



# Howard Park Neighborhood Plan

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*August 10, 2012*

# Project Overview: Agenda

- Project Overview
- The Process
- The Neighborhood Plan
- Investment Opportunities
- Development Timeline



Howard Park Neighborhood Plan  
*South Bend, Indiana*



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# Project Overview: Study Area



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HOLLADAY PROPERTIES

# Project Overview: Catalyst for Development Plan



- **Transpo's relocation** will make approximately 10 acres of land available for development along the St. Joseph River.
- **Limited private and public sector investment** in the Howard Park Neighborhood area for the past decade.
- A current market driven **strategic plan does not exist** for the Howard Park Neighborhood.
- The City is prepared to make **pre-development and partnership financial investments** in the Howard Park area upon completion of a community supported strategic development strategy.
- The **river frontage and Howard Park are under-utilized assets** and can act as a catalyst for residential development projects. Along the river there is prime vacant land available for immediate development consideration.
- Several areas are not being utilized for their highest and best use, in addition to **opportunities presented by vacant and prime "in-fill" sites**.
- Opportunities for development within the Howard Park area are poised for success due to **significant contiguous investments** in the Downtown, the new St. Joseph High School and Eddy Street Commons.
- There is some **positive momentum** in the Howard Park neighborhood due to the construction of "in-fill" East Bank & River Race townhomes by developer David Matthews and single family homes on Notre Dame Avenue by Weiss Homes.



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## Project Overview: Big Ideas



- 1 Replace cloverleaf with at-grade intersection and reclaim land for higher use.
- 2 Over time, relocate incompatible uses (industrial).
- 3 Create similar quality neighborhood as Sunnymede.
- 4 Celebrate river location.
- 5 Transpo site would make a great office park location.
- 6 No office on the water. Public or neighborhood only.
- 7 Connect North Notre Dame Avenue to South Notre Dame Avenue.
- 8 Consider alternative types of housing for young individuals who wish to live downtown.
- 9 Provide traffic calming on Eddy Street.
- 10 Keep traffic moving on Eddy Street.



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Alternative  
Futures



Modeling Exercise



Preferred  
Direction



# The Process: River Bend Alternative



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# The Process: Campus Park Alternative



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# The Process: Mews at Riverside Alternative



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# The Process: Modeling Exercise

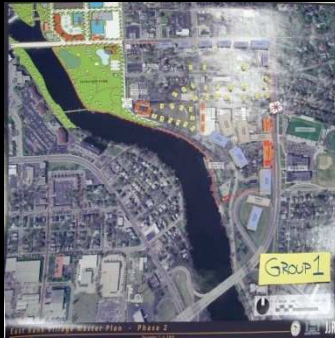
- 2 Day Charrette
- 9 Stakeholder Groups
- 12 Concepts Created
- 1 Preferred Direction



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# The Process: Modeling Exercise



# The Process: Modeling Exercise



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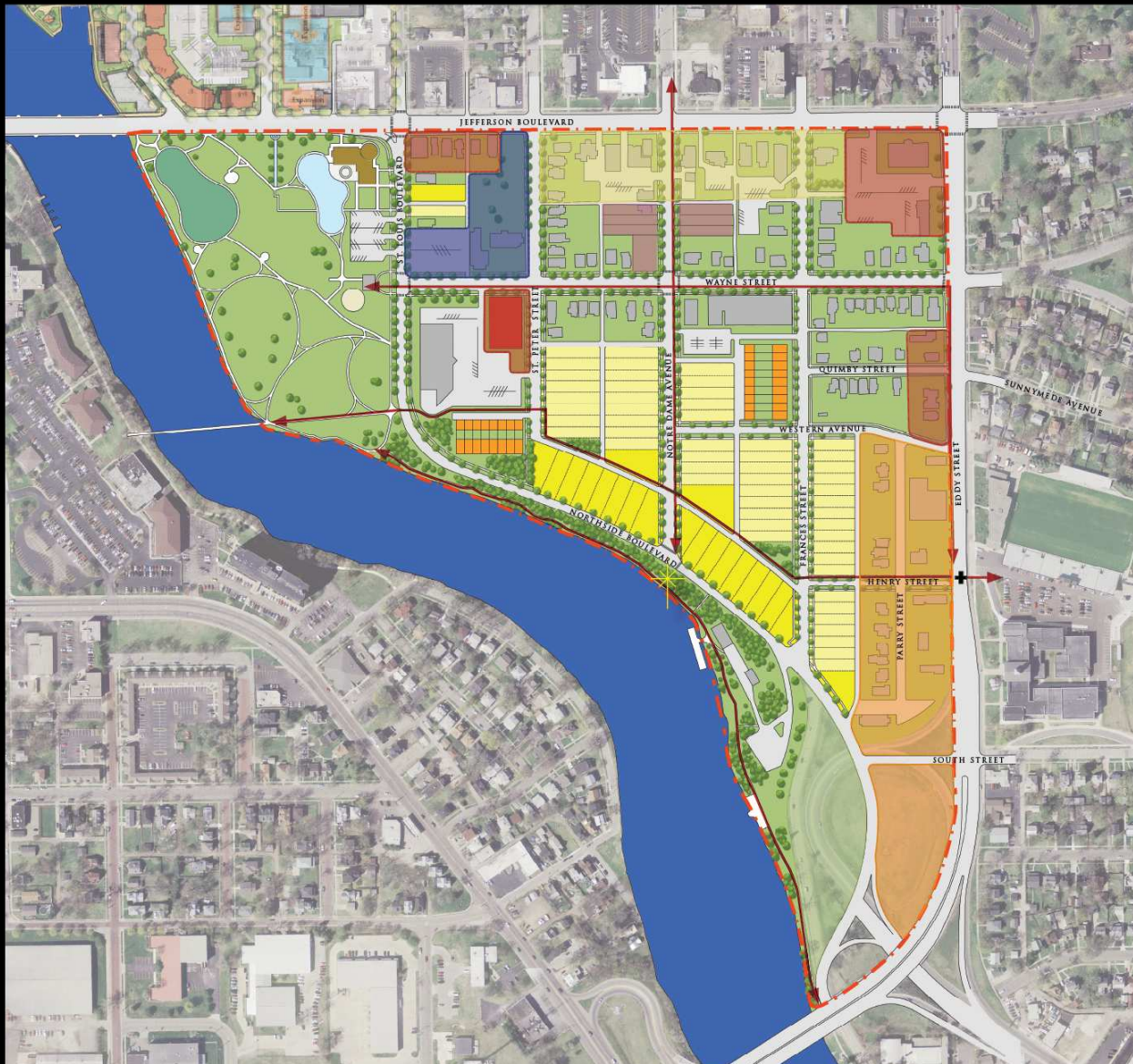
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## The Process: Preferred Direction

- 1 The plan should be **primarily residential** with a variety of housing types and price points.
- 2 Support the **continuation of Northside Boulevard as a scenic greenway** for cars, bicycles, and people.
- 3 **Convert houses on south Jefferson Boulevard back to residential use** over time while maintaining commercially developed properties.
- 4 Promote the **continuation of historic density, street patterns and open space**.
- 5 **Phase out industrial uses** in neighborhood over time.
- 6 Create a **pedestrian linkage through the Howard Park neighborhood** connecting Sunnymede to the east and the St. Joseph River pedestrian bridge to the west.
- 7 **Enhance commercial across from Barnaby's** (southeast corner of St. Louis and Jefferson Boulevards).
- 8 When the cloverleaf is removed, **realign Northside Boulevard closer to Eddy Street**. Coordinate redevelopment of the riverfront and this section of Eddy Street.
- 9 **Target non-conforming uses and substandard real estate for acquisition and/or demolition**. Enforce codes to improve the physical appearance of the neighborhood.
- 10 **Install two east-west stop signs** at the intersection of Wayne Street and Notre Dame Avenue.



# The Master Plan



## LEGEND

- Large Urban Single-Family Lots (50' x 150')
- Small Urban Single-Family Lots (35' x 150')
- New Infill Single-Family Homes
- Townhouses
- Office Infill
- Community Center
- Existing Buildings
- Residential Conversion Zone
- Church Zone
- Commercial Zones
- Future Development Zones
- Ped /Bike Ways
- Crosswalks
- Signal



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HOLLADAY PROPERTIES

# The Master Plan



- 1 Removal of the “clover-leaf” interchange ramp, within the study area off of the Cooper Street Bridge increases the amount of land available for public use and development.
- 2 Redevelopment of the Transpo site into a mix of residential uses along the river front.
- 3 Conversion of the current commercial buildings back to residential along Jefferson Boulevard, if that is the use that they served before conversion to commercial office.
- 4 Conversion of existing industrial uses to residential as those properties come up for sale or re-use.
- 5 Enhancement of the River Walk.
- 6 Pedestrian and bike friendly pathways throughout the neighborhood.



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# The Master Plan



## RESIDENTIAL

- 1 21 Large Urban Single-Family Lots (50' x 150')
- 2 55 Small Urban Single-Family Lots (35' x 150')
- 3 17 Townhouses
- 4 Restore Homes to Residential Use
- 5 Existing Single-Family Homes
- 6 Weiss Homes

## COMMERCIAL

- 7 Infill Commercial Office
- 8 Existing Commercial Office
- 9 Enhanced Commercial Retail / Service

## OTHER USES

- 10 Zion United Church of Christ
- 11 Future Development Opportunity

## TRANSPORTATION

- 12 Western Avenue & South Street Road Extensions
- 13 New Henry Street
- 14 Re-Alignment of Northside Boulevard - Removal of Cloverleaf
- 15 4-Way Stop at Wayne Street and Notre Dame Avenue
- 16 Greenway Pedestrian Connection
- 17 Notre Dame Avenue Bike & Pedway

## COMMUNITY AMENITIES

- 18 'Pocket' Parks
- 19 Notre Dame Rowing Club
- 20 Gateways
- 21 Riverwalk Improvements
- 22 Public Open Space



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# The Neighborhood Plan: Residential



## RESIDENTIAL

- ① 21 Large Urban Single-Family Lots (50' x 150')
- ② 55 Small Urban Single-Family Lots (35' x 150')
- ③ 17 Townhouses
- ④ Restore Homes to Residential Use
- ⑤ Existing Single-Family Homes
- ⑥ Weiss Homes



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HOLLADAY PROPERTIES

# The Neighborhood Plan: Residential



*Northside Boulevard Single-Family Homes – View South*



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# The Neighborhood Plan: Residential



*Notre Dame Avenue Single-Family Homes – View North*



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# The Neighborhood Plan: Residential



*Frances Street Townhouses – View West*



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HOLLADAY PROPERTIES

# The Neighborhood Plan: Commercial



## COMMERCIAL

- 7 Infill Commercial Office
- 8 Existing Commercial Office
- 9 Enhanced Commercial Retail / Service



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# The Neighborhood Plan: Commercial



*Jefferson & St. Louis Neighborhood Gateway – View Southeast*



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# The Neighborhood Plan: Other Uses



## OTHER USES

- 10 Zion United Church of Christ
- 11 Future Development Opportunity



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# The Neighborhood Plan: Transportation



## TRANSPORTATION

- 12 Western Avenue & South Street Road Extensions
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# The Neighborhood Plan: Community Amenities



## COMMUNITY AMENITIES

- 18 'Pocket' Parks
- 19 Notre Dame Rowing Club
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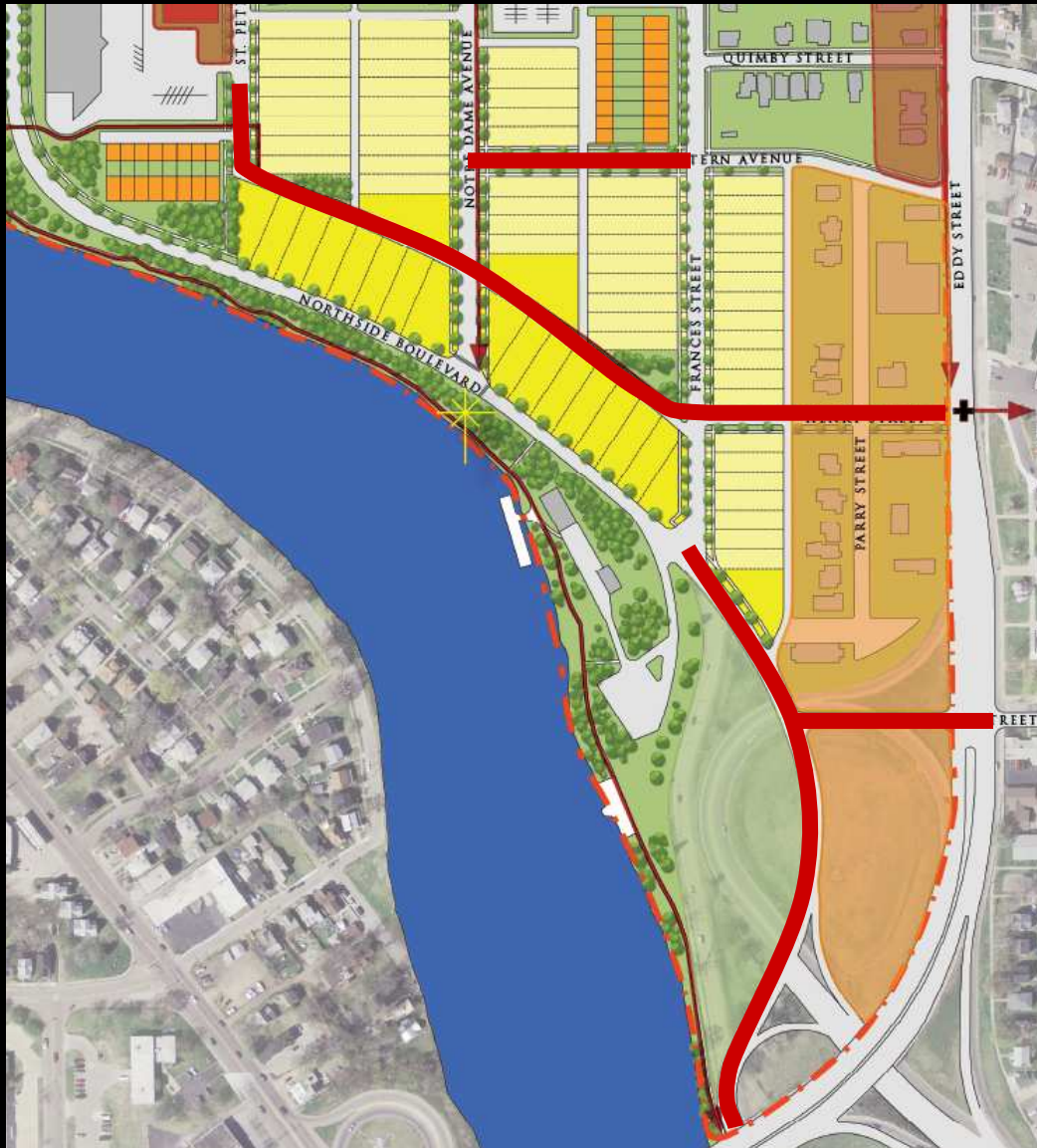
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# Investment Opportunities

- The clearing and clean-up of the existing **Transpo site in preparation for development.**



## Investment Opportunities



- The **construction of some new public right-of-way**, as indicated in the plan, including asphalt paving, curb and gutter, water, sanitary sewer, electric, natural gas, telecommunications, sidewalks, landscape, street lighting, and any security features which may be beneficial to the neighborhood.



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# Investment Opportunities



- The creation of several focal points for **entry ways** into the Howard Park Neighborhood.

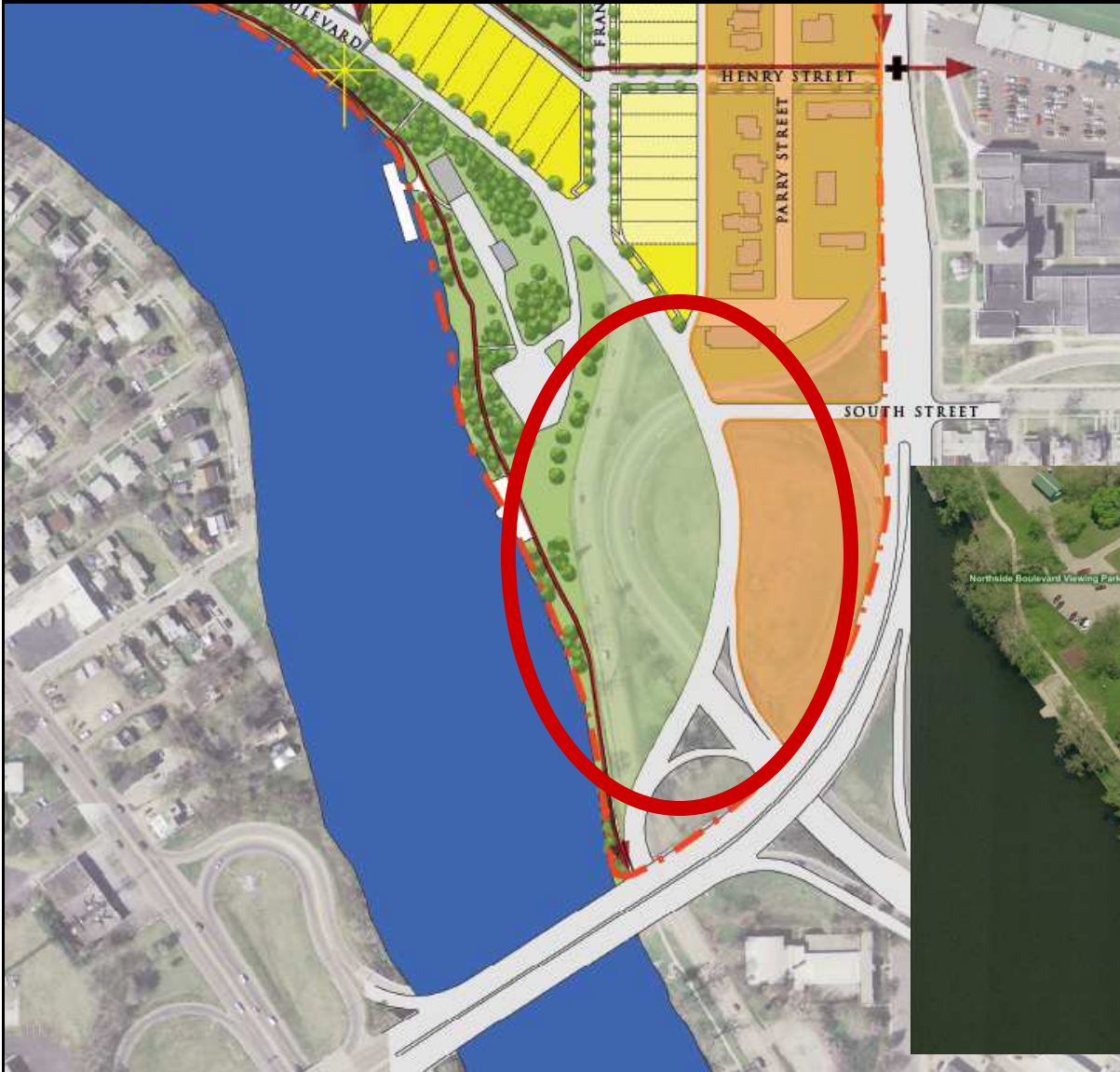


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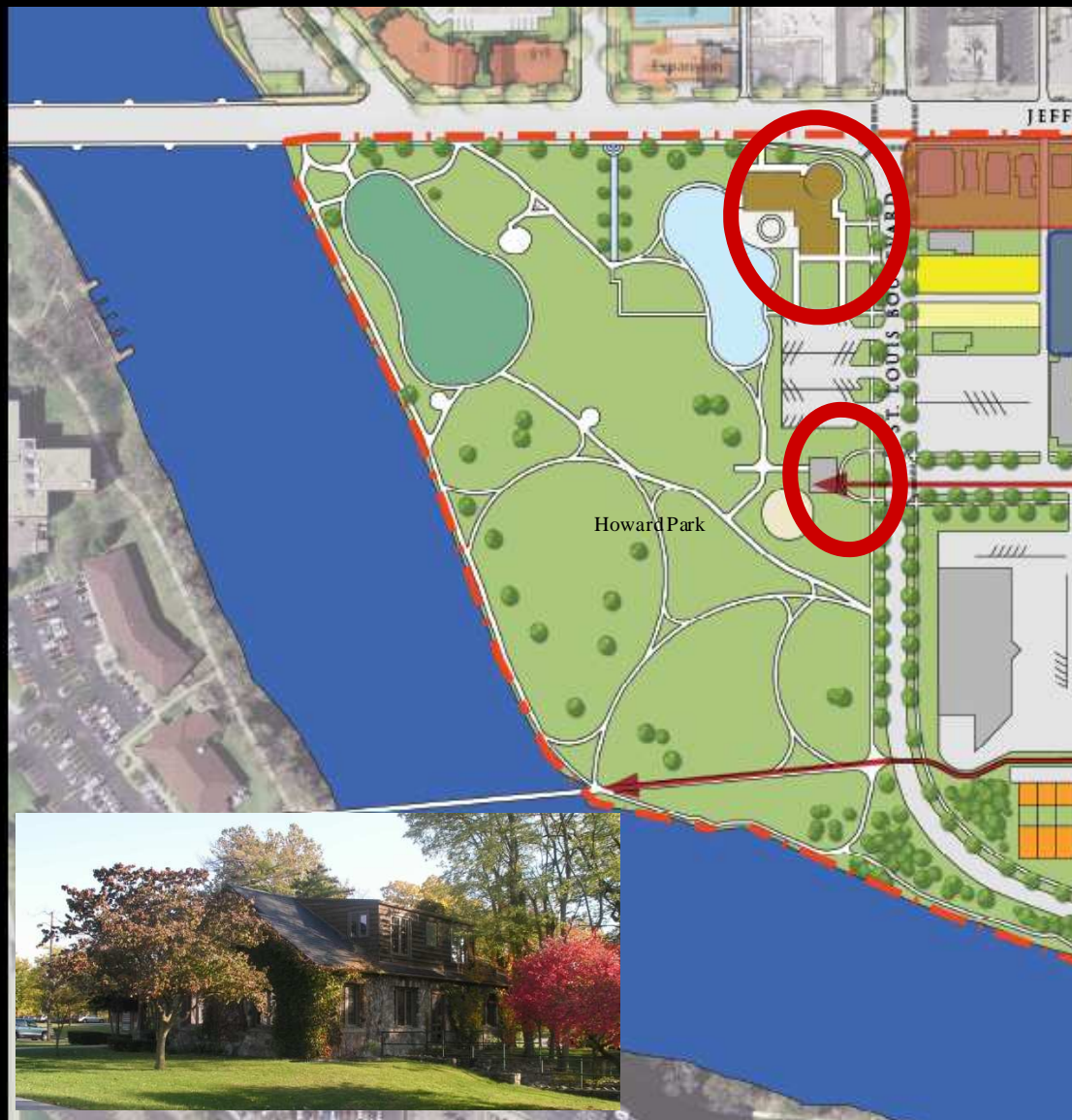
# Investment Opportunities



- The City should work with the Indiana Department of Transportation to **eliminate the “cloverleaf” portion** of the Cooper Street Bridge, within the study area, to open additional land for public use and development.



# Investment Opportunities



- The creation of a **new community building in Howard Park** on the corner of Jefferson and St. Louis Streets with a new ice skating rink. The balance of the **park will be re-invigorated**, including an underground storm tank as part of a marsh environment appropriate for occasional river overflow and the potential for a reproduction of the historic Studebaker fountain and plaza.
- Use of the **historic stone house for park** programming and private parties.



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Building Relationships Since 1919  
HOLLADAY PROPERTIES

| Strategies & Action Steps   | Priority | Timeline    |              |           | Lead Role | Partner(s)       |
|---|----------|-------------|--------------|-----------|-----------|------------------|
|   |          | Short (1-2) | Medium (3-5) | Long (5+) |           |                  |
| <b>Strategy 1: Redevelop the former Transpo site on Northside Blvd. as a residential neighborhood</b> |          |             |              |           |           |                  |
| 1.1 Prepare site for future development (demolition, environmental remediation, etc.)                 | High     |             |              |           | Transpo   |                  |
| 1.2 Develop Request for Proposals (RFP) to solicit developer  | High     |             |              |           | Transpo   | City & Neighbors |
| 1.3 Developer selected by end of 2012   | High     |             |              |           | Transpo   |                  |
| 1.4 Break ground on residential development by Spring of 2014   | High     |             |              |           | Developer |                  |



| Strategies & Action Steps   | Priority | Timeline    |              |           | Lead Role        | Partner(s) |
|---|----------|-------------|--------------|-----------|------------------|------------|
|   |          | Short (1-2) | Medium (3-5) | Long (5+) |                  |            |
| <b>Strategy 2: Complete public right-of-way improvements to complement other development</b>                        |          |             |              |           |                  |            |
| 2.1 Construction of right-of-way (roads, sidewalks, etc.) on former Transpo site as part of residential development | High     |             |              |           | Developer & City |            |
| 2.2 Improvements to infrastructure in conjunction with East Back Sewer Separation work                              | Medium   |             |              |           | City             |            |
| 2.3 Incorporate pedestrian and bike pathways into the neighborhood.   | Medium   |             |              |           | Developer & City |            |
| 2.4 Identify and create gateways at key intersections leading into the neighborhood                                 | Medium   |             |              |           | City & Developer | Neighbors  |





| Strategies & Action Steps  | Priority | Timeline    |              |           | Lead Role                  | Partner(s)                       |
|--|----------|-------------|--------------|-----------|----------------------------|----------------------------------|
|  |          | Short (1-2) | Medium (3-5) | Long (5+) |                            |                                  |
| <b>Strategy 3: Continue to support and develop the image of a successful residential neighborhood</b>          |          |             |              |           |                            |                                  |
| 3.1 Encourage infill housing by private residential developers   | High     |             |              |           | Developer / Private Market | Neighborhood Organization        |
| 3.2 Replacement of industrial sites with the new residential products over time                                | High     |             |              |           | Developer / Private Market |                                  |
| 3.3 Encourage conversion of commercial back to residential along defined sections of Jefferson Blvd. over time | High     |             |              |           | APC                        | Neighborhood Organization & City |
| 3.4 Continue efforts to brand and promote the residential neighborhood   | High     |             |              |           | Neighborhood Organization  | City & Developers                |



| Strategies & Action Steps  | Priority | Timeline    |              |           | Lead Role | Partner(s) |
|--|----------|-------------|--------------|-----------|-----------|------------|
|  |          | Short (1-2) | Medium (3-5) | Long (5+) |           |            |
| <b>Strategy 4: Rejuvenate the St. Joseph River Bank and Howard Park</b>  |          |             |              |           |           |            |
| 4.1 Explore open space / green solutions to address flooding in Howard Park in conjunction with CSO work   | Medium   |             |              |           | City      |            |
| 4.2 Better address access and views of the river (consider items such as improvements to the River Walk, emphasis of WPA amenities, creating / enhancing view corridors, encouraging boat activity on the river, etc.) | Medium   |             |              |           | City      |            |
| 4.3 Increase and/or improve amenities in Howard Park (such as the Community Center, ice rink, potential amphitheater, etc.)  | Medium   |             |              |           | City      |            |



| Strategies & Action Steps   | Priority | Timeline    |              |           | Lead Role | Partner(s) |
|---|----------|-------------|--------------|-----------|-----------|------------|
|   |          | Short (1-2) | Medium (3-5) | Long (5+) |           |            |
| <b>Strategy 5: Cultivate consistent leadership including a strong neighborhood association</b>                          |          |             |              |           |           |            |
| 5.1 Neighborhood association continue to meet monthly and engage residents and businesses                               | High     |             |              |           | Neighbors |            |
| 5.2 Neighborhood association continue to promote benefits of the area to potential residents, businesses and developers | High     |             |              |           | Neighbors |            |



| Strategies & Action Steps   | Priority | Timeline    |              |           | Lead Role | Partner(s)       |
|---|----------|-------------|--------------|-----------|-----------|------------------|
|   |          | Short (1-2) | Medium (3-5) | Long (5+) |           |                  |
| <b>Strategy 6: Demolish the Cooper Street Bridge "clover leaf" and realign the intersection to open additional land for public use and development.</b> |          |             |              |           |           |                  |
| 6.1 Open dialog with Indiana Department of Transportation about the Cooper Street Bridge clover leaf  | Med-Low  |             |              |           | City      |                  |
| 6.2 Work to develop an alternative solution to replace the clover leaf  | Low      |             |              |           | INDOT     | City & Neighbors |



| Strategies & Action Steps  | Priority | Timeline    |              |           | Lead Role                         | Partner(s)           |
|--|----------|-------------|--------------|-----------|-----------------------------------|----------------------|
|  |          | Short (1-2) | Medium (3-5) | Long (5+) |                                   |                      |
| <b>Strategy 7: Encourage development of the Eddy Street Corridor</b>   |          |             |              |           |                                   |                      |
| 7.1 Future development along Eddy Street should focus on uses that will buffer the neighborhood from traffic, noise, etc. (i.e. mixed use, multi-family, commercial, office) | Medium   |             |              |           | Neighbors, City, APC & Developers |                      |
| 7.2 Pursue development of newly vacated land due to Cooper Street Bridge clover leaf alternative (see Strategy 6)  | Medium   |             |              |           | Developers                        | City, Neighbors, APC |

