Near Northwest Neighborhood

City of South Bend

Design Charrette Closing Presentation

April 8th-9th, 2019

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“A Front Porch Community”

Recap of Public Process

Project Schedule

Project Kick-Off and Visioning Workshop
February 5th - 6th

Community Design Charrette
March 9th - 12th

Post-Charrette Public Workshop
April 8th - 9th

Neighborhood Plan and Development Strategy
Summer 2019

Kickoff Workshop

Kickoff Workshop held on February 6th

Mapping and dot exercises at break-out stations on the following topics:

- Map your neighborhood
- Neighborhood vision
- Neighborhood Amenities
- Housing
- Vacant Lots
- Infrastructure
- Other/ Miscellaneous

Chili Supper Pop-up on February 27th

90+ participants at the Kickoff Workshop

25 participants at the Chili Supper Pop-up Workshop

Design Charrette

Opening Presentation on Saturday 9th March, 10.00 - 11.30 am

Informal Mid-point Pinup on Sunday 10th March, 5.00 - 6.00 pm

Walking Tour on Sunday 10th March 12.30 - 1.30 pm

Brown Bag on 'Economics of Neighborhood Development' on Monday 11th March, 12.00 - 1.00 pm

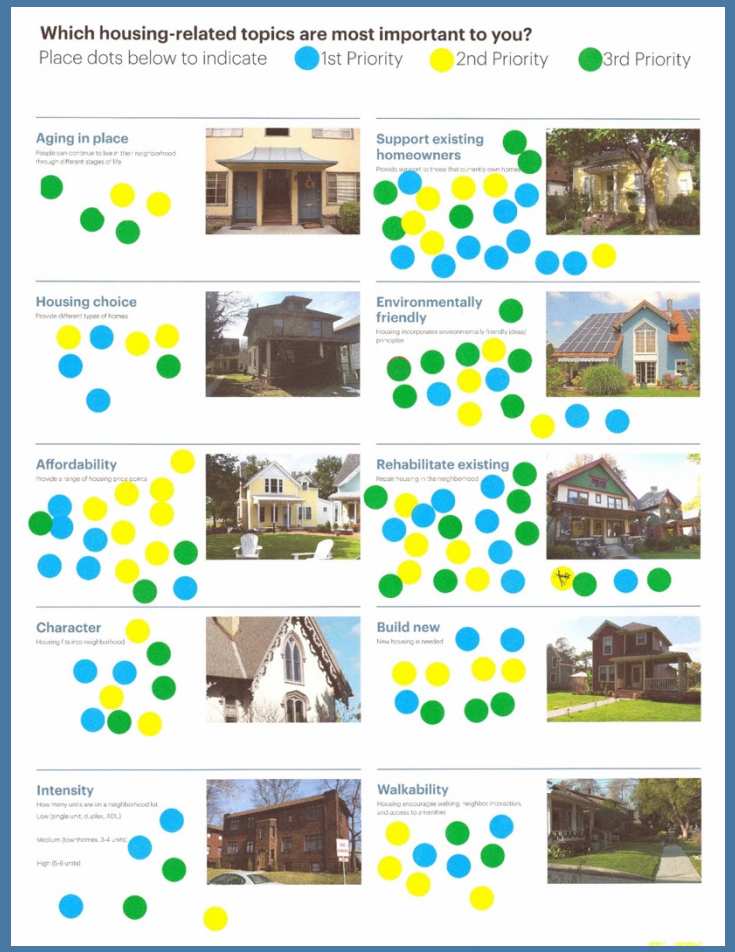
Wrap-up Presentation on Tuesday 12th March, 5.00 - 5.30 pm

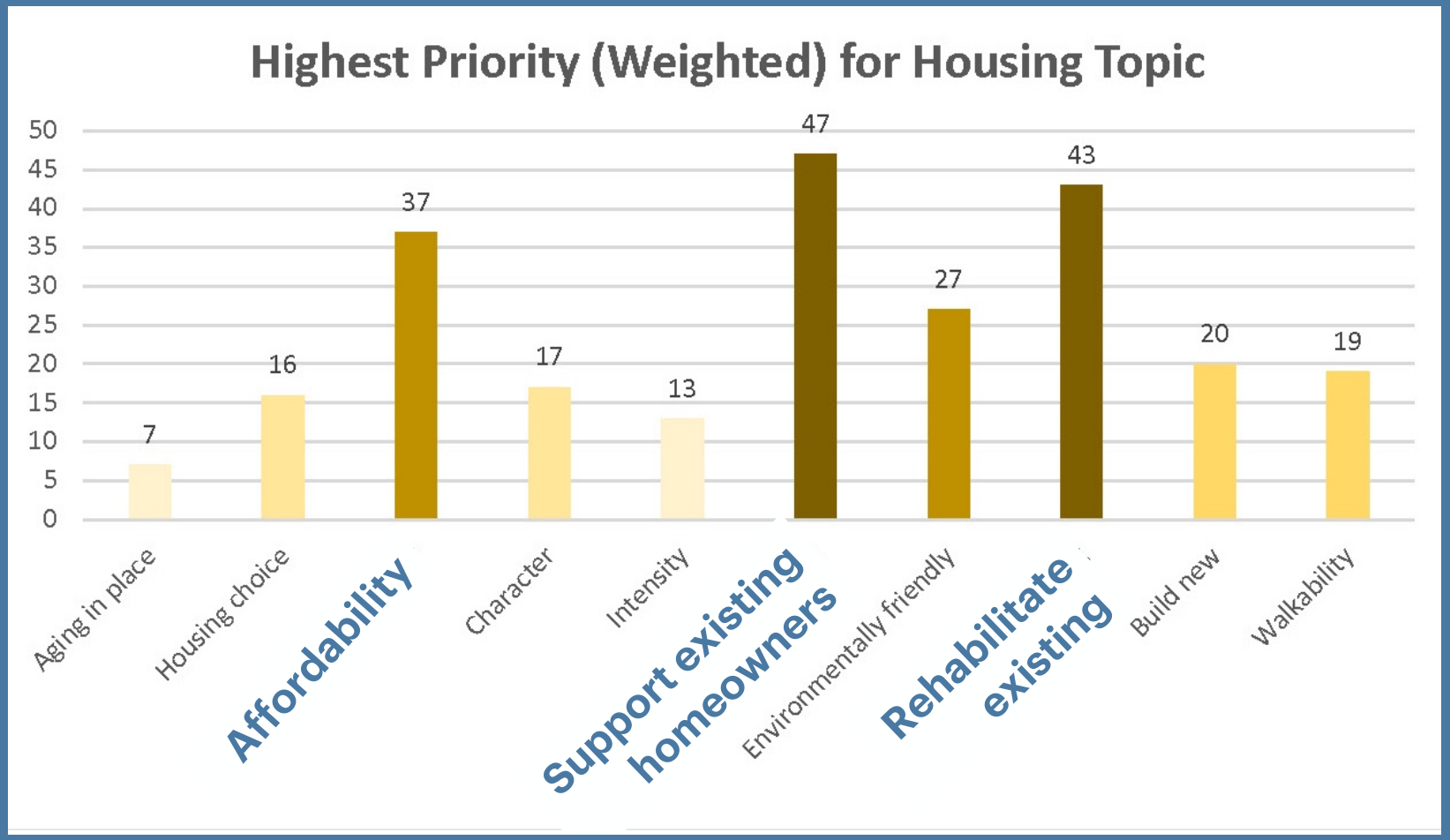
250+ touchpoints during the charrette

What We Heard: Neighborhood Vision

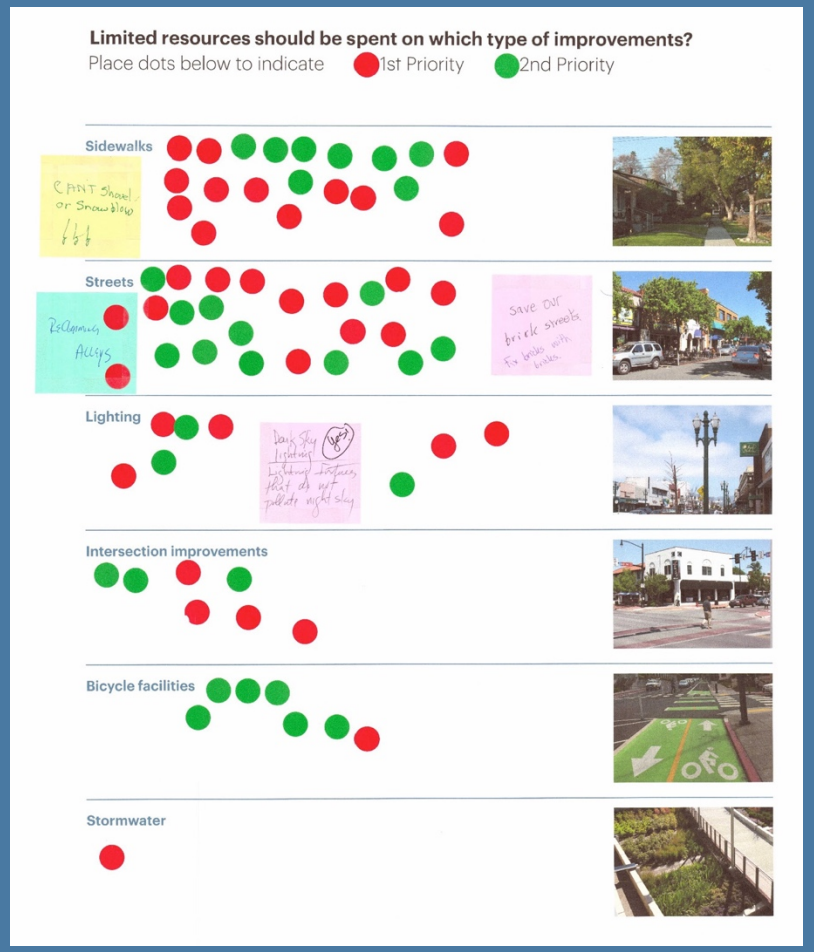
What would you like your neighborhood to be in 20 years?

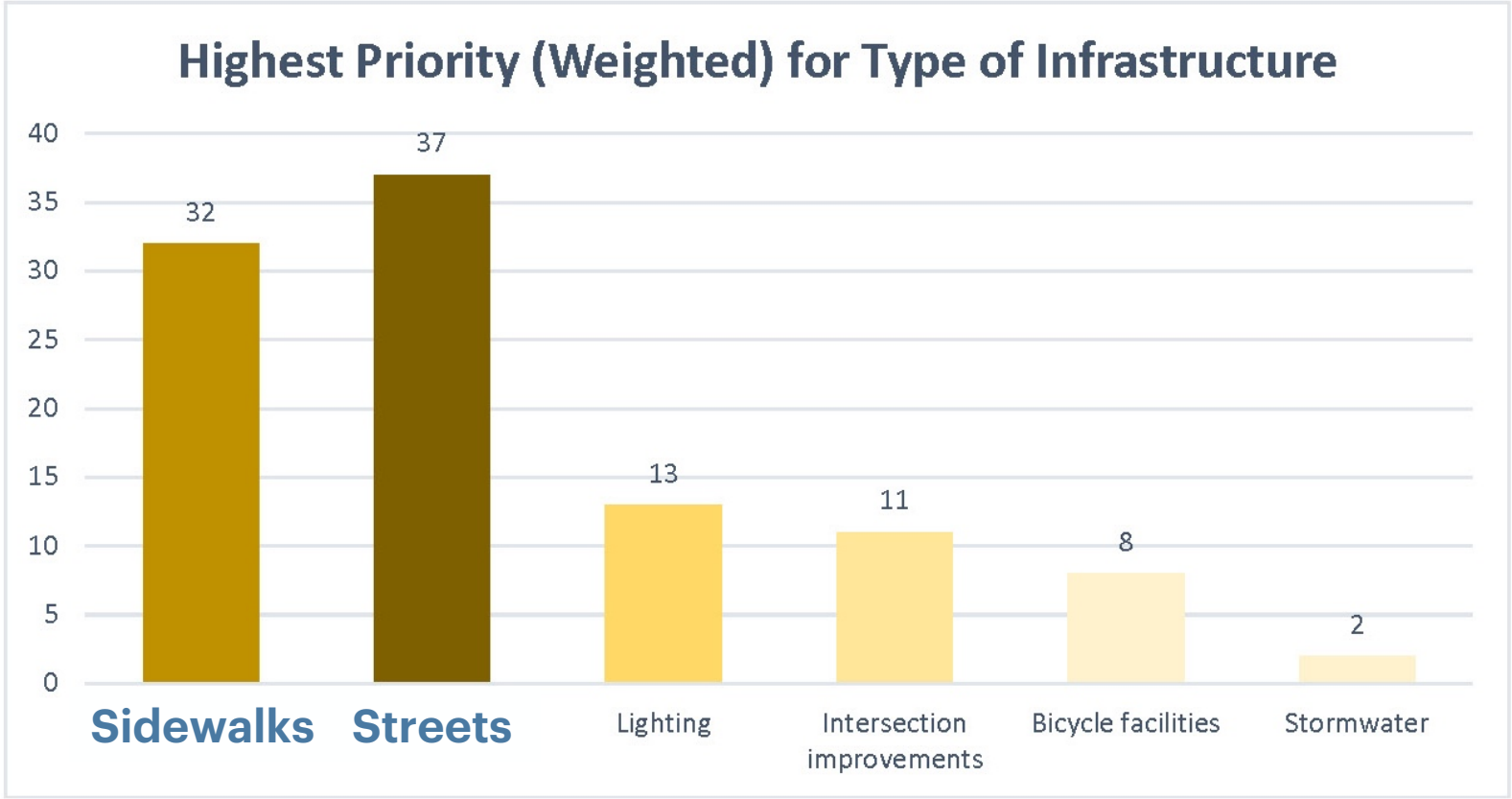
What We Heard: Housing





What We Heard: Prioritizing Infrastructure





Neighborhood Principles and Framework

Guiding Principles

- Maintain and enhance the **unique identity** of the neighborhood
- Provide a **neighborhood for all residents** to thrive
- Future development should **respond to its surroundings**
- Reinforce the **neighborhood center** node on Portage Ave
- Focus more **intense uses along corridors**
- Improve **bike and pedestrian connectivity** in and around the neighborhood
- Improve **resident access to parks** and active recreation
- Incorporate a **mix of housing types**
- Use **short-and long-term strategies** to activate vacant lots

Project Area

Located near Downtown

Southern Boundary: Lincoln Way W.

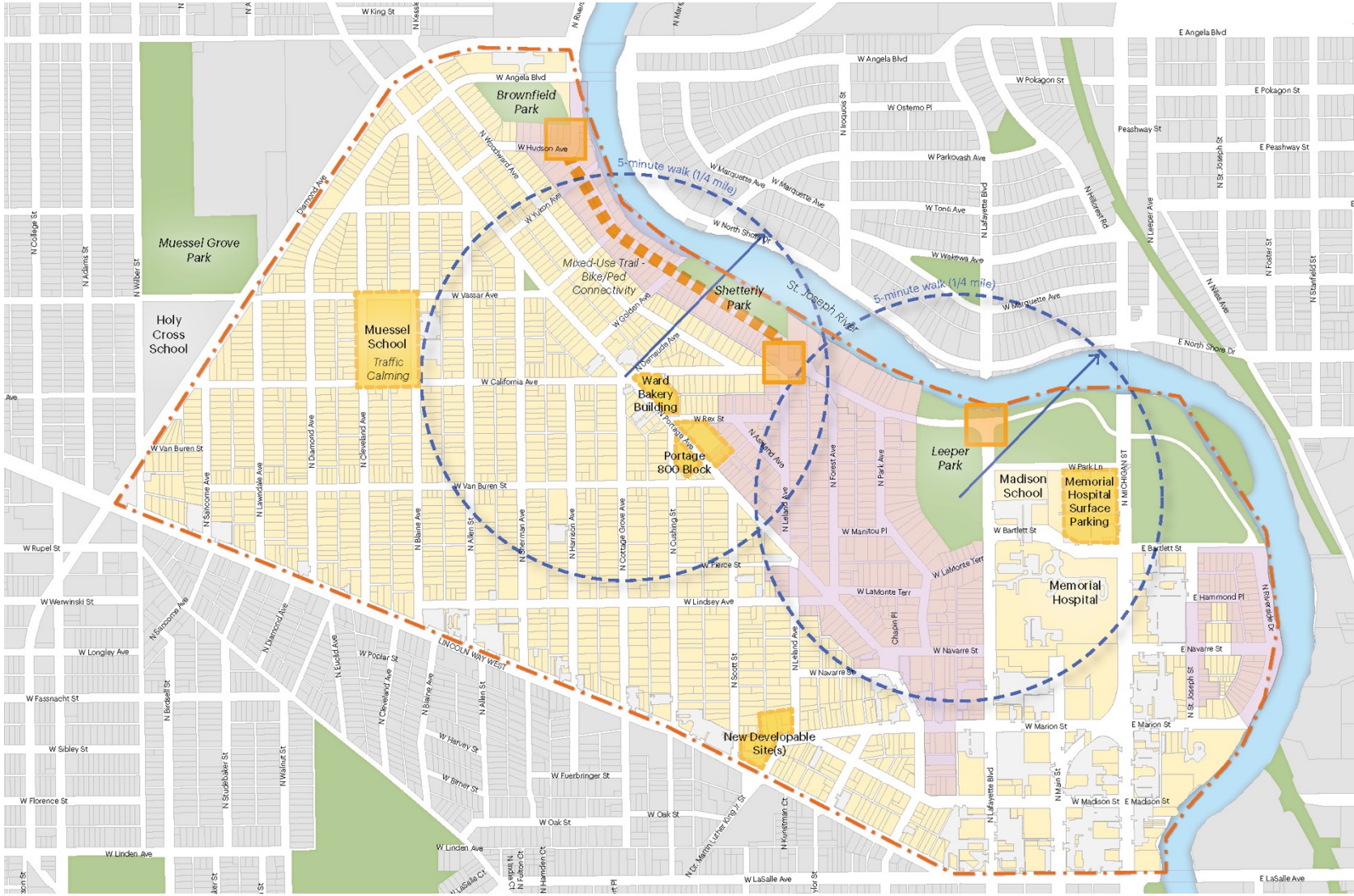
North and East Boundary: St. Joseph River

West Boundary: Coal Line Trail

Opportunity Sites

The City has identified key sites that will be prioritized for redevelopment.

Improvements include traffic calming and infrastructure investments for streets, open spaces and trails.



Opportunity Sites

Planned Intersection Improvements

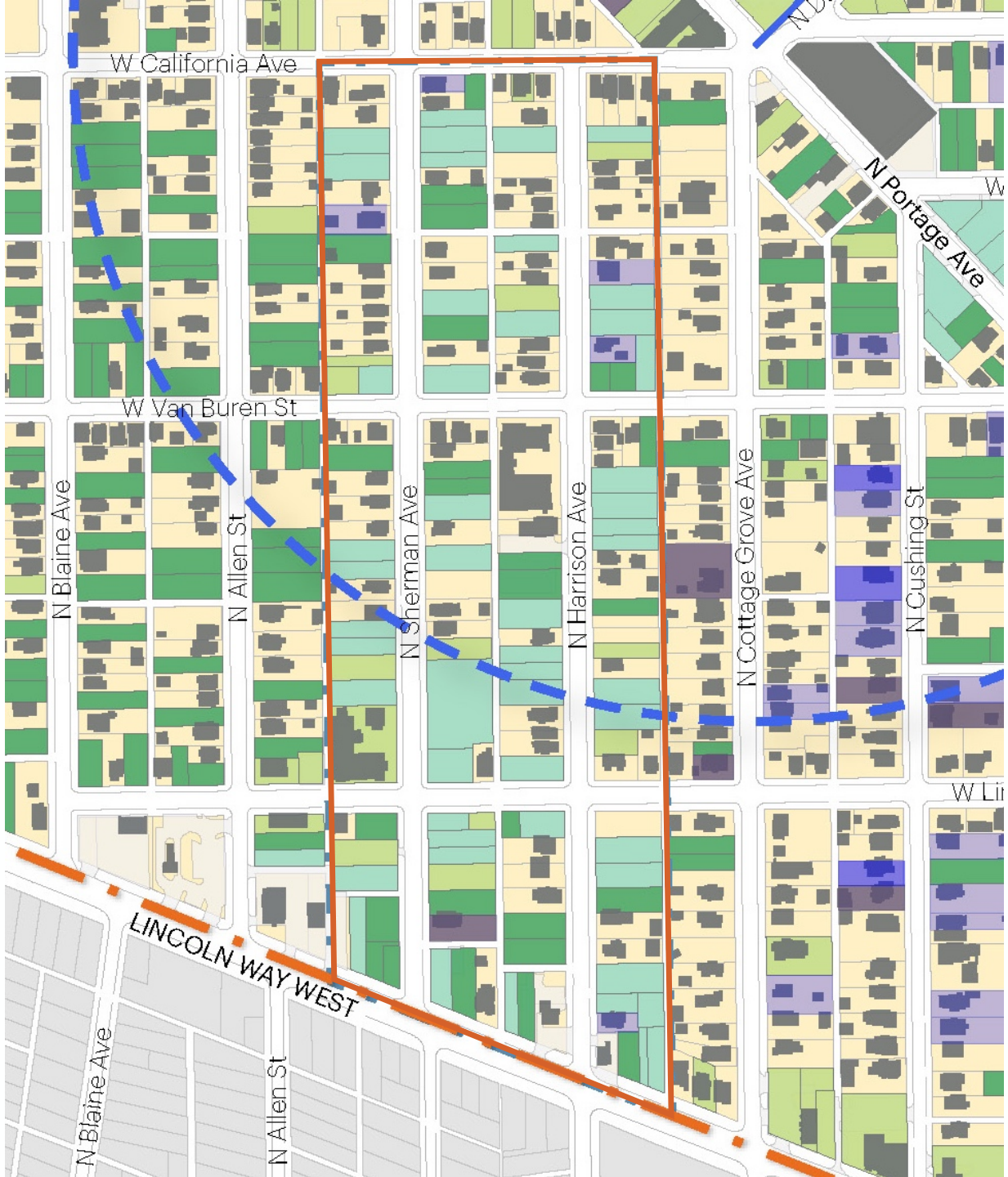
Target Area

Area identified in multiple planning documents – logical extension to previous investments

Focus on this area to test out design and implementation strategies

Results will inform neighborhood-level approach

- Vacant/ Underutilized Parcels
- City-Owned Parcels
- City Partner-Owned Parcels
- Historic Landmarks



Land Use

Land Use

- Neighbors helped plan future land use in the neighborhood through a dot mapping exercise

Land Use

Low Intensity Residential

Single Family, ADU, Duplex

Where I like to be:

- Quieter street
- Next to buildings like me
- Heart of the neighborhood

Neighborhood Scale Multi-Family

Townhomes, Triplex, Fourplex, Fiveplex, ADU

Where I like to be:

- Scattered through neighborhood
- Near amenities like parks, mixed-use buildings, & transit opportunities
- Many places because I blend in

Land Use

Medium Intensity Residential

6+ flat buildings, apartment buildings with up to 10 units

Where I like to be:

- Near bus routes, bike facilities, and walkable areas
- Near neighborhood centers
- On more traveled streets

Mixed-Use Buildings

A mix of small-scale commercial, apartments, small shops, cafes, studios or office uses

Where I like to be:

- Next to bigger buildings
- Place with pedestrian & bicyclist traffic and where cars will see me
- In, or near, neighborhood centers & along important streets

Land Use

Commercial Buildings

Used for a commercial use such as offices, retail, or restaurant; they tend to be larger in scale and auto-oriented

Where I like to be:

- Place where lots of people see me, including cars driving by
- Near other commercial and larger buildings

Other Land Use

What did we miss? Are there other types of uses do you want to see in the neighborhood?

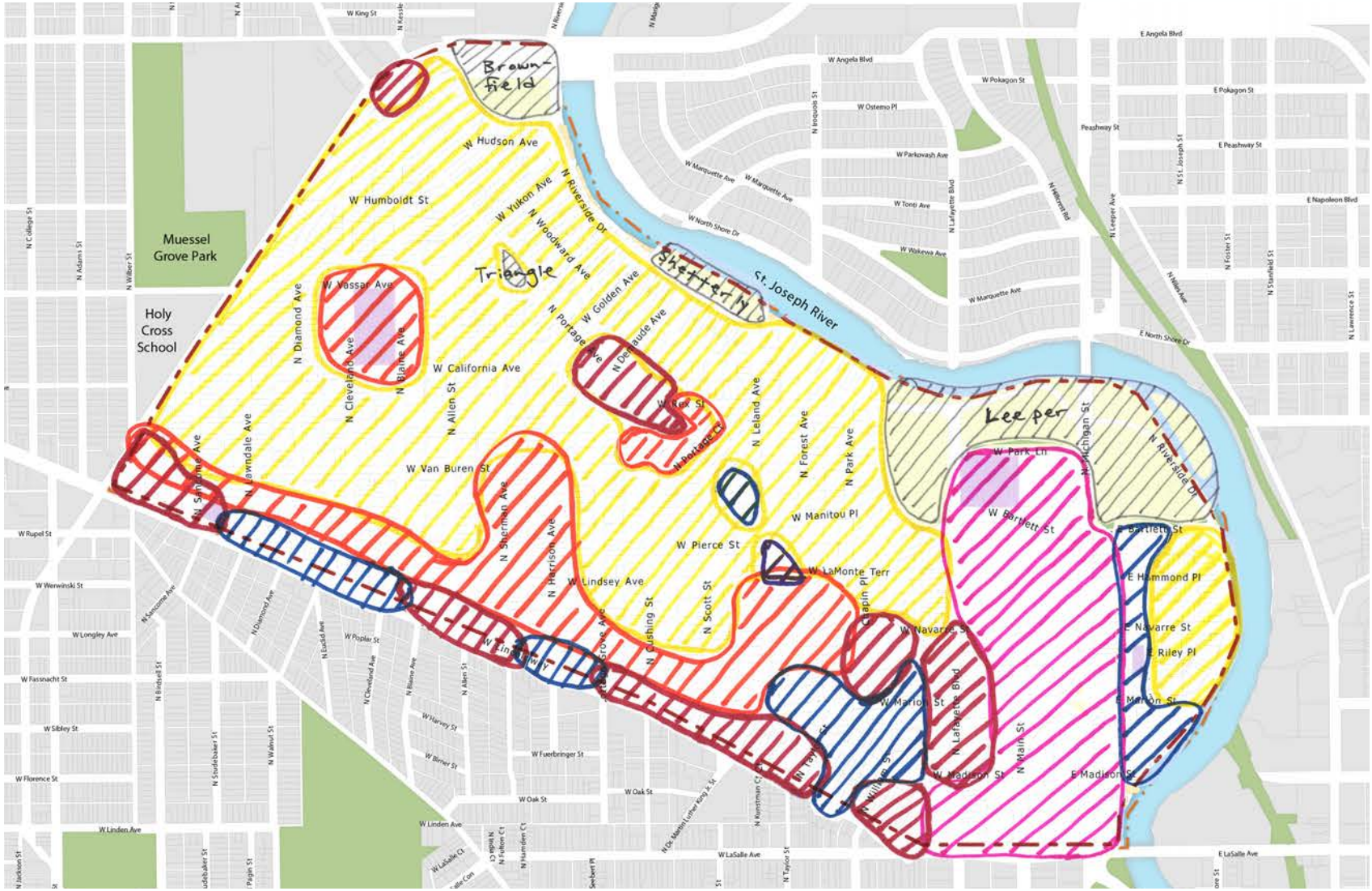
Please mark the location on the map and write what land use you would like to see.

Where I like to be:

- In the near northwest neighborhood
- Close to neighbors
- Near downtown

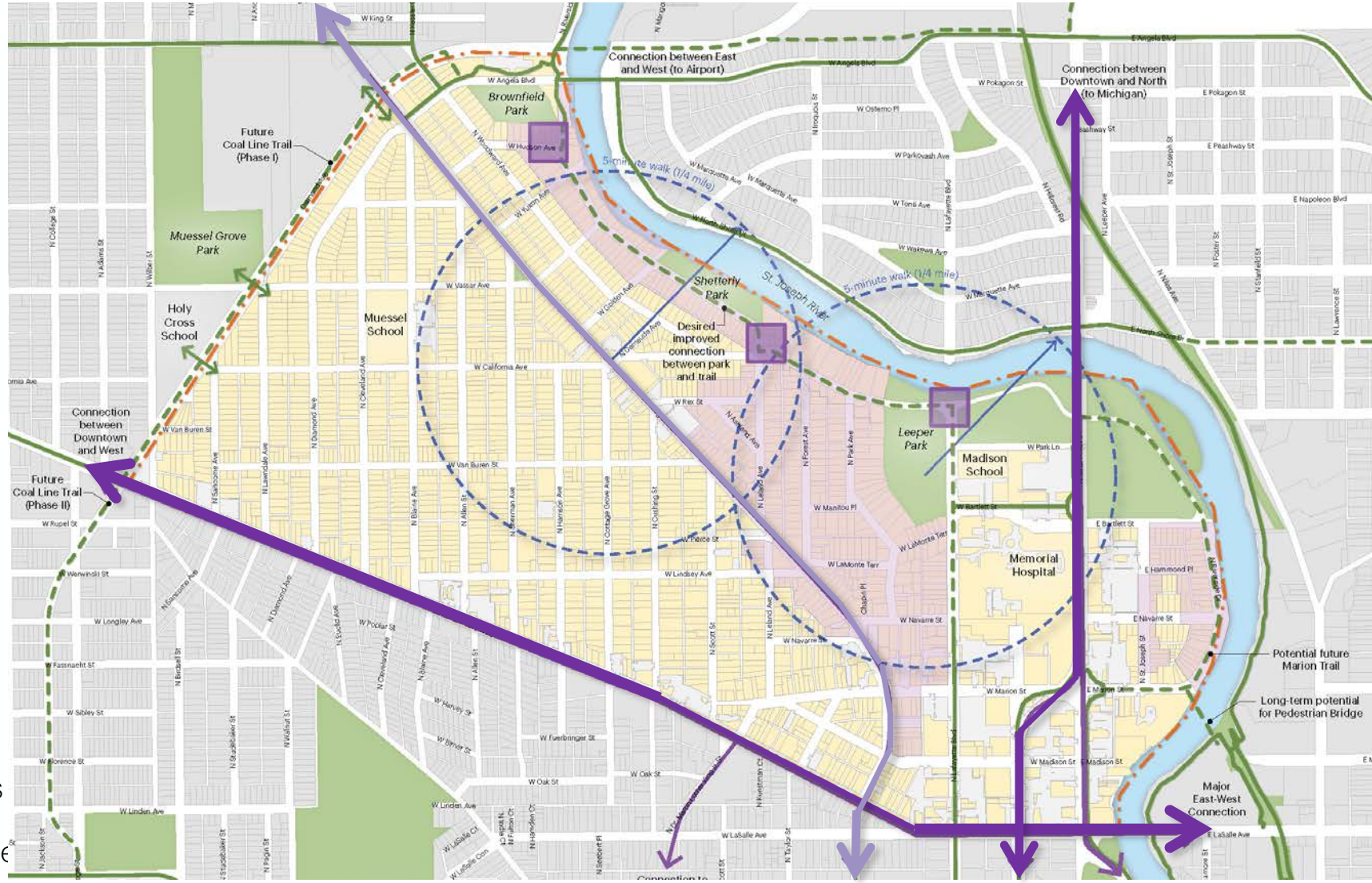
Future Land Use

Based on community feedback, the City is developing a future land use map



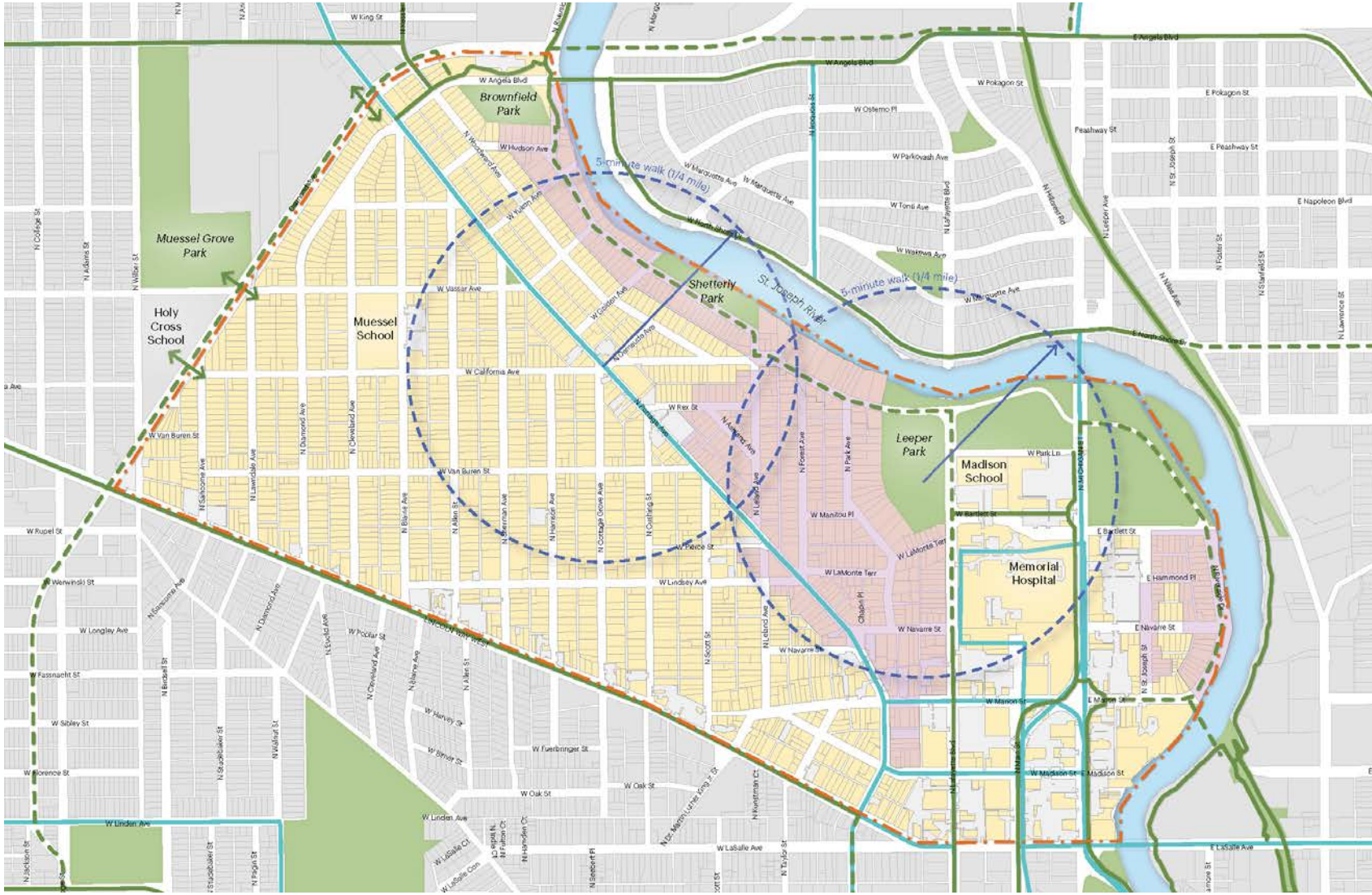
Connectivity

Connectivity - Major Connections



- Major Streets
- Trails (Existing)
- Trails (Planned)
- Future Intersection Improvements
- Planned Connections to Mixed-Use Trail

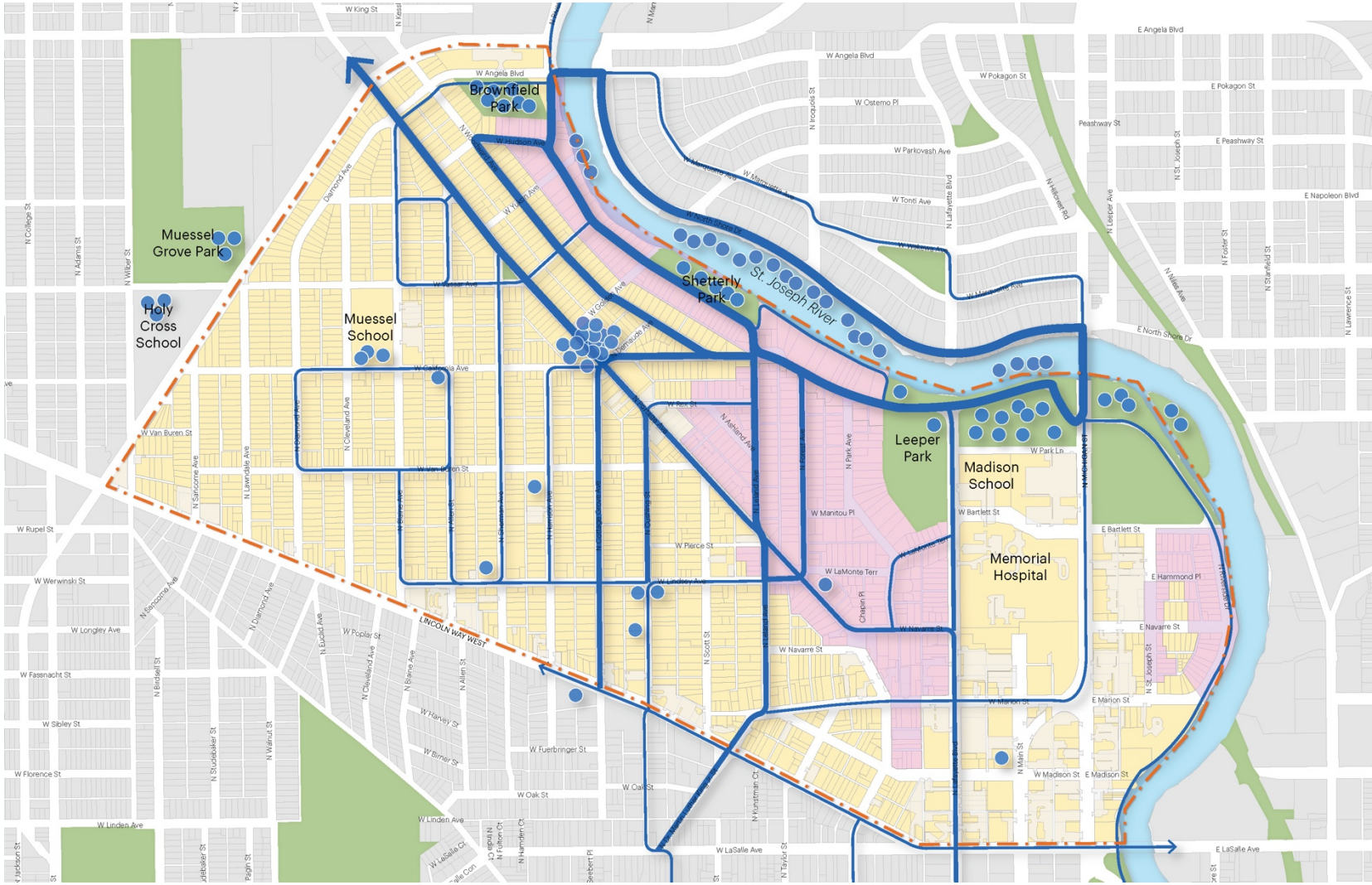
Connectivity - Transit and Trails



- Bus Lines
- Trails (Existing)
- Trails (Planned)
- Planned Connections to Coal Line Trail

Connectivity - Neighborhood Mapping

Residents shared where they like to go in the neighborhood, including where they walk and bike.



Connectivity: Planned Improvements

Explore improvements at Portage Ave Neighborhood Centers

Riverbank Trail connectivity

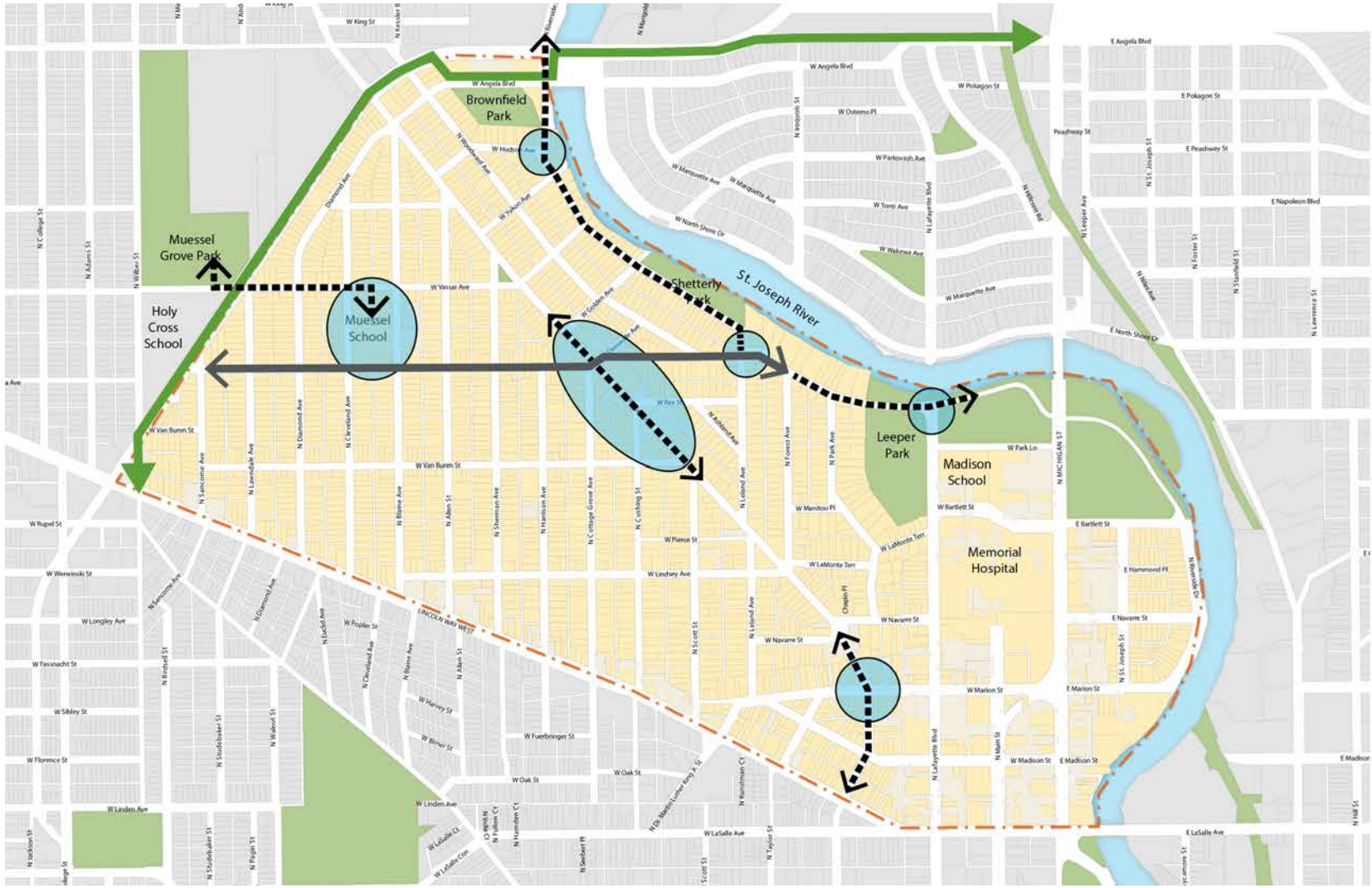
Muessel School connectivity & traffic calming

Riverside Drive traffic calming

Leeper Park traffic calming

Investigate neighborhood connectivity on California

Bike & pedestrian connectivity to broader City (ex. Coal Line Trail)



Opportunity Sites

Opportunity Sites

Portage and Cushing looking south

Portage and Cushing looking north

Ward Bakery Building - Before

Ward Bakery Building - After

Lincoln Way & Scott Street – Option 1

Legend

- Existing Buildings
- New Buildings
- Programmed Vacant Lots

Lincoln Way & Scott Street – Option 2

Legend

- Existing Buildings
- New Buildings
- Programmed Vacant Lots

Lincoln Way & Scott Street – Option 2

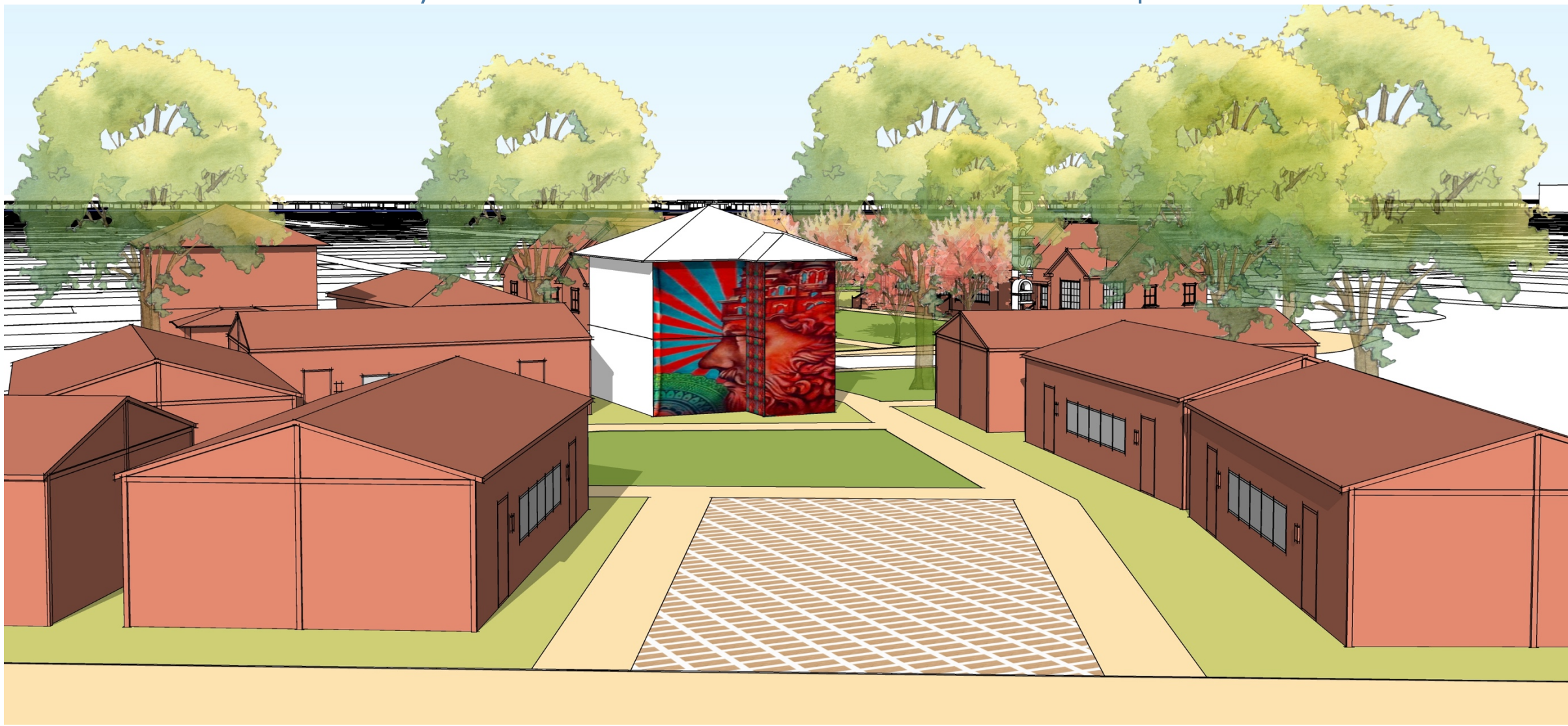
View from Marion/William Street looking west to clock tower

View on Lincoln Way/ Sherman Street Node looking east

Lincoln Way & Scott Street – Option 3

Short-term vacant lot activation with 'mobile classroom' pods used to create an artist/maker village

Lincoln Way & Scott Street – Option 3



Lincoln Way & Scott – Option 3

Memorial Hospital Parking - Before

Memorial Hospital Parking - After

Memorial Hospital

Vision and Urban Design Guidelines

- Reinforce entry into Downtown from North
- Define building edges at roundabouts
- Define primary and secondary streets
- Define priority lots for revitalization and identify suitable locations for new, high quality housing as well as parking structures
- Thoughtful transitions in form and scale to the adjacent residential neighborhoods

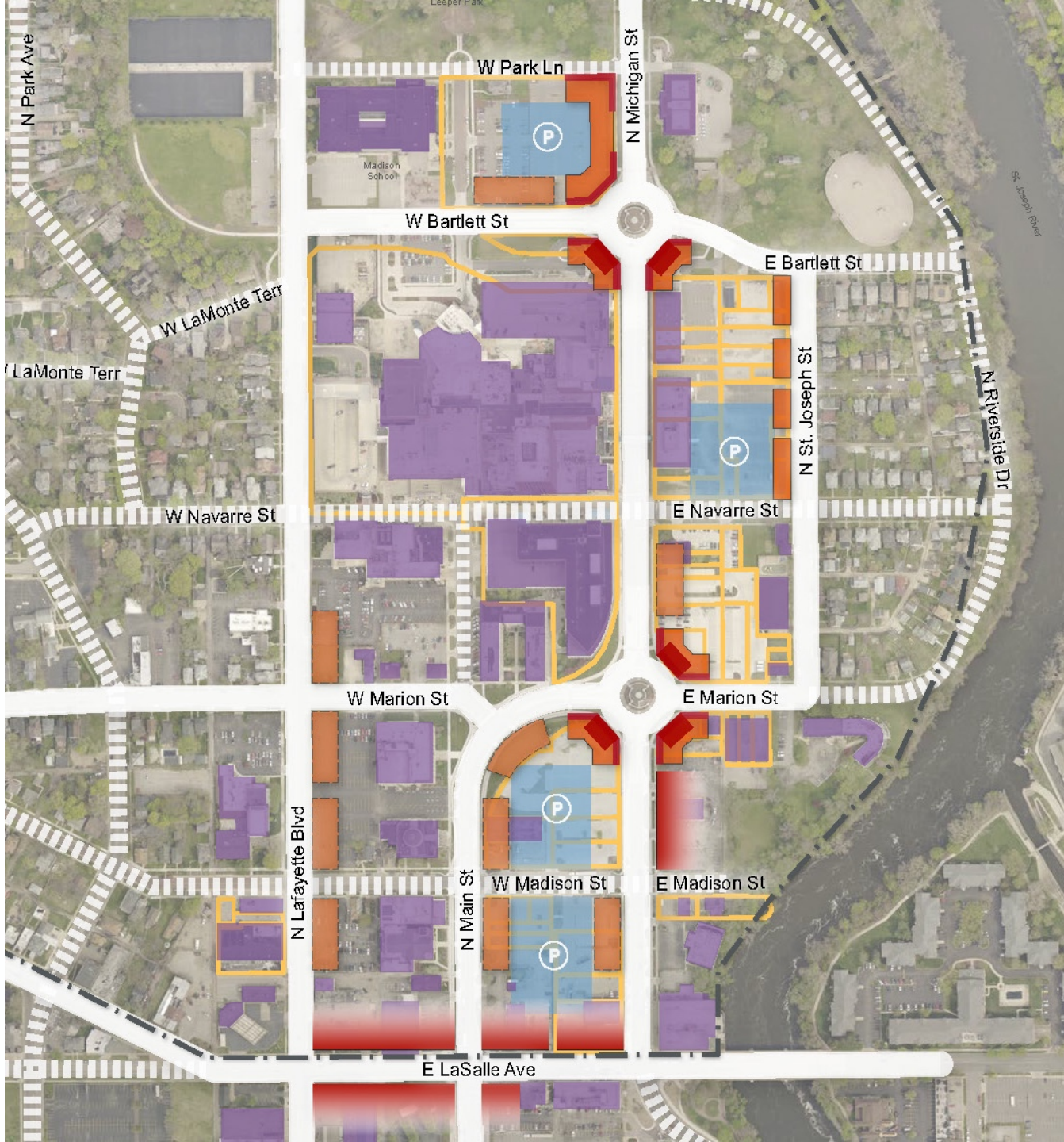
Priority Edges to Develop

Priority Corners and Locations for Taller Elements

Potential New Buildings (High and Low Priority)

Potential Locations for Parking Structures

Existing Buildings



Housing

Missing Middle Housing

Missing Middle is a range of **house-scale, multi-unit** housing types compatible in scale and form with single-family homes, that help meet the growing demand for **walkable urban living**.

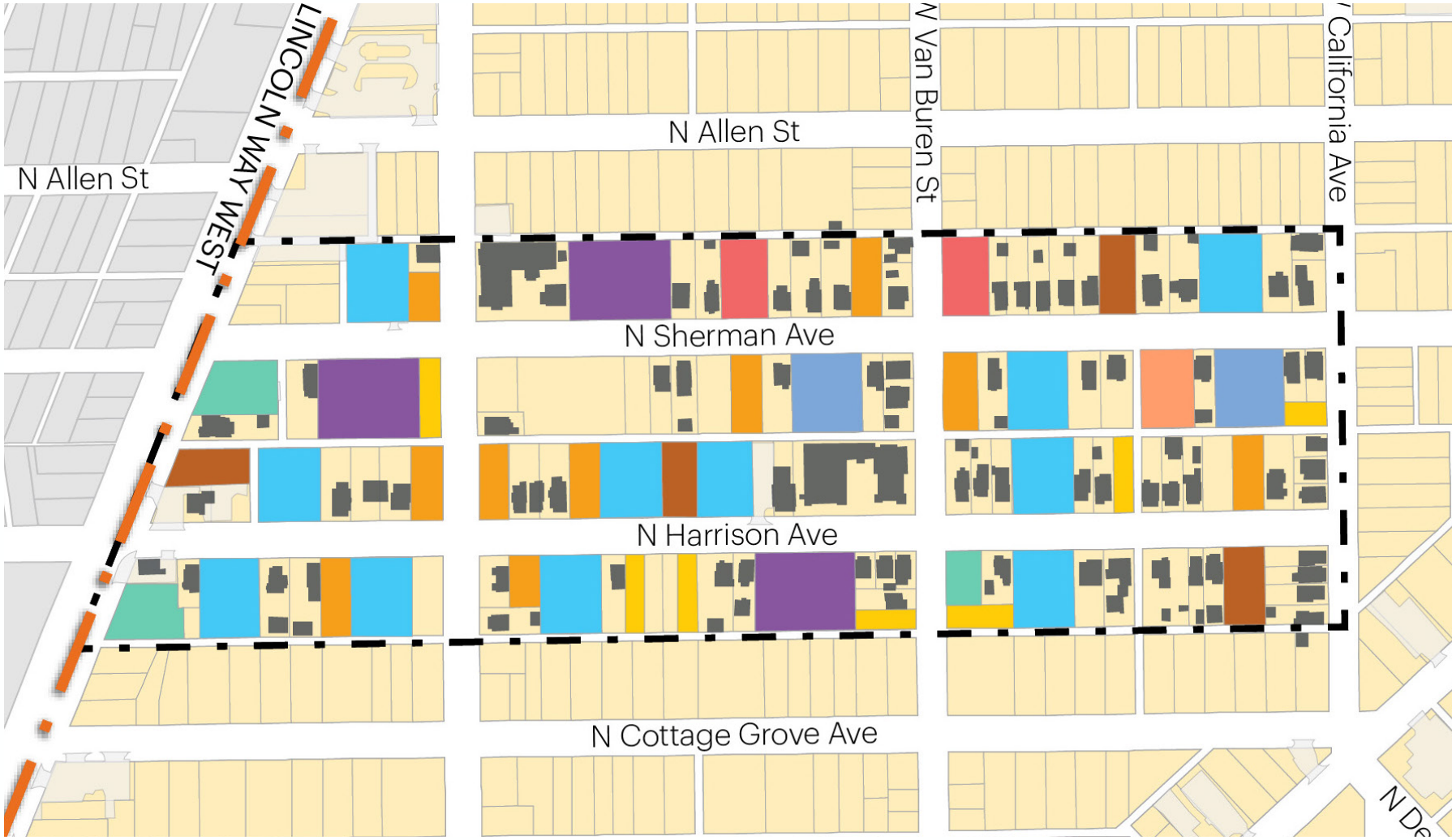
Lot Analysis with Building Types

Methodology

Within the Target Area, lot widths were mapped to determine typical dimensions.

Legend

- 30' – 38' wide lot
- 50' – 56' wide lot
- 60' – 66' wide lot
- 75' wide lot
- 86' wide lot
- 90' wide lot
- 100' wide lot
- 112' – 115' wide lot
- 160' – 166' wide lot

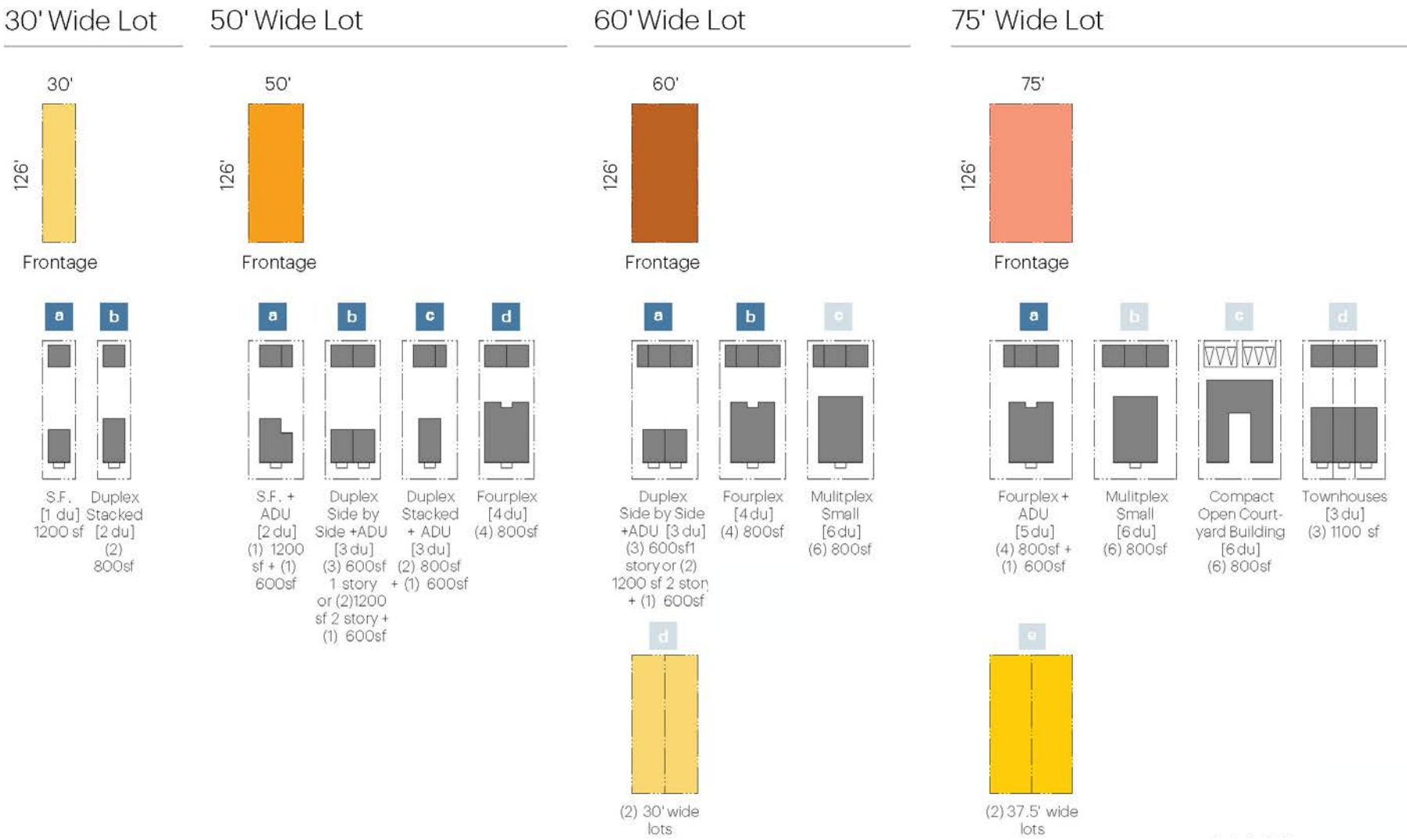


Lot Analysis with Building Types

Each of these typical lot widths were tested for a variety of Missing Middle building types to determine which types would work for each category.

Missing Middle types are compatible in scale and form with existing single-family homes in the neighborhood.

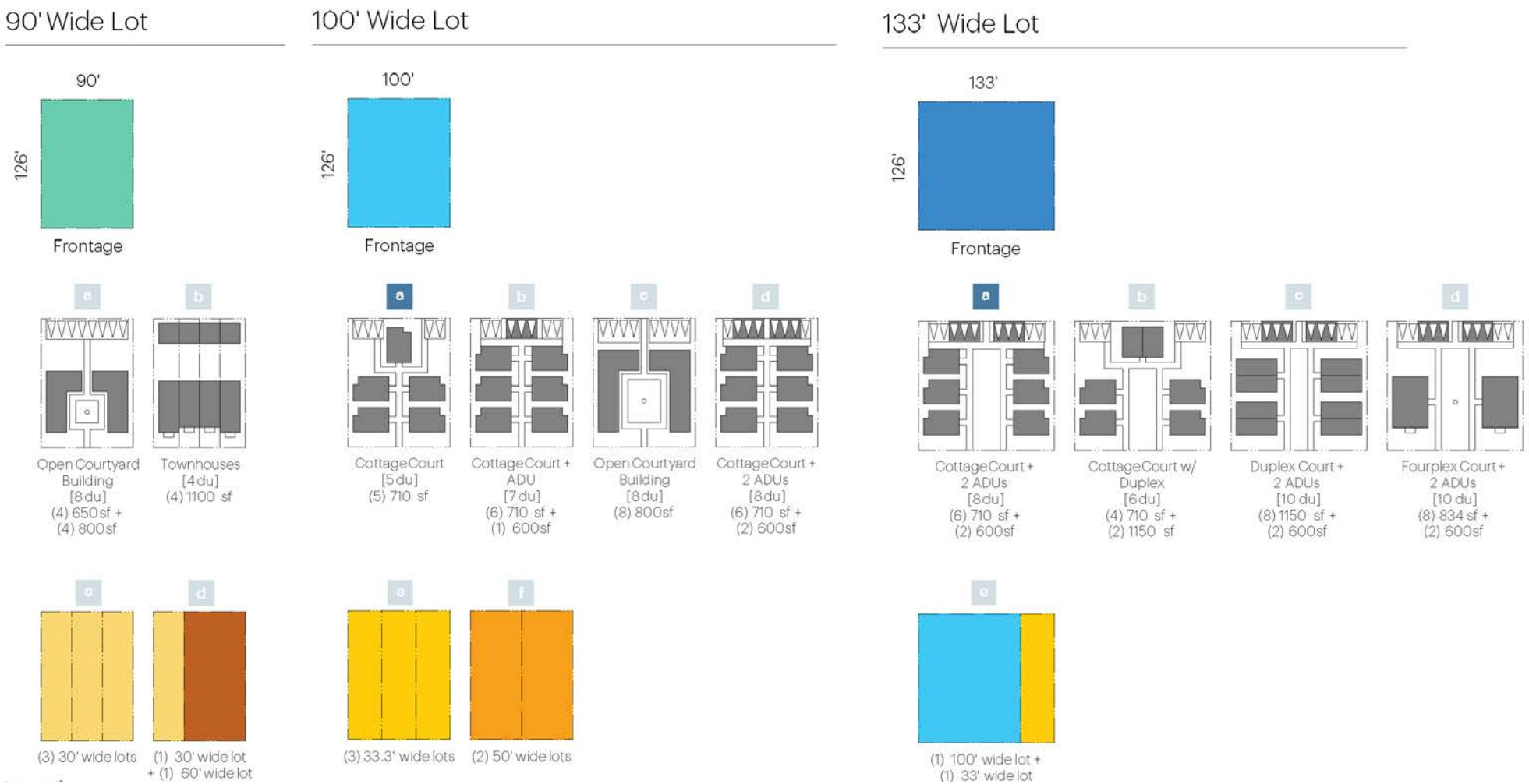
- **a** Building types used in the Neighborhood Plan
- **b** Building types not used in the Neighborhood Plan



Lot Analysis with Building Types

Building types such as cottage courts are suitable for the NNN but require greater lot width.

Lot combinations were analyzed to test the viability of this building type.



a Building types used in the Neighborhood Plan

b Building types not used in the Neighborhood Plan

View Looking North-East

Legend

- Existing Buildings
- New Buildings
- Programmed Vacant Lots

Sherman & Lindsey: Corner Park Option

Legend

- Existing Buildings
- New Buildings
- Programmed Vacant Lots

Sherman & Lindsey: Corner Plaza Option

Legend

- Existing Buildings
- New Buildings
- Programmed Vacant Lots

Sherman & Lindsey: Corner Crossroads

Legend

- Existing Buildings
- New Buildings
- Programmed Vacant Lots

Typical Street Character

Elevations on west side of Sherman Avenue south of Lindsey Street

Elevations on west side of Sherman Avenue north of Lindsey Street

Streetscape: Looking North at Lincoln

Streetscape: Looking South on Harrison

Streetscape: Park at Lindsey & Sherman

Target Area: Today

Target Area: Phase One (Years 0-5)

Target Area: Phase Two (Years 6-10)

Target Area: Phase Three (Years 11-20)

Making Housing Viable

- Market value vs. cost of development
- City working to incentivize housing development in target area
  - Work with development partners to utilize City owned property
  - City exploring financial mechanisms to assist with housing development
  - City assist with infrastructure improvements

Assisting Existing Residents

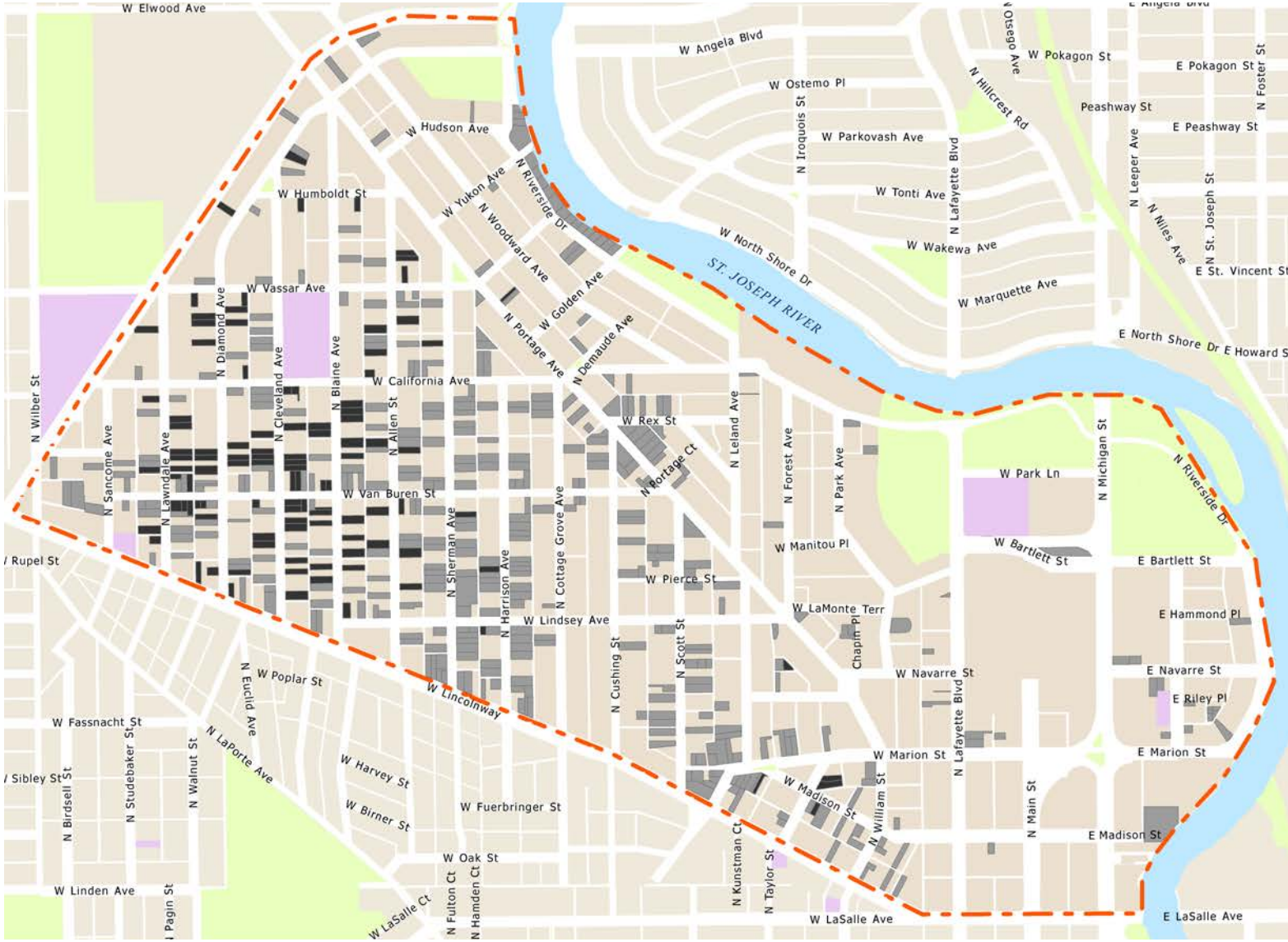
1. Explore expansion repair programs for homeowner repairs
2. Explore financial mechanisms to assist homeowners make repairs
3. Continue addressing lead based paint
4. Continue offering cost sharing programs to improve neighborhood lighting and sidewalks
5. Continue offering energy audits to homeowners
6. Continue partnering to offer home mortgages to first time homebuyers

Vacant Lot Strategy

Vacant Lots

479 unimproved properties in Near Northwest

106 are uncared for (i.e. Code mowing and/or owner not paying taxes)



Vacant Lots

Unimproved Property

Short and Long-Term Strategies

Estimated that only **50%** will get built over the next 20 years.

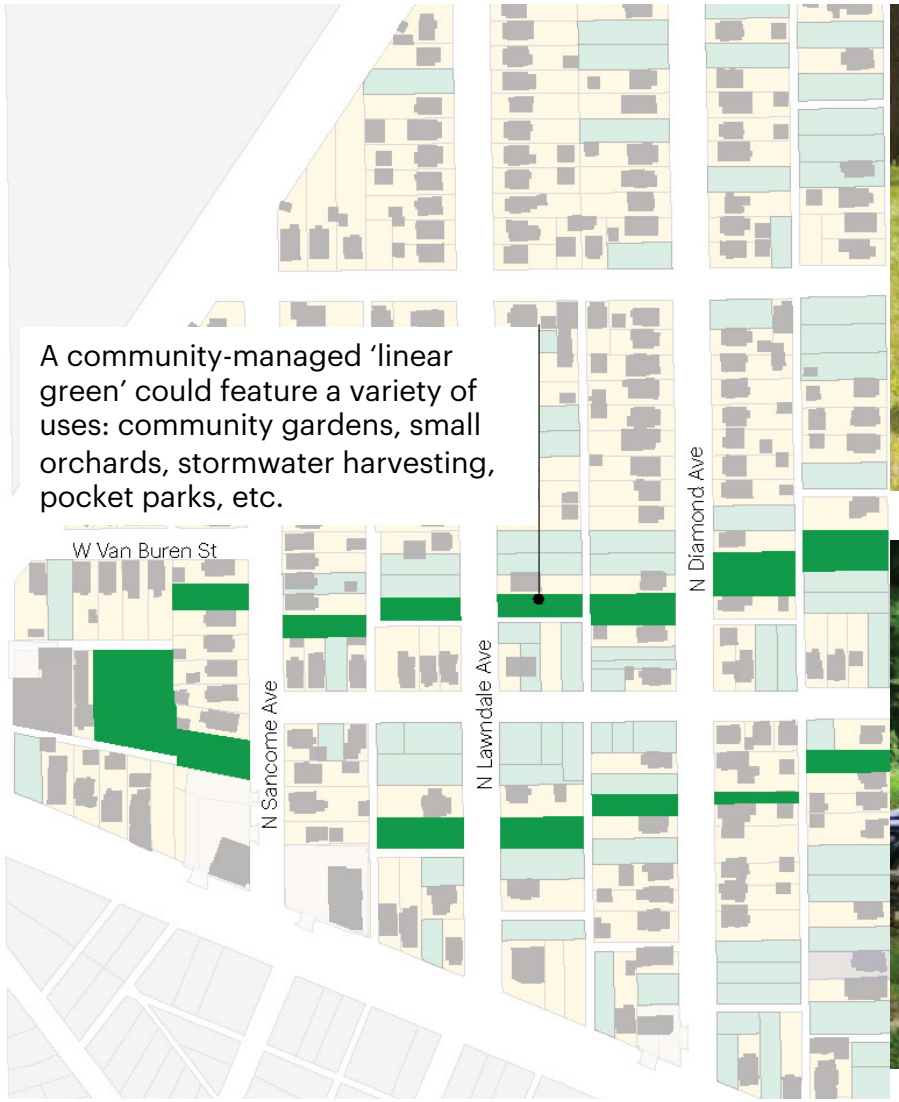
Community-led initiatives:

- City does not own majority of lots; will collaborate with owners
- City's Resident Legal Assistance Program helps neighbors buy lots through tax sales
- City developing a Vacant Lot Guide

Vacant Lot Ideas: Linear Green

Community Garden, Pittsburgh PA

Mack Ave Green T Farm, Detroit MI (growing pennycress for biofuel)

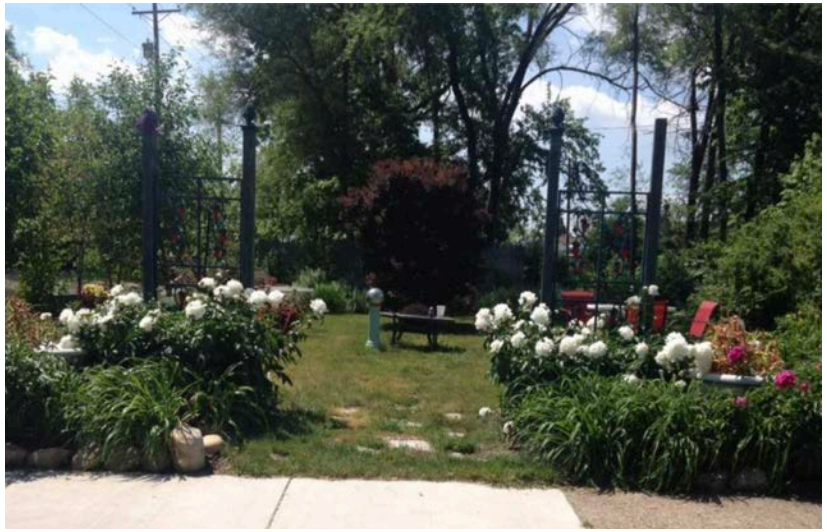


Dog Park, Detroit MI

Brush Park BMX Course, Detroit MI

Vacant Lot Ideas: Community Gardens

Community gardens provide residents the opportunity to grow food, increasing access to healthy food for themselves and the community.

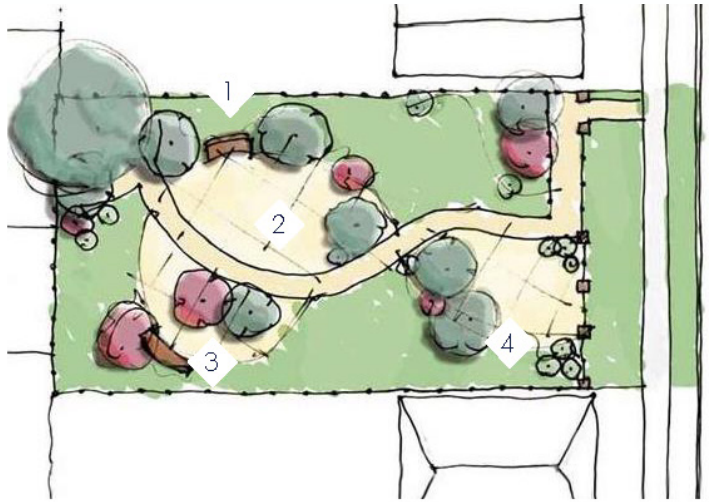


Examples of community gardens from South Bend

Vacant Lot Ideas: Community Space

Community spaces for events such as cook-outs, block parties, birthday celebrations, etc. allow neighbors to meet and get to know each other.

Brush Park BMX Course, Detroit MI



Chess Pocket Park, St. Louis MO

Vacant Lot Ideas: Artist/Maker Space

Vacant lots can be used for short (or long) term artist or ‘maker’ studios and exhibition space.

Shipping container ‘artist pods’ on vacant lots

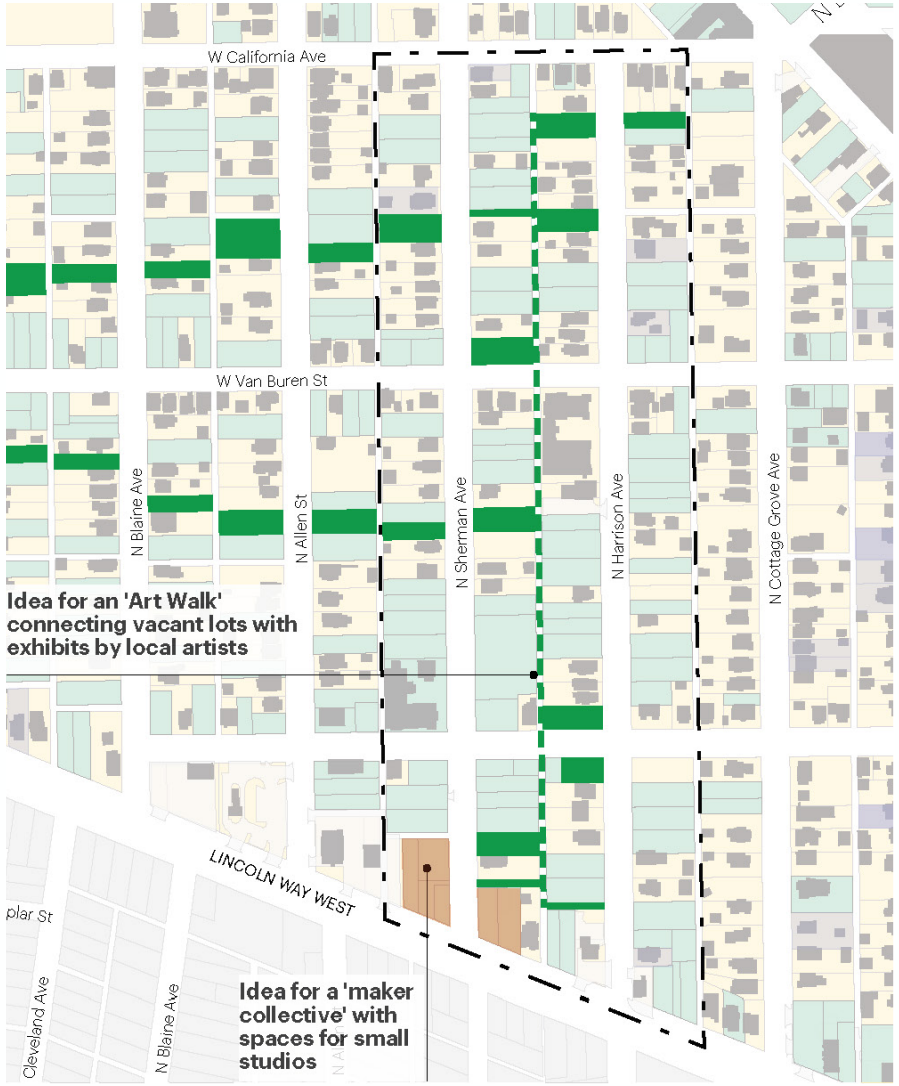
“Randyland”, Pittsburgh PA

Alley Activation - Before

Improvements and short-term activation strategies can help remove perception of alleys being undesirable or unsafe.

Ideas can include creating space for artwork and sculptures along alleys, connecting to activated vacant lots.

Alley Activation - After



Next Steps

Next Steps

- Continue refining concepts
- Develop implementation strategy – identifies objectives, who is responsible for completing, anticipated timeline
    - Based on funding, partners capacity, etc.
- Release completed Neighborhood Plan summer 2019

Thank You!