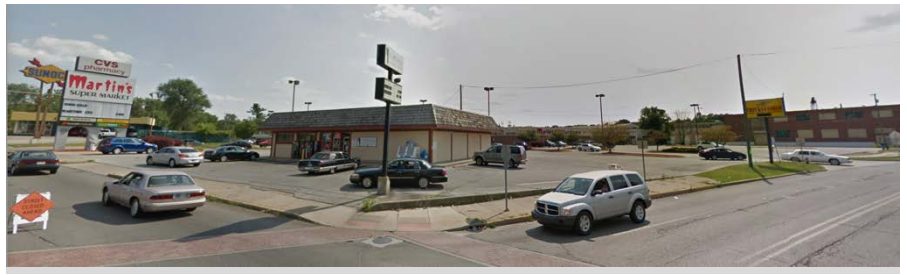
Portage & Elwood Neighborhood Center

City of South Bend

Opening Presentation
Workshop 2
May 6th, 2018



THE CITY OF SOUTH BEND, INDIANA
PEACE
1865

OPTICOS

Think Big, Think Small

Revitalization of existing

Incremental changes/improvements

Infrastructure improvements

Long term improvements

What projects will be catalysts?

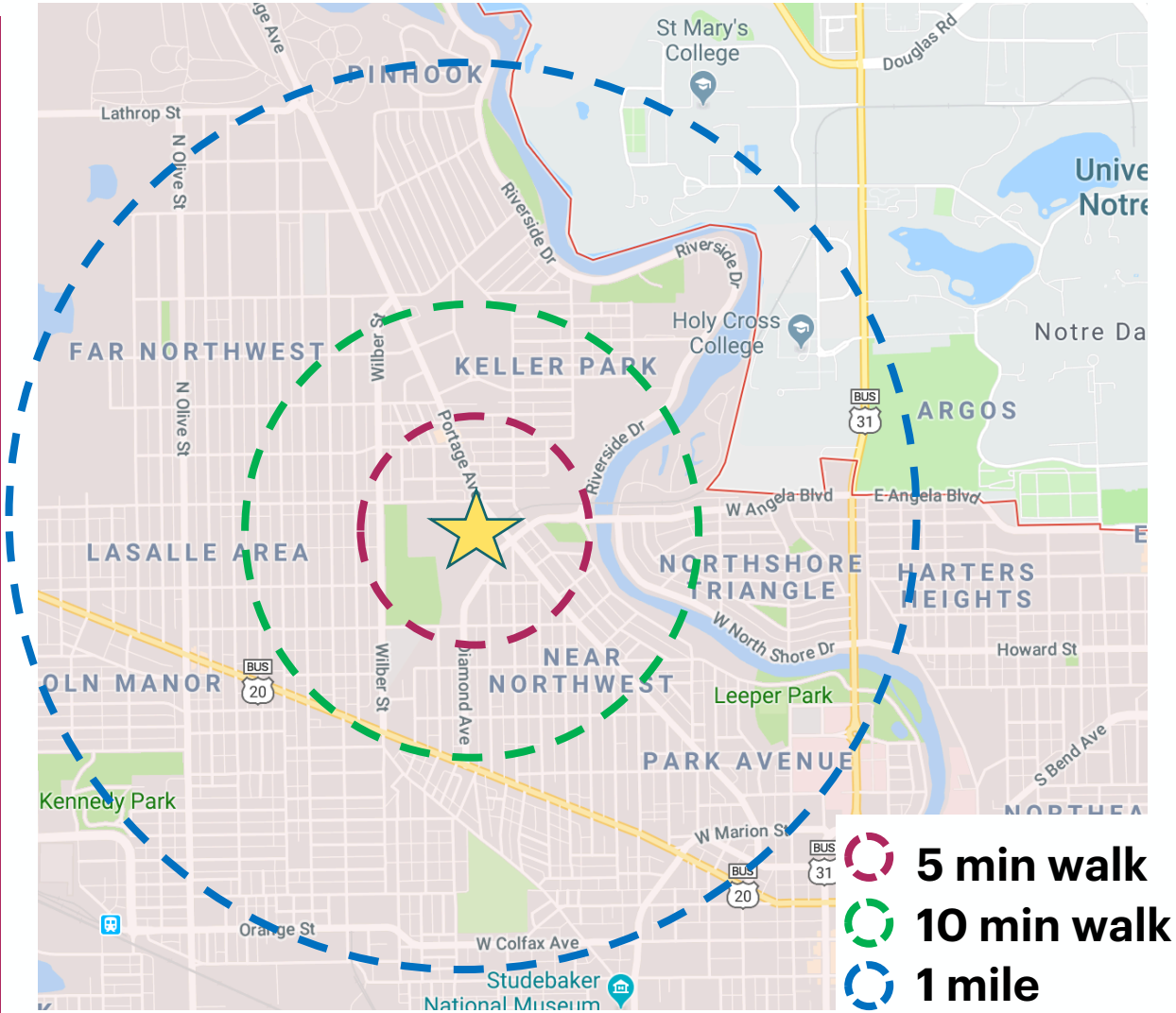
What is a Neighborhood Center?

Place Type

center of activity within a neighborhood context and includes a mix of uses

Location

central location of several neighborhoods



Illustrate and Test Design Alternatives

Phased alternatives

Programming alternatives

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Programming alternatives

What's Inside

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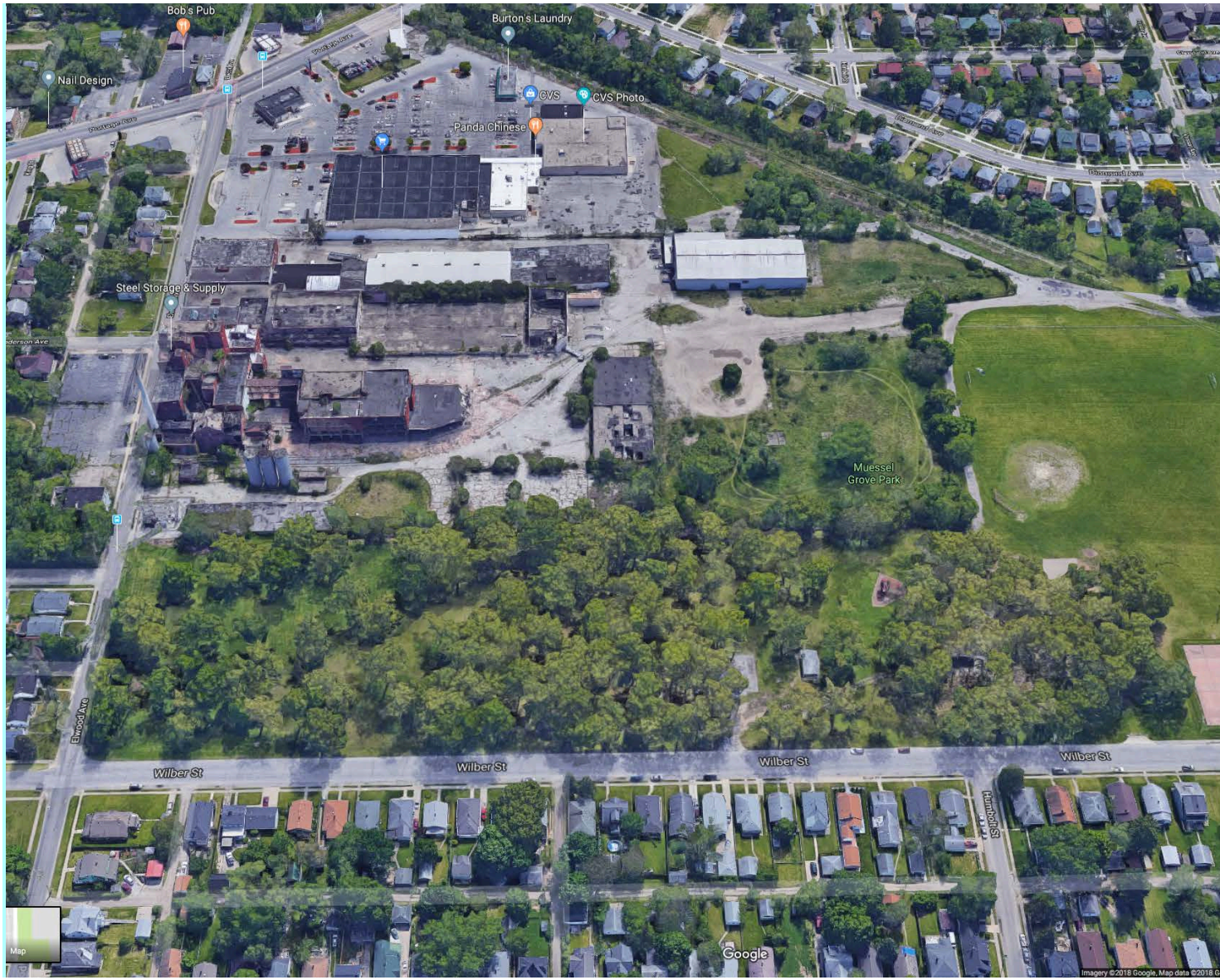
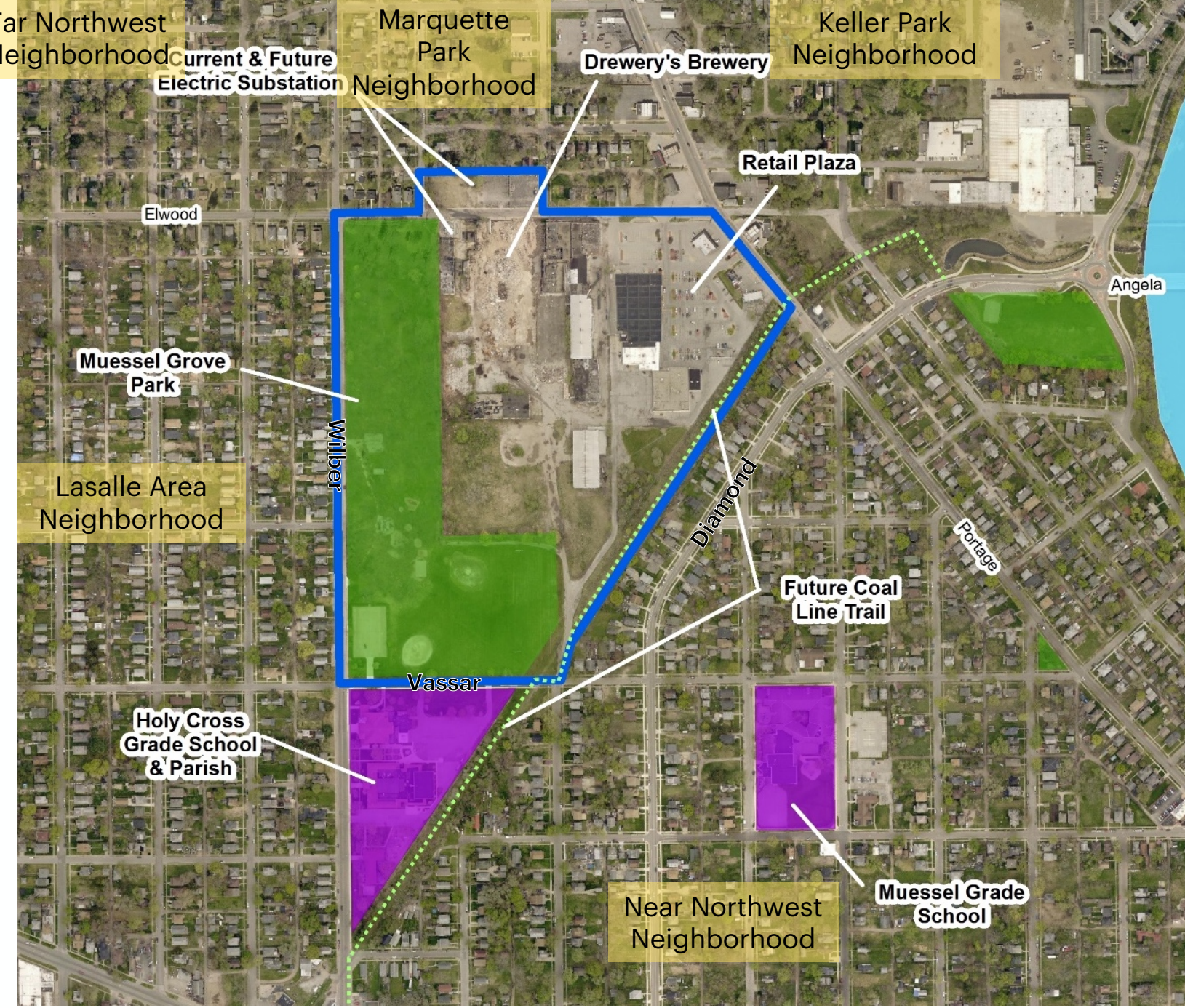
Project Goals and Background



Project Area



Who is the Design Team?

City of South Bend
Community Investment Department

Urban Design:
Opticos Design

Economics Consultant:
Glenn Kellogg

You!

Your input is an invaluable part of the visioning process

Why are we studying this area?

1. **Establish a community vision** for the Center;
2. **Facilitate revitalization** of underutilized and underdeveloped Center;
3. **Ensure attractive, well designed development** that enhances the image of the Northwest side and the City as a whole;

Why are we studying this area?

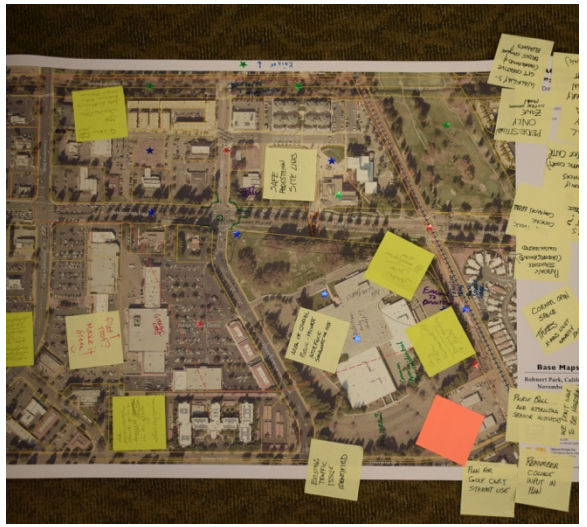
4. **Ensure desirable, multifunctional, and unique development** which fits into its surroundings and that serves the needs of city residents;
5. **Generate private investment** in and near the Center; and
6. **Direct improvements to public infrastructure** such as streets, sidewalks and open spaces.

What a plan/vision is...

- It expresses a **long term vision**
- It **continually evolves** throughout the public process
- It is used as a **tool** to illustrate and **test** potential alternatives

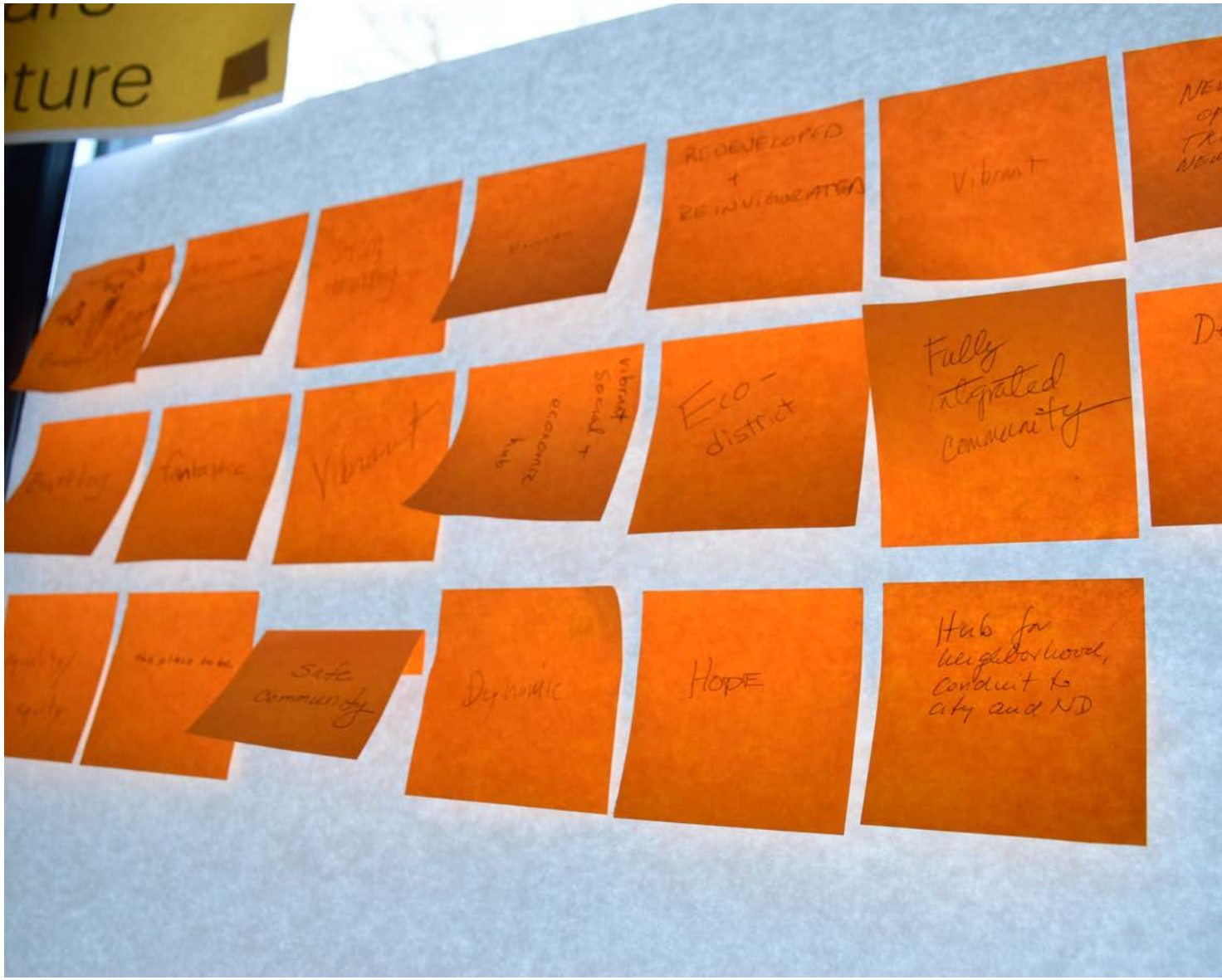
It is NOT intended to represent exact results or exact expected implementation

Illustrate and Test Design Alternatives



Workshop 1

What we heard



Workshop 1 Overview

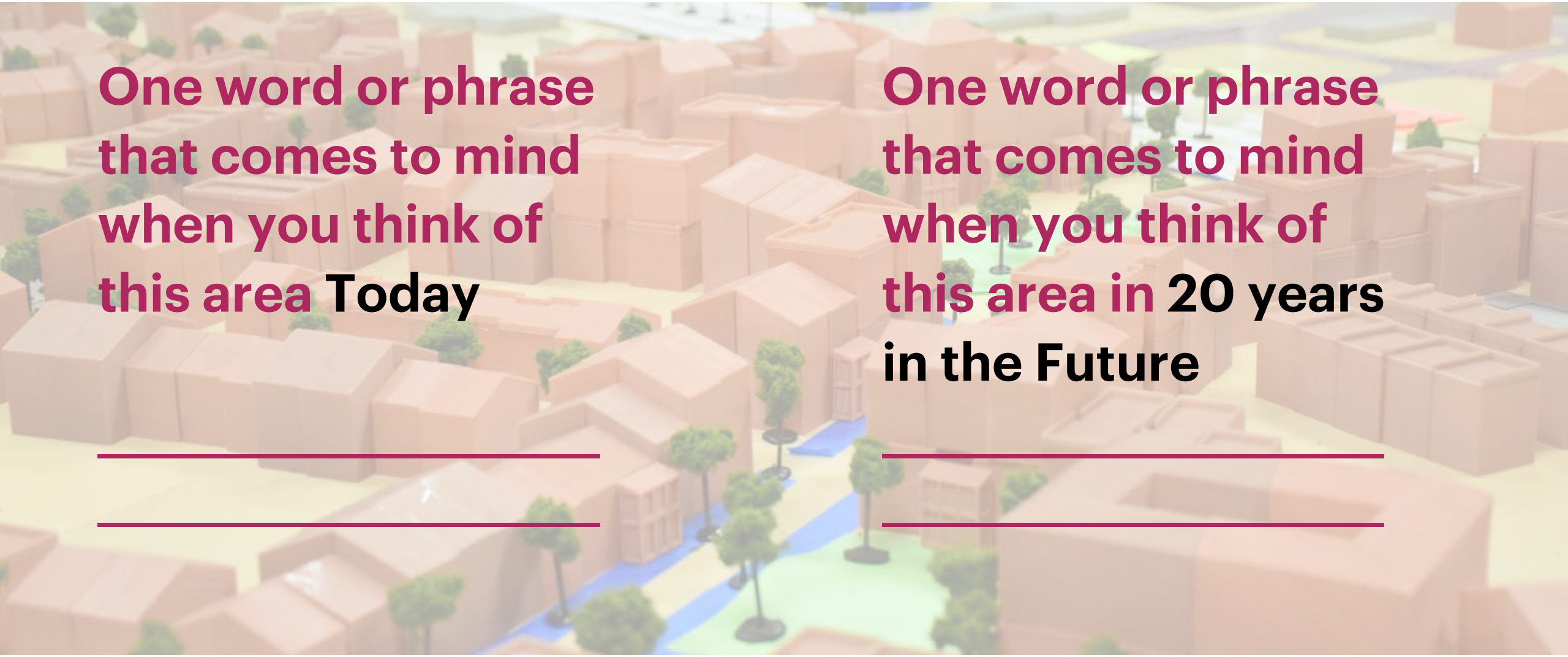
Met with Property owners

Met with community groups

Site tour

Community workshop with over 70 participants

Envisioning the Change Exercise



One word or phrase that comes to mind when you think of this area Today

One word or phrase that comes to mind when you think of this area in 20 years in the Future

One word or phrase to describe the Neighborhood Center…

Today

20 Years in the Future

Mapping Exercise

- Discussed Opportunities, Constraints, Assets
- Heard, collected, and documented your comments

Opportunities

Places for redevelopment, infill, and revitalization

Constraints

Places which hinder development or are not enjoyable to be in

Assets

Places you like to frequent or see as contributing positively to the community

What we heard - Retail Plaza

Summary of Comments

- Underutilized parking lot
- Make pedestrian friendly
- Restaurants/coffee shops/etc.
- Keep a grocery store here
- Community gathering place for surrounding neighborhoods

What we heard - Drewrys Site

Summary of Comments:

- Many ideas about opportunities
  - Housing
  - Jobs and job training
  - Urban Farming
  - Community center
  - Healthcare
  - Food franchise
  - Commercial
  - Small industrial spaces
  - Brewery

What we heard - Muessel Grove Park

Summary of comments

- Access to Coal line and surrounding neighborhoods
- Make safer to use
- Lighting
- Keep the trees
- Additional programming – pavilions, athletic fields/courts, splash pad

What we heard - Intersections & Connections

Summary of comments

- Make pedestrian friendly
- Traffic restriction along Portage Ave.
- Less concrete, more life, more green Intersection improvements – Roundabout, Stoplight
- Bus stop cover

The Charrette Process

Goals for the workshop

1. **Listen** to and open discussion across the community;
2. Illustrate and model a series of **alternatives;**
3. **Listen to feedback** from community and stakeholders on the various alternatives;
4. Check alternatives for **feasibility of implementation;**
5. Develop a set of **guiding principles** for the overall vision of the site

What is a Charrette?

A real charrette includes…

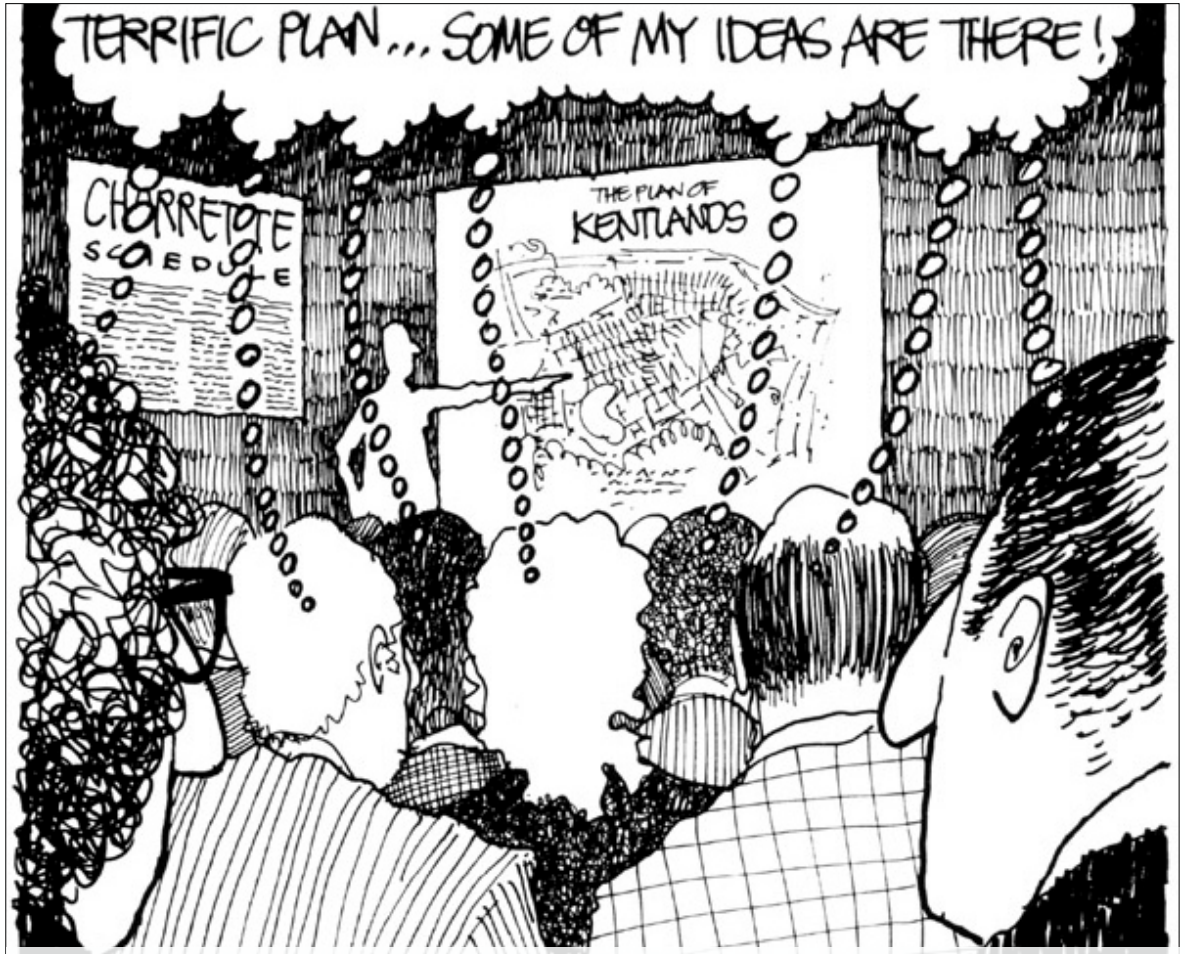
Co-design

Multiple feedback loops

An integrated design process

A result of a feasible vision

Energy, creativity, FUN



Drawn for The Washington Post, 1988, by Roger K. Lewis, FAIA, Professor, U. Maryland School of Architecture
Slide repurposed from Bill Lennertz, NCI

Charrette Schedule

Visit **www.southbendin.gov/PortageElwood** for schedule and updates

	Sunday, May 6th	Monday, May 7th	Tuesday, May 8th	Wednesday, May 9th
10:00 AM	**Closed Studio:** Design Team setting up space	**Open Studio:** Stop by and talk with design team members one-on-one & give input on your vision for the plan area. Use a scale model of the project study area to explore building form and scale.	**Open Studio:** Stop by and talk with design team members one-on-one & give input on your vision for the plan area. Use a scale model of the project study area to explore building form and scale.	**Open Studio:** Stop by and talk with design team members one-on-one & give input on your vision for the plan area. Use a scale model of the project study area to explore building form and scale.
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Open Studio

Come stop by and talk to design team members one-on-one

See design team working on design concepts in real time

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3D Model of Site

Come design with the team

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Formal Presentations

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

Opening Presentation

Sunday, May 6th 4-6pm

Closing Presentation

Wednesday, May 9th 5-7pm

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Open House

Informal Open House/Pinup

Monday, May 7th 5-7pm

Informal check in. Come talk to design team about the work developed during the day. Give your input!

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Brown Bag Lunch

Economics of the Neighborhood Center

Tuesday, May 8th 12-1pm

Bring your lunch and dive into specific topics of interest with consultant team

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Break out Sessions

Are we missing anything input from Workshop 1?

How do you see the design ideas applying to the neighborhood center?

Check out the model and give feedback on opportunities

Write or tell us what you think

?

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