



# RIVER PARK

## Neighborhood Plan

Draft Version: 24 April 2024



# Thank You!

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*A special thanks to all the residents and area organizations that shared their thoughts and vision for the future of the River Park Neighborhood.*

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# DRAFT

## What is a Plan?

A neighborhood plan is a shared statement about the desired long-term future for that area and a strategy to reach those goals. Developed through a public engagement process, a plan is a guide for:

- Making decisions about what kind of development and services are appropriate,
- How resources should be allocated, and
- How issues residents, business and property owners, and others in the neighborhood are concerned about could be addressed.

Created in the context of the needs and priorities of the larger region, a neighborhood plan focuses on assets and challenges unique to that specific area. Neighborhood plans seek to create a more livable urban place that is attractive, healthy, equitable, and sustainable for current and future generations.

Once adopted, a neighborhood plan becomes official city policy as an amendment to the City's Comprehensive Plan.

### What does it include?

Neighborhood plans typically identify strategies to be implemented over the next 20+ years for the following topics:

- Public facilities and infrastructure (including parks, streets, sidewalks, bicycle facilities, lighting, and utilities),
- Housing (types, condition, and affordability),
- Zoning (building types and design, density, and locations for residential, commercial, industrial, and mixed-use development), and
- Other matters important to the neighborhood.

### Who is it for?

#### Neighborhood Residents ...

will use the plan to understand proposed initiatives in the short, medium, and long terms.

#### Developers, Builders, and Other Individuals ...

will use the plan to help determine the type, scale, intensity, and location of projects.

#### Public Officials and Community Leaders ...

will use the plan to direct funding and to make decisions on zoning issues.

#### City Staff ...

will use the plan to understand key neighborhood issues and as a guide to implementing priority projects and initiatives.

### How is it used?

A neighborhood plan provides a broad framework for future initiatives, and it serves as a starting point for more detailed planning and public engagement as individual projects are pursued. A plan will continually evolve to meet the changing needs and context of the community.

The maps, diagrams, photographs, and other graphics presented within a neighborhood plan are illustrations of its key features. These images are not intended to represent the exact results expected from the implementation of the plan, but they provide a general representation of development principles, desired building types, land use, infrastructure, and other elements that the plan establishes.

The specific scope, final form, and timing of neighborhood plan initiatives will depend on market demand, the interest of private organizations and individuals, available resources, and direction from further public engagement.



# Neighborhood Planning Principles

The characteristics described below serve as the guiding principles for the development of the River Park Neighborhood Plan.

## 1 Urban

The neighborhood is walkable, has a network of well-connected streets and blocks, and has a variety of public spaces. It contains a range of housing types that draws people from all economic levels. Amenities such as stores, schools, healthcare, entertainment, parks, cultural institutions, and places of worship are within a convenient distance.

## 2 Attractive

The neighborhood's physical environment is thoughtfully managed to make it desirable, competitive, and vibrant. The neighborhood features well maintained buildings and properties, safe streets for all users, quality public spaces, and a memorable, unique identity.

## 3 Healthy

The neighborhood encourages an active lifestyle for residents and visitors, regardless of age or ability, through engaging open spaces and comfortable transportation options. Nutritious, fresh, and affordable food is accessible. The neighborhood is free of pollution that would notably impact its residents.

## 4 Equitable

The neighborhood's housing accommodates the unique needs, desires, and income levels of all households. Historic disinvestment is addressed through zoning reform and increased private and public investment promoting recovery.

## 5 Sustainable

The neighborhood fully uses its existing infrastructure, preserves and reuses structures of historical and/or architectural significance, implements sensible environmental policies, and is committed to reducing its carbon footprint. The neighborhood is resilient, including by being prepared for the effects of climate change.



Mishawaka Avenue commercial corridor.



Indiana University South Bend campus.







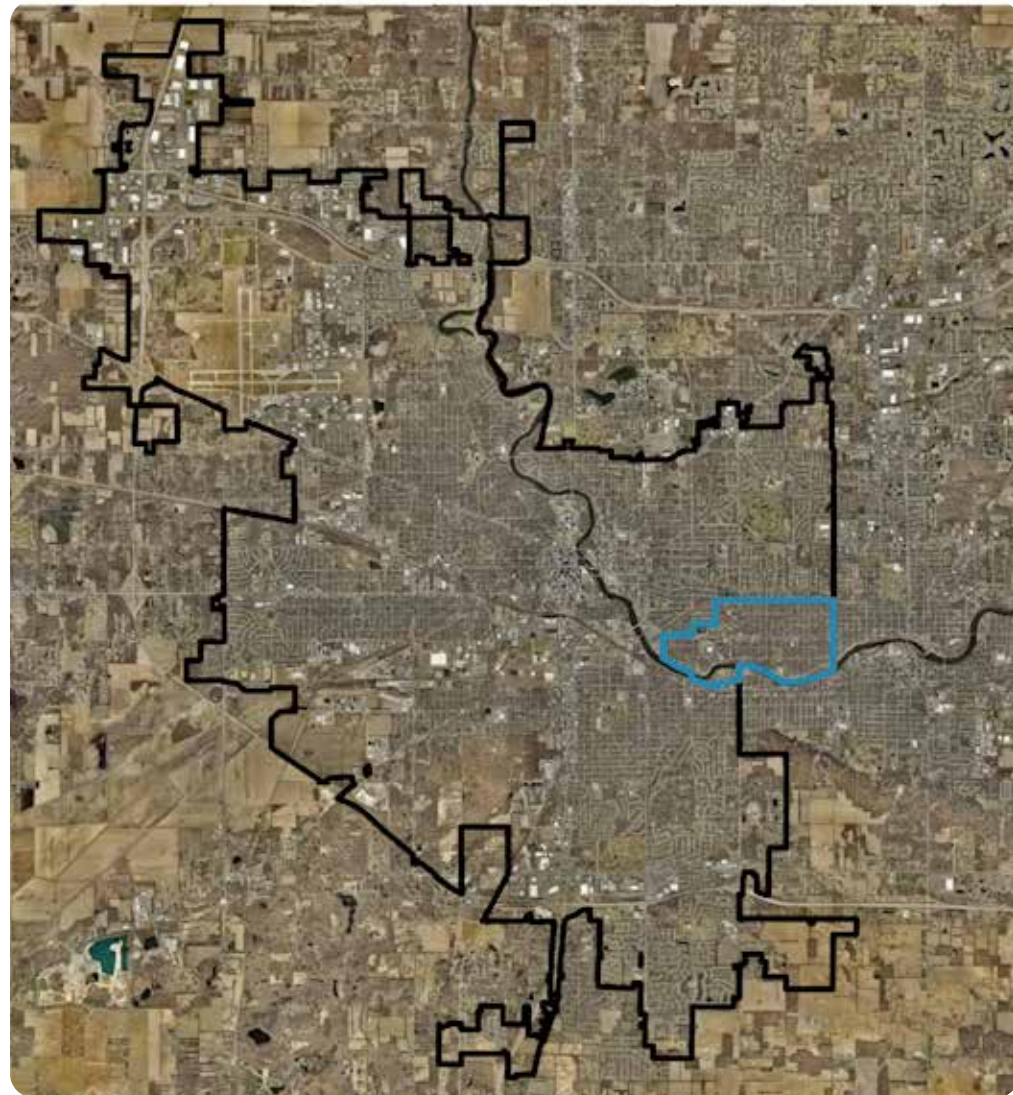
# NEIGHBORHOOD BACKGROUND

Planning Area • Existing Conditions • Neighborhood Character • Neighborhood Data

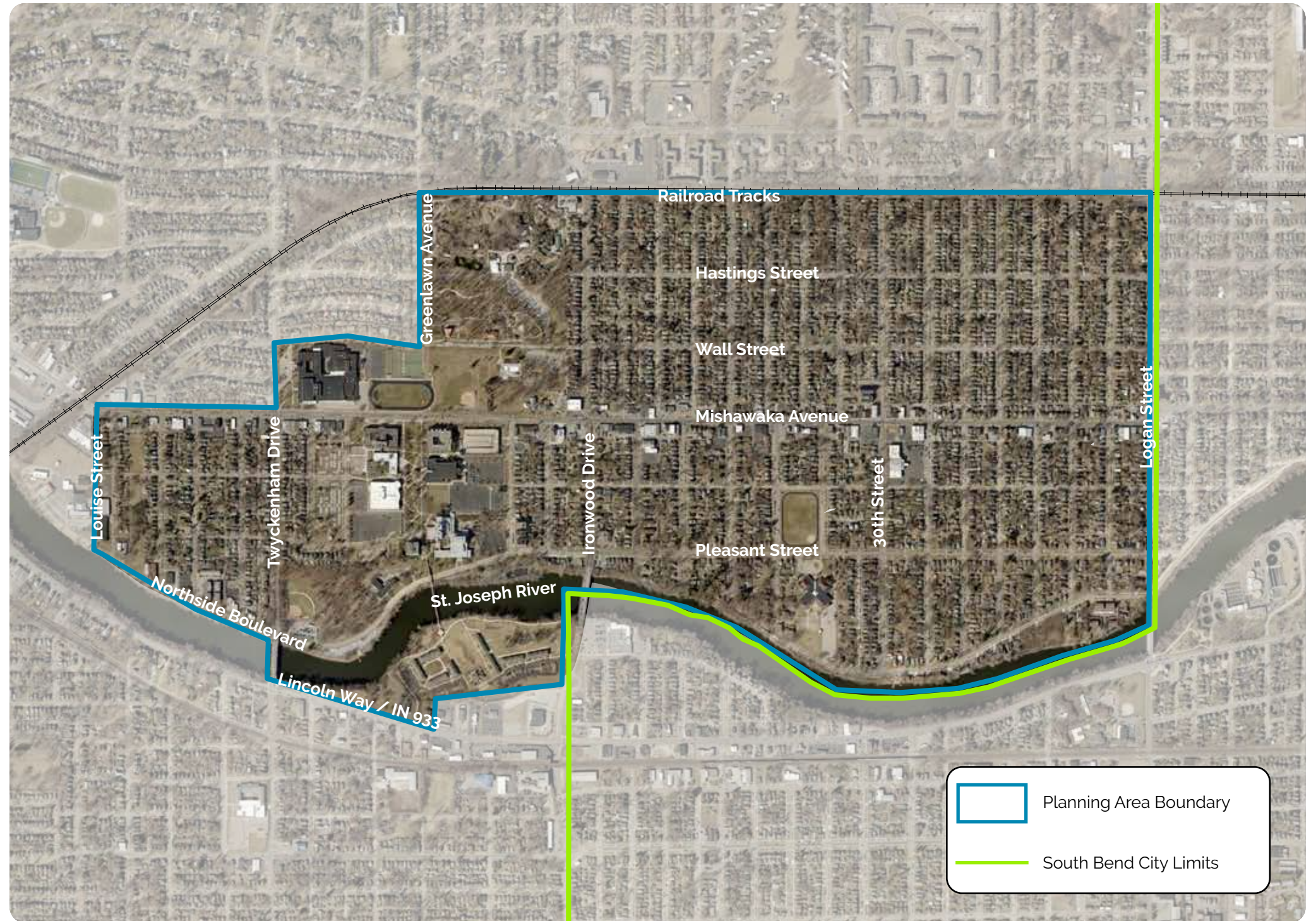


# DRAFT Planning Area

The River Park planning area is loosely bound by the railroad tracks near Jefferson Boulevard on the north, Logan Street on the east, the St. Joseph River on the south, and by a line along Louise Street - Mishawaka Avenue - Twyckenham Drive - Wall Street - Greenlawn Avenue on the west.



Neighborhood Context Map.

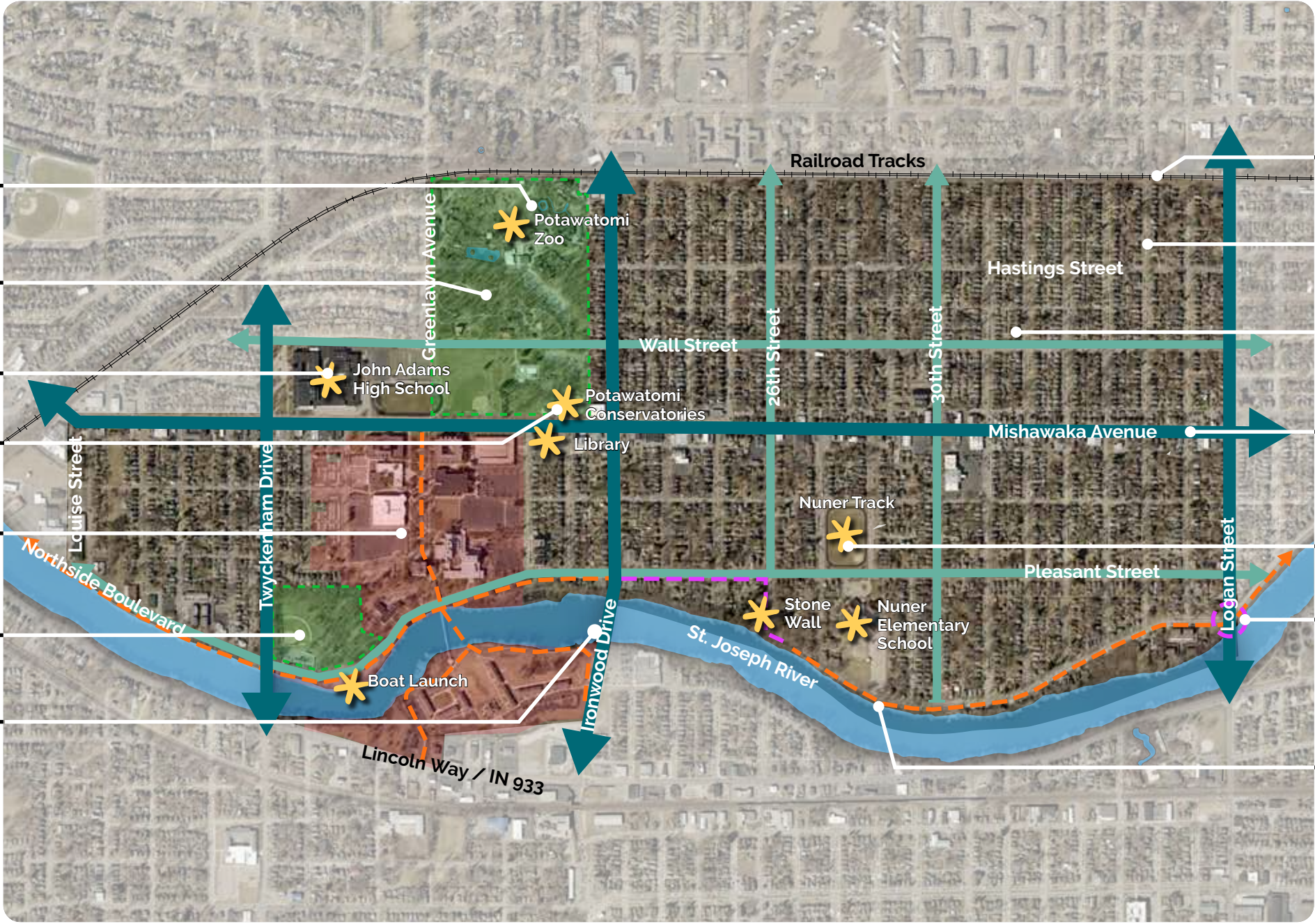


Neighborhood Boundary Map.



# Existing Conditions

- Potawatomi Zoo:** Regional and community destination lacking formal entrance
- Potawatomi Park:** Regional park with pavilions, trails, playground and performance area
- John Adams High School:** Quality school offering community amenities
- Potawatomi Conservatories:** Underutilized building needing significant improvement
- Indiana University South Bend:** Regional campus for IU including student housing
- Veterans' Memorial Park:** City park with softball diamond, mature trees, and limited other amenities
- Bridges:** Uncomfortable for pedestrians and cyclists to cross



- Railroad Tracks:** Barrier for north-south travel with limited at-grade crossings
- Block & Lot Structure:** Intact street grid network with garages accessed from alley; alleys in poor condition
- Tree Canopy:** Large breaks in tree canopy throughout the neighborhood but especially on Mishawaka Avenue and in east half of the neighborhood
- Mishawaka Avenue:** Prominent commercial corridor with missing buildings; traffic travels fast; difficult to cross
- Nuner Track:** Widely used recreational field lacking other amenities
- Logan Street Crossing:** Difficult to cross for Northside Trail users; lacking formal entry/gateway into city
- Northside Trail:** Popular trail; lacking wayfinding signage, views to the river due to overgrowth, and connections to neighborhood; some sections of trail feel like a sidewalk, not a trail

➡ Major Street  
 ➡ Minor Street  
 ➡ Trail  
 --- Trail route not clear to users  
  Park  
  IUSB Campus  
 ✱ Landmark



# DRAFT

# Neighborhood Character

## Overview

Located on the east side of South Bend, the River Park Neighborhood features a full range of housing choices, important community institutions, unique small businesses, Indiana University South Bend, and the Potawatomi Zoo. The neighborhood has one National Register historic district, Colonial Gardens Historic District, and it contains two local landmarks. The following is a sampling of the neighborhood's character.

## Residential Buildings

The planning area has traditional and newly constructed homes, including detached dwellings, duplexes, and small- to medium-scale apartment buildings. Housing is a mixture of owner- and renter-occupied.



## Commercial Buildings

Commercial and mixed-use buildings are located throughout the planning area, but are concentrated on Mishawaka Avenue and Lincoln Way.





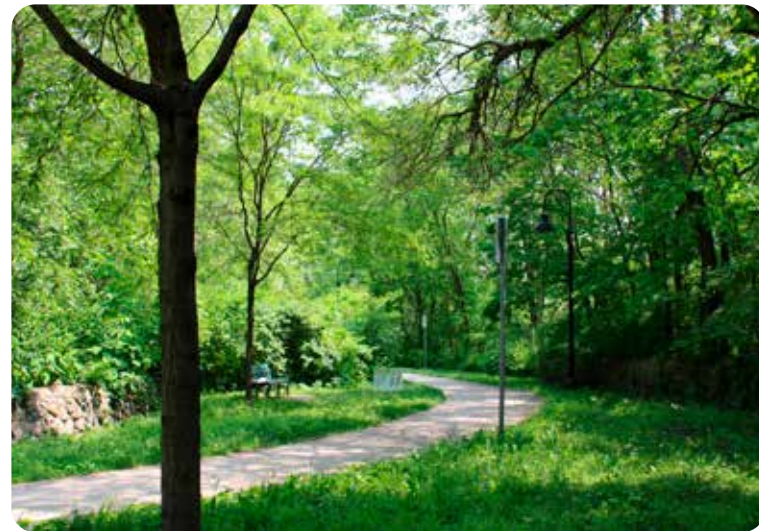
### Bridges

A pedestrian bridge connects the north and south portions of Indiana University South Bend, while the Twyckenham Drive, Ironwood Drive, and Logan Street bridges allow for vehicular and pedestrian travel across the river.



### Open Spaces and Trails

The planning area has several public spaces. Potawatomi Park includes Potawatomi Zoo and Potawatomi Conservatories. Veterans' Memorial Park is located adjacent to Indiana University South Bend and the St. Joseph River. The South Bend Community School Corporation offers use of athletic fields, including Nuner Field and John Adams High School's softball field and tennis courts, to the community. Northside Trail, which connects River Park to Downtown South Bend and Mishawaka, is found along the St. Joseph River.



### Educational Facilities

The River Park planning area has educational facilities ranging from elementary to post- secondary school. Institutions include Nuner Elementary School, John Adams High School, and Indiana University South Bend.

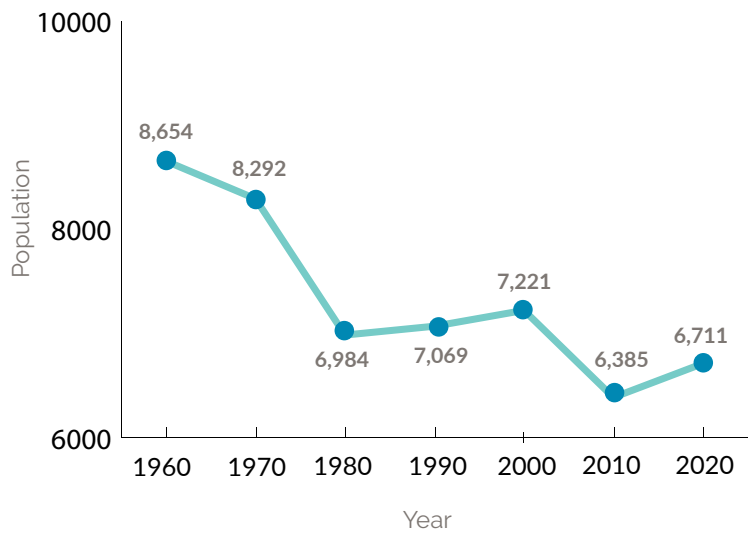




# DRAFT Neighborhood Data

Unless otherwise noted, all figures are from the 2020 Census and are based on Census Tracts 14 and 15, which approximate the River Park Neighborhood Plan area.

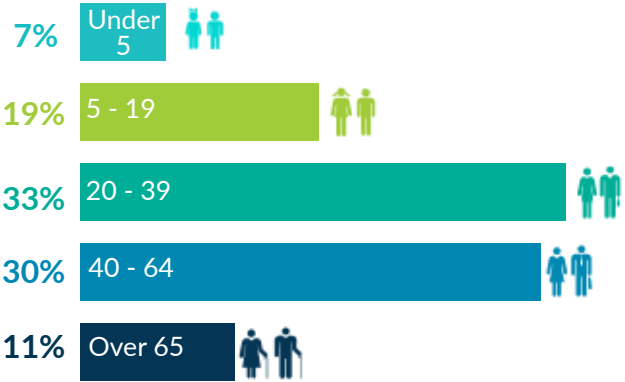
## Population



**Population:** The neighborhood's population declined from 8,654 people in 1960 to 6,385 in 2010 before rebounding about 5% to 6,711 people in 2020.

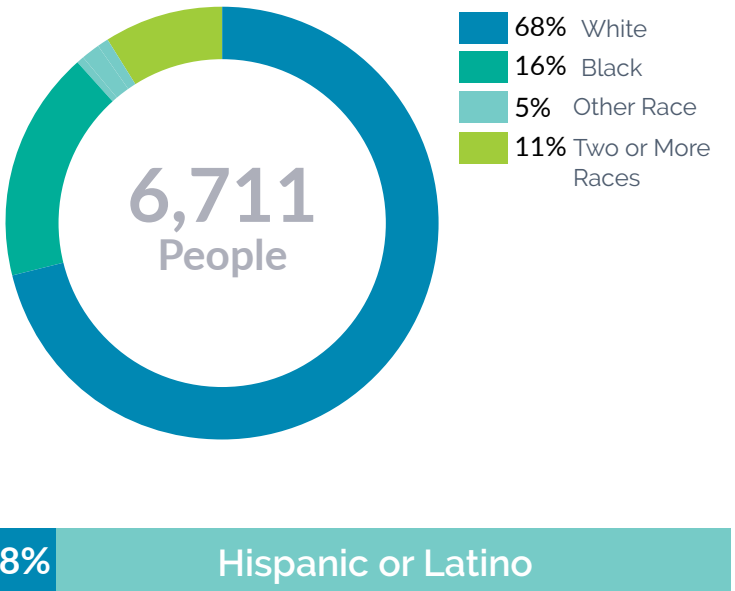
## Age

Median Age: 34.5 Years Old



**Age:** One-fourth of the neighborhood's population is children under 19 years old, while nearly two-thirds of the population is comprised of working age individuals (20-64 years old).

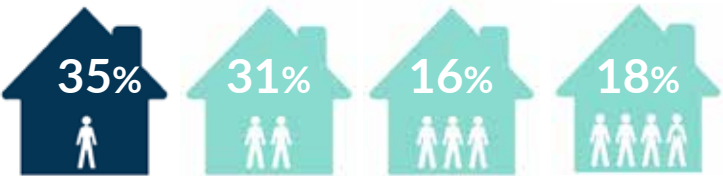
## Race and Hispanic Origin



**Race:** The majority of the neighborhood is white, and less than 10% of the population identify themselves as Hispanic or Latino.

## Household Size

Number of Households: 2,878

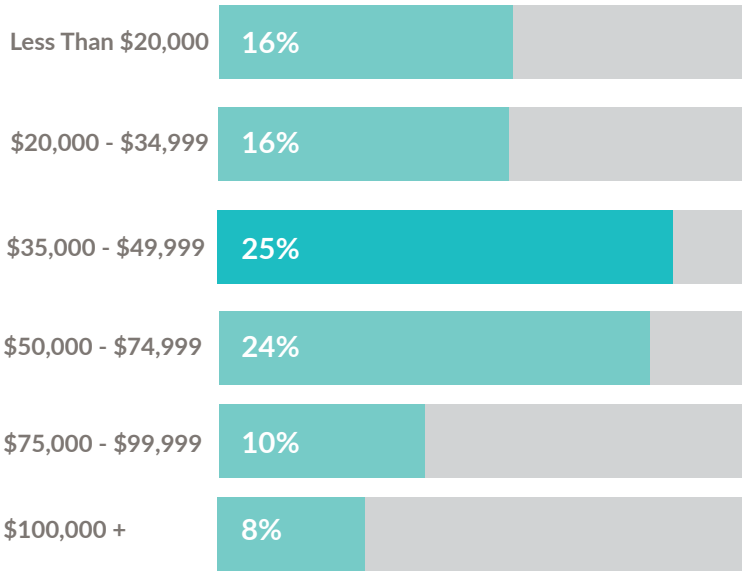


Average Household Size: 2.33 people

**Household Size:** Most neighborhood households consist of 1 or 2 people (66%).

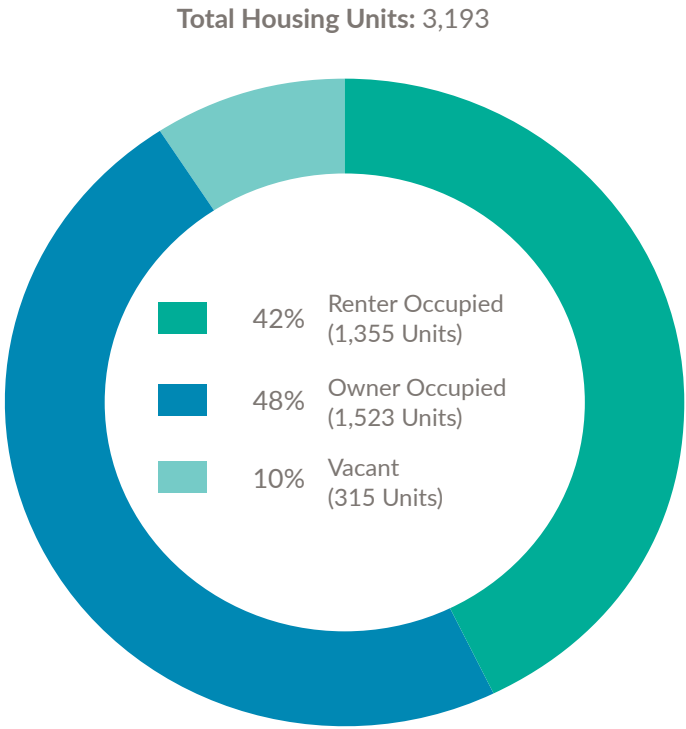


Household Income

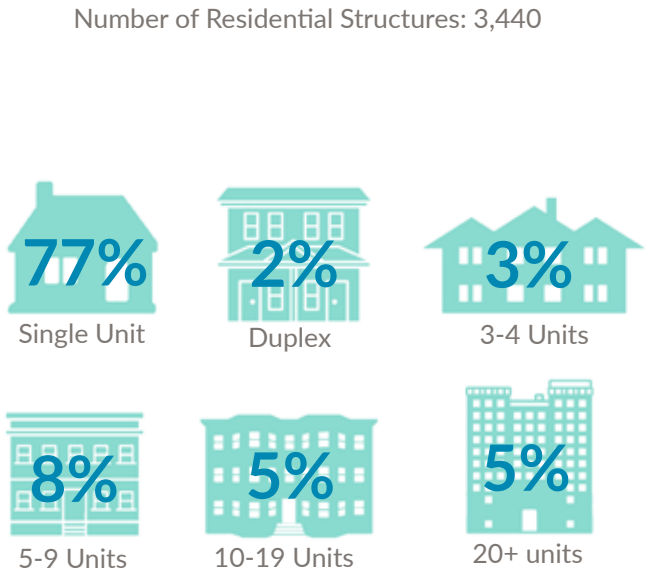


Source: 2021 ACS 5-Year Estimates

Housing

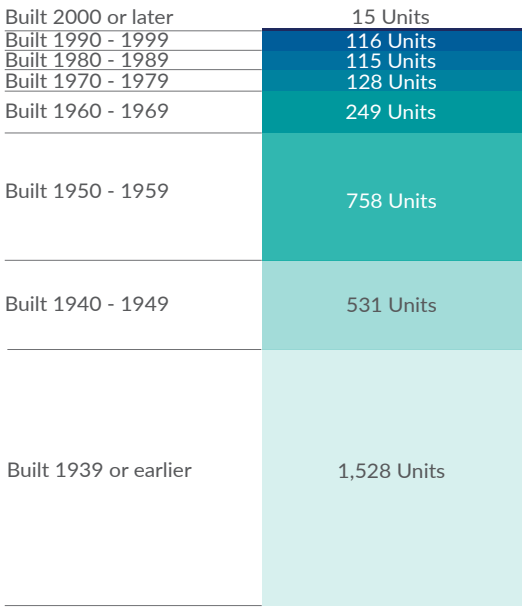


Units in Structure



Source: 2021 ACS 5-Year Estimates

Year Housing Built



Source: 2021 ACS 5-Year Estimates

**Household Income:** Most households have a total income of less than \$50,000.

**Housing Ownership:** About half of housing units in the neighborhood are owner occupied.

**Type of Housing:** The majority of the 3,440 housing units are single unit structures (77%). Only 13% of homes can be considered missing middle housing of 2- to 10- unit buildings.

**Housing Age:** Roughly half of the housing units in the neighborhood were built prior to 1940. More than 95% of the housing stock is over 50 years old.







# PLANNING PROCESS & **ENGAGEMENT**

Timeline • What We Heard



# DRAFT

# Planning Process & Engagement

## Overview

The City of South Bend developed this plan through a process that engaged residents, businesses, institutions, government agencies, and other neighborhood stakeholders. The planning process included online surveys, key stakeholder interviews, and workshops that gathered critical information about the River Park Neighborhood planning area's existing conditions, needs, and opportunities. This engagement provided the basis for this plan. During the planning process, the City provided updates to the neighborhood organization.

April 2023



## Stakeholder Meetings

The City's planning staff conducted 12 virtual and in-person meetings with neighborhood stakeholders. Stakeholders included neighborhood associations, community and nonprofit organizations, faith-based institutions, and businesses, City departments, and City Council representatives. These conversations began to outline general themes and potential focus areas for the neighborhood plan.

## RIVER PARK Neighborhood Plan

Join the City of South Bend, together with neighborhood residents and stakeholders, for two planning workshops to create a River Park Neighborhood Plan, including Potawatomi Park.



Vision Workshops	06 JUNE	All Day	Drop in any time between 10 AM and 5 PM to offer input on the future of River Park.
	08 JUNE	12 PM & 5 PM	Presentation on the neighborhood planning process and visioning exercises.
Focus Workshops	07 JUNE	7 PM - 8 PM	Following the neighborhood planning process and visioning exercises.
	07 JUNE	11 AM - 12 PM & 5 PM	Potawatomi Park, Conservatory: Focused Vision Workshop Potawatomi Park, Azalea: Focused Vision Workshop
Provides Workshops	27 JUNE	All Day	Drop in any time between 10 AM and 5 PM to offer input on the future of River Park.
	29 JUNE	12 PM & 5 PM	Summary of the planning process plus priority setting exercises.

All workshops will take place at: Student Activities Center  
Indiana University South Bend  
1700 Mishawaka Ave.

## Outreach Methods

The City used a series of outreach methods throughout the planning process to encourage participation. These methods included mailings to over 3,800 residents and property owners, e-mail lists, and presentations to neighborhood associations.

June



## Current Neighborhood Planning Processes

Monroe Park | Edgewater Neighborhood Plan  
Click here to review and comment on the Draft Neighborhood Plan.



River Park Neighborhood & Potawatomi Park Plan  
Engage with the planning process by clicking here!



## Together South Bend

The City utilized an online engagement platform called Together South Bend that allowed residents to participate in the planning process from anywhere and at any time by using interactive mapping tools and surveys. Together South Bend mirrored the methods of collecting feedback traditionally seen at public meetings. The platform included an overview of the process and planning exercises about infrastructure, housing, open space, and quality of life topics.



July

April 2024

June



Visioning Workshop

An all-day visioning workshop focused on understanding the neighborhood and its vision for the future. Participants were asked big-picture questions and completed exercises on topics such as housing, infrastructure, land use and building form, neighborhood amenities, and neighborhood specific issues.



Priorities Workshop

At the neighborhood priorities workshop, participants confirmed that the data gathered from the online engagement platform and the visioning workshops were complete and represented their ideas. The community was then asked to prioritize potential neighborhood initiatives. This helped prepare the framework and priorities outlined in this plan.



Open House

After a draft neighborhood plan document was created, the City held an open house to present it to neighborhood stakeholders and ask for feedback.



Adoption

Following public hearings, the Plan Commission and Common Council adopted the River Park Neighborhood Plan as an amendment to the Comprehensive Plan. This Plan now serves as the City's official policy for the area.



# DRAFT

## What We Heard

Following are the main ideas expressed during the public engagement process for the River Park planning area. The items in **bold** were identified as priority projects at the public workshops.

Streets & Transportation

Improve streetscape along the following streets:

- Mishawaka Avenue**
- Wall Street
- Pleasant Street

Calm traffic along the following streets:

- Pleasant Street**
- Ironwood Drive
- Twyckenham Drive

Incorporate street trees in the tree lawn where possible

Improve condition of sidewalks

Improve connections between Northside Trail and neighborhood

Improve bike infrastructure (including bike racks and tool stations at parks)

Housing

Identify homes needing repair through code enforcement

Increase homeownership in the neighborhood

Maintain affordability of neighborhood housing

Improve rental safety

Built Form & Zoning

Strengthen urban mixed use character along Mishawaka Avenue

Update zoning map to allow for wider variety of housing types

Other Amenities

Improve Potawatomi Park (including Potawatomi Conservatories)

Improve river access and amenities

Establish dog park and dog amenities along trails and in parks

Improve Veterans' Memorial Park

Address safety and trail connectivity of Northside Trail to the neighborhood (including crossings)

Add kayak/canoe/stand up paddleboard rental station at Veterans' Memorial Park

Create a neighborhood-scale park in eastern portion of neighborhood

Improve experience at Nuner Track property







# POTAWATOMI PARK


## Priorities Exercise

You have 150 Coins to spend for Potawatomi Park Improvements.

The **Light Blue** represents the "Good" level amenity  
The **Medium Green** represents the "Better" level amenity  
The **Dark Blue** represents the "Best" level amenity.

150

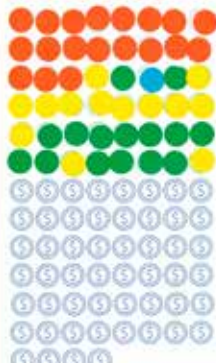
### AQUATICS



A 10x10 grid of circles representing amenities. The top row has 4 red, 2 yellow, and 4 green circles. The next two rows are all green. The next two rows have 4 yellow, 2 green, and 4 light blue circles. The remaining 4 rows are all light blue.

Low=10 Medium=80 High=150


### CONSERVATORY



A 10x10 grid of circles. The top two rows are all red. The next two rows have 4 red, 2 yellow, and 4 green circles. The next two rows have 4 yellow, 2 green, and 4 light blue circles. The remaining 4 rows are all light blue.

Low=30 Medium=50 High=100


### ENTRANCE DRIVE



A 4x10 grid of circles. The top row is all green. The next two rows have 4 blue, 2 yellow, and 4 green circles. The next two rows have 4 yellow, 2 green, and 4 light blue circles. The remaining 4 rows are all light blue.

Low=15 Medium=25 High=40


### PARKING LOT



A single row of 10 circles: 4 green, 2 red, 2 yellow, and 2 light blue.

Low=4 Medium=5 High=8

### PLAYGROUND



A single row of 10 circles: 4 green, 2 red, 2 yellow, and 2 light blue.

Low=2 Medium=4 High=7


### KIDS' KINGDOM



A single row of 10 circles: 4 green, 2 yellow, and 4 light blue.

Low=1 Medium=2 High=6


### GARDENS



A single row of 10 circles: 4 green, 2 red, 2 yellow, and 2 light blue.

Low=2 Medium=2 High=10

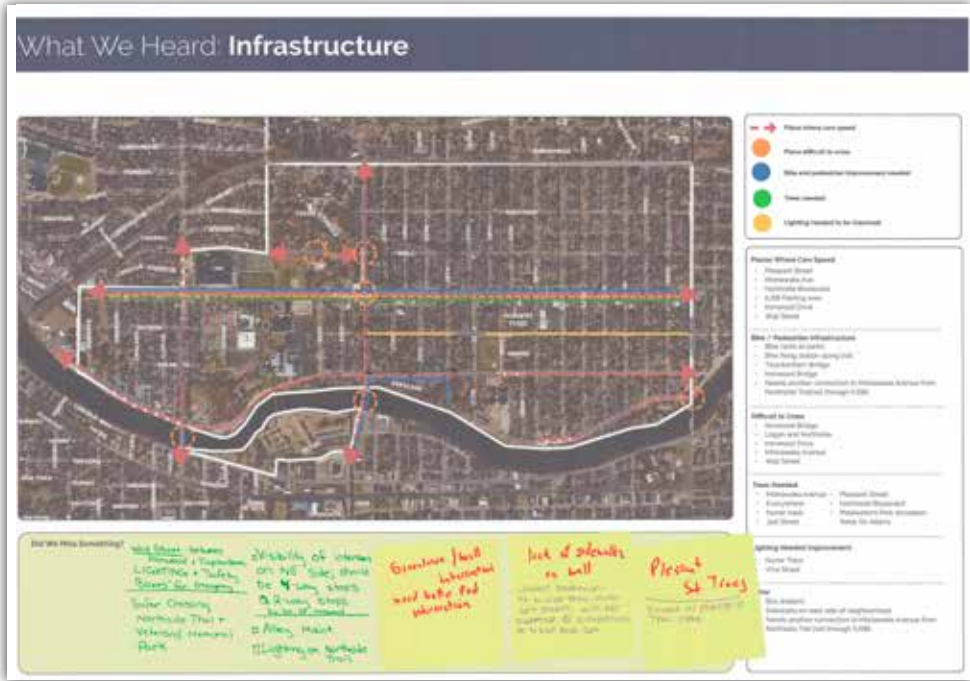
### SPLASH PAD



A single row of 10 circles: 4 green, 2 red, and 4 light blue.

Low=2 Medium=4 High=6

City of South Bend

[illegible]

Planning Process &amp; Engagement | 19







# NEIGHBORHOOD PLAN

River Park Neighborhood Plan • Housing Strategies • Sustainability Principles • Greening the Neighborhood • Preserve Historic Character



# DRAFT

# River Park Neighborhood Plan

The following is a list of River Park Neighborhood project ideas which may be pursued by the City, nonprofit organizations, and the private sector over the next 20 years. More information on the concepts listed below can be found on the following pages.

- 1 Ruskin Street Courts**  
Fill vacant land with medium-density residential development; intentional green spaces create visual connection to the river.
- 2 Northside Boulevard - Emerson Avenue Area**  
Reuse underutilized industrial properties with medium- to high-density residential and mixed-use development along the river.
- 3 Northside Trail**  
Enhance walking and bicycling connections along the St. Joseph River; provide safer connections to neighborhood and its amenities.
- 4 Lincoln Way East Area**  
Fill vacant lots with medium-density housing or other IUSB-related uses; connect the bike and pedestrian network along Lincoln Way to Twyckenham Drive.
- 5 Veterans' Memorial Park**  
Following a park master planning process, enhance existing park with improved amenities for active and passive recreation; create better connection to IUSB through additional pathway connections.
- 6 Indiana University South Bend**  
Fill underutilized properties at the perimeter of campus with medium- to high-density residential and mixed-use development as demand warrants; increase open space which connects campus to the neighborhood and surrounding open spaces in a meaningful way.
- 7 Mishawaka Avenue (west of Ironwood Drive)**  
Fill vacant and underutilized lots with retail and mixed-use along corridor; complete streetscape improvements.
- 8 Ironwood Drive Bridge**  
Expand bike and pedestrian facilities to connect residents to local amenities.

- 9 Potawatomi Conservatories and Gardens**  
Complete improvements to Conservatories structures; expand and improve gardens, including a native prairie restoration area.
- 10 Potawatomi Park**  
Complete park improvements including upgrades to trails, picnic seating, playground equipment, aquatics, parking, and traffic flow; create formal entry to park from Mishawaka Avenue; maintain tree canopy; implement gateway and wayfinding signage.
- 11 Potawatomi Zoo**  
Continue to improve Zoo experience through updated amenities inside of the existing Zoo footprint; provide system of wayfinding elements to create better connections to the Zoo from surrounding streets.
- 12 Nuner Field**  
Enhance existing open space with improved amenities for passive recreation; add medium-density residential development on the north portions.
- 13 30th Street - Mishawaka Avenue Area**  
Work with property owners to create a publicly accessible gathering space.
- 14 Northside Boulevard - 34th Street Area**  
Fill underutilized lots with attached single-family residential development with access and views of the river.
- 15 Logan Street Crossing**  
Improve pedestrian and cyclist safety of the Northside Trail crossing at Logan Street.

## Infrastructure Improvements



### Streetscape Improvements & Traffic Calming

Wall Street  
Mishawaka Avenue  
Northside Boulevard  
Pleasant Street  
Twyckenham Drive  
Greenlawn Avenue  
20th Street  
Ironwood Drive  
26th Street  
30th Street



### New Street Connections

20th Street Extension



### Intersection Improvements

Wall Street - Twyckenham Drive  
Wall Street - Greenlawn Avenue  
Wall Street - Ironwood Drive  
Mishawaka Avenue - Twyckenham Drive  
Mishawaka Avenue - 20th street  
Mishawaka Avenue - Ironwood Drive  
Mishawaka Avenue - 26th Street  
Mishawaka Avenue - 30th Street  
Northside Boulevard - Emerson Avenue  
Northside Boulevard - Veterans' Memorial Park (2)  
Northside Boulevard - IUSB Campus Crossing  
Pleasant Street - 20th Street  
Pleasant Street - Ironwood Drive  
Northside Boulevard - Logan Street



### Existing Trails

Northside Trail



### Proposed Trail Connections

20th Street  
Ironwood Drive  
Pleasant Street  
Lincoln Way East/Springbrook Trail




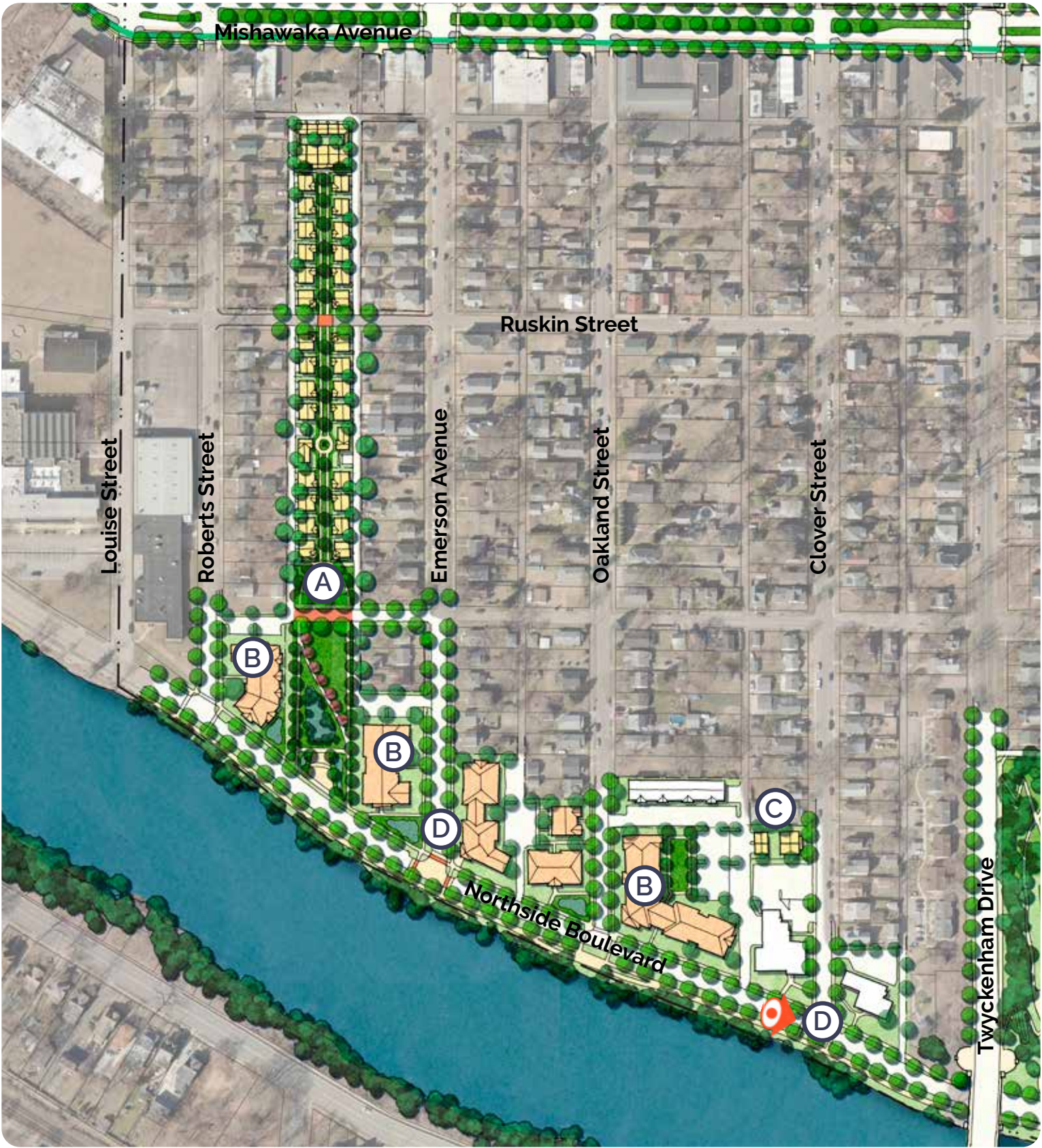




## Northside Boulevard | Sites 1, 2, 3

Along Northside Boulevard west of Twyckenham Drive, medium-density residential development can fill underutilized spaces, including properties that transition away from industrial uses. Apartment buildings of 3-4 stories can offer river views. The vacant strip of land between Roberts Street and Emerson Avenue can feature neighborhood-scale residential buildings, such as townhouses or cottages, facing a central green connected to a larger open space within the river's floodplain. Northside Boulevard can be narrowed to calm traffic and to improve the comfort and safety of people on foot or bicycles using the Northside Trail. The intersections at Roberts Street, Emerson Avenue, Oakland Street, and Clover Street can be enhanced to improve trail access.

- (A)** Public open space for passive use
  - (B)** Medium-density residential redevelopment
  - (C)** Low-density residential development
  - (D)** Streetscape improvements including trail enhancements, improved crossings
-  View shown in rendering



Northside Boulevard area concept.





Northside Boulevard streetscape improvements, including enhancements to Northside Trail, looking east toward the Twickenham Drive Bridge.





*Lincoln Way East residential infill looking northwest across the river to Veterans' Memorial Park.*






Lincoln Way East site concept.

## Lincoln Way East Area | Site 4

Medium-density housing in 2- to 4-story apartment buildings or other uses serving Indiana University South Bend can fill vacant land between the St. Joseph River and Lincoln Way East. The Springbrook Trail can be extended westward along the river to near Twyckenham Drive. Streetscape improvements, including traffic calming, improved sidewalks, and street trees, can be made to Lincoln Way East.

- (A) Medium-density residential
- (B) Enhanced riverfront access
- (C) New trail connection
-  View shown in rendering

## Veterans' Memorial Park | Site 5

Veterans' Memorial Park can be a treasured, active green space. Though specific amenities may be determined following a public master planning process led by the South Bend Department of Venues, Parks, and Arts, the park can have an upgraded playground near additional picnic areas, including new pavilions. A series of art pieces can be placed along new trails meandering through the park. Grand stairs paired with an ADA accessible path can be added to the end of Esther Street to provide a new northern entry to Veterans' Memorial Park to better serve the neighborhood and Indiana University South Bend students and staff. The existing parking lot can be improved through more trees and a consolidated entrance. Raised crossings can safely guide people from the park across Northside Boulevard to access the Northside Trail or a new boat dock and fishing pier.



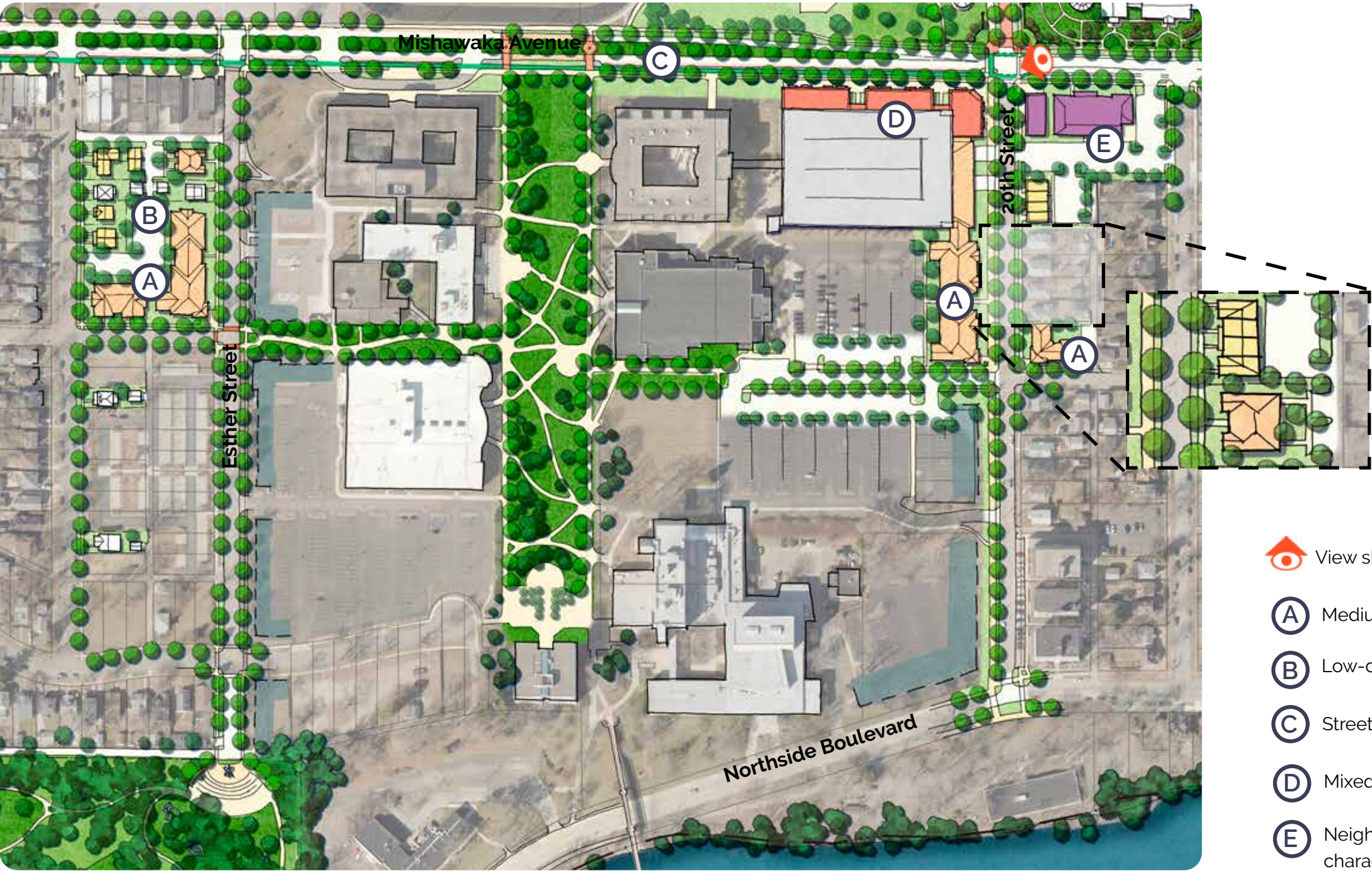
Veterans' Memorial Park site concept.


- (A) Enhanced entrance to park from Esther Street
- (B) Enhanced crossings through raised crossings and bump outs
- (C) Fishing pier and boat dock
- (D) Public art elements
- (E) Picnic space/additional pavilions
- (F) Walking trails
- (G) Improved play experience



## Indiana University South Bend | Site 6

The Indiana University South Bend (IUSB) campus can be better physically integrated with the surrounding neighborhood to offer additional housing, commercial opportunities, and other amenities. Parking lots west of Esther Street that are no longer needed can be redeveloped with institutional uses or medium- to high-density housing of 2-3 stories scaled to blend into the neighborhood. Any new buildings built on the west side of campus can line the east edge of Esther Street. At the southwest corner of 20th Street and Mishawaka Avenue, a commercial, mixed-use, or campus building can be wrapped around the parking garage to provide a more active and attractive entry to IUSB. Similarly, another campus-related building could be built south of it to hide the parking lot. These buildings would face a new shared-use path on the west side of 20th Street that links Northside Trail to Potawatomi Park. Potentially integrated with the River Park Branch Library, university-owned properties on the east side of 20th Street can be redeveloped for new mixed-use or residential development. Green spaces can extend out from the IUSB campus to surrounding areas. A stronger connection, perhaps with a placemaking element at Mishawaka Avenue, can be made between the IUSB mall and Potawatomi Park.



-  View shown in rendering
- (A)** Medium-density residential development
- (B)** Low-density residential development
- (C)** Streetscape enhancements including improved crossings
- (D)** Mixed-use wrap around existing parking garage
- (E)** Neighborhood-scaled library that reflects architectural character of neighborhood

Indiana University South Bend development concept.





Mishawaka Avenue and 20th Street looking southwest towards Indiana University South Bend campus infill.





*Mishawaka Avenue streetscape complete streets concept.*

## Mishawaka Avenue (west of Ironwood Drive) | Site 7

The segment of Mishawaka Avenue west of Ironwood Drive, outside of Potawatomi Park and Indiana University South Bend, can feature an active, eclectic collection of small commercial and mixed-use buildings and residential properties. Streetscape improvements, including reducing Mishawaka Avenue to one lane in each direction to accommodate a wider landscaped median and protected bike lanes, can be made to make the street more attractive, calm traffic, and create safer street crossings.

- Ⓐ Enhanced pedestrian crossing at IUSB mall with placemaking elements
- Ⓑ Protected bike lanes
- Ⓒ Widened landscape median

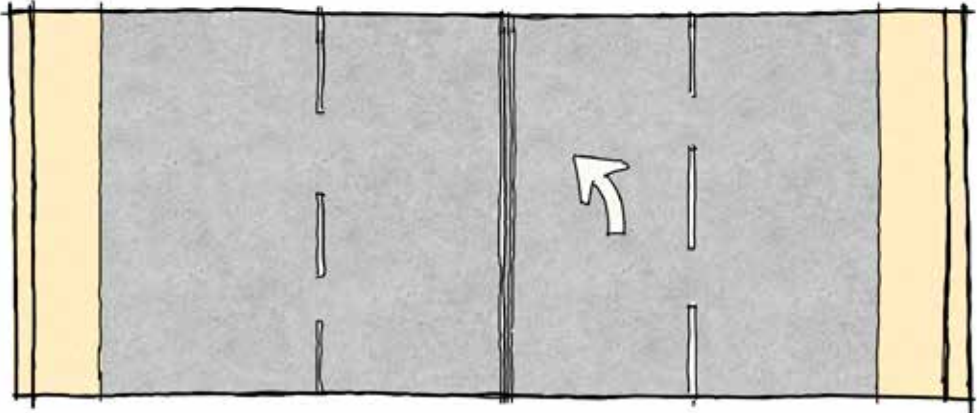


Ironwood Drive Bridge | Site 8

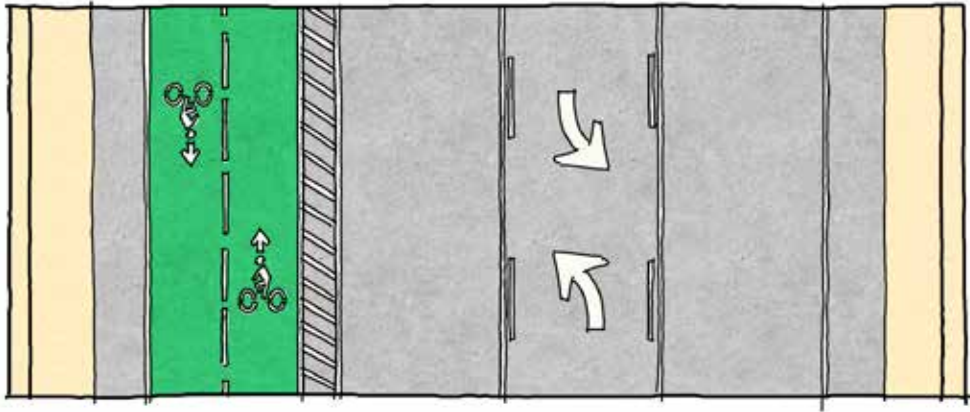
The Ironwood Drive Bridge can provide a comfortable multimodal connection between both banks of the St. Joseph River. Working in conjunction with St. Joseph County and the City of Mishawaka, the City of South Bend can reconfigure this stretch of Ironwood Drive to a three-lane section to add protected bike lanes along the west side and widened sidewalks to both sides. Buffers could be placed along the existing curbs as an interim solution until full reconstruction takes place.



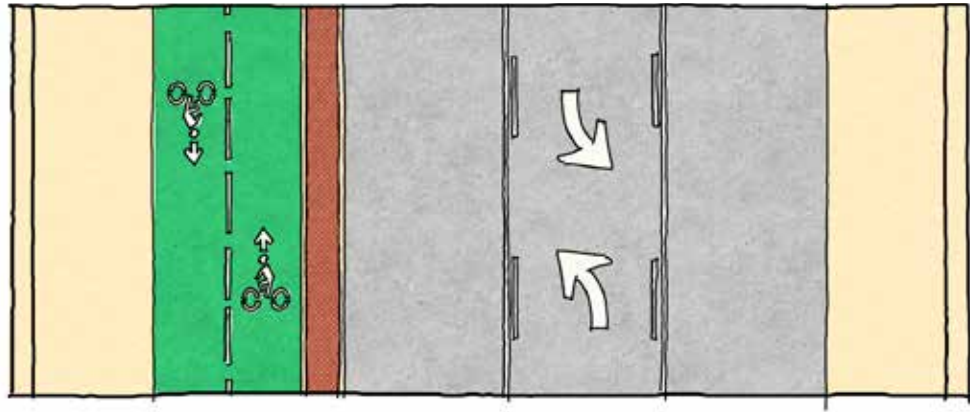
Ironwood Drive Bridge lane realignment concept.



Existing configuration



Intermediate configuration



Final configuration



## Potawatomi Park | Sites 9, 10, 11

Potawatomi Park can be a premier city park and a regional destination through enhancements to its access, the Potawatomi Conservatories, the Zoo, aquatics experience, play areas, walking trails, tree canopy, parking, and other amenities.

A formal entryway into Potawatomi Park can be created by extending 20th Street north of Mishawaka Avenue. Park users can pass through new gateway walls on a street or on a new shared-use path. East of this new entry drive can be a renovated and expanded Potawatomi Conservatories, featuring new indoor venue space, large outdoor formal gardens, and a relocated community garden. Adjacent to these gardens can be a native prairie area, offering quieter spaces to sit or play.

A renovated playground can sit at the center of Potawatomi Park. Nearby can be a new playground that offers a more accessible play experience and uses the park's rolling topography in its design to create special experiences. Park visitors can move easily from the playgrounds to a new aquatics amenity having interactive at-grade water features appealing to all ages. The Chris Wilson Pavilion can receive a more formalized, tiered grassy seating area expansion. A café or beer garden space can be placed within earshot of both the band shell's music and the playgrounds. Shelters and other picnic areas can be found throughout the park. Existing healthy trees can be retained to the greatest extent possible, while approximately 275 trees can be planted to increase the tree canopy.

The Zoo can continue making its upgrades, including modernized animal exhibits, primarily within its existing footprint. Indoor experiences can be added to assist in making the Zoo more of a year-round attraction. Further pedestrian improvements at the Zoo entry can create a safer, more comfortable experience for visitors.


Walking to Potawatomi Park's various amenities can be made more engaging and safer. The network of trails and sidewalks can be improved through changes in materials, more direct connections, and experiences along the way that lead visitors from other parts of the park, including parking areas, to the Zoo entrance. Wayfinding signs can be added throughout the park to guide visitors to various destinations. Pedestrian connections can be strengthened via crosswalks, perhaps raised, to residential areas to the east and west of Potawatomi Park. Additional traffic calming can be added to Wall Street and Greenlawn Avenue to control vehicle speeds and provide safety to people on foot, including those coming from overflow parking areas at Adams High School and Indiana University South Bend.

To support visitors to the Zoo, Conservatories, and other Potawatomi Park amenities and special events, additional parking areas can be created in dispersed areas along Wall Street, Greenlawn Avenue, Cesar Chavez Drive, the 20th Street extension, and the alleyway at the east edge of the park. These parking areas should be designed to minimize their visual impact and to preserve mature trees.



Potawatomi Park site concept.





- A Experience walk connecting parking to park and zoo
- B New nature-based playground
- C Expanded event seating at Chris Wilson Pavilion
- D New cafe or beer garden
- E Existing playground
- F New all ages aquatic facility
- G Reconfigured parking
- H Expanded Conservatories and Gardens
- I New entry drive at 20th Street
- J Intersection and streetscape improvements
- K Flex space
- L Retention using natural systems
-  Views shown in rendering



## Circulation & Parking






A new drive can connect Potawatomi Park to Mishawaka Avenue, creating a formal grand entrance. Traffic circulation to the parking areas near Potawatomi Zoo can be converted from one-way to two-way to allow greater access. The creation of a traffic circle at Greenlawn Avenue and Wall Street can further improve circulation during high-traffic times, while offering traffic calming during lower volume periods. An experience walk creates direct and engaging connections to the zoo entrance and other park amenities. Parking, sensitively dispersed within the park, is increased by about 225 spaces.

-  Two-way traffic
-  Shared-use path
- A Traffic circle - Turn around
- B New Entry Drive



## Tree Canopy

Potawatomi Park improvements can be carefully planned to minimize the number of mature trees being removed. When possible, smaller trees may be relocated, instead of removed, as projects are pursued. Unhealthy trees can be replaced with multiple new trees to promote a healthy tree canopy. Areas of the park lacking trees can receive new plantings, leaving the park with a net gain in tree canopy compared to current conditions.

-  Existing
-  Relocated
-  New
-  Removed
-  Ornamental Tree



## Entry Drive


A new drive can connect Potawatomi Park to Mishawaka Avenue, creating a formal grand entrance with decorative signs. This new entrance can feature a shared-use path that connects people on foot or bicycle to Northside Trail via 20th Street. A system of trails and gardens can be enjoyed along the new entry drive with moments where visitors can gather and enjoy the park's beauty. Attractive wayfinding signs can direct visitors to park amenities.



View of the new Potawatomi Park entrance looking north from Mishawaka Avenue.



Park entry drive concept.

 Views shown in rendering



Conservatories and Gardens

The Potawatomi Conservatories building can be renovated to improve its functionality, while also adding a formalized event space for weddings and parties. The surrounding outdoor space can become a biodiverse series of gardens with space to wander and enjoy nature. The entire garden can be enclosed with a stone wall and gateways at key points. A thoughtfully designed stormwater management system can be integrated with natural systems to further enhance the visitor experience. Quiet exploration and play areas could surround a small pond. The existing parking lots can be redesigned to increase their efficiency while still blending into the natural environment of this unique park.



Conservatory gardens looking southeast towards the existing conservatory structures.



Retention pond precedent image.



Conservatories and gardens concept.

- (A) Renovated existing structure
- (B) New event space
- (C) Gardens
- (D) Retention pond
- (E) Redesigned parking
- Views shown in rendering



## Aquatics Facility

A new aquatics area can feature a nature-themed water experience, perhaps based on a creek gently winding its way through the landscape, even reaching other areas of Potawatomi Park. Springs and a flowing stream allow users to splash through water or just dip their toes into it. The water play area can have an artificial ground covering to prevent slipping and be surrounded by rocks, logs, and native plantings to explore. Shade structures surrounding the play area can provide a place to relax. The location of the aquatics area can permit play there to be easily integrated with the adjoining playgrounds.



Aquatics experience looking southwest.



Aquatics facility concept.

 Views shown in rendering



Aquatics precedent imagery



Kids' Nature-Play Area


A natural play area with wooden structures, similar to those now found at Kid's Kingdom, can be created near the existing playground in the center of Potawatomi Park. This natural play area can take advantage of the topography and tree canopy for a unique, enjoyable play experience engaging for all ages and skill levels. Improvements to the existing playground can be undertaken to maintain a safe accessible play space. The two play areas are adjacent to one another and to the aquatics feature, allowing park users to transition between the three places without having to cross a street.



Kids' Nature-Play Area looking northwest.



Kids' play experience concept.

 Views shown in rendering



Kids' play experience precedent imagery.



## Outdoor Dining & Beer Garden

An outdoor cafe or beer garden can be created to complement adjacent amenities such as the Chris Wilson Pavilion and playgrounds. This flexible space can allow for food trucks or local food businesses to sell quality food during special events or for everyday zoo and park visitors. String lighting creates a comfortable ambiance for users during evening performances at the band shell. This space could allow visitors to sit and listen to music while enjoying food and drink or to enjoy lunch with family while playing on the natural play structures.



Outdoor dining and beer garden looking southwest.



Outdoor dining and beer garden concept.

 Views shown in rendering



Precedent image of beer garden.



## Nuner Green | Site 12

The current recreational area north of Nuner Elementary School can be upgraded, with enhanced open space and an opportunity for new housing. The portion of the site nearest Pleasant Street can host a walking loop, a playfield, a small playground, and a pavilion for gatherings and activities. The northern part of the site, closest to Vine Street, can feature a mix of housing types, including detached houses, townhouses, and small-scale apartment buildings, all about 2 stories in height and accessed through a new alley. Pedestrian access to Nuner Elementary School and Nuner Field can be improved through enhanced crossings of Pleasant Street at 27th and 28th Streets.



*Nuner Field site concept.*



*Nuner Field looking northwest from 28th and Pleasant Streets.*

- (A) Medium-density residential development
- (B) Alley
- (C) Playscape / Tot-lot
- (D) Walking and exercise path
- (E) Grass play-field
- (F) Improved intersection for increased pedestrian safety

 View shown in rendering



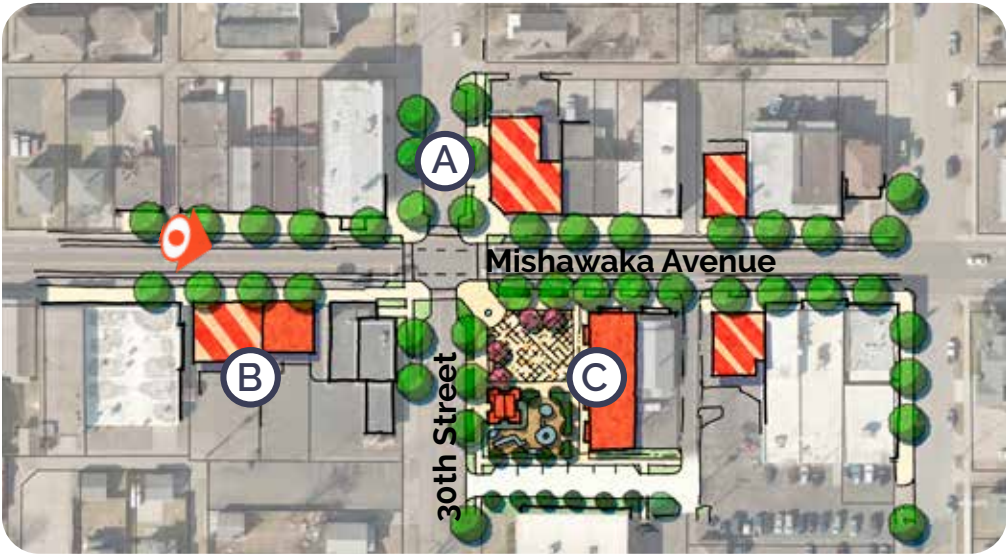


30th Street - Mishawaka Avenue area looking east.




### 30th Street - Mishawaka Avenue Area | Site 13

Mishawaka Avenue, especially the area around 30th Street, can be further enhanced as the center of the River Park Neighborhood with a walkable blend of small local businesses, medium-density residential development generally of 2-3 stories, and other uses in a “main street” environment. Existing buildings can receive façade improvements, including the restoration of storefronts. A small plaza space, potentially with a pavilion, can be developed on a vacant lot or parking lot somewhere between 28th and 31st Streets to serve as a community gathering space. Streetscape improvements, including corner bumpouts, landscaping, bicycling accommodations, and other amenities, can create a more comfortable environment.



30th Street - Mishawaka Avenue area concept.

- (A) Intersection and streetscape improvements
- (B) Commercial infill development
- (C) Gathering space
-  View shown in rendering

### Northside Boulevard - 34th Street Area | Site 14

Neighborhood-scale residential development, perhaps in the form of townhouses featuring green space and river access and views, can fill the vacant riverfront property along Northside Boulevard.

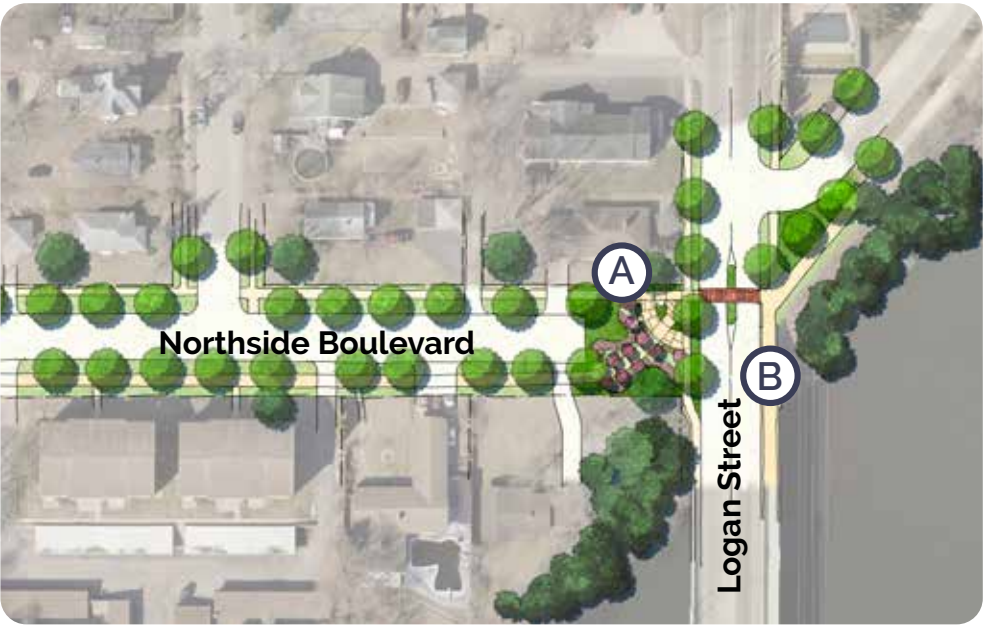


Northside Boulevard - 34th Street area concept.

- (A) Medium-density residential development
- (B) Central greenway with access to river
- (C) Pier access/dock

### Logan Street Crossing | Site 15

The Northside Trail near Logan Street can be enhanced to increase the comfort and safety for people on foot or bicycle. A more direct routing of the trail from the west can pass through a small entry plaza at the city limit with Mishawaka. Working with the City of Mishawaka, the City of South Bend can improve the trail’s Logan Street crossing with a median refuge island or other safety treatments.



Northside Boulevard - Logan Street area concept.

- (A) Entry plaza
- (B) Improved crossing



# DRAFT

## Housing Strategies

A range of housing strategies will help ensure the River Park Neighborhood is a successful, diverse, mixed-income area.

### Market Challenges

For much of the River Park Neighborhood, the cost of constructing new housing is greater than the appraised value of the property once it is completed. This financial gap is a barrier to the financing and construction of new housing, especially market-rate units, in the area.

Several tactics can be employed to help close the gap. Multi-unit housing can usually be built at a lower cost per unit than detached houses. Additionally, pre-approved building plans for residential structures, a detached accessory dwelling unit revolving loan fund, grants to replace sewer and water laterals, low-cost land through land banks, and building adjacent to stronger market areas are among the potential ways to make new construction of attainable housing units possible.

### Housing Repair and Quality

Housing repair assistance can allow neighborhood residents to stay in their homes as they age. Code enforcement can ensure that houses and their yards are kept in acceptable condition; in particular, the City's Rental Safety Verification Program Code can assure a level of quality for rental housing units.

### Missing Middle

A mix of housing types and price points can mean that housing is available for people of all means. One way to support this mix is through "missing middle" housing. Missing middle housing is a range of house-scale buildings with multiple units — compatible in scale and form with detached single-family houses — located in a walkable neighborhood. This housing is called "missing" because zoning regulations had made it difficult or impossible to build over the last half-century and "middle" because it sits in the middle of a spectrum between detached single-family houses and mid-rise to high-rise apartment buildings, in terms of form, scale, number of units, and often, affordability.

Often seen in South Bend in the form of duplexes, townhouses, and small apartment buildings, missing middle housing was part of the historic development of the River Park Neighborhood. Many of these types can still offer opportunities for ownership and for the amenities that can be found in detached houses or in large apartment buildings. The South Bend Zoning Ordinance has been reformed to promote missing middle housing, but changes to the zoning map for the neighborhood can further encourage these units.

### Home Ownership

The City of South Bend has several programs to assist first time homebuyers and current homeowners:

- Certified First Time Home Buyer Education is typically required for most federal and state housing assistance programs, such as Habitat for Humanity and Community Homebuyers Corporation, for home buyers whose income does not exceed 80% of the area median income.
- South Bend's Housing Counseling Agency offers housing counseling and is open to all individuals in need, regardless of whether they are participating in an assistance program. This includes both foreclosure prevention counseling and credit / budget counseling.



Rehabilitated house on 31st Street.

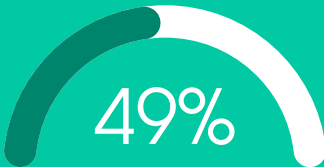


House in need of repair and landscape maintenance.

During the planning process, participants were asked a series of questions about the planning area. Of those that responded...



stated that the need for repair of existing homes was an issue in the neighborhood



stated that absentee landlords or poor quality rental housing were an issue in the neighborhood



stated the need for more homeownership was an issue in the neighborhood



# Sustainability Principles

South Bend is committed to becoming carbon neutral by 2050, and each neighborhood has a role to play in reducing the community's emissions. The projects put forward in the River Park Neighborhood Plan support the City's sustainability goals related to green infrastructure, built environment, and clean transportation.



## Green Infrastructure

Green infrastructure plays a central role in improving air, soil, and water quality, by reducing energy use in buildings, supporting the capturing and use of carbon, and improving stormwater filtration.

- Increase the number of trees planted to improve the energy efficiency of buildings by lowering the energy needed to heat or cool a building.
- Plant street trees to help extend the useful life of street pavement due to increased shading of pavement.
- Reduce paved surfaces in the neighborhood to help lower stormwater run off, improve water quality, and reduce vulnerability to the urban heat island effect.
- Seek to have water be absorbed where it falls instead of transferred off site for processing.



## Built Environment

Reducing energy use in South Bend will significantly cut greenhouse gas emissions.

- Rehabilitate existing structures to reduce carbon emissions and construction waste.
- Reuse materials or select lower-carbon building materials when constructing new housing.
- Promote the use of solar panels for energy generation.
- Encourage urban residential infill and the use of existing public utilities and infrastructure to reduce the need to extend services into rural areas.



## Transportation

Transportation represents one of the largest sources of emissions in our community, so making biking, walking, transit, and other forms of shared mobility more accessible to residents is critical.

- Allow an appropriate mixing of land uses to reduce the amount of travel required.
- Add new bike lanes and improve walkability to allow more people to safely bike and walk, reducing vehicle-related emissions.
- Construct shared use paths, which put less stress on the existing street infrastructure, ultimately reducing the frequency of street repair.
- Promote public transportation, which compared to driving alone, reduces emissions and improves air quality.



# DRAFT

# Greening The Neighborhood

Greening neighborhoods creates healthier, more energy efficient, and attractive neighborhoods where residents and natural ecosystems can thrive.

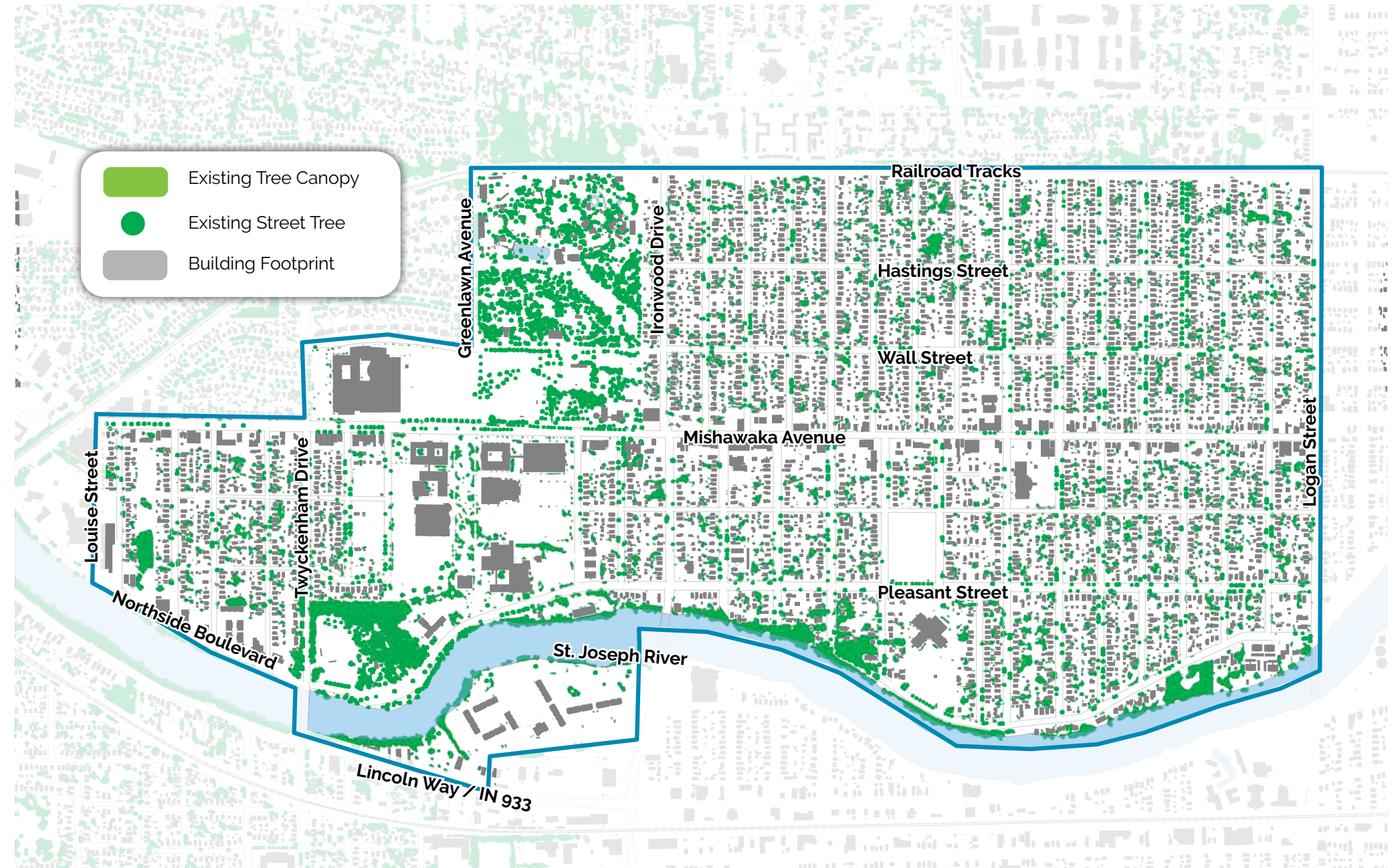
## What is a Healthy Tree Canopy?

The City's goal for urban neighborhoods is to have 30% tree canopy coverage by 2050. The urban tree canopy is measured as a percentage of the overall land area that is sheltered from above by tree branches and leaves. Smaller green areas on the following map indicate trees that have not yet reached full maturity.



*Tree canopy over the Northside Trail.*

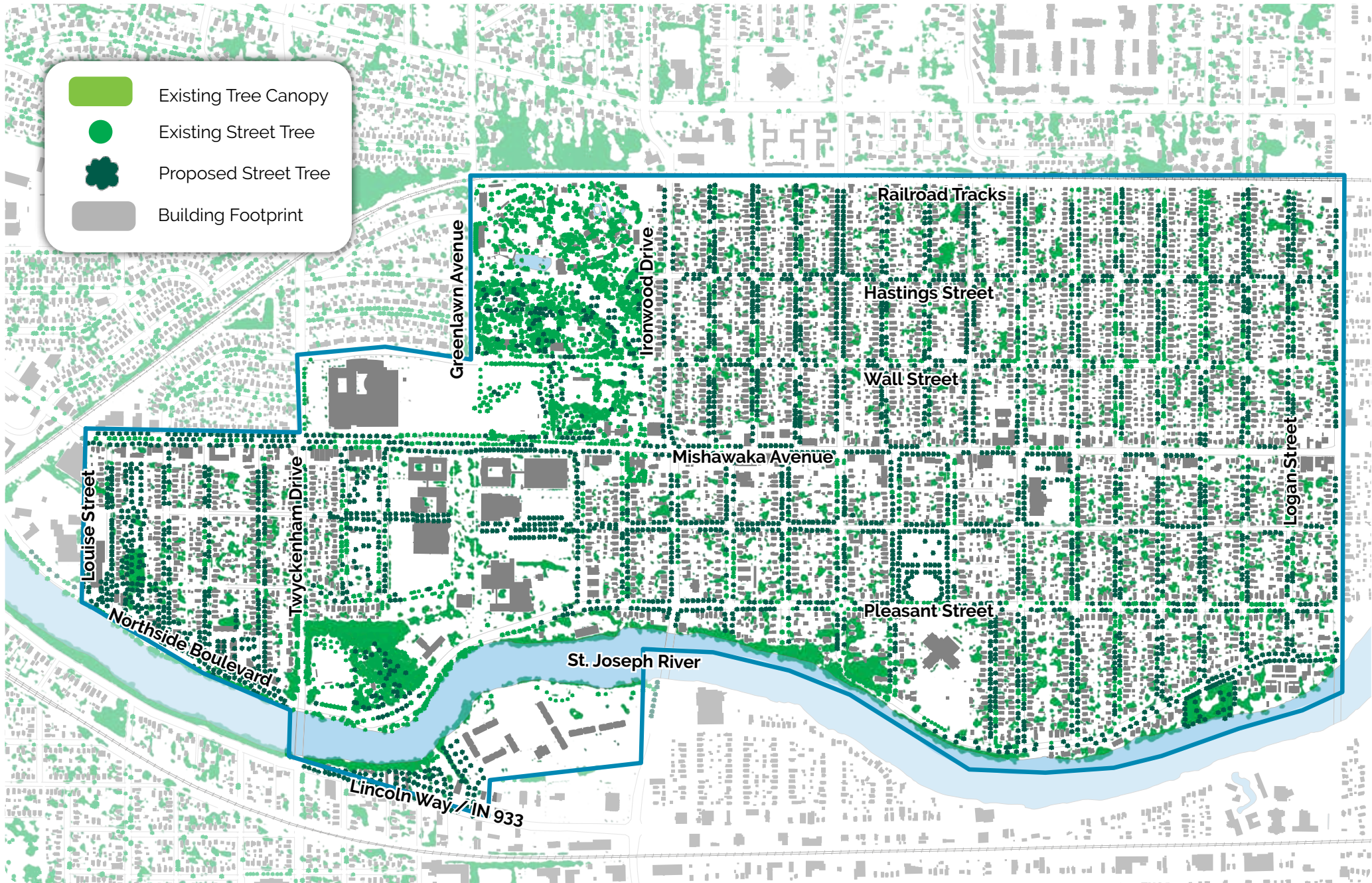
## Current Tree Coverage



*Map showing existing tree canopy.*



## Potential Canopy: Additional Street Trees



Map showing existing tree canopy.

### Why is it important?

Trees are essential to healthy neighborhoods by providing the following benefits:

- removing street-level air pollution,
- cooling down neighborhoods (heat island effect),
- slowing traffic and helping to create safer, walkable streets,
- improving community health and wellness,
- reducing flooding, erosion, and water pollution from runoff,
- creating stronger and more attractive places,
- reducing urban noise (cars, trains),
- increasing energy savings for heating and cooling buildings, and
- increasing property values.

### How does this plan support it?

The River Park Neighborhood has a current tree canopy of 17%. This plan proposes installing a tree every 30 feet along streets where possible and in public spaces as shown in the concept designs. This effort would yield approximately an additional 3,250 trees, raising the tree canopy to 26% within the planning area. Additional trees must be planted on private property to achieve the citywide goal of 30% tree canopy.

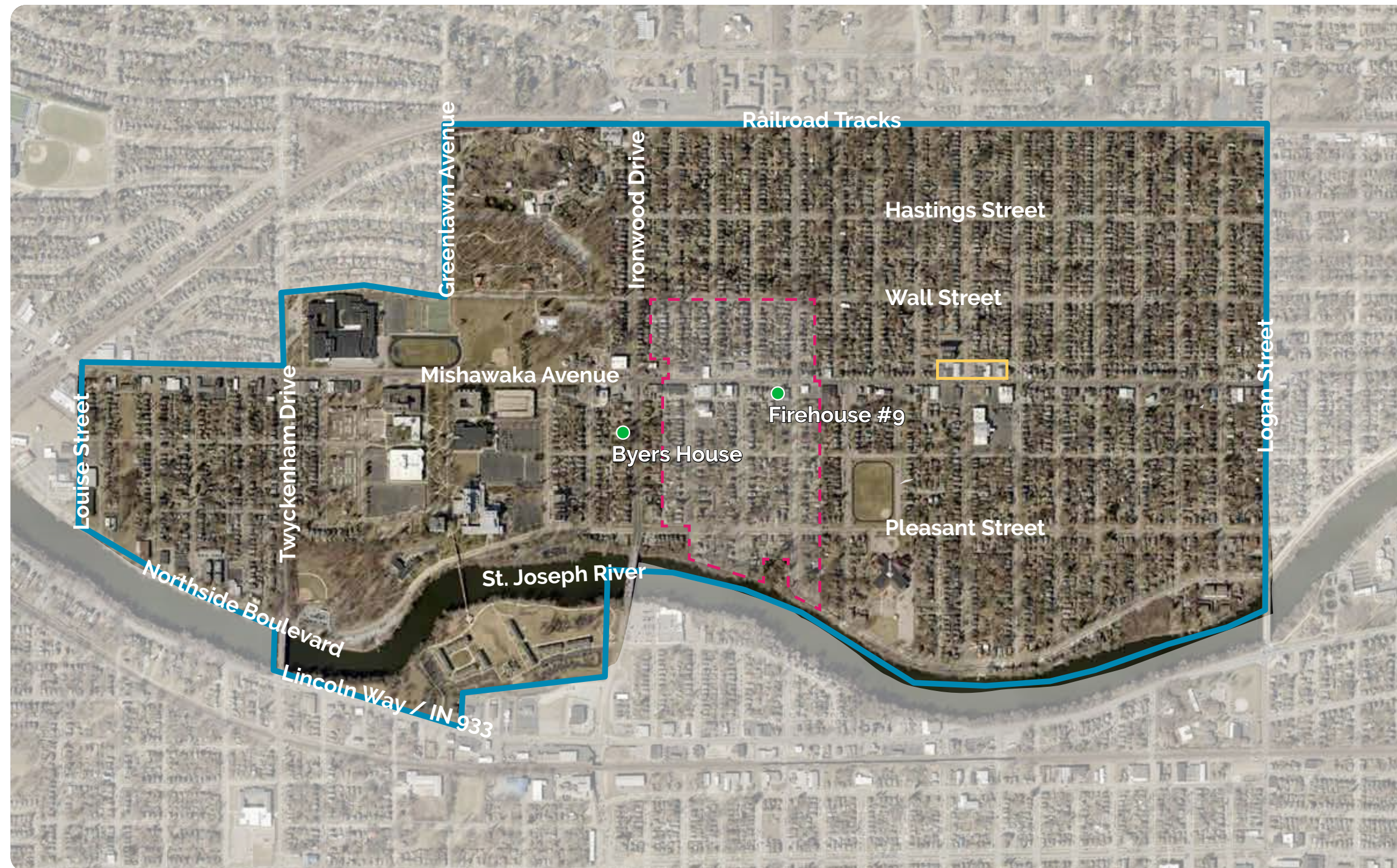


Planting additional trees results in carbon sequestered, water runoff saved, and energy costs reduced. Calculated on [design.itreetools.org](https://design.itreetools.org) based on 30-year time frame.







# DRAFT

## Preserve **Historic Character**



Map showing designated historic sites and districts.

### Preserve Historic Character Key

-  Neighborhood boundary
-  Proposed River Park National Historic District
-  Locally designated historic structures / sites
-  Colonial Gardens Commercial Historic District



Local Historic District

Local historic districts are established to preserve buildings, structures, and sites of historical, architectural, engineering, and cultural significance in South Bend. Currently there are no local historic districts in the planning area. Two structures within the planning area are designated local landmarks.



Historic home on 23rd and Pleasant Streets.



Twyckenham Bridge rated as outstanding historic or architectural significance.



Church on 32nd Street

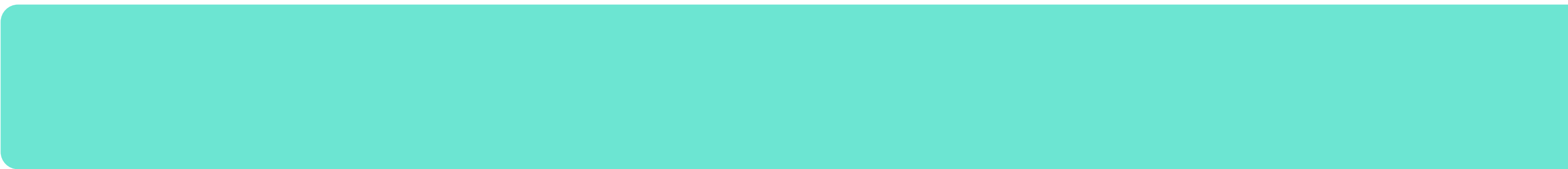


Colonial Gardens' historic commercial structure.

National Register District

National Register historic districts are established to preserve buildings, structures, and sites of historical, architectural, engineering, and cultural significance. A National Register district designation provides the ability to use rehabilitation tax credits and protects the area from federally funded projects that may negatively impact its historic fabric. The River Park Neighborhood Plan area has one National Register district, the Colonial Gardens Commercial Historic District. The plan area also includes the River Park Historic District area, a proposed National Register Historic District.







# Streets & **Transportation**

Streetscape & Traffic Calming • Bike Infrastructure



# DRAFT Streetscape Improvements & Traffic Calming

Throughout the planning process, participants frequently noted the need to address the condition of streets, alleys, sidewalks, and lighting within the River Park Neighborhood. As these types of infrastructure improvements are important to every neighborhood in South Bend, they should be addressed on a citywide scale according to condition, funding, and current priorities. Yet, this plan does identify places to receive improvements beyond general maintenance.

The project list that follows was developed based on input gathered at neighborhood workshops, from 311 calls to the City of South Bend, and planning and engineering considerations. Changes to streets in the River Park Neighborhood should be improved in accordance with South Bend's Complete Streets policy. The use of streets by people on foot and bicycle is prioritized over high-speed vehicle travel. Street improvements should support the use of the Transpo bus system, including by improving the comfort of bus stops.

## Streetscape Improvements

Streetscape improvements are large-scale projects that may:

- have significant traffic and aesthetic impacts;
- include changes to street pavement width, the full replacement of driveway approaches, curbs, and sidewalks;
- upgrade street trees and lighting; and
- include traffic calming elements.

### Priority Areas

Mishawaka Avenue

Wall Street

20th Street Extension

## Traffic Calming

Traffic calming involves small-scale interventions to alter the physical design of a street to improve safety for pedestrians, bicyclists, and motorists.

### Priority Areas

Twyckenham Drive

Wall Street (between Greenlawn Avenue and Twyckenham Drive)

Greenlawn Avenue

20th Street

Ironwood Drive

26th Street

30th Street

Northside Boulevard

Pleasant Street

## Intersection Improvements

Intersection improvements are projects to enhance safety, often by reducing excessive pavement widths and enhancing pedestrian crossings.

### Priority Areas

Wall Street - Twyckenham Drive

Wall Street - Greenlawn Avenue

Wall Street - Ironwood Drive

Mishawaka Avenue - Twyckenham Drive

Mishawaka Avenue - 20th street

Mishawaka Avenue - Ironwood Drive

Mishawaka Avenue - 26th Street

Mishawaka Avenue - 30th Street

Northside Boulevard - Emerson Avenue

Northside Boulevard - Veterans' Memorial Park

Northside Boulevard - IUSB Campus Crossing

Pleasant Street - 20th Street

Pleasant Street - Ironwood Drive

Northside Boulevard - Logan Street

During the planning process, participants were asked a series of questions about streets, bicycle infrastructure, and other infrastructure topics. Of those that responded...



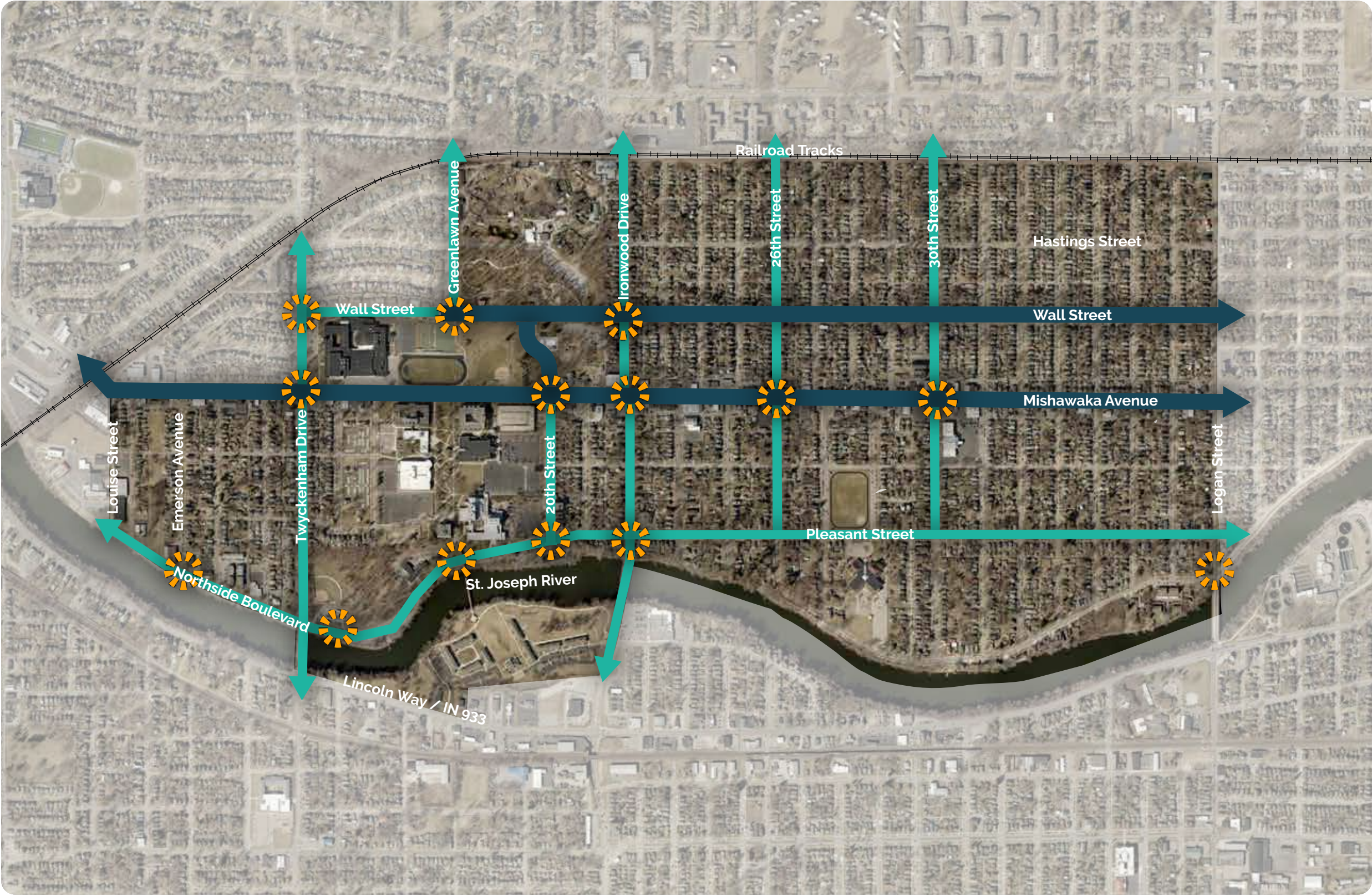
stated they walk in the neighborhood.

2 out of 3 stated improved sidewalks would encourage them to walk more.



stated slower traffic would encourage them to walk more.






Map showing infrastructure improvement priorities.




Example of neighborhood traffic calming idea for Wall Street.

Source: [https://virginiadot.org/business/resources/LocDes/Presentations\\_L\\_n\\_D/An\\_Urban\\_Approach.pdf](https://virginiadot.org/business/resources/LocDes/Presentations_L_n_D/An_Urban_Approach.pdf)


Streets Map Key



Streetscape Improvements



Traffic Calming



Intersection Improvements



# DRAFT

# Bike Infrastructure

Following is a list of bicycle-related projects proposed for the River Park Neighborhood.



## Protected Bike Lane

Facility separated from motor vehicle traffic by a curb, planter, or other physical barriers for the exclusive use of people on bicycles

Route	Extent
Mishawaka Avenue	Louise Street - 20th Street
Twyckenham Drive	Wall Street - Mishawaka Avenue



## Shared Use Path

Off-street facility shared by people on foot and bicycles

Route	Extent
Lincoln Way East	Twyckenham Drive - Titan Drive
20th Street	Northside Drive - Wall Street
Wall Street	Greenlawn Avenue - Ironwood Drive
Ironwood Drive	Jefferson Boulevard - St. Joseph River
Pleasant Street	26th Street - 28th Street



## Bike Lane

Designated lane for bicyclists within the street normally marked with a painted line and cyclist symbol.

Route
None

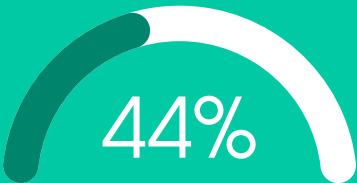


## Shared On-Street

On-Street facility shared by both vehicles and bicycles without designated space for each.

Route
None

During the planning process, participants were asked a series of questions about bicycle infrastructure. Of those that responded...

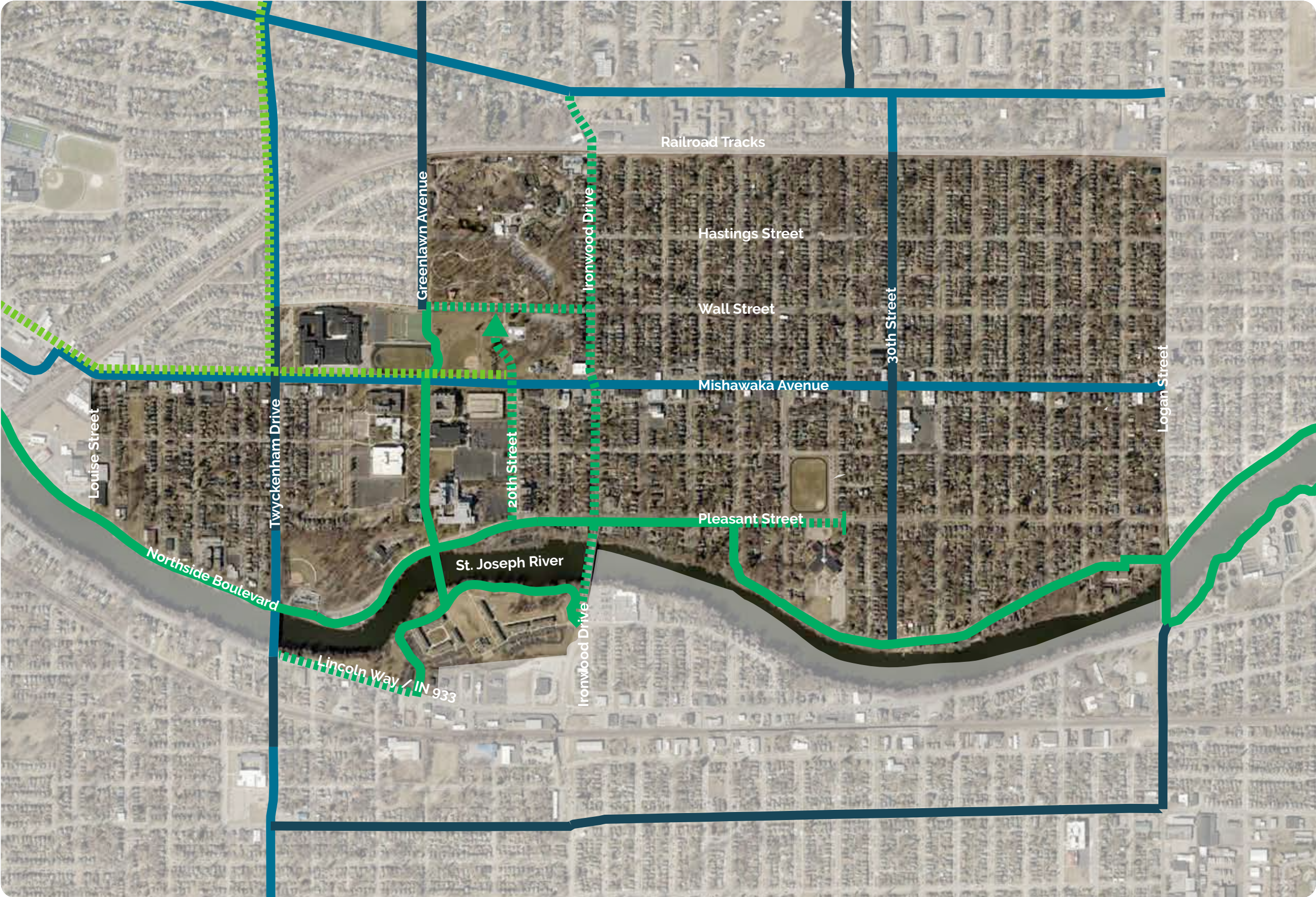


stated slower traffic would encourage them to bike more.



stated designated bicycle infrastructure would encourage them to bike more.





Map showing bicycle infrastructure improvements.

**Streets Map Key**

Existing

Shared Use Path (Trail)

Protected Bike Lane

Bike Lane

Shared On-Street

Proposed

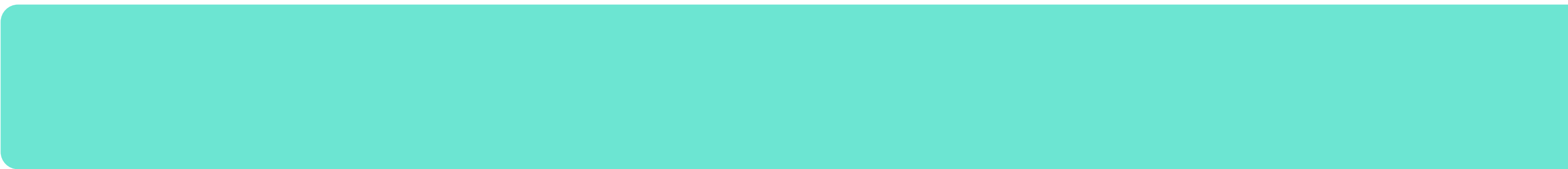
Shared Use Path (Trail)

Protected Bike Lane

Bike Lane

Shared On-Street







# Built Form & **Zoning**

Zoning Districts • Zoning Map • Building Types



# DRAFT

# Built Form & Zoning

## Overview

The built form of the River Park Neighborhood is guided by the South Bend Zoning Ordinance, including its zoning map. The ordinance is a local law that governs the physical development of property, both the form and scale of buildings and the specific use of land.

The future zoning map within this section proposes how each lot within the River Park Neighborhood should be zoned following adoption of this plan. Over time, property within the neighborhood should be allowed to proceed gradually to the next increment of development.

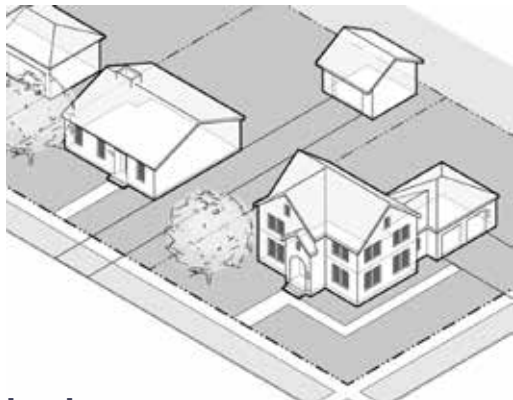
Combined with the regulations found within the South Bend Zoning Ordinance, the aim of the future zoning map is to maintain and enhance the River Park Neighborhood's pedestrian-oriented, urban environment. Demolition of housing for parking lots or other automobile-focused development is discouraged. Vehicle access, parking, and garages should be from alleys when present. Vacating of alleys is discouraged as it hinders redevelopment of vacant lots. New commercial development should occur according to the standards of the NC Neighborhood Center District. Drive-throughs are discouraged, and if they are present, they should be designed not to be visible from the street.

As properties are developed or reused, nonconforming conditions should be brought into conformance with the proposed zoning district shown, including landscaping, parking, lighting, and building standards.

This plan seeks to allow a greater quantity and diversity in housing units; doing so will permit people to find housing within the neighborhood that meets their price and lifestyle needs. Ancillary dwelling units, such as garage apartments or backyard cottages, are encouraged for the River Park Neighborhood.

The South Bend zoning map divides the city into twelve zoning districts. Seven of these districts are proposed for the River Park Neighborhood: U1, U2, U3, UF, NC, OS, U, and I.

### S1 Suburban Neighborhood 1



#### Intent

The S1 Suburban Neighborhood 1 District primarily supports single-unit residential development on larger lots with deep setbacks.

#### Where It Is Appropriate

Due to its suburban nature, the S1 District is not appropriate anywhere in the River Park Neighborhood.

### S2 Suburban Neighborhood 2



The S2 District supports a full range of housing types placed on large lots with deep setbacks.

Due to its suburban nature, the S2 District is not appropriate anywhere in the River Park Neighborhood.


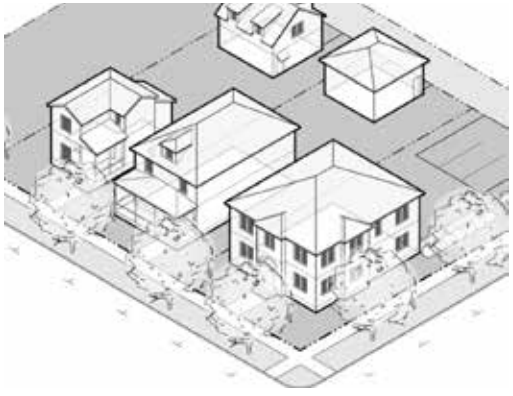





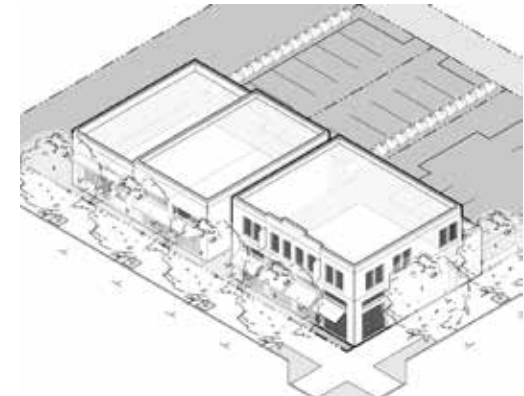


### U1 Urban Neighborhood 1



The U1 Urban Neighborhood 1 District supports mostly single-unit detached dwellings, but well designed duplexes would also be appropriate. The U1 District features modest building setbacks and inviting frontages, such as porches and stoops.

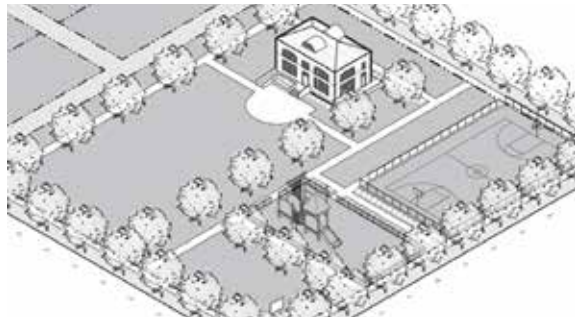
The U1 District is well suited for most of the River Park Neighborhood. This plan would support special exceptions for newly constructed duplexes. U1 properties within the designated area on the future zoning map can transition to U2 as demand warrants.



U2Urban Neighborhood 2	U3Urban Neighborhood 3	UFUrban Neighborhood Flex	NCNeighborhood Center	DTDowntown
 	 	 	 	 
<p>The U2 Urban Neighborhood 2 District provides for primarily detached houses and duplexes, but it allows for neighborhood-scale buildings of up to four units. Buildings have modest setbacks and inviting frontages, such as porches and stoops.</p>	<p>The U3 Urban Neighborhood 3 District supports a full range of housing types, from single-unit dwellings to large multi-unit buildings, placed at small setbacks. Buildings in the U3 District may be built up to four stories in height.</p>	<p>The UF Urban Flex District supports a full range of housing types, together with limited small-scale commercial uses. Buildings typically have small setbacks and are two to four stories.</p>	<p>The NC Neighborhood Center District supports higher intensity, mixed-use urban centers, often near the intersection of major streets. Buildings usually have small or no setbacks and can be up to four stories. In addition to having higher concentrations of housing units, these areas typically serve as the commercial centers for their neighborhood.</p>	<p>The DT Downtown District supports the development of South Bend's core into a high-intensity, mixed use urban area.</p>
<p>The plan would support rezoning properties within the U1 District to the U2 District for sensitively designed buildings of up to four units built at a scale compatible with surrounding residential properties. Areas concentrated around IUSB, Nuner Field, and other scattered sites are appropriate for U2.</p>	<p>The U3 District is proposed for portions of Northside Boulevard, Mishawaka Avenue, and other areas near IUSB. Additional properties along intersections, major streets, or the St. Joseph River may be appropriate for the U3 District if limited to 6 units and 2.5 stories.</p>	<p>The UF District is appropriate for scattered locations, especially along Mishawaka Avenue, Ironwood Drive, and Northside Boulevard, to support small-scale services and retail.</p>	<p>Areas along Mishawaka Avenue, Lincoln Way East and Ironwood Drive are appropriate for the NC District.</p>	<p>The DT District would not be appropriate for any areas in the River Park Neighborhood.</p>



OS Open Space



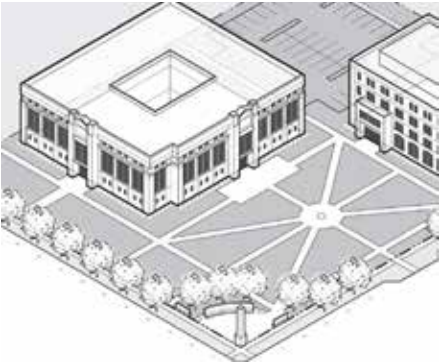
Intent

The OS Open Space District supports the development of public parks and other open spaces.

Where It Is Appropriate

The OS District is appropriate for Potawatomi Park, Veterans' Memorial Park, and any new or expanded public parks in the neighborhood.

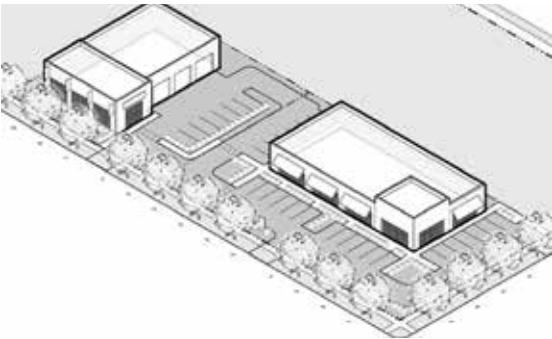
U University



The U University District supports the development of university campuses.

The U District includes areas owned by Indiana University South Bend.

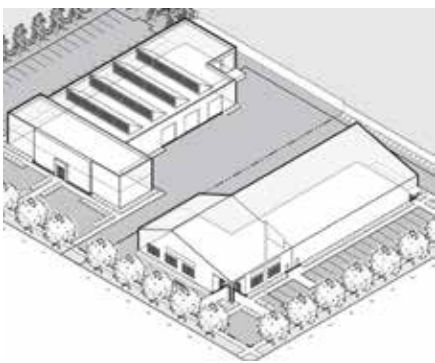
C Commercial



The C Commercial District supports medium- to high-intensity commercial uses that are auto-oriented and found in suburban locations.

Because of its suburban, auto-oriented nature, the C District is not appropriate anywhere in this urban neighborhood.

I Industrial



The I Industrial District supports medium- to high-intensity industrial uses, typically grouped along highways and major streets and separated from residential uses.

The I District is not recommended for this neighborhood. Over time, existing industrial properties could be adapted to more sensitive land uses. If not changed to other districts over time, any further development in the I District should be sensitive to surrounding land uses.

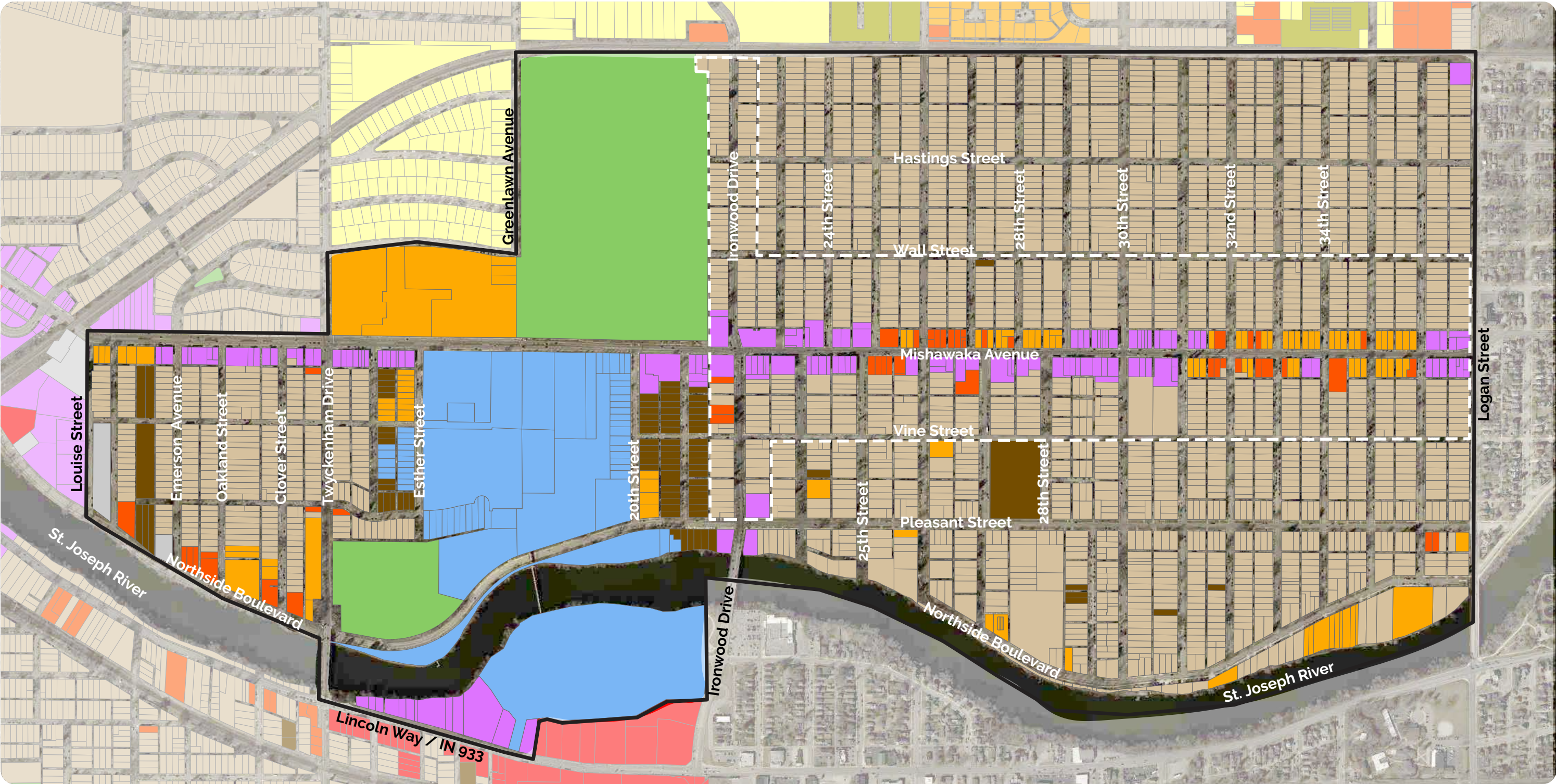
HP Historic Preservation



The HP Overlay District is established to preserve buildings, other structures, and sites of historical, architectural, engineering, and cultural significance in South Bend.










The planning area has no local Historic Districts but has two local landmarks. Existing designated local landmarks should be maintained. Other properties may be added to the HP Overlay District as warranted by designation criteria.





Future zoning map for River Park Neighborhood area.

Zoning Districts

- |   |                          |   |                          |   |                         |   |               |   |   |
|---|--------------------------|---|--------------------------|---|-------------------------|---|---------------|---|---|
|  | U1: Urban Neighborhood 1 |  | U3: Urban Neighborhood 3 |  | NC: Neighborhood Center |  | U: University |  | Area outlined could transition to U2 as demand warrants |
|  | U2: Urban Neighborhood 2 |  | UF: Urban Flex           |  | OS: Open Space          |  | I: Industrial |   |   |



# DRAFT Building Types

The table on the following pages illustrates the character of different building types and shows in which zoning districts they are permitted. Building types do not apply to the OS, U, C, or I zoning districts,

	Carriage House	Detached House	Cottage Court	Duplex
Zoning Districts	<div>S1</div> <div>S2</div> <div>U1</div> <div>U2</div> <div>U3</div> <div>UF</div> <div>NC</div>	<div>S1</div> <div>S2</div> <div>U1</div> <div>U2</div> <div>U3</div> <div>UF</div>	<div>S2</div> <div>U2</div> <div>U3</div> <div>UF</div>	<div>S1</div> <div>S2</div> <div>U1</div> <div>U2</div> <div>U3</div> <div>UF</div>
				
				
				

Cottage court photos (top to bottom):  
 michaelwatkinsarchitect.com  
 kerneyhomes.com  
 cottagecourt.com



Townhouse

Apartment House

Stacked Flats

Shop

Mid-Rise / Tower

S2 U2 U3 UF NC DT

S2 U2 U3 UF NC DT

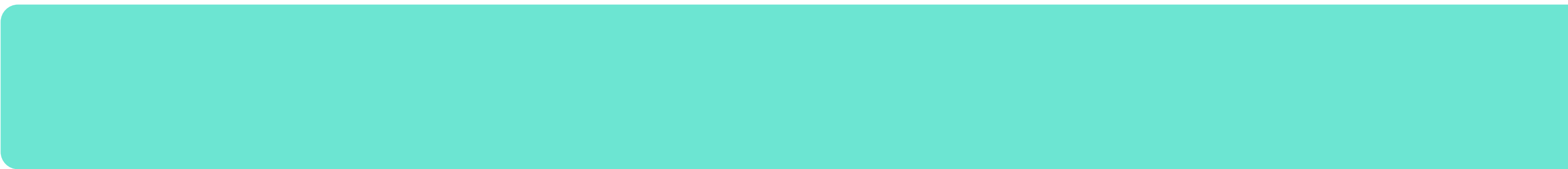
S2 U3 UF NC DT

UF NC DT

DT









# Implementation **Plan**

Infrastructure • Parks • Housing • Underutilized Properties • Sense of Community



# DRAFT Implementation Plan

This plan outlines potential projects and activities to occur in the neighborhood over the next 20 years. Major projects, especially those to be undertaken in the next 10 years, are highlighted in the implementation matrix below.

## Strategy 1: Create a safe and attractive neighborhood through infrastructure improvements.

Action		Lead Responsibility		Potential Partners	Timeline		
		City	Partner		1-5 Years	5-10 Years	10+ Years
1.1	<b>Mishawaka Avenue:</b> Complete streetscape improvements including upgraded bike infrastructure and improved intersections and pedestrian crossings.	<div></div>			<div></div>	<div></div>	<div></div>
1.2	<b>Wall Street:</b> Complete limited streetscape improvements, improved intersections, and pedestrian crossings, especially near Potawatomi Park.	<div></div>			<div></div>	<div></div>	
1.3	<b>Potawatomi Park Entrance:</b> Create a formal entrance to Potawatomi Park from Mishawaka Avenue at 20th Street.	<div></div>			<div></div>		
1.4	<b>20th Street:</b> Complete streetscape improvements including a shared-use path and improved intersections and pedestrian crossings at Northside Boulevard and Mishawaka Avenue.	<div></div>				<div></div>	
1.5	<b>Northside Boulevard - Pleasant Street:</b> Explore traffic calming measures and an improved shared-use path along the river.	<div></div>				<div></div>	
1.6	<b>Logan Street Trail Crossing:</b> Improve trail crossing and create a formal entrance into South Bend from Mishawaka.	<div></div>				<div></div>	
1.7	<b>Traffic Calming:</b> Complete high priority traffic calming on neighborhood streets.	<div></div>			<div></div>	<div></div>	<div></div>
1.8	<b>Trees:</b> Plant trees where possible, especially in the city right-of-way, to increase the urban tree canopy.	<div></div>	<div></div>	River Park Neighborhood Association, Property Owners	<div></div>	<div></div>	<div></div>
1.9	<b>Infrastructure Maintenance:</b> Complete regular maintenance on streets throughout the neighborhood.	<div></div>			<div></div>	<div></div>	<div></div>
1.10	<b>Promote Curb and Sidewalk Program:</b> Promote existing curb & sidewalk replacement program to assist with costs.		<div></div>	River Park Neighborhood Association, Residents, Property Owners	<div></div>	<div></div>	<div></div>
1.11	<b>River Bank Stabilization:</b> Monitor and maintain the river bank along the River Park neighborhood to address erosion, manage invasive species, and create views to the river.	<div></div>			<div></div>	<div></div>	<div></div>



Strategy 2: Improve Potawatomi Park amenities and access.

Action	Lead Responsibility		Potential Partners	Timeline		
	City	Partner		1-5 Years	5-10 Years	10+ Years
2.1 Potawatomi Park: Improve park amenities based on Potawatomi Park Master Plan.	<div></div>			<div></div>	<div></div>	<div></div>
2.2 Conservatories: Explore improvements to amenities at the Conservatories.	<div></div>	<div></div>	Conservatories Operator, Potawatomi Zoological Society	<div></div>	<div></div>	<div></div>
2.3 Potawatomi Zoo: Continue to facilitate improvements and efficient operations of zoo.		<div></div>	Potawatomi Zoological Society	<div></div>	<div></div>	<div></div>
2.4 Park Circulation: Address circulation and parking concerns within and adjacent to Potawatomi Park.	<div></div>			<div></div>	<div></div>	
2.5 Potawatomi Aquatics: Explore the creation of a new aquatics experience at Potawatomi Park.	<div></div>			<div></div>		

Strategy 3: Improve other park spaces and access.

Action	Lead Responsibility		Potential Partners	Timeline		
	City	Partner		1-5 Years	5-10 Years	10+ Years
3.1 Northside Trail: Provide better pedestrian and bicycle connections to River Park Neighborhood.	<div></div>				<div></div>	
3.2 Veterans' Memorial Park: Explore improvements to park amenities.	<div></div>				<div></div>	<div></div>
3.3 Nuner Field: Explore improvements to park amenities and residential infill as demand warrants.	<div></div>	<div></div>	South Bend Community School Corporation		<div></div>	<div></div>



Strategy 4: Address underutilized and problem properties in the neighborhood.

Action		Lead Responsibility		Potential Partners	1-5 Years	Timeline 5-10 Years	10+ Years
		City	Partner				
4.1	<b>Problem Properties:</b> Utilize the Chronic Problem Properties regulations to reduce the negative impact of problem properties on the neighborhood.	<div></div>		Residents, Property Owners	<div></div>	<div></div>	<div></div>
4.2	<b>Industrial Buildings:</b> As they become available, reuse or redevelop industrial properties near the St. Joseph River for residential or mixed-use.		<div></div>	Developers, Property Owners	<div></div>	<div></div>	
4.3	<b>Underutilized Storefronts:</b> Create active and engaging storefronts along Mishawaka Avenue.		<div></div>	Business Owners, Property Owners	<div></div>	<div></div>	<div></div>
4.4	<b>IUSB Parking Lots:</b> Support residential and commercial development on underutilized parking lots, as needed.		<div></div>	Indiana University South Bend		<div></div>	
4.5	<b>IUSB South:</b> Create additional medium-density residential for student housing or other university uses along Lincoln Way East between Twyckenham Drive and Titan Drive.		<div></div>	Indiana University South Bend	<div></div>	<div></div>	<div></div>

Strategy 5: Develop and preserve housing in the neighborhood.

Action		Lead Responsibility		Potential Partners	1-5 Years	Timeline 5-10 Years	10+ Years
		City	Partner				
5.1	<b>Zoning:</b> Update the zoning map for the plan area.	<div></div>			<div></div>		
5.2	<b>Historic District:</b> Explore listing potential River Park Historic District on the National Register of Historic Places to allow for the use of federal tax credit incentives.	<div></div>	<div></div>	Indiana Landmarks, Residents	<div></div>		
5.3	<b>Home Repair:</b> Ensure housing is well maintained by offering owner-occupied housing repair assistance and using code enforcement tools as necessary.	<div></div>	<div></div>	Nonprofit Organizations, Property Owners	<div></div>	<div></div>	<div></div>
5.4	<b>Develop Housing:</b> Support the production of a range of housing types including new construction and rehabilitation of market rate and affordable units for owner and rental housing.		<div></div>	Nonprofit Organizations, Financial Institutions	<div></div>	<div></div>	<div></div>
5.5	<b>Home Ownership:</b> Explore mechanisms that can promote and transition renters into homeowners in the neighborhood.	<div></div>	<div></div>	Nonprofit Organizations	<div></div>	<div></div>	<div></div>



Strategy 6: Develop sense of community through neighborhood engagement.

Action		Lead Responsibility		Potential Partners	Timeline		
		City	Partner		1-5 Years	5-10 Years	10+ Years
6.1	<b>Capacity Building:</b> Build neighborhood capacity through engagement of all neighborhood residents.			River Park Neighborhood Association			
6.2	<b>Neighborhood Events:</b> Hold neighborhood events which celebrate the neighborhood.			River Park Neighborhood Association			
6.3	<b>Communication:</b> Develop and maintain communication with neighbors including residents of rental housing.			River Park Neighborhood Association			
6.4	<b>Relationships:</b> Foster relationships among the City, neighborhood institutions, and the neighborhood organization.			River Park Neighborhood Association			
6.5	<b>Main Street:</b> Create a Main Street Organization or similar model to help facilitate growth and promotion of Mishawaka Avenue as a Main Street Business Corridor.			River Park Business Association			