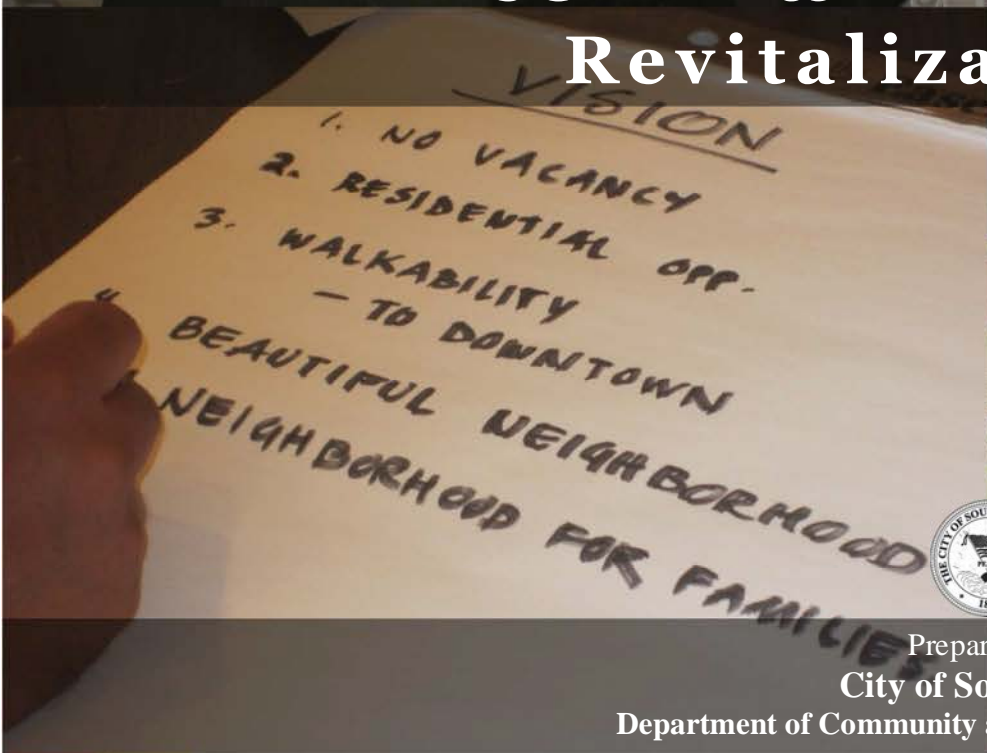


Lincoln Park Neighborhood Revitalization Plan



Prepared by:
City of South Bend
Department of Community and Economic Development

RESOLUTION NO. 4213-12

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING AND ADOPTING THE LINCOLN PARK NEIGHBORHOOD REVITALIZATION PLAN

WHEREAS, in 2006, *City Plan*, a comprehensive plan for South Bend was adopted by the Area Plan Commission of St. Joseph County and the Common Council of the City of South Bend, which recommends that area-specific plans be developed for portions of the City to provide strategic direction in the future growth and development of that area; and

WHEREAS, the City of South Bend has undertaken the responsibility to prepare a Revitalization Plan for the Lincoln Park Neighborhood of South Bend; and

WHEREAS, the Lincoln Park Neighborhood is comprised of those properties that lie within the following boundaries: Blaine and LaPorte Streets to the West, Lincoln Way West to the North and East, and the east-west alley north of LaSalle Street and LaSalle Street to the South; and

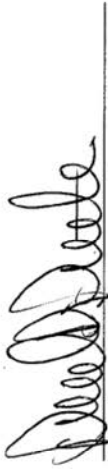
WHEREAS, the Lincoln Park Neighborhood Revitalization Plan contains a detailed land use plan for the development of the area with public and private sector investment opportunities; and

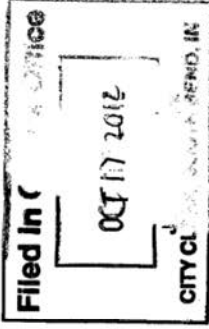
WHEREAS, the Lincoln Park Neighborhood Revitalization Plan, which is attached hereto and incorporated herein, contains all the elements necessary to strategically guide development in the Lincoln Park Neighborhood, and is appropriate and in the best interest of South Bend and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA AS FOLLOWS:

SECTION I: That the Lincoln Park Neighborhood Revitalization Plan, a true and complete copy of which is attached hereto and incorporated herein shall be and hereby is approved.

SECTION II: That this Resolution shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.


Member of the Common Council



PRESENTED 10-22-12
NOT APPROVED
ADOPTED 10-22-12

RESOLUTION NO. 230-12

A RESOLUTION OF THE AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, INDIANA, APPROVING THE LINCOLN PARK NEIGHBORHOOD REVITALIZATION PLAN, SOUTH BEND, IN

WHEREAS, the City of South Bend, Indiana (the "City"), recognizes the need to improve and develop the Lincoln Park neighborhood through strategic planning; and

WHEREAS, the City has undertaken the responsibility to prepare a Revitalization Plan for the Lincoln Park Neighborhood of South Bend; and

WHEREAS, the Lincoln Park Neighborhood is comprised of those properties that lie within the following boundaries: Blaine and LaPorte Streets to the West, Lincoln Way West to the North and East, and the East-West Alley north of LaSalle Street to the South; and

WHEREAS, the Lincoln Park Neighborhood Revitalization Plan is a strategic development plan that was created with input from a variety of stakeholders, including Lincoln Park Neighborhood residents; and

WHEREAS, the Lincoln Park Neighborhood Revitalization Plan contains a detailed land use plan for the development of the area with public and private sector investment opportunities; and

WHEREAS, the St. Joseph County Area Plan Commission (the "Plan Commission") is the body charged with the duty of developing a general plan of development for the City; and

WHEREAS, on October 22, 2012, the South Bend Common Council, the governing body of the City of South Bend, Indiana, approved and adopted its resolution, entitled "A resolution of the Common Council of the City of South Bend, Indiana approving and adopting the Lincoln Park Neighborhood Revitalization Plan; and

NOW, THEREFORE, BE IT RESOLVED by the Area Plan Commission of St. Joseph County, Indiana as follows:

1. That the Lincoln Park Neighborhood Revitalization Plan is approved as the land use policy for the future land use development of the area considered.
2. That the Lincoln Park Neighborhood Revitalization Plan conforms to the plan of development for the City.
3. That the Lincoln Park Neighborhood Revitalization Plan is in all respects approved, ratified and confirmed.
4. That this Resolution hereby constitutes the written order of Plan Commission approving the Lincoln Park Neighborhood Revitalization Plan, pursuant to Indiana Code 36-7-14-16(a).
5. That the Secretary of the Plan Commission is hereby directed to file a copy of the Plan with the minutes of this public meeting.

6. That this Resolution shall be in full force and effect from and after its adoption by the Plan Commission.

Passed by the Area Plan Commission of St. Joseph County, Indiana this 20th day of November, 2012.


 John E. DeLee
 President
 Area Plan Commission of St. Joseph County

Attest:

 John W. Byorni
 Secretary
 Area Plan Commission of St. Joseph County

CITY OF SOUTH BEND

Pete Buttigieg, Mayor

South Bend Common Council

District 1: Tim Scott

District 2: Henry Davis Jr.

District 3: Valerie Schey

District 4: Dr. Fred Ferlic

District 5: Dr. David Varner

District 6: Oliver Davis

At Large: Derek Dieter

At Large: Gavin Ferlic

At Large: Karen White

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Jim Williams

Doris Wilson

A special thanks to the staff of the Colfax Cultural Center and Charles Martin Youth Center for hosting the three public input sessions.

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1 - INTRODUCTION

The *Lincoln Park Neighborhood Revitalization Plan* was made possible through the partnership and commitment of residents of the Lincoln Park Neighborhood, neighborhood stakeholders, and other community partners within a process facilitated by the City of South Bend. The plan serves to identify long-term physical improvements over a 20-year period, while being mindful of the need to identify short-term opportunity and maintain the momentum of the planning process. The purpose of this plan is to:

- provide context for existing neighborhood enhancement efforts,
- provide a set of recommendations that will help guide decision making in the Lincoln Park Neighborhood,
- build confidence for future investment by neighborhood stakeholders and other community partners,
- instill pride for residents who believe in their neighborhood’s potential, and
- improve quality of life for residents, their children, and grandchildren.

A – WHY PLAN NOW?

In 2009, the Department of Housing and Urban Development designated a portion of the City of South Bend, including the Lincoln Park Neighborhood, as a Neighborhood Revitalization Strategy Area (NRSA) (See **Map 1**). The designation allows dedication of resources towards neighborhood improvements, including the demolition of substandard homes in Lincoln Park. It also serves to strengthen and complement opportunities by other partners working in the neighborhood.

B – PARTNERS IN REVITALIZATION

An immediate opportunity for the neighborhood is to capitalize on the efforts of multiple partners. This includes the South Bend Heritage Foundation, which owns and manages the Colfax Cultural Center and the Charles Martin Youth Center, key assets in the neighborhood. Additionally, Neighborhood Development Associates and Habitat for Humanity are involved in redevelopment efforts in the neighborhood.



Map 1 – Neighborhood Revitalization Strategy Area

2 - LINCOLN PARK NEIGHBORHOOD PROFILE

The Lincoln Park Neighborhood is located to the immediate northwest of downtown South Bend. The neighborhood is defined by the area bounded to the north and east by Lincoln Way West; to the west by Blaine and LaPorte Avenues; and to the south by the east-west alley running north of LaSalle Avenue (**See Map 2**). It is also immediately adjacent to the Lincoln Way West Commercial Corridor, a major South Bend thoroughfare that connects downtown South Bend with the South Bend Regional Airport.

A - HISTORY

The Lincoln Park Neighborhood was developed in the early 1900's with homes in a variety of architectural styles including American Four Square, Bungalow, Queen Anne, Shingle Style, and Dutch Colonial Revival. The homes featured gabled roofs, wood shingles, brick chimneys, and porches. The Lincoln Highway, a national road named after President Abraham Lincoln, once passed along the neighborhood on its coast-to-coast route.

For more than a century, the Colfax School (now Colfax Cultural Center) has been a prominent feature in the Lincoln Park Neighborhood (**Photo 2**). Built in 1898, the Colfax School is the oldest remaining Victorian schoolhouse in South Bend. The school was named after South Bend resident Schuyler Colfax, the 17th Vice President of the United States.



Photo 1 - Colfax School

Photograph courtesy of the Historic Preservation Commission of St. Joseph County

Like many of the South Bend neighborhoods established prior to the middle of the 20th century, Lincoln Park was negatively impacted by the economic, social, and cultural decline that took place in South Bend following the closing of Studebaker and other industrial employers. The Lincoln Park Neighborhood suffered from the increase of abandoned/vacant homes, a reduction in owner occupied residences, an increase in criminal activity, and a decline in commercial activity, particularly along the Lincoln Way West Corridor. Many buildings in the neighborhood were demolished as population declined. The Census statistics tell the story. Between 1960 and 2010, the Lincoln Park Neighborhood's population declined by 75%. Similarly, the number of housing units declined within the same 50-year period by 56%.

Map 2 - Lincoln Park Neighborhood Study Area



3 - CURRENT CONDITIONS

A - DEMOGRAPHICS

According to the 2010 Census, the Lincoln Park Neighborhood had a population of 275 people. Thirty two percent of the population was under the age of 18 and twelve percent was age 65 and over (See **Table 1**).

B - LAND USE

The Lincoln Park neighborhood covers an area of approximately 50 acres or 0.08 square miles. It is comprised of 320 separate property parcels characterized by six major land use categories: single-family housing; multi-family housing; mixed use; commercial; institutional; and vacant land (See **Map 3** and **Table 2** for details).

Single Family

The neighborhood contains 147 single-family housing properties (46% of the total), which are principally found west of Cushing Street. Many lot frontages are 40 feet in width and most garages and other accessory buildings are found to the rear of the houses. The small lot sizes limit the attractiveness of the properties to many homebuyers and investors.

Multi-Family

Eight multi-family properties exist in the neighborhood (3% of the total), and all appear to exist within buildings originally constructed as single-family residences. Some of these multi-family properties are located along the Lincoln Way West corridor.

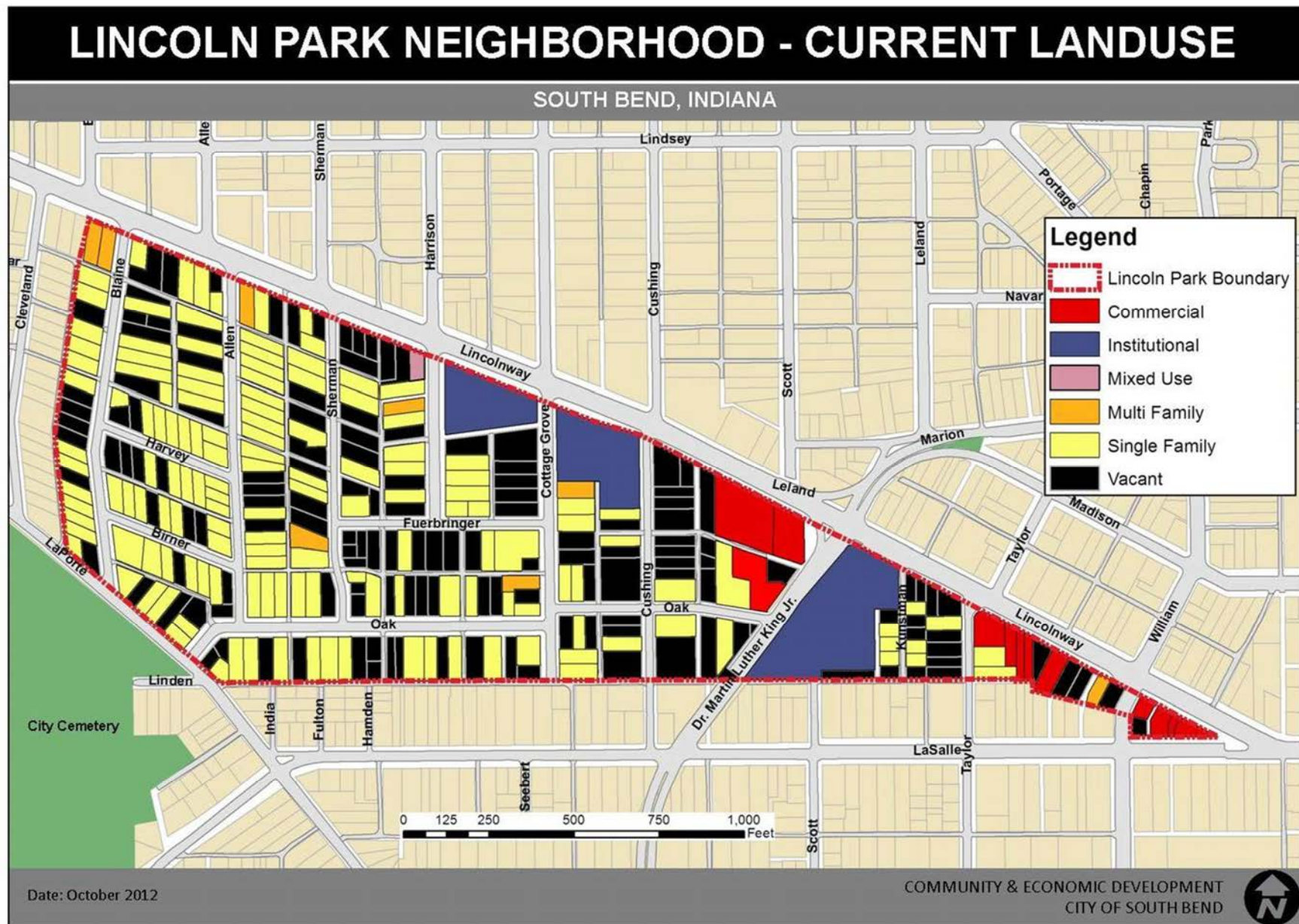
Table 1 - Lincoln Park Demographics, 2010 Census Data

Lincoln Park	2010	
	Number	%
Total Population	275	100.0%
Age		
Population Under 18	89	32.4%
Population 65 and Over	34	12.4%
Housing		
Total Housing Units	187	100.0%
Vacant Housing Units	67	35.8%
Occupied Housing Units	120	64.2%
Owner Occupied	51	42.5%
Renter Occupied	69	57.5%

Note: Lincoln Park Neighborhood is comprised of a portion of Census Tract 19, Block Group 1 and 2

Table 2 - Land Use Conditions within the Lincoln Park Neighborhood, Based upon August 2012 Survey

Land Use Categories	Parcels	
	Number	%
Single-Family	147	45.9%
Multi-Family	8	2.5%
Commercial / Mixed Use	13	4.1%
Institutional	3	0.9%
Vacant	148	46.3%
TOTAL	319	100%



Commercial / Mixed Use

Thirteen commercial/mixed use properties are found in the neighborhood (4% of the total), and all are concentrated along the Lincoln Way West commercial corridor in an area east of Cushing Street. This stretch of properties is anchored at both ends by strong business fixtures on the corridor, with Louie’s Tux Shop (**Photo 4**) and WUBS Radio headquarters / Interfaith Christian Church at the west end and McDonald Studio to the East. Additional well-established business like Gene’s Camera and Teachers Credit Union are immediately adjacent to the neighborhood, north of Lincoln Way West. One mixed-use property exists on Lincoln Way West.



Photo 2 - Louie’s Tux Shop represents one of many long time businesses in and around Lincoln Park

Institutional

The Lincoln Park Neighborhood is the home of three significant institutional properties (1% of the total), each located along the Lincoln Way West Corridor. The Colfax Cultural Center houses low-cost studios and galleries for artists, performance space for dancers and actors, a workshop space for a church and mosque, offices for several art-related businesses and social service agencies.



Photo 3 - As part of the Colfax Campus, the Charles Martin Center is a centerpiece for the neighborhood

The Charles Martin Youth Center (**Photo 5**) serves as a popular meeting place for social, business and governmental gatherings. The Center is home to the Augustus F. Hawkins Literacy Center, South Bend Friends Meeting, New Discoveries Preschool and River Bend Math. The center is dedicated to former South Bend resident Charles Martin, a youth and community advocate.

SBHF owns both the Charles Martin Youth Center and the Colfax Cultural Center, which are part of the Colfax Campus.

Built in 2007, Fire Station #2 is South Bend’s newest fire station; it provides service to all of Lincoln Park as well as many of South Bend’s other west side neighborhoods. The station also serves as one of only

two stations in the City that house water rescue craft. The station was designed in order to complement the surrounding neighborhood.

Vacant Land

There are 148 vacant parcels in the neighborhood (46% of the total). While some of these lots serve to provide parking to adjacent businesses or open space to adjacent residences, many are without use or purpose, serving to detract from adjacent, occupied residences. As noted earlier, some of these vacant lots are the result of house demolitions, by the City over the last several years to address problem properties. While most of these lots are scattered throughout residential areas of the neighborhood, a few are concentrated along the commercial district bordering Lincoln Way West. While for decades these unused lots have devalued neighboring properties, their presence alternately offers future development opportunities.

C - BUILDING CONDITIONS

The Lincoln Park Neighborhood contains a total of 177 primary structures. A property survey conducted in August 2012 evaluated building conditions based upon the following five categories: excellent, good, adequate, poor, and very poor. Survey results showed the building conditions within the Lincoln Park Neighborhood ranged from the well maintained to the marginally habitable (See **Map 4**). **Table 3** provides a breakdown of building conditions by survey category.

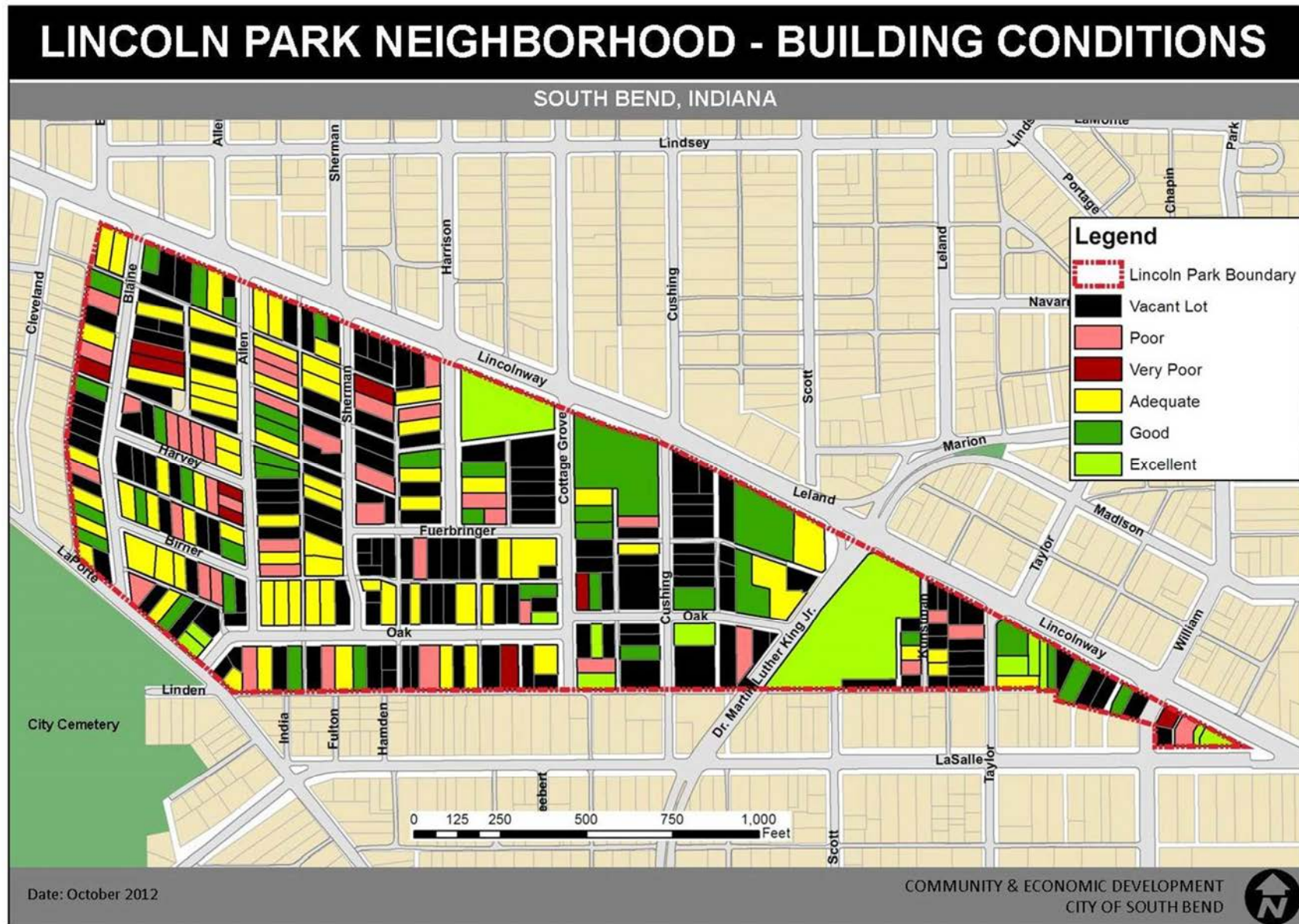
The results show that a total of 52 buildings or 29 % of all properties were found to be in good or excellent condition. This category includes each of the institutional uses and many of the commercial properties noted earlier. Conversely, 52 buildings or 29% of all properties were found to be in poor or very poor condition. It is likely that some of the worst buildings found in the very poor category are or will soon be candidates for demolition by the City of South Bend Department of Code Enforcement.

The condition that describes most building conditions is adequate. A total of 73, or 42%, of all properties were found to be in adequate condition. By definition, these buildings need only minor repairs and if repairs are completed, they could serve to add tremendous potential to future investment in the neighborhood. However, if left unmaintained, these properties would likely continue to limit the neighborhood’s desirability.

Table 3 - Building Conditions within the Lincoln Park Neighborhood – Based upon August 2012 Survey (Exterior Survey)

Building Conditions	Structures	
	Number	%
Excellent	13	7.6%
Good	39	22.7%
Adequate	73	42.4%
Poor	41	23.8%
Very Poor	11	6.4%
TOTAL	177	100%

Map 4 - Lincoln Park Neighborhood Building Conditions



Overall, the most significant challenge that the existing building conditions presents is that buildings in the poorest conditions are not concentrated on a particular block or street but are scattered throughout the neighborhood, sometimes side-by-side with those that are well maintained (**Photo 6**). Under this scattered scenario, each block and/or street has problem properties, dragging down the value of surrounding houses and the quality of life for the residents. Similarly, scattered vacant and unkempt lots exacerbate the problem.

D - INFRASTRUCTURE CONDITIONS

A general assessment of current infrastructure conditions within the Lincoln Park Neighborhood was conducted in September 2012 and includes a review of streets, alleys, curbs, sidewalks, and lighting.

Streets

Street within the neighborhood are in good condition, particularly for the major streets (Lincoln Way West, LaPorte Avenue, LaSalle Avenue, William Street, and Martin Luther King, Jr. Drive). The most notable aspect of the street conditions within the Lincoln Park Neighborhood is the significant number of brick surfaces (**Photo 7**). Even though they have been in existence for about a century, these streets are generally in good condition. Their existence serves as a marketable asset that when bundled with other neighborhood strengths could attract desired new investment.

Alleys

Alleys are generally in fair to good condition. Most alleys are dirt surfaces with some sections in need of grading. A few less traveled sections have become overgrown and/or covered with trash, usually in areas where adjacent properties are vacant or abandoned. The two most significant east-west alleys (south of Lincoln Way West and north of LaSalle Avenue) are largely comprised of improved surfaces.



Photo 6 - Many blocks in the neighborhood contain both poorly kept and well-maintained property, sometimes side by side.



Photo 7 - Brick streets represent one of the neighborhood's greatest assets

Curb / Sidewalks

Curb and sidewalk conditions in the neighborhood range from good to poor. The sidewalk conditions often correspond to the occupancy and maintenance of the adjacent properties; unoccupied properties tend to be in the poorest condition. As noted earlier in the plan, the scattered nature of vacant and/or poorly maintained structures impacts nearly every block in the neighborhood. This impact extends to curb and sidewalk conditions as there are few blocks that have complete stretches of sidewalk that remain intact. A more specific property-by-property review of curb and sidewalk conditions is necessary to plan infrastructure improvements.

Lighting

Most lighting in the neighborhood consists of wood poles with “cobra head” light fixtures under ownership by American Electric Power (AEP). With tall poles on a single side of the street, this type of lighting is vehicle oriented and does not serve pedestrians well. For those blocks with large numbers of vacant houses and lots, the level of lighting significantly declines. Recent lighting upgrades along Lincoln Way West and Martin Luther King, Jr. Drive offer decorative poles and pedestrian oriented fixtures.

4 - PUBLIC PLANNING PROCESS

The Lincoln Park Neighborhood Revitalization Plan was developed through a three-month public planning process from July 1, 2012, to October 1, 2012. The process included visioning sessions, modeling exercise, and public presentation – each led by City of South Bend Department of Community and Economic Development staff. Neighborhood residents, stakeholder representatives and other community partners – with more than 50 participants in all, attended each of the meetings. Each public input session was preceded by the mailing of notification letters to each household by the City of South Bend. The City also developed flyers that were distributed door-to-door by neighborhood stakeholders.

A - VISIONING SESSION

At two visioning sessions held at the Colfax Cultural Center on August 9, 2012, attendees were asked to first identify the strengths and weaknesses of the Lincoln Park Neighborhood as a part of a group exercise (**Photo 8**). Armed with that information, attendees then imagined how the neighborhood would appear in the year 2032 by listing and presenting elements that they saw the neighborhood looking like in 20-years (**Photo 9**). These visioning elements served as the foundation for the rest of the planning process. Following the sessions, these vision elements were assembled and analyzed by City planning staff. The result of the analysis was a list of common visioning themes or “big ideas.” These ideas, in no particular order, are as follows:

- **Attract New Housing**
- **Identify Key Commercial Sites**
- **Create Neighborhood Gateways**
- **Enhance Public Infrastructure**
- **Utilize Neighborhood Assets**
- **Develop New Greenspace**
- **Improve Lincoln Way West**



Photo 8 - Participants take part in visioning exercise

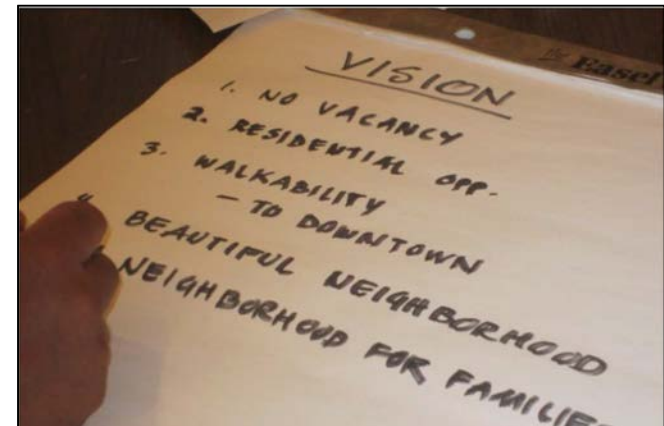


Photo 9 - The visioning exercise resulted in a drafting of priority visioning elements

B - MODELING EXERCISE

A second public input session held at the Charles Martin Youth Center on August 29, 2012, had 21 residents, neighborhood stakeholders, and other community partners in attendance. During this session, attendees were asked to build upon the “big ideas” developed at the visioning session by creating a layout or “model” of the neighborhood. During the exercise, each team was equipped with an aerial photo of the neighborhood and a series of colored shapes and markers to locate future elements within the neighborhood. The elements and colors were as follows:

- **YELLOW - Single Family Housing**
- **ORANGE - Multi Family Housing**
- **RED - Commercial**
- **GREEN - Green Space / Open Space**
- **BLUE - Neighborhood Gateways**
- **BROWN - Public Infrastructure Enhancement**

Each of the three teams developed and presented a model that physically depicted a vision for their neighborhood (**Photos 10 & 11**). While each of the individual models contained unique variations of the provided neighborhood elements, they had many similarities including maintaining single-family housing in the western and southern portions of the neighborhood; creating a centralized open space; developing commercial/retail use along Lincoln Way West; identifying neighborhood gateways at major intersections along Lincoln Way West; and enhancing infrastructure throughout the neighborhood. The three individual team results are shown in **Figures 1-3**.



Photos 10 and 11 - Participants take part in neighborhood modeling session



Figure 1



Figure 2



Figure 3

Figures 1- 3: Results of Neighborhood Modeling Session

YELLOW - Single Family Housing

ORANGE - Multi Family Housing

RED - Commercial

GREEN - Green Space / Open Space

BLUE - Neighborhood Gateways

BROWN - Public Infrastructure Enhancement

C - PUBLIC PRESENTATION

On September 20, 2012, residents, neighborhood stakeholders, and other community partners convened at the Charles Martin Youth Center to hear plan concepts (**Photo 12**). As part of the presentation, City of South Bend staff provided an overview of the planning process including the results of the previous public input sessions and presented a draft of the neighborhood master plan that included future land use designations and other planning elements. The presentation also introduced a draft of the six core implementation strategies, listed as follows:

- 1 - Facilitate New Housing Construction
- 2 - Coordinate Rehabilitation Of Existing Housing
- 3 - Encourage Development Of The Lincoln Way West Corridor
- 4 - Introduce Open/Green Space
- 5 - Enhance Infrastructure & Transportation
- 6 - Establish Neighborhood Identity



Photo 12 - Presentation of Planning Process Findings

The post presentation feedback in response to implementation strategies and other aspects of the plan helped to inform the final plan document.

D - SOUTH BEND COMMON COUNCIL ADOPTION

Members of the South Bend Common Council participated in the planning process. The Council's adoption of the Lincoln Park Neighborhood Revitalization Plan makes it the City's official policy for this neighborhood.

5 - MASTER PLAN RECOMMENDATIONS

Grounded on the ideas of participants during the visioning sessions and modeling exercise, the neighborhood master plan for the Lincoln Park Neighborhood represents a 20-year outlook for the physical development of the neighborhood. The plan serves to build on neighborhood assets and strengths and to pursue opportunities for improvement. Through future land use recommendations as well as neighborhood identity, transportation, and infrastructure enhancements, the plan presents for the first time a comprehensive vision for the neighborhood that broadcasts its potential. A breakdown of the master plan follows. See master plan map (**Map 5**) for additional details about each land use and proposed enhancement items.

A - SINGLE FAMILY HOUSING

Much of the Lincoln Park Neighborhood is and has been historically characterized as single-family housing. A single-family house means that the building is usually occupied by just one household or family and consists of just one dwelling unit. Single-family housing will be predominately located in the area to the west of Dr. Martin Luther King, Jr. Drive and a small area to the east along portions of Kunstman Court and Taylor Street. This area of single-family housing is shown on the master plan map in yellow. Maintaining single-family housing in these areas requires the construction of new housing and the maintenance and/or rehabilitation of existing housing stock.

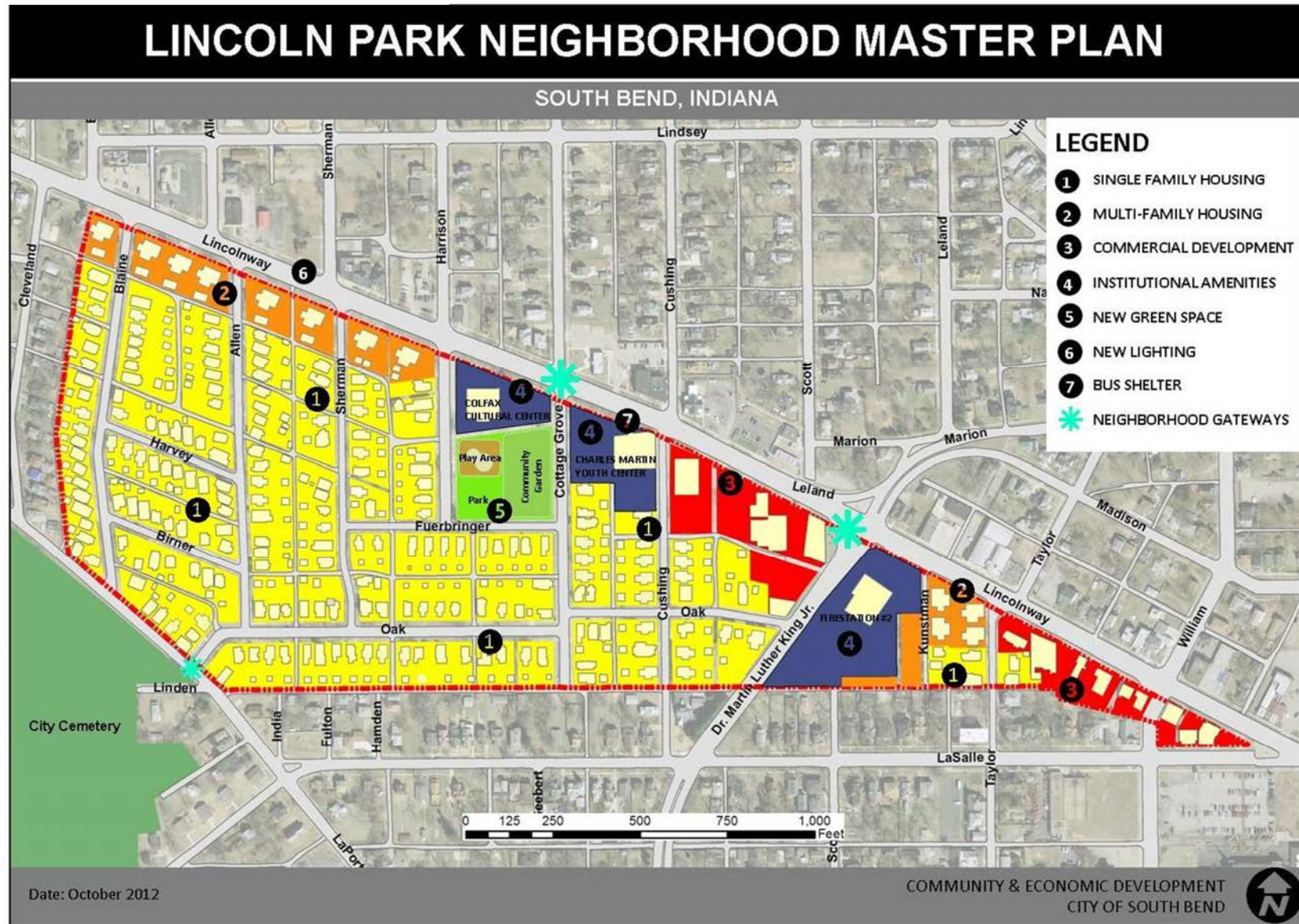
New Housing

The introduction of new housing in the area would reduce vacant lots and introduce new residents. Housing styles should reflect the existing homes in the neighborhood. Nonprofit housing organizations including HFH (**Photo 13**), the Near Northwest Neighborhood, Inc. (NNN), and the SBHF, have recently built well-designed single-family housing in adjacent neighborhoods.



Photo 13 - Local Example of Well-Designed Single Family Housing by Habitat for Humanity of St. Joseph County

Map 5 - Lincoln Park Neighborhood Master Plan



Key recommendations for new single-family housing include:

1. Offer new housing styles consistent with the architecture of existing neighborhood structures, for example American Four Square and Bungalow.
2. Assemble larger lot frontages and lot sizes necessary to accommodate bigger backyards/side yards that would offer added private open space, garages, and other out buildings.
3. Provide new homes that include a variety of housing amenities, including but not limited to: number of bathrooms/bedrooms, garage, storage space, appliances, and finishing materials.

Existing Housing

As a neighborhood that was primarily developed in the first few decades of the 1900's, the oldest existing structures either have reached or are approaching 100 years of age. Lincoln Park contains many (if scattered) well-maintained homes, characterized by the recent building survey as in "good" or "excellent" condition. With nearly half of the existing housing in the neighborhood classified as in adequate condition, some minor repairs would allow the neighborhood's housing stock to be improved and maintained for the next several years. If unmaintained, these properties would degrade and have a negative impact on the surrounding neighborhood. Maintenance of existing housing is essential to the future revitalization of the neighborhood.

B - MULTI-FAMILY HOUSING

The future viability of the Lincoln Park Neighborhood is dependent upon the range of housing choices matching the variety of homebuyer and resident needs, including multi-family housing. Multi-family is a classification of housing where multiple individual units are contained within one building. The two principal areas recommended for multi-family housing are each located along Lincoln Way West, one between Blaine Avenue and Harrison Street and the second between Kunstman Court and Taylor Street. Each area is indicated



Photo 14 - Local Example of Well-Designed Multifamily Housing (Triplex) by South Bend Heritage Foundation

by the orange areas on the master plan map. Lincoln Way West was selected as an appropriate location for new multi-family housing because it can support a greater density and this location serves to buffer the single-family use immediately to the south from the more intensive land uses. Existing multi-family housing located in the neighborhood that utilize originally built single-family structures are supported but opportunities to revert these properties back to single family are also encouraged.

Key recommendations for new multi-family housing include:

1. Lower density development in the form of duplexes and triplexes should be explored. Well-designed low-density multi-family housing can be found within adjacent neighborhoods and would be well suited for Lincoln Park (**Photo 14**).
2. Utilize designs that reflect the size and dimension of single-family homes (**Photo 14**) so that they contribute to the overall appearance of the neighborhood.
3. Offer amenities that would be attractive to senior living.

C - COMMERCIAL DEVELOPMENT

As the major corridor connecting downtown South Bend to the South Bend Regional Airport, Lincoln Way West is home to many anchor businesses, especially within the Lincoln Park neighborhood. Enhancing this strong commercial district is recommended through development of unused and underutilized commercial property between Cushing Street and LaSalle Avenue. On the master plan map, the commercial area is shown in red. This recommendation focuses on infill opportunities in two specific areas: the southeast corner of Cushing Street and Lincoln Way West (**Photo 15**) (former site of Lincoln Way Foods) and the vacant lots west of William Street.

The corner of Cushing Street and Lincoln Way West serves as the address for three significant neighborhood users: the offices of the SBHF; the Charles Martin Youth Center; and Teachers Credit Union, a recent redevelopment project that could serve as a template for further



Photo 15 - The Southeast corner of Lincoln Way West and Cushing Street offers a commercial development opportunity

commercial development.

Key recommendations for Commercial Use include:

1. Infill commercial development in the neighborhood should complement current commercial development. For example:
 - a. A zero or limited setback from the corner and a building mass that serves to match that of the Charles Martin Youth Center and South Bend Heritage Foundation,
 - b. An architectural style and use of construction materials that reflects that of the South Bend Heritage Foundation offices,
 - c. Parking to the rear of buildings

D - INSTITUTIONAL USES

The existing institutional uses within the Lincoln Park Neighborhood are among the neighborhood’s most significant landmarks. A portion of the Colfax Campus, the Colfax Cultural Center and Charles Martin Youth Center, give the neighborhood a centerpiece by providing educational, cultural, and faith-based opportunities to residents. Fire Station #2 (**Photo 16**) is equally prominent as the city’s most modern firefighting facility. On the master plan map, the institutional uses are shown in blue.



Photo 16 - Fire Station # 2 – The City of South Bend’s newest fire station and a strong neighborhood asset

Key recommendations for Institutional use include:

1. Maintain the current institutional uses in the neighborhood and build upon their strengths.
2. Consider development along institutional uses such as Colfax Cultural Center a higher priority while assessing phasing of residential units.

E - OPEN SPACE

During the visioning sessions, participants documented the neighborhood's lack of open space as a chief concern. This priority is reflected by the establishment of an open space / green space area to the south of the Colfax Cultural Center in a location otherwise bounded by Harrison Street to the west; Cottage Grove Avenue to the east; and Fuerbringer Street to the south. This area is shown on the master plan map in green.

This centrally located open space offers many advantages. It capitalizes on the established cultural amenities and recognition factor already provided by the Colfax Campus. Over time, the residential area surrounding the space would become more desirable for residences and could serve as the first phase of residential development, attracting new families into the neighborhood. Finally, the location also serves to provide a central space that neighbors can identify as something belonging to the neighborhood.



Photo 17 - A community garden would be a significant addition to the proposed new open space. Photograph courtesy of Unity Gardens.

Key recommendations for Open Space:

1. Consider open space development in phases, being mindful of current residents in identified lots.
2. Use of this property as open space could include the following uses: community gardens (**Photo 17**), a landscaped seating area, and small neighborhood playground

F - NEIGHBORHOOD GATEWAYS

A neighborhood gateway is defined as a key point found on the edge of a neighborhood that serves as an entry into it. Three neighborhood gateway locations for the Lincoln Park Neighborhood were identified: primary gateways at the Cottage Grove Avenue / Lincoln Way West intersection and the Martin Luther King, Jr. Drive / Lincoln Way West intersection; and a secondary gateway at the LaPorte Avenue / Oak Street intersection. These gateways are shown on the master plan map as blue asterisks. Neighborhood gateways often incorporate signs or other welcoming elements to help inform residents and visitors about entry into the neighborhood.

Several neighborhoods in South Bend have incorporated welcome signs (**Photo 18**).

Several South Bend neighborhoods use identity elements separate from, or in addition to, gateway signs. These identity elements include banners and street sign “toppers,” an attachment to or incorporation within street name signs. The Near West Side Neighborhood Organization currently utilizes City of South Bend owned light poles along Martin Luther King, Jr. Drive between Lincoln Way West and Western Avenue to display banners that identify the neighborhood.

G - BUS SHELTER

Given its proximity to downtown South Bend and access to the Lincoln Way West corridor, the Lincoln Park Neighborhood is well positioned to accommodate future growth opportunities. However, despite these advantages, neighborhood transportation would benefit from future upgrades coupled with the previously mentioned recommendations. Three bus routes currently serve the Lincoln Park Neighborhood, including Route 4 (Lincoln Way/Airport) (**Photo 19**), which primarily travels along Lincoln Way West between the airport and downtown. The master plan recommends working with TRANSPO (the municipal bus system serving the Cities of South Bend and Mishawaka) to explore the addition of permanent bus stop location(s) with shelter(s) along Lincoln Way West. The priority location for a bus stop/shelter at the corner of Lincoln Way West and Cottage Grove Avenue is shown on the master plan map with the number 7. Providing improved access to mass transit helps serve the Lincoln Park Neighborhood and improve Lincoln Way West’s status as a “complete street” corridor for all users (motorists, bicyclists, pedestrians, and mass transit users).



Photo 18 - Neighborhood welcome signs serve to establish neighborhood identity by informing those entering the neighborhood



Photo 19 - TRANSPO bus Route 4 serves the Lincoln Park Neighborhood

While TRANSPO currently operates a “flag stop” system where riders signal buses along designated routes, they have recently announced plans to switch to a designated stop system starting in 2013. The announcement included a request for public input concerning the location of these designated stops. Once stops are determined, these sites should also be considered for bus shelters. The addition of shelters would not be purely functional. Bus shelters could also be used to further complement the identity of the neighborhood in their design and color.

H – STREET LIGHTING

Participants within the visioning sessions noted walkability as one of the desired priorities for the Lincoln Park Neighborhood. This desire for walkability is supported by destinations both within the neighborhood - like the Colfax Campus and the future neighborhood open space - and numerous destinations adjacent to the neighborhood, including Muessel School, the Kroc Community Center, and downtown South Bend. With its pedestrian-scaled fixtures, the decorative lighting along Lincoln Way West provides safety for walkers while offering a unique identity treatment along the corridor from downtown to Sherman Avenue (**Photo 20**). To improve the future walkability within the neighborhood to local and citywide destinations, pedestrian-oriented lighting should be extended west along Lincoln Way West.



Photo 20 - Existing lighting provides safety and decoration along the Lincoln Way West corridor

6 - PLAN IMPLEMENTATION STRATEGIES

In order to accomplish the desired future land use and other neighborhood enhancements detailed within this plan document, implementation strategies and their associated action steps and priorities must be defined. Of equal importance and perhaps most crucial to translating the action steps from concepts to reality, is the assignment of lead and partner organizations for each step. What follows is a plan implementation matrix that contains the principal plan implementation strategies.

STRATEGY 1: IMPROVE QUALITY OF LIFE FOR NEIGHBORHOOD RESIDENTS			
Action Steps	Priority/Timeline	Lead Role (s)	Partner (s)
1.1 Initiate a neighborhood organization to build resident capacity.	High 1-2 Years	Neighborhood Resources Corporation, Lincoln Park Neighborhood Residents	Neighborhood Organizations, South Bend Weed & Seed Alliance
1.2 Work with City of South Bend Code Enforcement to hold cleanup event.	High 1-2 Years	Lincoln Park Neighborhood Residents	City of South Bend, Neighborhood Organizations
1.3 Enhance relationship with South Bend Police Department / Crime Prevention to address neighborhood crime and safety issues.	High 1-2 Years	Lincoln Park Neighborhood Residents, City of South Bend	Neighborhood Organizations, Neighborhood Resources Corporation, South Bend Weed & Seed Alliance
1.4 Engage neighborhood youth to take part in positive activities.	Medium 3-5 Years	Lincoln Park Neighborhood Residents, South Bend Heritage Foundation	South Bend Community School Corporation, South Bend Weed & Seed Alliance
1.5 Continue identification of substandard structures within neighborhood for future demolition.	Medium 3-5 Years	City of South Bend	
1.6 Identify and pursue solutions that reduce nuisance properties.	Medium 3-5 Years	Lincoln Park Neighborhood residents, City of South Bend	Neighborhood Resources Corporation, South Bend Weed & Seed Alliance, Neighborhood Organizations
1.7 Increase home ownership through available programming subsidies (such as Community Homebuyers Program).	High 1-2 Years	Lincoln Park Neighborhood Residents, City of South Bend	Neighborhood Resources Corporation, South Bend Heritage Foundation, South Bend Weed & Seed Alliance
1.8 Support affordable, well-managed rental housing opportunities	High 1-2 Years	Neighborhood Development Associates, South Bend Heritage Foundation	City of South Bend

STRATEGY 2: COORDINATE REHABILITATION OF EXISTING HOUSING

Action Steps	Priority /Timeline	Lead Role (s)	Partner (s)
2.1 Encourage home repairs through promotion of existing home repair programs (such as South Bend Home Improvement Program).	High 1-2 Years	Lincoln Park Neighborhood Residents, City of South Bend	Neighborhood Resources Corporation, South Bend Heritage Foundation, South Bend Weed & Seed Alliance
2.2 Explore development of a property improvement committee that would seek resources and coordinate volunteers to perform property upkeep and complete minor repairs for deserving homeowners.	Low 5 + Years	Lincoln Park Neighborhood Residents	Neighborhood Organizations, South Bend Weed & Seed Alliance

STRATEGY 3: FACILITATE NEW HOUSING CONSTRUCTION

Action Steps	Priority/Timeline	Lead Role (s)	Partner (s)
3.1 Support new housing construction by providing a variety of opportunities for a mix of income levels including but not limited to: <ul style="list-style-type: none"> • Subsidized ownership for moderate income homebuyers • Conventional and affordable rental housing • Lease-purchase homes where renters have a long term purchase option 	High 1-2 Years	Neighborhood Development Associates, South Bend Heritage Foundation	City of South Bend
3.2 Encourage new home construction that is consistent with neighborhood character and supported by market conditions.	Medium 3-5 Years	South Bend Heritage Foundation, Neighborhood Development Associates, Habitat for Humanity of St. Joseph County	City of South Bend, Developers
3.3 Keep residents and other neighborhood partners informed about housing development plans.	Medium 3-5 Years	Developers	Lincoln Park Neighborhood Residents, Neighborhood Resources Corporation, Habitat For Humanity of St. Joseph County, South Bend Heritage Foundation, South Bend Weed & Seed Alliance, Lincoln Way West Steering Committee
3.4 Encourage developers to utilize Minority Business Enterprise (MBE) & Women’s Business Enterprise (WBE) contractors and sub-contractors while pursuing residential development.	High 1-2 Years	City of South Bend	Developers

STRATEGY 4: ESTABLISH NEIGHBORHOOD IDENTITY			
Action Steps	Priority/Timeline	Lead Role (s)	Partner (s)
4.1 Promote advantages of living in the neighborhood to potential residents.	High 1-2 Years	City of South Bend, Lincoln Park Neighborhood Residents	Neighborhood Resources Corporation, Neighborhood Organizations, South Bend Weed & Seed Alliance
4.2 Explore grant opportunities to develop neighborhood gateways with identifying treatments such as a welcome sign and/or landscaping at locations identified in the master plan.	Low 5+ Years	Lincoln Park Neighborhood Residents	City of South Bend, Neighborhood Resources Corporation, South Bend Weed & Seed Alliance
4.3 Explore grant opportunities to develop streetscape features such as light post banners and street name sign toppers to distinguish neighborhood.	Low 5+ Years	Lincoln Park Neighborhood Residents	City of South Bend, Neighborhood Resources Corporation, South Bend Weed & Seed Alliance, Lincoln Way West Steering Committee

STRATEGY 5: INTRODUCE OPEN/GREEN SPACE			
Action Steps	Priority/Timeline	Lead Role (s)	Partner (s)
5.1 Investigate phased development of a public open space on site south of Colfax Cultural Center.	High 1-2 years	South Bend Heritage Foundation, Neighborhood Development Associates	City of South Bend, Lincoln Park Neighborhood Residents
5.2 Identify potential owners and develop a management / maintenance arrangement of the identified public open space.	High 1-2 Years	South Bend Heritage Foundation, Neighborhood Development Associates, City of South Bend	Lincoln Park Neighborhood Residents
5.3 Encourage the use of vacant lots in the neighborhood as community garden space.	High 1-2 Years	Lincoln Park Neighborhood Residents, South Bend Unity Gardens	Neighborhood Development Associates, South Bend Heritage Foundation

STRATEGY 6: ENHANCE INFRASTRUCTURE & TRANSPORTATION			
Action Steps	Priority/Timeline	Lead Role (s)	Partner (s)
6.1 Evaluate alley, curb, sidewalk and handicapped ramp conditions, and determine priority areas for improvement.	High 1-2 Years	City of South Bend, Lincoln Park Neighborhood Residents	Neighborhood Development Associates, South Bend Heritage Foundation
6.2 Encourage property owners to make repairs through City Curb and Sidewalk repair program.	High 1-2 Years	Lincoln Park Neighborhood Residents	City of South Bend
6.3 Maintain condition & preserve character of existing brick streets.	Medium 3-5 Years	City of South Bend	Historic Preservation Committee of St. Joseph County, Lincoln Park Neighborhood Residents
6.4 Extend decorative lighting on Lincoln Way West (west of Sherman Avenue).	Low 5 + Years	City of South Bend	Lincoln Park Neighborhood Residents, Lincoln Way West Steering Committee
6.5 Create a dedicated bus stop along Lincoln Way West based upon existing ridership demands.	Low 5 + Years	TRANSP0, Lincoln Park Neighborhood Residents	City of South Bend, Lincoln Way West Steering Committee

STRATEGY 7: ENCOURAGE DEVELOPMENT OF THE LINCOLN WAY WEST CORRIDOR			
Action Steps	Priority/Timeline	Lead Role (s)	Partner (s)
7.1 Develop a broad strategy for the revitalization of the Lincoln Way West Corridor.	Medium 3-5 Years	City of South Bend	Lincoln Way West Steering Committee, South Bend Heritage Foundation, South Bend Weed & Seed Alliance, Neighborhood Associations
7.2 Encourage development at key intersections and commercial nodes as defined by the master plan map.	Low 5 + Years	City of South Bend	Area Plan Commission of St. Joseph County, Developer
7.3 Encourage the development of a neighborhood convenience or grocery store, identified as a need by the Lincoln Park Neighborhood residents.	Medium 3-5 Years	City of South Bend	Developers