Near Northwest Neighborhood

City of South Bend

Visit 2: Community Design Charrette

March 9th-12th, 2019
<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Introduction to the Project</td>
<td>01</td>
</tr>
<tr>
<td>Kickoff Workshop and Chili Supper: Key Findings</td>
<td>02</td>
</tr>
<tr>
<td>Design Approach</td>
<td>03</td>
</tr>
<tr>
<td>Housing Opportunities</td>
<td>04</td>
</tr>
<tr>
<td>The Design Charrette: What to Expect</td>
<td>05</td>
</tr>
<tr>
<td>Mapping Exercise: Planning Future Land Use</td>
<td>06</td>
</tr>
</tbody>
</table>
“A Front Porch Community”
Introduction to the Project
Existing Conditions & Boundary

Five Historic Districts
Proximity to Downtown
Architectural Character
Walkable and Bikeable

- Project Area
- Parcels with building footprints
- Historic Districts
- Parks
- 5-Minute Walk Radius
Several established institutions and cherished community organizations

Many historic properties and diverse architecture

- Institutions
- Parks
- Local Nodes: Religious
- Local Nodes: Community/ Other
- Historic Landmarks
Vacant and Underutilized Parcels

Concentrated south of Portage

Many vacant sites owned by City and its development partners
Focus on this area to test out design and implementation strategies

Results will inform neighborhood-level approach
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
Potential Nodes along Lincoln Way West
Kickoff Workshop and Chili Supper: Key Findings
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

70+ participants at the Kickoff Workshop

20+ participants at the Chili Supper Pop-up Workshop
What would you like your neighborhood to be in 20 years?
What We Heard: Housing

Highest Priority (Weighted) for Housing Topic

<table>
<thead>
<tr>
<th>Topic</th>
<th>1st Priority</th>
<th>2nd Priority</th>
<th>3rd Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aging in place</td>
<td>7</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing choice</td>
<td>16</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Character</td>
<td>17</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Intensity</td>
<td>13</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Support existing homeowners</td>
<td>47</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Environmentally friendly</td>
<td>43</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rehabilitate existing</td>
<td>27</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Build new</td>
<td>20</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Walkability</td>
<td>19</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
What We Heard: Prioritizing Infrastructure

Limited resources should be spent on which type of improvements?
Place dots below to indicate 1st Priority 2nd Priority

- Sidewalks
- Streets
- Lighting
- Intersection improvements
- Bicycle facilities
- Stormwater

Highest Priority (Weighted) for Type of Infrastructure

- Sidewalks: 32
- Streets: 37
- Lighting: 13
- Intersection improvements: 11
- Bicycle facilities: 8
- Stormwater: 2
What We Heard: Neighborhood Mapping

What are your favorite places?

Where do you go and what do you like to do?

Where do you like to go and do you drive/ walk/ bike?
Design Approach
1 Reinforce a Diverse Community

• Ensure **neighborhood diversity** in age, income and race

• Provide opportunities to allow **existing residents to prosper**

• Enable **stability** and a **sense of community** by increasing **housing access** and enabling existing residents to build **equity through home ownership**

• Retain existing **local businesses** and promote new neighborhood serving **shops and services**
2 Strengthen the NNN’s Unique Identity

- Build upon existing institutions and engage local organizations to **reinforce the NNN’s image**
- Use **short and long term strategies** for vacant lots
- Protect **historic landmarks and architectural character** and encourage new development to respond to the existing character
- Promote **neighborhood activities and events** that allow for community gathering
3 Thoughtful, Incremental Development

- Use a light touch and assess the **degree of change**: what should be built/implemented/improved?
- Prevent **displacement** by exploring strategies for long-term affordability
- Provide a **framework for where to focus efforts** and guide land use and investment decisions
- Use an **incremental approach** and prioritize actions for short and long term implementation
4 Establish a Hierarchy of Places

• Identify **key nodes and corridors** to focus development and **create a hierarchy** of streets, built form and uses

• Maintain the existing **residential character**, with **thoughtful transitions** to the surrounding neighborhood

• Identify **priority streets, blocks and landmarks** and establish guidelines for predictable, incremental development

• Reinforce a **sense of arrival** to the neighborhood
5 Improve Connectivity and Access

- Strengthen **connections to the river**, improve **safety for pedestrians and bikers** and expand the trail network.

- Plan for **better utilization of existing parks** through innovative programming.

- Enhance pedestrian and bike connectivity through **traffic calming** and **public realm improvements** such as better sidewalks and lighting.
Housing Opportunities
Residential Market Analysis (2018)

**Identified Market Potential for New Housing Units in Study Area**

- Multi-family (for rent)
- Single-family attached (for sale)
- Single-family detached (for sale)

**Establishes a demand for a variety of housing types**

Source: Zimmerman/Volk Associates Inc. for the City of South Bend (2018)
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**.
Missing Middle Housing

Why is this important?

• Changing Household Demographics
• Growing Market Demand
• Growing Housing Affordability Gap
• Community Concerns about Housing
• Ineffective Planning and Zoning Tools
Affordable by Design

- Lower land costs
- Lower construction costs
- Smaller units

Local, incremental development
Missing Middle Examples

Also in larger cities such as Dallas, TX
Missing Middle Examples

Found in other midwestern cities such as Omaha, NE

- Fourplex
- Duplex: Stacked
- Multiplex: Large
- Bungalow Court
Missing Middle in South Bend

Duplex

Six-plex

Triplex

Live-work
Missing Middle Types

**Duplex: Stacked**

**Typical Lot Sizes:**
50 to 60 feet wide,
85 to 125 feet deep

**Typical Yield:**
12 to 19 du/acre
Missing Middle Types

**Duplex: Side-by-Side**

**Typical Lot Sizes:**
50 to 60 feet wide, 85 to 125 feet deep

**Typical Yield:**
12 to 19 du/acre
Missing Middle Types

Carriage House
Missing Middle Types

Four-Plex

**Typical lot sizes:**
50 to 75 feet wide, 
100 to 150 feet deep

**Typical Yield:**
29 to 30 du/acre
Missing Middle Types

**Cottage Court**

**Typical lot sizes:**
80 to 100 feet wide, 100 to 125 feet deep

**Typical Yield:**
17 to 33 du/acre
Missing Middle Types

Cottage Court

Typical lot sizes:
80 to 100 feet wide,
100 to 125 feet deep

Typical Yield:
17 to 33 du/acre
Missing Middle Types

**Multiplex: Small**

**Typical lot sizes:**
75 to 00 feet wide,
100 to 150 feet deep

**Typical Yield:**
30 to 40 du/acre

5-9 units typical

Also called **Mansion Apartment**
**Missing Middle Types**

**Live-Work**

Great at transitions from main street environment to neighborhood interior

**Typical lot sizes**
25 to 30 feet wide, 75 to 125 feet deep

**Typical Yield**
12 to 33 du/acre
Where can we use Missing Middle?

Distributed within a single-family neighborhood block
Where can we use Missing Middle?

End grain of a single-family neighborhood block
Where can we use Missing Middle?

Transition from a single-family neighborhood to a busier corridor
The Design Charrette: What to Expect
Project Schedule

- **Project Kick-Off and Visioning Workshop**
  February 5\(^{th}\) - 6\(^{th}\)

- **Community Design Charrette**
  March 9\(^{th}\) - 12\(^{th}\)

- **Post-Charrette Public Workshop**
  April 8\(^{th}\) - 9\(^{th}\)

- **Neighborhood Plan and Development Strategy**
  Summer 2019
What is a Charrette?

A **collaborative and iterative** design process that depend on at least three **feedback loops**
### Charrette Schedule

**Many opportunities to participate!**

If you have limited time to participate, come to these events.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>8:00am</td>
<td>Closed Studio</td>
<td>Closed Studio</td>
<td>Closed Studio</td>
<td>Closed Studio</td>
</tr>
<tr>
<td>9:00am</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9:30am</td>
<td>OPENINGS PRESENTATION &amp; WORKSHOP EXERISE</td>
<td>10:00am-11:30am</td>
<td>10:00am-11:30am: Presentation</td>
<td>10:00am-11:30am: Workshop</td>
</tr>
<tr>
<td>10:00am</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10:30am</td>
<td>WALKING TOUR - TARGET AREA</td>
<td>12:30 - 1:30 pm</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11:00am</td>
<td>OPEN STUDIO</td>
<td>10:00am-12:30pm</td>
<td>OPEN STUDIO</td>
<td>10:00am-12:00pm</td>
</tr>
<tr>
<td>11:30am</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12:00pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12:30pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1:00pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1:30pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2:00pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2:30pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3:00pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3:30pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4:00pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4:30pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5:00pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5:30pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6:00pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6:30pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7:00pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7:30pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8:00pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8:30pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9:00pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10:00pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10:30pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11:00pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- **Brown Bag Lunch - Staff/GA** 12:00 - 1:00 pm (Open to public)
- **Closing Presentation** 5:00-5:40 pm (Presentation at 5:00pm, Discussion at 5:35pm-5:40pm)
Formal Presentations

Opening Presentation
Saturday 9th March
10.00 am to 11.30 am

• Formal presentation by the consultant
• Opening Presentation followed by a map exercise on future land use

Wrap-up Presentation
Tuesday 12th March
5.00 pm to 5.30 pm
Informal Midpoint Pin-up

Sunday 10th March
5.00 pm to 6.00 pm

• An informal pin-up in which the team will review and discuss the work done so far

• Open to the public and the audience is encouraged to ask questions and provide feedback
Walking Tour

**Sunday 10th March**
**12.30 pm to 1.30 pm**

- A walking tour of the Target Area led by the design team
- Look at opportunity sites and share your ideas on how to transform them
Brown Bag Lunch Presentation

Monday 11th March
12.00 pm to 1.00 pm

• A discussion led by City staff and IDA on the “Economics of Neighborhood Development”

• A short presentation will be followed by discussion and Q&A
Open Studio

**Saturday 9th March**
1.30 pm to 6.30 pm

**Sunday 10th March & Monday 11th March**
10.00 am to 4.00 pm

- Observe the design team at work
- Give ‘realtime’ feedback and share your ideas
Stakeholder Meetings

Focused, small-group meetings with:

• Neighborhood groups, development partners
• City staff and departments
• Experts on technical topics
Three Community Feedback Loops
Illustrate and Test Design Alternatives
Mapping Exercise: Planning Future Land Use
Help us plan future land uses in the neighborhood:

- Read the land use key
- Place dots on the map
- Did we miss anything?

Share your thoughts
Thank You!