

SOUTHEAST NEIGHBORHOOD MASTER PLAN



CITY OF SOUTH BEND :: MGLM ARCHITECTS

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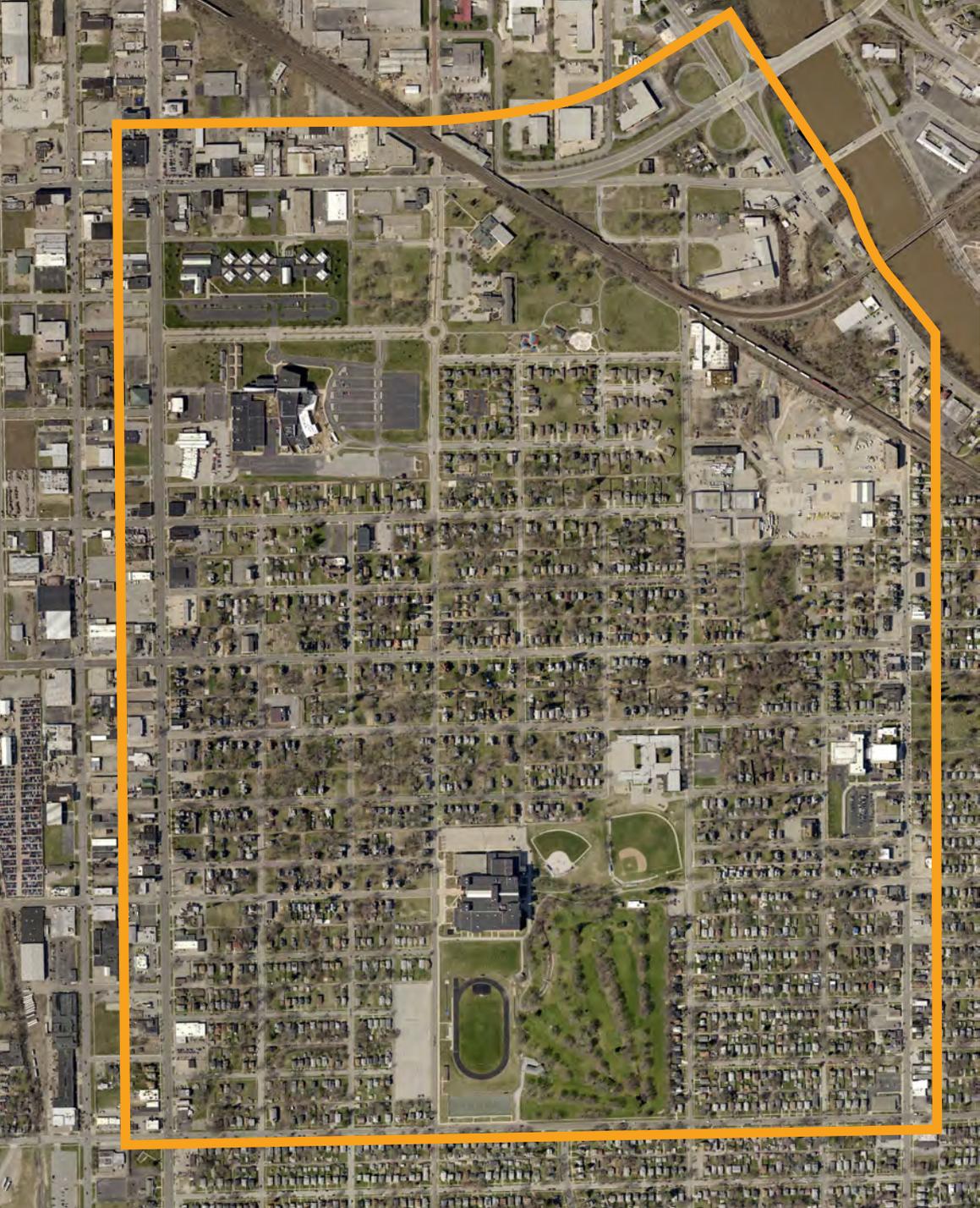
NEXT STEPS

SOUTHEAST NEIGHBORHOOD MASTER PLAN

1

CONTEXT & ANALYSIS

SOUTHEAST NEIGHBORHOOD MASTER PLAN



STUDY AREA

Northern Boundary:
W. Sample Street

Eastern Boundary:
Miami Street

Southern Boundary:
E. Ewing Avenue

Western Boundary:
S. Michigan Street



1. Formation of 466 Works Development Corporation
2. Bowman Creek in need of restoration
 - Notre Dame Community Engagement Coordinating Council designation as Signature Community Engagement Project
3. The City is committed to investing in SE Neighborhood:
 - 1000 Houses in 1000 Days Initiative
 - TIF resources available for public improvement project

February 26-27th: Stakeholder Meetings

- City Officials
 - Schools, Parks & Golf
 - Residents, Businesses & Organizations
-

April 14th: Public Input Session

April 20th: Report Back Meeting

City Scale

LOCATION MAP

 1/2 Mile Radius = 10 minute walk

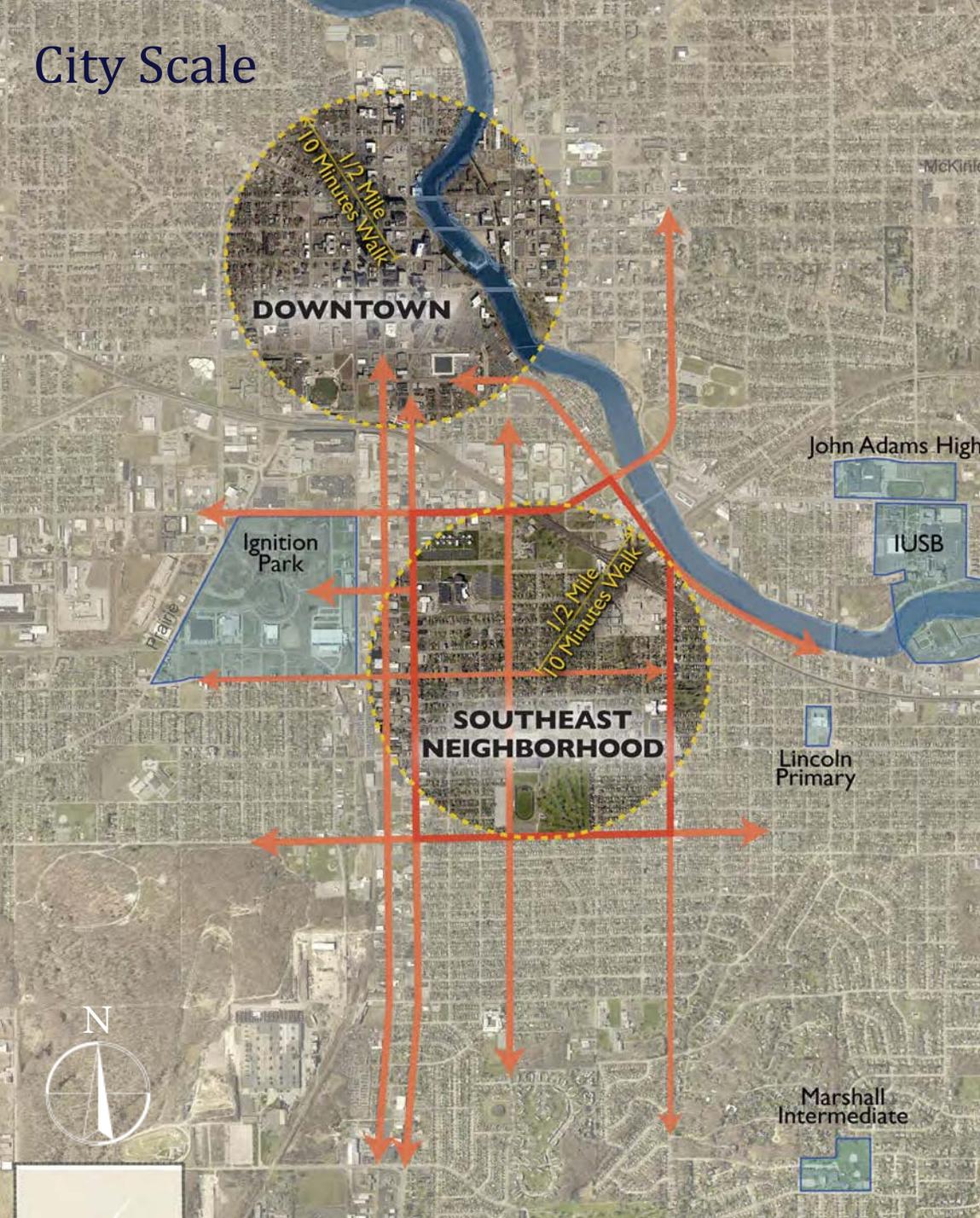
Proximity to
Downtown
(± 2 miles)

Proximity to
Ignition Park
(1/2 mile)

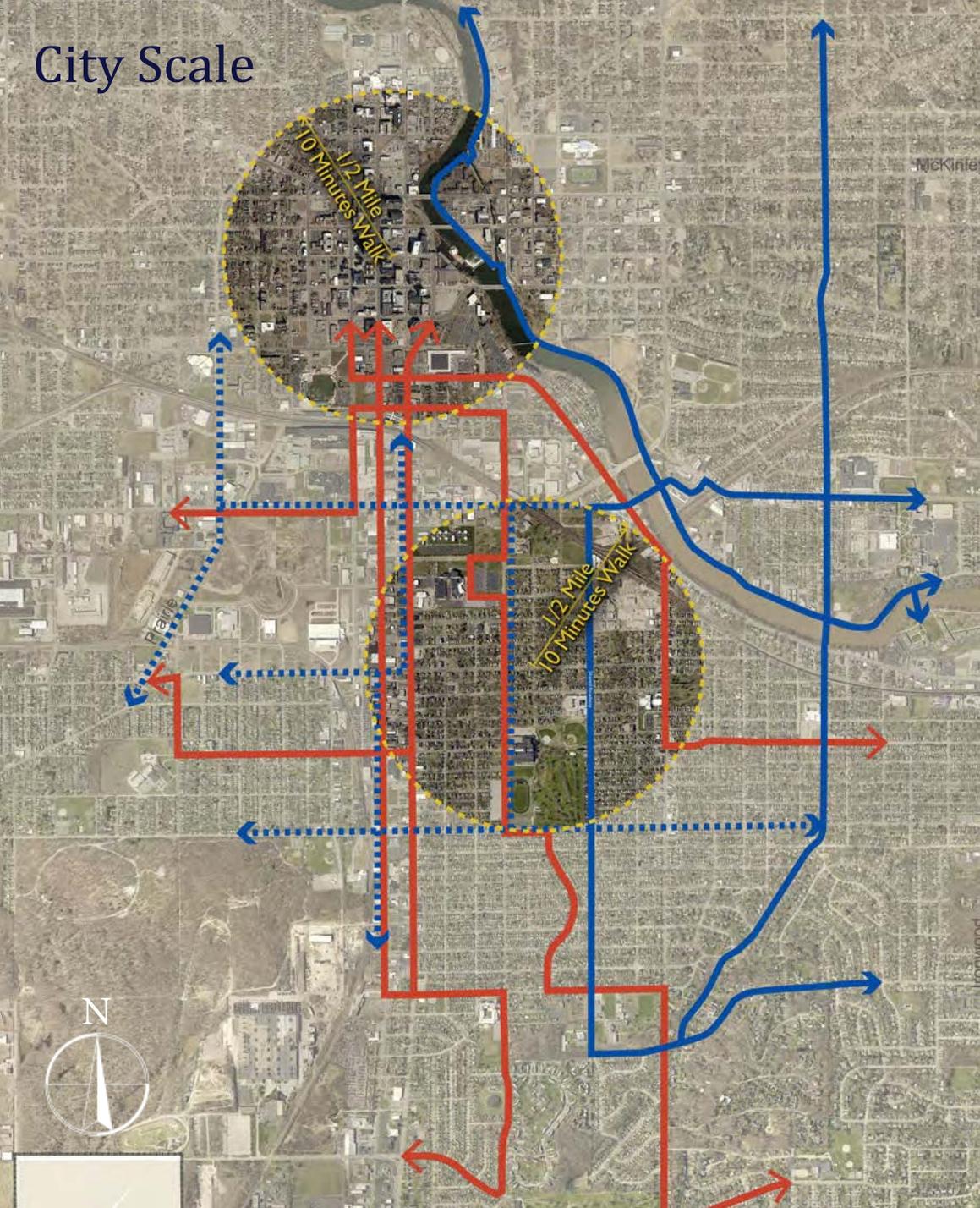
Proximity to Schools

IUSB (± 1.5 miles)

CONTEXT & ANALYSIS



City Scale



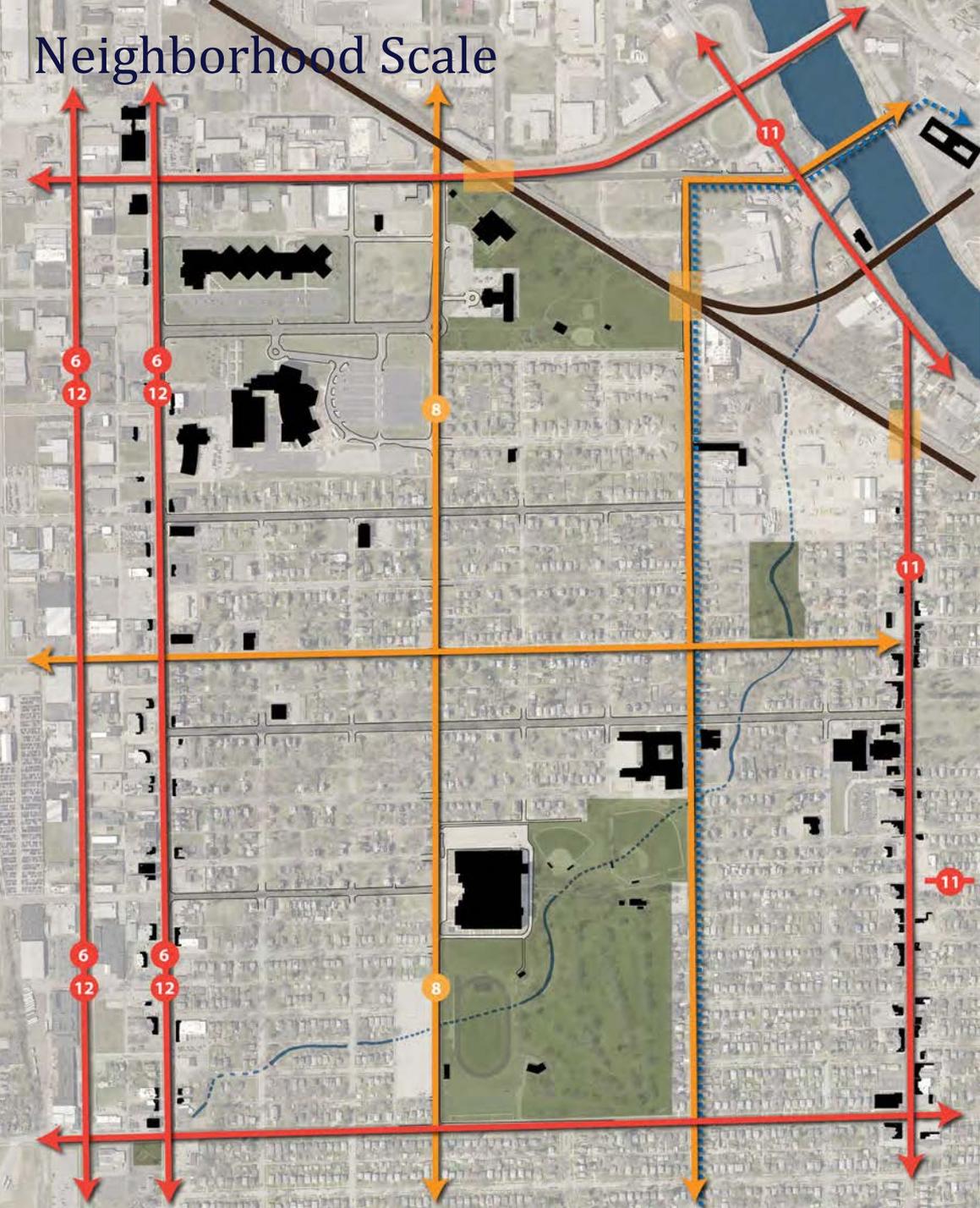
TRANSIT & BIKE

— Bus Lines
run North - South
but few East - West
connections

— Current Bike
Routes along High St.

- - - - Proposed
Bike Routes by
City Bike Plan
along Fellows and
Michigan/Main

Neighborhood Scale



EXISTING CONNECTIVITY

- Major Arterials
- 2-way conversion
- Local Connectors
- Indiana St.
- Fellows St.
- High St.
- Existing Underpass
- Existing Bus Route

OVERALL DOWNTOWN 2 WAY CONVERSION PLAN

UPDATED JANUARY 2015

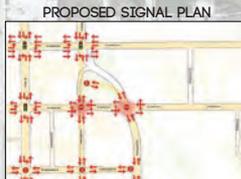


CONNECTIVITY

Downtown 2-Way Conversion Plan proposed by City

Expected construction in Fall 2016

CONTEXT & ANALYSIS



CONNECTIVITY

CONTEXT & ANALYSIS



Michigan



Indiana

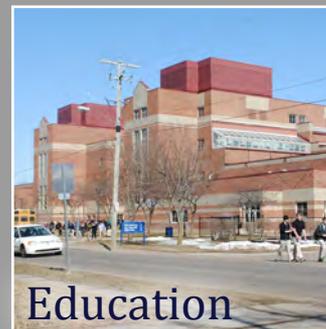


Fellows



High

EXISTING ASSETS & AMENITIES



CONTEXT & ANALYSIS



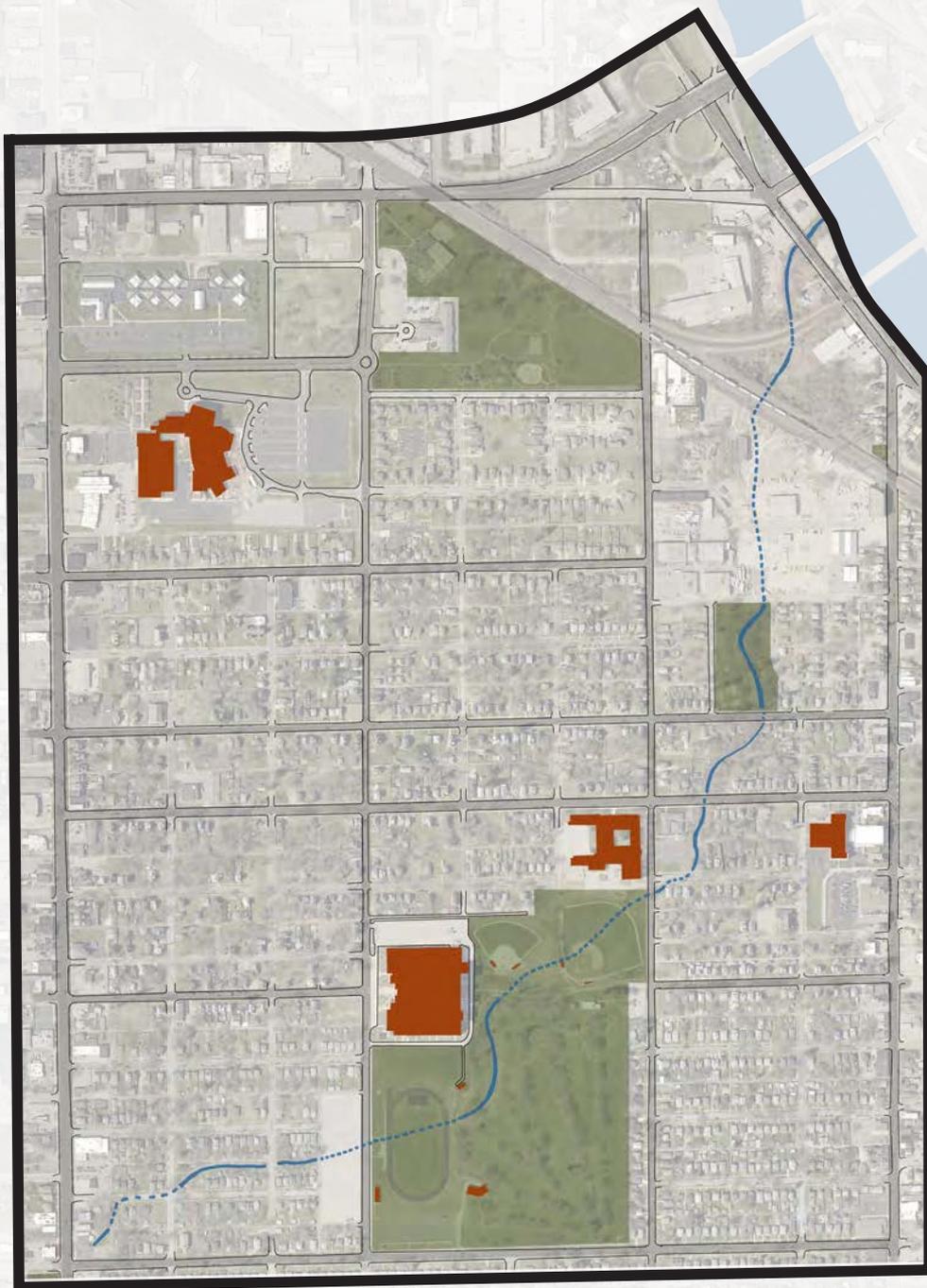
EDUCATIONAL INSTITUTIONS

Ivy Tech Community College

Riley High School &
New Tech High School

SBCSC Programs:
Young Adult Services,
Head Start & SNAP

St. Matthew
Cathedral School





+ COMMUNITY AMENITIES

Boys & Girls Clubs of St. Joseph County

St. Joseph County Juvenile Justice Center

YWCA St. Joseph County

Places of Worship

LangLab

Tutt Branch Library

Southeast Neigh. Park, Ravina Park, Studebaker Golf

+ COMMERCIAL

Michigan Street
Commercial
Corridor

“Auto-Oriented”



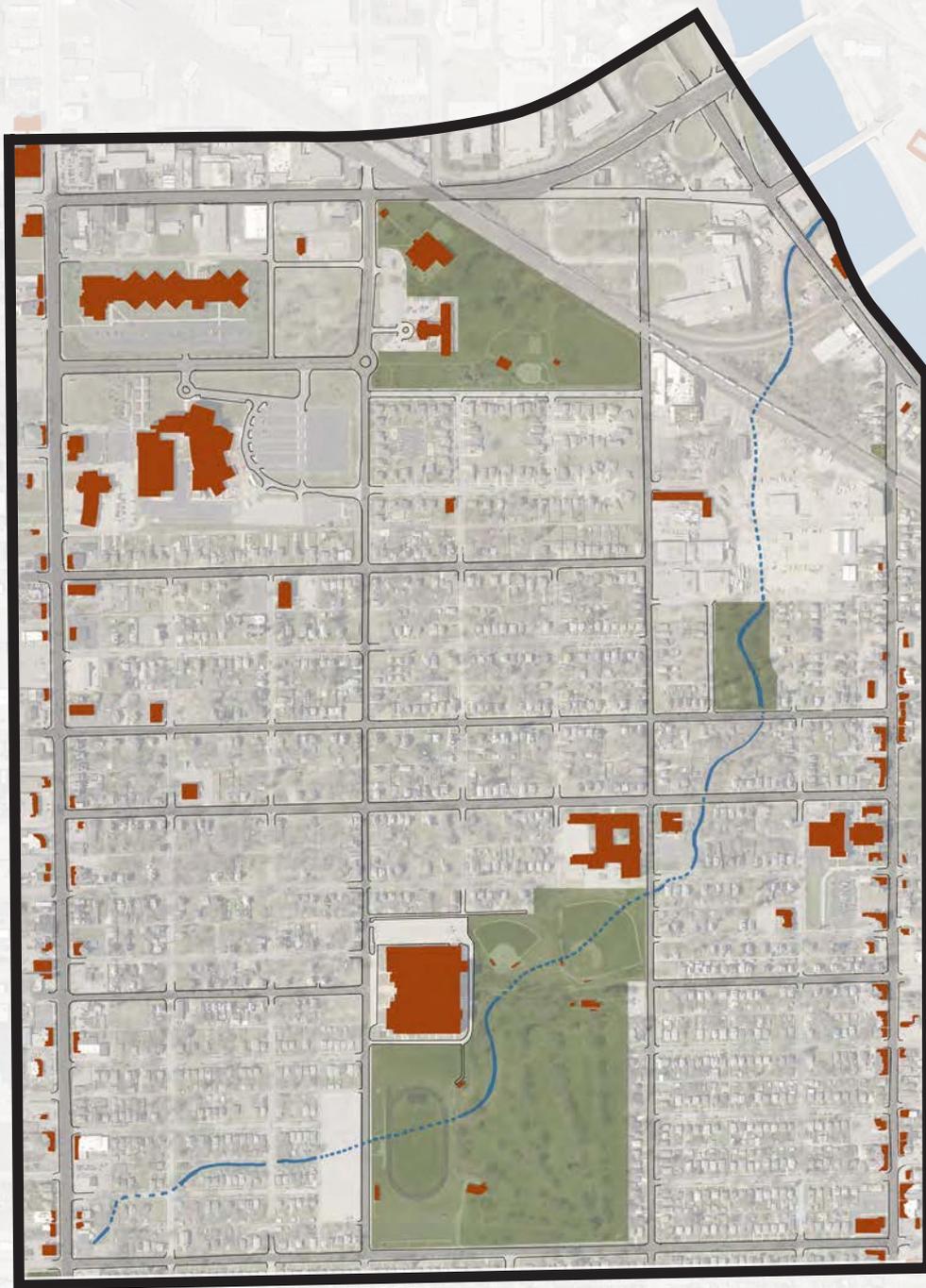
+ COMMERCIAL

Miami Street
Commercial Corridor

*“Local-Minded &
Pedestrian Oriented”*



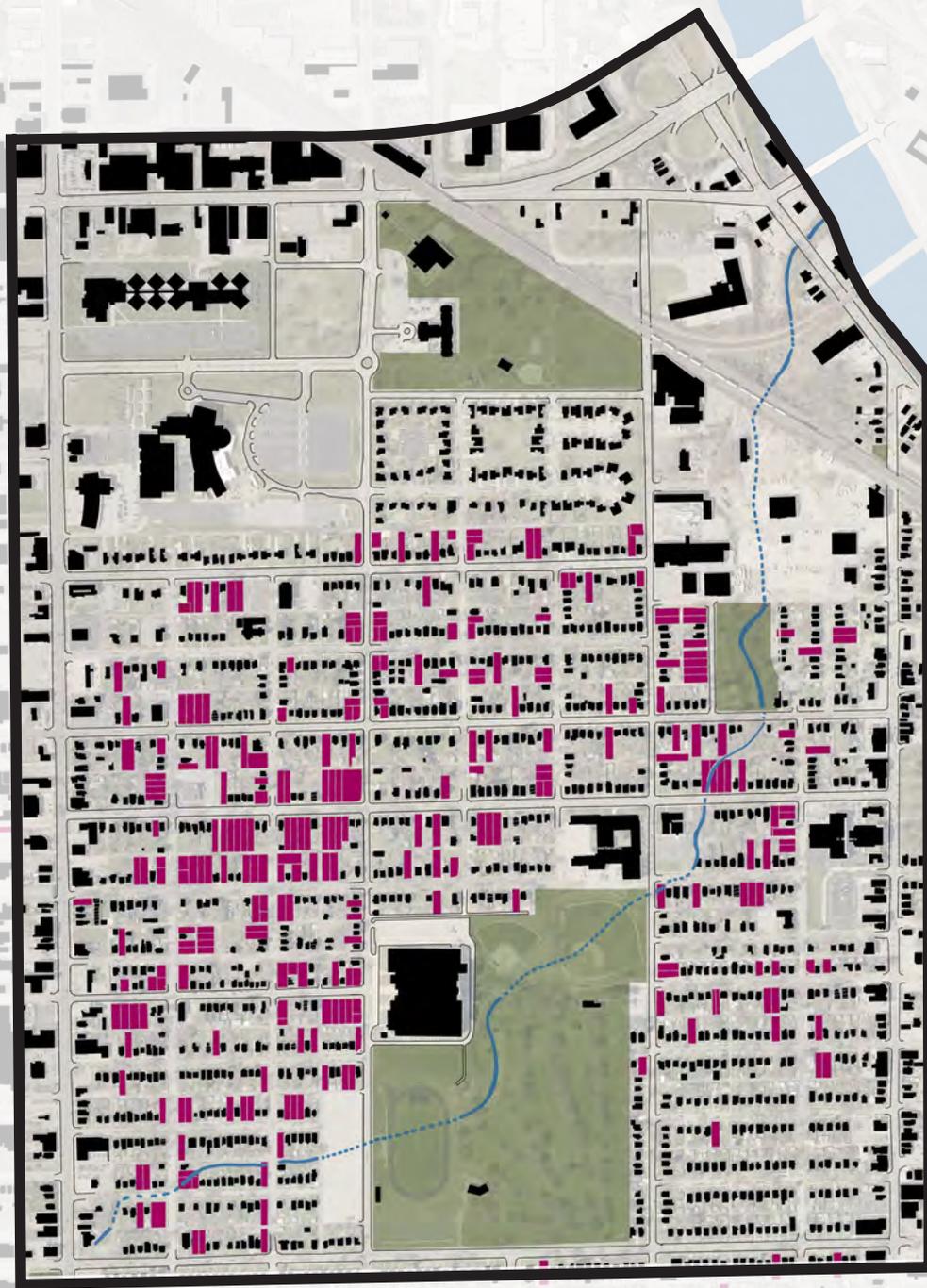
CONTEXT & ANALYSIS



VACANT PROPERTIES



CONTEXT & ANALYSIS



Population Statistics - 2010 Census Report

Total Population: 2855

37.9% African American, 44.9% White, 17.7% Hispanic

Total Children: 1090 (38% of population)

- <5 – 269 (9.4%)
- 5-14 – 517 (18.1%)
- 15-19 – 304 (10.6%)

Total Seniors > 65: 203 (7.1% of population)

Current housing stock is not supportive of aging in place

Housing Statistics - 2010 Census Report

Total Housing Units: 1207

Vacancy: 24.9%

(Compared to 10.3% in County & 14.2% in South Bend)

Home Ownership:

Northern Census Tract 29 – 52% (- 3.2% since 2000)

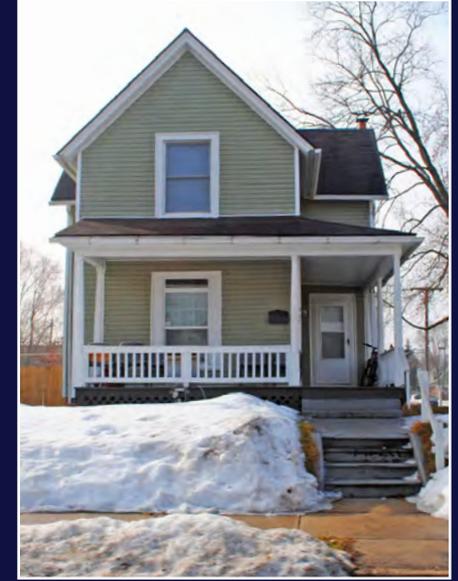
Southern Census Tract 30 – 48.4% (-7.3% since 2000)

(Compared to 69.3% in County & 59.8% in South Bend)

Housing Stock is predominately older, single-family detached homes of modest size.

HOUSING STOCK

CONTEXT & ANALYSIS



2

MASTER PLAN PRINCIPLES

SOUTHEAST NEIGHBORHOOD MASTER PLAN

- 1. Historical, Cultural, & Social Context**
- 2. Safety & Walkability**
- 3. Connection & Linkages**
- 4. Ecological Sustainability**
- 5. Character, Identity & Quality of Design**



1 HISTORICAL CULTURAL & SOCIAL CONTEXT

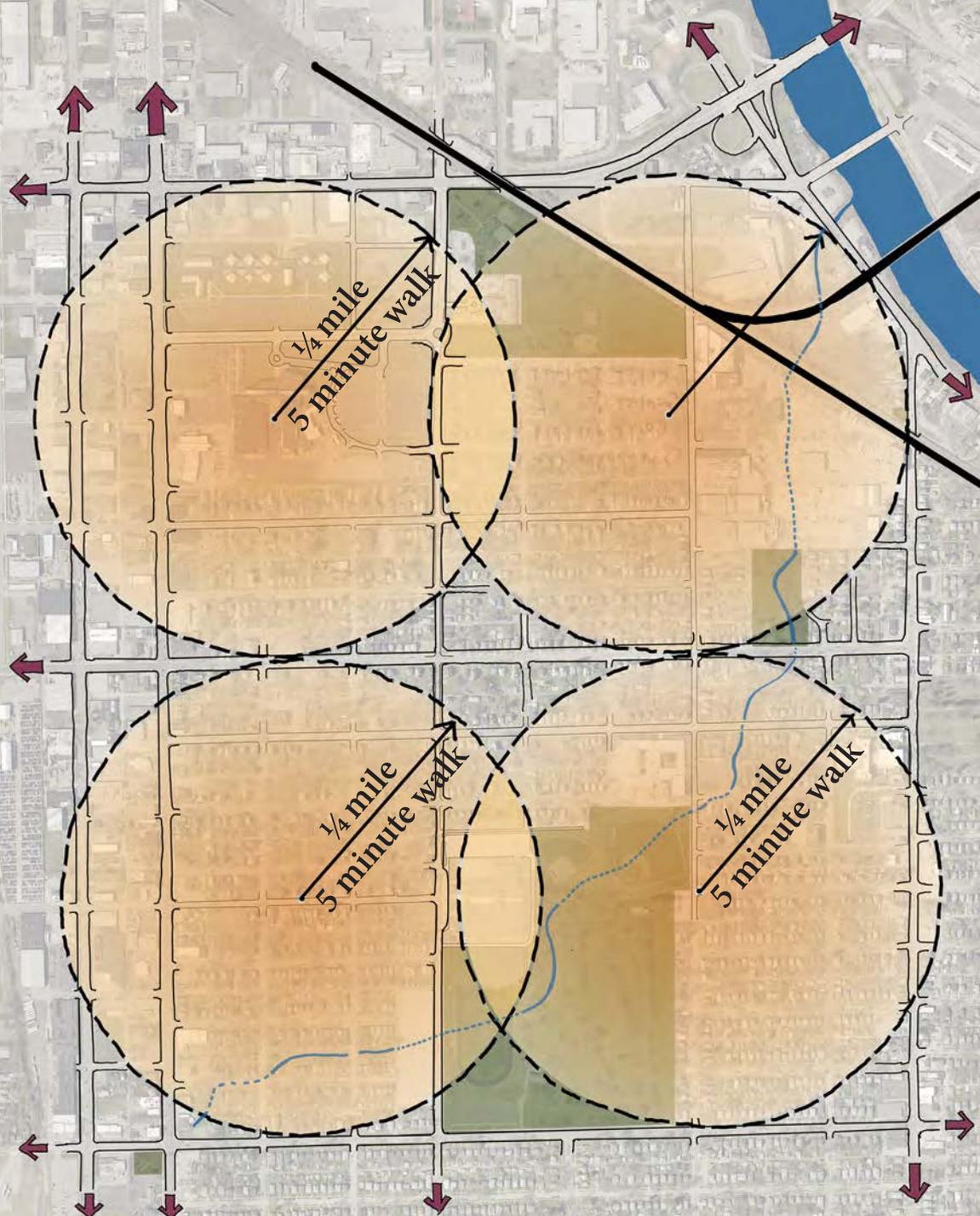
Families with deep roots & many children living here

Local & Regional Cultural Heritage

Historic worker housing for nearby Studebaker Plant

New dynamic created by LangLab & Crooked Ewe Brewery

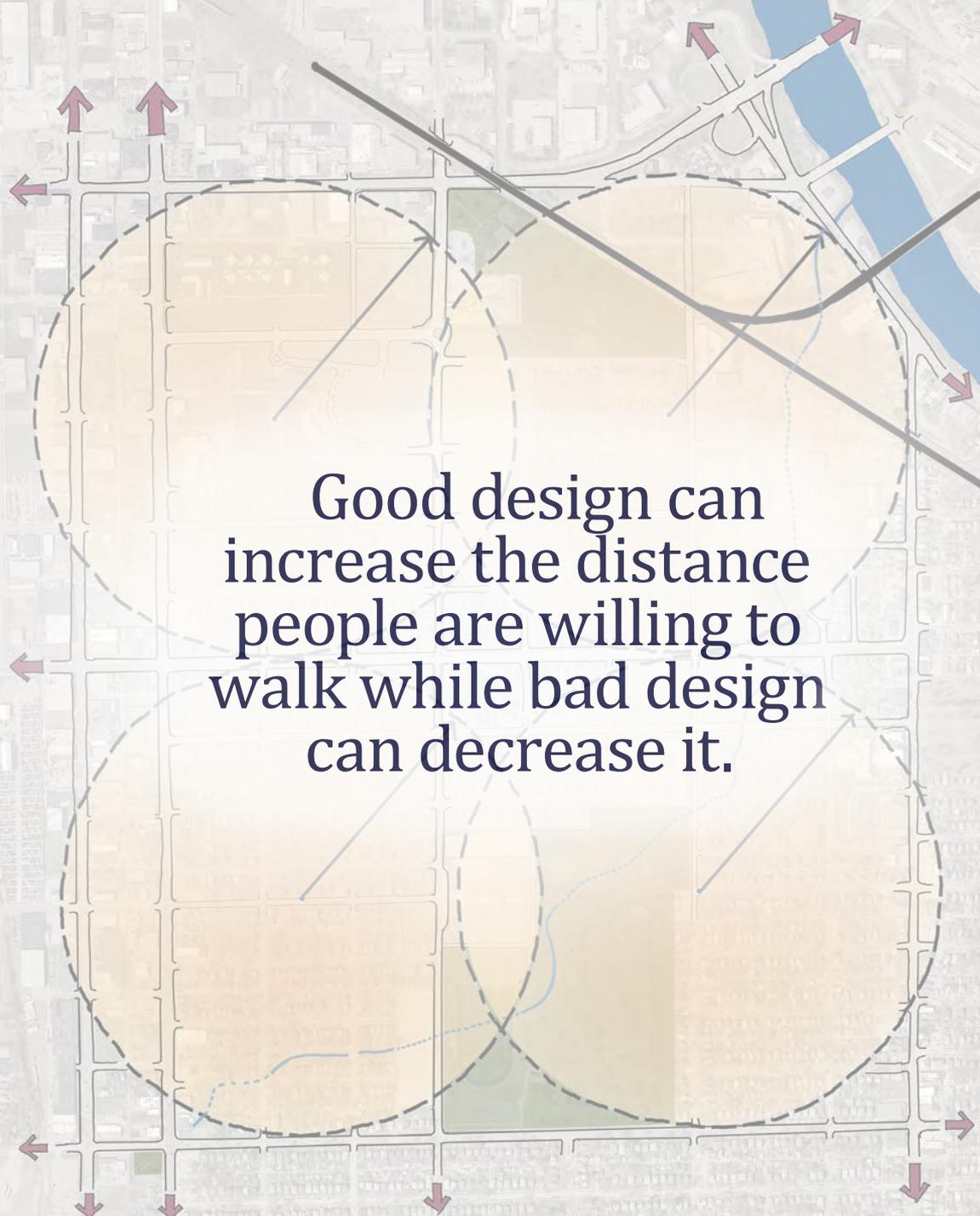




2 SAFETY & WALKABILITY

Walk Shed or “ped shed” is a tool of measuring walkable neighborhoods.

Defined as the area encompassed by the walking distance from a neighborhood center or focal point, typically covered by a 5-minute walk (about 0.25 miles)



Good design can increase the distance people are willing to walk while bad design can decrease it.

WALKABILITY

Attractive destinations to walk to and...

Direct & comfortable pedestrian routes

Sidewalks, Lighting, & Street Trees

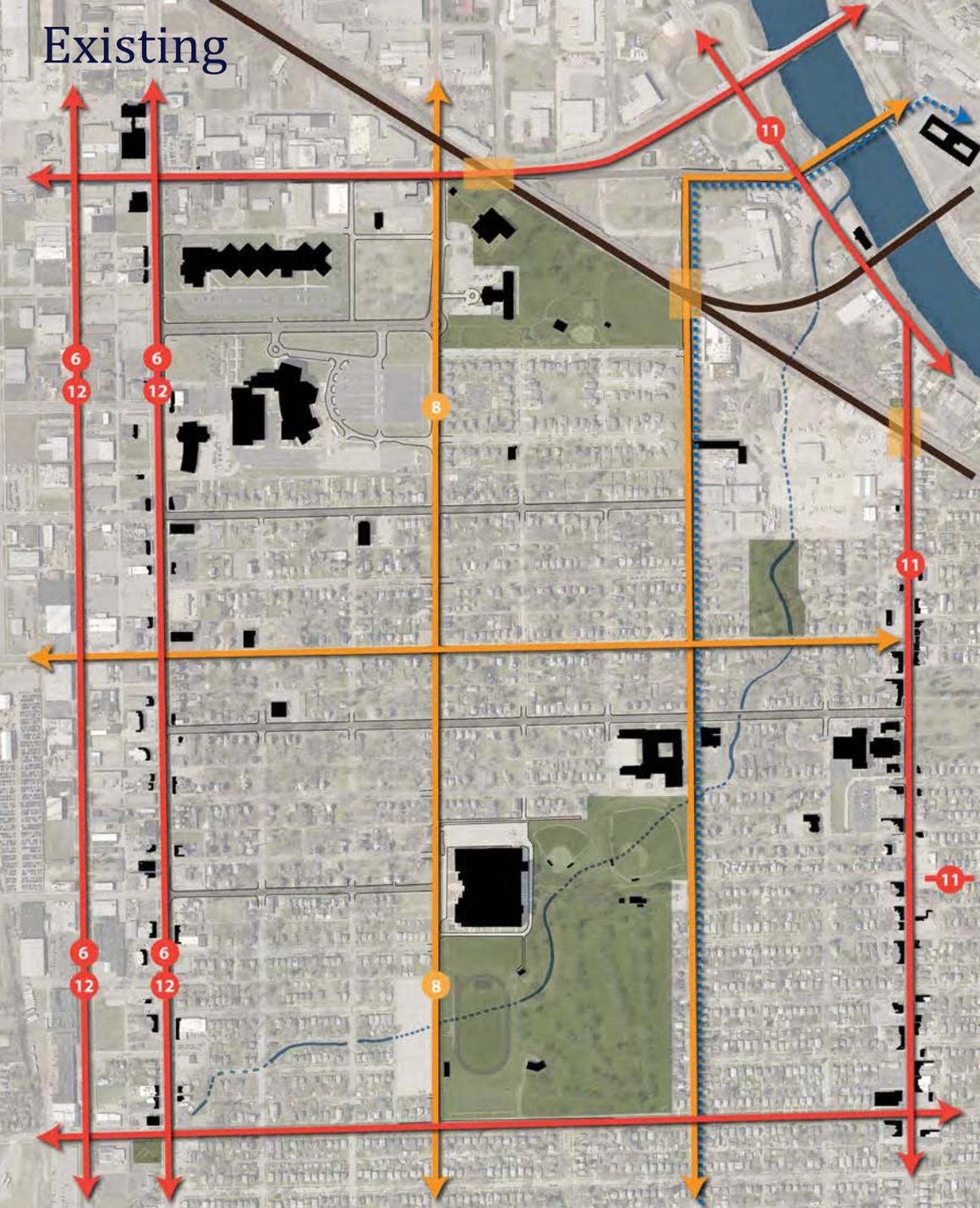
Bike Lanes & Slower Vehicular Traffic

Block & Building Size

Interesting Public & Private Realm

PLAN PRINCIPLES

Existing

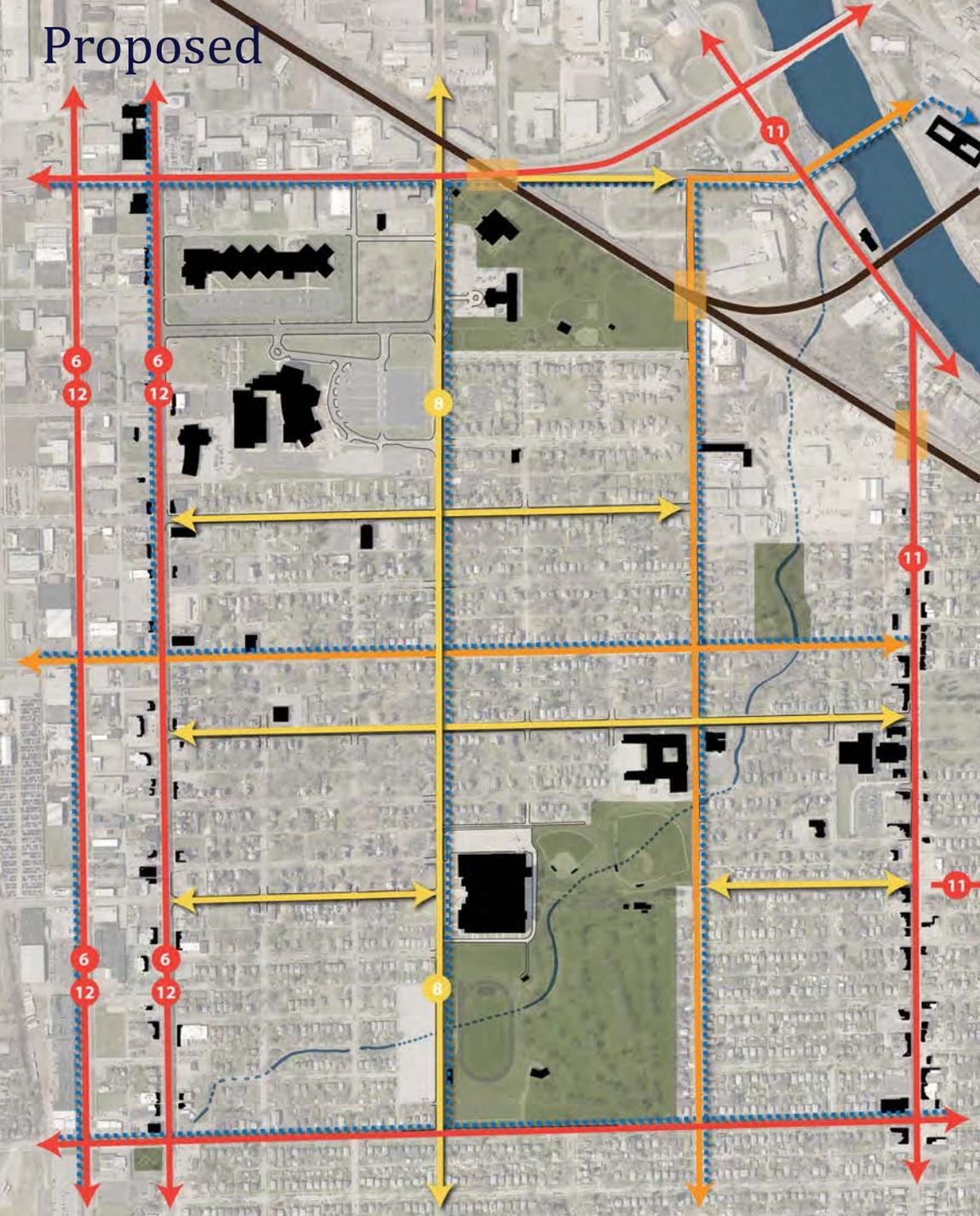


3 CONNECTIONS & LINKAGES

- Major Arterials
2-way conversion
- Local Connectors
Indiana St.
Fellows St.
High St.
- Existing Underpass
- Existing Bus Route

PLAN PRINCIPLES

Proposed



3 CONNECTIONS & LINKAGES

- Major Arterials
- Local Connectors
- Community Corridors
- Existing Bus Route

Neighborhood streets that prioritize pedestrian orientation & scale in retail and residential districts.

PLAN PRINCIPLES

3 CONNECTIONS & LINKAGES

- Major Arterials
- Local Connectors
- Community Corridors
- Bowman Creek Corridor & Trail

Neighborhood connection to St. Joseph River and link between parks and natural open spaces.



4 ECOLOGICAL SUSTAINABILITY

- Major Arterials
- Local Connectors
- Community Corridors
- Bowman Creek Corridor & Trail
- Environmental Ed. Opportunities, Green Energy Tech

+ Sustainable Street Infrastructure

PLAN PRINCIPLES





Rain Gardens



Green Alleys



Conceptual
Gravitational Vortex



Conceptual
Pipeline Turbine



5 CHARACTER, IDENTITY & QUALITY OF DESIGN

Build on and enhance the character and identity of the community with great designs that utilize quality materials and details.



PLAN PRINCIPLES



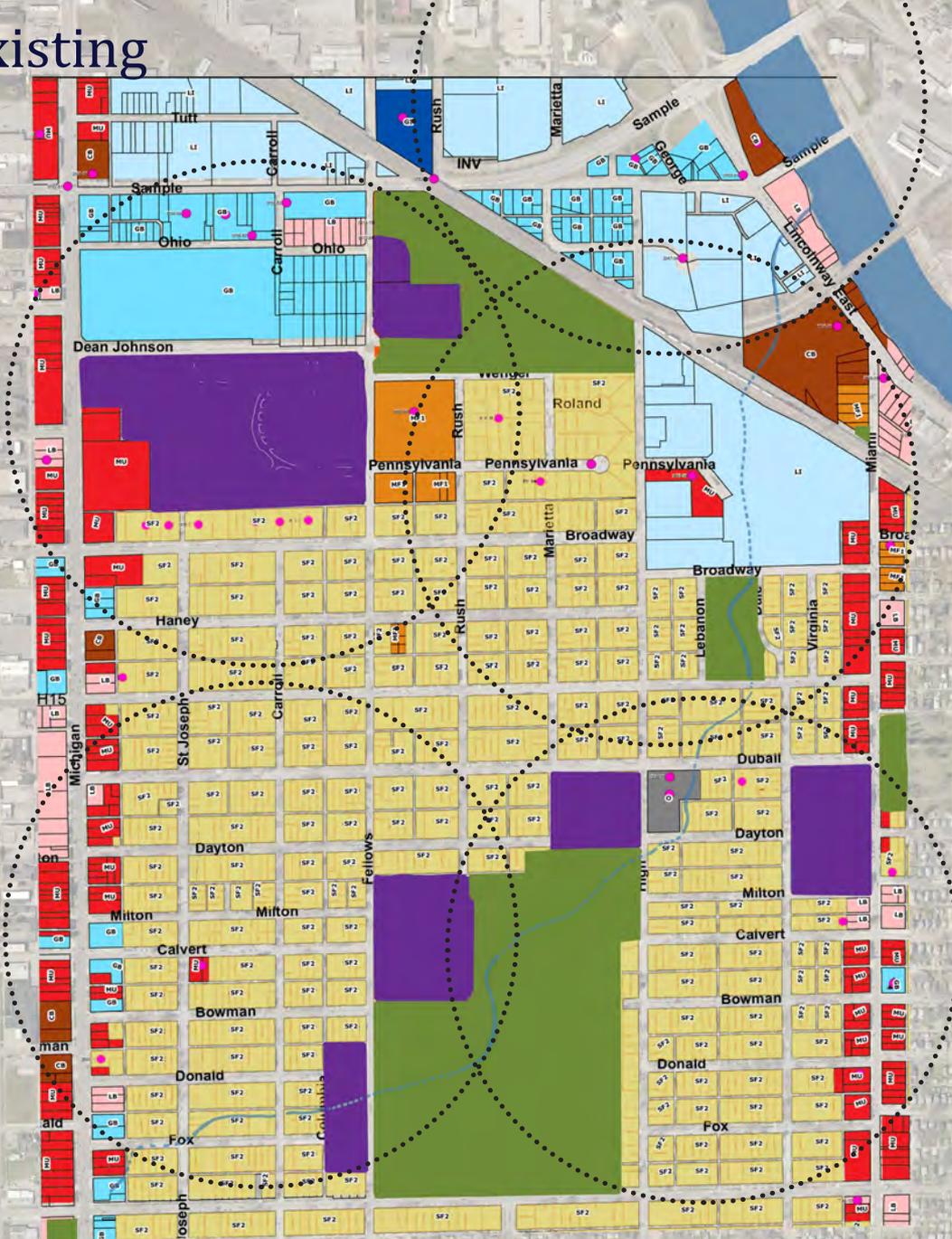
CHARACTER, IDENTITY & QUALITY

3

FRAMEWORK & BIG IDEAS

SOUTHEAST NEIGHBORHOOD MASTER PLAN

Existing



LAND USE PLAN FRAMEWORK

General land use plan is a starting point but is not creating places of interest or encouraging a mix of building types and uses within the Neighborhood.



FRAMEWORK & IDEAS

Proposed



LAND USE PLAN FRAMEWORK

Rethink existing land use to encourage fine-grained infill for new building types.

Place-based approach

Land Use that fosters neighborhood serving amenities and increased density at key intersections.

FRAMEWORK & IDEAS

NEIGHBORHOOD FRAMEWORK

Creating a network
of vibrant
neighborhood
centers & supporting
nodes, all within
walkable districts.

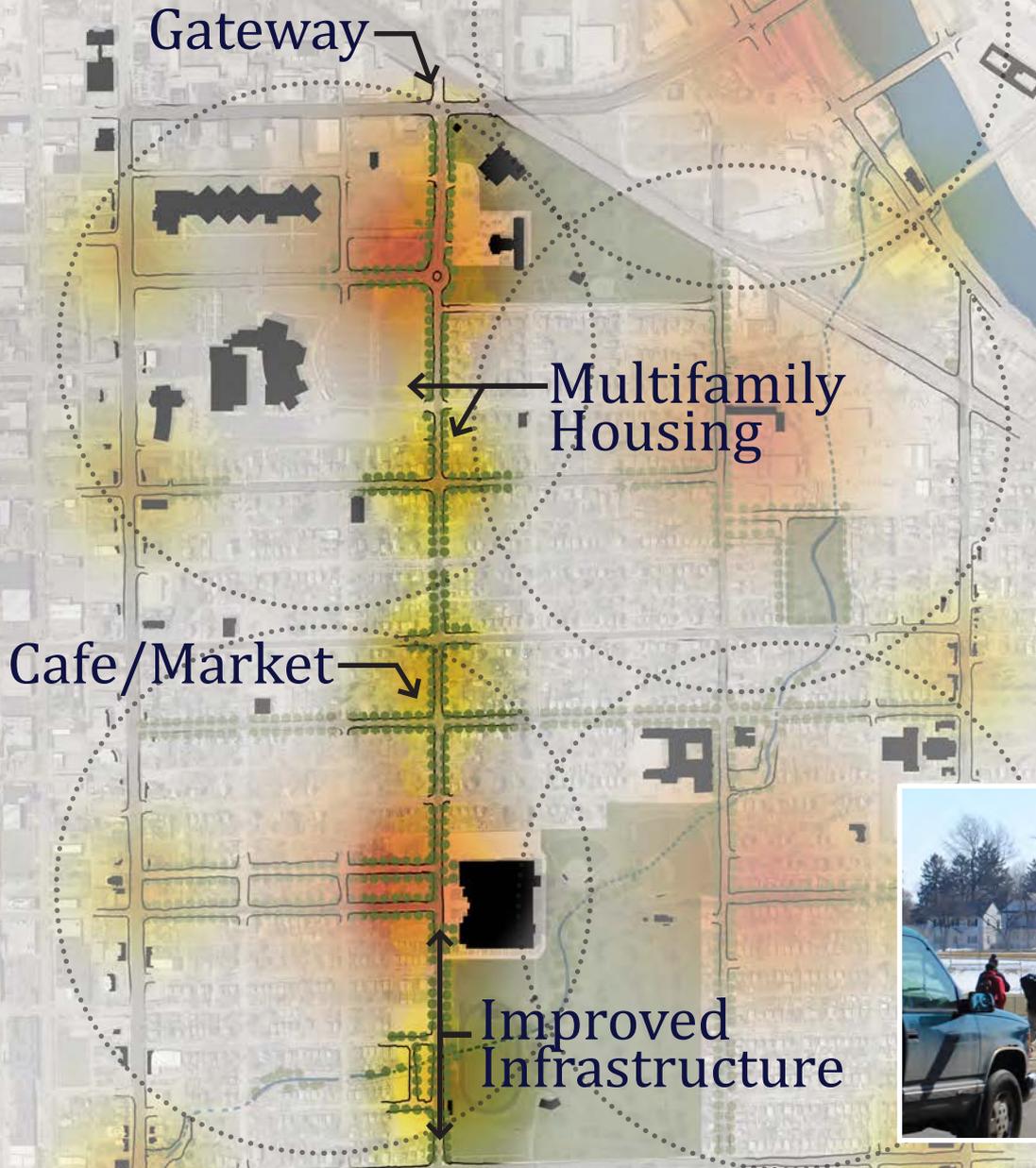


FRAMEWORK & IDEAS

BIG IDEA # 1

Fellows Street Community Corridor

Connect existing assets & community serving retail. Improve public infrastructure to support walking, biking & driving, in that order.



BIG IDEA # 2

Organize Institutional and Civic Uses into an Active Northern Node

Addition of Community Center and open space to activate area. Infill with new office and housing that brings a human scale to street.

Community Center

Urban Farm

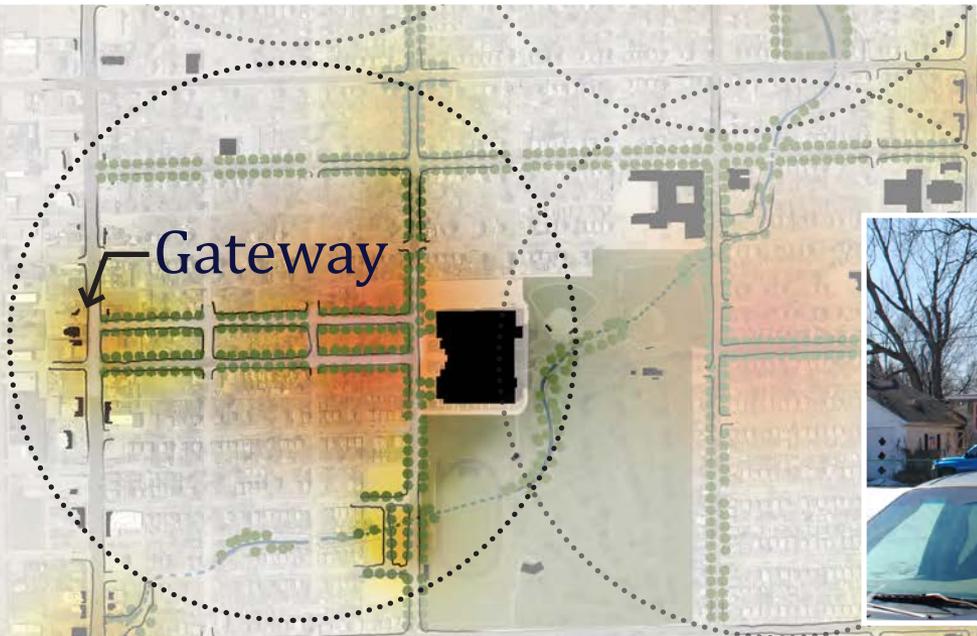
Multifamily or Mixed Use & Ivy Tech Expansion



BIG IDEA # 3

Formalize Entrance
to Riley High

*Open up Calvert Street
to highlight Riley
High, facilitate more
efficient pick-up and
drop-offs, and relieve
traffic problems.*

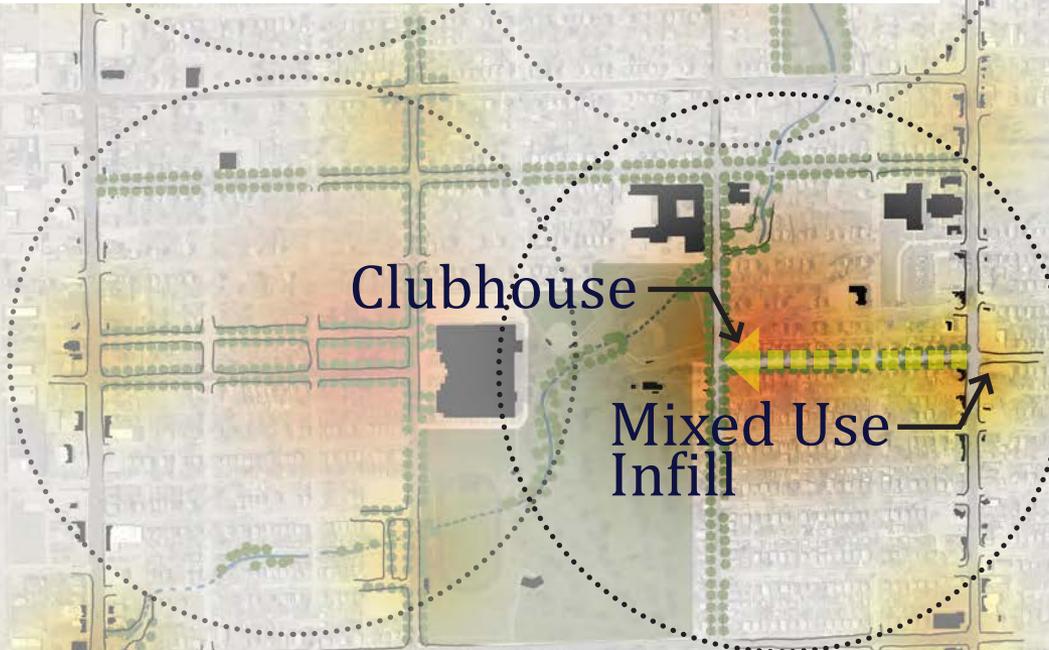


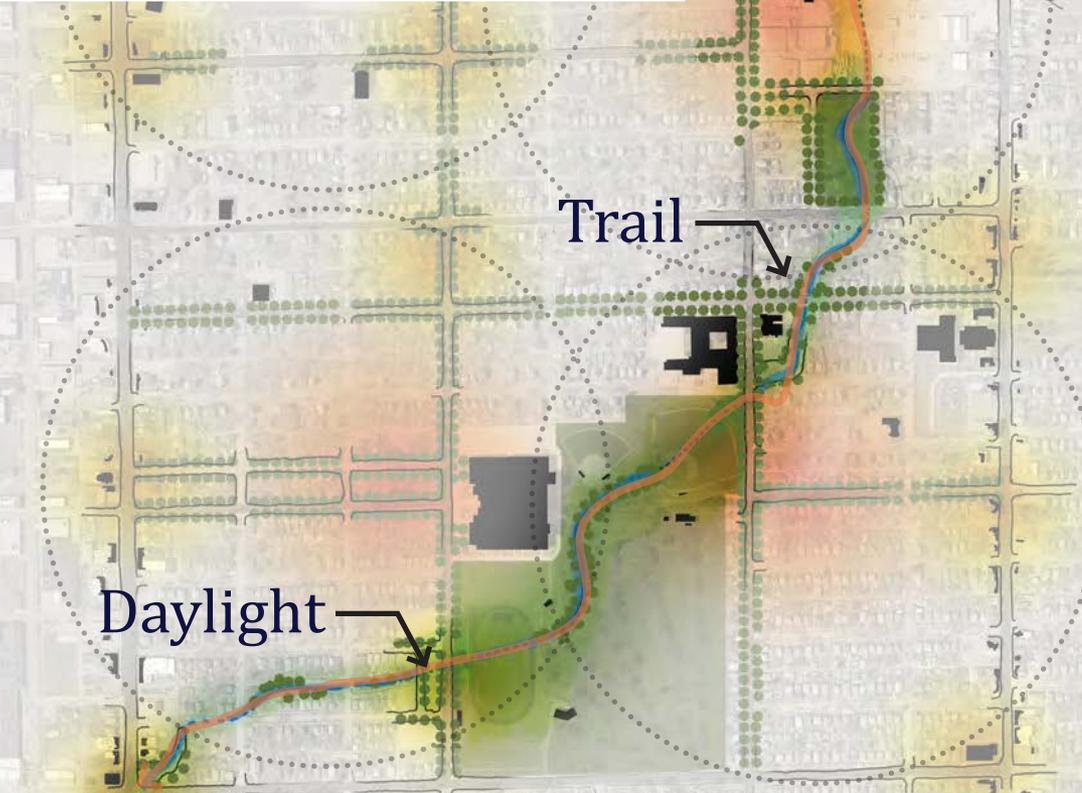


BIG IDEA # 4

Open Studebaker Golf Course to Miami Street

Establish visible access to Studebaker with new clubhouse along High Street and infill at corner of Miami & Calvert Street





BIG IDEA # 5

Revitalize Bowman Creek and Trailway

Link existing and new open spaces along Bowman Creek with a trail that reestablishes neighborhood connection to St. Joseph River & East Bank. Create framework to become model of sustainability at neighborhood scale.

FRAMEWORK & IDEAS

BIG IDEA # 6

Foster incubator
retail and
community space

*Utilize LangLab's
efforts to generate
small scale, flexible
commercial
opportunities and
foster incubator
shopfronts throughout
the Neighborhood.*

Infill or
Public Space



Riverfront
Park



BIG IDEA # 7

Riverfront Park & Lincolnway Node

Extend Neighborhood across the railroad to create a district centered on a Riverfront Park with unique views. A re-imagined Lincolnway & street network give increased connectivity into the Neighborhood and beyond.

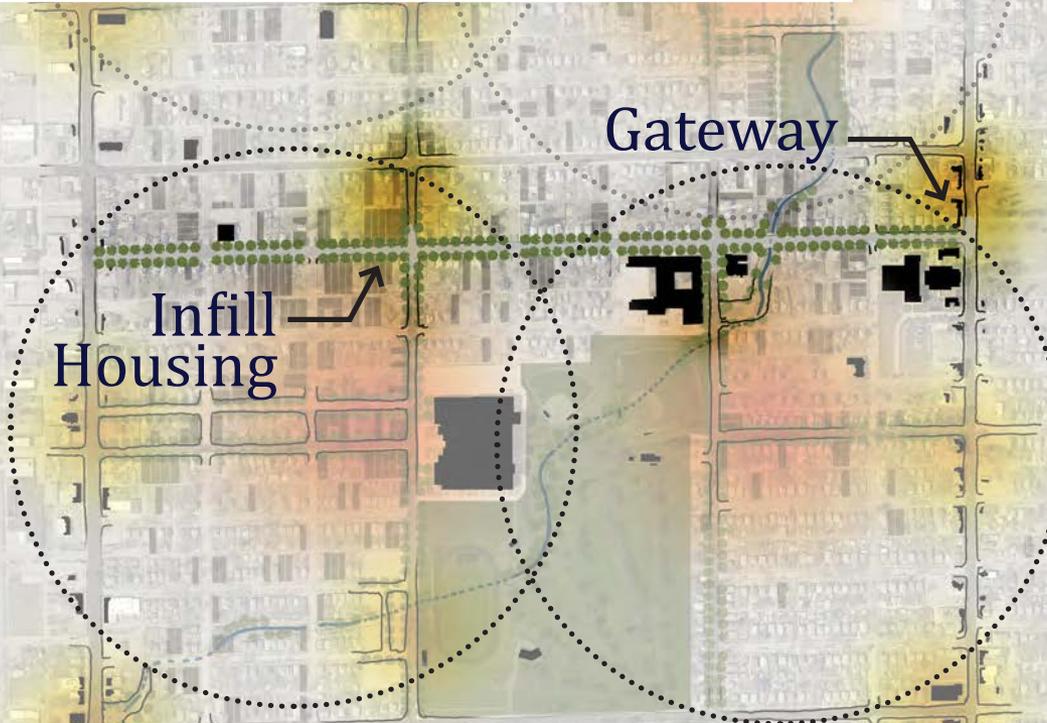




BIG IDEA # 8

Dubail Street Community Corridor

Public infrastructure improvements that foster flexible use of the streets for civic functions (festivals, parades, block parties, etc.), street beautification and enhanced community pride.

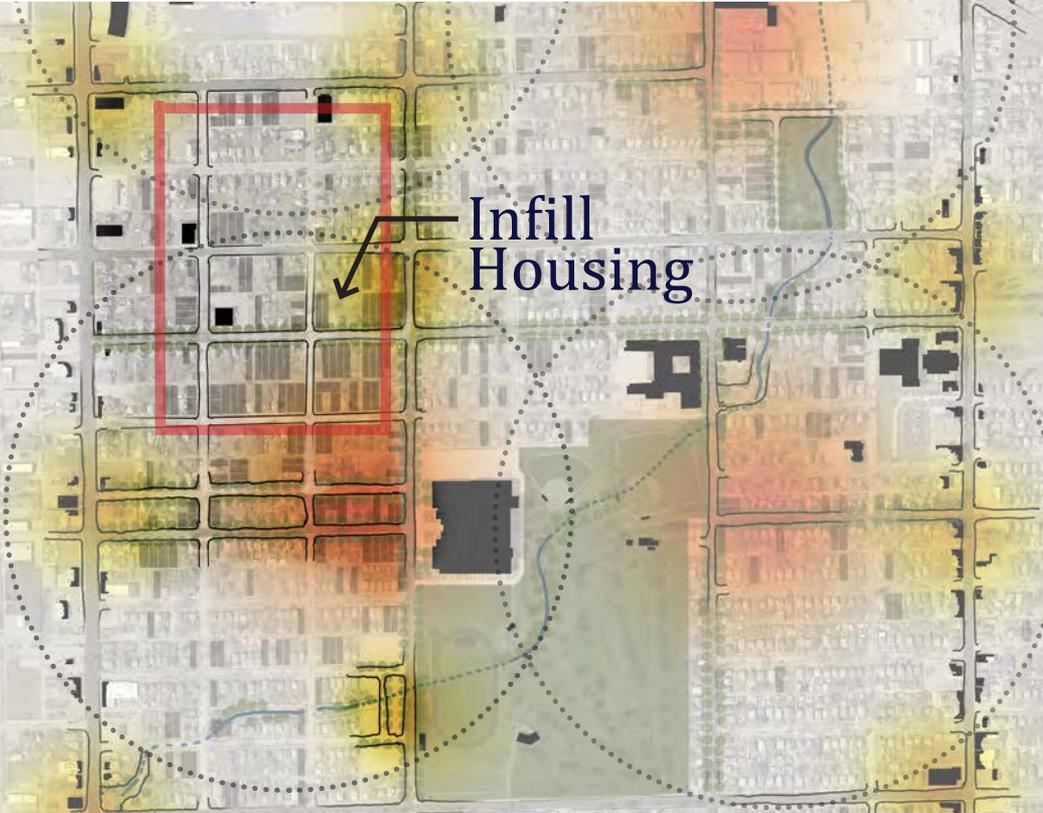




BIG IDEA # 9

Target Underutilized Blocks for New Development

Encourage infill with new housing types that bring reinvestment & density. Consider alternatives to single family homes in size, style & cost that attract people to move here, stay here, start families and retire here.



Infill Housing

FRAMEWORK & IDEAS



BIG IDEA # 9

Single-Family
Housing with larger
lots for families with
children



Attached housing
for empty nesters,
young couples, and
starter homes



Apartments in
mixed-use buildings
offer affordable and
low-maintenance
options

FRAMEWORK & IDEAS



BIG IDEA # 9

Single-Family
Housing with larger
lots for families with
children

Attached housing
for empty nesters,
young couples, and
starter homes



Apartments in
mixed-use buildings
offer affordable and
low-maintenance
options

FRAMEWORK & IDEAS



SINGLE-FAMILY



SINGLE-FAMILY



SINGLE-FAMILY



BIG IDEA # 9

Single-Family
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Apartments in
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FRAMEWORK & IDEAS



MULTI-FAMILY



MULTI-FAMILY



MULTI-FAMILY



MULTI-FAMILY



MULTI-FAMILY



BIG IDEA # 9

Single-Family
Housing with larger
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Attached housing
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Apartments in
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offer affordable and
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options

FRAMEWORK & IDEAS



MIXED-USE



MARTIN, LORD & OSMAN, P.A.

DUTILLE'S JEWELRY

MARTIN, LORD & OSMAN, P.A.
ATTORNEYS AT LAW

DUTILLE'S
CUSTOM JEWELRY
• Custom Design
• Repair & Upgrade
• Buy & Sell

MIXED-USE



Books **EAST GATE** Cafe Gifts

OPEN

MIXED-USE

1. Fellows Street Community Corridor
2. Organize Institutional and Civic Uses into Northern Node
3. Formalize Riley High School & New Tech Entrance
4. Studebaker Golf Course Node at Calvert to Miami
5. Bowman Creek Revitalization & Green Technology
6. Incubator Retail Corridor
7. Riverfront Park at Lincolnway
8. Dubail Street Community Corridor
9. Targeted Infill Opportunities for Diverse Housing

4 PUBLIC INPUT

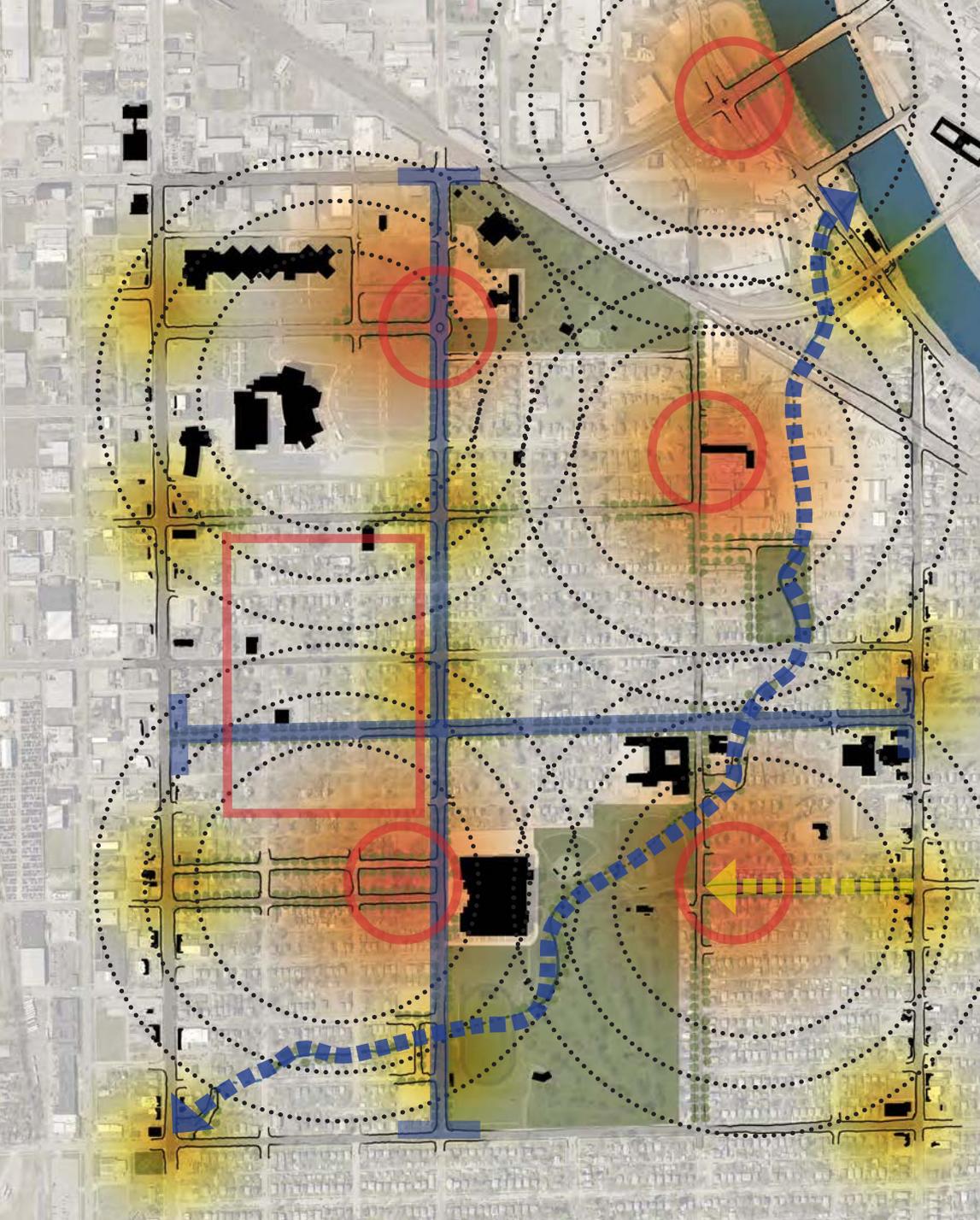
SOUTHEAST NEIGHBORHOOD MASTER PLAN

Comment Cards

1. Strengths & Weaknesses of Neighborhood (Green)
2. What should the Neighborhood look like in 20 years?
3. Hand in cards

Preference Maps

1. Use colored dots to locate where you want to see new residential, mixed-use, parks & open space, and infrastructure improvements.
2. Write or draw in any specifics about each idea!
3. Groups Report Back



PUBLIC INPUT

5 NEXT STEPS

SOUTHEAST NEIGHBORHOOD MASTER PLAN

Public Meeting Next Monday, April 20th at 5:30pm

MGLM will present initial master plan & design ideas

Refine the Master Plan based on meeting feedback & identify short term and long term initiatives.

Master Plan Document draft released for public review

Present Master Plan Document to Council for Approval



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