

Northeast Neighborhood Development Area Plan

South Bend Redevelopment Commission
South Bend, Indiana

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I. Introduction

A. Purpose

The purpose of this general development plan is:

- To set forth an organizing vision, mission statement, strategy and action plan for the economic revitalization and physical redevelopment of the area of the city known as the Northeast Neighborhood;
- To designate a new development target area and tax increment allocation area within the City of South Bend;
- To establish a framework for an ongoing collaborative planning effort involving Northeast Neighborhood residents, business owners, civic associations, institutional partners and local government.

B. Project Area Overview

The Northeast Neighborhood is a large, heterogeneously-populated, predominantly residential area situated in the northeastern quadrant of South Bend, just north of downtown and east of the St. Joseph River. The geographic area of the Northeast Neighborhood Development Area covers 616 acres and serves as home to approximately 4,000 residents. The land uses present within the area include residential, commercial, light industrial, institutional, park and open space, vacant land and public right-of-way.

For purposes of this Development Area Plan, a project area boundary has been determined that differs slightly from the traditional Northeast Neighborhood boundary, which some would consider to include Harter Heights to the northwest, or to extend further south to Colfax Street or east as far as Ironwood Drive. The Development Area is delineated by Napoleon Street and the existing university campus and corporate boundary of Notre Dame to the north, by the St. Joseph River on the west, by LaSalle Avenue to the south and by Twyckenham Drive to the east. “Northeast Neighborhood” herein will primarily refer to the target Development Area, with sensitivity to the fact that the proposed redevelopment activities will impact a larger population of residents and stakeholders who consider themselves a part of the Northeast Neighborhood.

The industrial Midwest as a region, and the region’s metropolitan areas in particular, have been struggling to maintain their population base and rates of employment over the past 15 years. South Bend’s Northeast Neighborhood is an older, inner city neighborhood, and almost by definition has been vulnerable to negative economic and social forces beyond its control. Loss of middle-class families, slow job growth and concentrated

pockets of poverty are some of the broad-ranging problems that have brought this and other urban residential areas like it into long periods of steady decline. The visible result is deterioration of the physical landscape, including insufficient home improvement investment, inadequate code compliance, increased renter occupancy, absentee landlordism and swaths of vacancy.

The Development Area Plan proposes a comprehensive series of strategies intended to reverse the decline evidenced in the Northeast Neighborhood. Livability of the neighborhood's residential areas will be addressed in tandem with restoring economic viability to the commercial centers, as one will necessarily impact the other. Effective vehicular and pedestrian circulation patterns will be considered in all sub-area planning, and context-sensitive design concepts will guide all major development and redevelopment activity.

The designation of the project area as both a Development Area and a tax increment financing allocation area (TIF district) will provide the tools and funding mechanisms to achieve the goals of the Plan.

The Plan divides the Development Area into several sub-areas, each with a clear geographic description in relationship to the neighborhood and a refinement of the redevelopment goals and strategies to be undertaken. The sub-area plans are not weighted or prioritized, as implementation will initially depend on private sector outlays and/or stakeholder organization activity. Sub-area plans are not necessarily interdependent, maximizing the potential for success even if some initiatives take longer to commence or if the commitment of private resources required cannot be realized. Yet sub-area plans should not be considered in isolation from one another, nor out of context of the overall goals of the Development Area Plan. It is likely that more detailed sub-area plans will be drawn from the goals and strategies outlined below as actual projects are defined by developers and investors.

C. Sub-Area Overview

The Development Area Plan is intended to set forth a realizable, cohesive direction for all anticipated growth and development within the neighborhood. Within the context of the Plan, sub-areas have been identified which warrant particular consideration, either in terms of the development challenges they pose or the opportunities they present.

Institution-backed development plans for sub-areas that are broadly supported by neighborhood residents are included in the Development Area Plan. Through the Northeast Neighborhood Revitalization Organization (NNRO), the formal partnership of Northeast Neighborhood institutions, residents and local government, Madison Center and Hospital has presented

a plan for future growth and investment in the area. The University of Notre Dame, a major landowner in the Northeast Neighborhood, has announced plans to facilitate private investment in key redevelopment sites that will be critical to the long-term viability of the neighborhood. St. Joseph Regional Medical Center, another NNRO partner, has announced plans to vacate its site on LaSalle Avenue. St. Joseph's administrators remain committed to the neighborhood and its stakeholder organizations, and realize the eventual redevelopment of the hospital site will impact the entire community. Communication among these institutions and the neighborhood residents has been strengthened by the creation of the NNRO, and future neighborhood planning will benefit from the ongoing coordination of individual institutional development plans.

The NNRO, whose funding members include Memorial Hospital and Health System, Madison Center and Hospital, the University of Notre Dame, St. Joseph Regional Medical Center and the City of South Bend, is itself a vehicle for major economic reinvestment in the Northeast Neighborhood. The successful housing rehabilitation and infill construction program begun on St. Louis, Hill, and Turnock Streets will continue to be a critical part of the revitalization and homeownership preservation strategies. It is anticipated that the NNRO, with the administrative and housing development technical assistance of South Bend Heritage Foundation staff, will lead organized housing redevelopment initiatives throughout the neighborhood in accordance with the goals of the Development Area Plan.

Existing conditions within the sub-areas are described below, designated according to the primary land use supported in the Northeast Neighborhood Development Area Plan:

1. Eddy Street Commercial Redevelopment Area

The Eddy Street Commercial Redevelopment Area sub-area is situated in the northern central section of the neighborhood. The sub-area covers approximately 31 acres and extends 1-2 blocks east and west along Eddy Street between Edison Road and Campeau Street.

North Eddy Street at the intersection of Edison Road is a relatively undeveloped area at the periphery of the Notre Dame campus. On the east side of Eddy Street immediately south of Edison Road is the Notre Dame Woods, a 30-acre natural greenbelt around the southern portion of the University campus. On the southwest corner of Eddy Street and Edison Road is Logan Center, a developmental rehabilitation and education center. Administrators have announced that Logan will soon relocate in order to expand its operations.

Eddy Street is a major collector street running north-south through the core of the Northeast Neighborhood. Disparate commercial and residential uses line both sides of the street, many of which are showing signs of increasing disinvestment. High vehicular speeds and traffic volumes, coupled with inadequate setbacks and insufficient rights-of-way buffering pedestrians along the sidewalks, contribute to the sense of disorganized congestion and hazard.

To the south, Eddy Street intersects the angled junction of State Road 23 (South Bend Avenue) and Corby Boulevard, known to residents as “Five Points,” in the geographic center of the neighborhood. This is one of South Bend’s most well-traveled intersections, and at peak times traffic circulation can easily become bottlenecked.

Commercial uses in the Five Points area are a limited mix of retail stores and services. Light industrial and heavy commercial uses are also present in the area. Many of these businesses exhibit signs of economic disinvestment, and few meet residents’ needs in terms of either convenience shopping or general consumer appeal. Additionally, three important institutions and gathering places for neighborhood residents are located at or near Five Points: Perley Elementary School, First A.M.E. Zion Church and the Robinson Community Learning Center. The area also includes some vacant and substandard buildings as well as underdeveloped or underutilized land.

2. *Georgiana-Talbot Residential Redevelopment Area*

An area bounded by the west side of Georgiana Street on the west, Howard Street on the south, Fredrickson Park and the South Bend Housing Authority site on the east and Notre Dame Woods to the north will be designated as a housing redevelopment sub-area. This residential area in the northeastern section of the neighborhood exhibits extreme signs of blight, deferred maintenance and disinvestment. The area encompasses approximately 32 acres of single-family lots, a significant number of which are vacant. Of the lots with built structures, owner-occupancy rates are low. Many of the existing homes are in condition beyond rehabilitation or feasible repair. Much of the area also lacks basic infrastructure such as curbs and sidewalks.

Transversing this area, between Eddy Street and Twyckenham Drive, South Bend Avenue is intercepted as a segment of State Road 23. The road serves both local and regional traffic, as it is the most direct means to and from the South Bend Central Business District for the northeastern suburbs. Traffic engineers cite that the road is currently

operating at a failed level of service, meaning it lacks the capacity to safely and efficiently carry the number of vehicles it does.

3. *Homeownership Preservation Area*

A homeownership preservation sub-area will be designated in the area roughly bounded by Eddy Street on the east, Napoleon Street on the north, Hill Street on the west and South Bend Avenue on the south. This is a 65-acre section of housing in the northwestern quadrant of the neighborhood, most of which conforms to single-family residential zoning. However, over time, many single-family dwellings have been converted to rental units. Pockets of properties evidencing deferred maintenance by absentee landlords and lack of basic upkeep by short-term renters have become prevalent. Neighborhood residents have expressed that the reversal of this trend is critical for protection of residential property values throughout the neighborhood.

4. *St. Joseph Regional Medical Center Redevelopment Site*

St. Joseph's Hospital has occupied the same site on LaSalle Avenue in South Bend since opening its doors in 1882. The hospital has since expanded to three campuses in the region, and today the original South Bend hospital site is known as St. Joseph Regional Medical Center. However, in 2002, administrators announced that the South Bend installation would close, and its operations would be consolidated with those of St. Joseph Community Hospital in a new facility to be built in Mishawaka.

The departure presents a significant loss to the city as well as to the Northeast Neighborhood. Not only have generations relied on the medical care at St. Joseph, the hospital is one of South Bend's largest employers and economic drivers.

The 37-acre site of the St. Joseph health complex consists of nine buildings totaling approximately 800,000 sq ft. The site presents a considerable challenge for redevelopment as well as a unique opportunity for significant reinvestment in the Northeast Neighborhood.

5. *Madison Center Campus Housing and Commercial Redevelopment Area*

The Madison Center and Hospital behavioral health complex currently occupies approximately 23 acres on the east bank of the St.

Joseph River. The Madison facilities offer residential, inpatient (hospital) and outpatient services and occupy six buildings (Madison Center, Madison Hospital, Madison Apartments, Madison Center for Children, Riverside Hospital and Providence House) along Niles Avenue, totaling approximately 300,000 square feet of clinical space. The campus has previously been contained within the boundary of the South Bend Central Development Area, but will be included in the Northeast Neighborhood Redevelopment Area for the benefit of coordinating the institution's plans for future growth with the redevelopment goals and strategies of the surrounding neighborhood. A 53-acre sub-area will be designated for housing and commercial redevelopment in the area, which will include existing and proposed Madison Center facilities.

II. PROJECT AREA DESCRIPTION

A. Project Area History

South Bend's first commerce and civic development originated in the northeastern quadrant of the City. In the Northeast Neighborhood, historic street names honor the City's founders and first leaders who first built homes and enterprises in the area in the early to mid-1800's, including Alexis and Frances Coquillard, Colonel Norman Eddy and Judge Thomas Stanfield. Trading posts and mills were sited along the St. Joseph River, as were the City's first factories, which harnessed waterpower for production needs. Many of the industries that started along the river out of necessity relocated after the introduction of electrical power, allowing the northeast to develop as a primarily residential area.

The early social history of the Northeast Neighborhood is tied to the establishment and influence of the University of Notre Dame. Many who worked on the first railroads in the area during the 1850's were Irish Catholics, and Father Sorin, the University's founder, felt that their spiritual needs could best be met if they moved within the shadow of Notre Dame. Both the Irish and the French Canadians who immigrated here in the following years were encouraged to settle in an area around the newly established St. Joseph's Parish, bounded by Niles Avenue, LaSalle Avenue, Eddy Street and Napoleon Street. The religious at Notre Dame purchased as much land in the northeast section as possible, planning for future expansion. Some of this land, roughly between Corby Street and LaSalle Street, was used to build housing for the Irish and French, who arrived in the late 1870's to help construct the campus's monumental academic buildings.

As other South Bend neighborhoods were, the Northeast Neighborhood was affected by economic conditions generated by the growth and eventual

decline of industry and manufacturing in the twentieth century. Much of the currently-existing housing stock of the Northeast Neighborhood was built during the 1920's and 1930's. However, population shifts occurred with the gradual closure of South Bend's major manufacturing facilities, as income levels diverged and new housing developments appeared in other areas of the city.

For those who remained, a tradition of grassroots civic leadership grew out of the need to address safety and welfare concerns voiced by residents. The primary vehicle of neighborhood organization, the Northeast Neighborhood Council (NENC), was founded in 1966, and the associated Northeast Neighborhood Center opened on Notre Dame Avenue in 1968, originally funded by the Federal Office of Economic Opportunity (OEO) as a "War on Poverty" initiative. Today the NENC remains an active neighborhood alliance whose members work in various capacities to improve the quality and livability of the neighborhood. The group also interfaces with the wider South Bend community on behalf of residents. For example, the organization has a permanent committee which works with local government on planning and policy issues, and another which promotes positive relations with the administration and off-campus student residents of the University of Notre Dame.

This Development Area Plan references recommendations put forth in the 1998 Northeast Neighborhood Strategic Revitalization Plan, an initiative sponsored jointly by the NENC and Neighborhood Housing Services (NHS). The development of the 1998 Plan included a strong research phase in which focus groups, public meetings and surveys were used to identify the concerns and priorities of residents and stakeholders regarding a potential revitalization process. Seven areas of concern emerged and were addressed in the plan: urban design and transportation; housing development; Five Points development; institutional partnerships, code enforcement; parks, open space and community programming; and the Eddy Street corridor. Significant findings of the plan are incorporated herein.

B. Project Area Timeline

- 1842** University of Notre Dame (ND) is founded by Rev. Edward Sorin and the Brothers of the Holy Cross. The area south of campus housing students, faculty and religious becomes known as "Sorinsville"
- 1882** St. Joseph's Hospital founded
- 1894** Memorial Hospital founded

- 1901** Perley School opens
- 1907** Taylor’s Chapel, to become First A.M.E. Zion Church, dedicated on current Eddy Street site
- 1914** Coquillard Park opens
- 1966** Northeast Neighborhood Council (NENC) formed
- 1968** Northeast Neighborhood Center opens, funded by the Federal Office of Economic Opportunity (OEO) as a “War on Poverty” initiative
- Logan Center, founded by parents in 1950 as an education and independence program for disabled children, opens facility on the corner of Edison Road and Eddy Street
- 1977** Mental Health Center of St. Joseph County, the present day Madison Center, moves into facility on East Madison Street
- 1984** City purchases former landfill site off South Bend Avenue for proposed Fredrickson Park; environmental assessments show lead and methane contamination and project halted
- 1992** NENC presents Northeast Neighborhood Plan
- 1993** Northeast Neighborhood Partnership Center, the City’s first, opens on Corby Boulevard to provide services and programs for residents, youth and seniors
- 1995** NENC service center, housed in historic Notre Dame Avenue fire station, undergoes renovation
- 1998** Aldi’s Grocery Store and Goodwill Store on North Eddy Street close; buildings are acquired by ND
- Neighborhood Housing Services (NHS) and NENC present Strategic Revitalization Plan by Development Concepts, Inc. and HNTB, Inc.
- 1999** Indiana Department of Transportation (INDOT) unveils plans to widen State Road 23 between Eddy Street and Twyckenham Avenue; the design is protested by neighborhood residents and INDOT agrees to rework plans
- 2000** Northeast Neighborhood Revitalization Organization (NNRO) created

The Holladay Group presents Northeast Neighborhood Development Plan

- 2001** Renelda M. Robinson Community Learning Center, named for longtime neighborhood activist, opens in the former Aldi's/Goodwill site

NNRO conducts Northeast Neighborhood Resident Survey

NNRO presents Northeast Neighborhood Plan by Teska Associates

Volunteers create Quigley Park at the corner of South Bend Avenue and Notre Dame Avenue, honoring the late Arthur Quigley, former president of the NENC

- 2002** NNRO contracts with South Bend Heritage Foundation, a local Community Development Corporation, for administrative, neighborhood planning and housing development assistance

Construction completed on the first of several homes south of the ND campus as part of an incentive program to encourage faculty and staff homeownership in the Northeast Neighborhood

St. Joseph Regional Medical Center announces plans to vacate its South Bend campus, consolidating with St. Joseph Community Hospital in a new facility in Mishawaka by 2006

- 2003** ND presents Northeast Neighborhood Concept Plan by Camiros Associates

Environmental remediation and landscape construction begins for Fredrickson Park Environmental Educational Center

South Bend Redevelopment Commission initiates process to designate the Northeast Neighborhood as a Development Area

C. Boundaries

The legal description of the Northeast Neighborhood Development Area is attached as **Exhibit B** and is represented by **Map 1**. In general, the Development Area is bounded by the St. Joseph River to the west, LaSalle Avenue to the south, Twyckenham Drive to the east, and Napoleon Street and the city's corporate boundary north of Napoleon to the north. The total acreage of the area is 616 acres.

D. Land Use

Land uses within the area include residential, commercial, light industrial, institutional, park and open space and vacant land. Map 2 illustrates the current land uses within the Development Area. In descending order by acreage, the following breakout applies:

Land Use	Acreage	Percent
Residential	397.9	64.5%
Commercial	114.3	18.6%
Vacant Land	52.9	8.6%
Parks & Recreation	38.8	6.3%
Industrial	12.1	2.0%

Map 3 presents an overview of projected land uses supported by the Northeast Neighborhood Development Area Plan. Broad categories of land use have been identified. As a more detailed plan is developed for the area, additional maps and supplemental information will be added to this Development Area Plan.

E. Zoning

Map 4 illustrates the location of current zoning districts within the Northeast Neighborhood. Within the 616 acres of the Development Area, the following zoning classifications are represented:

A Residential	primarily single-family
A3 Residential	mixed use, multifamily/commercial
B Residential	multi-family
C, C1 Commercial	retail and services
O Office	business offices
LI Light Industrial	range of non-noxious industrial uses

Acreage per classification is estimated below:

Land Use	Acreage	Percent
A Residential	285.1	46.08
A3 Mixed Use	30.22	4.88
B Residential	98.76	15.97
<i>Total Residential</i>	<i>414.08</i>	<i>67.92</i>

C Commercial	31.68	5.12
C1 Limited Commercial	1.19	0.19
O Office	0.44	0.04
<i>Total Commercial</i>	<i>33.31</i>	<i>5.35</i>
D Light Industrial	13.40	2.16
<i>Total Industrial</i>	<i>13.40</i>	<i>2.16</i>
Roads and Alleys	157.97	25.53
<i>Total Roads and Alleys</i>	<i>157.97</i>	<i>25.53</i>
Total	618.75	100.00

Map 5 presents proposed new zoning classifications supported for the Northeast Neighborhood by the St. Joseph County Area Plan Commission staff, to be included subject to Common Council approval in the revised City of South Bend zoning ordinance.

F. Circulation

Map 6 illustrates the major vehicular circulation routes that serve and define the boundary of the Development Area. Traffic count averages for each of the arterial and major collector streets that serve and define the Development Area are presented in **Table 1**.

1. *South Bend Avenue (State Road 23)* is one of several diagonal corridors radiating from the city's center. South Bend Avenue originates at Hill Street to the southwest and terminates at Cleveland Road in Mishawaka. Within the project area, South Bend Avenue coincides with a length of State Road 23 from Eddy Street to Twyckenham Drive. This section of South Bend Avenue functions as a principal arterial, carrying an average of 15,500 cars per day. West of Eddy Street, South Bend Avenue carries an average of 10,010 cars per day.
2. *Angela Boulevard/Edison Road* is a principal east-west arterial that carries an average of 19,863 cars per day. Angela Boulevard, which originates on the west bank of the St. Joseph River, changes in name to Edison Road at Notre Dame Avenue. East of U.S. 31, Angela Boulevard and Edison Road front the southern edge of the University of Notre Dame campus and delineate much of the City's northern corporate boundary against that of Notre Dame.

3. *Eddy Street (State Road 23)* is an important interior axis for the Northeast Neighborhood. North of Corby Boulevard, Eddy Street functions as a wide north-south collector street carrying approximately 7,452 cars per day. Eddy Street is intercepted as a length of State Road 23 south of South Bend Avenue, and this arterial carries an average of 14,596 cars per day. Eddy Street extends southward out of the project area to split at Mishawaka Avenue and the Cooper Bridge on the St. Joseph River.
4. *Twyckenham Drive* is a north-south collector street that forms the easternmost boundary of the Redevelopment Area. The road carries an average of 5327 cars per day. Twyckenham Drive extends from the northern edge of the city to the South Side residential area of Twyckenham Hills.
5. *Notre Dame Avenue* is a north-south neighborhood collector, the north end of which functions as the entrance to the University of Notre Dame campus. The wide, residential street carries an average of 2,845 cars per day.
6. *LaSalle Avenue* is a principal arterial and a busy commercial thoroughfare that functions as the southern boundary of the project area. The street carries an average of 20,258 cars per day. LaSalle Avenue runs east-west from the City Cemetery through the Central Business District, bridging the St. Joseph River, fronting St. Joseph Regional Medical Center on the East Bank and terminating at Greenlawn.

G. Demographics

Table 2 outlines demographic statistics for the Development Area. For the purposes of a demographic profile, data is included for those areas easily defined by census block groups. The small number of blocks within the Development Area and outside of these block groups are similar and do not skew the overall neighborhood statistics. Most of the population and land area of the Northeast Neighborhood Development Area is represented in Census Tract 10, along with one block group from Census Tract 9. (See **Map 7.**)

Within the Northeast Neighborhood are pockets of stable populations and owner-occupied single-family homes in proximity to pockets of unemployment and distressed housing conditions. The median income of the area is well below that of the City of South Bend. Overall, the Northeast Neighborhood has lost nearly 30% of its population between 1970 and 2000. Population loss, coupled with the lowered relative incomes of the residual

population, has resulted in a decreased housing inventory in both grade and number of housing options.

H. Public Institutions, Facilities and Recreational Areas

Within the boundary of the Northeast Neighborhood Development Area are one public school (Perley Elementary) and two public recreational areas (Coquillard Park and Kelly Park). Fredrickson Park is an additional site owned by the City that will be developed as an Environmental Education Center. The total land area of these facilities is approximately 38 acres and accounts for approximately 6.2 % of the total land area of the Development Area.

I. Environmental Conditions

Within the Northeast Neighborhood, between Howard Street and South Bend Avenue, is a 15.7 acre former landfill site that the City acquired in 1984 with the intention of constructing a neighborhood park. Subsequent environmental assessment of the site, already called Fredrickson Park after a benefactor, revealed unsafe methane gas levels and lead contamination from the dumping of paints and gasoline. As a result, the site lay dormant for many years.

In 2000, planning began for Fredrickson Park to become an Environmental Education Center. Environmental remediation work has been funded through an Environmental Protection Agency (EPA) Brownfields Cleanup Revolving Loan to the City of South Bend, with assistance from both state and local governmental agencies. The project will include site clearance; grading and contouring of the site to maximize drainage; consolidation of the solid waste in a compact area; installing underground methane control systems; capping the waste with impervious material to reduce water infiltration; introduction of shallow-rooted vegetative cover to minimize erosion; and ongoing monitoring of groundwater for impacts. Once environmental remediation work has been completed, construction will begin on trails, educational classrooms and other improvements to the site.

III. Project Area Strategy

A. Planning Principles for Development

The planning principles for the Development Area are:

- In implementing the Development Area Plan, the public sector's actions must be catalytic in nature in order to stimulate and leverage private sector investment and reinvestment. Public sector investment must be generated from variety of funding sources, as over-

dependence on one public funding source will discount the potential scope of redevelopment activities over time.

- In implementing the Development Area Plan, the public sector's actions must be holistic in approach B physical redevelopment and revitalization activities must be integrated into a broader social, economic and organizational agenda for the long-term stability of the Area.
- In implementing the Development Area Plan, the public sector's actions must be based on effectual partnerships among stakeholder corporations, financial institutions, philanthropic foundations, neighborhood organizations and community and civic groups. The Plan must be guided by a strategy that empowers leadership among these partners.
- The recommendations of the Development Area Plan are meant to build upon the City's existing homeownership programs and to create more opportunities for individuals at all income levels. In consistency with federal guidelines discouraging concentration of poverty, development activities should strengthen the balance of market rate to affordable homeowner and rental properties within the area.
- The recommendations of the Development Area Plan are meant to improve economic conditions in the Area. If the Development Area Plan is successful in achieving the goals it sets forth, higher property values in the neighborhood may result. Improvements should benefit both current and new residents and should not create new hardships for existing low-income residents.

B. Goals

The goals of the Development Area Plan are:

- to ensure neighborhood stability and sustainability for the benefit of current and future residents and business owners;
- to protect and increase the property tax base of the area;
- to introduce a variety of retail services to serve current residents and support residential growth;
- to create employment opportunities through new retail and commercial development;

- to encourage housing options for a diversity of household types, age groups, and income levels;
- to improve conditions that determine the overall livability of the Northeast Neighborhood, including its physical environment, social capacities, economic viability, public safety concerns and connections with the wider community.

C. Objectives

The objectives of the Development Area Plan are:

- to stimulate private sector investment within the neighborhood, including new construction, rehabilitation, and the reuse of vacant or underutilized land, buildings and facilities;
- to coordinate and guide existing economic revitalization strategies, physical redevelopment programs and human and social service programs of private sector stakeholder organizations and public and non-profit agencies within a comprehensive Development Plan;
- to implement the most current land use and zoning recommendations of the Area Plan Commission of St. Joseph County and the South Bend Common Council, which encourage urban residential density and mixed-use development, where appropriate;
- to promote design standards that respect and conserve the architectural and social fabric of the neighborhood;
- to minimize the intrusion of negative impacts of commercial development on the adjacent residential areas, such as vehicular traffic, noise, trash and other nuisances;
- to improve vehicular traffic circulation patterns in the area for the public safety benefit of all South Bend residents and visitors;
- to encourage a balanced transportation system within the area that provides for and accommodates multiple forms of transportation, including automobile, bus, bicycle and pedestrian traffic.

IV. Project Area Activities

A. Introduction

The Northeast Neighborhood benefits from having a cohesive historic identity, with a neighborhood name understood by most South Bend

residents and relatively well-defined boundaries.

However, because it is geographically large, the neighborhood contains a diverse population of residents with a diversity of housing needs, and a housing stock that ranges from excellent to substandard. There are commercial structures within the area that are desirable and economically viable, and others that are either physically deteriorated or represent economic decline. The strategies outlined in this Development Plan will be targeted to maximize the impact of the anticipated public and private investment in the area, and will be applied according to the guidelines set forth below:

- *Redevelopment* is recommended for areas exhibiting major deterioration or decline and that are situated in areas that would be better served by a higher public use. Acquisition, relocation, clearance, site assemblage, public works projects and/or new development activities may be part of implementing a redevelopment strategy.
- *Revitalization* will be appropriate in areas where significant deterioration or decline is evidenced, but some foundation exists upon which to reconstruct physical structures and to anticipate renewal. Tools of revitalization may include code enforcement, small-scale public works projects, organization-building and property beautification programs.
- *Improvement* will utilize the same methods as the Revitalization strategy, but will be indicated for areas that are less blighted or deteriorated. A smaller investment of public resources will be required.
- *Preservation* is necessitated in relatively stable areas near or adjacent to deteriorating or declining areas. Spot code enforcement, zoning enforcement, some rehabilitation activities and minor public works projects will be used to proactively address blighting influences.

The decision to apply a Redevelopment, Rehabilitation, Improvement or Preservation strategy in any area will be determined by a measure of the severity of deterioration or decline, as well as the associated amount of public resources, regulatory actions and/or incentives that must be applied to meet the goals and objectives established for the area.

B. Activities

Realization of the stated goals and objectives will be accomplished with a combination of public and private actions. These actions may include the

following:

1. pre-development activities, including, but not limited to, engineering, architectural, planning, traffic analysis, market area analysis, marketing, program development, title, survey, appraisal, legal, environmental assessment and testing;
2. acquisition of property, both privately and publicly owned;
3. relocation of individuals, households or businesses;
4. vacation and dedication of public right-of-way;
5. assemblage of properties for the siting of new development;
6. clearance of built structures;
7. rehabilitation of structures for reuse;
8. disposition of assembled cleared sites, rehabilitated structures and other properties;
9. provision for public facilities;
10. provision for public works improvements to infrastructure, including, but not limited to, streets and roads, sidewalks, curbs, water mains, storm drains, sewers and other utilities, lighting, traffic controls, and landscaping of public spaces and right-of-ways;
11. environmental study and remediation of properties

as well as other activities pertaining to planning and implementing this Development Plan.

V. Sub-Area Goals and Strategies

The delineation of sub-areas is useful as a means of directing attention to an area's particular challenges, unique opportunities or to highlight the need for further inquiry and collaborative planning. In general, goals for each sub-area will refine the overall goals of the Development Area Plan within appropriate, geographically-identified target areas. Sub-area boundaries are represented in **Map 7**.

A. Eddy Street Commercial Redevelopment Area

The Eddy Street Commercial Redevelopment Area sub-area is situated in the

northern central section of the neighborhood. The sub-area extends 1-2 blocks east and west along Eddy Street between Edison Road and Campeau Street. (See Map 9.)

The Northeast Neighborhood, though primarily residential in character, will benefit from the introduction of appropriately-sited, neighborhood-scaled commercial uses. Neighborhood input into the 1998 *Strategic Revitalization Plan*, as well as the Northeast Neighborhood Resident Survey conducted by the NNRO in 2001, revealed a critical need for convenient, cost-competitive retail and services. Residents have also urged that visual improvements to the Eddy Street corridor are essential to improving the perception of the neighborhood in general. The creation of a target commercial redevelopment sub-area in this location will address both of these concerns. Siting new mixed use development and improving the existing streetscape will be the primary goals of this sub-area, with attention to encouraging compatibility at the interfacing of commercial and residential uses.

Proposed development and construction currently in progress adjacent along Edison Road and on the southern edge of the University of Notre Dame campus will conceivably impact how the Eddy Street corridor might develop, and should be considered in terms of how best to use existing momentum to further the goals of the Development Area Plan. A southward realignment of Edison Road is planned to mitigate the hazard of the sharply curved connection with Angela Boulevard and to create clearance for a Commons greenspace in front of the DeBartolo Performing Arts Facility, currently under construction. The intent of locating both the Performing Arts Facility and the landscaped Commons area at the campus edge is to create a semi-public space that will serve to connect the university, the neighborhood and the wider community. Also under construction along Edison Road, one block west at Notre Dame Avenue, is Indiana University's South Bend Center for Medical Education, a 66,000 sq. ft. research facility housing both the local branch of IU's medical school and the University of Notre Dame's Keck Center for Transgene Research.

The potential of these projects to foster pedestrian activity and connectivity between student-oriented and neighborhood-oriented uses south of the university campus is significant. The creation of a commercial node along both sides of Eddy Street, from Edison Road south to Napoleon Street, would both support and benefit from this new investment at the northern perimeter of the neighborhood. Small-scale commercial and mixed use developments will be supported in this area, with ground-level retail and second-story offices, residential apartments or commercial space particularly encouraged.

The 1998 *Strategic Revitalization Plan* identified the potential for "Five Points," the junction of South Bend Avenue, Eddy Street and Corby

Boulevard, to be reconfigured as the commercial and social center of the neighborhood. The 1998 Plan also recognized that the physical and programmatic redevelopment of this highly visible location would likely be an important catalyst for revitalization efforts within the neighborhood more broadly. The advantages of this area for siting new development include opportunities for site assemblage, high traffic volumes, centrality within the Northeast Neighborhood and centrality among downtown South Bend, the Notre Dame campus and eastern suburbs.

South Bend Avenue and Eddy Street are coexistent with State Road 23 through the Northeast Neighborhood. Five Points, in reality a six-spoke intersection, is currently being evaluated by City and State traffic engineers to determine whether a reconfiguration of the intersection is necessary and feasible to minimize accidents and improve traffic flow. City traffic engineers have proposed a plan replacing this intersection with a standardized, four-point 90 degree intersection north of the current location in a diagonal junction of Corby Boulevard and Howard Street. This design would require selective acquisition of parcels to facilitate design improvements at the junction. If this plan is ultimately supported by the Indiana Department of Transportation (INDOT), peripheral site assemblage would be recommended to create large development pads in the immediate area for commercial and civic uses.

Creating a vibrant, destination-oriented commercial node in this location will necessitate a detailed development plan. Such a plan should recognize the spatial requirements of a range of community-oriented retail offerings, allow for a compatible mix of civic and commercial uses, address open space needs, and provide adequate and balanced transportation access. Design standards that confirm the urban setting and reinforce the streetwall will be encouraged. Two- and three-story mixed use development, in particular, ground-level retail with offices, residential apartments or commercial space above, will be supported.

Retaining and attracting retailers that will serve neighborhood residents with the goods and services they desire, offer employment opportunities, complement adjoining uses and otherwise further the goals of the Development Area Plan will be a critical component of a successful redevelopment strategy in this area. Likewise, preserving civic and religious institutions important to the Northeast Neighborhood within the neighborhood center will ensure that the area will continue to reflect its historic identity for longtime residents.

A shared parking strategy is recommended to reduce the number of parking spaces needed and to encourage pedestrian activity among destinations within the neighborhood retail corridor. Shared parking could be implemented within a new mixed-use development through simple

agreements between adjacent uses, or through a parking management district if the scale of development so warrants. Well-landscaped, pedestrian- and bicycle-friendly paths and walkways will help reinforce the desirability of a shared parking scheme.

The redevelopment of the Eddy Street corridor as a commercial district would ultimately benefit from the implementation of a coordinated signage plan and collaborative marketing efforts among businesses. The creation of a strategic partnership or Business Improvement District is recommended as sufficient development occurs.

While commercial redevelopment is the primary goal of the sub-area, residential uses are integrated within the mixed use scheme and surround the sub-area's perimeter. In accordance with the City's goals to increase the diversity of housing options available to home buyers, the introduction of urban-scale rowhouses and townhomes will be supported in this sub-area as well. One favorable development model sites owner-occupied multi-family residential development of this type along both sides of Eddy Street, from Napoleon Street south toward the Five Points intersection. Rowhouses and townhomes consume only a moderate amount of land per household and constitute a housing density that supports increased levels of transit service and neighborhood retailing. Design standards that confirm the urban setting (i.e., minimal setbacks, inclusion of front stoops and streetscaping elements) should be applied to all new multi-family residential development within the sub-area.

Sub-area goals:

- Support the southward realignment of Edison Road at Angela Boulevard to facilitate development opportunities and mitigate the "racecourse" effect of the existing curve;
- Correct traffic hazard presented by confluence of South Bend Avenue, Eddy Street and Corby Boulevard;
- Facilitate consolidation of parcels and replatting to create optimally-sized commercial and multi-family residential development sites;
- Generate more economical or civic use out of underutilized real estate, particularly land that can be more effectively developed within updated zoning classifications;
- Retain, expand and improve locally owned and operated businesses;
- Attract unique and cost-competitive national caliber and regional retailers, particularly those with urban shopfront appeal and that

would serve the day-to-day needs of the neighborhood and community;

- Support small scale, mixed-use developments with residential, retail and light commercial components;
- Create a pedestrian-friendly focal point and gathering place at the center of the neighborhood featuring a mix of commercial, civic, institutional and recreational uses;
- Introduce vehicular circulation patterns designed to maximize accessibility and visibility of destination points;
- Implement a shared urban parking scheme adequate to meet the needs of the district's commercial, civic, institutional, recreational and residential uses;
- Encourage design standards that confirm the urban setting (i.e., retaining the street wall, siting off-street parking behind storefronts);
- Encourage design elements that provide visual identification clues for a sense of place or destination (i.e., coordinated signage, lighting, street furnishings and pavement systems);
- Consider creating a Business Improvement District to provide daily maintenance, improved safety, District-wide marketing and business support.

B. Georgiana-Talbot Residential Redevelopment Area

An area bounded by the west side of Georgiana Street on the west, Howard Street on the south, Fredrickson Park and the South Bend Housing Authority site on the east and the Notre Dame Woods to the north will be designated as a housing redevelopment sub-area. (See Map 10.) This northeastern residential section of the neighborhood evidences signs of severe blight and physical deterioration. Many lots and housing units within the sub-area are vacant or abandoned. Of those with built structures, a relatively high percentage are renter-occupied. Illegal dumping and code violations are a particular problem with these properties, and deferred maintenance and disinvestment have reduced much of the housing stock beyond the scope of rehabilitation.

A comprehensive redevelopment strategy is recommended for this area, as called for in the 1998 *Strategic Revitalization Plan*. Site assemblage, clearance and new housing construction is recommended for as much land as is practicable within the sub-area. A coordinated program led by the NNRO

and South Bend Heritage staff will identify which blighted properties should be given consideration for acquisition. The City, through its Redevelopment Commission and the State statutes governing displacement for redevelopment purposes, will oversee all necessitated relocation procedures. It is the stated goal of the NNRO to ensure that no undue hardship be caused to displaced residents

A comprehensive replat of the area will facilitate new housing construction of a suitable urban density, and design guidelines that articulate the urban setting and respect the character of the surrounding neighborhood will be encouraged. It will be desirable to introduce a modest, though varied housing stock that will attract both market rate purchase as well as subsidy-eligible low- to-moderate income homebuyers. Land parcels along South Bend Avenue will be reserved to accommodate existing or future commercial development.

The Indiana Department of Transportation (INDOT) has planned for improvements to State Road 23 (South Bend Avenue) between Twyckenham Drive and Eddy Street, with final design specifications pending the input of neighborhood residents and City officials. It has been determined that the two-lane thoroughfare is inadequate to meet the traffic demand as it currently exists. Integral to planning for increased commercial activities at the core of the neighborhood is consideration of the impact of increased traffic on residents. The need for a more controlled, aesthetic solution to even the current level of vehicular commuting traffic has prompted City engineers and neighborhood residents to support the expansion of this length of State Road 23 to a context-sensitive, four-lane boulevard with a landscaped median. This plan would ultimately require the relocation of some houses and businesses along the expanded right of way. Final design considerations for State Road 23 should include elements that improve its safety and attractiveness for pedestrians and cyclists, including pedestrian-oriented lighting, signalized crosswalks and street furnishings.

The sizable public investment in new infrastructure associated with State Road 23 will further the goals of the Development Area Plan by improving vehicular access to destination points both within and outside the Area. Connectivity of this sub-area to the surrounding neighborhood should also be addressed by improving traffic flow among local streets. For instance, an extension of Napoleon Street east to Duey Street is recommended to allow circulation to increase safely and efficiently to the northwest. Redevelopment of the area will require investment in other public works infrastructure that is currently lacking or inadequate, including curbs, sidewalks, lighting and street paving.

In geographic proximity to this sub-area, though not contained within the sub-area boundary, are two public parks which will benefit from significant

revitalization efforts and investment in 2004. Fredrickson Park (described in **Section II [I], Environmental**) situated between Howard Street and South Bend Avenue, is a 15.7 acre former landfill site that the City has begun remediating for environmental hazard. A unique partnership among Federal and State environmental agencies, the City of South Bend Public Works, Parks and Recreation and Economic Development Divisions, The University of Notre Dame School of Architecture and the South Bend School Corporation has resulted in plans for the renewal of the site as an Environmental Education Center, complete with constructed wetlands, landscaped trails, amphitheater, and an indoor “hands-on” learning facility.

Coquillard Park, known to some neighborhood residents as Perley Park, is located between Chalfant and Campeau Streets behind Perley Elementary School. In recent years the NNRO has devoted advocacy, collaborative planning efforts and resources toward the restoration of Coquillard Park. Project plans finalized in the Fall of 2003 include the construction of a trail system, picnic shelter, water spray play area, and play structure. The South Bend Parks & Recreation Department has committed to providing labor and equipment in kind, including the removal of tennis courts deemed obsolete, tree planting and maintenance.

The Georgiana-Talbot Residential Redevelopment sub-area lies between these two parks, and therefore the strategies and activities undertaken within the sub-area stand to be beneficially reinforced by the planned improvements to the park facilities. Connectivity to Fredrickson Park and Coquillard Park, which will in fact be assets for the entire neighborhood, should be emphasized in this as well as other sub-area planning.

Sub-area goals:

- Facilitate acquisition, resident relocation and clearance of existing housing stock;
- Replat area to create optimally-sized, marketable tracts for new housing development;
- Encourage opportunities to introduce a mix of market-rate, market-rate subsidized and affordable housing to increase homeownership options across income brackets;
- Encourage housing design that confirms the urban setting and relates to the vernacular architectural styles present in the neighborhood;
- Create and implement a plan for public works infrastructure upgrades, including new curbs, sidewalks, street lights and paving;

- Support the expansion of State Road 23 from Eddy Street to Twyckenham Drive to an increased capacity, four-lane landscaped boulevard;
- Bury or relocate existing overhead utility lines along State Road 23, as appropriate;
- Introduce design considerations that will increase the safety and attractiveness of State Road 23 for pedestrians and cyclists, such as lighting scale and ambient quality, signalized crosswalks and street furnishings;
- Consider extending Napoleon Street from Eddy Street to Duey Street for improved traffic circulation and connectivity;
- Emphasize access and connectivity to Fredrickson Park and Coquillard Park in sub-area redevelopment design concepts.

C. Homeownership Preservation Area

Homeownership preservation is a key strategy of the Development Area Plan and will be applied within all areas of the neighborhood to encourage long-term residency and pride of investment. Homeownership counseling, technical and downpayment assistance programs sponsored by local governmental and non-profit organizations are recommended to help long-term renters and first-time homeowners purchase homes in the Northeast Neighborhood.

Additionally, a distinct homeownership preservation sub-area will be designated in the blocks bounded by Eddy Street on the east, Napoleon Street on the north, Hill Street on the west and South Bend Avenue on the south. (See Map 11.) This is a large section of housing in the northwestern quadrant of the neighborhood, most of which conforms to single-family residential zoning. However, over time, many single-family dwellings have been converted to rental units. Properties evidencing deferred maintenance by absentee landlords and lack of basic upkeep by short-term renters have become prevalent. Neighborhood residents have expressed that the reversal of this trend is critical for protection of residential property values throughout the neighborhood.

A substantial number of vacant parcels are scattered within the preservation area. New infill housing construction is recommended for the majority of vacant lots, with replatting as required for optimally-sized, developable parcels. New construction and rehabilitation efforts should be aimed at shoring the property values of existing homes in the neighborhood and helping to restore the population density lost in recent years.

The NNRO has begun a successful housing rehabilitation and infill construction program targeted to certain blocks within this sub-area, maximizing the impact of the organization's reinvestment. Twelve vacant lots within this area have been purchased to date by the NNRO. Eight of these are concentrated between Turnock Street and St. Peter Street, and will be replatted as six parcels for new construction. Two lots have sold and new homes have been built, and several properties have been acquired for rehabilitation. The NNRO has also purchased four substandard housing units that will be demolished and the sites prepared for new single-family development. In the near term and to its capacity, it is anticipated that the NNRO will continue this revitalization strategy within the sub-area.

Within the homeownership preservation sub-area, the University of Notre Dame has instituted a single-family infill construction and rehabilitation program for housing redevelopment along Notre Dame Avenue, from Napoleon Street south to Corby Street. The program is designed to encourage local homeownership among faculty and staff while investing in the long-term stability of the surrounding neighborhood. Four new above-market rate homes have been privately built by faculty members that pattern the massing and elevations of the best examples of traditional area housing. In the near term, the university plans to continue facilitating investment in this area with similar-quality new construction and rehabilitation at a pace of at least two or three homes per year.

Sub-area goals:

- Apply strategic preservation approaches in pockets of disinvestment, including spot code enforcement, zoning enforcement, rehabilitation activity and small public works projects;
- Facilitate acquisition and replatting of vacant parcels for new infill housing construction;
- Encourage design standards that confirm the urban setting and relate to the vernacular architectural styles present in the neighborhood;
- Work with state and local officials to dedicate a portion of funds from existing homeownership programs to the Area;
- Encourage the creation and expansion of homeownership incentive programs among area institutions and large employers.

D. St. Joseph Regional Medical Center

Administrators of St. Joseph Regional Medical Center announced in 2002 that the 35-acre hospital site on LaSalle Avenue in South Bend would close, and its operations would be consolidated with those of St. Joseph Community Hospital in a new facility to be built in Mishawaka.

The nine buildings of the existing St. Joseph health complex cover an area totaling approximately 800,000 sq ft. (See Map 12.) The University of Notre Dame has an option to purchase the land and is currently studying the feasibility of several possible plans for its redevelopment. It is anticipated that should the university elect to purchase the site, university administrators will lead an effort to bring a desirable use or mix of uses to the site that will further the goals and objectives of the Development Area Plan.

Though the relocation of St. Joseph Regional Medical Center is a loss for both the City and the Northeast Neighborhood, the relatively large size of the infill site does present a unique opportunity for potential new development and investment in the neighborhood. In making determinations about what the private market will bear and which uses will be most compatible with the surrounding area, the proposed activities and strategies for other sub-areas within the Northeast Neighborhood Development Area should be carefully considered. The proximity of the site to LaSalle Avenue and the South Bend Central Development Area also suggests the need for coordination of project planning with the South Bend Central Development Area Plan.

Sub-area goals:

- Coordinate a collaborative planning process that will involve neighborhood and city residents, stakeholders and local government in determining the redevelopment potential for the St. Joseph Medical Center site;
- Anticipate environmental remediation, infrastructure upgrades, sensitivity to contextual historic structures and other development challenges that may be presented by the site;
- Align plans for redevelopment of the site with the goals and objectives of the Northeast Neighborhood Development Area Plan as well as the South Bend Central Development Area Plan, which addresses the adjacent East Bank and nearby Central Business District.

E. Madison Center Campus Housing and Commercial Redevelopment Area

Madison Center and Hospital has completed a Master Plan for a ten-year phased expansion of its urban campus along Niles Avenue and Hill Street. New institutional uses will be introduced, as well as professional office space and commercial space for lease. The Northeast Neighborhood Development Area Plan incorporates the long-range development plan as a sub-area (see Map 13) in order to support the growth of Madison Center and guide a land use strategy emphasizing residential compatibility at the campus edge.

The addition of new facilities and additional square footage is necessitated by an expanded clinical care mission and the opportunity to assume new research capacities. The long range plan will nearly double the space Madison Center currently has available, with the addition of several three-story office structures. The scale and character of the new construction will replicate that of the existing facilities, which exhibit desirable massing and materials and complement the residential character of the surrounding area.

Madison Center and Hospital administrators have also initiated a housing rehabilitation program to encourage staff homeownership in the Northeast Neighborhood. Madison Center has acquired several single-family homes concentrated on the 700 and 800 blocks of Hill Street that will be rehabilitated and marketed for sale to employees. In coordination with the NNRO and South Bend Heritage program staff, income-eligible employees will receive downpayment and mortgage assistance. Hill Street has the potential to become a significant demonstration block for the neighborhood, as the revitalization strategy introduces the desirable option of living and working in close proximity.

Memorial Hospital has also implemented an employer-assisted housing incentive program that targets the Northeast Neighborhood, though not exclusively. Such programs originating in the private sector are an asset to the neighborhood, and should be supported by and integrated into the development strategies and activities of the Northeast Neighborhood Development Area Plan.

Sub-area goals:

- Support the managed growth of the Madison Center campus north of LaSalle Street and west of Hill Street;
- Encourage design standards that pattern the existing Madison Center campus architecture style, scale and materials, which confirm the urban setting and relate to surrounding residential uses;

- Encourage dedication of ground floor space to retail uses, to the extent possible in providing appropriately sized and configured office space;
- Attract unique and cost-competitive national caliber and regional retailers, particularly those with urban shopfront appeal and that would offer convenience shopping and services to the neighborhood and community;
- Support and replicate employer-assisted housing initiatives that target the Northeast Neighborhood.

VI. Financial Action Plan

A. Funding Mechanisms

1. TIF

The primary funding mechanism recommended to facilitate the goals and objectives of the Northeast Neighborhood Development Area Plan is the designation of a tax increment finance allocation area, or TIF district.

A TIF district that shares the same boundary as the Development Area will be designated with the base assessment year 2003 Pay 2004. The initial tax increment will necessarily reflect any decreases in assessment as properties are demolished or devalued in order to assemble larger developable sites and reconfigure critical rights-of-way. TIF revenues, when generated, will be used to finance public works infrastructure improvements, some targeted acquisition and site assemblage for redevelopment, and other redevelopment activities outlined in **Section IV (B)**.

2. Other sources

It is anticipated that the City of South Bend, through its Redevelopment Commission and its Department of Public Works, will provide resources to stimulate development and private investment in the Development Area. Additionally, critical programmatic activities directly and indirectly related to the long-term success of the project area will be undertaken by other private and public agencies and will be funded through a variety of Federal, State and Local sources. Examples of these activities include homeownership financial and technical assistance, including tax abatement on new residential construction, forgivable grants and loans for first-time homebuyers, downpayment and rehabilitation

assistance, as well as financial assistance for small business in the form of gap financing loans. Funding sources of these activities include the HOME program, the LEND program, the Community Development Block Grant program, Community Homebuyers Corporation, Small Business Assistance and the Business Development Corporation, among others.

3. *New Markets Tax Credits*

Despite the significant retail purchasing power of residents, it is a fact that many urban neighborhoods are underserved by retail and commercial enterprise. Lack of access to capital and technical expertise are the reasons more businesses are not started in these areas, not lack of market potential.

To address the apparent market failure, the New Markets Tax Credit (NMTC) program was created as part of the Community Renewal Tax Relief Act of 2000 to encourage investment in low-income communities. The federal program is designed to generate \$15 billion in new private sector investments in low-income communities across the country.

The NMTC program permits tax-paying entities to receive a credit against federal income taxes for making equity investments in designated community development entities. The equity investments are then used to revitalize distressed areas through various community and economic development strategies, examples of which include financing for needed community facilities; commercial loans and investments to start or expand small businesses; or financial services needed by low-income households and local businesses.

Qualifying low-income areas are determined by census tract. Nearly all land area within the Northeast Neighborhood Development Area will qualify for investment opportunities utilizing New Markets Tax Credits as incentives to investors and developers. Partnering with financial institutions and community development entities that seek development projects in NMTC-eligible areas will be advantageous in structuring financially feasible redevelopment project activities.

B. Funding Plan

A Development Area Plan is an outline of both near- and long-term development goals, objectives, strategies and activities that will, over time, positively impact an economically distressed area. The Northeast Neighborhood Development Area Plan sets forth an ambitious set of goals

and strategies designed to bring about both economic growth and quality of life improvements through reinvestment for the resident population. The goals of the Development Area Plan include strengthening commercial uses and creating new employment opportunities, particularly at the center of the neighborhood. However, much of the new investment proposed for the Development Area is to be directed toward significant residential redevelopment and revitalization activity. The majority of land uses within the Northeast Neighborhood will remain residential. Tax increment financing allocation amounts are currently calculated only on commercial uses, thereby making TIF projections relatively weak in relationship to the goals outlined for the Area.

The development program will require a long term, multi-year commitment by the Redevelopment Commission, the supporting neighborhood organizations and institutional partners. Tax increment financing allocation amounts will depend, in the early years, on the capacity of the Redevelopment Commission, neighborhood organizations, stakeholder institutions, major landowners and involved not-for-profits to leverage existing resources to encourage outside private investment. Realizing the constraints inherent in the lack of dedicated funding sources, the City, the NNRO and its member institutions, and the NENC have in fact committed to work in partnership and in an entrepreneurial spirit to locate funding sources, public and private, for projects and activities proposed in the Development Area Plan.

Aspects of many of the redevelopment and revitalization strategies outlined in the Plan as well as aspects of the funding plan are contingent on the actions of other governing bodies, both regulatory and legislative. In order to facilitate initiating the proposed infrastructure improvements earlier in the term of the Development Area, tax abatements as an economic incentive for commercial development will not be encouraged or supported within the area.

VII. Design and Development Control

A. Design Control Objectives

The new zoning ordinance that will be implemented for the City of South Bend by the Area Plan Commission of St. Joseph County will eliminate the site plan approval process, introduce stronger building standards and establish new classifications sensitive to neighborhood preservation. In order to achieve high quality design, construction, rehabilitation and site development, a more detailed design/development review process will ultimately be established for the Development Area. Design Review Guidelines for the Northeast Neighborhood, or parts thereof, will be put

forward after an early phase of Plan implementation. It is anticipated that all design and development review will be monitored and controlled through a special area zoning classification provision in the South Bend Municipal Code that is specific to the Development Area. The Area Plan Commission, the Board of Zoning Appeals, the Common Council and the Building Department will be responsible for all design controls within the Area. The Redevelopment Commission, through its staff, will serve in an advisory capacity for the Development Area.

1. *Powers and Duties*

The Design Review Administrator will be responsible for reviewing the plans and specifications for all projects located within the area that involve new construction, exterior renovation or site work. This review will include design, site planning, open space and other applicable considerations pertaining to compliance with the standards set forth in the zoning control ordinance.

2. *Development Control*

The Area Plan Commission and the Common Council shall, by Ordinance, adopt a special zoning classification provision to be incorporated within the South Bend Municipal Code for use by developers on all projects within the area. The Design Review Administrator will base approval of plans on how well the proposals have followed these guidelines. The staff of the Redevelopment Commission will serve as advisory members to the review process within this Development Area. The special zoning control ordinance may be reviewed and revised as necessary by Redevelopment Commission action.

3. *Permits*

No permit shall be issued for construction, reconstruction, alteration or rehabilitation of any building in the Development Area until the plans and specifications for the building have been approved by the Design Review Administrator.

4. *Review*

All proposals filed with the Design Review Administrator for review and approval shall be accompanied by architectural plans and/or engineering drawings and specifications for the work involved. Such plans shall be reviewed for compliance with the standards and objectives of the Plan and the zoning control ordinance. Upon receipt of the plans the Administrator will review them and either

approve the plans as submitted, ask for additional information, approve the plans as modified or reject the plans. The developer will be notified in writing of modifications to plans or specifications that are necessary to receive approval. Approval by the Administrator does not constitute approval of any federal, state or local building, zoning or other requirements, but solely pertains to the zoning control ordinance over which the Administrator has advisory jurisdiction for the Commission. The Administrator shall have the right to waive the review process for any project.

B. Development Control

1. Land Acquisition

The Land Acquisition Plan and *List of Property to be Acquired* indicating real property to be acquired for redevelopment purposes are attached as Exhibit A. The *List of Property to be Acquired* sets forth parcel ownership and key numbers for such land.

Following acquisition, the City of South Bend Department of Redevelopment intends to:

- a. Demolish the structure or structures thereon, if any, and dispose of the land for redevelopment at its fair market value, excepting those cases when land is sold or leased to another public body, pursuant to Indiana Code 36-7-14-22, for uses in accordance with the Development Plan; or
- b. Sell or lease the property to a purchaser or lessee at its fair market value, excepting those cases when property is sold or leased to another public body pursuant to Indiana Code 36-7-14-22, for uses in accordance with the Plan, subject to its being rehabilitated in conformance with the approved zoning control ordinance.

2. Property Rehabilitation

All properties in the area shall comply with the standards set forth in all applicable statutes, codes and ordinances, as amended from time to time, relating to the use, maintenance, facilities and occupancy of existing property including, but not limited to, Chapters 6, 8, 9 and 21 of the South Bend Municipal Code.

All properties within the Area shall be maintained so that the appearance of the premises and all buildings thereon shall reflect a level of maintenance in keeping with the standards of the Area and

the requirements of the South Bend Municipal Code.

3. *Commission Disposition of Property*

In the event that land is acquired by the Redevelopment Commission it will be disposed of subject to an Agreement between the Commission and the Developer. The Developer will be required by the Agreement to observe the land use and building requirements and objectives of this Plan and to carry out all development within an agreed time period.

In addition, the following provisions, plus other appropriate provisions, will be included in the Agreement:

- a. The approved plan for the project and a time schedule for start and completion of the project;
- b. That the purchase of the land is for the purpose of redevelopment and not for speculation. Purchase contracts will provide that the Developer agree that purchase of the property is for redevelopment and not for land speculation. Prior to the completion of the redevelopment project, the Developer may not sell, lease or otherwise transfer such land (or improvements) without the prior consent of the South Bend Redevelopment Commission;
- c. That the land will be built upon and improved in conformity with the objectives and provisions of the Plan;
- d. That the building of improvements will be commenced and completed within a specified period of time;
- e. That the Developers, their successors or assigns, agree that there will be no discrimination against any person or group of persons on account of race, creed, color, sex, age, transfer, use, occupancy, tenure or enjoyment of the premises therein conveyed or improvements erected or to be erected thereon, nor will the Developer or any person claiming under or through the Developer establish or permit any such practice or practices of discrimination or segregation with reference to the selection, or vendees in the premises therein conveyed, or improvements erected or to be erected thereon.

C. Project Planning Incentives

Any project planning incentives will be defined as part of a plan amendment

in the future.

VIII. STATUTORY AUTHORITY

The controls, regulations and land use restrictions contained in this Plan are for the specific purpose of implementing the Northeast Neighborhood Development Area Plan pursuant to Indiana Code 36-7-14-1-et. seq.

IX. PROCEDURE FOR AMENDMENT OF THE APPROVED DEVELOPMENT PLAN

The Northeast Neighborhood Development Area Plan may be amended by resolution of the South Bend Redevelopment Commission. Any change affecting any property or contractual right can be effectuated only in accordance with applicable state and local law.

X. LIST OF PROPERTIES TO BE ACQUIRED

No properties are to be acquired as a component of this plan. Properties planned for acquisition in the future must be added to **Exhibit A: List of Property to Be Acquired** and the Plan must be amended to include those properties in the manner described in **Section IX, Procedure for Amendment of the Approved Development Plan** of the Northeast Neighborhood Development Area Plan.

XI. LEGAL DESCRIPTION OF NORTHEAST NEIGHBORHOOD DEVELOPMENT AREA

Attached as *Exhibit B*.

Exhibit A

NNDA Properties to be Acquired

Resolution #	Date	Property Address	Key #s	Owner's Name
2054	5/21/04	1340 South Bend Avenue	18-5102-358901	Macri Development, Inc.
2054	5/21/04	1405 E. Howard Street	18-5102-3598	Donald & Jeanette McCarthy, Sr.
2128	2/18/05	604-608 N. Hill Street	18-5037-1302 18-5037-1302	Kay Equipment & Supply Co., Inc.
2128	2/18/05	613 South Bend Avenue	18-5037-1321	Kay Equipment & Supply Co., Inc.
2250	7/21/06	Expansion Area No. 1		
2312	2/16/07	Expansion Area No. 2		
2341	6/22/07	1129 South Bend Avenue Vacant land	18-5099-3517 - 3524 18-5099-3502 - 3509	Sharpe Real Estate Company LLC
2370	9/7/07	1102 Duey	18-5097-3447	Danny & Susan Benson
2370	9/7/07	1106 Burns	18-5100-3547	Donald Wanjiku
2370	9/7/07	v/l adj to 1110 Duey	18-5097-3446	Norman & Dorothy Lee
2370	9/7/07	1110 Duey	18-5097-3445	Norman & Dorothy Lee
2370	9/7/07	1130 Burns	18-5100-3529	University of Notre Dame
2370	9/7/07	1110 Georgiana	18-5101-3572	University of Notre Dame
2370	9/7/07	1136 Duey	18-5097-3422	Douglas & Gladys Poindexter
2370	9/7/07	1117 Burns	18-5100-3537	Michael Wankel & Glen Goodin
2370	9/7/07	1113 Burns	18-5100-3540	Michael Wankel & Glen Goodin
2370	9/7/07	18 v/l adj 1100 blk Burns	18-5100-3543	Elvis Willis
2370	9/7/07	1105 Burns	18-5100-3546	Elvis Willis
2370	9/7/07	1119 Duey	18-5100-3539	Julis III or Giszal O'Neal
2370	9/7/07	1109 Duey	18-5100-3545	Charles & Elizabeth Howell
2446	4/18/08	1028 Eddy	18-5098-3459	South Bend Housing Authority
2446	4/18/08	1060 Burns	18-5099-3489	Huey Hudson

Resolution #	Date	Property Address	Key #s	Owner's Name
2446	4/18/08	1056 Burns	18-5099-3493	Samuel & Betty Kariuki
2446	4/18/08	1054 Burns	18-5099-3497	Samuel & Betty Kariuki
2446	4/18/08	1046 Georgiana	18-5900-3498	South Bend Housing Authority
2446	4/18/08	1050 Burns	18-5900-3500	N. Wayne Curry, Jr.
2446	4/18/08	1030 Georgiana	18-5099-3507	Simon & Wilmae Love
2446	4/18/08	Vac Lot 1100 Blk S. Bend Avenue	18-5099-3510	Charles C. & Louise Green
2446	4/18/08	V/L E & Adj 1022 Burns V/L E of 1022 Burns	18-5099-3511 18-5099-3512	Five Corners LLC
2446	4/18/08	1215 South Bend Avenue	18-5099-3514	Dell Owens
2446	4/18/08	1126, 1128 Burns	18-5100-3532	South Bend Housing Authority
2446	4/18/08	1125, 1127 Duey	18-5100-3533	South Bend Housing Authority
2446	4/18/08	1102 Burns	18-5100-3550	South Bend Housing Authority
2446	4/18/08	1104 Eddy	18-5101-3573	South Bend Housing Authority

EXHIBIT "B"

Beginning at the intersection of the centerlines of the East Race and LaSalle Avenue; thence East along said centerline of LaSalle Avenue to a point 110 feet West of the West right-of-way line of Niles Avenue; thence North 159.25 feet; thence East 110 feet to the West right-of-way line of said Niles Avenue; thence Easterly to the Northwest corner of Lot 71 in the Original Town of Lowell; thence East along the North line of said Lot 71 to the centerline of the first North-South alley East of Niles Avenue; thence North along said centerline of said Alley to the centerline of Madison Street; thence East along said centerline to the centerline of Hill Street; thence South along said centerline to the centerline of LaSalle Avenue; thence East along said centerline to the centerline of Sunnyside Avenue; thence North along said centerline to the centerline of Rockne Drive; thence Northeasterly along said centerline to the East right-of-way line of Twyckenham Drive; thence North along said East right-of-way line to the Southwest corner of Lot 38 in Wooded Estates as shown in the Office of the Recorder of St. Joseph County, Indiana; thence Northeasterly along the Southeast lines of Lots 38, 37 and 36 to the Southwesterly right-of-way line of White Oak Drive; thence Northeasterly to the Southwesterly corner of Lot 35 in said Wooded Estates; thence Northeasterly along the Southeasterly lines of Lots 35,34,33,32,31 and 30 in said Wooded Estates to the Westerly right-of-way line of Black Oak Drive; thence Northeasterly to the Northwest corner of Lot 48 in said Wooded Estates; thence East along the North line of Lots 48,51,52,53 and 54 to the centerline of Oak Ridge Drive; thence Northerly along said centerline to the centerline of Edison Road; thence West to the East line of Lot 5 Vacval and Davidson Subdivision projected South; thence North along said East line and its projection to the Northeast corner of said Lot 5; thence West to the East property line of a parcel of land owned by Patrick and Josephine Simeri; thence North to the Northeast corner of said Simeri parcel; thence West along the North line of Simeri parcel to the Northwest corner of said Simeri parcel; thence South along the West line of said Simeri parcel to a point 208.71 feet North of the South line of the Southeast Quarter of Section 31, Township 38 North, Range 3 East, St. Joseph County, Indiana; thence West parallel with said South line, a distance of 208.71 feet; thence North to the Northeast corner of the Jamison Inn Condominium; thence West along the North line of said Jamison Inn Condominium to the centerline of Ivy Road; thence South along said centerline to the South line of said Southeast Quarter of Section 31; thence West along said South line to the West right-of-way line of Vacated Ivy Road projected North; thence South along said vacated West right-of-way line projected North to the South right-of-way line of Edison Road; thence West along said South right-of-way line to the West right-of-way line of Twyckenham Drive as dedicated by the University of Notre Dame; thence Southerly and Southeasterly along said West right-of-way line to a point 200 feet measured at right angles to the Northwesterly right-of-way line of South Bend Avenue to a point on the existing Corp. Line; thence Southwesterly parallel with said South Bend Avenue along said Corp. Line; thence West along said Corp. Line to the centerline of Eddy Street; thence North along the said centerline to the centerline of Edison Road; thence Southwesterly and Westerly along said centerline and the centerline of Angela Boulevard to the West line of Lot 95 University Heights as shown in the Office of the Recorder of St. Joseph County, Indiana projected North; thence South along the West lines of Lots 95, 94, 93, 92, 33 and 32 to the Southwest corner of said Lot 32; thence West along the North lines of Lots 29 thru 6 in University Heights to the centerline of Lawrence Street; thence South along said centerline to the centerline of Napoleon Street; thence West along said centerline to the centerline of Niles Avenue; thence Southeasterly along said centerline to the centerline of Corby Street; thence East along said centerline to a point 120 feet West of the first North-South alley East of Niles Avenue projected North; thence South, to a point 150 feet South of the South right-of-way line of Corby Street; thence East parallel with said South right-of-way line to the West right-of-way line of said first North-South alley East of Niles Avenue; thence South along said West right-of-way line, a distance of 222 feet; thence Southwesterly, a distance of 260.82 feet; thence Northwesterly, a distance of 85 feet; thence Southwesterly, a distance of 222 feet to the Northeasterly right-of-way line of Niles Avenue; thence Northwesterly along said right-of-way line, a distance of 312 feet; thence Northeasterly, a distance of 199.95 feet; thence Northerly, a distance of 141.54 feet to a point 378.66 feet West of said first North-South alley East of Niles Avenue to a point on the South right-of-way line of Corby Street; thence West along said South right-of-way line and its projection West to the East shore of the St. Joseph River; thence Southerly along said East shore to the intersection with the centerline of the East Race; thence Southeasterly along said centerline to the place of beginning containing 616.0 acres more or less.

Table 2: Northeast Neighborhood Development Area Demographic Data

	10		09/01		Category
	TOTAL	% of Pop	TOTAL	% of Pop	Totals
Population	3527	100.0%	530	100.0%	4097
Male	1777	50.4%	256	48.3%	2033
Female	1750	49.6%	274	51.7%	2024
Age					
Under 5	309	8.8%	46	8.7%	355
5 to 19 years	850	24.1%	176	33.2%	1026
20 to 24 years	499	14.1%	75	14.2%	574
25 to 34 years	502	14.2%	70	13.2%	572
35 to 64 years	941	26.7%	132	24.9%	1073
65 and over	426	12.1%	55	10.4%	481
Median Age	27.1		22.3		
Race					
Caucasian	1253	35.5%	255	48.1%	1508
African-American	1979	56.1%	237	44.7%	2216
Asian	49	1.4%	17	3.2%	66
Nat HI/Indian Pac/Alas Nat	11	0.3%	1	0.2%	12
Two or more races	106	3.0%	14	2.6%	120
Some other race	129	3.7%	4	0.8%	133
Hispanic (<i>any race</i>)	241	6.8%	17	3.2%	258
Education	<i>n=1886</i>		<i>n=817</i>		2703
<9th Grade	166	8.8%	49	6.0%	215
9th to 12th, no diploma	410	21.7%	136	16.6%	546
H.S. Graduate	506	26.8%	176	21.5%	682
Some college, no degree	429	22.7%	151	18.5%	580
Associate degree	107	5.7%	27	3.3%	134
Bachelor's degree	150	8.0%	116	14.2%	266
Grad/Professional degree	118	6.3%	162	19.8%	280
Income by Household					
<i>Total Households</i>	1249	100.0%	618	100.0%	1867
<10,000	169	13.5%	49	7.9%	218
10,000 to 14,999	168	13.5%	69	11.2%	237
15,000 to 24,999	275	22.0%	103	16.7%	378
25,000 to 34,999	196	15.7%	103	16.7%	299
35,000 to 49,000	191	15.3%	77	12.5%	268
50,000 to 74,999	128	10.2%	115	18.6%	243
75,000 to 99,999	60	4.8%	77	12.5%	137
100,000 to 149,000	28	3.0%	14	2.3%	52
150,000 to 199,000	14	1.1%	6	1.0%	20
200,000>	10	0.8%	5	0.8%	15
Median Income	25466		32500		
South Bend Median Income 1999	40420		40420		

**Table 1: Northeast Neighborhood Development Area
Traffic Count Data**

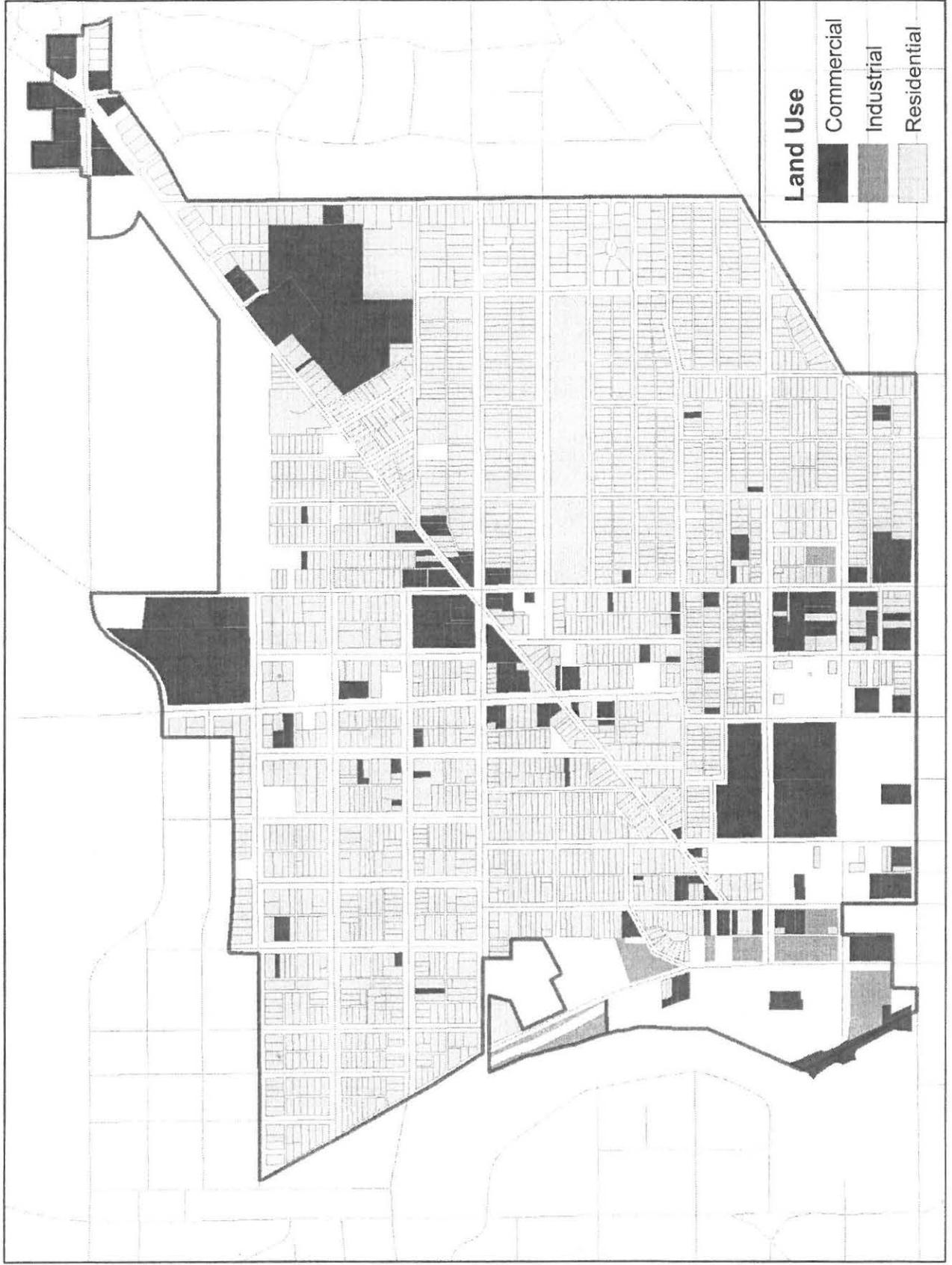
STREET	LOCATION	2002	2001	2000	1999	1998	1997	1996
Corby Boulevard								
2086	E of Notre Dame Avenue	NC	2423	NC	2055	NC	NC	NC
Eddy Street								
2100	S of Edison Road	7452	6383	NC	6131	NC	NC	7205
2104	N of South Bend Avenue	5813	NC	NC	7181	NC	NC	NC
Edison Road								
2110	E of Eddy Street (Juniper Road)	17481	NC	15069	NC	NC	NC	NC
2111	W of SR 23 (South Bend Avenue)	19863	NC	NC	15697	NC	NC	NC
2112	E of SR 23 (South Bend Avenue)	15816	NC	NC	15875	NC	NC	NC
Hill Street								
2168	S of South Bend Avenue	NC	8260	9372	NC	NC	NC	NC
2170	N of LaSalle Street	3614	NC	NC	3697	3681	NC	NC
LaSalle Avenue								
2256	E of Niles Avenue	NC	20258	NC	NC	20032	NC	NC
2258	E of St. Louis Boulevard	NC	13354	NC	NC	NC	16615	NC
Niles Avenue								
2394	N of Corby Boulevard	NC	NC	NC	NC	NC	5924	NC
Notre Dame Avenue								

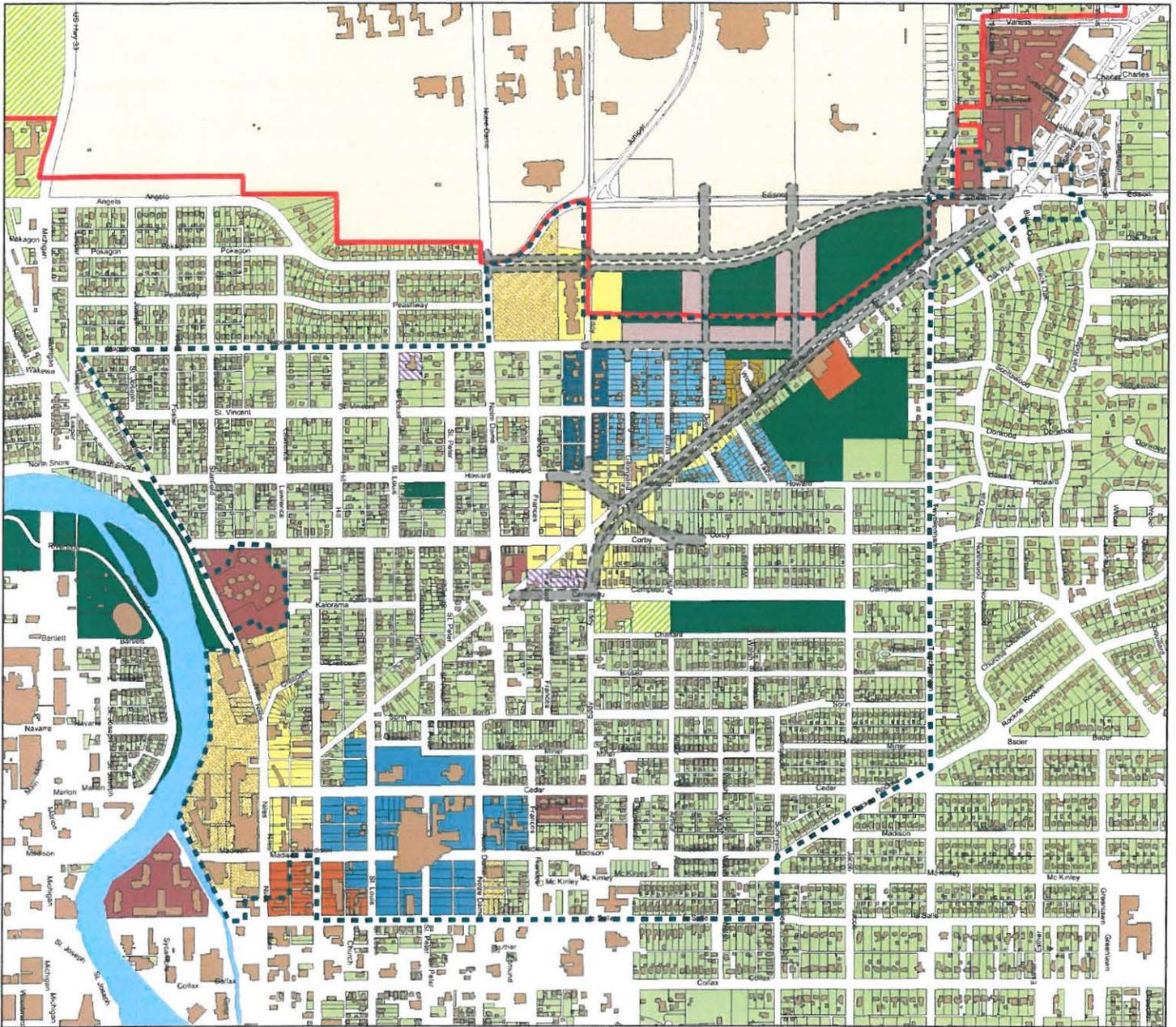
2414	S of Angela Boulevard	NC	2845	NC	3562	NC	NC	NC
2416	N of South Bend Avenue	NC	2040	NC	NC	NC	NC	NC
Rockne Drive								
2486	E of Twyckenham Drive	NC	NC	NC	NC	NC	8016	NC
South Bend Avenue								
2528	E of Hill Street	NC	NC	NC	NC	NC	8077	NC
2530	W of Notre Dame Avenue	NC	10010	NC	NC	6555	NC	NC
2532	E of Notre Dame Avenue	NC	NC	NC	NC	NC	8678	NC
South Bend Avenue (SR 23)								
2534	E of Twyckenham Drive	16996	NC	NC	18922	NC	NC	20635
2536	N of Edison Road	22828	NC	NC	24435	NC	NC	21444
Twyckenham Drive								
2554	N of Corby Boulevard	NC	NC	5327	NC	NC	4357	NC

MAP DIRECTORY

- Map 1: Northeast Neighborhood Development Area
- Map 2: Northeast Neighborhood Development Area Current Land Use
- Map 3: Northeast Neighborhood Development Area Projected Land Use
- Map 4: Northeast Neighborhood Development Area Current Zoning
- Map 5: Northeast Neighborhood Development Area Projected Zoning
- Map 6: Northeast Neighborhood Development Area Traffic Circulation
- Map 7: Northeast Neighborhood Development Area Census Tracts
- Map 8: Northeast Neighborhood Development Area Sub-areas
- Map 9: Sub-area A, Eddy Street Commercial Redevelopment Area
- Map 10: Sub-area B, Georgiana-Talbot Residential Redevelopment Area
- Map 11: Sub-area C, Homeownership Preservation Area
- Map 12: Sub Area D, St. Joseph Regional Medical Center Redevelopment Site
- Map 13: Sub-area E, Madison Center Campus Housing and Commercial Redevelopment Area

**Map 2: Northeast Neighborhood Development Area
Current Land Use**





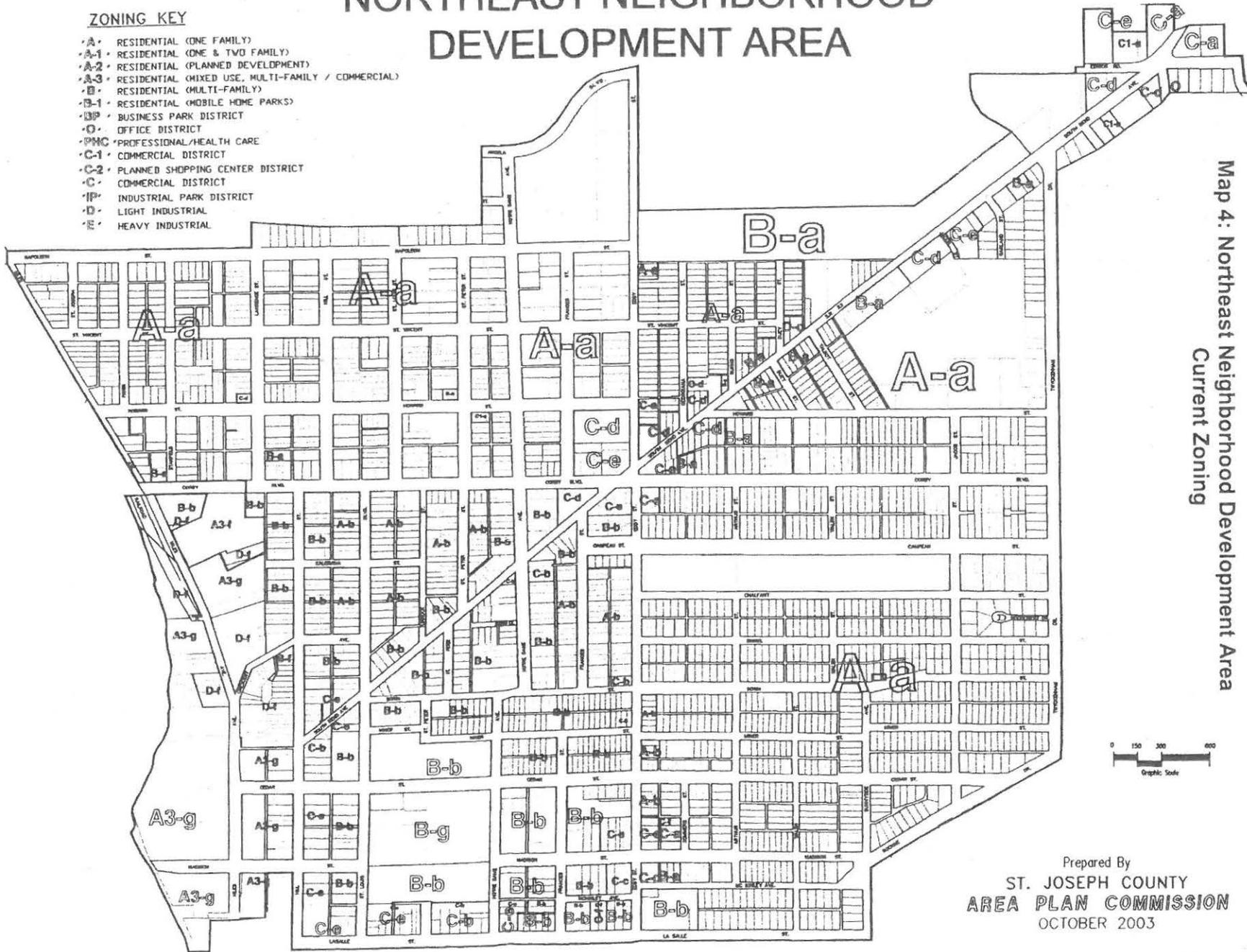
Projected Land Use Plan



NORTHEAST NEIGHBORHOOD DEVELOPMENT AREA

ZONING KEY

- A • RESIDENTIAL (ONE FAMILY)
- A-1 • RESIDENTIAL (ONE & TWO FAMILY)
- A-2 • RESIDENTIAL (PLANNED DEVELOPMENT)
- A-3 • RESIDENTIAL (MIXED USE, MULTI-FAMILY / COMMERCIAL)
- B • RESIDENTIAL (MULTI-FAMILY)
- B-1 • RESIDENTIAL (MOBILE HOME PARKS)
- B-P • BUSINESS PARK DISTRICT
- O • OFFICE DISTRICT
- PHC • PROFESSIONAL/HEALTH CARE
- C-1 • COMMERCIAL DISTRICT
- C-2 • PLANNED SHOPPING CENTER DISTRICT
- C • COMMERCIAL DISTRICT
- IP • INDUSTRIAL PARK DISTRICT
- D • LIGHT INDUSTRIAL
- E • HEAVY INDUSTRIAL



Map 4: Northeast Neighborhood Development Area
Current Zoning

Prepared By
ST. JOSEPH COUNTY
AREA PLAN COMMISSION
OCTOBER 2003

SOUTH BEND ZONING

- SF1 - Single Family Residential
- SF2 - Single Family Residential
- MF1 - Multi-Family Residential
- MF2 - Multi-Family Residential
- OB - Office Buffer (small scale)
- MU - Mixed Use
- LB - Local Business
- O - Office (large scale)
- CB - Community business (big box)
- CBD - Central Business District
- GB - General Business (auto/outdoor)
- LI - Light Industrial
- GI - General Industrial (outdoor)
- U - University
- PUD - Planned Unit Development

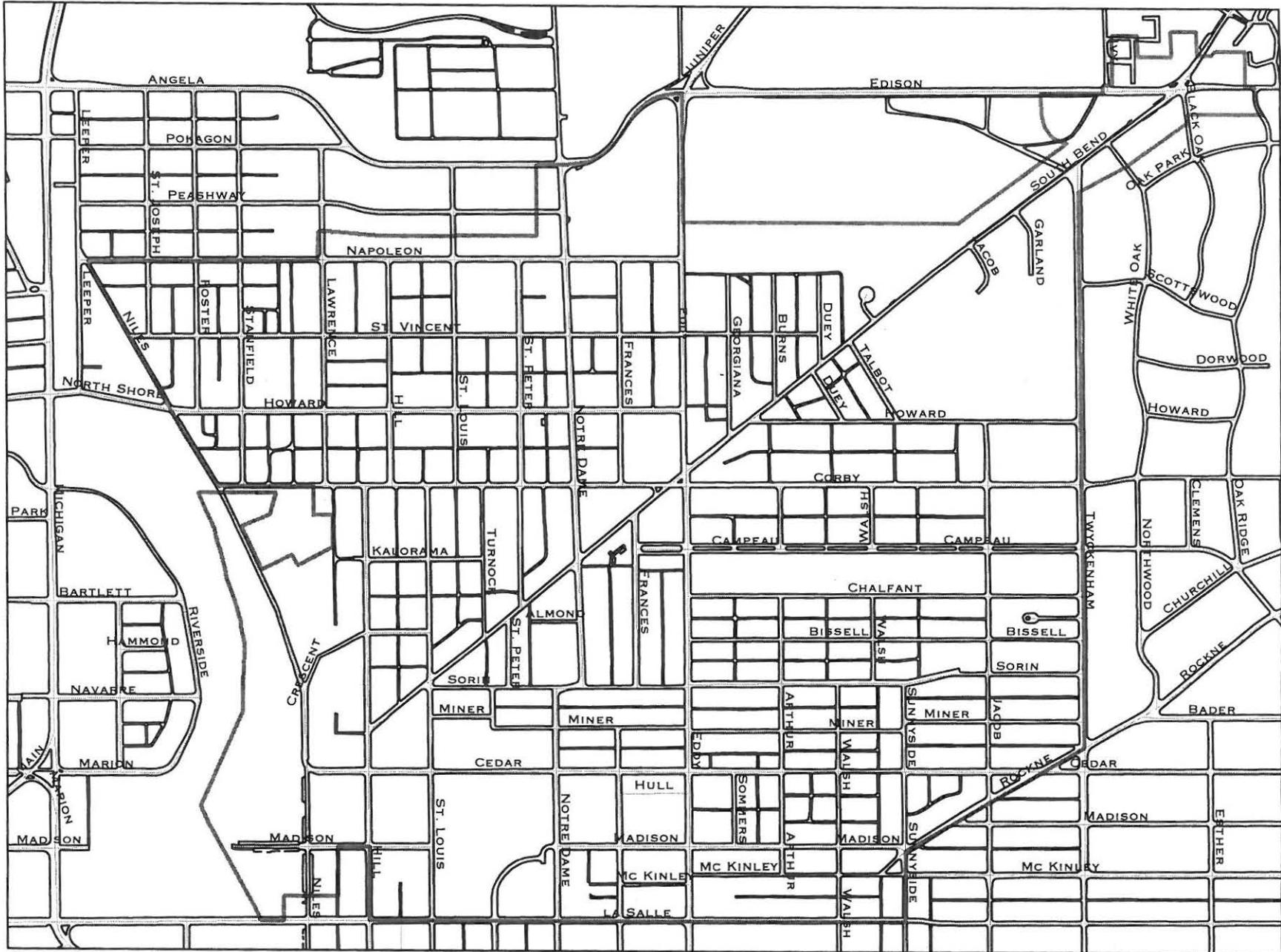
NORTHEAST NEIGHBORHOOD DEVELOPMENT AREA



Map 5: Northeast Neighborhood Development Area
Proposed Zoning

Prepared By
ST. JOSEPH COUNTY
AREA PLAN COMMISSION
OCTOBER 2003

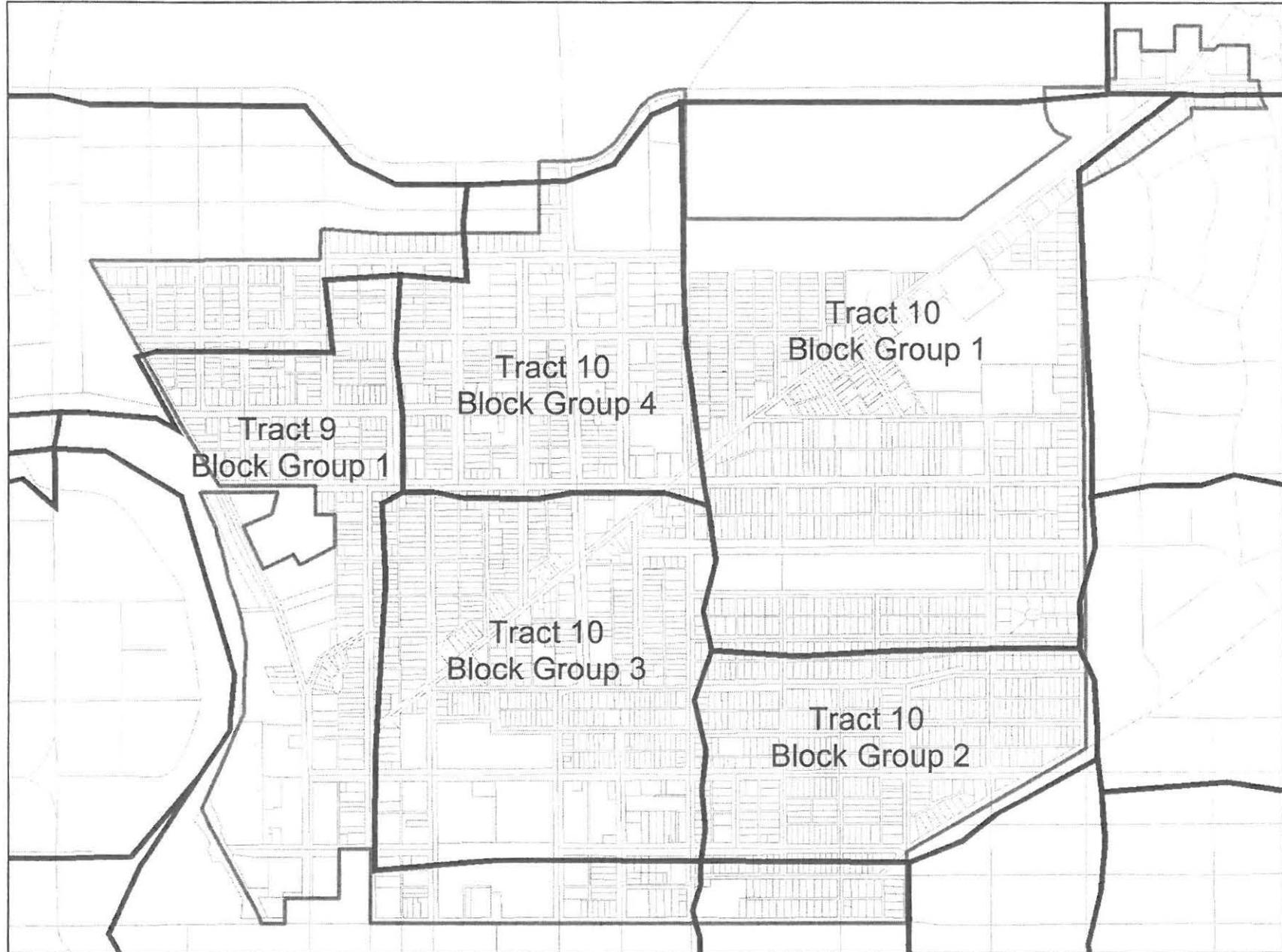
Map 6: Northeast Neighborhood Development Area Traffic Circulation



0 250 500 1,000 1,500
Feet



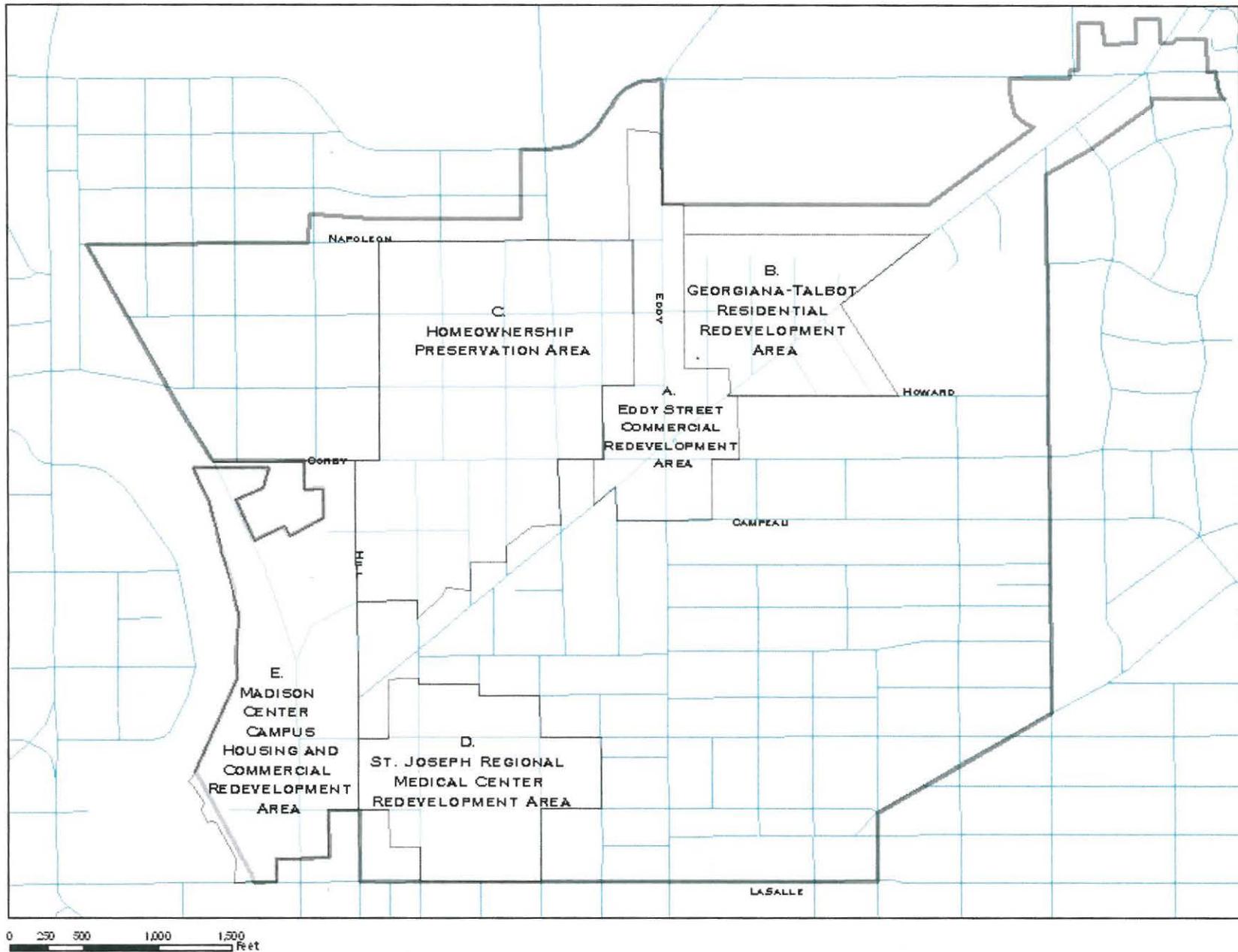
Map 7: Northeast Neighborhood Development Area Census Tracts



0 250 500 1,000 1,500 Feet



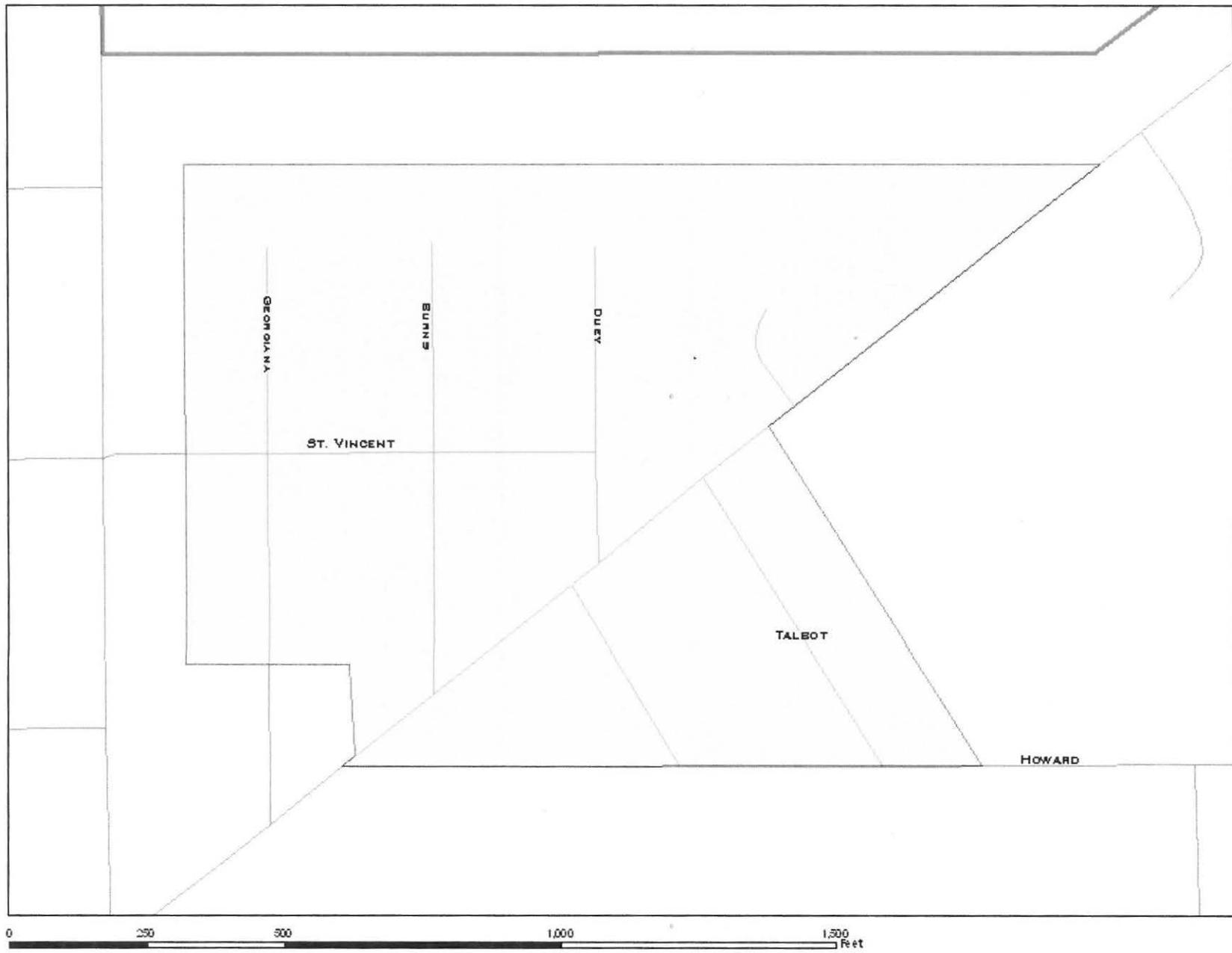
Map 8: Northeast Neighborhood Development Area Sub-Areas



Map 9: Sub-Area A, Eddy Street Commercial Redevelopment Area



Map 10: Sub-Area B, Georgiana-Talbot Residential Redevelopment Area



Map 11: Sub-Area C, Homeownership Preservation Area



Map 12: Sub-Area D, St. Joseph Regional Medical Center Redevelopment Area



N

Map 13: Sub-Area E, Madison Center Campus Housing and Commercial Redevelopment Area



0 250 500 1,000 1,500 Feet



AMENDMENT TO THE NORTHEAST NEIGHBORHOOD DEVELOPMENT AREA DEVELOPMENT PLAN

DESIGNATION OF THE NORTHEAST NEIGHBORHOOD DEVELOPMENT AREA HOUSING PROGRAM PLAN AND ALLOCATION AREA #2

(includes Eddy Street Commons, Five Points Project, and the Triangle Residential Project)

Dated June 12, 2007

Final Revision Date July 17, 2007

Declaratory Resolution 2344 approved by the South Bend Redevelopment Commission on June 19, 2007

Declaratory Resolution 177-07 approved by the Area Plan Commission on June 19, 2007

Declaratory Resolution 07-86 approved by the South Bend Common Council on June 25, 2007

Confirming Resolution 2350 approved by the South Bend Redevelopment Commission on July 20, 2007

AMENDMENT TO THE NORTHEAST NEIGHBORHOOD DEVELOPMENT AREA
DEVELOPMENT PLAN

DESIGNATION OF THE NORTHEAST NEIGHBORHOOD DEVELOPMENT AREA
HOUSING PROGRAM PLAN AND ALLOCATION AREA #2

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A. Description of Project

1. Boundaries of the Northeast Neighborhood Development Area (NNDA)
See *Map A*
2. Boundaries of Northeast Neighborhood Development Area TIF Allocation Areas
See *General Information B & C and Map B*
3. Boundaries of TIF Allocation Area #2 – Northeast Neighborhood Development Area Housing Program
See *General Information C and Map C*

B. Land Use Plan

1. Maps
 - a. Northeast Neighborhood Development Area Boundary Map
 - b. Northeast Neighborhood Development Area Housing Program Project Phase Map
 - c. Eddy Street Commons (Phase 1) Project Map
 - d. Triangle Residential Project Map
2. Land Use Provisions
 - a. Residential/Commercial Land Uses.
 - b. Public uses including streets, right-of-ways, and park land.
 - c. Accessory uses and structures, subordinate, appropriate and incidental to the permitted primary uses.
 - d. Temporary structures, incidental to development of land during construction.
 - e. All uses detailed in the Planned Unit Development zoning proposal for the Eddy Street Commons project.

C. Proposed Project Activities

1. Northeast Neighborhood Development Area Declaration
 - a. Purpose

The purpose of the establishment of the Northeast Neighborhood Development Area as described in Section IA of the Northeast Neighborhood Development Area Development Plan (the “Development Plan”) is as follows:

- To set forth an organizing vision, mission statement, strategy and action plan for the economic revitalization and physical redevelopment of the area of the city known as the Northeast Neighborhood;
- To designate a new development target area and tax increment allocation area within the City of South Bend;
- To establish a framework for an ongoing collaborative planning effort involving Northeast Neighborhood residents, business owners, civic associations, institutional partners and local government.

b. Goals and Objectives of the Development Plan

1. Goals (as defined in Section III B of the Development Plan)

The goals of the Development Area Plan are:

- to ensure neighborhood stability and sustainability for the benefit of current and future residents and business owners;
- to protect and increase the property tax base of the area;
- to introduce a variety of retail services to serve current residents and support residential growth;
- to create employment opportunities through new retail and commercial development;
- to encourage housing options for a diversity of household types, age groups, and income levels;
- to improve conditions that determine the overall livability of the Northeast Neighborhood, including its physical environment, social capacities, economic viability, public safety concerns and connections with the wider community.

2. Objectives (as defined in Section III C of the Development Plan)

The objectives of the Development Area Plan are:

- to stimulate private sector investment within the neighborhood, including new construction, rehabilitation, and the reuse of vacant or underutilized land, buildings and facilities;
- to coordinate and guide existing economic revitalization strategies, physical redevelopment programs and human and social service programs of private sector stakeholder organizations and public and non-profit agencies within a comprehensive Development Plan;
- to implement the most current land use and zoning recommendations of the Area Plan Commission of St. Joseph County and the South Bend Common Council, which encourage urban residential density and mixed-use development, where appropriate;
- to promote design standards that respect and conserve the architectural and social fabric of the neighborhood;
- to minimize the intrusion of negative impacts of commercial development on the adjacent residential areas, such as vehicular traffic, noise, trash and other nuisances;
- to improve vehicular traffic circulation patterns in the area for the public safety benefit of all South Bend residents and visitors;
- to encourage a balanced transportation system within the area that provides for and accommodates multiple forms of transportation, including automobile, bus, bicycle and pedestrian traffic.

c. Designation History

1. The Northeast Neighborhood Development Area was designated on November 17, 2003, by Declaratory Resolution 2016 of the South Bend Redevelopment Commission.

2. The Northeast Neighborhood Development Area was established as a redevelopment area (IC 36-7-14-15) and met the provisions of blight as defined by IC 36-7-14-15 (c).
3. The Development Plan and all associated resolutions of declaration for the Northeast Neighborhood Development Area are available and on file with the City of South Bend Department of Community and Economic Development.
4. As of the drafting of this Development Plan Amendment, there have been two boundary additions, one boundary contraction and fourteen (14) properties have been added to the Acquisition Plan by the South Bend Redevelopment Commission.

2. Northeast Neighborhood TIF Allocation Area #1 Declaration

- a. In an effort to establish financial resources to facilitate the necessary redevelopment activities detailed in the Development Plan, Section VI A1 of the Development Plan details that the creation of a Tax Increment Finance Area be established as one of the fund generation mechanisms within the development area.
- b. As a function of the designation of the Northeast Neighborhood Development Area as a redevelopment area by the South Bend Redevelopment Commission, the entire boundary area of the development area was established as a Tax Increment Finance (TIF) Allocation Area #1.
- c. As a function of the expansion and contraction of the boundaries of the Northeast Neighborhood Development Area, the boundaries of the TIF Allocation Area #1 remain coterminous with the boundaries of the development area.

3. Northeast Neighborhood Development Area Housing Program and Allocation Area #2 Declaration

- a. Intent
 1. The intent of the Northeast Neighborhood Development Area Housing Program and Allocation Area #2 Declaration is to establish a Residential Tax Increment Finance Allocation Area and a Housing Program, as permitted by IC 36-7-14-45

through IC 36-7-14-48, to redevelop a specific area within the Northeast Neighborhood Development Area.

2. As a function of the designation of the Northeast Neighborhood Development Area Housing Program, the TIF Allocation Area created by Resolution 2016 of the South Bend Redevelopment Commission on November 17, 2003, will be divided into two TIF Allocation Areas. A legal description for TIF Allocation Area #2 is included with this document in the Attachment section.
 3. As a provision of the designation of this Housing Program and Allocation Area #2 and as permitted by IC 36-7-14-48(a), all real property tax increment generated by both residential and commercial development will be collected and used to further the Development Plan for the Northeast Neighborhood Development Area, specifically as it relates to the Housing Program and as otherwise permitted by statute.
 4. From a development standards point of reference, the Northeast Neighborhood Development Area Development Plan is considered the guiding document for land uses plans, requirements, restrictions and other development goals and objectives. In the event that a specific document is developed for one of the redevelopment project areas as described below in C 3 b, that document will take precedence over the Northeast Neighborhood Development Plan.
- b. Redevelopment Project Areas in the Northeast Neighborhood Development Area Housing Program
1. The Northeast Neighborhood Development Area is the generalized name for a redevelopment area that comprises various projects including the Eddy Street Commons Project, Five Points Project, and the Triangle Residential Project, which three projects will be included in and a part of the Northeast Neighborhood Development Area Housing Program and Allocation Area #2.
 2. *Eddy Street Commons Project* is the project name for a 26 acre section of the redevelopment area that will be master developed in a multi-use, urban format with uses including but not limited to general commercial, office, multi-format residential, hotel, structured and surface parking, and limited public and open space. This project is being master

developed by Indianapolis-based Kite Realty Group in partnership with the University of Notre Dame.

3. *Five Points Project* is the project name for a future retail commercial node development in the area currently and commonly known as the Five Points intersection. Uses in this area could include but are not limited to general commercial, office, multi-format residential, structured and surface parking, and limited public and open space. This project area is dependant on the realignment of the five points intersection area to make available the land areas necessary to create the development sites.
4. *Triangle Residential Project* or also described in the Northeast Neighborhood Development Plan as the *Georgiana-Talbot Residential Redevelopment Area* is the redevelopment of a 15 acre section of the redevelopment area currently and commonly referred to as the Triangle. The goal of this redevelopment area is to remove all blighting and non-conforming properties and land uses, and develop a new mixed income neighborhood.

c. Goal and Objectives of Development Plan Amendment

1. Eliminate blighting, deteriorated and deteriorating areas.
2. Eliminate blighting, deteriorated and deteriorating influences.
3. Maximize new and existing opportunities for the development of affordable housing.
4. To benefit the public health and welfare by protecting the economic value of surrounding properties.
5. To overcome existing barriers to development by creating opportunities to fund the construction of basic public improvements.
6. Create new job opportunities for the project area.
7. Encourage and stimulate economic development in the project area.
8. Phase out incompatible structures and land uses.

9. Redevelopment of parcels to be in accordance with the Northeast Neighborhood Development Area Development Plan.
10. Encourage residential, commercial, and retail redevelopment.
11. Support and stimulate further growth of residential, commercial, retail uses consistent with the Development Plan Amendment.
12. All other goals and objectives previously noted in the Development Plan for the Northeast Neighborhood Development Area.

4. Statutory Compliance

1. Requirements of IC 36-7-14-47

To establish the Northeast Neighborhood Development Area Housing Program under IC 36-7-14-45, the Redevelopment Commission must make the following under section 45 of this chapter:

(1) Not more than twenty-five (25) acres of the area included in the allocation area has been annexed during the preceding five (5) years.

(2) No area within the allocation area has been annexed within the preceding five (5) years over a remonstrance of a majority of the owners of land within the annexed area.

(3) The program cannot be accomplished by regulatory processes or by the ordinary operation of private enterprise because of:

(A) the lack of public improvements;

(B) the existence of improvements or conditions that lower the value of the land below that of nearby land; or

(C) other similar conditions.

(4) The public health and welfare will be benefited by accomplishment of the program.

(5) The accomplishment of the program will be of public utility and benefit as measured by:

(A) the provision of adequate housing for low and moderate income persons;

(B) an increase in the property tax base; or

(C) other similar public benefits.

(6) At least one-third (1/3) of the parcels in the allocation area established by the program are vacant.

(7) At least seventy-five percent (75%) of the allocation area is used for residential purposes or is planned to be used for residential purposes.

(8) At least one-third (1/3) of the residential units in the allocation area were constructed before 1941.

(9) At least one-third (1/3) of the parcels in the allocation area have at least one (1) of the following characteristics:

(A) The dwelling unit on the parcel is not permanently occupied.

(B) The parcel is the subject of a governmental order, issued under a statute or an ordinance, requiring the correction of a housing code violation or unsafe building condition.

(C) Two (2) or more property tax payments on the parcel are delinquent.

(D) The parcel is owned by local, state, or federal government.

(10) The total area within the county or municipality that is included in any allocation area established for a housing program under section 45 of this chapter does not exceed one hundred fifty (150) acres.

2. Review of Compliance of Statutory Requirement

As a function of gathering data to determine if the proposed Northeast Neighborhood Development Area Housing Program met the statutory requirements listed in IC 36-7-14-47, a complete data table was developed to profile the entire area. The data table is included as Attachment D.

The following information addresses the Statutory Requirements in a narrative format:

(1) Not more than twenty-five (25) acres of the area included in the allocation area has been annexed during the preceding five (5) years.

A total of +11 acres of the total 58 acre area in Allocation Area #2 has been annexed into the City of South Bend in the past five (5) years

(2) No area within the allocation area has been annexed within the preceding five (5) years over a remonstrance of a majority of the owners of land within the annexed area.

No area in Allocation Area #2 has been annexed within the preceding five (5) years over a remonstrance of a majority of the owners of land within the annexed area.

(3) The program cannot be accomplished by regulatory processes or by the ordinary operation of private enterprise because of:

(A) the lack of public improvements;

While the area, in which the Housing Program will be located, is served by public roadways and utilities, the general conditions of the infrastructure are not at a general level considered as acceptable within the City of South Bend.

(B) the existence of improvements or conditions that lower the value of the land below that of nearby land; or

There are a variety of blighting factors within and adjacent to this area, in which the Housing Program will be located, that have and are still causing the decline of this redevelopment area.

(C) other similar conditions.

In addition to the variety of physically blighting factors in this area, in which the Housing Program will be located, the area is replete with a variety of similar blighting social and economic factors that continue to decline this area.

(4) The public health and welfare will be benefited by accomplishment of the program.

The focused attention of this housing program with the expected residential and commercial development will eliminate the blighting influences in this area and serve as a momentum factor in improving adjacent areas.

(5) The accomplishment of the program will be of public utility and benefit as measured by:

(A) the provision of adequate housing for low and moderate income persons;

The Triangle Residential Project is proposed to be a multi-economic and diverse housing program area that will create new housing opportunities for low and moderate income persons.

(B) an increase in the property tax base; or

The proposed residential and commercial development will be of substantial increase compared to the existing property tax base. But for the increased property tax revenue projected to be generated from both the residential and commercial developments, redevelopment of this area would be an economic impossibility.

(C) other similar public benefits.

The creation of the Eddy Street Commons commercial area will serve as not only a neighborhood focal point as well as a retail destination location. The residential aspects of this entire project will serve as a tremendous opportunity to improve the housing stock of the City of South Bend for a variety of income levels.

(6) At least one-third (1/3) of the parcels in the allocation area established by the program are vacant.

Of the 171 parcels in Allocation Area #2, 81 (47.4%) are presently vacant.

(7) At least seventy-five percent (75%) of the allocation area is used for residential purposes or is planned to be used for residential purposes.

At least seventy-five percent (75%) of Allocation Area #2 is used for residential purposes or is planned to be used for residential purposes.

(8) At least one-third (1/3) of the residential units in the allocation area were constructed before 1941.

Of the 75 residential units in Allocation Area #2, 40 (53.3%) were constructed before 1941.

(9) At least one-third (1/3) of the parcels in the allocation area have at least one (1) of the following characteristics:

Of the 171 parcels in Allocation Area #2, 82 parcels or 48% of the parcels have at least one (1) of the following characteristics:

(A) The dwelling unit on the parcel is not permanently occupied.

38 parcels have a dwelling unit that is not permanently occupied.

(B) The parcel is the subject of a governmental order, issued under a statute or an ordinance, requiring the correction of a housing code violation or unsafe building condition.

63 parcels are the subject of a governmental order, issued under a statute or an ordinance, requiring the correction of a housing code violation or unsafe building condition.

(C) Two (2) or more property tax payments on the parcel are delinquent.

7 parcels are two (2) or more property tax payments delinquent.

(D) The parcel is owned by local, state, or federal government.

9 parcels are owned by local, state, or federal government.

(10) The total area within the county or municipality that is included in any allocation area established for a housing program under section 45 of this chapter does not exceed one hundred fifty (150) acres.

The total area of Allocation Area #2 is 58 acres.

D. Procedures for Changes in the Development Plan

The Northeast Neighborhood Development Area Housing Program Development Plan may be amended by resolution of the South Bend Redevelopment Commission. Any change affecting any property or contractual right can be effectuated only in accordance with applicable state and local law.

E. Statutory Authority

The controls, regulations and land use restrictions contained in this Development Plan Amendment are for the specific purpose of implementing the Northeast Neighborhood Development Area Plan pursuant to Indiana Code 36-7-14-1-et. seq.

Attachments

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Attachment A

Resolution 2016 declaring the Northeast Neighborhood Development Area

parks, playgrounds, and other public purposes under the redevelopment plan for the Area; and

WHEREAS, lists have heretofore been prepared indicating that no parcels of property are proposed to be acquired within the Area, and therefore, that no appraisals have been made of the fair market value of any parcels in the Area at this time; and

WHEREAS, there was presented to this meeting of the Commission for its consideration and approval, a copy of the development plan for the Area, dated November 17, 2003, which plan is entitled "Northeast Neighborhood Development Area Plan" ("Plan") as proposed by this Declaratory Resolution dated November 17, 2003, consisting of 34 pages and 2 exhibits; and

WHEREAS, the Commission has, in a meeting held this day and open to the public, heard evidence and reviewed the maps and plats presented at the meeting and considered same.

NOW, THEREFORE, BE IT RESOLVED BY THE SOUTH BEND REDEVELOPMENT COMMISSION, AS FOLLOWS:

1. The Commission now declares the Northeast Neighborhood Development Area ("Area") which is described in the fourth WHEREAS clause above, as blighted and deteriorated and a menace to the social and economic interests of the City of South Bend and its inhabitants and that it will be of public utility and benefit to acquire real estate and improvements in the Area and to redevelop the Area under the Act.

2. The Northeast Neighborhood Development Area Plan ("Plan") proposed by this Declaratory Resolution of November 17, 2003 and as attached hereto and incorporated herein, is hereby approved subject to a Confirmatory Resolution after a duly called meeting.

3. The previously prepared maps and plat showing the boundaries of the Area, the location of the various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, replatting, replanning, rezoning or redevelopment of the Area, indicating any parcels of property to be excluded from acquisition, and indicating the parts of the Area to be devoted to public ways, levees, sewerage, parks, playgrounds, and other public purposes under the Plan are hereby approved.

4. The previously prepared list indicating that there are no parcels of property within the Area to be acquired at the present time and is hereby approved.

5. The estimated cost of acquiring property in the Area, as determined by taking the average of two (2) separate appraisals made by independent appraisers, is \$0.00, is hereby approved.

6. In determining the location and the extent of the Area proposed to be acquired for redevelopment, the Commission has given consideration to transitional and permanent provisions for adequate housing for residents of the Area who will be displaced by this redevelopment project, and the Commission hereby adopts the Northeast Neighborhood Relocation Policy as the policy by

which the Commission will be guided in providing for such persons displaced by the action of the Commission.

BE IT FURTHER RESOLVED that all proceedings related to the redevelopment of the herein described area shall be referred to as the Northeast Neighborhood Development Area.

BE IT FURTHER RESOLVED that the redevelopment of the Area shall be in accordance with the Northeast Neighborhood Development Area Plan.

BE IT ALSO RESOLVED, that the Commission proposes the following findings subject to confirmation after a duly called public meeting:

i. Based upon evidence submitted to the Commission, the Commission finds and determines that there is a substantial presence in the area designated as the Northeast Neighborhood Development Area ("Area") of excessive vacant land, abandoned or vacant buildings, old buildings, excessive vacancies, substandard structures, deteriorating infrastructure, and lack of infrastructure sufficient to support redevelopment of the Area.

ii. The Commission further finds that the Area is blighted and constitutes a menace to the social and economic interest of the City of South Bend and its inhabitants, and it will be of public utility and benefit to acquire land within such Area and to redevelop it under the Act.

iii. The assessed value of the real property of the Area when added to the assessed value of the real property located in all redevelopment areas does not exceed twenty percent (20%) of the total assessed value of the real property located in the City of South Bend.

iv. The Northeast Neighborhood Development Area Plan ("Plan") for the Area will result in the demolition and/or selective demolition and reuse of blighted structures. Alleviating this blight and its blighting influence is projected to be a catalyst to ongoing and future development in the Area.

v. The Plan for the Area delineates five (5) Sub-Areas to be known as (i) the Eddy Street Commercial Redevelopment Area (ii) the Georgiana-Talbot Residential Redevelopment Area; (iii) the Homeownership Preservation Area; (iv.) The St. Joseph Regional Medical Center Redevelopment Area; and (v) the Madison Center Campus Housing and Commercial Redevelopment Area.

vi. The Plan for the Area cannot be achieved without the designation of the Area as a redevelopment area because of stagnated or depressed levels of private investment within the Area and because of the existence of blighted conditions as

defined at Ind. Code § 36-7-1-3.

vii. The Plan for the Area will allow for the master-planned development of multiple sites within the Area. The Area status will allow opportunities for the master planning of traffic circulation, infrastructure upgrades, residential conservation and redevelopment, commercial and open space development planning, landscaping and site design controls.

ix. The Plan for the Area will complement public and private sector investment within the immediate neighborhood.

x. The public health and welfare will be benefitted by the accomplishment of the Plan within the Area.

xi. The Plan for the Area will provide the necessary redevelopment tools and facilitate the use of certain funding mechanisms to aid in the redevelopment of the area commonly known as Five Points, the junction of Corby Boulevard, Eddy Street and South Bend Avenue and the surrounding vicinity at the center of the Area.

xii. The Plan for the Area will provide the necessary redevelopment tools and funding mechanisms to aid in the demolition and/or selective demolition and site preparation and, if necessary, remediation of certain existing residential and commercial sites within the Area.

xiii. The Plan for the Area will allow for the expansion and upgrade of public facilities and utilities within the Area.

xiv. The Plan for the Area will allow for the planned acquisition of parcels of real property related to the expansion of public roadways and utility structures.

xv. The Plan for the Area conforms to other development and redevelopment plans for the City of South Bend and conforms to the comprehensive plan of the City of South Bend.

xvi. The Plan is reasonable and appropriate when considered in relation to the purpose of Chapter 14, Article 7, Title 39 of the Indiana Code.

xvii. The Plan is in all respects approved, and the Secretary is directed to file a certified copy of the Plan with the minutes of this meeting and to record a certified copy of the Plan in the Office of the Recorder of St. Joseph County, Indiana.

BE IT FURTHER RESOLVED BY THE SOUTH BEND REDEVELOPMENT COMMISSION PURSUANT TO IND. CODE § 36-7-14-39, AS AMENDED AND SUPPLEMENTED, CONCERNING THE ESTABLISHMENT OF AN ALLOCATION AREA

FOR PURPOSES OF TAX INCREMENTAL FINANCING, THAT:

A. For purposes of the allocation provisions of the Act, as authorized by Ind. Code § 36-7-14-39, and as used in this Resolution for the purposes of distribution of real property taxes, the "allocation area" of the Northeast Neighborhood Development Area, and which area is more particularly described in *Exhibit "A"* attached hereto and incorporated herein; and

B. Any real property taxes hereinafter levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property within the allocation area be allocated and distributed as follows:

(1) Except as otherwise provided in this section, the proceeds of the taxes attributable to the lesser of:

(A) the assessed value of the property for the assessment date with respect to which the allocation and distribution is made; or

(B) the base assessed value;

shall be allocated to and, when collected, paid into the funds of the respective taxing units.

(2) Except as otherwise provided in this section, property tax proceeds in excess of those described in subdivision (1) shall be allocated to the redevelopment district and, when collected, paid into an allocation fund for that allocation area that may be used by the redevelopment district only to do one (1) or more of the following:

(A) Pay the principal of and interest on any obligations payable solely from allocated tax proceeds which are incurred by the redevelopment district for the purpose of financing or refinancing the redevelopment of the allocation area;

(B) Establish, augment, or restore the debt service reserve for bonds payable solely or in part from allocated tax proceeds in the allocation area;

(C) Pay the principal of and interest on bonds payable from allocated tax proceeds in that allocation area and from the special tax levied under Ind. Code § 36-7-14-27;

(D) Pay the principal of and interest on bonds issued by the City of South Bend to pay for local public improvements in or serving the

allocation area;

(E) Pay premiums on the redemption before maturity of bonds payable solely or in part from allocated tax proceeds in the allocation area;

(F) Make payments on leases payable from allocated tax proceeds in the allocation area under Ind. Code § 36-7-14-25.2;

(G) Reimburse the City of South Bend for expenditures made by it for local public improvements which includes, but is not limited to, buildings, parking facilities, and other items described in Ind. Code § 36-7-14-25.1(a) in or serving the allocation area;

(H) Reimburse the City of South Bend for rentals paid by it for a building or parking facility in or serving the allocation area under any lease entered into under Ind. Code § 36-1-10;

(I) Pay all or a portion of a property tax replacement credit to taxpayers in an allocation area as determined by the Commission by separate resolution;

(J) Pay expenses incurred by the Commission for local public improvements that are in the allocation area or are serving the allocation area (which includes buildings, parking facilities or other items described in Ind. Code § 36-7-14-25.1(a));

(K) Reimburse public and private entities for expenses incurred in training employees of industrial facilities that are located (i) within the allocation area; and (ii) on a parcel of real property that has been classified as industrial property under the rules of the state board of tax commissioners;

(L) Reimburse the Commission for preliminary expenditures paid from Commission funds prior to the issuance of the bonds with bond proceeds, said expenditures to include legal, architectural, engineering, surveys, appraisals, and supervisory expenses related to the acquisition and redevelopment of property, the issuance of bonds and related costs;

provided, however, that if future uses of property tax proceeds allocated to the allocation fund are authorized or permitted by amendment to the Act, including Ind. Code § 39-7-14-39, after the effective date of this resolution, those uses shall also be authorized or permitted for property tax proceeds

allocated hereby; and further provided that the allocation fund may not be used for operating expenses of the Commission.

C. When the funds are no longer needed for the purposes permitted in subsection B, above, moneys in the allocation fund in excess of that amount shall be paid to the respective taxing units in the manner prescribed in Ind. Code § 36-7-14-39(b)(1).

D. "Property taxes" and "property tax proceeds" as used in this resolution shall mean taxes imposed on real property under Ind. Code § 6-1-1.

E. This allocation provision shall expire no later than thirty (30) years after the date of this resolution.

BE IT FURTHER RESOLVED that the Secretary is directed to file certified copies of this Resolution with the St. Joseph County Auditor and the Portage Township Assessor.

BE IT FURTHER RESOLVED that the United States and HUD are assured of full compliance by the Commission and the Department with HUD regulations effecting Title VI of the Civil Rights Act of 1964, as amended.

BE IT FURTHER RESOLVED that this Resolution, together with supporting data, shall be submitted to the Area Plan Commission of St. Joseph County and the Common Council of the City of South Bend, as provided by Ind. Code § 36-7-14-16, for their approval of the Resolution and Plan, and if approved by both parties, the Resolution and Plan shall be submitted to public hearing for the receiving and hearing of remonstrances and objections from persons interested in or affected by the proceedings as provided by Ind. Code § 36-7-14-17, after public notice in accordance with Ind. Code § 36-7-14-17 and Ind. Code § 5-3-1 and for the final determination of the public utility and benefit thereof.

ADOPTED at a regular meeting of the South Bend Redevelopment Commission held on November 17, 2003, at Room 1308, County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601

SOUTH BEND REDEVELOPMENT
COMMISSION

By: 
Robert W. Hunt, President

ATTEST: 
Philip J. Faccenda, Secretary

EXHIBIT "A"

LEGAL DESCRIPTION

Beginning at the intersection of the centerlines of the East Race and LaSalle Avenue; thence East along said centerline of LaSalle Avenue to a point 110 feet West of the West right-of-way line of Niles Avenue; thence North 159.25 feet; thence East 110 feet to the West right-of-way line of said Niles Avenue; thence Easterly to the Northwest corner of Lot 71 in the Original Town of Lowell; thence East along the North line of said Lot 71 to the centerline of the first North-South alley East of Niles Avenue; thence North along said centerline of said Alley to the centerline of Madison Street; thence East along said centerline to the centerline of Hill Street; thence South along said centerline to the centerline of LaSalle Avenue; thence East along said centerline to the centerline of Sunnyside Avenue; thence North along said centerline to the centerline of Rockne Drive; thence Northeasterly along said centerline to the East right-of-way line of Twyckenham Drive; thence North along said East right-of-way line to the Southwest corner of Lot 38 in Wooded Estates as shown in the Office of the Recorder of St. Joseph County, Indiana; thence Northeasterly along the Southeast lines of Lots 38, 37 and 36 to the Southwesterly right-of-way line of White Oak Drive; thence Northeasterly to the Southwesterly corner of Lot 35 in said Wooded Estates; thence Northeasterly along the Southeasterly lines of Lots 35, 34, 33, 32, 31 and 30 in said Wooded Estates to the Westerly right-of-way line of Black Oak Drive; thence Northeasterly to the Northwest corner of Lot 48 in said Wooded Estates; thence East along the North line of Lots 48, 51, 52, 53 and 54 to the centerline of Oak Ridge Drive; thence Northerly along said centerline to the centerline of Edison Road; thence West to the East line of Lot 5 Vacval and Davidson Subdivision projected South; thence North along said East line and its projection to the Northeast corner of said Lot 5; thence West to the East property line of a parcel of land owned by Patrick and Josephine Simeri; thence North to the Northeast corner of said Simeri parcel; thence West along the North line of Simeri parcel to the Northwest corner of said Simeri parcel; thence South along the West line of said Simeri parcel to a point 208.71 feet North of the South line of the Southeast Quarter of Section 31, Township 38 North, Range 3 East, St. Joseph County, Indiana; thence West parallel with said South line, a distance of 208.71 feet; thence North to the Northeast corner of the Jamison Inn Condominium; thence West along the North line of said Jamison Inn Condominium to the centerline of Ivy Road; thence South along said centerline to the South line of said Southeast Quarter of Section 31; thence West along said South line to the West right-of-way line of Vacated Ivy Road projected North; thence South along said vacated West right-of-way line projected North to the South right-of-way line of Edison Road; thence West along said South right-of-way line to the West right-of-way line of Twyckenham Drive as dedicated by the University of Notre Dame; thence Southerly and Southeasterly along said West right-of-way line to a point 200 feet measured at right angles to the Northwesterly right-of-way line of South Bend Avenue to a point on the existing Corp. Line; thence Southwesterly parallel with said South Bend Avenue along said Corp. Line; thence West along said Corp. Line to the centerline of Eddy Street; thence North along the said centerline to the centerline of Edison Road; thence Southwesterly and Westerly along said centerline and the centerline of Angela Boulevard to the West line of Lot 95 University Heights as shown in the Office

of the Recorder of St. Joseph County, Indiana projected North; thence South along the West lines of Lots 95, 94, 93, 92, 33 and 32 to the Southwest corner of said Lot 32; thence West along the North lines of Lots 29 thru 6 in University Heights to the centerline of Lawrence Street; thence South along said centerline to the centerline of Napoleon Street; thence West along said centerline to the centerline of Niles Avenue; thence Southeasterly along said centerline to the centerline of Corby Street; thence East along said centerline to a point 120 feet West of the first North-South alley East of Niles Avenue projected North; thence South, to a point 150 feet South of the South right-of-way line of Corby Street; thence East parallel with said South right-of-way line to the West right-of-way line of said first North-South alley East of Niles Avenue; thence South along said West right-of-way line, a distance of 222 feet; thence Southwesterly, a distance of 260.82 feet; thence Northwesterly, a distance of 85 feet; thence Southwesterly, a distance of 222 feet to the Northeasterly right-of-way line of Niles Avenue; thence Northwesterly along said right-of-way line, a distance of 312 feet; thence Northeasterly, a distance of 199.95 feet; thence Northerly, a distance of 141.54 feet to a point 378.66 feet West of said first North-South alley East of Niles Avenue to a point on the South right-of-way line of Corby Street; thence West along said South right-of-way line and its projection West to the East shore of the St. Joseph River; thence Southerly along said East shore to the intersection with the centerline of the East Race; thence Southeasterly along said centerline to the place of beginning containing 616.0 acres more or less.

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ST. JOSEPH COUNTY
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Attachment B

Legal Description for TIF Allocation Area #1

NORTHEAST NEIGHBORHOOD DEVELOPMENT AREA TIF ALLOCATION AREA #1

June 8, 2007

Beginning at the intersection of the centerlines of the East Race and LaSalle Avenue; thence East along said centerline of LaSalle Avenue to a point 110 feet West of the West right-of-way line of Niles Avenue; thence North 159.25 feet; thence East 110 feet to the West right-of-way line of said Niles Avenue; thence Easterly to the Northwest corner of Lot 71 in the Original Town of Lowell; thence East along the North line of said Lot 71 to the centerline of the first North-South alley East of Niles Avenue; thence North along said centerline of said Alley to the centerline of Madison Street; thence East along said centerline to the centerline of Hill Street; thence South along said centerline to the centerline of LaSalle Avenue; thence East along said centerline to the West right-of-way line of Frances Street; thence South along said West right-of-way line to the North right-of-way line of the First East-West alley South of LaSalle Street; thence West along said North right-of-way line to the West right-of-way line of the First North-South alley West of Frances and its projection North; thence South along said West right-of-way line and its projection to the centerline of Colfax Street; thence East along said centerline to the centerline of Eddy Street; thence North along said centerline to the centerline of LaSalle Street; thence East along said centerline to the centerline of Sunnyside Avenue; thence North along said centerline to the centerline of Rockne Drive; thence Northeasterly along said centerline to the East right-of-way line of Twyckenham Drive; thence North along said East right-of-way line to the Southwest corner of Lot 38 in Wooded Estates as shown in the Office of the Recorder of St. Joseph County, Indiana; thence Northeasterly along the Southeast lines of Lots 38, 37 and 36 to the Southwesterly right-of-way line of White Oak Drive; thence Northeasterly to the Southwesterly corner of Lot 35 in said Wooded Estates; thence Northeasterly along the Southeasterly lines of Lots 35, 34, 33, 32, 31 and 30 in said Wooded Estates to the Westerly right-of-way line of Black Oak Drive; thence Northeasterly to the Northwest corner of Lot 48 in said Wooded Estates; thence East along the North line of Lots 48, 51, 52, 53 and 54 to the centerline of Oak Ridge Drive; thence Northerly along said centerline to the centerline of Edison Road; thence West to the East line of Lot 5 Vacval and Davidson Subdivision projected South; thence North along said East line and its projection to the Northeast corner of said Lot 5; thence West to the East property line of a parcel of land owned by Patrick and Josephine Simeri; thence North to the Northeast corner of said Simeri parcel; thence West along the North line of Simeri parcel to the Northwest corner of said Simeri parcel; thence South along the West line of said Simeri parcel to a point 208.71 feet North of the South line of the Southeast Quarter of Section 31, Township 38 North, Range 3 East, St. Joseph County, Indiana; thence West parallel with said South line, a distance of 208.71 feet; thence North to the Northeast corner of the Jamison Inn Condominium; thence West along the North line of said Jamison Inn Condominium to the centerline of Ivy Road; thence South along said centerline of Ivy Road to the North right-of-way line of Edison Road; thence Westerly, Southwesterly and Westerly; thence South 21 degrees 22 minutes 43 seconds East 682.12 feet plus the right-of-way width of relocated Edison Road to the north line of Hartman and Woodworth's Plat, the plat of which is recorded in Plat Book

7, page 30 in said Office of the Recorder; thence South 89 degrees 50 minutes 18 seconds West 454.00 feet to the Easterly right-of-way line of a 12 foot alley; thence South along said East right-of-way line of said 12 foot alley to the Northwesterly right-of-way line of South Bend Avenue (State Road 23); thence Southwesterly along said Northwesterly right-of-way line to the North right-of-way line of Corby Boulevard; thence West along said North right-of-way line of Corby Boulevard to the Southwest corner of Lot 118 in Sorin's Second Addition, the plat of which is recorded in Plat Book 1, page 10 in said Office of the Recorder; thence North along East right-of-way line of Frances Street to the Southwest corner of Lot 46 in Sorin's 2nd Addition; thence East along the North right-of-way line of St. Vincent Street, a distance of 172 feet to the centerline of a vacated alley East of said Lot 46; thence North along said centerline of said vacated alley to the South right-of-way line of Napoleon Street ; thence North 00 degrees 21 minutes 10 seconds West 82.50 feet along the prolongation of said centerline crossing Napoleon Street to the north boundary of said Napoleon Street; thence South 89 degrees 46 minutes 20 seconds West 22.81 feet along the boundary of said Napoleon Street to the southwest corner of Parcel I described in Instrument Number 0117885; thence North 02 degrees 44 minutes 02 seconds West along the west line of said Tax Parcel Numbers 18-5123-4392.02 and 18-5123-4392.03 in records of the St. Joseph County Auditor's Office to the centerline of the now vacated Angela Boulevard; thence Southwesterly along said centerline of the now vacated Angela Boulevard to the centerline of Notre Dame Avenue; thence West along the centerline of Angela Boulevard to the West line of Lot 95 University Heights as shown in the Office of the Recorder of St. Joseph County, Indiana projected North; thence South along the West lines of Lots 95, 94, 93, 92, 33 and 32 to the Southwest corner of said Lot 32; thence West along the North lines of Lots 29 thru 6 in University Heights to the centerline of Lawrence Street; thence South along said centerline to the centerline of Napoleon Street; thence West along said centerline to the centerline of Niles Avenue; thence Southeasterly along said centerline to the centerline of Corby Boulevard; thence East along said centerline to a point 120 feet West of the first North-South alley East of Niles Avenue projected North; thence South, to a point 150 feet South of the South right-of-way line of Corby Boulevard; thence East parallel with said South right-of-way line to the West right-of-way line of said first North-South alley East of Niles Avenue; thence South along said West right-of-way line, a distance of 222 feet; thence Southwesterly, a distance of 260.82 feet; thence Northwesterly, a distance of 85 feet; thence Southwesterly, a distance of 222 feet to the Northeasterly right-of-way line of Niles Avenue; thence Northwesterly along said right-of-way line, a distance of 312 feet; thence Northeasterly, a distance of 199.95 feet; thence Northerly, a distance of 141.54 feet to a point 378.66 feet West of said first North-South alley East of Niles Avenue to a point on the South right-of-way line of Corby Boulevard; thence West along said South right-of-way line and its projection West to the East shore of the St. Joseph River; thence Southerly along said East shore to the intersection with the centerline of the East Race; thence Southeasterly along said centerline to the place of beginning containing 587.17 acres more or less.

Attachment C

Legal Description for TIF Allocation Area #2 Northeast Neighborhood Development Area Housing Program

NORTHEAST NEIGHBORHOOD DEVELOPMENT AREA ALLOCATION AREA #2

June 8, 2007

A part of the East Half of the Northeast Quarter of Section 1, Township 37 North, Range 2 East; and a part of the North Half of the Northwest Quarter of Section 6, Township 37 North, Range 3 East, Portage Township, St. Joseph County, Indiana, being more particularly described as follows:

Beginning at the Southwest corner of Lot 118 in Sorin's Second Addition, the plat of which is recorded in Plat Book 1, page 10 in said Office of the Recorder; thence North along East right-of-way line of Frances Street to the Southwest corner of Lot 46 in Sorin's 2nd Addition; thence East along the North right-of-way line of St. Vincent Street, a distance of 172 feet to the centerline of a vacated alley East of said Lot 46; thence North along said centerline of said vacated alley to the South right-of-way line of Napoleon Street; thence North 00 degrees 21 minutes 10 seconds West 82.50 feet along the prolongation of said centerline crossing Napoleon Street to the north boundary of said Napoleon Street; thence South 89 degrees 46 minutes 20 seconds West 22.81 feet along the boundary of said Napoleon Street to the southwest corner of Parcel I described in Instrument Number 0117885; thence North 02 degrees 44 minutes 02 seconds West 504.04 feet along the west line of said Parcel I to the southwestern boundary of Edison Road; thence South 78 degrees 02 minutes 36 seconds East 47.16 feet along the boundary of said Edison Road; thence South 89 degrees 21 minutes 11 seconds East 130.00 feet along said boundary; thence South 85 degrees 55 minutes 30 seconds East 112.72 feet crossing Eddy Street to the southwest corner of the 7.300-acre tract of land described in Instrument Number 0601917, said 7.300-acre tract establishes the boundaries of Edison Road; the following three (3) courses are along said southeastern and south line of said 7.300-acre tract; (1) thence North 65 degrees 42 minutes 03 seconds East 63.40 feet; (2) thence South 89 degrees 21 minutes 11 seconds East 969.01 feet; (3) thence Easterly 187.63 feet along an arc to the left having a radius of 1,190.00 feet and subtended by a long chord having a bearing of North 86 degrees 07 minutes 48 seconds East and a length of 187.43 feet; thence South 21 degrees 22 minutes 43 seconds East 682.12 feet to the north line of Hartman and Woodworth's Plat, the plat of which is recorded in Plat Book 7, page 30 in said Office of the Recorder; thence South 89 degrees 50 minutes 18 seconds West 454.00 feet to the Easterly right-of-way line of a 12 foot alley; thence South along said East right-of-way line of said 12 foot alley to the Northwesterly right-of-way line of South Bend Avenue (State Road 23); thence Southwesterly along said Northwesterly right-of-way line to the North right-of-way line of Corby Boulevard; thence West along said North right-of-way line of Corby Boulevard to the place of beginning containing 60.05 acres more or less.

Attachment D

Statutory Requirement Data Tables

Northeast Neighborhood Development Area Housing Program Data Table

Phase	ID #	Lot #	Tax Parcel #	Property Address	Owner	Vacant (By lot/Block)	Year Built (By lot/Block)	1= Built prior to 1941, 0= after 1941	Not Perm. Occupied?	Code Violation	Behind on payments	City Owned	Criteria Met
1	1		18-5123-439204		ND	1	-	0					0
1	2		18-5123-439202	1235 Eddy	ND	0	1959	0					0
1	3		17-1017-0406	18 vac lot 62.91 AC UND	ND	1	-	0					0
1	4		18-5102-3579	18 vac lot 17.5 UND	ND	1	-	0					0
1	22	26	18-5101-3553	18 vac lot 26 40x124 Eddy	ND	1	-	0					0
1	23	27	18-5101-3554	18 vac lot 26 40x124 Eddy	ND	1	-	0					0
1	31	72	18-5101-3556	1134 Georgiana	City of SB/Public Works	1	-	0		1		1	1
1	32	71	18-5101-3557	S&ADJ to 1134 Georgiana	Webster, Lu Ella	1	-	0					0
1	33	73	18-5100-3525	1133 Burns	Webster, Lu Ella/NHS	0	1917	1		1			1
1	34	74	18-5100-3528	S & Adj to 1133 Burns	Webster, Lu Ella	1	-	0					0
1	35	108	18-5100-3526	1134 Burns	Adline Wigfall	0	1924	1		1			1
1	36	107	18-5100-3529	1130 Burns	ND	1	-	0					0
1	37	109	18-5100-3527	1133 Duey	Willis, Elvis & Joyce	0	1943	0	1				1
1	38	110	18-5100-3530	1129 Duey	Howell, Elizabeth & Charles	0	1944/1959	0		1			1
Phase # Parcels						Total	Total					Total	
1	14			Phase 1 Totals		9		2					5
2	5	35	18-5105-3689	1024 Napoleon	Cour, Edward & Irene	0	1939/1965	0		0			0
2	6	36	18-5105-3690	1127 Eddy	Gagnon, Russell & Cynthia (N)	0	1947	0	1	1			1
2	7	37	18-5105-3691	1121 Eddy	Wiatrowski	0	1957	0		0			0
2	8	38,39,40	18-5105-3693	VAL Lot 38 Eddy	Wiatrowski	1	-	0					0
2	9	38,39,40	18-5105-3695	1025 Vincent	Monama, Timothy	0	1925	1	1				1
2	10	38,39,40	18-5105-3694	1021 Vincent	Murphy, Joanne	0	1925	1					0
2	11	38,39,40	18-5105-3692	1017 Vincent	K Luber (ND)	0	1931	1	1				1
2	12	25	18-5101-3552	18 Vac 1100 Blk Eddy	Jonnie Johnson	1	-	0					0
2	13	24	18-5101-3555	1124 Eddy	Jonnie Johnson	0	1922/1941	1		0			0
2	14	23	18-5101-3558	18 Vac 1100 Blk Eddy	Jonnie Johnson	1	-	0					0
2	15	23	18-5101-355801	18 Vac 1100 Blk Eddy	ND	1	-	0					0
2	16	22	18-5101-3561	1118 Eddy	ND	0	1966	0	1				1
2	17	21	18-5101-3564	1114 Eddy	ND	1	-	0					0
2	18	20	18-5101-3567	1112 Eddy	ND	0	1924	1	1	1			1
2	19	19	18-5101-3570	18 Vac 1100 Blk Eddy	ND	1	-	0					0
2	20	18	18-5101-3573	1104 Eddy	Housing Authority	0	1974	0		1		1	1
2	21	17	18-5101-3576	Vac 1050 Blk Eddy	ND	1	-	0					0
2	24	28	18-5101-3559	1125 Georgiana	ND	1	-	0					0
2	25	29	18-5101-3562	18 vac L29 40x124 Georgiana	ND	1	-	0					0
2	26	30	18-5101-3565	18 vac L30 40x124 Georgiana	ND	1	-	0					0
2	27	31	18-5101-3568	18 vac L31 40x124 Georgiana	ND	1	-	0					0
2	28	32	18-5101-3571	1107 Georgiana	ND	1	-	0		1			1
2	29	33	18-5101-3574	1105 Georgiana	ND	1	-	0					0
2	30	34	18-5101-3577	1103 Georgiana	ND	1	-	0		1			1
0	41		18-5097-3423	1245 - 1283 SB Avenue	OUTSIDE OF PROJECT AREA	0	-	0					0
Phase # Parcels						Total	Total					Total	
2	24			Phase 2 Totals		14		5					8

Northeast Neighborhood Development Area Housing Program Data Table

Phase	ID #	Lot #	Tax Parcel #	Property Address	Owner	Vacant (per tax code)	Year Built (per tax code)	1- Built prior to 1981/0 or after 1981	Not Perm. Occupied?	Code Violation	Behind on payments	City Owned	Criteria Met
3	42	95	18-5105-3696	1024 Vincent	ND	0	1947	0	1	1			1
3	43	96	18-5105-3697	1029 Eddy	Judy Jones (ND)	0	1947	0	1				1
3	44	96	18-5105-369701	1025 Eddy	ND	0	1947	0	1	1			1
3	45	97	18-5105-3698	1021 Eddy	ND	0	1947	0	1				1
3	46	98	18-5105-3699	1017 Eddy	ND	1		0		1			1
3	47	99	18-5105-3700	1013 Eddy	Investments Golden (ND)	0	1947	0	1	1			1
3	48	99	18-5105-370001	1007 Eddy	ND	0	1947	0	1	1			1
3	49	100	18-5105-3701	1023 Howard	ND	0	1947/1979	0	1				1
3	50	107,108,109	18-5106-3740	1016 Howard	ND	0	1960	0					0
3	51	111,112	18-5106-3745	1015 Corby	Philip M Slatt	0	1926	1					0
3	52	111,112	18-5106-3747	1025 South Bend Ave	ND	1	-	0					0
3	53	16	18-5098-3455	1034 Eddy	Jason Svadeba	1	-	0		1			1
3	54	15	18-5098-3457	1030 Eddy	ND	0	1924	1	1	1			1
3	55	14	18-5098-3459	1028 Eddy	SB Housing Authority	0	1974	0		1		1	1
3	56	13	18-5098-3461	1024 Eddy	ND	0	1920/80/95	1	1			1	1
3	57	12	18-5098-3463	1020 Eddy	ND	1	-	0					0
3	58	11	18-5098-3465	1018 Eddy	ND	1	-	0		1			1
3	59	10	18-5098-3467	1014 Eddy	ND	0	1929	1	1	1			1
3	60	9	18-5098-3469	1012 Eddy	Tirrell Williams (ND)	0	1885	1	1	1			1
3	61	8	18-5098-3471	1010 Eddy	ND	1	-	0					0
3	62	7	18-5098-3473	1008 Eddy	ND	0	1895/1988	1	1	1			1
3	63	6	18-5098-3475	1002 Eddy	ND	1	-	0					0
3	64	5,4	18-5098-347701	942 Eddy	ND	1	-	0					1
3	65	3	18-5098-3481	928 Eddy	ND	1	-	0	1				1
3	66	2	18-5098-3482	926 Eddy	ND	1	-	0	1				1
3	67	1	18-5098-3483	1101 South Bend Ave	ND	1	-	0					0
3	68	35	18-5098-3456	1059 Georgiana	ND	1	-	0					0
3	69	36	18-5098-3458	1055 Georgiana	James O Harris	0	1928	1		0			0
3	70	37	18-5098-3460	1051 Georgiana	Gwendolyn Scott (SBHF?)	0	1944	0	1				1
3	71	38	18-5098-3462	1047 Georgiana	Jason Denny (ND)	0	1923	1	1	1			1
3	72	39	18-5098-3464	1043 Georgiana	ND	??				1			1
3	73	40	18-5098-3466	1037 Georgiana	ND	0	1914	1	1	1			1
3	74	41	18-5098-3468	1033 Georgiana	ND	1	-	0					0
3	75	42	18-5098-3470	1031 Georgiana	Michael Rhodes	0	1914/1981	1		1			1
3	76	43	18-5098-3472	1025 Georgiana	ND	1	-	0		1			1
3	77	44	18-5098-3474	1023 Georgiana	St Joseph County	1	-	0		1		1	1
3	78	45	18-5098-3476	1017 Georgiana	ND	0	1901	1	1	1			1
3	79	46	18-5098-3478	1015 Georgiana	ND	1	-	0					0
3	80	47	18-5098-3480	18 vac L47 40x118 Georgiana	ND	1	-	0					0
3	81	48	18-5098-3484	1119 South Bend Ave	ND	1	-	0					0
3	82	49	18-5098-3485	1121 South Bend Ave	ND	1	-	0					0
3	83	50	18-5098-3486	1125 South Bend Ave	James Harris	0	1914	1					1
3	1		18-5106-3754	921 Corby	ND	1	-	0		1			1
3	2		18-5106-3753	915 Corby	Murphy Joanne M	0	1926	1		0			0
3	3		18-5106-3752	911 Corby	Murphy Kevin & Lisa	0	1925	1		0			0
3	4		18-5106-3751	911 Frances	Brummell Bernard Jeanne	1	-			1			1
3	5		18-5106-3728	913 Frances Street	ND	1	-			1			1
3	6		18-5106-3727	917 Frances Street	Cosgrove Frank & Rose	0	1925	1					0
3	7		18-5106-3724	919 Frances Street	ND	1	-			1			1
3	8		18-5106-3723	921 Frances Street	ND	1	-			1			1
3	9		18-5106-3720	925 Frances Street	Anian Properties LLC	0	1928	1		1			1
3	10		18-5106-3719	929 N Frances Street	Ernsperger William & Janice	0	1929	1		1			1
3	11		18-5106-3716	920 Howard Street	ND	1	-			0			0
3	12		18-5105-3675	1007 Frances	Gelchion Joseph & Suzanne	0	1870	1		1			1
3	13		18-5105-367301	1009 Frances	Knowles William	0	1900	1					0
3	14		18-5105-3688	1006 Frances	Barrett Paul & Patricia	0	1946	0					0
3	15		18-5105-3687	1007 Howard	ND	0	1947	0					0
3	16		18-5105-368701	1011 Howard	ND	0	1947	0					0
3	17		18-5106-3737	1001 Corby	Slatt Phillip	0	1925	1		1			1
3	18		18-5106-3738	1005 Corby	Slatt Phillip	0				1			1
Phase	Parcels					Total		Total					Total
3	60			Phase 3 Totals		25		20					36

Northeast Neighborhood Development Area Housing Program Data Table

Phase	ID #	Lot #	Tax Parcel #	Property Address	Owner	Vacant (1=ok/0=not ok)	Year Built (per tax cards)	3 = built prior to 1941, 0 = after 1941	Not Perm. Occupied?	Code Violation	Behind on payments	City Owned	Criteria Met
4	84		18-5097-3451	18 vac lot 1200 Blk S. Bend Ave.	Charles Green	1	-	0					
4	85		18-5097-3452	1243 South Bend Ave.	Charles Green	0	1920	1					
4	86		18-5097-3449	1239 South Bend Ave.	ND	0	1922	1					
4	87		18-5097-3448	1231 South Bend Ave.	ND	1	-	0					
4	88		18-5097-3447	1102 Duey	Benson, Danny	0	1912	1					
4	89		18-5097-3446	VL Adj 1110 Duey	Norman Lee	1	-	0			1		
4	90		18-5097-3445	1110 Duey	Norman Lee	0	1920/1988	0					
4	91		18-5097-3435	1114 Duey	Hattie Miller	0	1920	1					
4	92		18-5097-3433	1118 Duey	Charles Howell	0	1924	1					
4	93		18-5097-3431	1124 Duey	Joseph Husband	0	1943	0					
4	94		18-5097-3428	18 vac lot 1100 Blk Duey	Joseph Husband	1	-	0					
4	95	111	18-5100-3533	1125 1127 Duey	South Bend	0	1971	0			1		1
4	96	112	18-5100-3536	18 vac lot 1100 Blk Duey	City of South Bend	1	-	0				1	1
4	97	113	18-5100-3539	1119 Duey	Julius Oneal	1	-	0		1			1
4	98	114	18-5100-3542	1113 Duey	Smith Terrace	0	1943	0			1		1
4	99	115	18-5100-3545	1109 Duey	Hosea Johnson	1	-	0		1	1		1
4	100	116	18-5100-3548	1107 Duey	Charles Howell	0	1943	0		1			1
4	101	117	18-5100-3551	1101 Duey	Gretchen Gast	0	1943	0	1	1			1
4	102/103	118,119	18-5099-3514	1215 South Bend Ave.	Dell Dwens	0	1925	1					0
4	104	95	18-5099-3512	VL E of 1022 Burns	Lincoln Trust	1	-	0					0
4	105	94	18-5099-3511	VL E & ADJ 1022 Burns	Viking Fund	1	-	0					0
4	106	93	18-5099-3510	18 vac lot 1100 Blk South Bend A	Charles Green	1	-	0		1	1		1
4	107	93	18-5099-351001	1022 Burns	Ronald Lunte	0	1943	0		1			1
4	108	96	18-5099-3500	1050 Burns	Wayne Curry	0	1943/1974	0					0
4	109	97	18-5099-3497	1054 Burns	Habitat for Humanity	1	-	0		1			1
4	110	98	18-5099-3493	1056 Burns	Samuel Kariuku	0	1995	0					0
4	111	99	18-5099-3489	1050 Burns	Huey Hudson	0	1943	0		1	1		1
4	112	100	18-5100-3550	1102 Burns	Housing Authority	0	1974	0				1	1
4	113	101	18-5100-3547	1108 Burns	J Play Findley	0	1902/1918	1		1			1
4	114	102	18-5100-3544	1112 Burns	Myrtle Edmonds	0	1925	1					0
4	115	103	18-5100-3541	1114 Burns	Danya Blake	1	-	0		1			1
4	116	104	18-5100-3538	1116 Burns	Danya Blake	0	1924	1		1			1
4	117	105	18-5100-3535	1118 Burns	Danya Blake	1	-	0		1			1
4	118	106	18-5100-3532	1125-1128 Burns	SB Housing Authority	0	1971	0			1		1
4	119	75	18-5100-3531	18 vac lot 1100 Blk Burns	SB Heritage Foundation	1	-	0					0
4	120	76	18-5100-3534	1121 Burns	SB Heritage Foundation	?	?	?		1			1
4	121	77	18-5100-3537	1117 Burns	Elvis Willis	1	-	0					0
4	122	78	18-5100-3540	1113 Burns	Elvis Willis	1	-	0					0
4	123	79	18-5100-3543	18 vac lot 1100 Blk Burns	Alfonzo Hill	1	-	0					0
4	124	80	18-5100-3546	1105 Burns	Alfonzo Hill	1	-	0					0
4	125	81	18-5100-3549	1101 Burns	Ronnie White	0	1926/1924	1		1			1

(See next page for Phase 4 Totals)

Northeast Neighborhood Development Area Housing Program Data Table

Phase	ID #	Lot #	Tax Parcel #	Property Address	Owner	Vacant (1=Vac, 2=Permitted)	Year Built (Per Tax Cards)	Ev. built prior to 1945/0 = after 1945	Not Perm. Occupied?	Code Violation	Behind on payments	City Owned	Criteria Met
4	1	82	18-5099-3488	1059 Burns	Church of God	0	1860	1	1	1		1	
4	1	83	18-5099-3492	1055 Burns	Mary Ellen Hernandez	0	1924	1	1	1		1	
4	2	84	18-5099-3496	1051 Burns	Lucy Ann Marshall	0	1924	1	1	1		1	
4	3	85	18-5099-3499	1047 Burns	City of South Bend	1	-	0			1	1	
4	4	86	18-5099-3502	1043 Burns	Sharpe Real Estate Co.	1	-	0		1		1	
4	5	87	18-5099-3504	1043 Burns & Adj.	Sharpe Real Estate Co.	1	-	0		1		1	
4	6	88	18-5099-3506	18 Burns Ave. Vac Lot	Sharpe Real Estate Co.	1	-	0				0	
4	7	89	18-5099-3508	1029 5 1031 Burns	Sharpe Real Estate Co.	1	-	0				0	
4	8	89	18-5099-3509	1029 Burns	Sharpe Real Estate Co.	1	-	0				0	
4	9	92	18-5099-3524	1149 South Bend Ave.	Sharpe Real Estate Co.	1	-	0		1		1	
4	10	90,91	18-5099-3523	1143 South Bend Ave	Sharpe Real Estate Co.	1	-	0		1		1	
4	11	53	18-5099-3521	1137 South Bend Ave.	Sharpe Real Estate Co.	1	-	0				0	
4	12	52	18-5099-3520	1113 South Bend Ave.	Sharpe Real Estate Co.	0	1985	0				0	
4	13	51	18-5099-3519	1129 South Bend Ave.	Sharpe Real Estate Co.	0	1959/1985	0				0	
4	14	54	18-5099-3518	1022 Georgiana	Sharpe Real Estate Co.	1	-	0				0	
4	15	55	18-5099-3517	18 vac lot 55 Georgiana	Sharpe Real Estate Co.	1	-	0				0	
4	16	56	18-5099-3507	1030 Georgiana	Simon Love	1	-	0		1	1	1	
4	17	57	18-5099-3505	1034 Georgiana	ND	1	-	0				0	
4	18	58,59	18-5099-350301	1038 Georgiana	ND							0	
4	19	60	18-5099-3498	1046 Georgiana	South Bend Housing Authority						1	1	
4	20	61	18-5099-3495	1050 Georgiana	Carden				1			1	
4	21	62	18-5099-3491	1054 Georgiana	Hetteson					1		1	
4	22	63	18-5099-3487	1058 Georgiana	Sutherland							0	
4	23	64	18-5101-3578	NE Cor St Vincent & Georgiana	ND							0	
4	24	65	18-5101-3575	1106 Georgiana	ND							0	
4	25	66	18-5101-3572	1110 Georgiana	ND							0	
4	26	67	18-5101-3569	1114 Georgiana	Owsley Felix							0	
4	27	68	18-5101-3566	1118 Georgiana	ND					1		1	
4	28	69	18-5101-3563	VL Georgiana	ND							0	
4	29	70	18-5101-3560	1126 Georgiana	ND							0	
4	39		18-5097-3422	1136 Duey	Douglas Poindexter	1	-			1		1	
4	40		18-5097-3425	1134 Duey	Joseph Husband	1	-					0	
Phase	Parcels					Total	Total	Total				Total	
4	73			Phase 4 Totals		33	13					33	

Northeast Neighborhood Development Area Housing Program Data Table

Summary Table

<i>Phase</i>	<i># Parcels</i>		<i>Total Vacant Properties</i>	<i>Total Built Prior To 1941</i>	<i>Total Criteria Met</i>
1	14	Phase 1 Totals	9	2	5
2	24	Phase 2 Totals	14	5	8
3	60	Phase 3 Totals	25	20	36
4	73	Phase 4 Totals	33	13	33
1-4	171	Phase 1 - 4 Totals	81	40	82
		<i>Totals Needed</i>	<i>57.66</i>	<i>23.67</i>	<i>57.66</i>

Resolution No. 2446

Exhibit A

Legal Description of the Boundaries of the Area

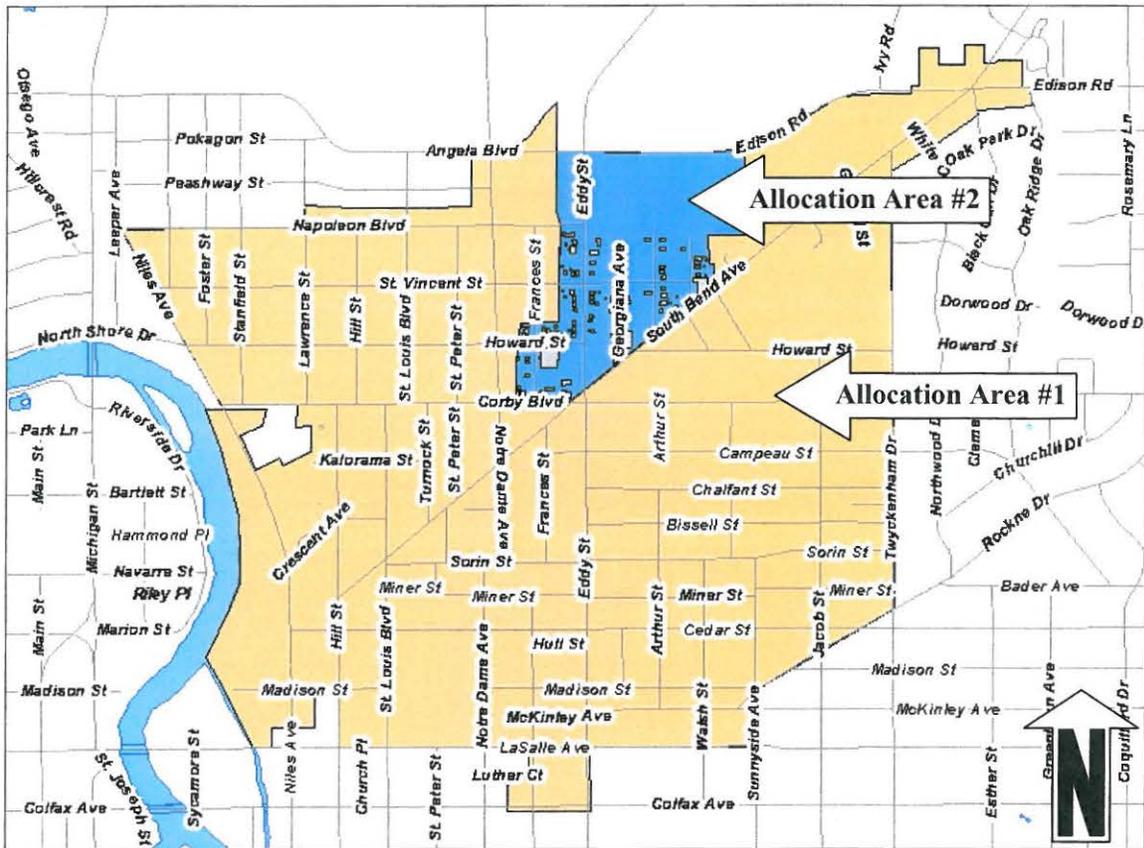
Beginning at the intersection of the centerlines of the East Race and LaSalle Avenue; thence East along said centerline of LaSalle Avenue to a point 110 feet West of the West right-of-way line of Niles Avenue; thence North 159.25 feet; thence East 110 feet to the West right-of-way line of said Niles Avenue; thence Easterly to the Northwest corner of Lot 71 in the Original Town of Lowell; thence East along the North line of said Lot 71 to the centerline of the first North-South alley East of Niles Avenue; thence North along said centerline of said Alley to the centerline of Madison Street; thence East along said centerline to the centerline of Hill Street; thence South along said centerline to the centerline of LaSalle Avenue; thence East along said centerline to the West right-of-way line of Frances Street; thence South along said West right-of-way line to the North right-of-way line of the First East-West alley South of LaSalle Street; thence West along said North right-of-way line to the West right-of-way line of the First North-South alley West of Frances and its projection North; thence South along said West right-of-way line and its projection to the centerline of Colfax Street; thence East along said centerline to the centerline of Eddy Street; thence North along said centerline to the centerline of LaSalle Street; thence East along said centerline to the centerline of Sunnyside Avenue; thence North along said centerline to the centerline of Rockne Drive; thence Northeasterly along said centerline to the East right-of-way line of Twyckenham Drive; thence North along said East right-of-way line to the Southwest corner of Lot 38 in Wooded Estates as shown in the Office of the Recorder of St. Joseph County, Indiana; thence Northeasterly along the Southeast lines of Lots 38, 37 and 36 to the Southwesterly right-of-way line of White Oak Drive; thence Northeasterly to the Southwesterly corner of Lot 35 in said Wooded Estates; thence Northeasterly along the Southeasterly lines of Lots 35, 34, 33, 32, 31 and 30 in said Wooded Estates to the Westerly right-of-way line of Black Oak Drive; thence Northeasterly to the Northwest corner of Lot 48 in said Wooded Estates; thence East along the North line of Lots 48, 51, 52, 53 and 54 to the centerline of Oak Ridge Drive; thence Northerly along said centerline to the centerline of Edison Road; thence West to the East line of Lot 5 Vacval and Davidson Subdivision projected South; thence North along said East line and its projection to the Northeast corner of said Lot 5; thence West to the East property line of a parcel of land owned by Patrick and Josephine Simeri; thence North to the Northeast corner of said Simeri parcel; thence West along the North line of Simeri parcel to the Northwest corner of said Simeri parcel; thence South along the West line of said Simeri parcel to a point 208.71 feet North of the South line of the Southeast Quarter of Section 31, Township 38 North, Range 3 East, St. Joseph County, Indiana; thence West parallel with said South line, a distance of 208.71 feet; thence North to the Northeast corner of the Jamison Inn Condominium; thence West along the North line of said Jamison Inn Condominium to the centerline of Ivy Road; thence South along said centerline of Ivy Road to the North right-of-way line of Edison Road; thence Westerly, Southwesterly and Westerly along said North right of-way line

of Edison Road and changing to Angela Boulevard to the Southwest corner of a parcel of land having Tax Key Number 18-5123-4392.03 in records of the St. Joseph County Auditor's Office; thence North along the West property line of said Tax Key Number 18-5123-4392.03 to the centerline of the now vacated Angela Boulevard; thence Southwesterly along said centerline of the now vacated Angela Boulevard to the centerline of Notre Dame Avenue; thence West along the centerline of Angela Boulevard to the West line of Lot 95 University Heights as shown in the Office of the Recorder of St. Joseph County, Indiana projected North; thence South along the West lines of Lots 95, 94, 93, 92, 33 and 32 to the Southwest corner of said Lot 32; thence West along the North lines of Lots 29 thru 6 in University Heights to the centerline of Lawrence Street; thence South along said centerline to the centerline of Napoleon Street; thence West along said centerline to the centerline of Niles Avenue; thence Southeasterly along said centerline to the centerline of Corby Street; thence East along said centerline to a point 120 feet West of the first North-South alley East of Niles Avenue projected North; thence South, to a point 150 feet South of the South right-of-way line of Corby Street; thence East parallel with said South right-of-way line to the West right-of-way line of said first North-South alley East of Niles Avenue; thence South along said West right-of-way line, a distance of 222 feet; thence Southwesterly, a distance of 260.82 feet; thence Northwesterly, a distance of 85 feet; thence Southwesterly, a distance of 222 feet to the Northeasterly right-of-way line of Niles Avenue; thence Northwesterly along said right-of-way line, a distance of 312 feet; thence Northeasterly, a distance of 199.95 feet; thence Northerly, a distance of 141.54 feet to a point 378.66 feet West of said first North-South alley East of Niles Avenue to a point on the South right-of-way line of Corby Street; thence West along said South right-of-way line and its projection West to the East shore of the St. Joseph River; thence Southerly along said East shore to the intersection with the centerline of the East Race; thence Southeasterly along said centerline to the place of beginning containing 647.22 acres more or less.

Map B

Northeast Neighborhood Development Area TIF Allocation Areas Map

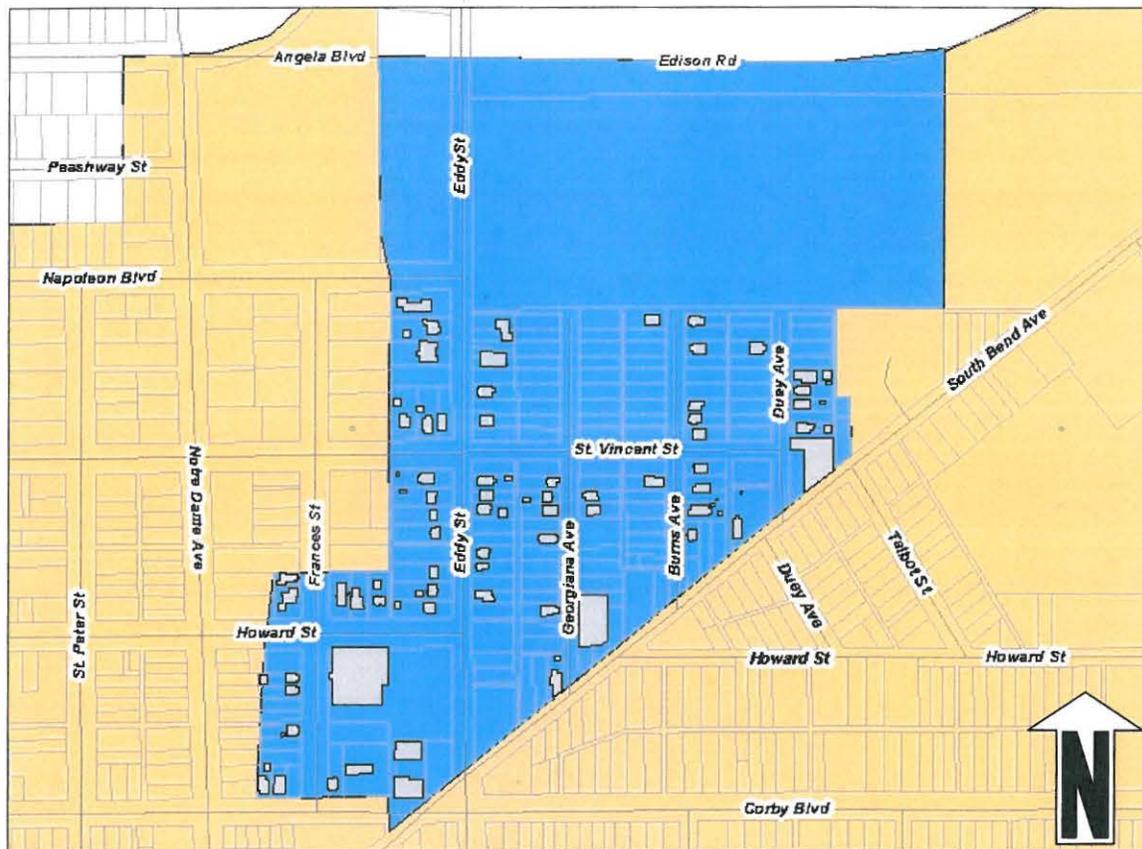
Northeast Neighborhood Development Area Boundary Map



Map C

Northeast Neighborhood Development Area Housing Program Map

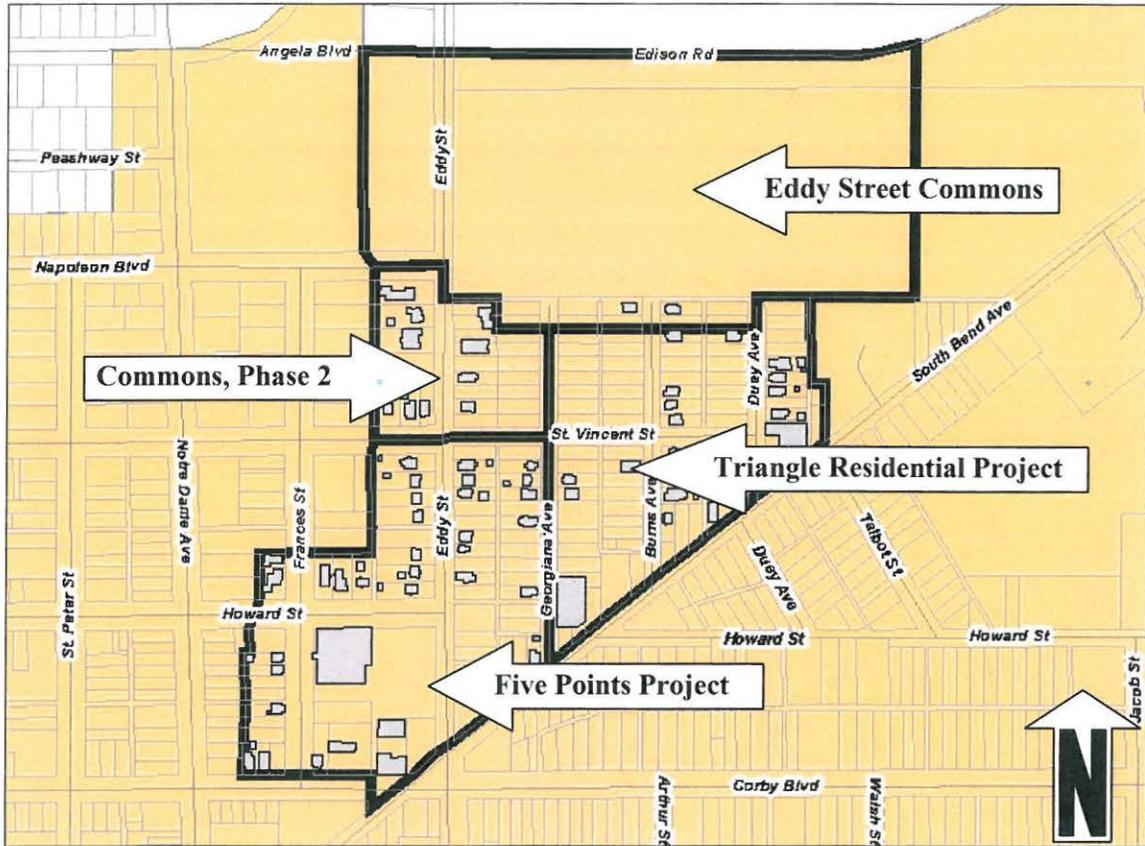
Northeast Neighborhood Development Area Housing Program Map



Map D

Northeast Neighborhood Development Area Housing Program Project Phase Map

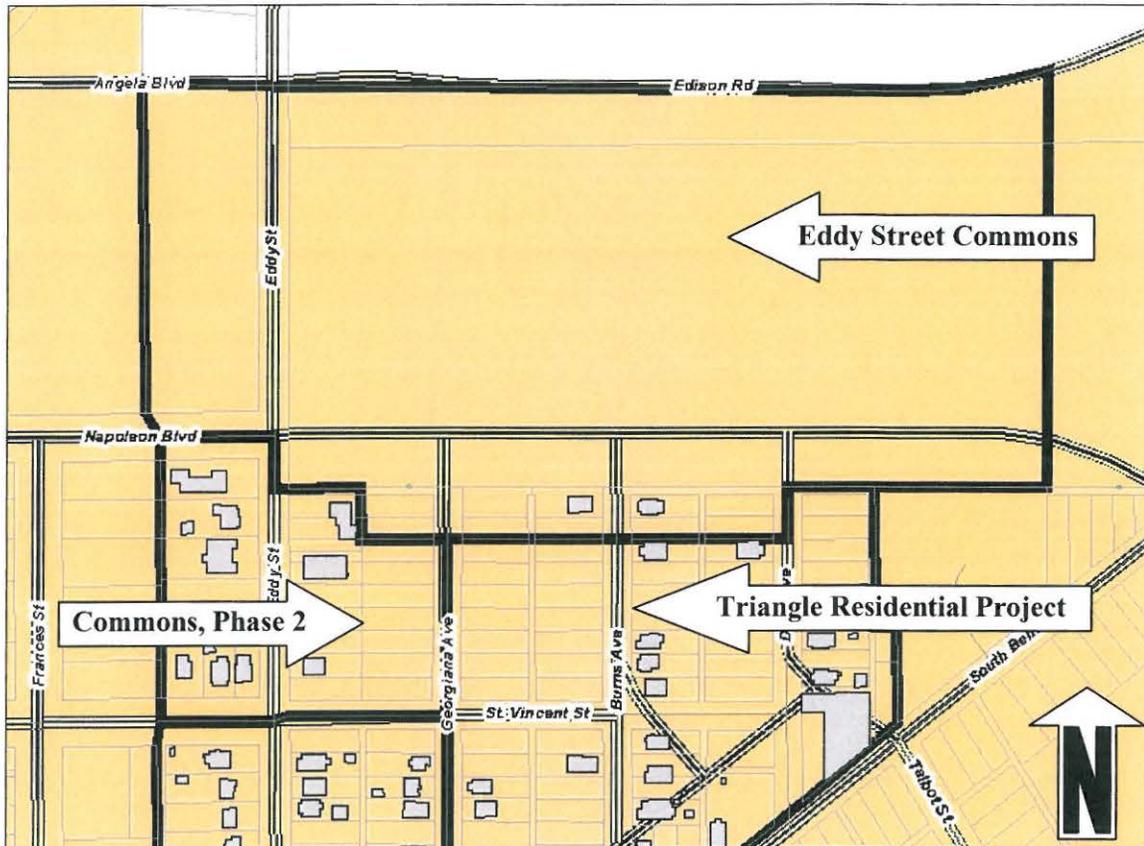
Northeast Neighborhood Development Area Housing Program Project Phase Map



Map E

Eddy Street Commons (Phase 1) Project Map

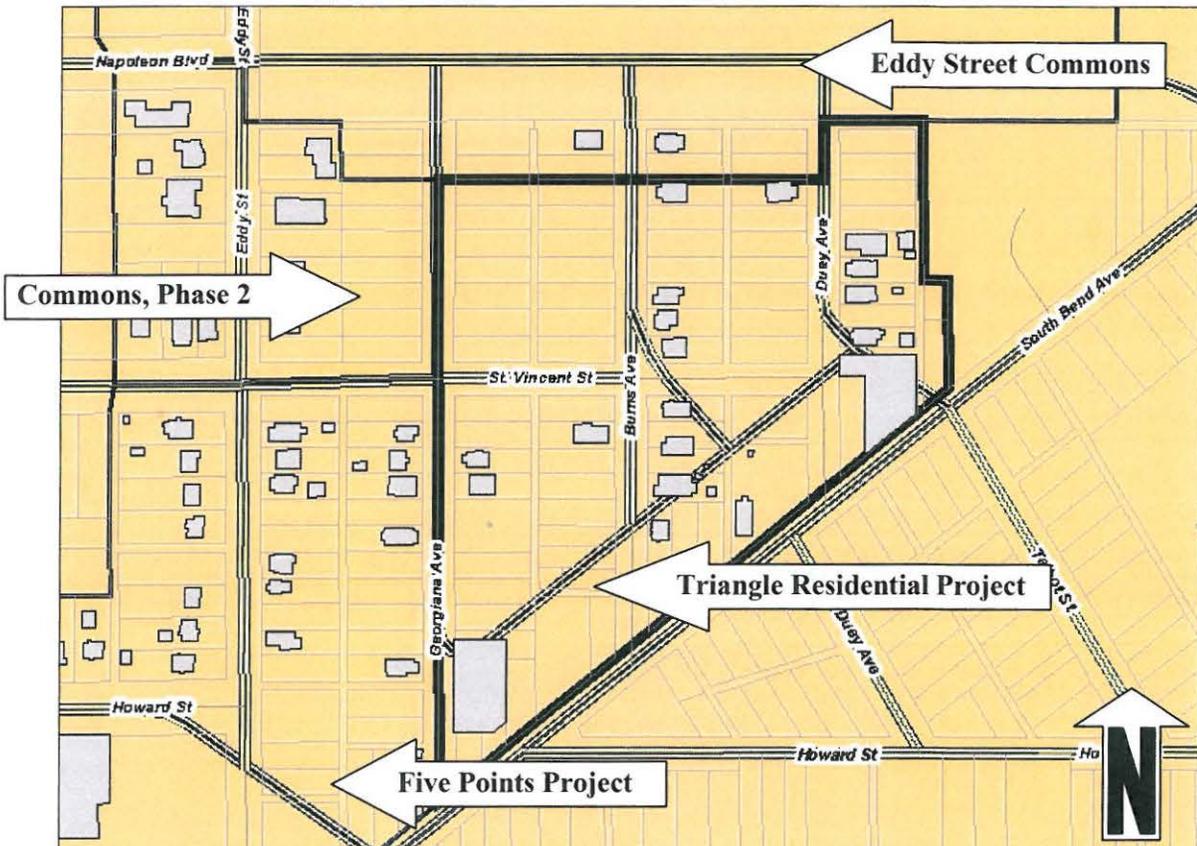
Eddy Street Commons (Phase 1) Project Map



Map F

Triangle Residential Project Map

Triangle Residential Project Map



Amendment to the Northeast Neighborhood Development Area Plan

October 25, 2011

Declaratory Resolution 2949 approved by the South Bend Redevelopment Commission on
October 25, 2011

Declaratory Resolution 224-11 approved by the Area Plan Commission on November 15, 2011

Declaratory Resolution 11-68 approved by the South Bend Common Council on November 28, 2011

Confirming Resolution 2969 approved by the South Bend Redevelopment Commission on
December 13, 2011

Exhibit "A"

PLAN AMENDMENTS TO
THE NORTHEAST NEIGHBORHOOD DEVELOPMENT AREA
DEVELOPMENT PLAN

(Amendment to the Northeast Neighborhood Development Area Plan)
(October 25, 2011)

Amendment to the Northeast Neighborhood Development Area Plan

October 25, 2011

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A. Description of Project Area

1. Boundaries of the Northeast Neighborhood Development Area (NNDA) – See Map A
2. Boundaries of the Northeast Neighborhood Development Plan Sub-Areas – See Map B

B. Sub-Area Goals and Strategies

When the Northeast Neighborhood Development Area Plan was initially established in 2003, the conditions and goals for the sub-areas were described in Section V (Sub-Area Goals and Strategies). In the eight (8) years since the Development Plan was established, there have been changes to the conditions of the sub-areas; as such Section V should be amended to include the following:

1. Eddy Street Commercial Redevelopment Area

The first area of the neighborhood to be redeveloped is the north portion of Eddy Street along Angela Boulevard adjacent to Notre Dame. In keeping with the Development Plan for this area of the neighborhood, Eddy Street Commons consists of a series of commercial/mixed-use and office uses and residential neighborhoods.

Phase I of the development is near completion with portions of the residential and commercial spaces having opened in 2009. This phase stretches primarily between Napoleon Street on the south and Angela Boulevard on the north. The west edge borders Indiana University School of Medicine - South Bend, while the east is next to Innovation Park at Notre Dame.

Eddy Street will serve as the primary connection between the Northeast Neighborhood and the University of Notre Dame. First floor retail fronts both sides of the street with a mix of apartments and offices on the upper stories. A full service hotel with condominiums on upper stories is planned and will be located along Angela Boulevard adjacent to Fairfield Inn & Suites, a 119-room limited service hotel, on the east. The retail, residential, and hotels are supported by a well-screened parking structure located on the interior of the development site.

Additional condominiums and rowhomes / townhomes are planned to front Napoleon, Burns, and Duey Streets. East of Duey Street, a new multi-family neighborhood comprised of rowhomes / townhomes will be the final portion of Phase I.

It is anticipated that Phase II will be implemented, south on Eddy Street (from Napoleon to Howard), in the near future. It is proposed that Phase II of the plan will consist of mixed-use, condominiums, and rowhomes /

townhomes along Eddy Street, connecting the north Eddy Commons Area to the Five Points Intersection. In order to smoothly transition between the high intensity use at Eddy Street Commons and the surrounding neighborhood, it is envisioned that at the intersection of Eddy and Napoleon there will be a continuation of commercial / mixed uses. But as the development moves southward it will become primarily residential, with rowhomes / townhomes until reaching Howard Street.

The Eddy Street Commercial Redevelopment Sub-Area has been modified: expanded in order to encompass all the Phase I and II Eddy Street Commons development; and reduced to remove the current Five Points Intersection and the surrounding development parcels to be created by the State Road 23 improvements.

2. Five Points Redevelopment Area

Engineering plans for improving State Road 23, and the Five Points intersection, are currently being finalized by the State of Indiana Department of Transportation ("INDOT") with construction anticipated to begin in 2012. Plans call for widening State Road 23 in order to create a divided highway with two lanes in each direction and reconfiguring the Five Points intersection; the expansion will end at the Campeau and Eddy intersection. Given that the reconfiguration of the Five Points Intersection will create new and unique development opportunities, it is now in its own sub-area.

The improvements to State Road 23 will create a number of opportunities for new development in the neighborhood; the reconfiguration of the Five Points intersection will open a large amount of land for redevelopment. The future use of the land located at the new Corby Blvd. and State Road 23 intersection, and the surrounding area, should be focused on mixed use development. Multi-family housing should be introduced along Corby Boulevard to help buffer the single family residential from the increased traffic and higher intensity uses which will occur along State Road 23. (See Attachment A.)

Sub-area goals:

- Correct traffic hazard presented by confluence of South Bend Avenue, Eddy Street and Corby Boulevard;
- Facilitate consolidation of parcels and replatting to create optimally-sized mixed use and office development sites;
- Expand and improve locally owned and operated businesses;

- Attract unique and cost-competitive national caliber and regional retailers, particularly those with urban shopfront appeal and that would serve the day-to-day needs of the neighborhood and community;
- Attract national and international caliber corporate offices and/or headquarters;
- Support small scale, mixed-use developments with residential, retail and light commercial components;
- Create a pedestrian-friendly focal point and gathering place at the center of the neighborhood featuring a mix of commercial, civic, institutional and recreational uses;
- Introduce vehicular circulation patterns designed to maximize accessibility and visibility of destination points;
- Implement a shared urban parking plan adequate to meet the needs of the district's commercial, civic, institutional, recreational and residential uses;
- Encourage design standards that confirm the urban setting (i.e., retaining the street wall, siting off-street parking behind storefronts);
- Encourage design elements that provide visual identification clues for a sense of place or destination (i.e., coordinated signage, lighting, street furnishings and pavement systems).

3. Georgiana – Talbot Redevelopment Area

Following the completion of the Northeast Neighborhood Development Area Plan in 2003 and the Northeast Neighborhood Design Guidelines, the Northeast Neighborhood Revitalization Organization, Inc. ("NNRO"), with collaborative support of the City of South Bend and the University of Notre Dame, engaged a consultant to develop a more detailed plan for the portion of the neighborhood east of Eddy Street, between Napoleon Street and South Bend Avenue.

With development opportunities occurring throughout the area, particularly along the north and west edges of the redevelopment area, it was believed a more detailed look at this specific site within the neighborhood was warranted. The site known as "The Triangle" (area north of State Road 23) is approximately 13.4 acres. At the present time, the majority of "The Triangle" is zoned SF2 (Single-Family and Two-

Family District). The primary objective is to create an integration of market-rate (70%) and affordable (30%) single family detached housing that creates a new urban infill neighborhood that is easily maintained, attractive, safe, pedestrian-friendly and is complementary to the entire neighborhood.

The resulting "Triangle" Development Plan (see Attachment B) reconfigures the existing neighborhood street grid to incorporate 55 single family homes and a community open space. The plan supports the Eddy Street Commons residential component on the north and is linked to the retail located along Eddy Street and future development at the reconfigured Five Points Intersection.

The Georgiana – Talbot Redevelopment Area will also be impacted by the improvements to State Road 23, which bisects the sub-area (see Attachment B). In order to allow for sufficient right of way to widen the road, the INDOT will purchase all properties on the south side of State Road 23 (between Twyckenham Drive and Campeau Street). Given the acquisition of properties for right of way, the portion of the sub-area south of State Road 23 will be reduced in size. In addition, with the increased capacity of State Road 23 it is anticipated that traffic will also increase. These conditions will make the portion of the sub-area south of State Road 23 not ideal for residential use. Instead, the land should be designated for a land use such as an office park, which will help preserve the residential area south of Howard Street by providing a buffer from the noise and traffic of the state road. Multi-family housing should be introduced along Howard Street and Corby Boulevard to help buffer the single family residential from the increased traffic and higher intensity uses which will occur along State Road 23. In addition, efforts should be made to make Fredrickson Park more visible and accessible to the public including the introduction of a parking lot off of Talbot Avenue.

The Georgiana – Talbot Redevelopment Sub-Area has been modified: reduced to remove the area encompassed by Phase I and II of Eddy Street Commons development; reduced to remove area within the Five Points Redevelopment Area; and expanded to include multi-family residential along Howard Street.

4. Homeownership Preservation Area

Since the Development Plan was established in 2003, the eastern portion of the Homeownership Preservation Area has seen substantial investment and increase in homeownership, mainly due to the University of Notre Dame's Notre Dame Avenue Housing Program ("NDAH"). This program initially targeted Notre Dame Avenue but due to increased

housing demand has since expanded to include Frances Street and St. Peter Street.

The NNRO has also focused its development efforts in this area, west of the NDAHP. As part of its work the organization has purchased in excess of fifteen rental properties, which it then substantially rehabilitated and sold to new owner-occupants. In addition, the organization owns a number of lots which are being held for new single family detached residential development.

In addition, the City of South Bend has received Neighborhood Stabilization Program 3 (NSP3) funds in order to assist in the redevelopment of vacant, abandoned or foreclosed upon residential properties which will be invested in the Northeast Neighborhood. The anticipated use of the funds will be to create home ownership opportunities through the redevelopment of properties along Hill Street.

Given the development that has occurred in the Northeast Neighborhood, the Homeownership Preservation Area has been shifted westward in order to leverage the housing market in another strategic section of the neighborhood. The eastern area which is being removed will be included in a newly created sub-area (see #5 below). Preservation of homeownership, through the conversion of residential rental units and vacant properties into owner-occupied single family detached residential properties, will be the main focus of efforts in this sub-area.

In addition, the parcels along South Bend Avenue just south of this sub-area will continue to be monitored to ensure that any future development complements activities in the Homeownership Preservation Area as well as provides a transition between the Homeownership Preservation Area and the St. Joseph High School Redevelopment Area.

5. Notre Dame Avenue Housing Program Area

The NDAHP initially targeted residential properties along Notre Dame Avenue for redevelopment. But the program has been so successful that the target area has expanded to also include Frances and St. Peter Streets. Given the positive impact of this program and the stability the new homes have created in the neighborhood, the focus area has been removed from the Homeownership Preservation Area and is now in its own sub-area. Although the sub-area has significantly been stabilized by the Housing Program, it still needs to be supported by continued private investment and homeownership opportunities.

Sub-area goals:

- Facilitate acquisition and replatting of vacant parcels for new infill housing construction;
 - Encourage design standards that confirm the urban setting and relate to the vernacular architectural styles present in the neighborhood;
 - Encourage the creation and expansion of homeownership incentive programs among area institutions and large employers.
6. St. Joseph High School Redevelopment Area (or also described in the Northeast Neighborhood Development Area Plan as the St. Joseph Medical Center Redevelopment Area).

Since the establishment of the Development Plan, St. Joseph Hospital has relocated and the site has been razed. The Diocese of Fort Wayne is building a new St. Joseph High School on the former St. Joseph Regional Medical Center ("SJPMC") site located south of Cedar Street. Demolition of the unused buildings has been completed and construction of the new school began on June 1, 2011.

With the investment of \$35 Million in a new high school, and other market forces related to Eddy Street Commons, the Triangle Project, State Road 23 improvements, as well as the increased housing values due to the efforts of the Notre Dame Avenue Housing Program and the Northeast Neighborhood Revitalization Organization, there will be opportunities in the area surrounding the former SJPMC site for development. Hence, the previous sub-area has been expanded to include the redevelopment site as well as the surrounding area. Single family detached residential housing, through a combination of infill construction and rehabilitation of existing housing, should be the focus of the redevelopment of this surrounding area.

SJPMC is presently continuing to use two buildings on the north side of Cedar Street. However, SJPMC is interested in selling the property in the future. If and when the property becomes available, development should be focused on a use that will be supported by the new high school and its associated activities.

In the future, as St. Joseph High School and SJPMC finalize plans, there should be a targeted analysis that focuses on determining the future investment and potential development opportunities of this Redevelopment Area. All future development needs to examine traffic patterns relative to the proposed and surrounding uses, with a particular focus on minimizing increased traffic on LaSalle Avenue.

In addition, the parcels along South Bend Avenue just north of this sub-area will continue to be monitored to ensure that any future development

complements activities in the St. Joseph High School Redevelopment Area as well as provide a transition between the Homeownership Preservation Area and the St. Joseph High School Redevelopment Area.

Sub-area goals:

- Support the development of St. Joseph High School on the former SJRMC site;
- Facilitate acquisition and replatting of vacant parcels for new infill housing construction;
- Encourage opportunities to introduce a mix of market-rate, market-rate subsidized and affordable housing to increase homeownership options across income brackets;
- Encourage housing design that confirms the urban setting and relates to the vernacular architectural styles present in the neighborhood;
- Align plans for redevelopment of the site with the goals and objectives of the Northeast Neighborhood Development Area Plan as well as the South Bend Central Development Area Plan, which addresses the adjacent East Bank and nearby Central Business District.

7. Madison Center Campus Housing and Commercial Redevelopment Area

Since 2003, the expansion of the Madison Center Campus has been completed, Madison Center has ceased operations, and other organizations have purchased parts of the property formerly owned by Madison Center. Hence, there is no longer a need for a sub-area focused on the redevelopment efforts of this area in the Development Plan. While the expansion is complete and focused redevelopment efforts are no longer needed, there should be continued coordination with the new property owners to ensure that any future development transitions into and supports the activities of the adjacent sub-areas.

8. Eddy Street Corridor South Revitalization Area

Engineering plans for improving State Road 23 are currently being finalized by the INDOT with construction anticipated to begin in 2012. Plans call for widening State Road 23 in order to create a landscaped, median-divided highway with two lanes in each direction and the reconfiguration of the Five Points Intersection; the State expansion plans end at the intersection of Campeau and Eddy Streets.

As a result of these future improvements to the highway, it will become a primary corridor connecting to Downtown South Bend, the East Bank Village, as well as area institutions such as South Bend Clinic and the new St. Joseph High School; Eddy Street also connects Innovation Park at

Notre Dame and Ignition Park, a two-site State Certified Technology Park. Given the increased visibility the Eddy Street Corridor South will have, it was critical for plans to be developed for the area in order to identify development opportunities, improve pedestrian connections, and improve the physical attractiveness of the street.

Although the major improvements to State Road 23 end at the intersection of Eddy and Campeau Streets there is an opportunity to make additional improvements to Eddy Street south to LaSalle Avenue. Currently, the Eddy Street right-of-way south of the Campeau and Eddy intersection is only 60 feet wide. This includes a 6-foot sidewalk and generally 45 feet of asphalt paving for two travel lanes and parallel parking on each side. The setbacks for the residences along this portion of the street vary, with some as close as 10 feet. The existing conditions are not ideal for pedestrians and the wide, undefined asphalt section does not move vehicular traffic efficiently.

In order to address this opportunity for improvement, a number of public meetings were held to gather input from area residents and stakeholders. Attendees were asked to participate in charettes that shared their desires for any future improvements to Eddy Street as well as potential land uses along the street. Based on input from those sessions, the redevelopment options for the Eddy Street Corridor south of Campeau through LaSalle were studied and plans were developed to address the physical impacts and acknowledge the changing road character, traffic patterns, movements, and volumes on the neighborhood as a result of the State Road 23 realignment.

Three redevelopment concepts were created showing various levels of change. Each roadway/land use concept seeks to make physical improvements to the streetscape by adding new sidewalks, tree lawns, and lighting, and increase pedestrian safety by incorporating new amenities such as crosswalks, countdown timers at signals, and separated sidewalks. The difference between each development concept is in the amount of right-of-way acquisition necessary to achieve the desired character goals.

The preferred plan calls for the pavement width (from curb to curb) to remain the same distance and for “greening” of the right-of-way. The existing right-of-way will need to be expanded and will introduce treelawns and landscaping, including a multi-use path on the east side of the street connecting to Fredrickson Park, in order to create a more pedestrian friendly environment. The existing street width will remain but consideration should be given to resurfacing the street and striping in order to clearly delineate the two lanes of traffic in each direction. This scenario would require additional property to be acquired for the right-of-way expansion.

This redevelopment plan envisions a more intense and multi-family or single family attached development pattern along Eddy Street with the addition of rear-loaded townhomes / rowhomes fronting it. The single family detached residential housing in the area off of Eddy St. should be preserved through rehabilitation of the existing homes and infill construction. Given the increased traffic, a commercial node focused on small local business should be established at the intersection of Eddy and Madison Streets.

Sub-area goals:

- Support the expansion / improvement plans for Eddy Street, from Campeau to LaSalle, calling for public works infrastructure upgrades including the introduction of treelawns, new curbs, sidewalks, street lights and paving;
- Encourage design standards that confirm the urban setting (i.e., retaining the street wall, siting off-street parking behind storefronts) and relate to the vernacular architectural styles present in the neighborhood;
- Facilitate consolidation of parcels and replatting to create optimally-sized commercial and multi-family residential development sites;
- Facilitate acquisition and replatting of vacant parcels for new infill housing construction;
- Retain, expand and improve locally owned and operated businesses;
- Apply strategic preservation approaches in pockets of disinvestment, including spot code enforcement, zoning enforcement, rehabilitation activity and small public works projects.

C. State Road 23

Since the adoption of the Northeast Neighborhood Development Area Plan in 2003, the neighborhood has embarked on a series of planning efforts in order to provide vision and guidance for development that is more closely tailored to specific areas of the neighborhood. A significant project that will impact the Northeast Neighborhood will be improvements to State Road 23 (see Attachment A).

The City of South Bend and neighborhood residents have worked with the INDOT to develop plans for improvements to State Road 23 that will positively impact the neighborhood by promoting patterns of land use, urban design, infrastructure and services that will encourage and contribute to the livability of the neighborhood. As the project moves forward, it is important to maintain continued communication and coordination with the State.

Engineering plans for improving State Road 23 are currently being finalized by the State (INDOT) with construction anticipated to begin in 2012. Plans call for widening State Road 23, between Twyckenham Drive and Campeau Street, and will introduce a landscaped median-divided highway with two lanes of traffic in each direction and calls for the reconfiguration of the Five Points intersection.

The improvements to State Road 23 will create a number of opportunities for new development in neighborhood. With the increased capacity of State Road 23 it is anticipated that traffic will also increase and cause the property along the roadway to become highly desirable for new development and businesses. In order to protect property values and the neighborhood's character, development along State Road 23 from Twyckenham to Campeau should be restricted to professional services offices and small scale retail. These uses will help to buffer the surrounding residential properties from the impacts of the increased traffic.

In addition, the reconfiguration of the Five Points intersection will create a number of parcels for future development. The new intersection will be a commercial node and a key transition area between Eddy Street Commons, the Eddy Street Corridor South and the future office / small scale retail development along State Road 23. The newly created development parcels located at the Corby Boulevard and State Road 23 intersection, and the surrounding area, should be focused on mixed use development.

Although the roadway improvements will not directly impact the intersection of State Road 23 and Edison Road, and its immediate surroundings, this area will continue to be monitored to ensure that any future development complements activities occurring along State Road 23 and will continue to be supported as a commercial node.

Goals and objectives for the State Road 23 corridor:

- Preserving and enhancing the quality of life as identified by residents, including easy access to neighborhood schools, parks and commercial areas; and public safety;
- Improving the accessibility and making physical improvements to Fredrickson Park;
- Creating a redevelopment strategy for the Area, including a vision for mixing commercial and residential uses, improved traffic circulation, enhanced streetscapes, and public gathering space;
- Reducing traffic congestion and improving pedestrian and bike access along State Road 23.
- Expanding the off-street trail system to provide enhanced multi-modal access to parks, schools, and commercial areas.

D. Future Development Areas

Given limited resources, efforts need to be made in a focused manner in order to maximize the impact and overall visibility of redevelopment; so not all portions of the Northeast Neighborhood Development Area can be addressed at once. Although the

current focus is within the Development Plan Sub-Areas, these focus areas will shift over time as redevelopment and preservation efforts stabilize and stimulate the desired development within the neighborhood. Based on current activities, it is anticipated that in the future there will be two additional Revitalization Areas; both located east of Eddy Street and south of State Road 23.

Priority will be given to the north, moving southwards, with the focus area of Revitalization Area North being on the area between Howard and Chalfant Streets. As neighborhood conditions stabilize, and additional resources become available, efforts will shift to Revitalization Area South, covering the area between Bissell and Cedar Streets. These areas are predominately single family detached residential housing and should remain as such. Also, efforts should be made to make Fredrickson Park more visible and accessible to the public. In addition, improvements should be made to the park so it plays a role in the redevelopment effort and is viewed as an invaluable asset to the area. Both areas should be monitored to ensure that any future development transitions into and complements the activities of any adjacent sub-area.

Goals and Objectives for the Future Development Areas:

- Apply strategic preservation approaches in pockets of disinvestment, including spot code enforcement, zoning enforcement, rehabilitation activity and small public works projects;
- Improving the accessibility and making physical improvements to Fredrickson Park;
- Encourage housing design that confirms the urban setting and relates to the vernacular architectural styles present in the neighborhood.

E. Senior Housing

There is currently a lack of housing options for seniors that wish to remain in, or move into, the neighborhood. As such senior housing should be examined as a high priority for the neighborhood. It is recognized that it is common for senior housing to be single story; however, depending on the characteristics of the selected site, multi-story buildings may be more desirable and consistent with the sites surroundings. In this case an effort should be made to ensure this development is multi-story, incorporating elevators in order to make it senior friendly.

F. Public Infrastructure / Utilities

As development occurs in the Northeast Neighborhood careful consideration should be given to the use and placement of infrastructure and utilities so as to minimize the negative impact on future development parcels and existing residential areas.

In particular, with the changes to the Five Points intersection, there will be a need to re-route the existing power lines. The new power lines should be placed so that they have a minimal impact on the aesthetics of the future development; with the preferential routing

to be at the rear of buildings and along alleys in order to reduce visibility along State Road 23 and at the new Five Points intersection.

G. Design Control

When the Northeast Neighborhood Development Area Plan was initially established in 2003, a design control overview was described in Section VII. A. (Design Control Objectives). Given the changing conditions in the eight (8) years since the Development Plan was established reference to the Design Review Administrator shall be struck and Section VII. A. should be amended as follows:

The Northeast Neighborhood Design Guidelines have been adopted by the Area Plan Commission, the Common Council and the Redevelopment Commission. In addition, a Northeast Neighborhood Development Area Overlay Zoning District was developed based on these previously approved Design Guidelines. The Overlay Zoning District provides additional design controls for new development and has been approved by the Area Plan Commission and the Common Council.

The Area Plan Commission, the Board of Zoning Appeals, the Common Council and the Building Department will be responsible for all design controls within the Development Area. The Redevelopment Commission, through its staff, will serve in an advisory capacity for the Development Area.

1. *Powers and Duties*

The Building Department will be responsible for reviewing the plans and specifications for all projects located within the area to ensure development complies with the Zoning Ordinance, including the Zoning Overlay District.

2. *Development Control*

The Area Plan Commission and the Common Council have adopted the Zoning Overlay District, which is now incorporated within the South Bend Municipal Code for use by developers on all projects within the area. The Building Department will base approval of plans on how well the proposals have followed these guidelines. The staff of the Redevelopment Commission will serve as advisory members to the review process within this Development Area. The Zoning Overlay District may be reviewed and revised as necessary by Area Plan Commission and Common Council action.

3. *Permits*

No permit shall be issued for construction, reconstruction, alteration or rehabilitation of any building in the Development Area until the plans and specifications for the building have been approved by the Building Department.

4. *Review*

All proposals filed with the Building Department will be reviewed for compliance with the standards and objectives of the Plan and the Zoning Ordinance, which includes the Zoning Overlay District, prior to approval.

H. Zoning

When the Northeast Neighborhood Development Area Plan was initially established in 2003, a proposed zoning map was developed. The majority of the zoning is believed to accurately reflect the development which is desired; however there are a few areas where the changing conditions in the Development Plan have resulted in updated proposed zoning. All the proposed zoning is consistent with the future development discussed previously in each of the sub-areas.

1. *Five Points Redevelopment Area*

The Five Points Redevelopment Area is proposed to be zoned Mixed Use in order to best meet the sub-area goals such as: small scale, mixed use development, pedestrian friendly, and attract retailers that provide day to day needs of residents. However, a Planned Unit Development (“PUD”) with these characteristics is encouraged for this Redevelopment Area.

2. *"The Triangle"*

“The Triangle” development calls for an urban infill neighborhood which will be created through a replatting of the entire development area. This replat will create 55 single family residential parcels. In order to best accommodate this proposal it is anticipated that the area will be rezoned as a PUD.

3. *Georgiana-Talbot Redevelopment Area*

On the south side of State Road 23, in the Georgiana-Talbot Residential Redevelopment Area, it is proposed that the properties beginning on the west side of Talbot moving westward until reaching the intersection of Howard Street and

State Road 23 be zoned office. This zoning will allow development of business along State Road 23 and will buffer the residential area on Howard Street from the noise and traffic of State Road 23.

4. *Parcels Along Howard Street And Corby Boulevard*

It is proposed that parcels along Howard Street and Corby Boulevard, east of the Five Points Redevelopment Area, be zoned Multifamily – Urban Corridor Residential (“MF1”). This zoning will provide a buffer between the more intense use of the new development at the reconfigured Five-Points and the surrounding single family residential.

5. *West Side Of Eddy Street Between Chalfant Street And Sorin Street*

Along the west side of Eddy Street, between Chalfant Street and Sorin Street, the zoning is proposed to be MF1. The plan envisions a more intense and multi-family or single family attached development pattern along Eddy Street with the addition of rear-loaded townhomes / rowhomes fronting Eddy Street. Further south at the intersection of Eddy Street and Madison Street it is proposed that the southeast, southwest and northwest corners be zoned Local Business. This zoning will allow for small scale businesses which will provide for the daily needs of area residents, such as a book store or pharmacy. On the northeast corner as well as parcels moving east along Madison Street should be zoned MF1. This zoning will allow rowhouses / townhouses to be built which will help provide a transition area between the more intense uses, such as South Bend Clinic and the commercial node at Madison Street and Eddy Street, and the surrounding single family residential.

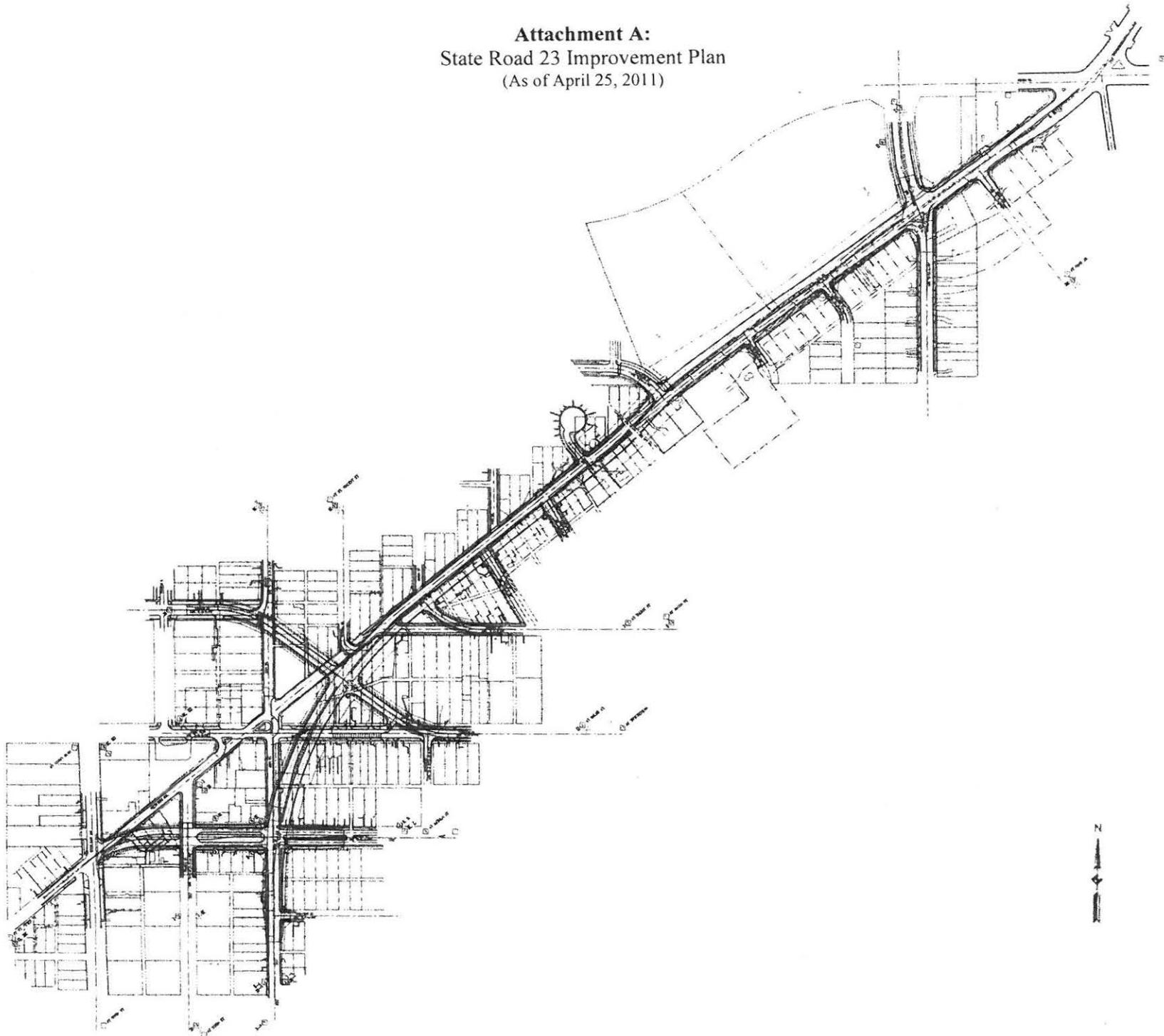
6. *South Bend Avenue West Of Eddy Street*

The majority of the properties along South Bend Avenue west of Eddy Street should be zoned Single Family and Two Family Residential (“SF2”). The vast majority of the homes in this area are currently used as single family residences and should remain.

7. *City Plan*

In addition, City Plan, A 20-Year Comprehensive Plan for the City of South Bend should be referred to when considering future development and zoning.

Attachment A:
State Road 23 Improvement Plan
(As of April 25, 2011)



THE TRIANGLE P.U.D. (PLANNED UNIT DEVELOPMENT)

A PART OF THE NORTHWEST QUARTER SECTION 6, T.37 N., R.3 E., CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA
A RE-SUBDIVISION OF LOTS 31-119 OF HARTMAN & MULLER'S PLAT AND LOTS 12 AND 18 OF HARTMAN AND WOODWORTH'S PLAT
AND LOTS A3 AND C HARTMAN AND WOODWORTH'S FIRST MINOR SUBDIVISION

FLOODPLAIN NOTE:

THE PARCEL OF GROUND DOES NOT FALL WITHIN THE FLOODPLAIN OF THE CITY OF SOUTH BEND. THE COMMUNITY PANEL MAPS ESTABLISHED BY THE ILLINOIS FLOOD INSURANCE FUND ACT, AS AMENDED BY THE ILLINOIS FLOOD INSURANCE FUND ACT OF 1982, SHOWS THIS PARCEL FALLS WITHIN A "C" ZONE FLOODPLAIN. THE CITY OF SOUTH BEND HAS A DATED FEBRUARY 1, 1988 ST. JOSEPH COUNTY, INDIANA FLOOD INSURANCE MAP. THIS PARCEL FALLS WITHIN A "C" ZONE AREA AS SHOWN ON THE CITY OF SOUTH BEND FLOOD INSURANCE MAP DATED AUGUST 15, 1978 ST. JOSEPH COUNTY, INDIANA.

BUILDING SETBACK NOTE:

BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE APPROVED PUD DEVELOPMENT STANDARDS.

EASEMENT NOTE:

TO THE BEST OF OUR RESEARCH AND FROM THE RECORDS OF THE CITY OF SOUTH BEND, ALL EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT.

MODEL AND SURVEY NOTE:

ALL LOTS SHOWN ON THIS SUBDIVISION PLAT SHALL BE SERVICED BY MUNICIPAL SANITARY SEWER AND WATER LINES.

STREET CLASSIFICATION NOTE:

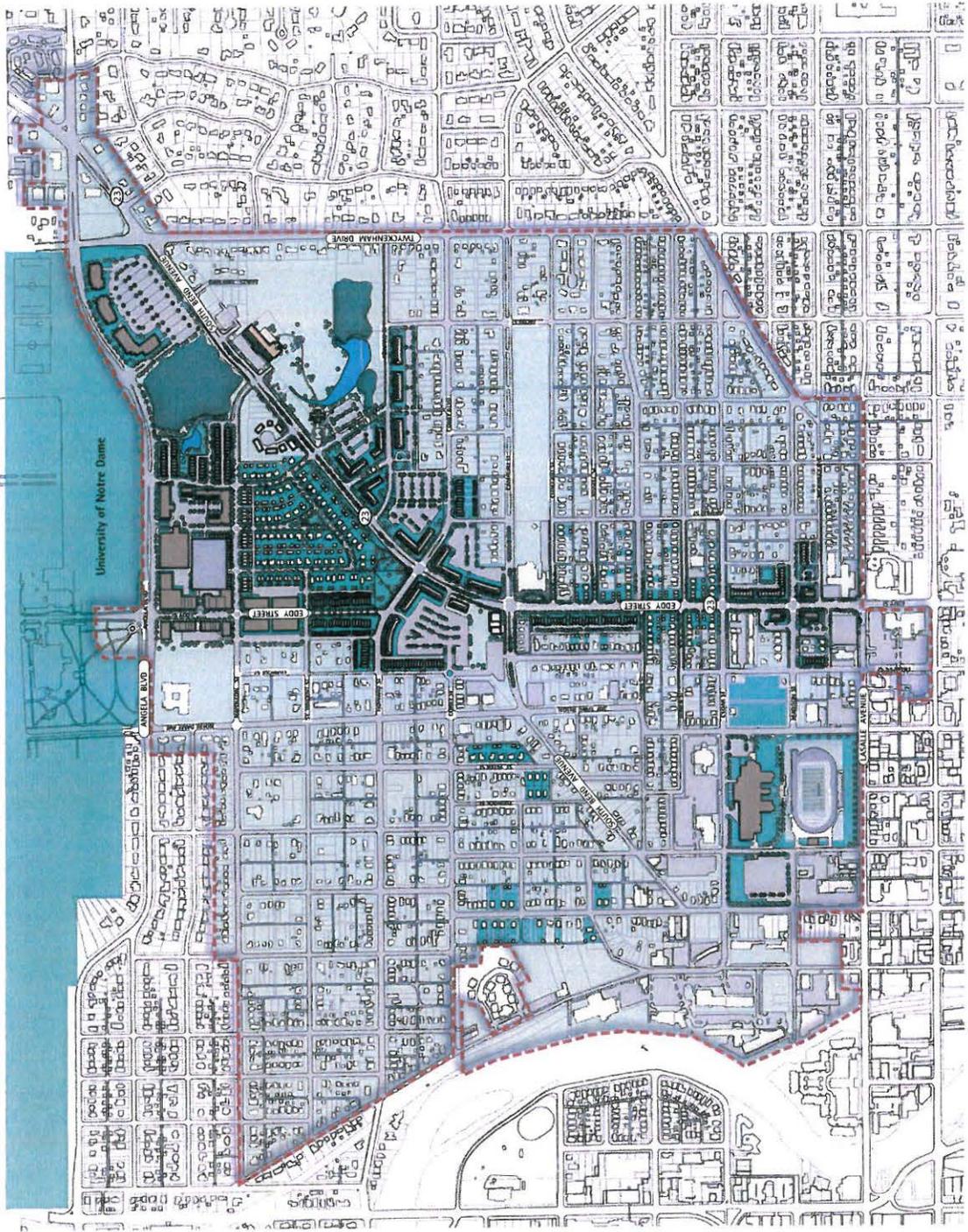
NAME	CLASSIFICATION	WIDTH
1. DUEY AVENUE	MINOR	42 FEET
2. GEORGIANA STREET	MINOR	42 FEET
3. EDDY STREET	MINOR	42 FEET

LOT	AREA (SQ. FT.)	AREA (SQ. YD.)	AREA (AC.)
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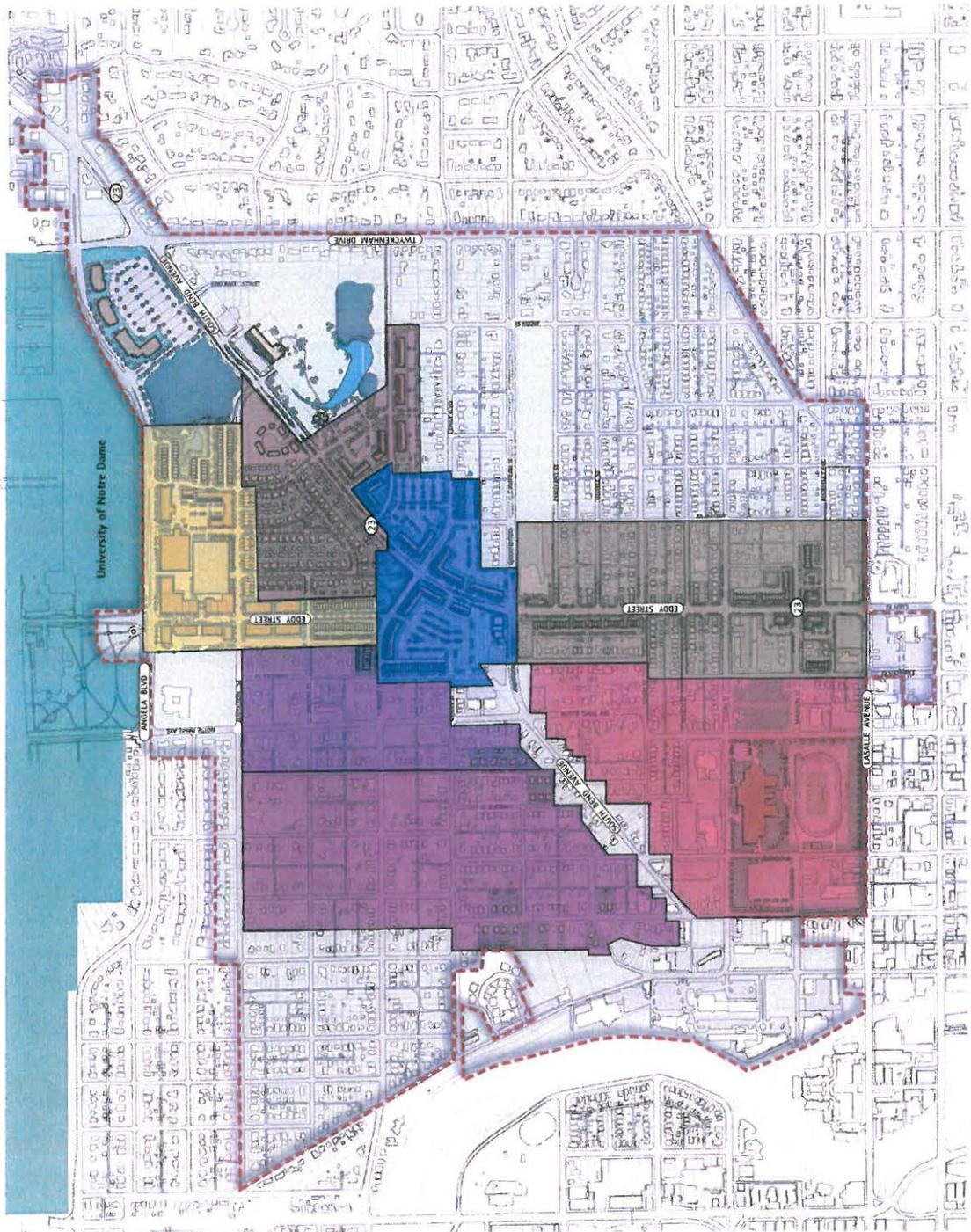
LOT	AREA (SQ. FT.)	AREA (SQ. YD.)	AREA (AC.)
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LEGEND

- NNDa Boundary
- Parcels

NORTHEAST NEIGHBORHOOD DEVELOPMENT AREA

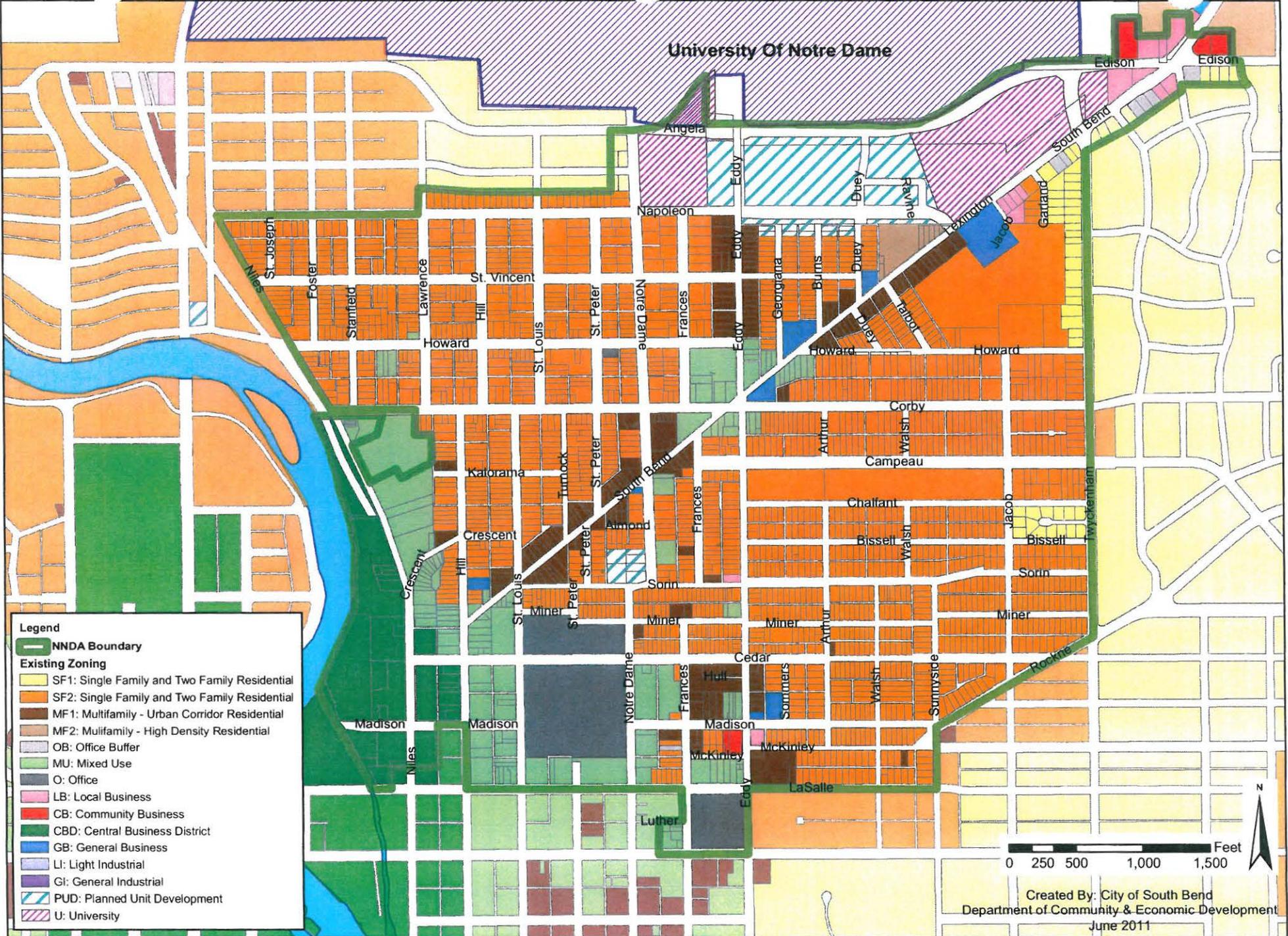


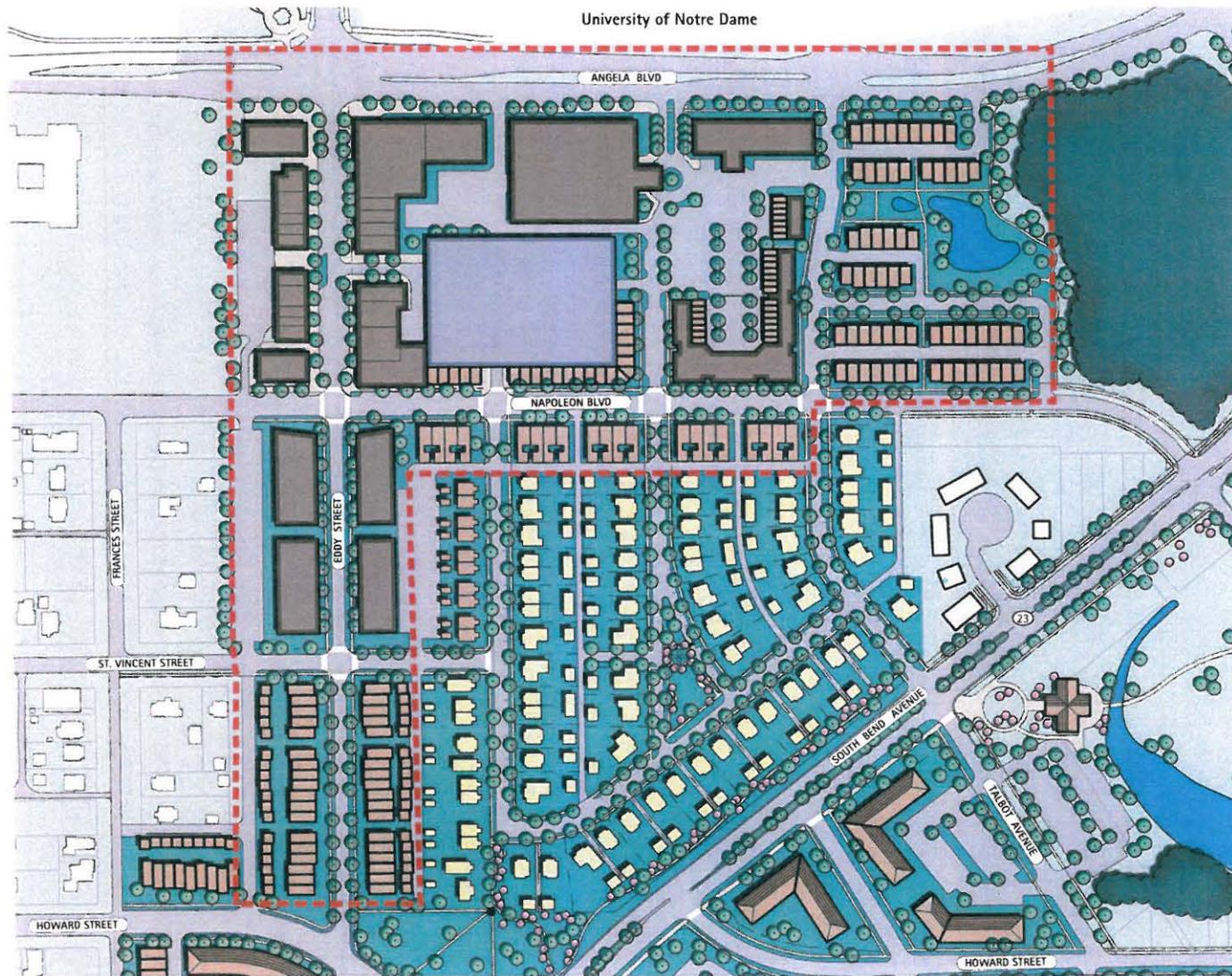
LEGEND

	NDA Boundary
	Parcels
	Eddy Street Commercial Redevelopment Area
	Five Points Redevelopment Area
	Georgiana-Talbot Redevelopment Area
	Homeownership Preservation Area
	Notre Dame Avenue Housing Program Area
	St. Joseph High School Redevelopment Area
	Eddy Street Corridor South Revitalization Area



Northeast Neighborhood Development Area Existing Zoning

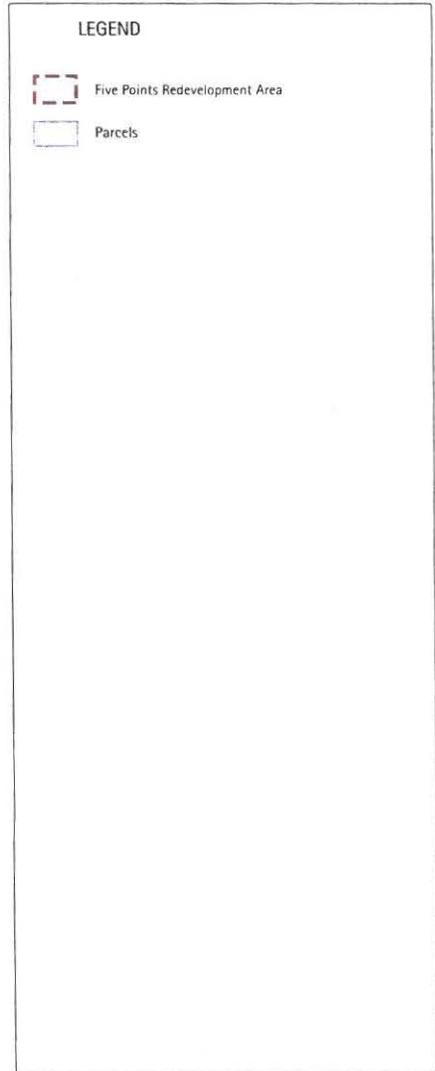
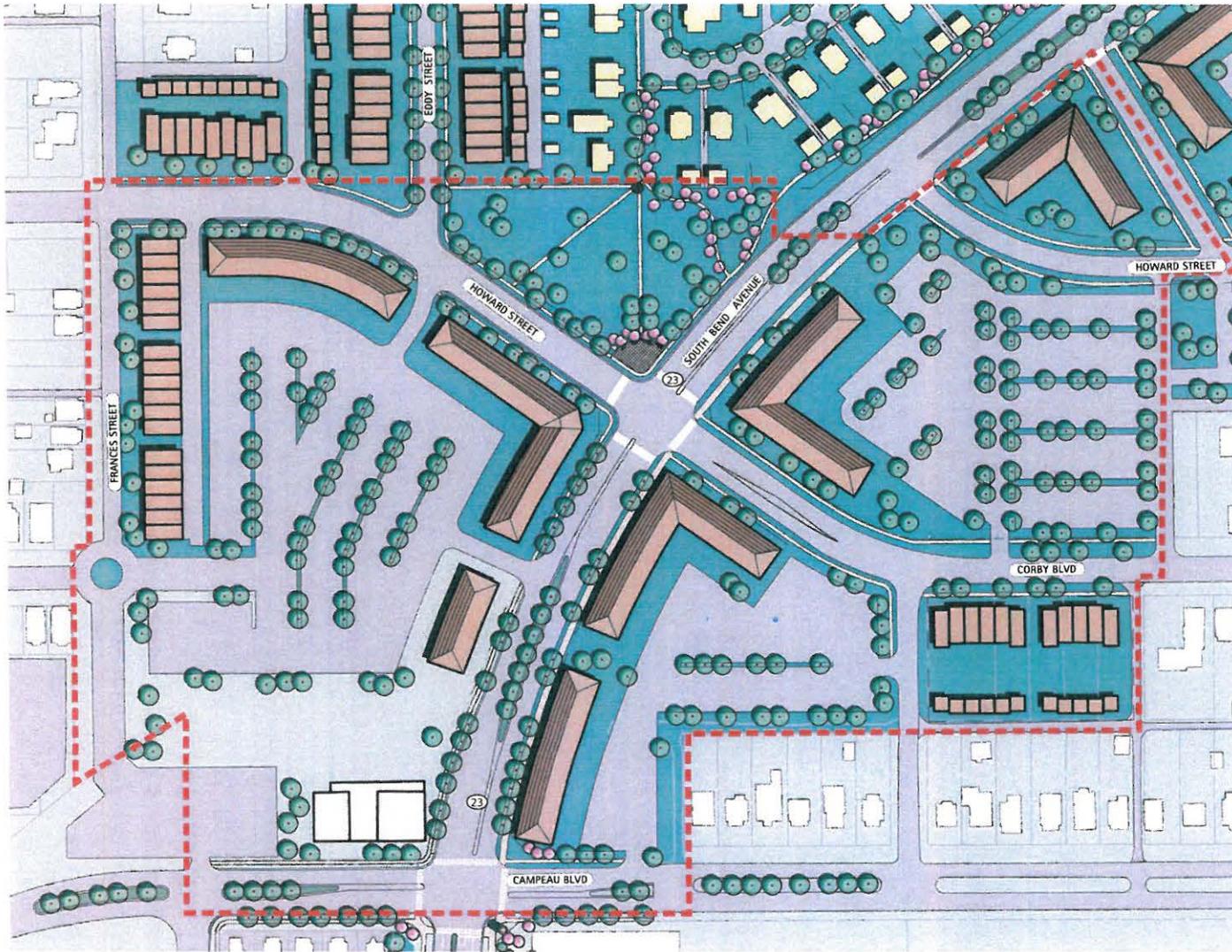




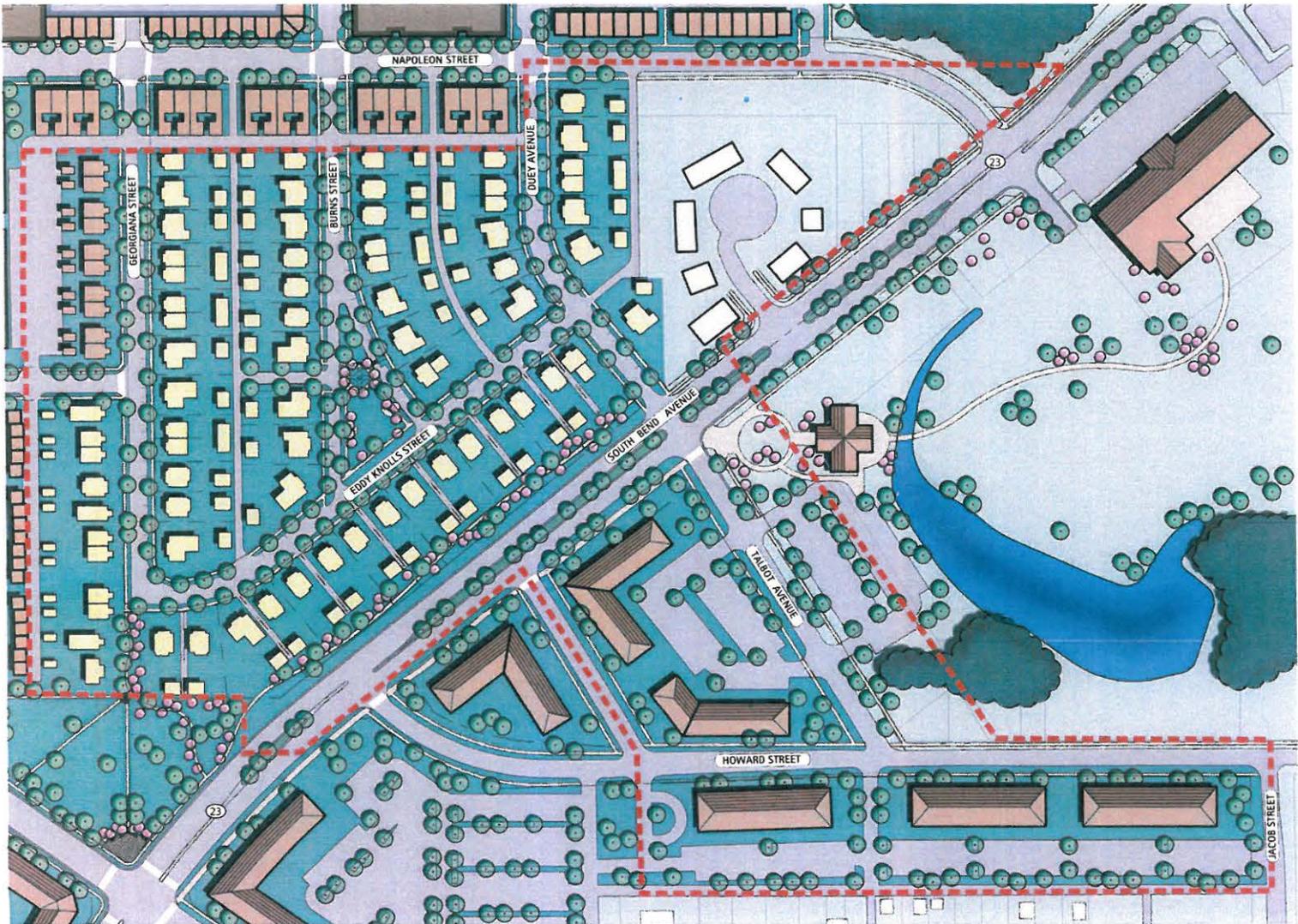
LEGEND

-  Eddy Street Commercial Redevelopment Area
-  Parcels

NORTHEAST NEIGHBORHOOD DEVELOPMENT AREA
Sub Area A: Eddy Street Commercial Redevelopment Area



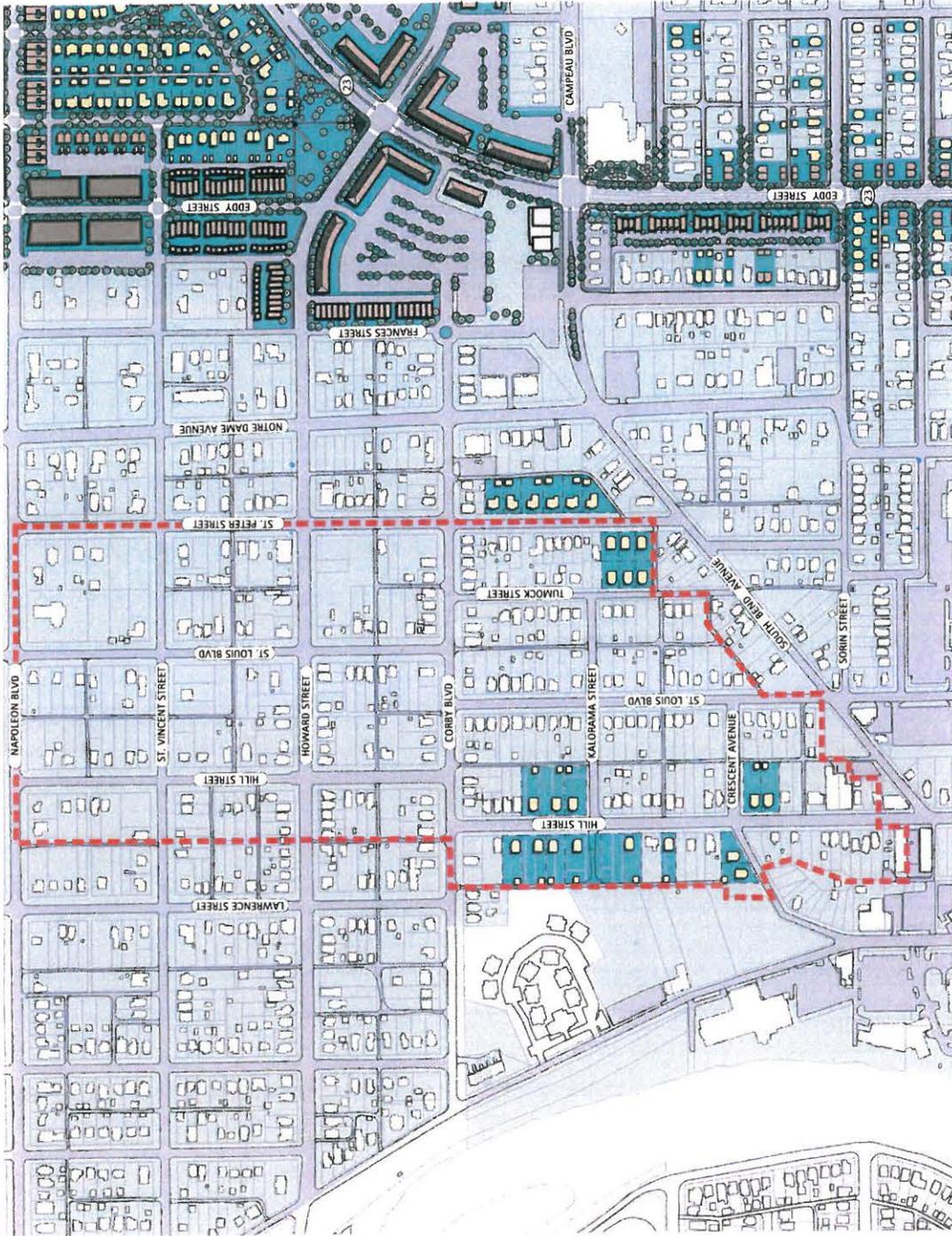
NORTHEAST NEIGHBORHOOD DEVELOPMENT AREA
Sub Area B: Five Points Redevelopment Area



LEGEND

-  Georgiana-Talbot Redevelopment Area
-  Parcels

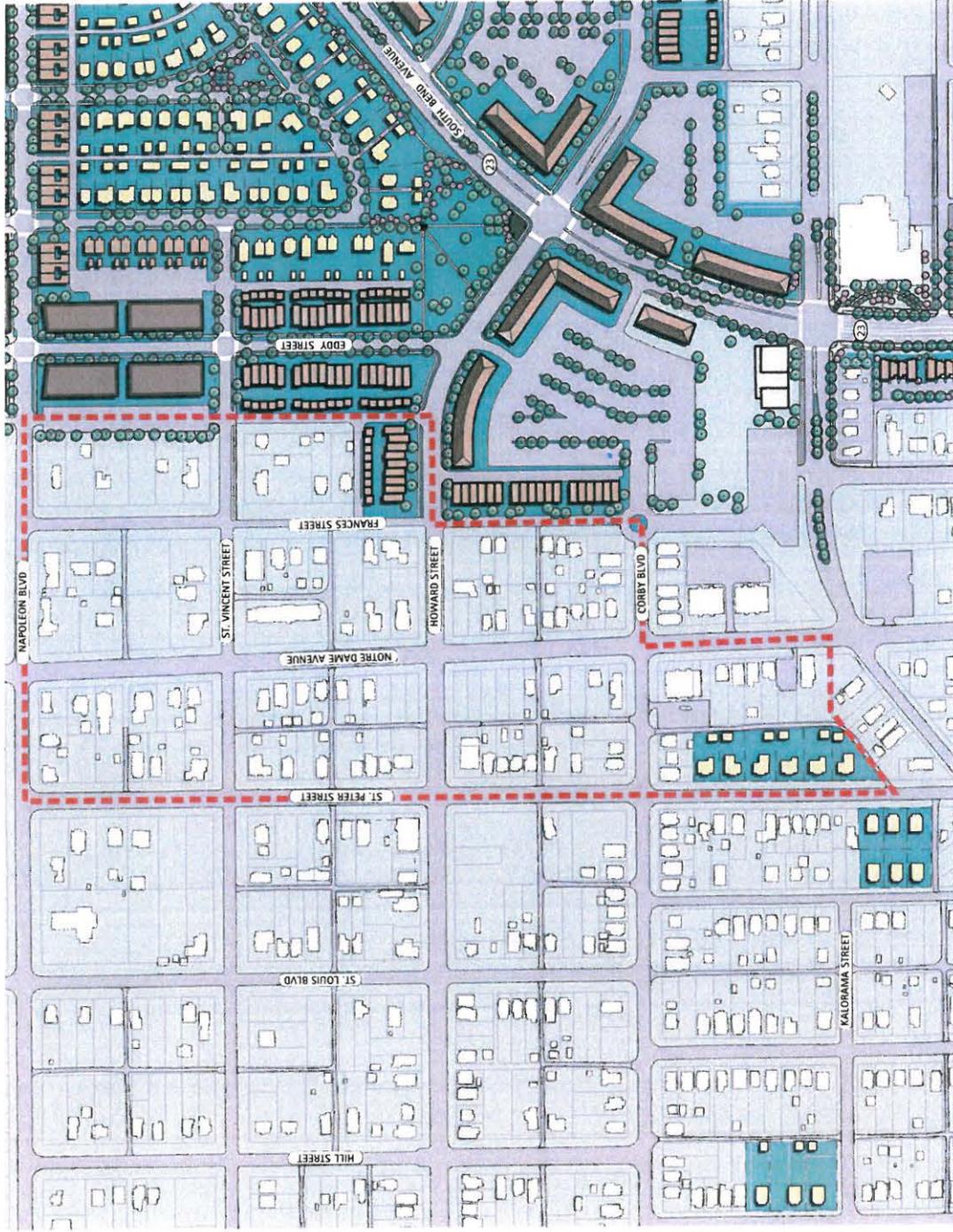
NORTHEAST NEIGHBORHOOD DEVELOPMENT AREA
 Sub Area C: Georgiana-Talbot Redevelopment Area



LEGEND

-  Homeownership Preservation Area
-  Parcels

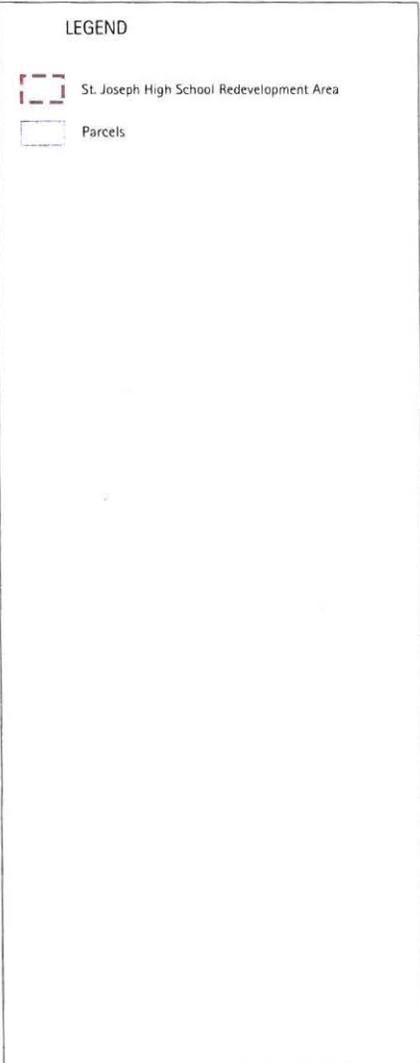
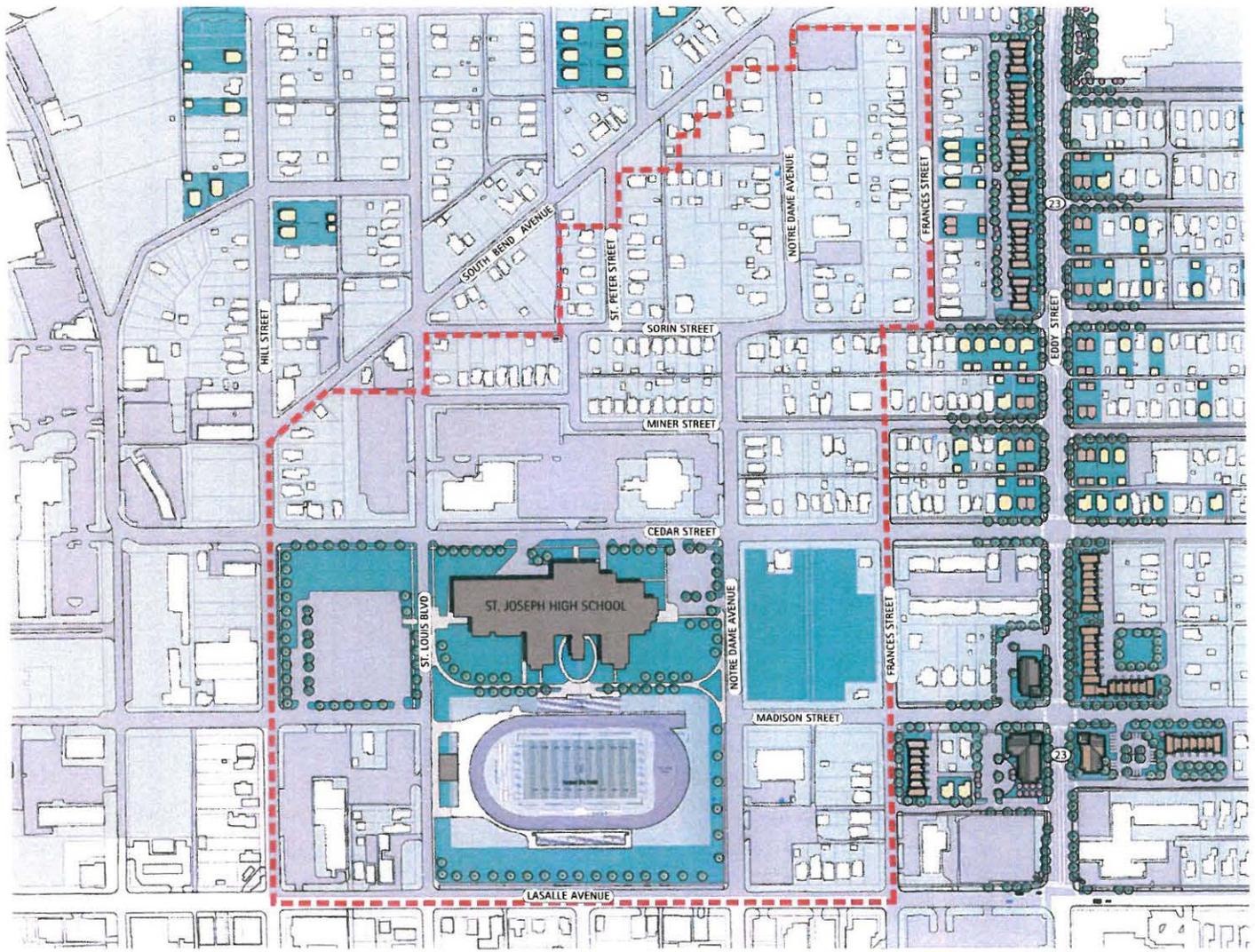
NORTHEAST NEIGHBORHOOD DEVELOPMENT AREA
 Sub Area D: Homeownership Preservation Area



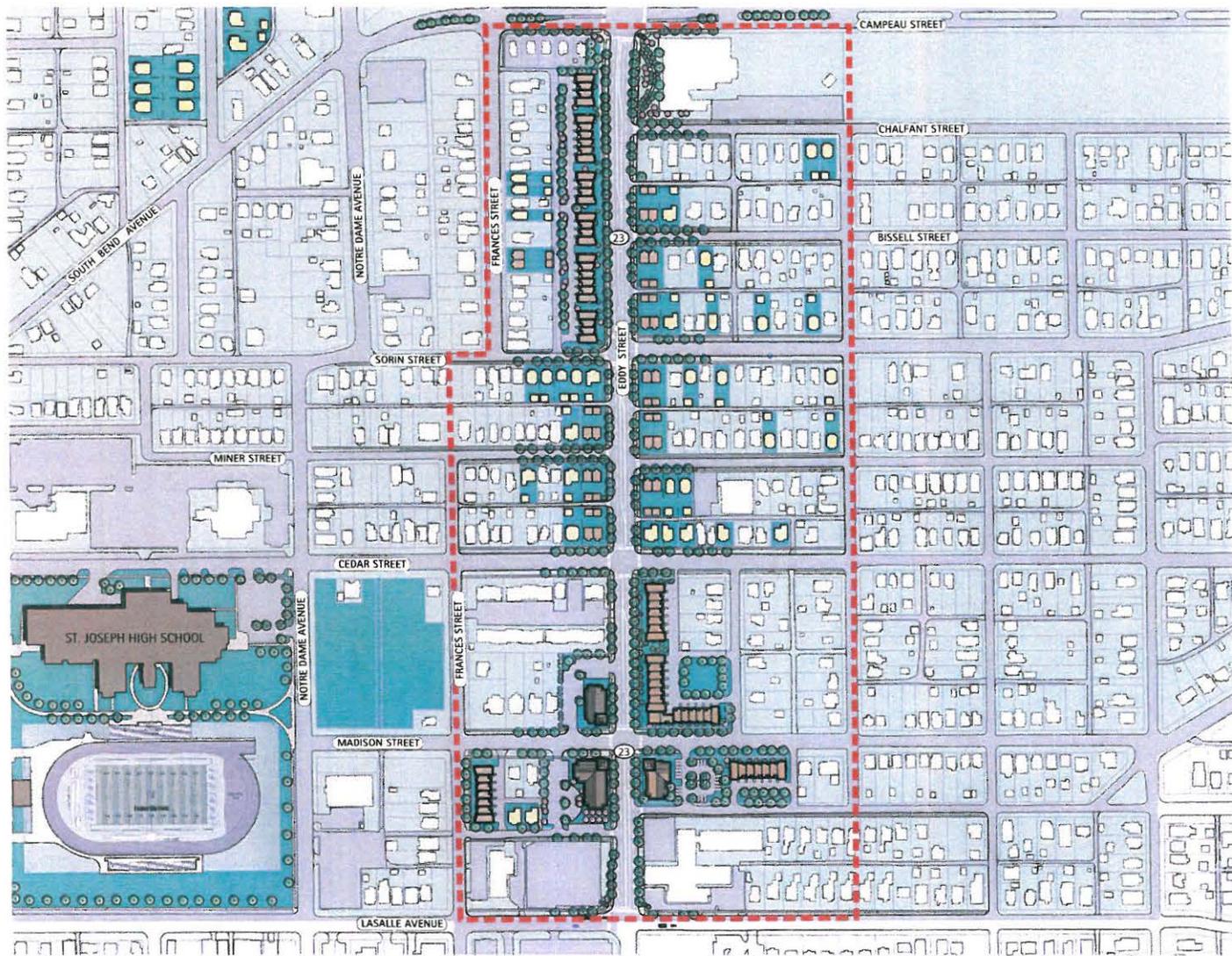
LEGEND

-  Homeownership Preservation Area
-  Parcels

NORTHEAST NEIGHBORHOOD DEVELOPMENT AREA
 Sub Area E: Notre Dame Avenue Housing Program Area



NORTHEAST NEIGHBORHOOD DEVELOPMENT AREA
Sub Area F: St. Joseph High School Redevelopment Area



LEGEND

-  Eddy Street Corridor South Revitalization Area
-  Parcels

NORTHEAST NEIGHBORHOOD DEVELOPMENT AREA
Sub Area G: Eddy Street Corridor South Revitalization Area

