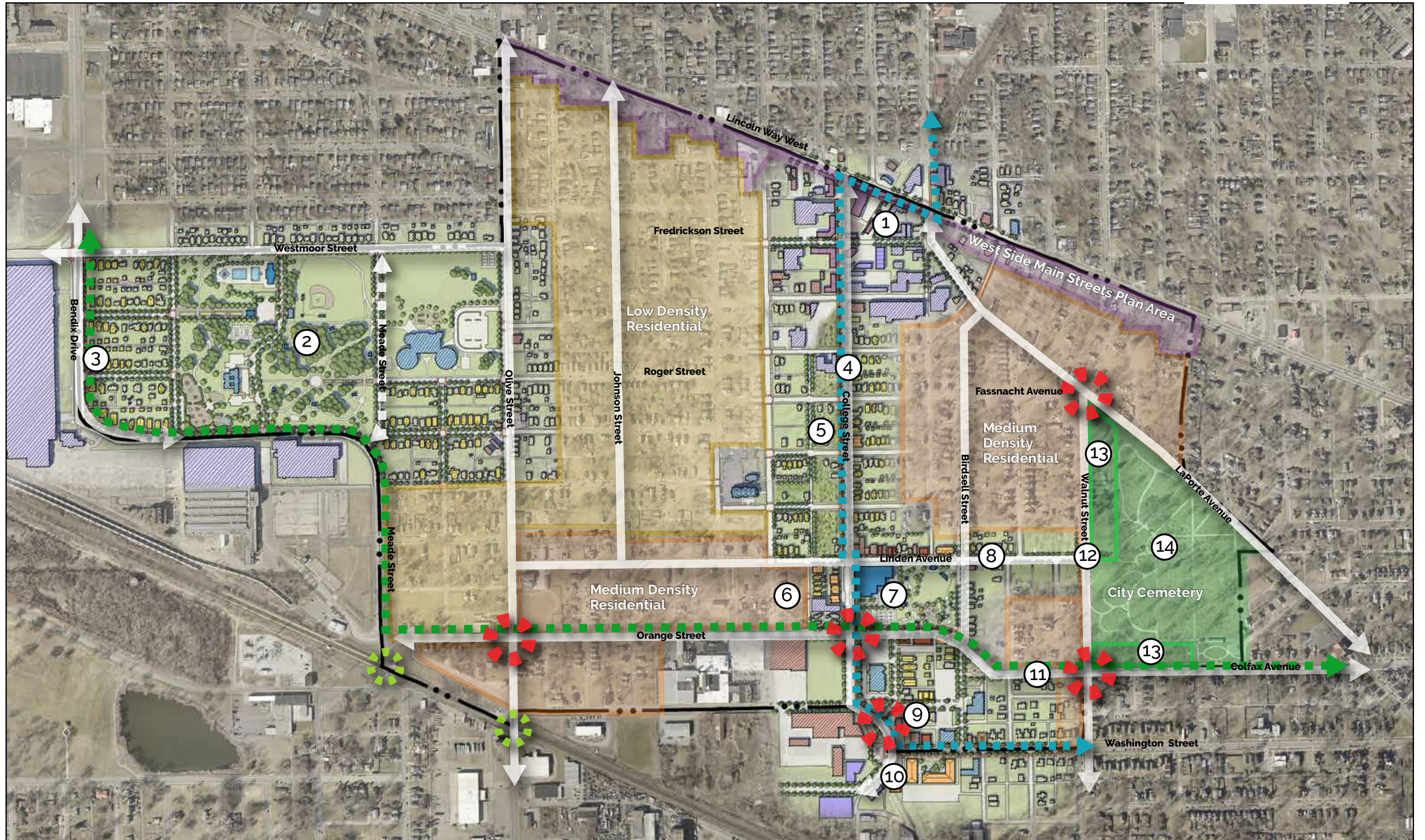
The following is a list of Kennedy Park Neighborhood project ideas which may be pursued by the City, nonprofit organizations, and the private sector over the next 20 years. More information on the concepts listed below can be found on the following pages.

- ① **Lincoln Way West - Wilber Street Area**
Revitalize existing buildings per the West Side Main Streets Plan; redevelop underutilized lots for unique industrial/retail opportunities.
- ② **Kennedy Park**
Enhance amenities at park following a more detailed park master plan process; analyze reestablishing Meade Street and Longley Avenue through park and creating a dog park near the South Bend Animal Resource Center.
- ③ **Bendix Trail**
Create a shared use path along Bendix Drive; fill vacant lots and underutilized parking lots with low- to medium-density residential development or native vegetation and pollinator plants.
- ④ **College Gardens**
Explore creating a linear green space along west side of the future Coal Line Trail, including a westward connection to St. Stanislaus Catholic Church.
- ⑤ **Coal Line Trail Extension**
Extend trail to Martin Luther King Jr. Community Center, using College Street; extend to Washington Street in a future phase.
- ⑥ **Infill Housing**
Fill vacant lots west of the Martin Luther King Jr. Community Center with low- to medium-density residential development.
- ⑦ **Martin Luther King Jr. Community Center & Park**
Enhance amenities at Martin Luther King Jr. Community Center following a more detailed master plan process; renovate or build a new community center building promoting Linden Avenue as a "Main Street"; add features to the park grounds.

- ⑧ **Linden Avenue**
Create a "Main Street" environment on Linden Avenue; complete streetscape improvements and provide pedestrian access to the City Cemetery per City Cemetery Master Plan; rehabilitate commercial facades on Linden Avenue; fill vacant and underutilized lots with medium-density residential, commercial, or mixed-use development.
- ⑨ **Liston Street**
Realign Liston Street intersection with Washington Street; fill vacant and underutilized lots with medium-density residential development.
- ⑩ **Circle Avenue**
Reconstruct historic alignment and include cultural placemaking element at the intersection of Washington Street and Circle Avenue.
- ⑪ **Orange Street - Colfax Avenue**
Complete streetscape improvements, including a shared use path connecting Martin Luther King Jr. Community Center to Downtown.
- ⑫ **Promote Neighborhood Identity**
Opportunity for placemaking element such as cultural art at the end of Linden Avenue as well as neighborhood identification signage promoting neighborhood.
- ⑬ **Walnut Street and Colfax Avenue Green Spaces**
Expand green space along west and south edges of the City Cemetery as properties become available.
- ⑭ **City Cemetery**
Continue implementation of City Cemetery Master Plan.

Infrastructure

-  **Traffic Calming & Streetscape Improvements**
Bendix Drive
Westmoor Street
Olive Street
Johnson Street
College Street
Birdsell Street
Walnut Street
LaPorte Avenue
Orange Street/Colfax Avenue
Linden Avenue
-  **Circle Avenue**
Reestablish alignment
-  **Reestablish Street Connection**
Meade Street
-  **Intersection Improvements**
Orange Street - Olive Street
College Street - Orange Street
Liston Street - Circle Avenue
Colfax Avenue - Walnut Street
LaPorte Avenue - Walnut Street
-  **Shared Use Paths**
Bendix Drive
Orange Street / Colfax Avenue
-  **Coal Line Trail**
Extension of the Coal Line Trail
-  **Grade Separation of Railroad Crossings**
Olive Street
Meade Street



Lincoln Way West - Wilber Street Area | Site 1

The area around Lincolnway West and Wilber Street can become a center for unique industrial/retail businesses. Grouped around public spaces and an extension of the Coal Line Trail, this revitalization should occur according to the principles of the West Side Main Streets Plan.

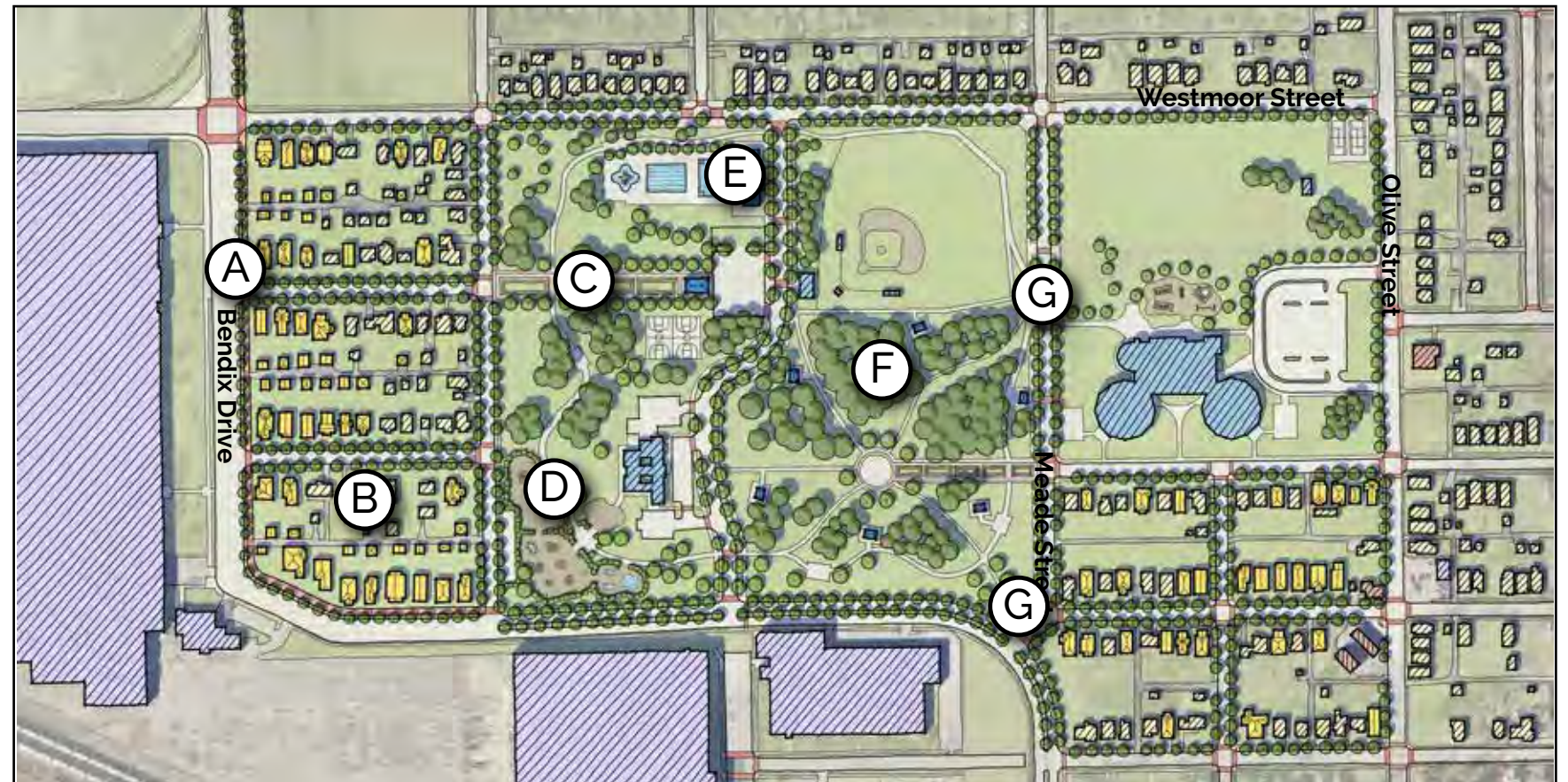


Lincolnway West and Wilber Street Area concept.

- (A)** Current end of Coal Line Trail
- (B)** Plaza
- (C)** Industrial/maker space opportunities
- (D)** Potential industrial infill
- (E)** Facade improvements per West Side Main Streets Plan

Kennedy Park | Sites 2, 3

Kennedy Park can be a cherished, amenity-rich place. The park can support a combination of active and passive uses within it, though the specific amenities would be determined through a public master planning process led by the South Bend Department of Venues, Parks, and Arts. A new water park can be constructed at the northwest corner, while a new dog park can be installed at the southwest corner near the South Bend Animal Resource Center. New paths can be built along Bendix Drive, around the park's perimeter, connecting west to Longley Avenue, and through the wooded portion of the park. Near the park's east edge, extensions of Meade Street at its north and south ends can provide better connectivity and ease traffic congestion around Kennedy Academy.

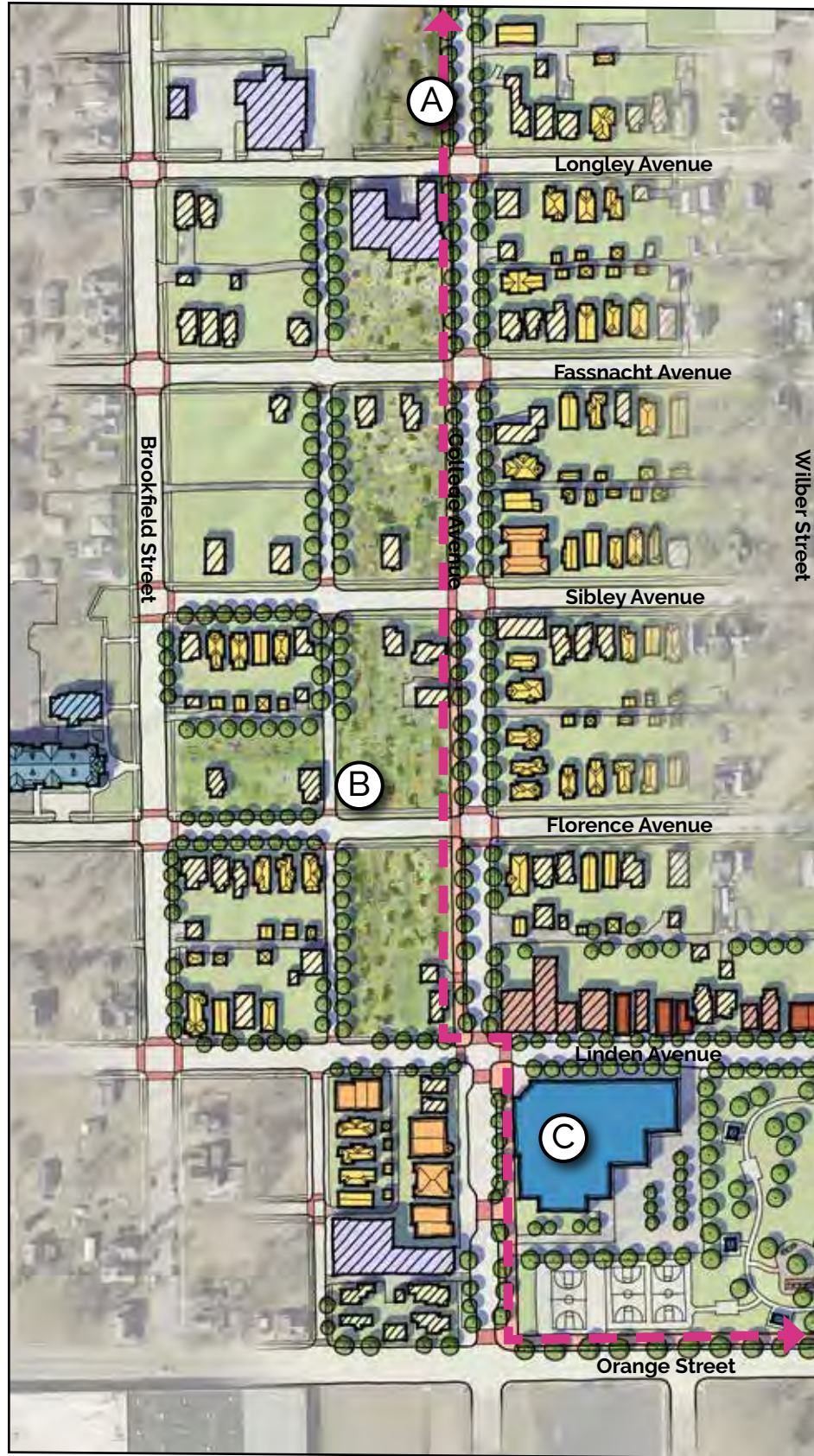


Kennedy Park concept.

- (A)** Bendix Drive shared use trail
- (B)** Low- to medium-density housing as market supports
- (C)** Linear pedestrian connection to park with pavilion
- (D)** Public dog park
- (E)** Publicly accessible pool with pool house
- (F)** Improved trail network
- (G)** Re-established street network grid to ease school traffic



Kennedy Park, looking northwest towards the water park.



Coal Line Trail / College Gardens concept for College Street.



Coal Line Trail on College Street looking north.

Coal Line Trail & College Gardens | Sites 4, 5

- (A)** Coal Line Trail shared use path
- (B)** Linear Green Space
- (C)** New Martin Luther King Jr. Community Center Building

The center of the Kennedy Park neighborhood can feature a new bicycle/pedestrian trail and expanded green space. Starting at the Coal Line Trail's existing southern end at Lincolnway West and Wilber Street, a shared use trail can be extended down College Street to the Martin Luther King, Jr. Community Center, then to Washington Street. Using existing vacant lots, a linear green space could be formed along the west side of the Coal Line Trail extension. This green space, which can include a westward connection to St. Stanislaus Catholic Church, could be publicly or privately owned and include a combination of food and flower gardens, native vegetation and pollinator plants, and lawn for passive recreational uses. New residential structures of one to four units could be built overlooking the green space.



Linden Avenue & College Street.



Martin Luther King Jr. Community Center & Park and Linden Avenue concept.

Linden Avenue - MLK Center Area | Sites 6, 7, 8

By enhancing its “Main Street” environment, Linden Avenue can be reestablished as a center for the Kennedy Park neighborhood. Streetscape improvements can be made to calm traffic, improve pedestrian safety, upgrade lighting, and create a place that could host special events. A showpiece of Linden Avenue would be a new Martin Luther King, Jr. Community Center and surrounding park space. Immediately across Linden Avenue could be new and renovated one- and two-story mixed-use buildings with businesses serving the neighborhood. Residential buildings can fill nearby vacant lots. Small apartment buildings or townhouses of 2-3 stories could be constructed immediately north of the King Center, while buildings of 1-4 units could be found west of it.

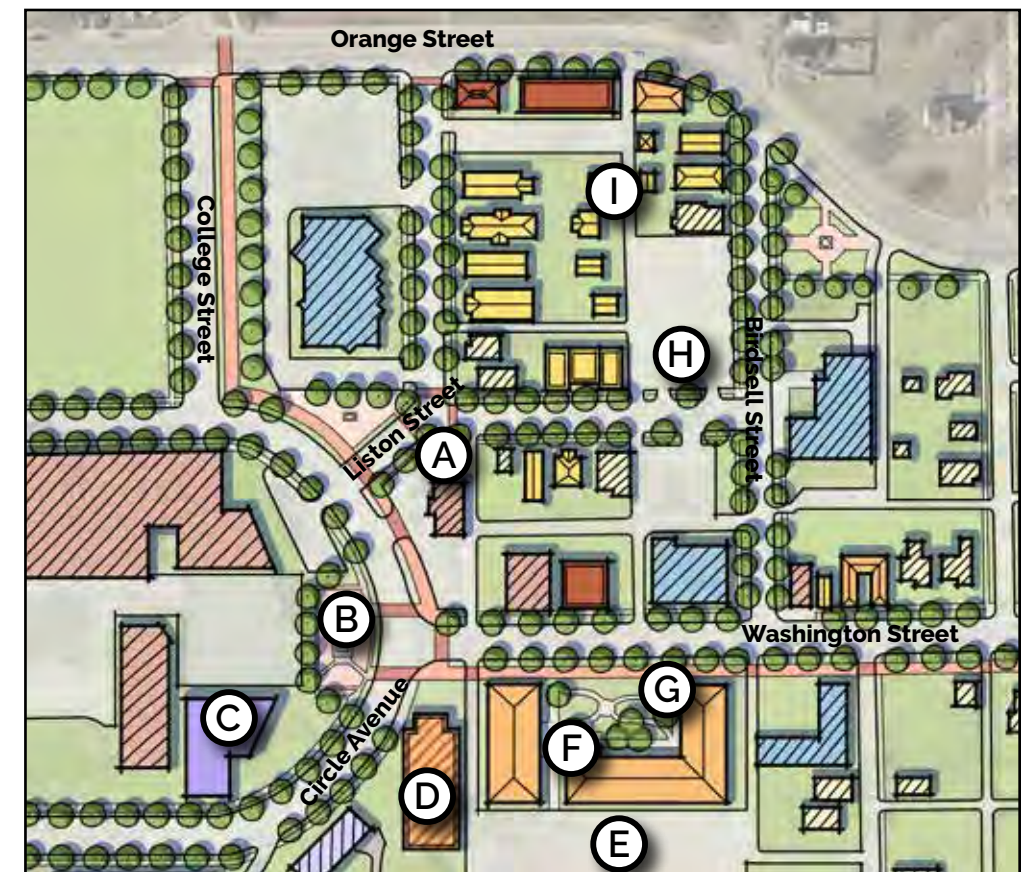
- (A)** Commercial and residential infill along Linden Avenue
- (B)** Improve programming and facilities of Martin Luther King Jr. Community Center
- (C)** Mixture of residential development as market demands



Circle Avenue looking northeast.

Circle Avenue Area | Sites 9, 10

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. Property owners can work with governmental agencies to assess and address environmental conditions on brownfield sites. 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.



Circle Avenue and 1500 Block of Washington Street concept.

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



Orange Street/Colfax Avenue concept.

Orange Street - Colfax Avenue | Site 11

The Orange Street - Colfax Avenue corridor can be transformed from a place for speeding cars to a comfortable, complete street. Streetscape improvements can narrow the pavement width to calm traffic and allow for the planting of street trees. A shared use path or protected bike lanes could be added to connect the Bendix Drive area to the Martin Luther King Jr. Community Center to downtown.

- (A)** Shared use path
- (B)** Improved crossings
- (C)** Narrowing of street



Linden Avenue and City Cemetery concepts.

City Cemetery Area | Sites 12, 13, 14

The City Cemetery area can continue to be strengthened as a neighborhood asset, including by fully implementing the City Cemetery Master Plan. As properties become available, green space can be expanded along the south and west edges of the cemetery. A placemaking element, such as cultural art, could be placed at the east end of Linden Avenue, also a potential spot for improved pedestrian access to City Cemetery.

- (A)** Placemaking element or cultural art
- (B)** Potential green space expansion area

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 Kennedy Park 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 Kennedy Park Neighborhood should be improved in accordance with South Bend's Complete Streets 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

Bendix Drive
 Olive Street
 College Street
 Walnut Street
 Orange Street/Colfax Avenue
 Linden Avenue
 Circle Avenue
 Meade Street

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

Westmoor Street
 Johnson Street
 Birdsell Street
 LaPorte Avenue

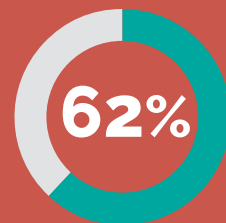
Intersection Improvements

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

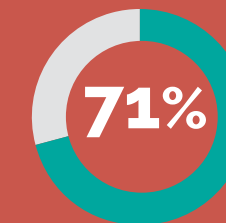
Priority Areas

Orange Street - Olive Street
 College Street - Orange Street
 Liston Street - Circle Avenue
 Colfax Avenue - Walnut Street
 LaPorte Avenue - Walnut Street

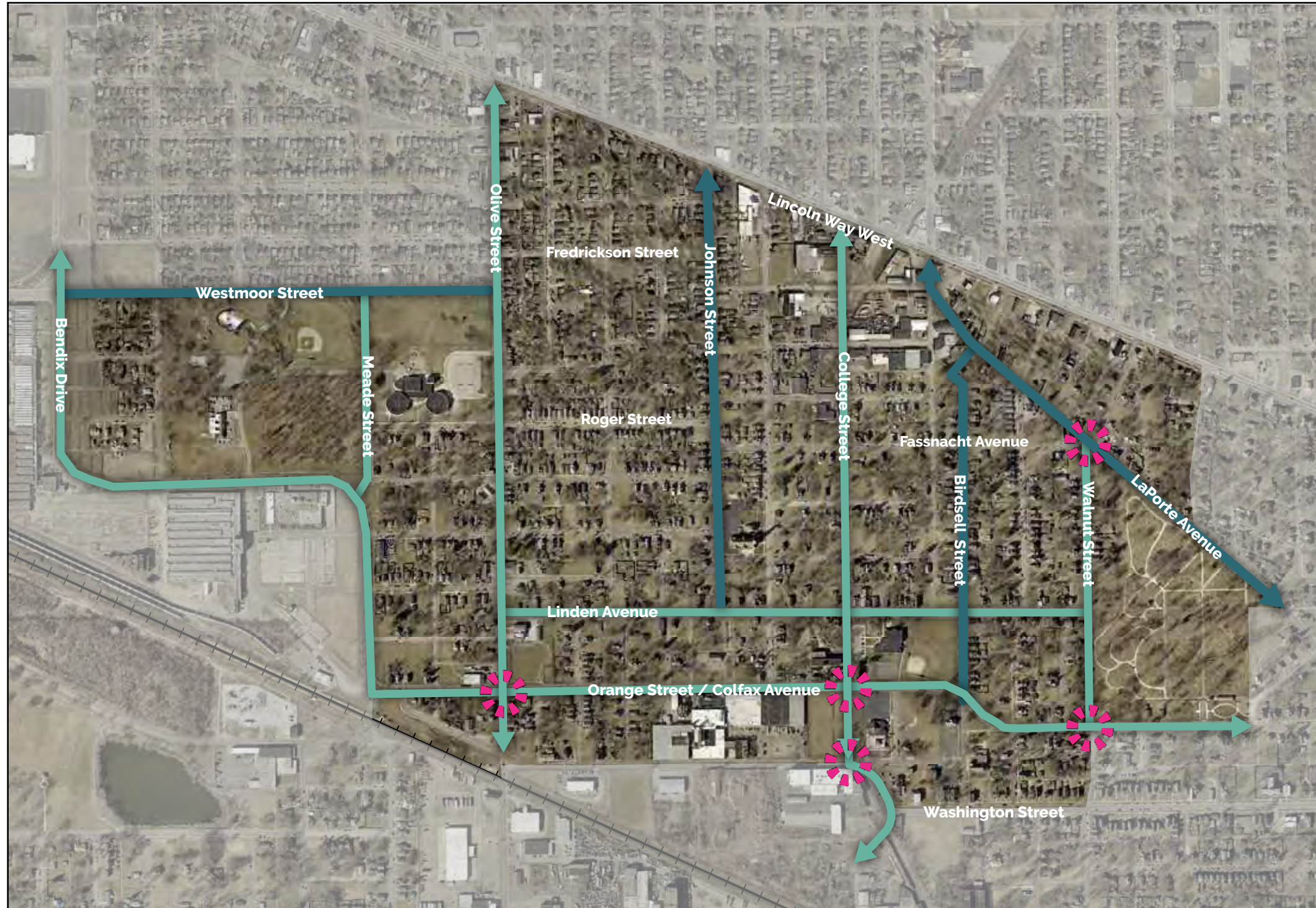
During the planning process, participants were asked a series of questions about streets, bicycle infrastructure, and other infrastructure topics.



stated improved lighting would encourage them to walk more.



stated improved sidewalks would encourage them to walk more.



Map showing infrastructure improvements.






College Street looking north.



Bendix Drive looking north.

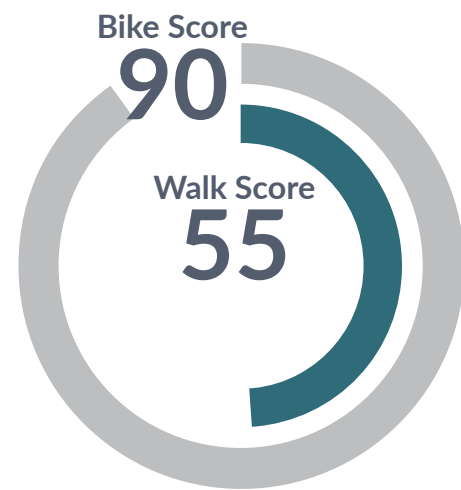
Streets Map Key

-  Streetscape Improvements
-  Traffic Calming
-  Intersection Improvements

Bicycle Infrastructure

Following is a list of bicycle-related projects, including shared bicycle-pedestrian paths, proposed for the Kennedy Park Neighborhood.

Walk Score & Bike Score



Source: Walkscore.com; Score at the center of Kennedy Park on Longley Avenue.



Shared Use Path (Trail)

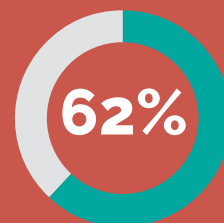
Route	Extent
Bendix Drive	Westmoor Street - Orange Street
Orange Street / Colfax Avenue	Bendix Drive - LaSalle Avenue
Coal Line Trail / College Street	Lincolnway - Washington Street
Washington Street	Circle Avenue - Walnut Street
Circle Drive	College Street - Washington Street



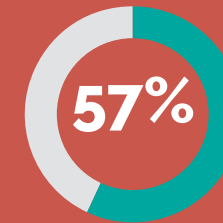
Shared On-Street

Route	Extent
Olive Street	Lincolnway - Railroad Tracks

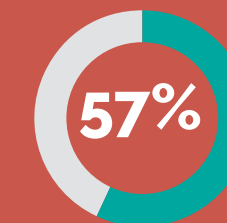
During the planning process, participants were asked a series of questions about bicycle infrastructure.



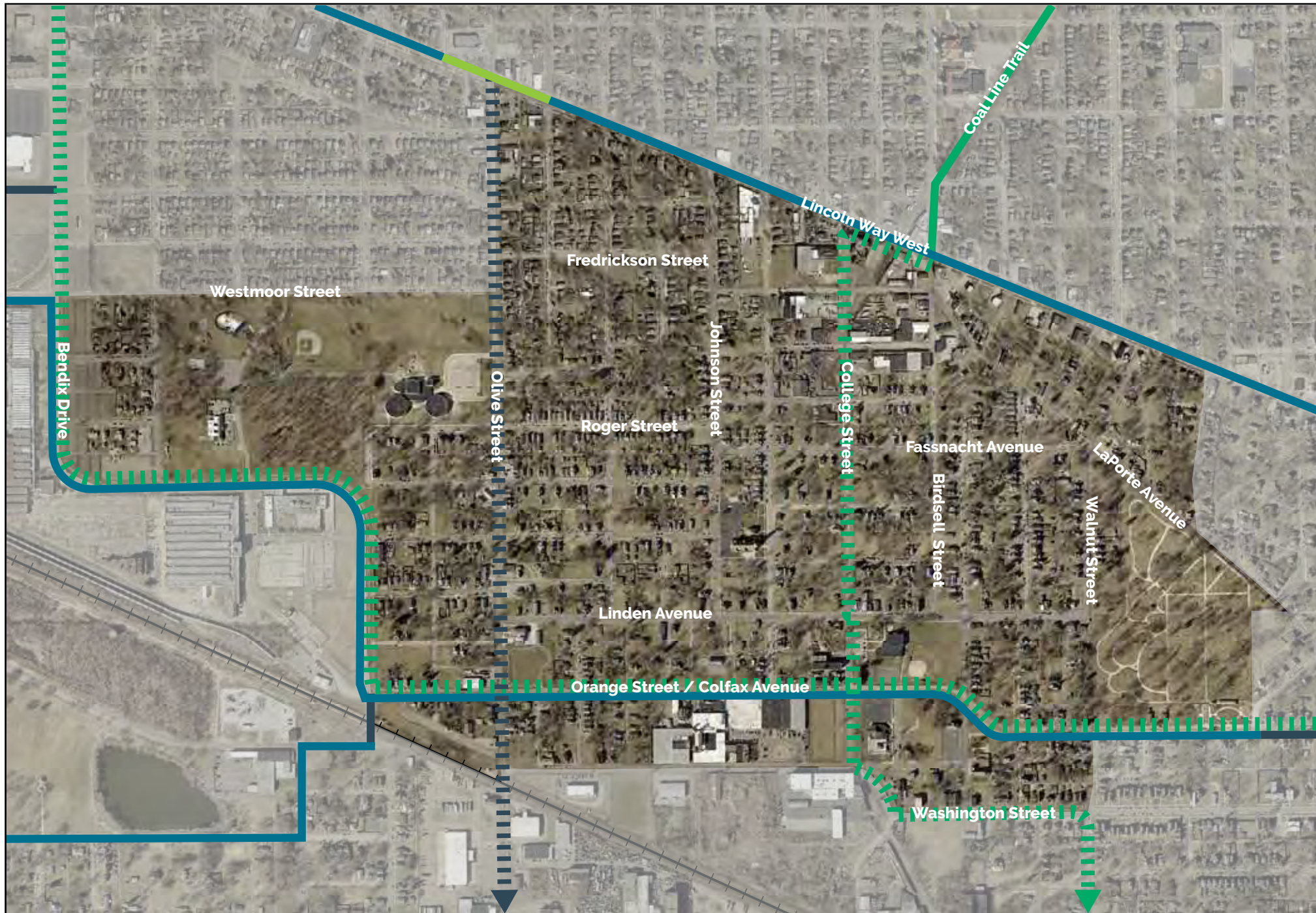
62% stated improved lighting would encourage them to bike more.



57% stated designated bicycle infrastructure would encourage them to bike more.



57% stated improved crossings would encourage them to bike more.



Map showing bicycle infrastructure improvements.

Streets Map Key				
Existing		Shared Use Path (Trail)		Shared Use Path (Trail)
		Protected Bike Lane		Protected Bike Lane
		Bike Lane		Bike Lane
		Shared On-Street		Shared On-Street
Proposed		Shared Use Path (Trail)		Shared Use Path (Trail)
		Protected Bike Lane		Protected Bike Lane
		Bike Lane		Bike Lane
		Shared On-Street		Shared On-Street



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 Kennedy Park Neighborhood as a successful, diverse, mixed-income area.

Market Challenges

For much of the Kennedy Park 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, housing cooperatives, and building adjacent to stronger market areas are among the potential ways to make new construction of attainable housing units possible.

Housing providers, both for-profit and nonprofit, can use tax credits, government grants, and other financing tools to rehabilitate or build new housing units for lower-income households.

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.

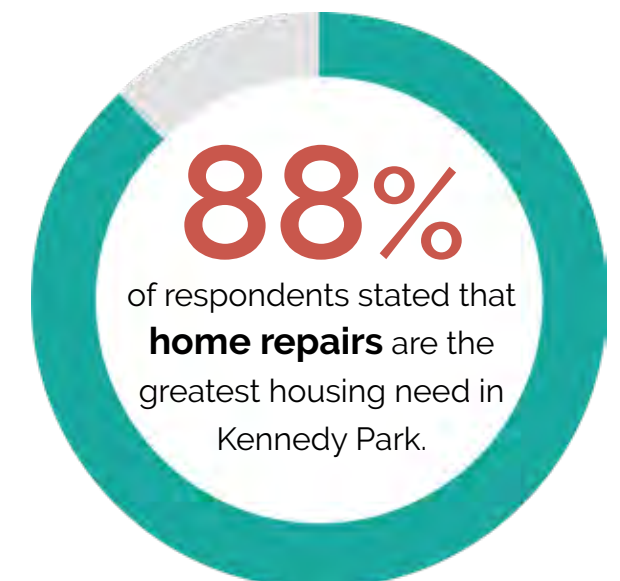
Often seen in South Bend in the form of duplexes, townhouses, and small apartment buildings, missing middle housing was part of the historic development of portions of the Kennedy Park Neighborhood. Many of these types can still offer opportunities for ownership and for the amenities that can be found 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.

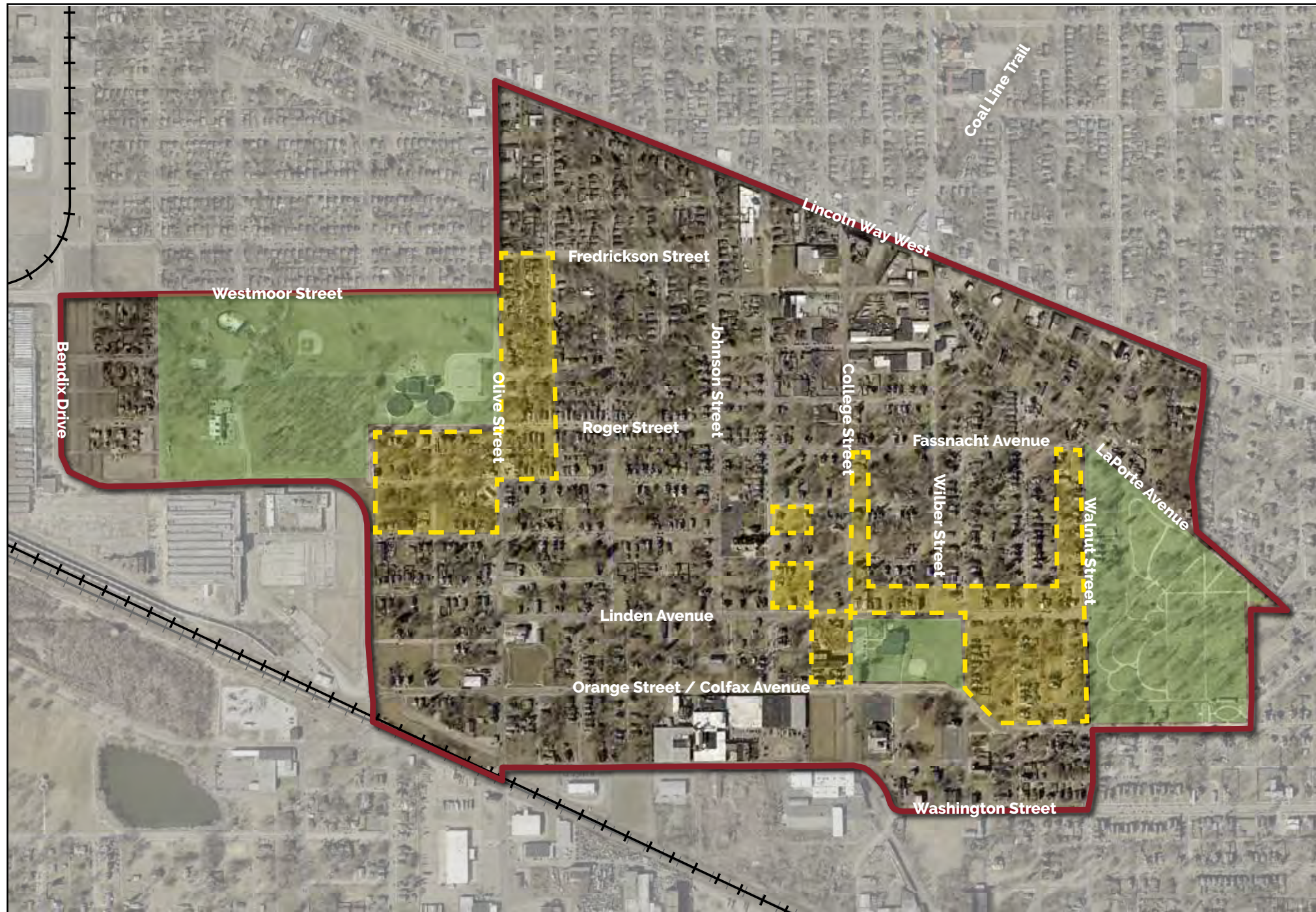


Vacant lots on Fasnacht Avenue looking southwest.

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.





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 close to neighborhood amenities, such as the Martin Luther King Jr. Community Center, Kennedy Academy, Kennedy Park, and City Cemetery.

Housing Priority Areas

- Neighborhood Boundary
- Neighborhood Amenities
- Housing Priority Areas

Preserve Historic Character



Kennedy Park Neighborhood showing national landmarks and local landmarks.

Preserve Historic Character Key

-  Neighborhood boundary
-  National Register Historic District
-  Locally designated historic structures / sites
-  Nationally designated historic structures



Indiana Glass Bottling Building on College Avenue.

The Kennedy Park Neighborhood has structures that reflect its diverse cultural history and various architectural building styles.

To maintain the unique characteristics of the neighborhood, the following actions are recommended:

- Preserve the historic character of individually designated local landmarks and other historic structures.
- Use financial incentives of National Register designation to complete building rehabilitations.
- Preserve the historic character of the City Cemetery.

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 Kennedy Park 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 emissions 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.

Built Form & Zoning

Overview

The built form of the Kennedy Park 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 Kennedy Park 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 Kennedy Park Neighborhood's pedestrian-oriented, urban environment. Vehicle access, parking, and garages should be from alleys when present. Vacating of alleys is discouraged as it hinders redevelopment of vacant lots. Drive-throughs are discouraged, and if they are present, they should be designed not to be visible from the street. New commercial development should occur according to the standards of the NC Neighborhood Center District.

As properties are developed or reused, nonconforming conditions should be brought into conformance with the proposed zoning district shown, including landscaping, parking, lighting, and building standards.

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. Ancillary dwelling units, such as garage apartments or backyard cottages, are encouraged for the Kennedy Park Neighborhood.

The South Bend zoning map divides the city into twelve zoning districts. Seven of these districts are proposed for the Kennedy Park Neighborhood: U1, U2, U3, UF, NC, OS, and I.

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 Kennedy Park 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 Kennedy Park 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.

The U1 District is well suited for the area west of College Street. This plan would support special exceptions for new construction duplexes.

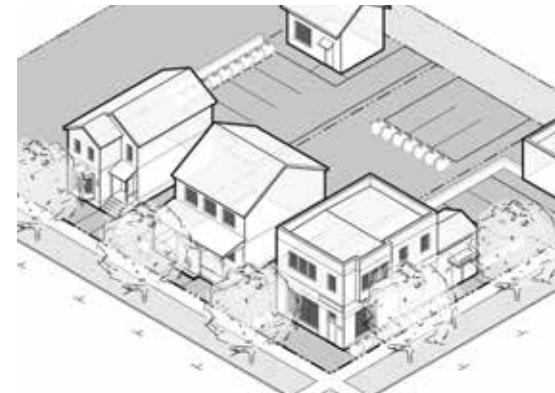
U2 Urban Neighborhood 2



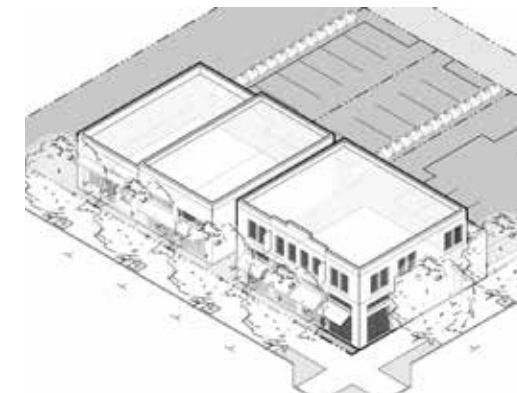
U3 Urban Neighborhood 3



UF Urban Neighborhood Flex



NC Neighborhood Center



DT Downtown



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.

The U3 Urban Neighborhood 3 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 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.

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.

The DT Downtown District supports the development of South Bend's core into a high-intensity, mixed use urban area.

The area east of College Street and the area south of Linden Avenue are appropriate for the U2 District. The plan would support rezoning properties within the U1 District to the U2 District for sensitively designed buildings of up to four units built at a scale compatible with surrounding residential properties.

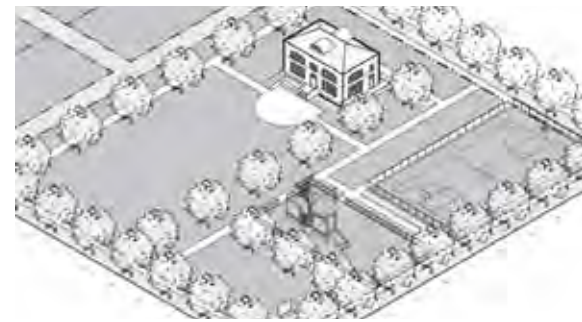
Some scattered areas along Lincolnway West and Washington Street are well suited for the U3 District. Additional properties along intersections or major streets may be appropriate for U3 if limited to 6 units and 2.5 stories.

The UF District is appropriate for scattered locations to support small-scale services and retail, especially at intersections.

The NC District is well suited for areas along Lincolnway West near Wilber and Olive Streets, along Linden Avenue east of College Street, and at scattered locations along Olive Street. Lincolnway West should develop according to the nodal pattern proposed in the West Side Main Streets Plan.

The DT District would not apply to any properties in the Kennedy Park Neighborhood.

OS Open Space



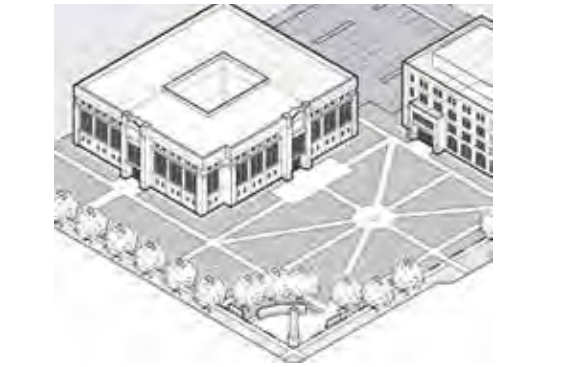
Intent

The OS Open Space District supports the development of public parks and other open spaces.

Where It Is Appropriate

The OS District includes Kennedy Park, Martin Luther King Jr. Community Center property, and the City Cemetery. Lots adjacent to City Cemetery along Walnut Street and Colfax Avenue can be incorporated into the OS District as appropriate.

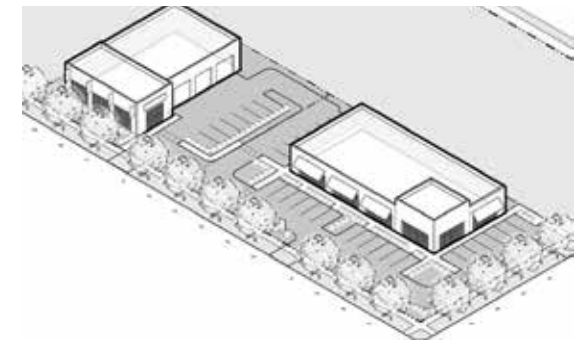
U University



The U University District supports the development of university campuses.

The U District is not currently proposed for the Kennedy Park Neighborhood.

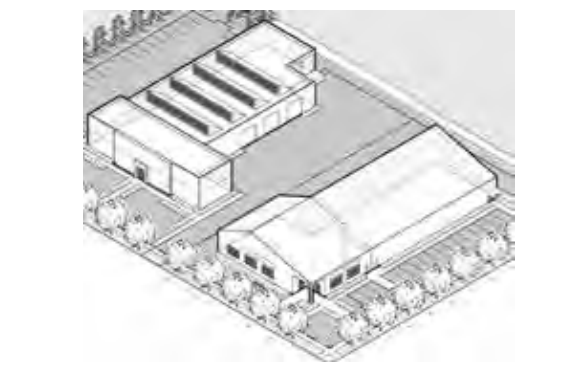
C Commercial



The C Commercial District supports medium- to high-intensity commercial uses that are auto-oriented and found in suburban locations.

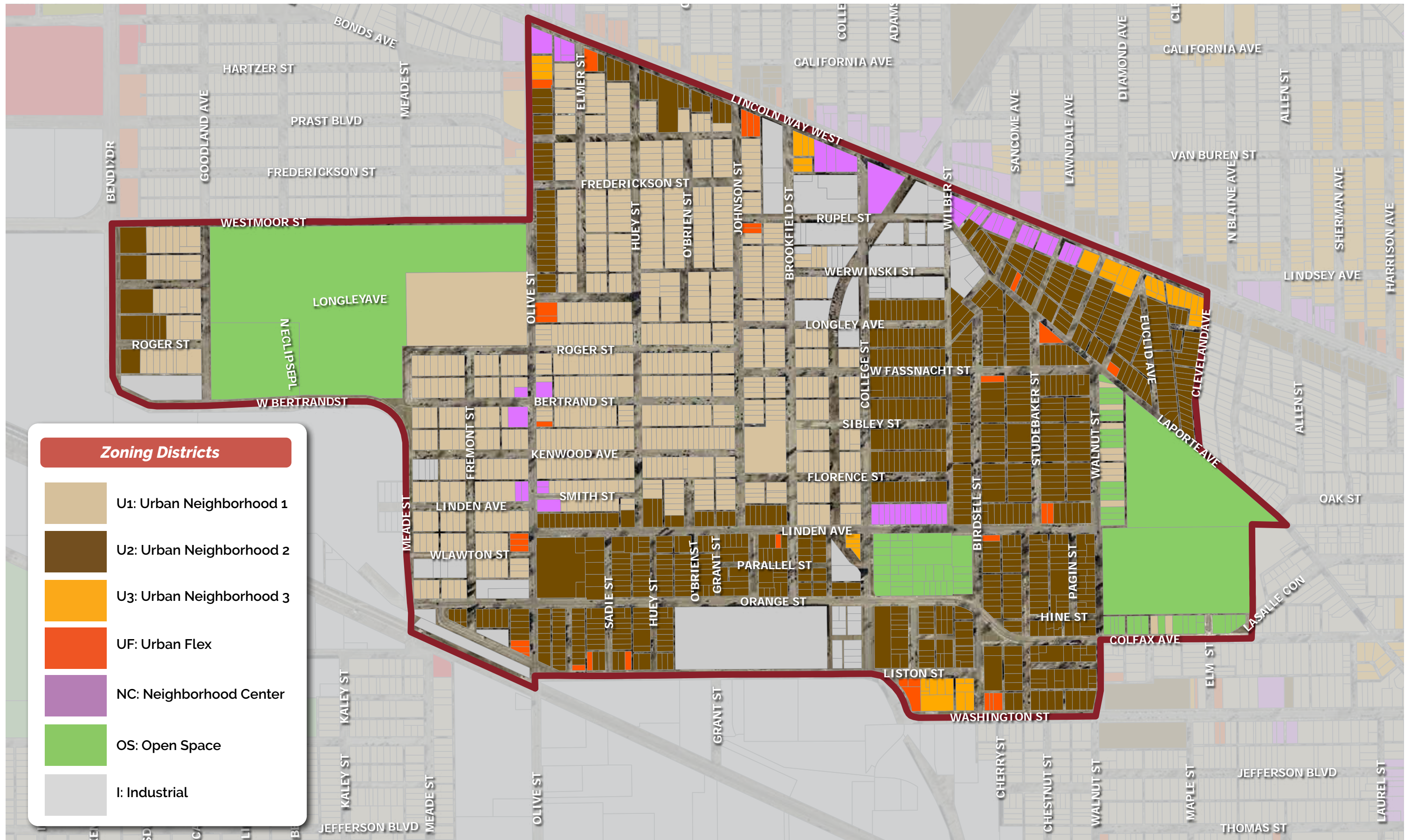
Because of its suburban, automobile-oriented nature, the C District would not be inappropriate anywhere in the Kennedy Park Neighborhood.

I Industrial



The I Industrial District supports medium- to high-intensity industrial uses, typically grouped along highways and major streets and separated from residential uses.

The I District is appropriate for existing industrial areas located along the southern edge of the neighborhood and areas near College and Rupel Streets. Over time these properties could be adapted to more sensitive land uses. If not changed to other districts over time, any further development in the I District should be sensitive to surrounding land uses.














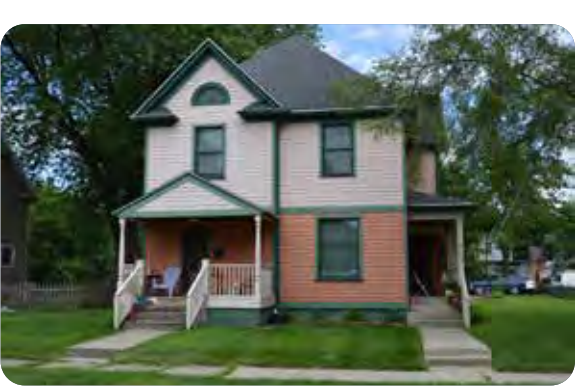
Zoning Districts

- U1: Urban Neighborhood 1
- U2: Urban Neighborhood 2
- U3: Urban Neighborhood 3
- UF: Urban Flex
- NC: Neighborhood Center
- OS: Open Space
- I: Industrial

Proposed Zoning Map for Kennedy Park Neighborhood.

Building Types

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

	Carriage House	Detached House	Cottage Court	Duplex
	S1 S2 U1 U2 U3 UF NC	S1 S2 U1 U2 U3 UF	S2 U2 U3 UF	S1 S2 U1 U2 U3 UF
Zoning Districts				
S1 Suburban Neighborhood 1				
S2 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

Townhouse

Apartment House

Stacked Flats

Shop

Mid-Rise / Tower

S2 U2 U3 UF NC DT

S2 U2 U3 UF NC DT

S2 U3 UF NC DT

UF NC DT

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 10 years, are highlighted in the implementation matrix below.

Strategy 1: Complete neighborhood infrastructure improvements.						
Action	Lead Responsibility		Key Partners	Timeline		
	City	Partner		1-5 Years	5-10 Years	10+ Years
1.1 Bendix Drive: Complete streetscape improvements including a shared use path on the east side of the street.	●				●	
1.2 College Street: Complete streetscape improvements including a shared use path on the west side of the street.	●			●		
1.3 Orange Street - Colfax Avenue: Complete streetscape improvements including a shared use path on the north side of the street.	●			●	●	
1.4 Linden Avenue: Complete streetscape improvements including widened sidewalks and a placemaking terminus on the east end of the street.	●			●	●	
1.5 Meade Street: Add street connections to improve traffic circulation.	●				●	
1.6 Washington Street and Circle Avenue: Complete intersection improvements including shared use path.	●					●
1.7 Street Trees: Plant street trees where possible.	●	●	Residents, Property Owners	●	●	●
1.8 Olive Street: Complete streetscape improvements on Olive Street.	●					●
1.9 Walnut Street: Complete streetscape improvements on Walnut Street.	●					●
1.10 Promote Infrastructure Programs: Promote existing curb & sidewalk replacement program to assist with the cost of replacement.		●	Kennedy Park Neighborhood Association, Residents, Property Owners	●		
1.11 Infrastructure Maintenance: Complete regular maintenance on streets and sidewalks throughout the neighborhood.	●	●	Property Owners	●	●	●
1.12 Traffic Calming: Complete high priority traffic calming on neighborhood streets.	●			●	●	

Strategy 2: Improve park spaces and access.						
Action	Lead Responsibility		Key Partners	Timeline		
	City	Partner		1-5 Years	5-10 Years	10+ Years
2.1 Martin Luther King Jr. Community Center: Complete facility and programming improvements following a park master planning process.	●			●		
2.2 Kennedy Park: Complete park improvements, including recreation trails, following a park master planning process.	●			●	●	●
2.3 City Cemetery: Implement City Cemetery Master Plan.	●			●	●	●
2.4 College Gardens: Re-use vacant lots west of College Street for green space.		●	Property Owners, City of South Bend	●	●	●

Strategy 3: Develop and preserve housing in the neighborhood.						
Action	Lead Responsibility		Key Partners	Timeline		
	City	Partner		1-5 Years	5-10 Years	10+ Years
3.1 Develop Housing: 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: Ensure housing is well maintained by offering owner-occupied housing repair assistance and using code enforcement tools as necessary.	●	●	Kennedy Park Neighborhood Association	●	●	●
3.4 Tools: Explore mechanisms that can assist with the financial gap that impacts housing development.	●			●	●	●

Strategy 4: Develop sense of community through neighborhood engagement.						
Action	Lead Responsibility		Key Partners	Timeline		
	City	Partner		1-5 Years	5-10 Years	10+ Years
4.1 Capacity Building: Build neighborhood capacity through engagement of all neighborhood residents.		●	Kennedy Park Neighborhood Association	●	●	●
4.2 Neighborhood Events: Hold neighborhood events including celebrations of the neighborhood.		●	Kennedy Park Neighborhood Association, Neighborhood Institutions	●	●	●
4.3 Communication: Develop and maintain communication with neighbors including residents of rental housing.		●	Kennedy Park Neighborhood Association	●	●	●
4.4 Relationships: Foster relationships among the City, neighborhood institutions, and the neighborhood organization.	●	●	Kennedy Park Neighborhood Association, Neighborhood Institutions	●		

Strategy 5: Address underutilized properties in the neighborhood.						
Action	Lead Responsibility		Potential Partners	Timeline		
	City	Partner		1-5 Years	5-10 Years	10+ Years
5.1 City-Owned Lots: Promote the reuse of city-owned properties.	●			●	●	●
5.2 Interim Use: Find creative ways, including community gardens, to utilize vacant lots in the short term with ability to develop housing as market demands in the long term.		●	Property Owners, Kennedy Park Neighborhood Institutions	●	●	●
5.3 Industrial Lots: Investigate ways to reuse industrial properties.	●	●	Property Owners	●	●	●
5.4 Facade Grants: Promote facade improvement program for Linden Avenue and Lincoln Way West properties.	●	●	Kennedy Park Neighborhood Association, Property Owners	●		
5.5 Brownfield: Work with federal, state, regional, and local governments to connect property owners with resources to assess and remediate brownfield sites.	●	●	EPA, IDEM, MACOG, St. Joseph County, Property Owners	●	●	●

Strategy 6: Increase feeling of neighborhood safety.

Action	Lead Responsibility		Potential Partners	Timeline		
	City	Partner		1-5 Years	5-10 Years	10+ Years
6.1 Problem Properties: Utilize the Chronic Problem Properties regulations to reduce the negative impact of problem properties on the neighborhood.	●		Kennedy Park Neighborhood Association	●	●	●
6.2 Crime Stats Meeting: Attend Police monthly crime information meetings and report back to neighborhood.		●	Kennedy Park Neighborhood Association	●	●	●
6.3 Street Lighting: Improve level of street lighting and trim trees that block street lights.	●	●	Property Owners	●	●	