Near Northwest Neighborhood

City of South Bend

Visit 2: Community Design Charrette

March 9th-12th, 2019

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"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

Neighborhood Nodes & Landmarks

Several established institutions and cherished community organizations

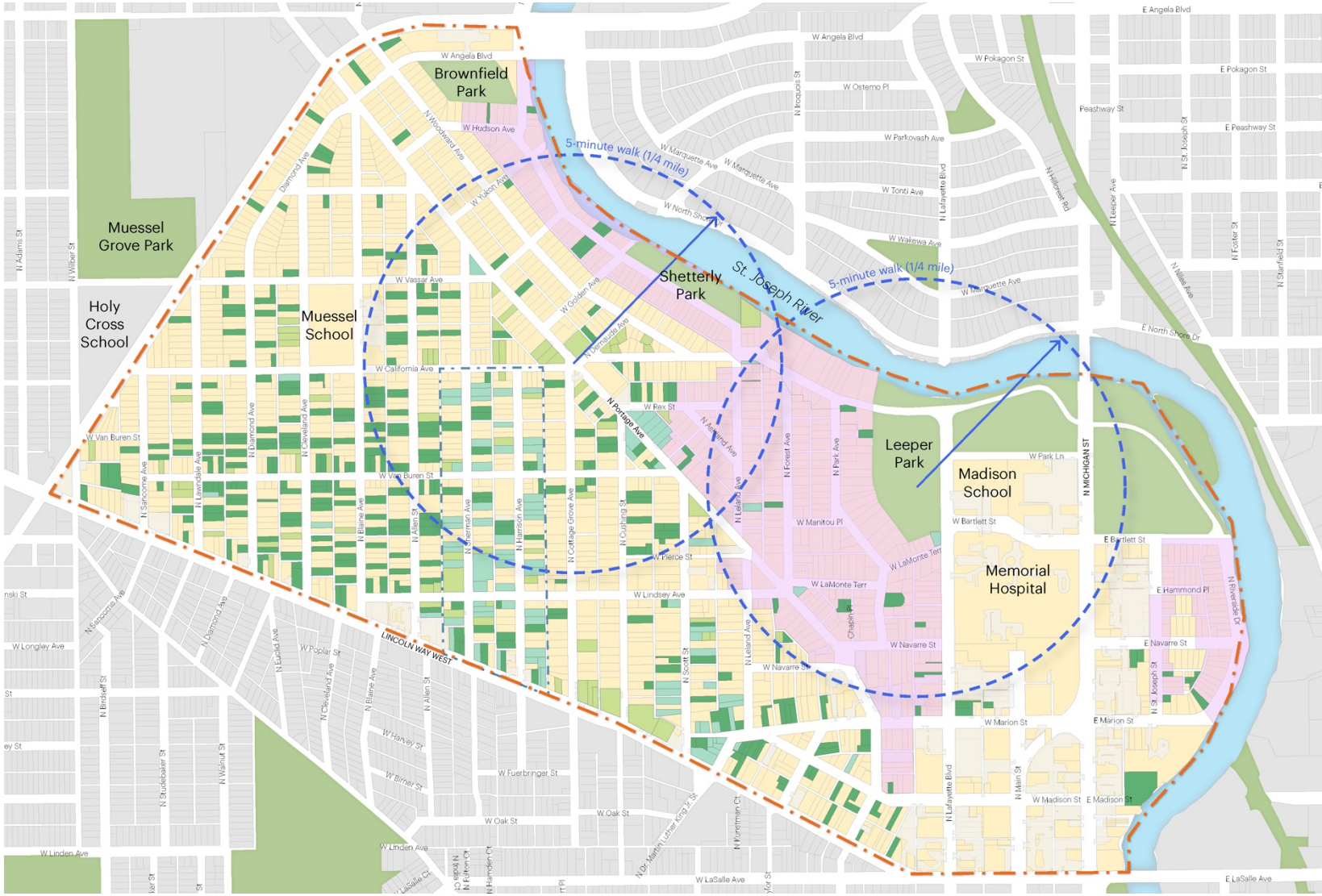
Many historic properties and diverse architecture

- 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



Vacant/ Underutilized Parcels

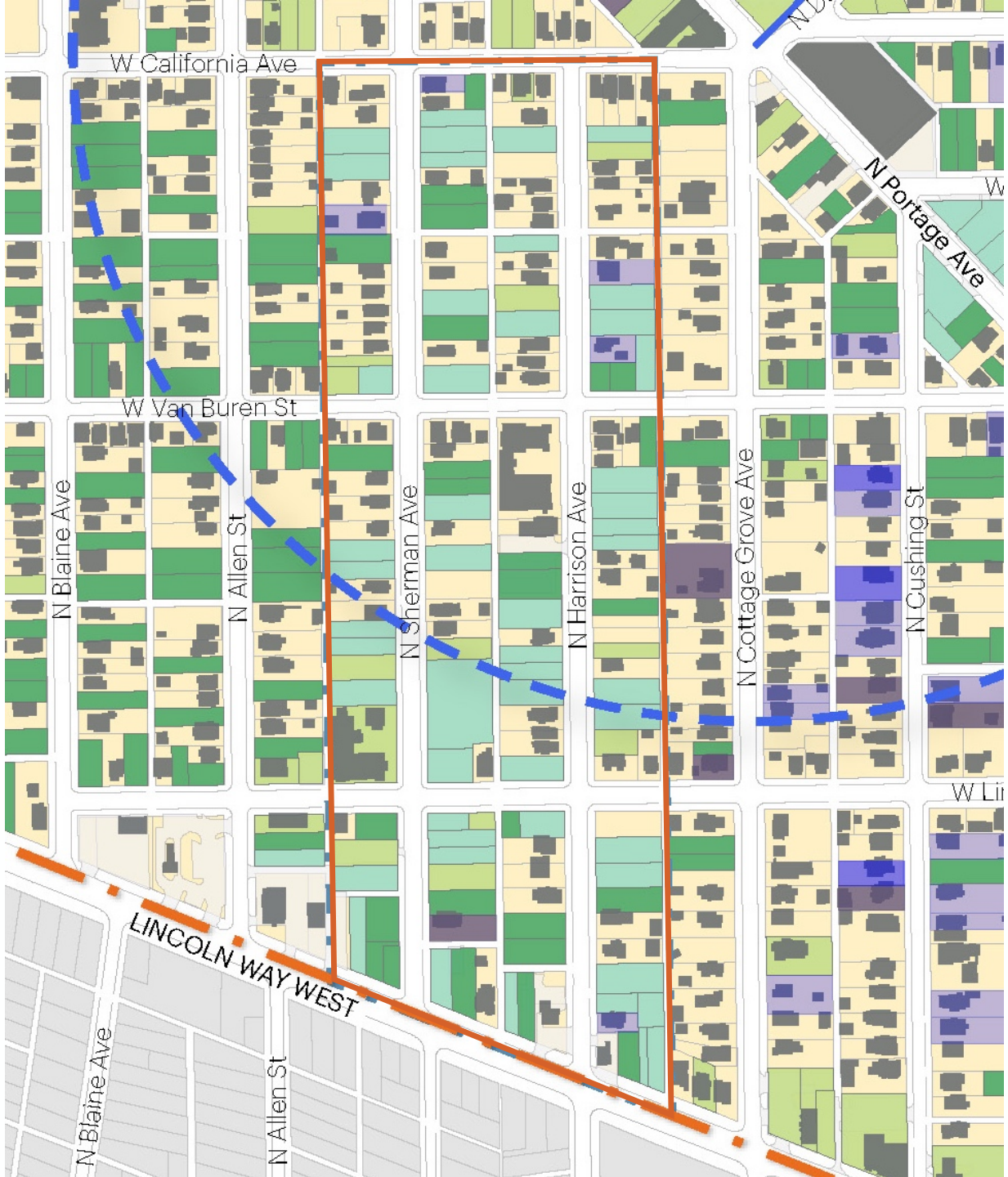
City-Owned Parcels

City Partner-Owned Parcels

Target Area

Focus on this area to test out design and implementation strategies

Results will inform neighborhood-level approach

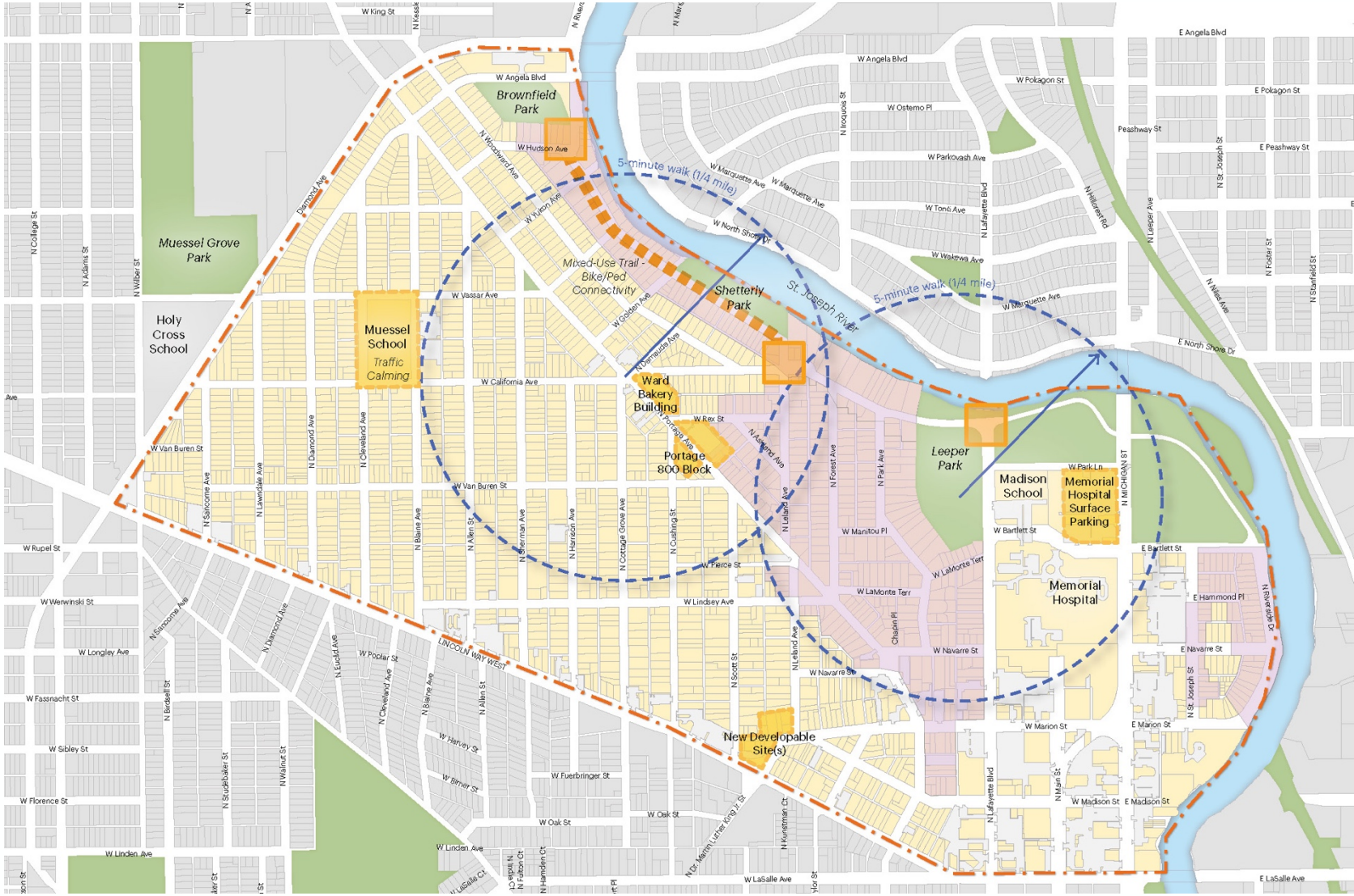


- Vacant/ Underutilized Parcels
- City-Owned Parcels
- City Partner-Owned Parcels
- Historic Landmarks

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.

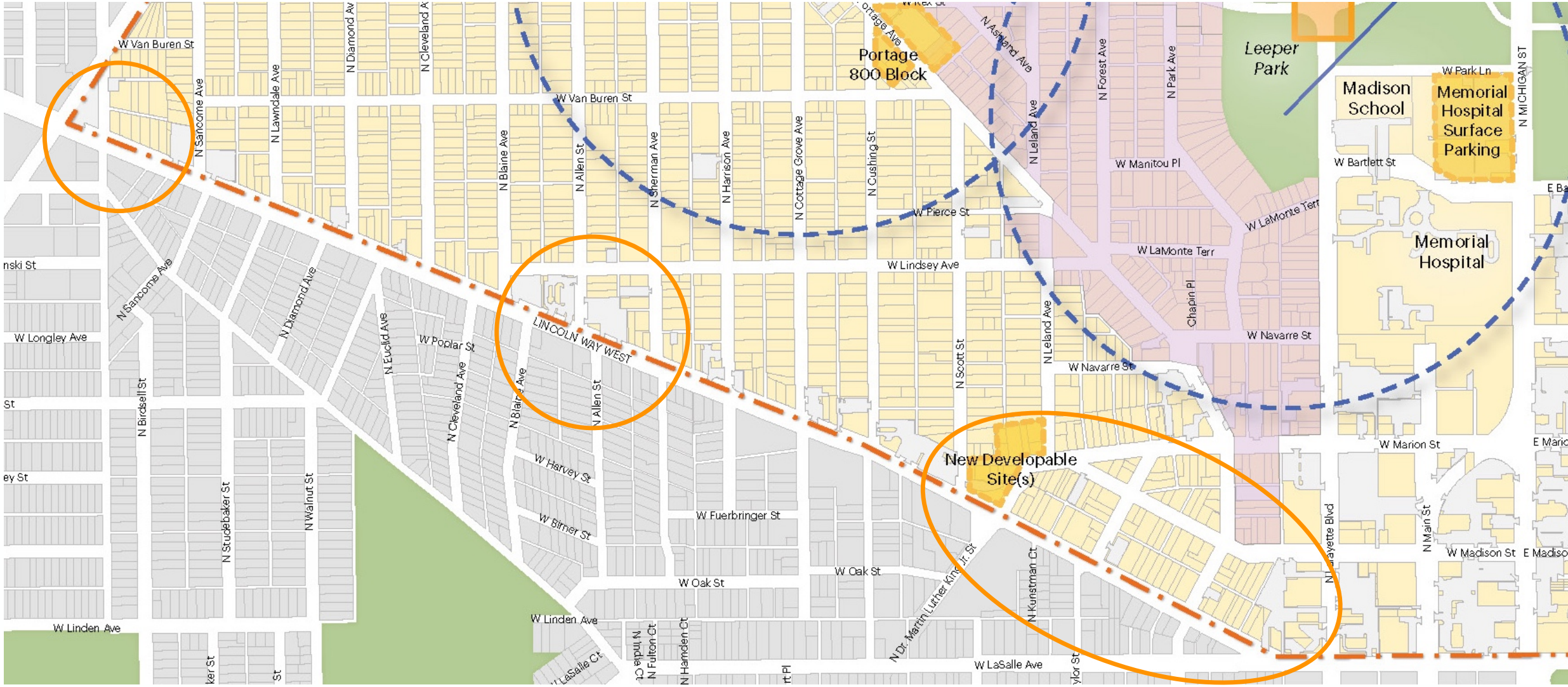


Opportunity Sites

Planned Intersection Improvements

Opportunity Sites

Potential Nodes along Lincoln Way West



Kickoff Workshop and Chili Supper: Key Findings

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

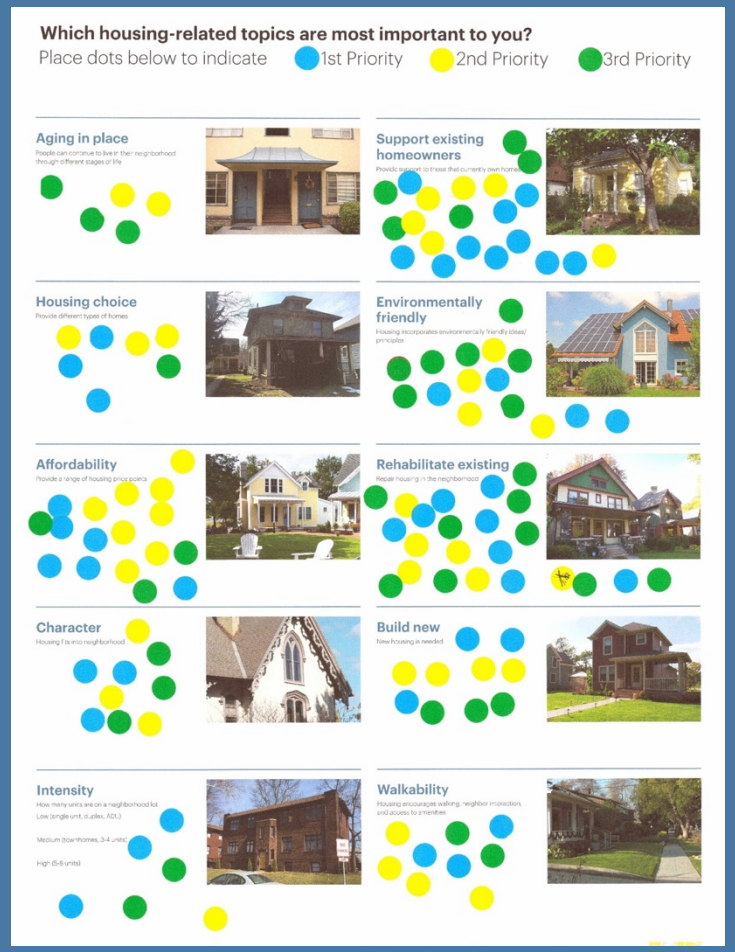
70+ participants at the Kickoff Workshop

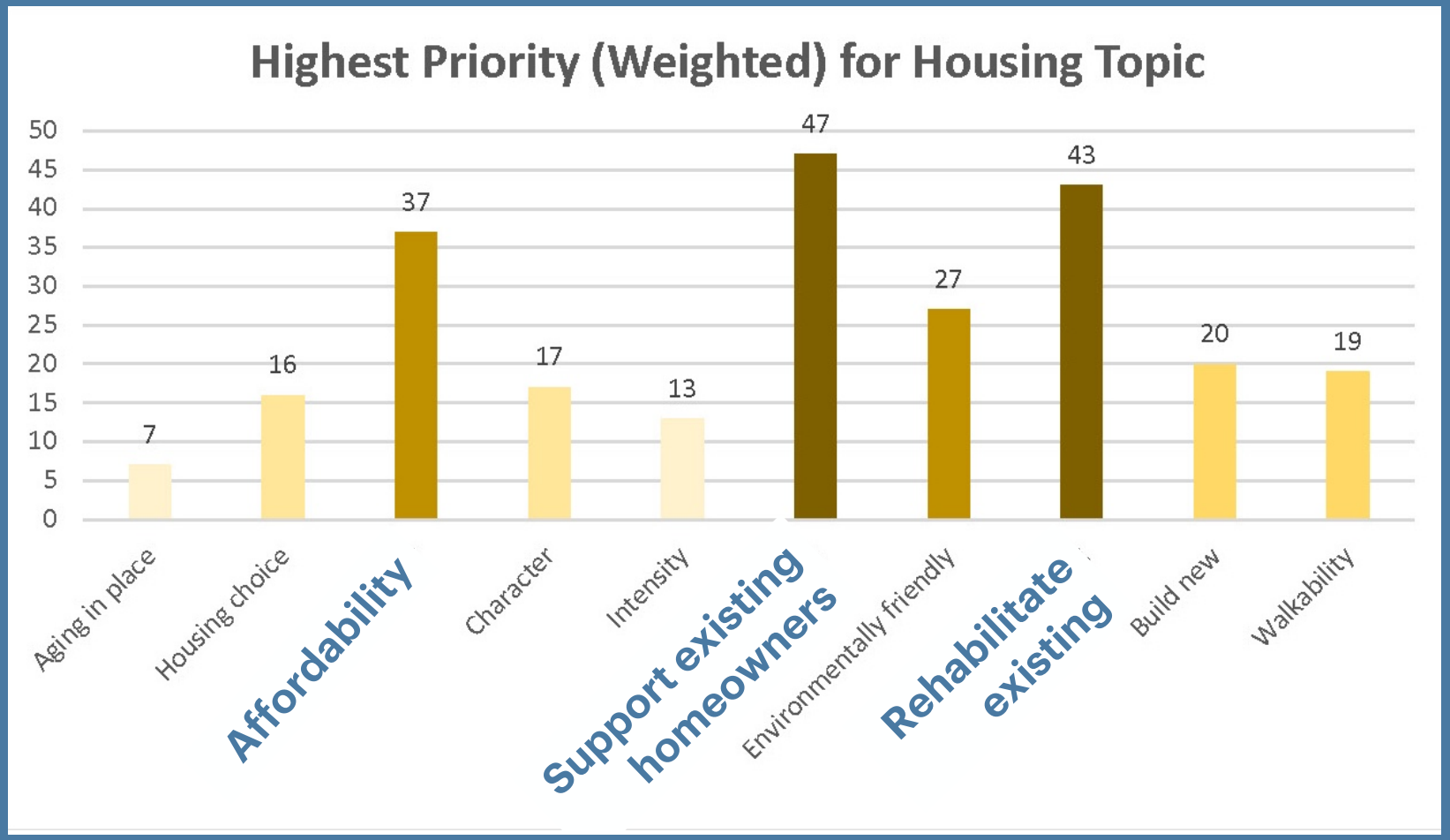
20+ participants at the Chili Supper Pop-up Workshop

What We Heard: Neighborhood Vision

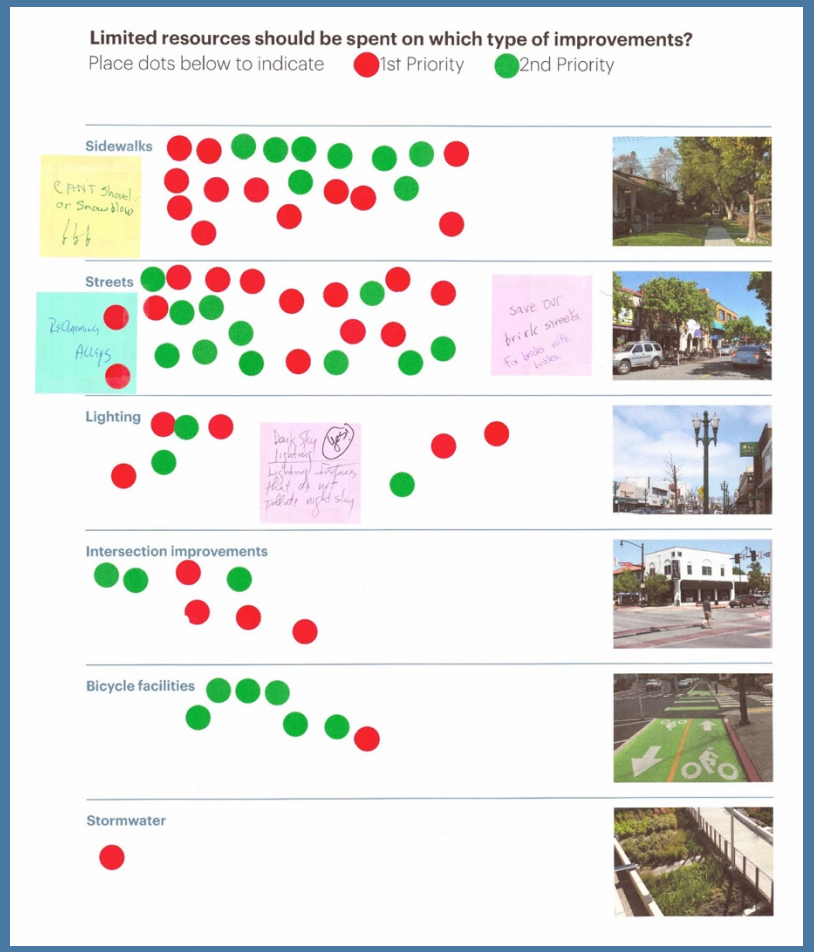
What would you like your neighborhood to be in 20 years?

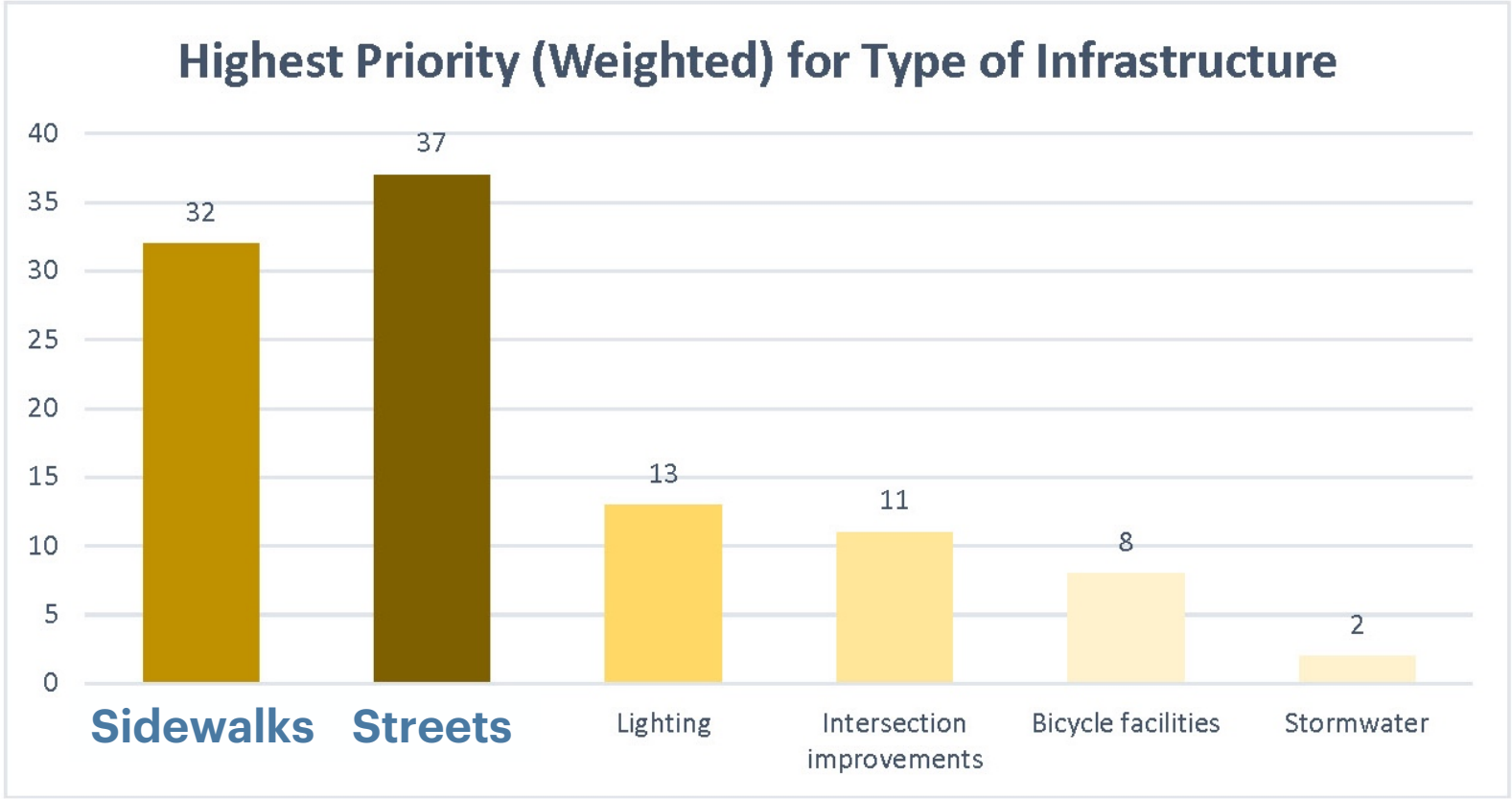
What We Heard: Housing





What We Heard: Prioritizing Infrastructure



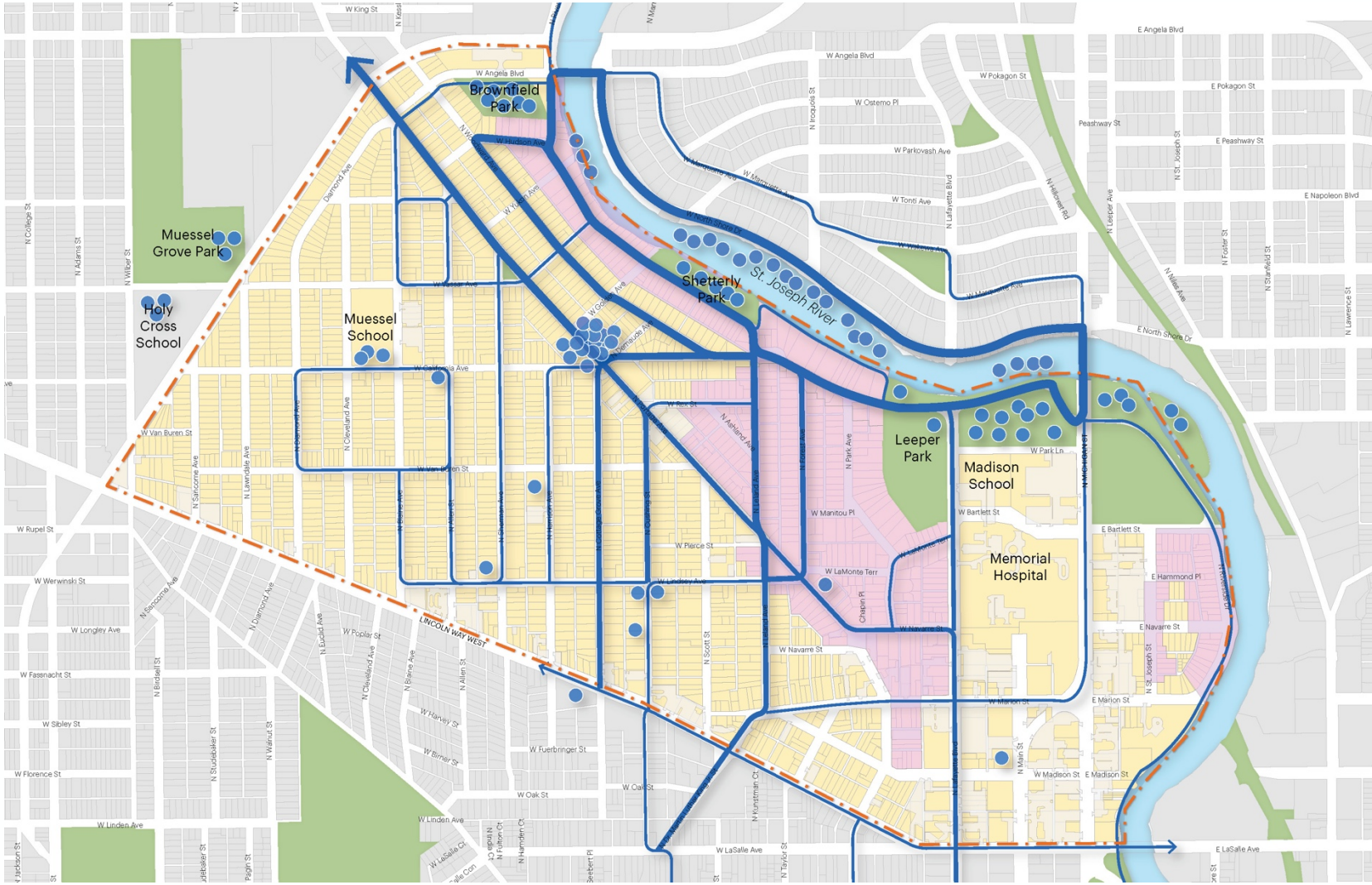


What We Heard: Neighborhood Mapping

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

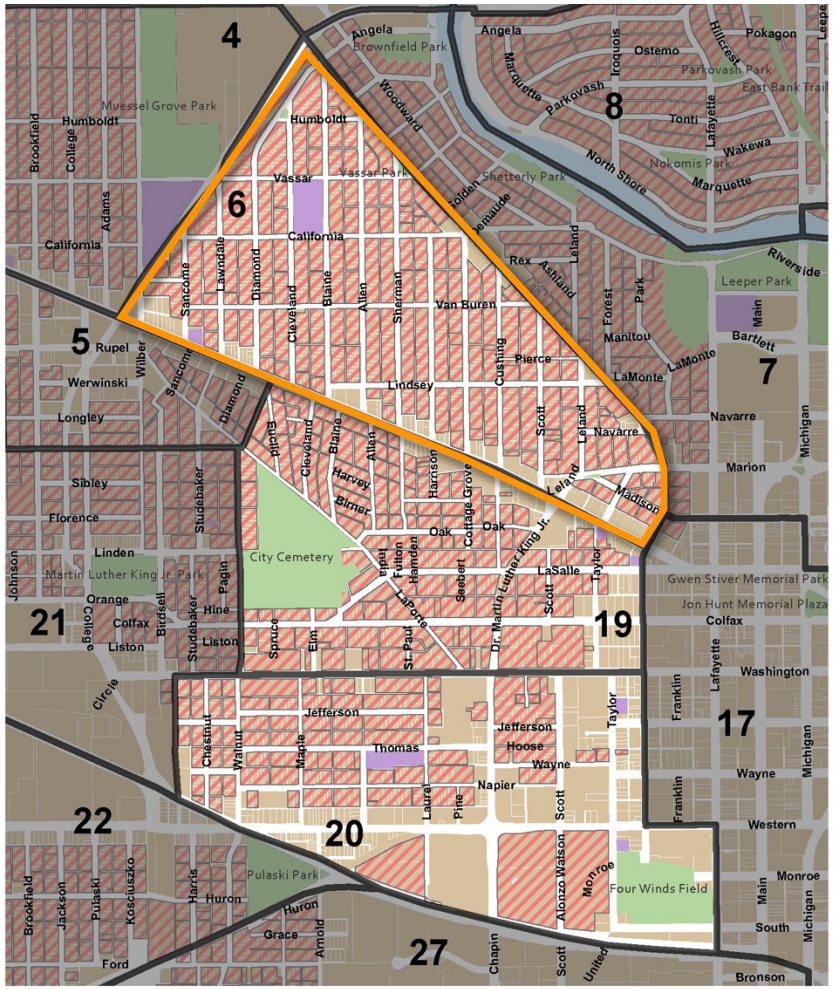
Housing Opportunities

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)

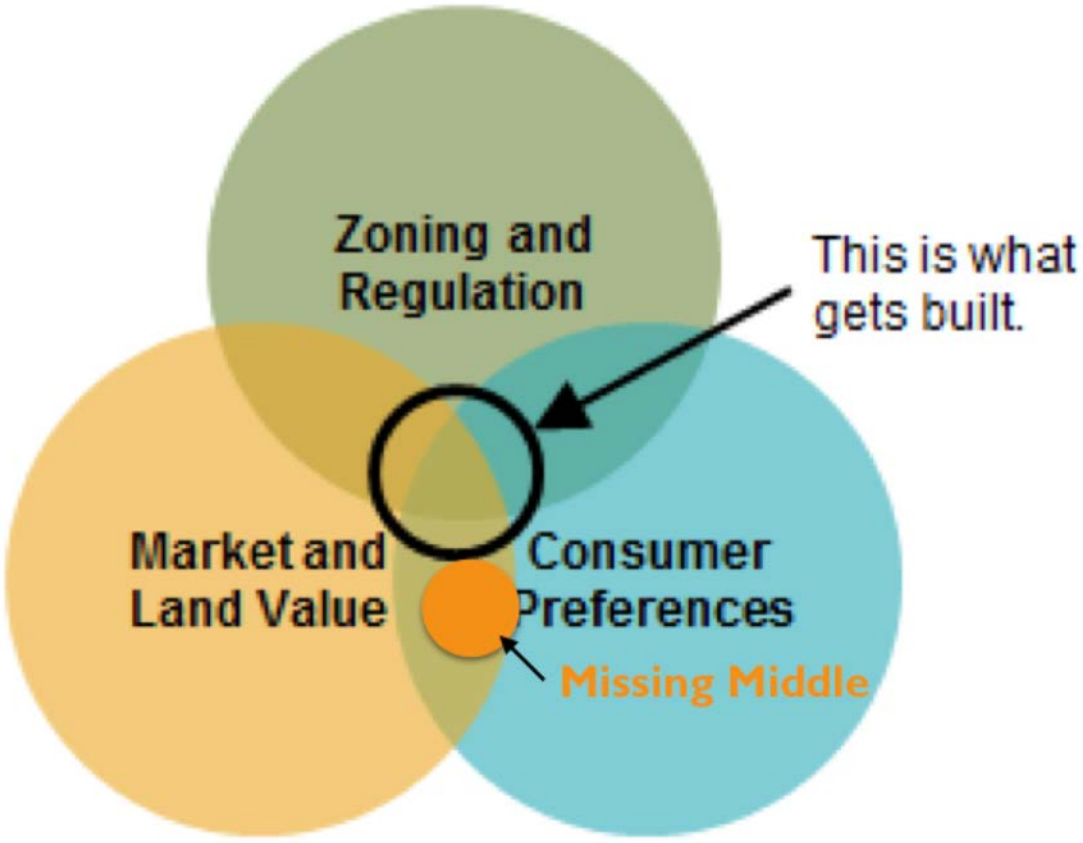
Missing Middle Housing

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**.

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



Source: Todd LaRue, RCLCO

Affordable by Design

SUBSIDIZE

INCREASE SUPPLY AT MARKET RATES

- ✓ 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 00feet 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

Missing Middle (Multi-family) Units

Single-family Detached Units

Where can we use Missing Middle?

End grain of a single-family neighborhood block

Missing Middle (Multi-family) Units

Single-family Detached Units

Where can we use Missing Middle?

Transition from a single-family neighborhood to a busier corridor

Missing Middle (Multi-family) Units

Single-family Detached Units

The Design Charrette: What to Expect

Project Schedule

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

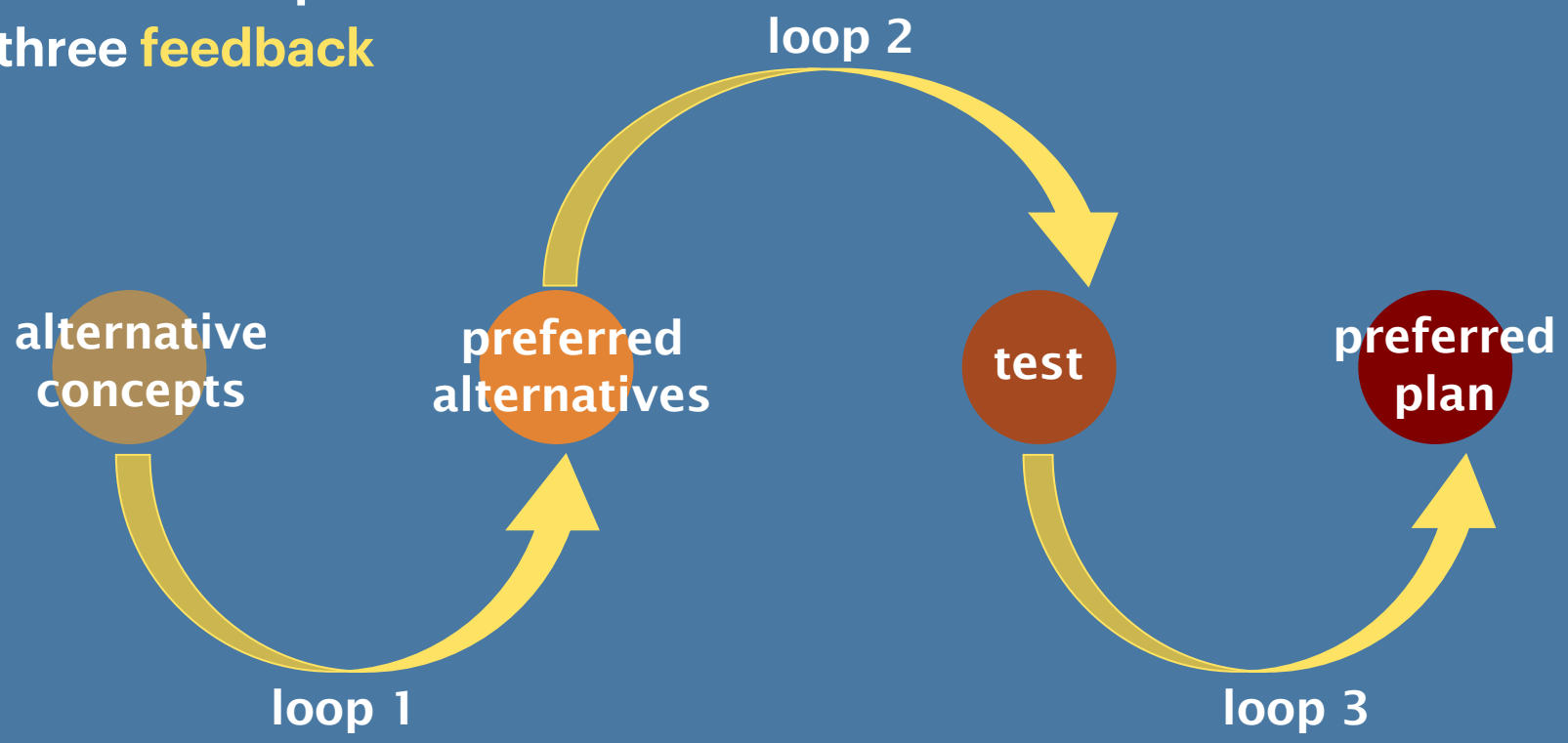
Community Design Charrette
March 9th - 12th

Post-Charrette Public Workshop
April 8th - 9th

Neighborhood Plan and Development Strategy
Summer 2019

What is a Charrette?

A collaborative and iterative design process that depend on at least three feedback loops



Slide repurposed from Bill Lennertz, National Charrette Institute

Charrette Schedule

Many opportunities to participate!

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

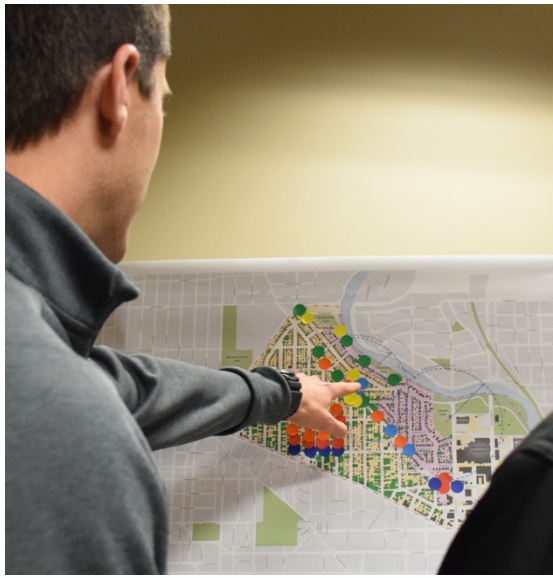
	Saturday 9th March 2019	Sunday 10th March 2019	Monday 11th March 2019	Tuesday 12th March 2019
8:30am	Closed Studio	Closed Studio	Closed Studio	Closed Studio
9:00am				
9.30 am				
10:00am	OPENING PRESENTATION & WORKSHOP EXERCISE | 10.00-11.30 am 10.00-10.30 pm: Presentation 10.30-11.00: Workshop Table Exercise 11.00-11.30: Discussion	OPEN STUDIO 10.00 am-12.30 pm	OPEN STUDIO 10.00 am-12.00 pm	
10.30 am				
11:00am				
11.30 am				
12:00pm	Closed Studio	Walking Tour - Target Area 12.30 - 1.30 pm [Dan, Staff, Public]	Brown Bag Lunch - Staff/ IDA 12.00 - 1.00 pm [Open to public]	
12.30 pm				
1:00pm				
1.30 pm	OPEN STUDIO 1.30 - 6.30 pm	OPEN STUDIO 1.30 - 4.00 pm	OPEN STUDIO 1.00 - 4.00 pm	
2:00pm				
2.30 pm				
3:00pm				
3.30 pm				
4:00pm		Closed Studio	Closed Studio	
4.30 pm				
5:00pm		INFORMAL MIDPOINT PIN-UP & DISCUSSION | 5.00-6.00 pm Team pin-up (no formal presentation)		CLOSING PRESENTATION | 5.00-5.40 pm 5.00-5.25 pm: Presentation (doors at 4.45 pm) 5.25-5.40 pm: Discussion
5.30 pm				
6:00pm				
6.30 pm	Closed Studio	Closed Studio		Team leaves
7:00pm				
7.30 pm				

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

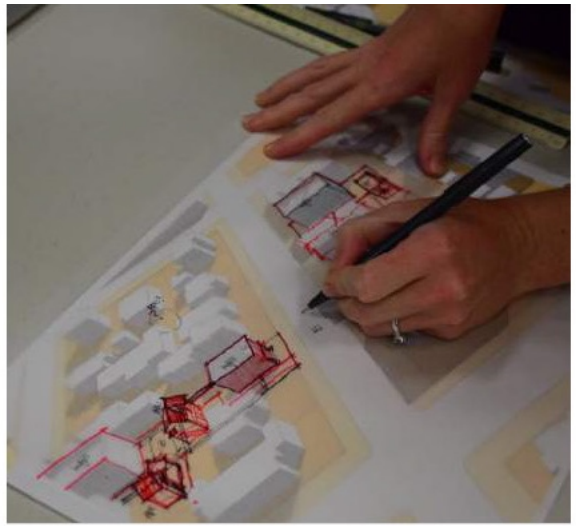
Sunday 10th March
5.00 pm to 6.00 pm

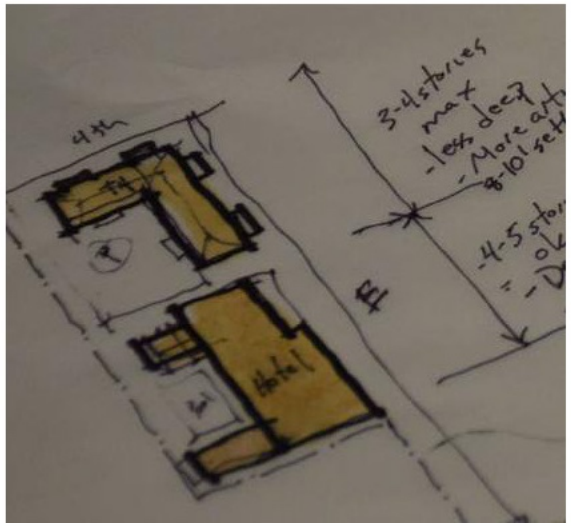
- An informal pin-up in which the team will review and discuss the work done so far
- Open to the public and the audience is encouraged to ask questions and provide feedback

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

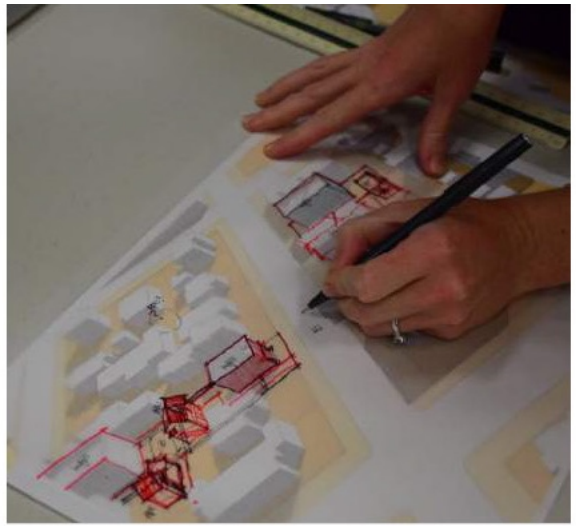
- A discussion led by City staff and IDA on the "**Economics of Neighborhood Development**"
- A short presentation will be followed by discussion and Q&A

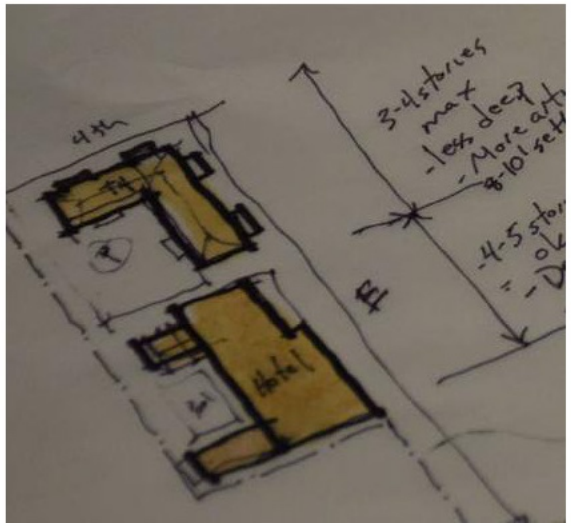
Open Studio

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



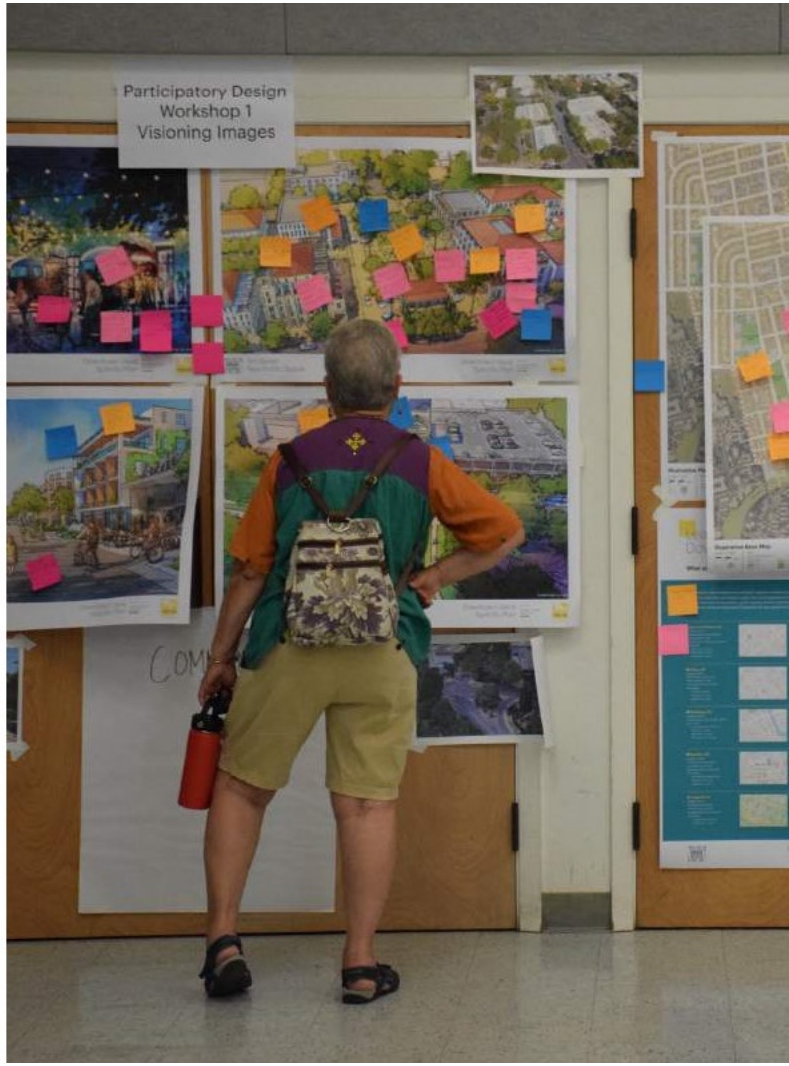


Stakeholder Meetings

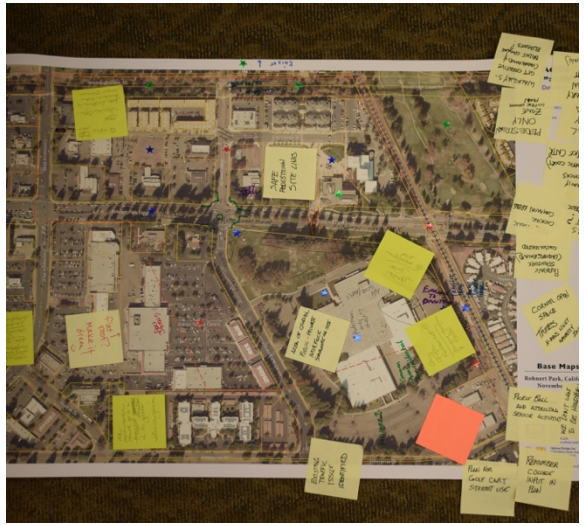
Focused, small-group meetings with:

- Neighborhood groups, development partners
- City staff and departments
- Experts on technical topics

Three Community Feedback Loops



Illustrate and Test Design Alternatives

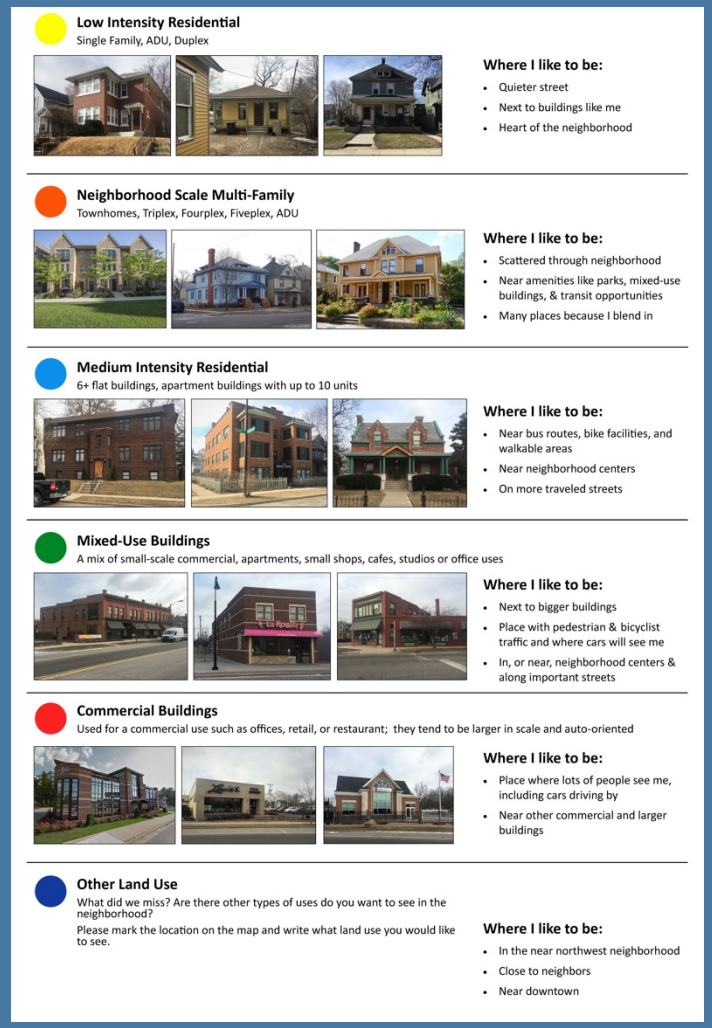


Mapping Exercise: Planning Future Land Use

We Need Your Input!

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



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

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

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

Thank You!