“A Front Porch Community”
Who is the Team?

Lead: City of South Bend Community Development

Consultants:

Opticos Design Inc.
Urban Design, Housing

Incremental Dev.
Alliance
Housing Finance & Feasibility

+ You!

Your input is an invaluable part of the visioning process
Project Area

Near Downtown

Southern Boundary: Lincoln Way W.

North and East Boundary: St. Joseph River

West Boundary: Coal Line Trail
Process for the Neighborhood Plan

1. Identify neighborhood strengths and challenges
2. Understand community aspirations and concerns
3. Develop guiding principles that reflect the community vision
4. Ensure a feasible plan and development strategy
Understanding the Community
Understanding the Physical Form

Physical analysis is like an X-Ray for us: we use it to diagnose issues, confirm what is working.
Existing Conditions

Five Historic Districts
Proximity to Downtown
Architectural Character
Walkability/bikability

- Project Area
- Parcels with building footprints
- Historic Districts
- Parks
- 5-Minute Walk Radius
Vacant and Underutilized Sites

Mostly concentrated south of Portage

Many vacant sites owned by City or Partners
Broad Range of Housing Choices
Park Needs

Recent Leeper Park Improvements

Trail Improvements and New Trails Planned

Park Needs Assessment by Trust for Public Lands
(www.parkscore.org)

Very high need
High need
Understanding the social fabric of the site is like an MRI scan...

Both are necessary to understand the site.
Reinforcing a Diverse Community

Race
Economics
Age

Clear to us that it is a priority to provide opportunity/stability for existing residents as well as to encourage new residents.
Important Organizations & Institutions

Community organizations

Neighborhood churches

Neighborhood schools
Neighborhood Assets

- Schools, Hospital
- Religious Institutions
- Community/ Social Organizations
What Will the Plan Do?
Theme 1: Healing the Neighborhood

- NNN Rehabilitated homes
- South Bend Heritage
- Habitat for Humanity Homes
- The Local Cup
- Thrive Michiana
Theme 2: Planting the Seeds

“Farming Our Community”

A light touch approach

What should be built/implemented/improved?

Prioritize actions

Provide a framework for where to focus efforts

Guide to making investment, land use and design decisions
Workshop Exercise
Break-Out Stations

• Map your neighborhood
• Neighborhood vision
• Neighborhood amenities
• Housing
• Vacant lots
• Infrastructure
• Other/ Miscellaneous
We Need Your Input!

- Visit the break-out stations
- Participate in the map exercises, give your feedback on the posters
- Did we miss anything? Share your thoughts
The Charrette Process
Project Schedule

Visioning Workshop
February 6th

Design Charrette
March 9th - 12th

Neighborhood Plan and Development Strategy
Summer 2019
### Charrette Schedule: March 9-12th

**Many opportunities to participate**

**Opening and Closing Presentations (formal)**

- **Saturday March 9th, 10 am**
- **Tuesday March 12th, 5 pm**

**Evening Pin-ups (informal)**

**Open Studio**

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<table>
<thead>
<tr>
<th>Time</th>
<th>Sunday, May 6th</th>
<th>Monday, May 7th</th>
<th>Tuesday, May 8th</th>
<th>Wednesday, May 9th</th>
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<tbody>
<tr>
<td>10:00 AM</td>
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<td>Open Studio:</td>
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<td>Stop by and talk</td>
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<td>12:00 PM</td>
<td>Closed Studio:</td>
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<td>Opening Presentation:</td>
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<td>Design Team setting up space</td>
<td>The design team will present the project, input collected from opening workshop, hold a community activity and outline the tasks planned to be completed during the charrette.</td>
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<td>Brown Bag Lunch Discussion:</td>
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<td>Local Business owners and community are invited to discuss the future of site (Led by Glenn Kellogg)</td>
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<td>4:00 PM</td>
<td>Opening Presentation:</td>
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<td>Public Open House:</td>
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<td>The design team will present the project, input collected from opening workshop, hold a community activity and outline the tasks planned to be completed during the charrette.</td>
<td>This will be an informal check-in/discussion of the work created at the charrette thus far, and is a valuable opportunity for the design team to get feedback from community members</td>
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Illustrate and Test Design Alternatives
What is a Charrette?

Feedback Loops

- alternative concepts
- preferred alternatives
- test
- preferred plan

loop 1
loop 2
loop 3

Slide repurposed from Bill Lennertz, National Charrette Institute
Thank You!