



**WEST SIDE
MAIN STREETS**
SOUTH BEND, INDIANA

Pragmatic Urbanism

South Bend's West Side Main Streets

March 9, 2016



OVERVIEW

- Context of West Side Main Streets
 - Lincolnway West and Western Avenue
- The Plan (2014)
- Initial Projects
 - Details & Lessons Learned: Street Projects



















HURWICH IRON
CO., INC.

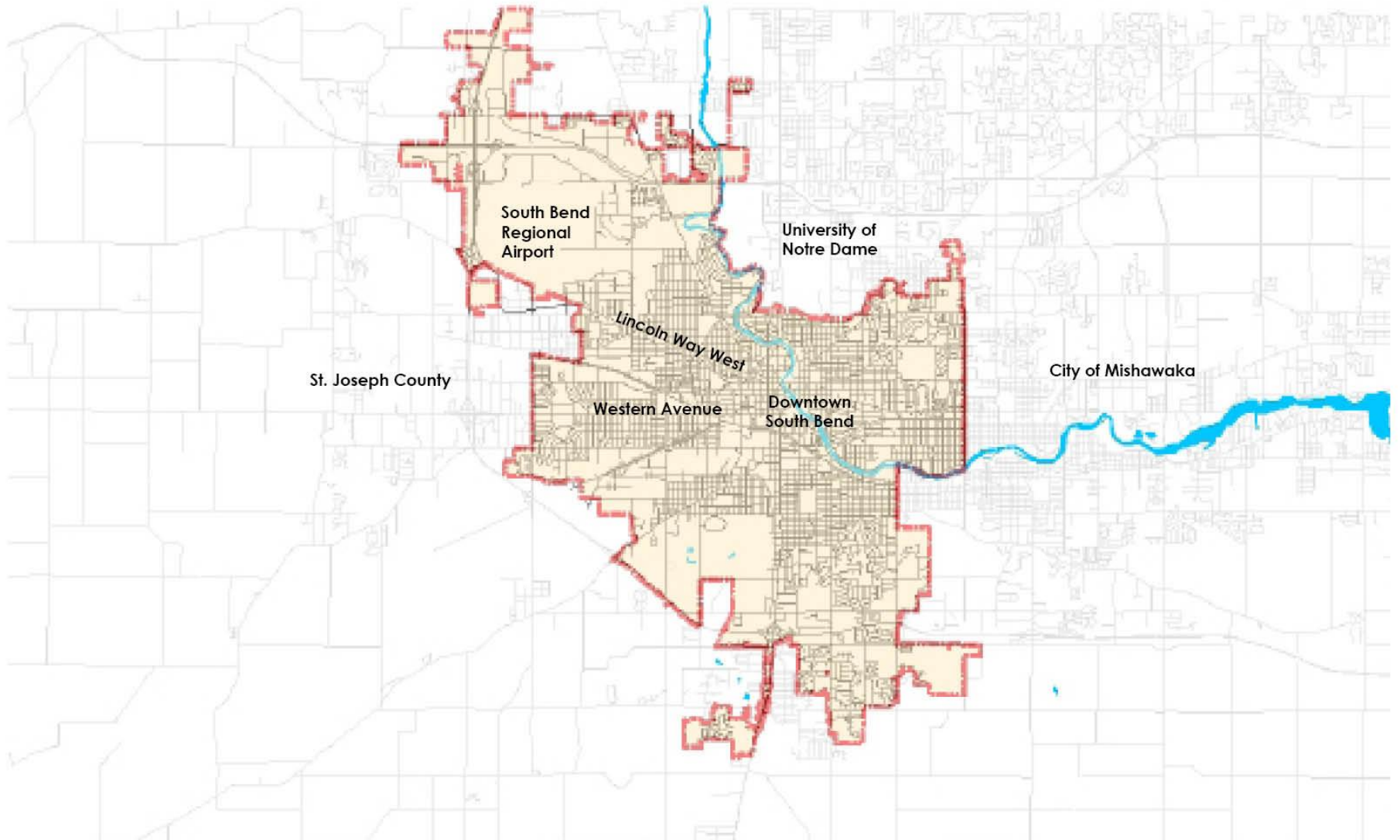
SOUTH BEND SMELTING
REFINING







CONTEXT



WEST SIDE MAIN STREETS

- Population declines
 - Up to 50-75% population loss since 1960
- Concentration of low-income households
- Housing conditions & vacancy
- Vacant land
- Crime
- Weak market conditions



WEST SIDE MAIN STREETS

- Center of African American and Latino communities
 - Small-business entrepreneurialism
- Strong institutions
- Proximity to assets
 - Downtown, airport, parks, trail opportunities, reviving industrial sector



LINCOLNWAY WEST

- Downtown to Airport (13,000-19,000 ADT)
 - Provides first impressions of City
- Part of Lincoln Highway, formerly US 20
- Residential land uses dominant
- Commercial and industrial uses at key intersections/nodes (traditional pattern)





574-246-0899

430



YARD SIGNS SOLD HERE

432

We've Moved
Two Doors East

SHOE HEAVEN
12:00 TO 7:00PM
574-246-8778

434

NEEDING BANNERS
TURKEY LETTERING
PROMOTIONAL ITEMS
CAR DEALER PRODUCTS
AND MUCH MORE

CHARLES MARTIN YOUTH CENTER



1909
PRESENTED BY
THE NATIONAL
HUMANE ALLIANCE
HERMON LEE ENSIGN
FOUNDER







Lincoln

1632

Classic Boutique

WHY GO ANYWHERE ELSE?
Drive Shine
VOTED #1 CARWASH, DETAIL & WAX CLUB

Burkhardt

SALEY

DC Tire & Auto
BRAND CONSULTANTS
WAX POLISH & CLEANING
RENTAL DETAIL
HERE
732-211-1111

Poppy's
CANDIES & BAKERY

10¢ 11.99

BUY 1

7

EXIT

WESTERN AVENUE

- Downtown to West / Chicago
(10,000–16,000 ADT)
- Formerly State Route 2
- More commercial land uses (strip pattern)
- Some large industrial uses and residential areas



FOUR WINDS FIELD

HOME OF THE SOUTH BEND CUBS



GATE
D





Check us out



RAY AND JOAN KROC
CORPS COMMUNITY CENTER
900 WEST WESTERN AVE



MUSIC

GROCERIES & SALES

STOCKS

PARKING BY REAR

LAWRENCE MARKET





Brookfield

THE
LINK
N

IHC
INSTITUTE OF HEALTH CARE
MEDICAL WEST CENTER

CRIFOLS
Biomat USA
Plasma Center

FOR SALE

FOR SALE



STAN & TEDS
LAWN MOWER
SALES · SERVICE



MEXICO







FAMILY
DOLLAR

GRAND RE-OPENING
12" CHICKEN FOR 1.5
SOFT SERVE CONES 50¢

Blue car

Yellow school bus

SMART STREETS

- South Bend's approach to Complete Streets
 - Downtown 2-Way Street Conversion
 - Lincolnway West and Western Avenue
- Neighborhood revitalization, economic development, and placemaking
- Traffic safety



THE PLAN



WEST SIDE MAIN STREETS

THE REVITALIZATION PLAN FOR LINCOLN WAY, WESTERN AVENUE, AND

WEST SIDE NEIGHBORHOODS

 City of South Bend - Department of Community Investment | Urban Enterprise Association of South Bend
 Torti Gallas and Partners, Inc.



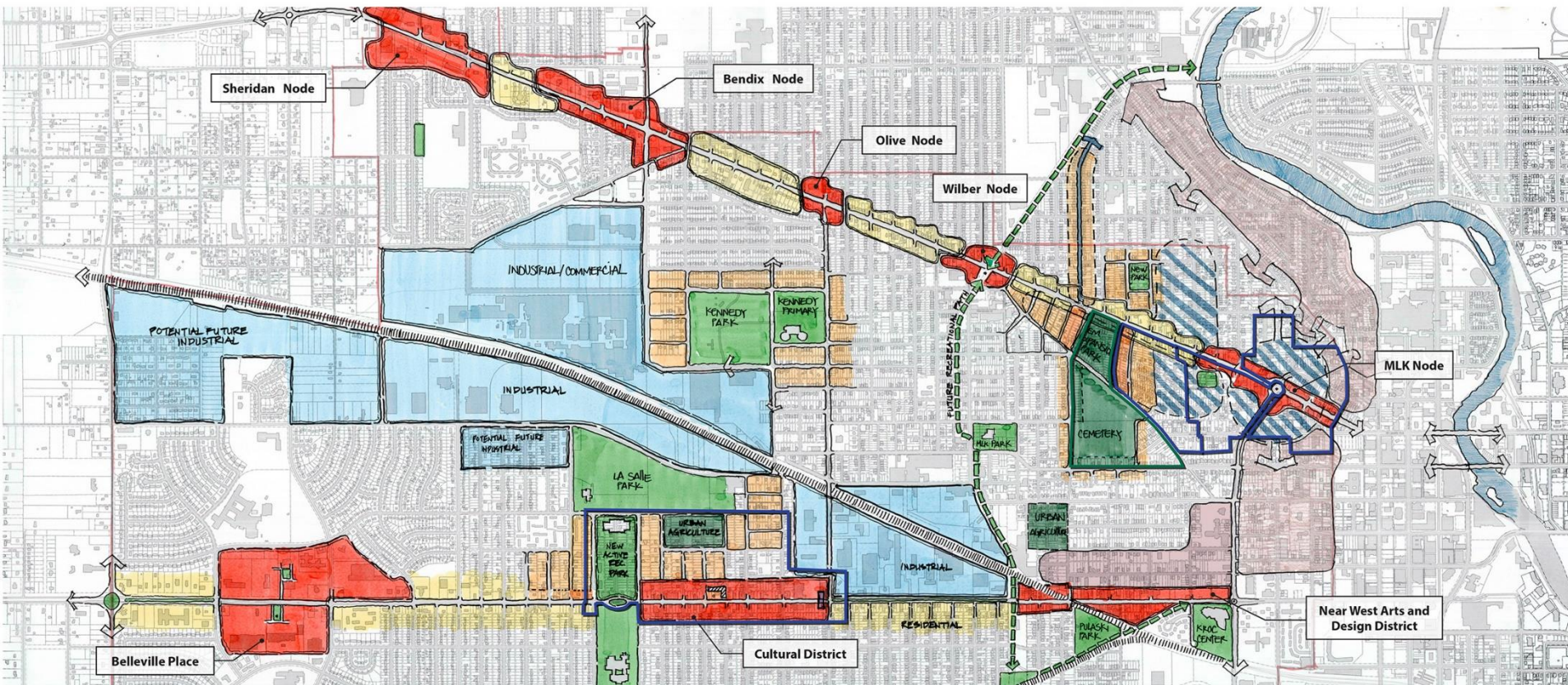
PLAN'S GENERAL STRATEGY

- Restore the walkable development pattern along Lincolnway West and Western Avenue
- Reassert them as vital primary streets that give life to the neighborhoods they run through



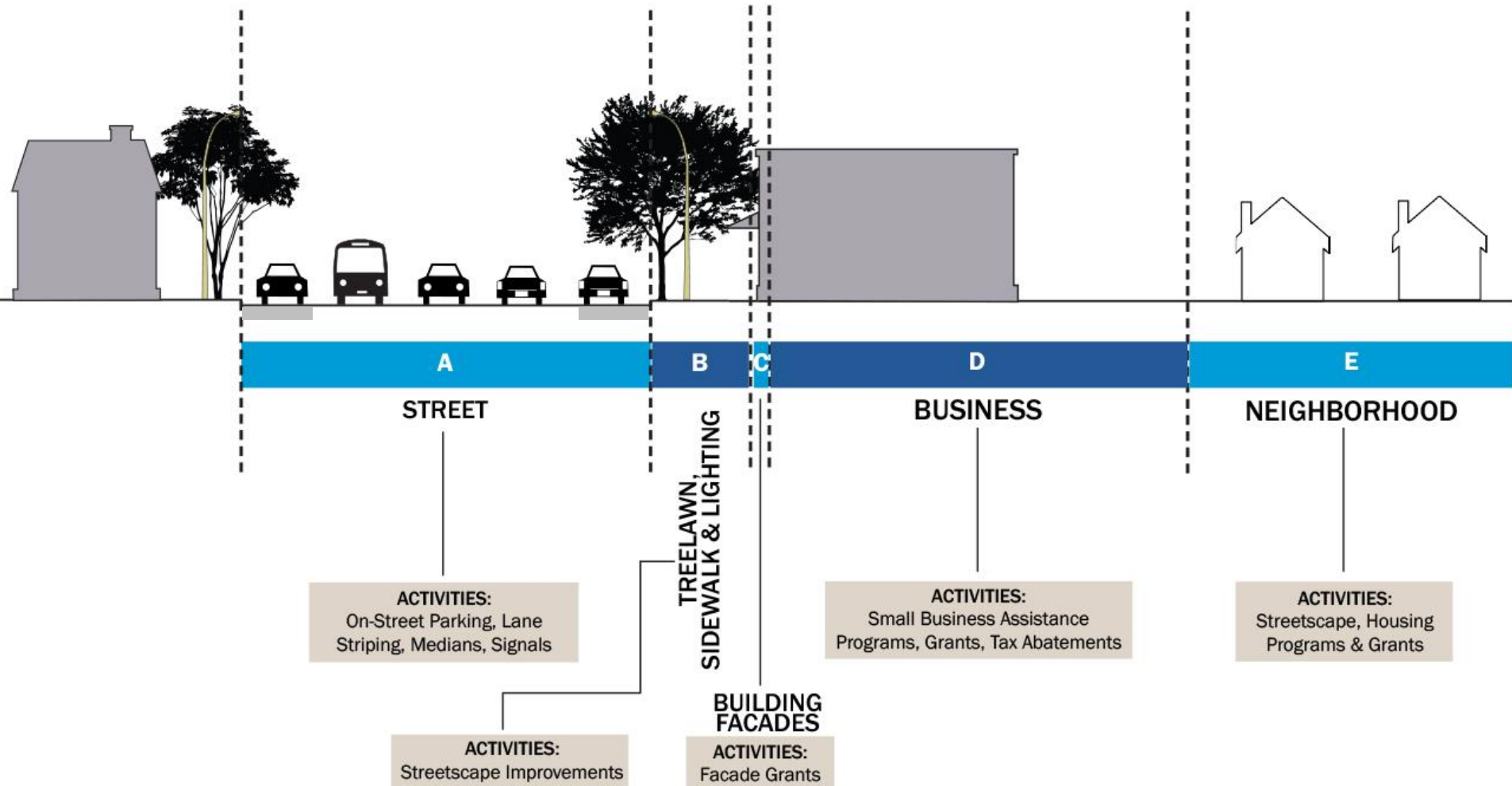
PLAN'S GENERAL STRATEGY

West Side Neighborhood Plan

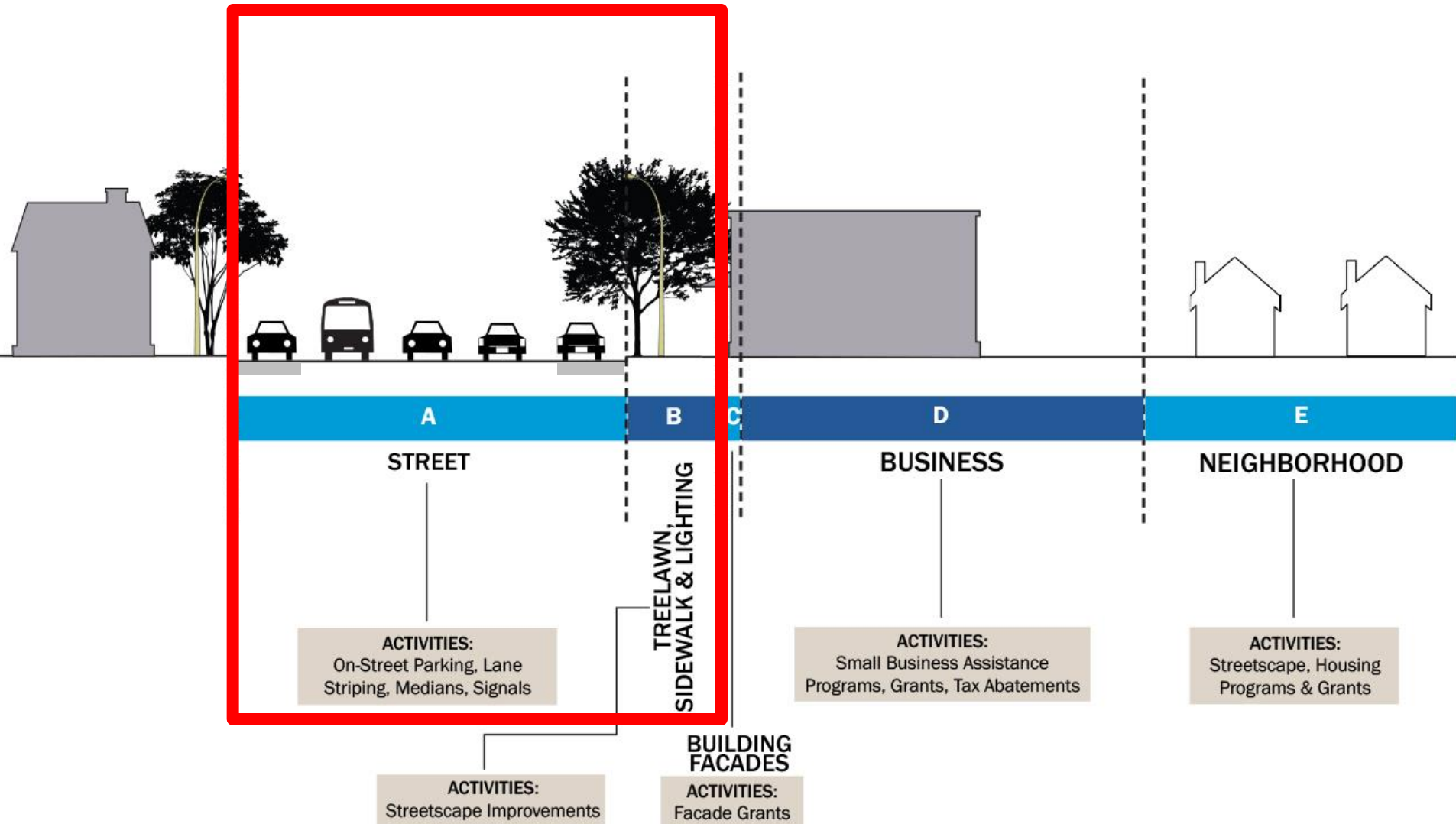


* Boundaries Illustrated are Preliminary/Approximate and are Subject to Change

IMPLEMENTATION



IMPLEMENTATION



LINCOLNWAY STREET IMPROVEMENTS

- Road Diet (Striping Only)
 - 4-to-3 Lane Conversion
 - On-Street Parking
 - Bicycle Facilities
- Planting of 342 New Trees (Shade Trees)
- Scattered Site Sidewalk Replacements





Johnson St
900 ft

SPEED
LIMIT
35

NO
PARKING



Dr. Martin Luther King Jr.
Madison

(1) Cheesy as 1, 2, 3
WALDO'S
MILKSHAKE, LIFE ON ICE, CHOCOLATE

WALDO'S
MILKSHAKE
LIFE ON ICE

WALDO'S



Simeri AND
Company, P.C.
Mediator • Arbitrator

SOUTHERN FEDERAL
FORENSIC
FOUNDATION

LEND

315

CLINTON

BEGIN
RIGHT TURN LANE
➔
YIELD TO BIKES

RIGHT LANE
MUST
TURN RIGHT

AutoZone

Don't Pay
More

Don't Pay
More

Intersect

McDonald's

Home Depot



SIGNAL
TO BE
REMOVED







STOP

R. R.

WALKER HOTEL

511



American
Design



CUSHING
400 ← 500

LINCOLNWAY WEST
800 ← 700

BICYCLISTS
MAY USE
FULL LANE

NO
TURN
ON
RED

BICYCLE

WESTERN AVENUE STREET IMPROVEMENTS

- Road Diet (Striping Only)
 - 4(?) -to-3 Lane Conversion
 - On-Street Parking
 - Bicycle Facilities
- Planting of 167 New Trees (Shade Trees)
- Scattered Site Sidewalk Replacements
- Targeted Full Streetscape (3 Blocks)



WESTERN AVENUE TARGETED STREETScape

- Curbs, Sidewalks, Driveway Approaches
 - Curb Extensions
 - Access Management
- New Street Pavement (Concrete and Pavers)
- Trees, Hedges, & Landscape Planters
- Pedestrian-Scale Lighting
- Bus Shelters & Bicycle Racks





TELEFONO GRATIS
COMPRAMOS Y VENDEMOS CELULARES
DE TODAS LAS MARCAS

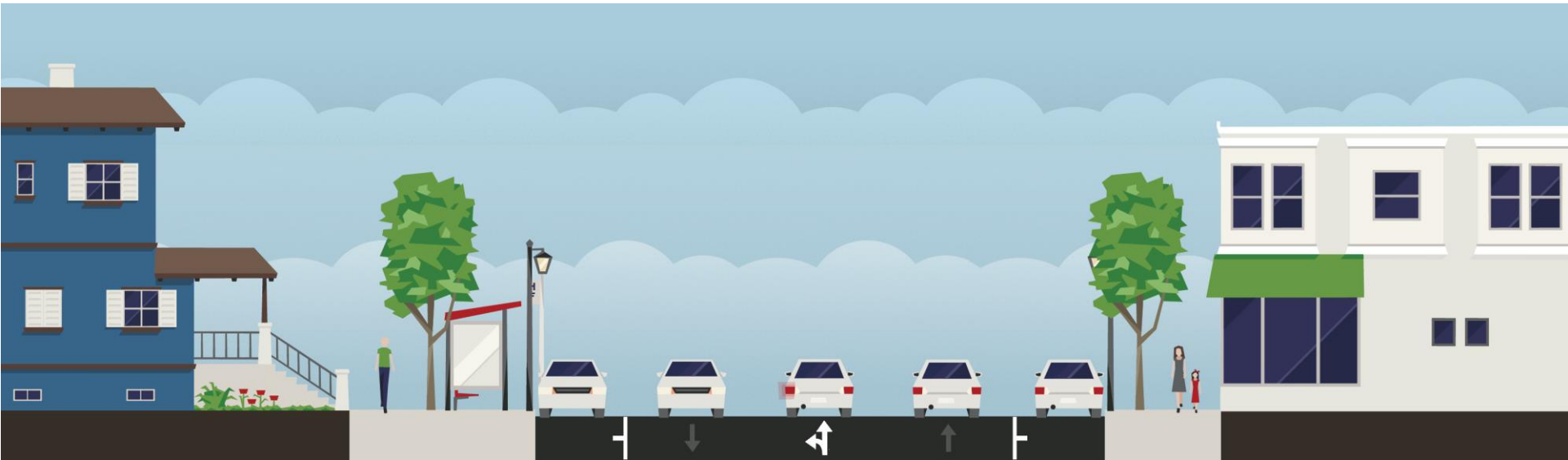
ALL WIRELESS SUPPLY
WE BUY & SELL USED
CELL PHONES & EVERY TYPE
OF PHONE ACCESSORIES
WE BUY & SELL CELL PHONE
ACCESSORIES STARTING AT \$5.00
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DESDE \$5.00 974-864-8260

FREE
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FREE

FOR SALE
404-624-XXXX

STREET SECTION



Parking Lane
8'

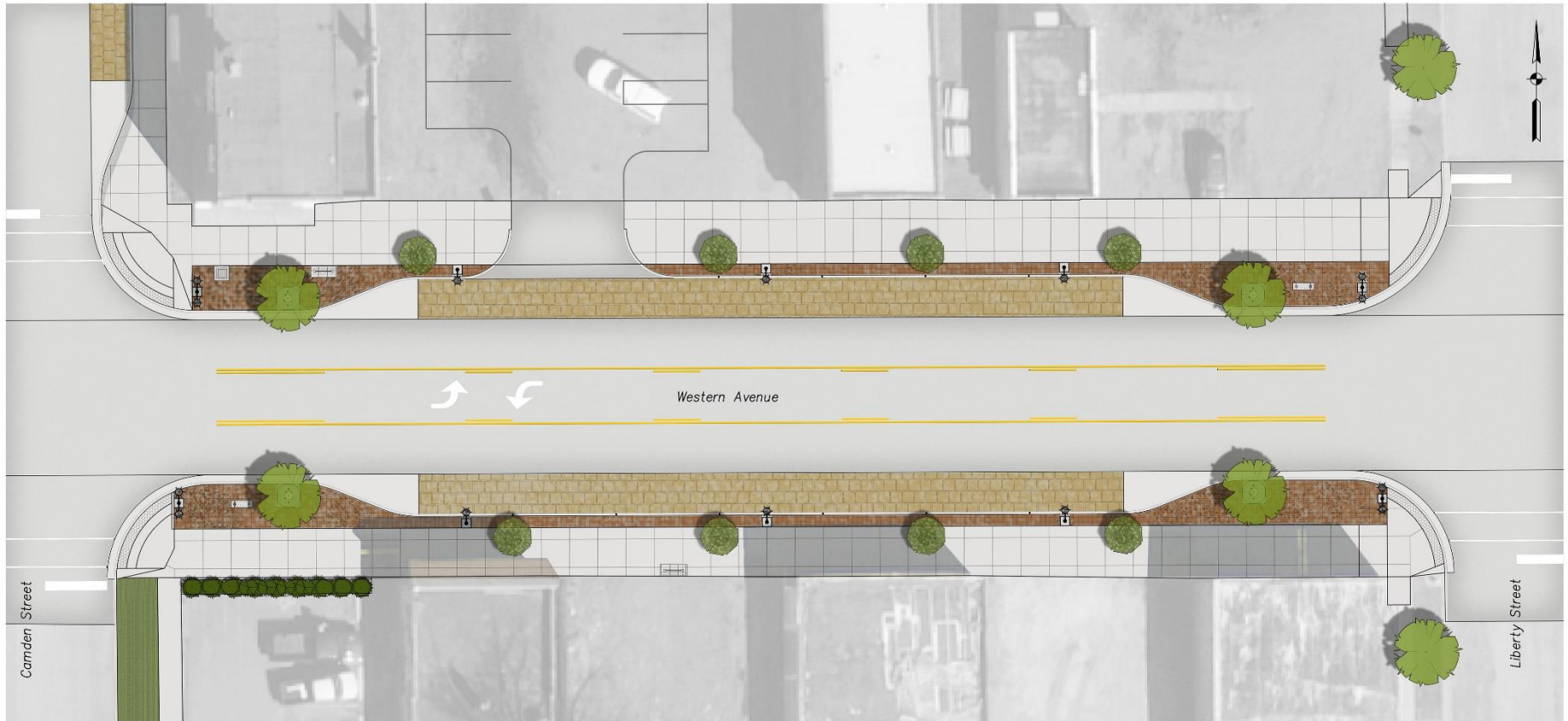
Drive Lane
11'

Turn Lane
11'

Drive Lane
11'

Parking Lane
8'

STREET PLAN











Hydrodemolition

Details & Lessons Learned: Striping Removal



New Surface

Details & Lessons Learned: Asphalt Overlay



Details & Lessons Learned: Concrete Overlay



Details & Lessons Learned: Concrete Overlay



Details & Lessons Learned: Concrete Overlay



Local Capacity

Paint Type

Details & Lessons Learned: Striping



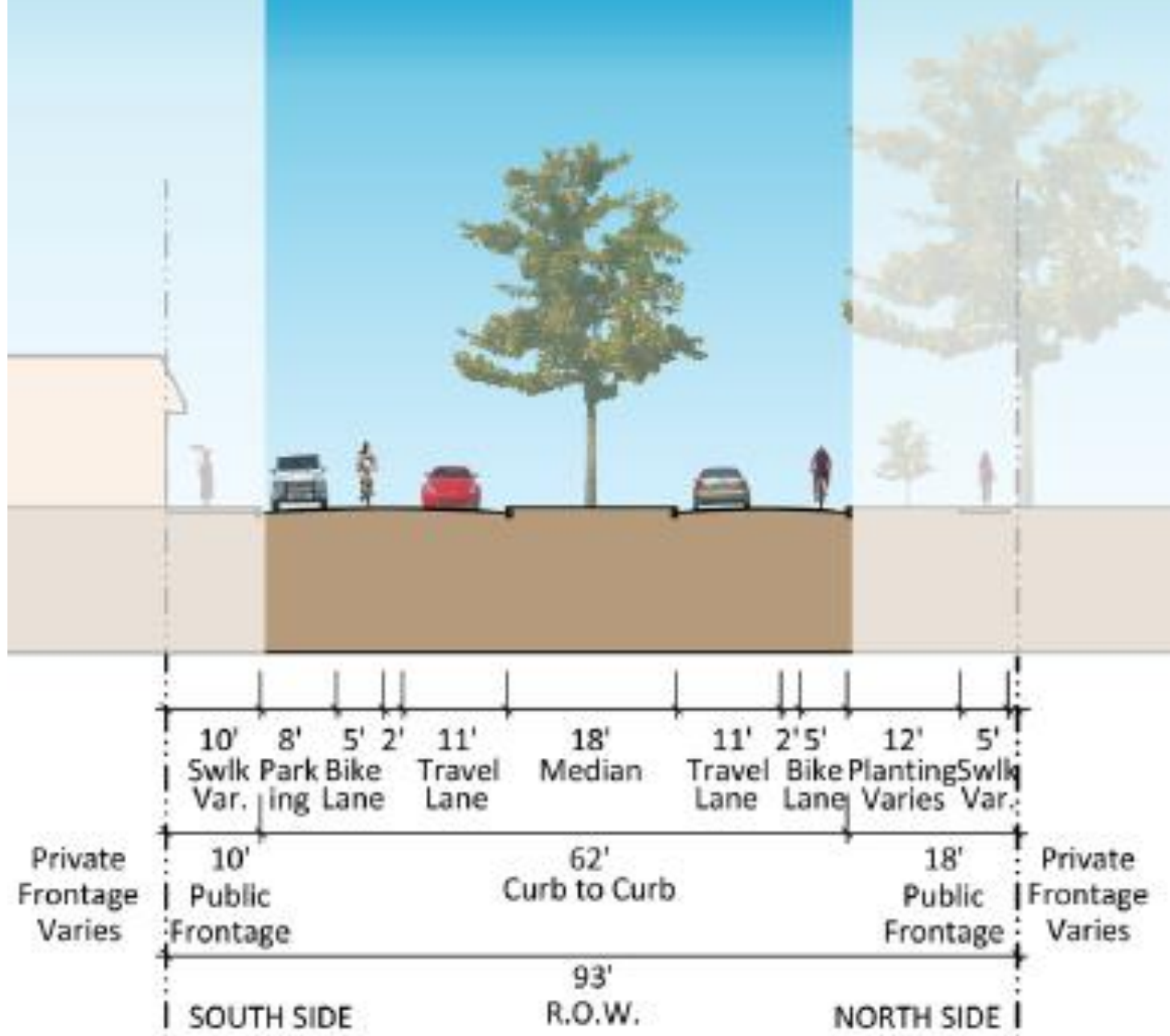
Details & Lessons Learned: Striping



Details & Lessons Learned: Wide Pavement



Details & Lessons Learned: Wide Pavement



Details & Lessons Learned: Wide Pavement



Details & Lessons Learned: Pole Painting



Details & Lessons Learned: Pole Painting



1.0 fc on Sidewalks

Details & Lessons Learned: Lighting

IN REVIEW: STREET

- Quick, inexpensive methods to make significant changes
- Use striping to change character of street
 - Speed, on-street parking, bicycle facilities
- Remove traffic signals no longer warranted

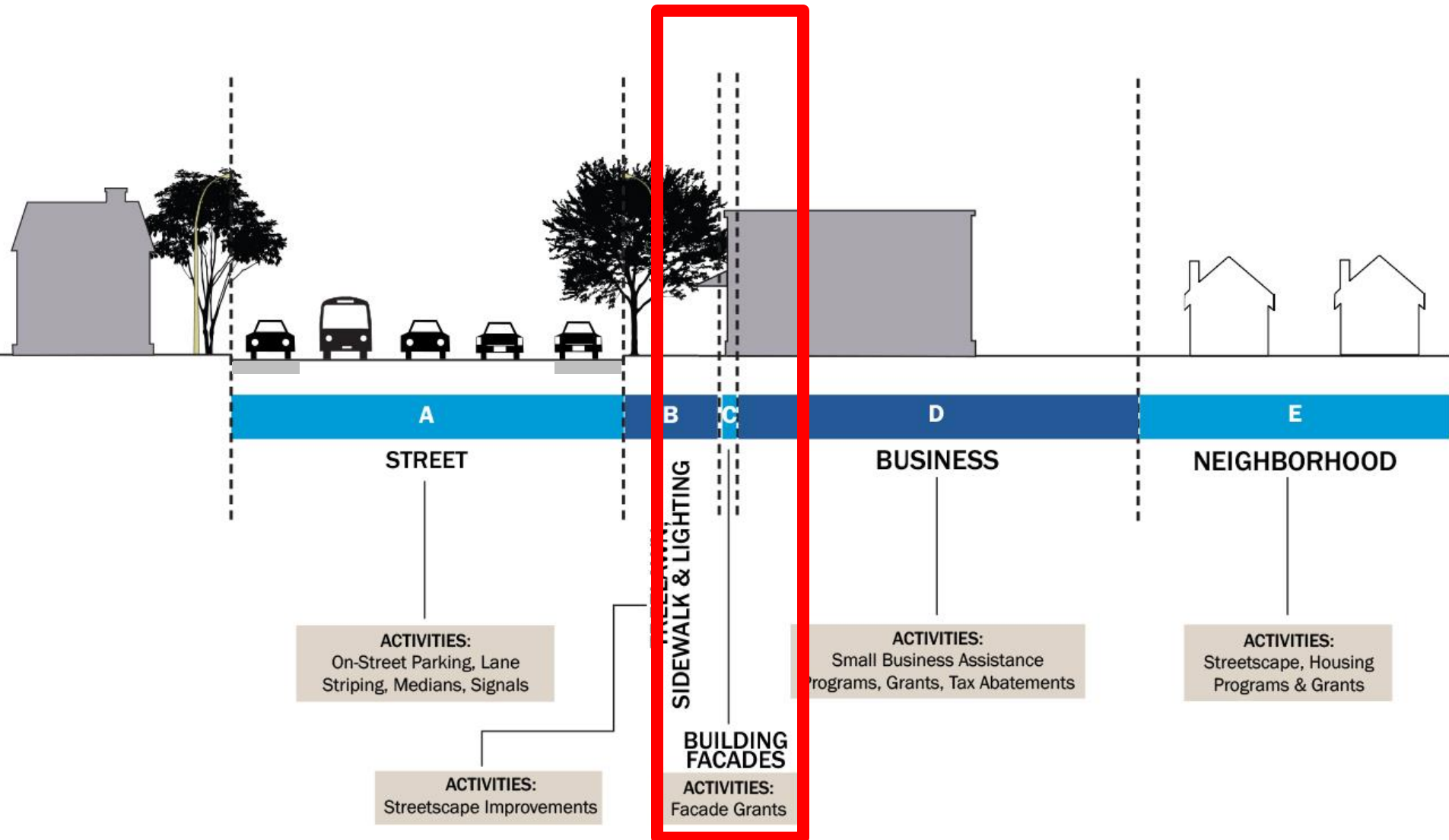


IN REVIEW: STREET

- Plant lots of trees
 - Character (screening), environmental, speed
- Paint traffic signal poles
- Plan for upkeep of elements
 - Professional (part-time) or community groups



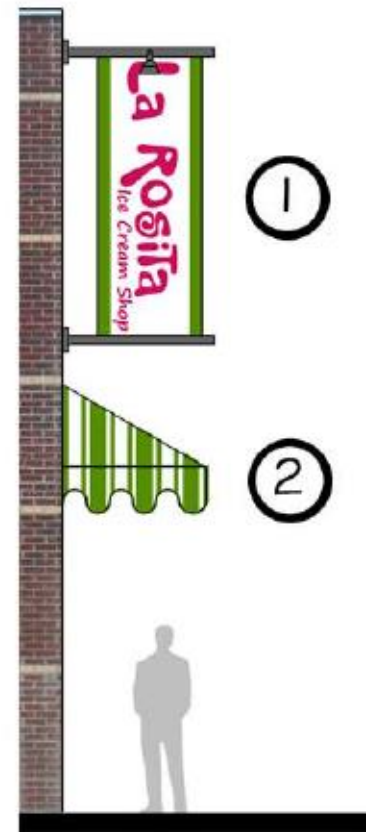
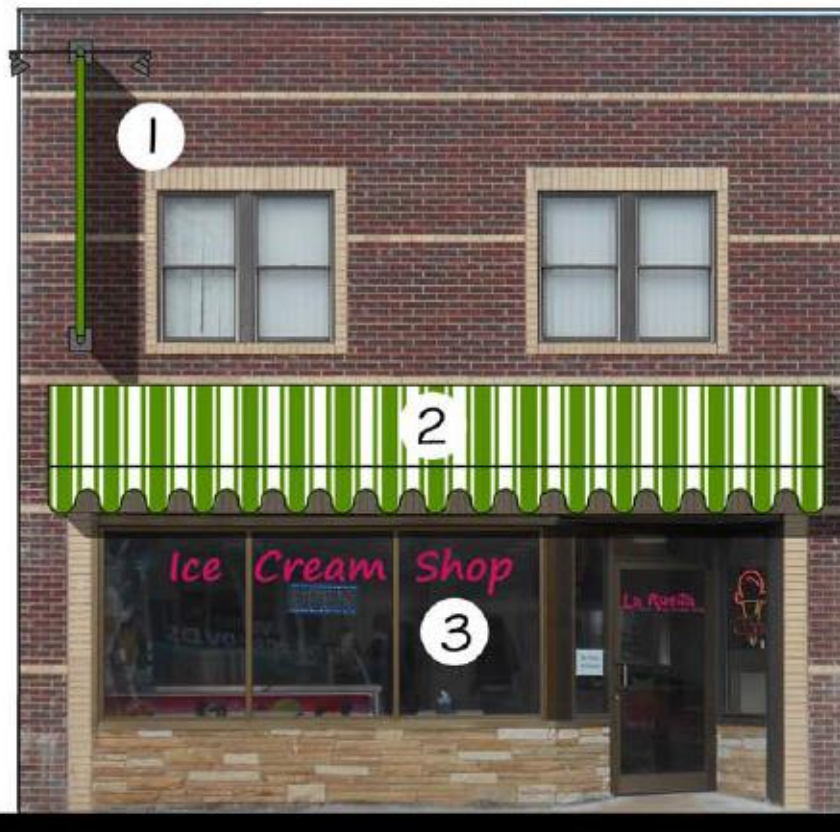
IMPLEMENTATION



MATCHING GRANT PROGRAM

- Pays for 50% of cost of qualifying exterior improvements (building, landscaping, outdoor seating)
- Maximum Grant: \$25,000
- Minimum Grant: \$1,000



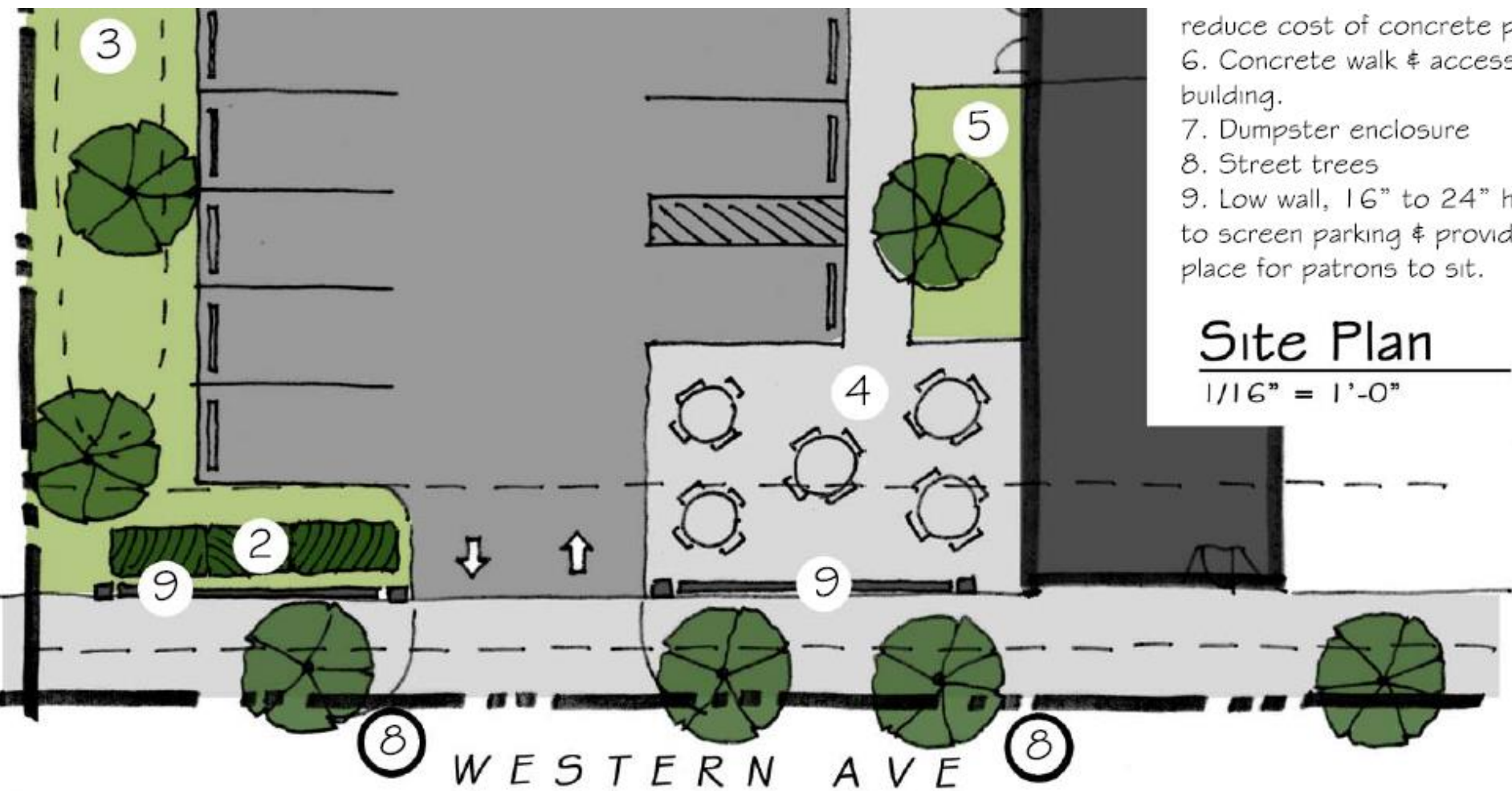


front

side

Elevations - Western Ave

$3/16" = 1'-0"$



- reduce cost of concrete parking
- 6. Concrete walk & access to building.
- 7. Dumpster enclosure
- 8. Street trees
- 9. Low wall, 16" to 24" high to screen parking & provide place for patrons to sit.

Site Plan

1/16" = 1'-0"



La Rosita

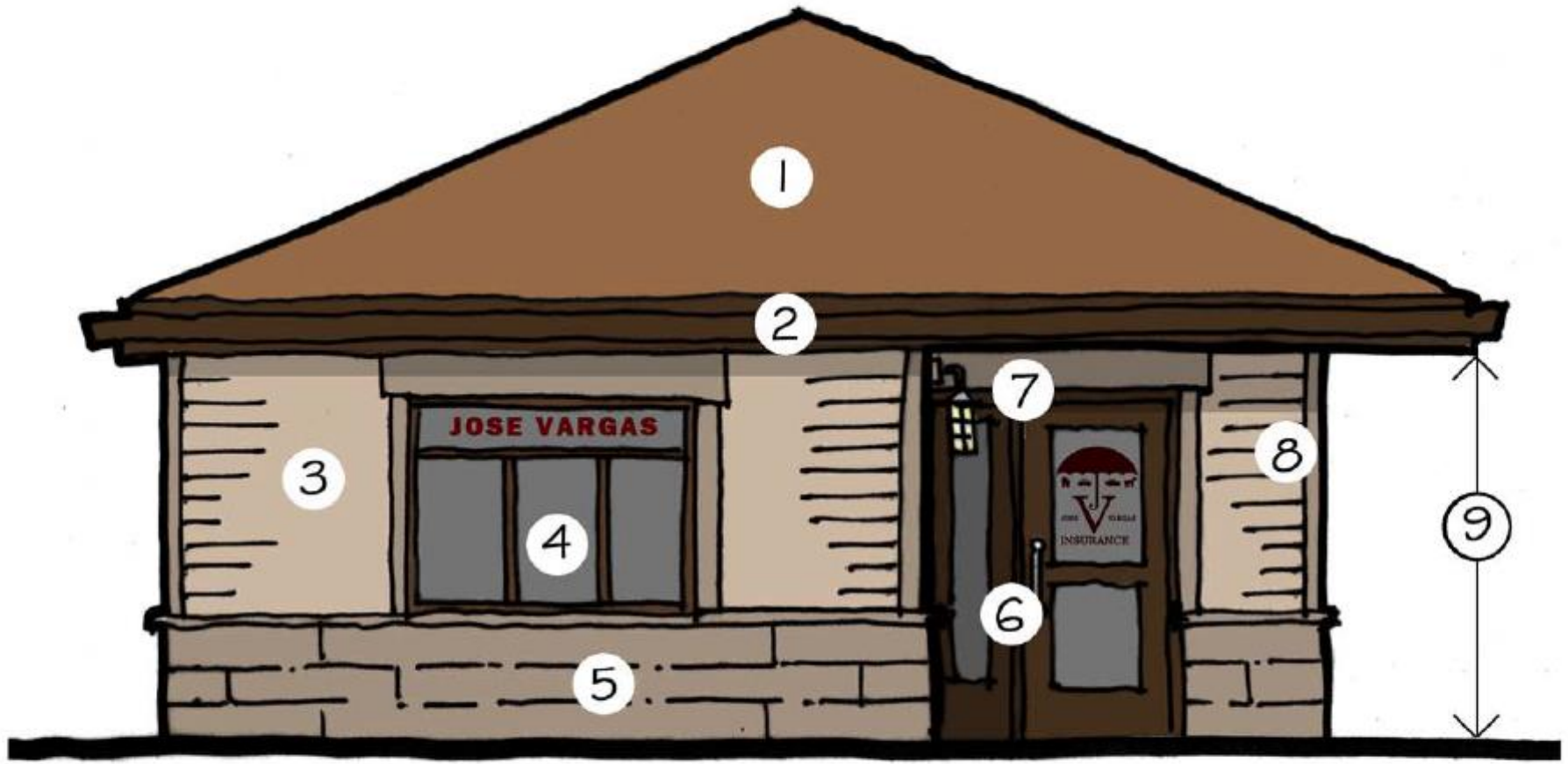
Ice Cream Parlor

OPEN



Open

8336



Elevation - Western Ave

1/4" = 1'-0"

GAS
AGENCY
Business
Fuel
2147



**CUSTOMER
PARKING ONLY**
UNAUTHORIZED VEHICLES
WILL BE TOWED AT
OWNERS EXPENSE
TOWING PROVIDED BY
HERB'S TOWING
2822 W. SAMPLE ST.
MOUTH OF HEND. IN. 46019
15741 269-3223



40' MAXIMUM HEIGHT LINE

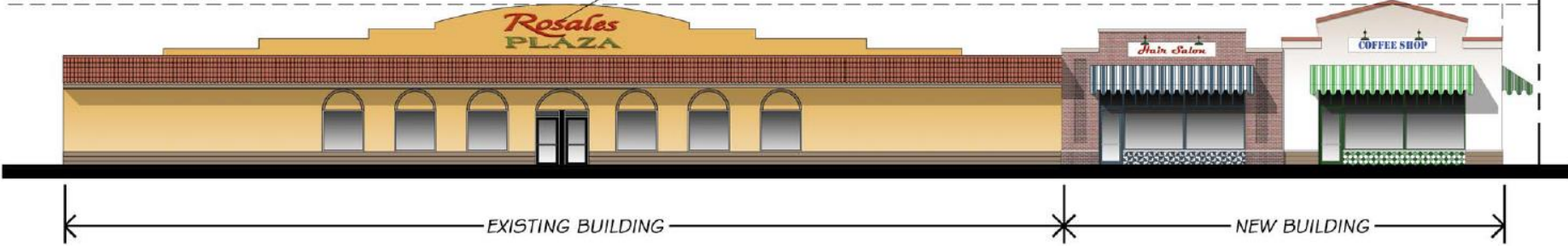
22' MINIMUM HEIGHT LINE

5' SET
PROP

30' x 50' shop = 1500 sf

30' x 40' shop = 1200 sf

new building sign



stone parapet cap

face brick

building sign with lighting

stucco

building sign with lighting

tile parapet cap

goose neck lighting

striped fabric awning

transom windows over shop windows

8' high entry doors

tile pattern below windows

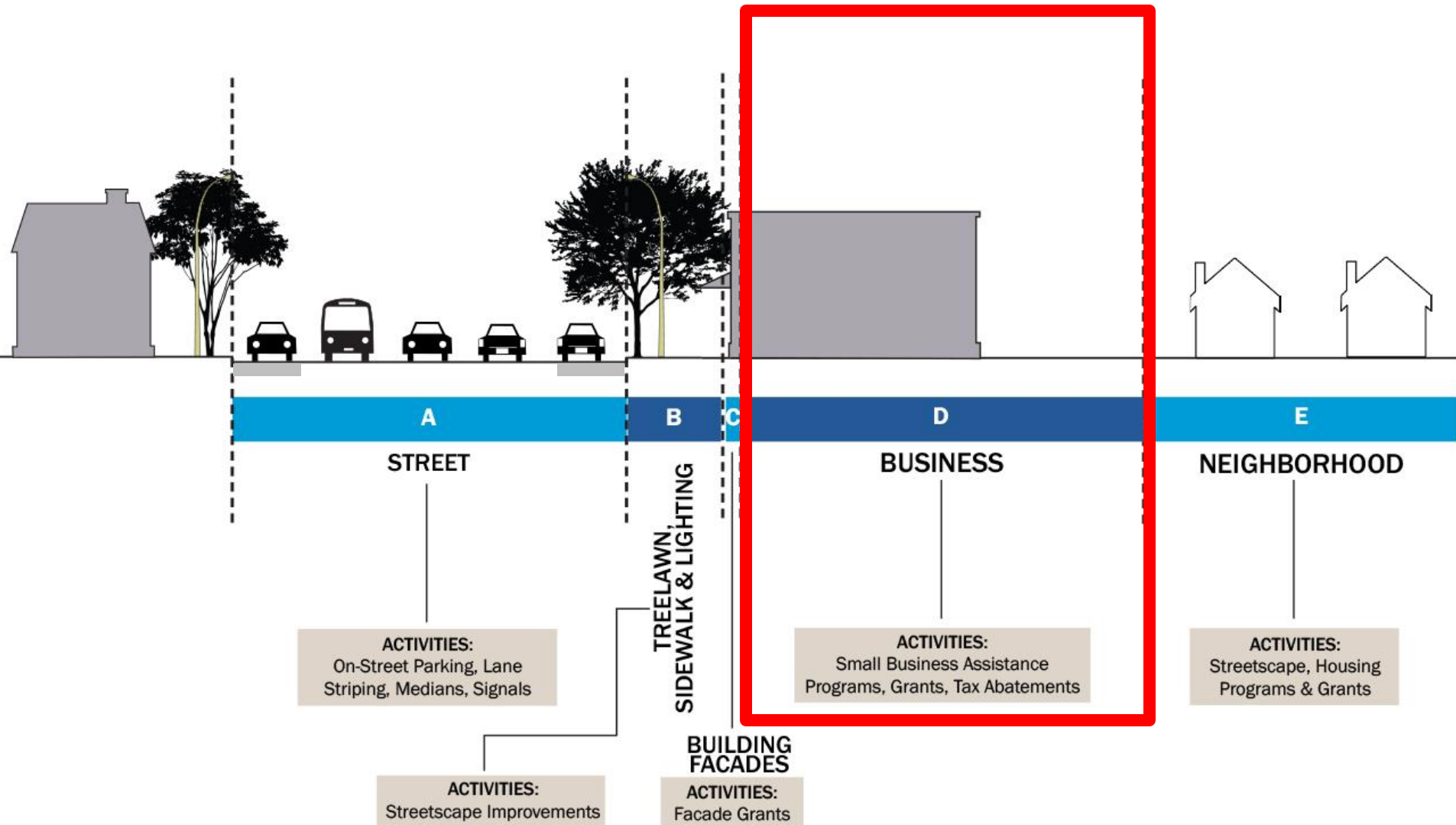


IN REVIEW: FACADES

- Include eligibility for placemaking elements
 - Landscaping, outdoor seating, bike racks
- Offer basic architectural services
 - Design guidance & inspiration
 - Conceptual designs to provide contractor



IMPLEMENTATION

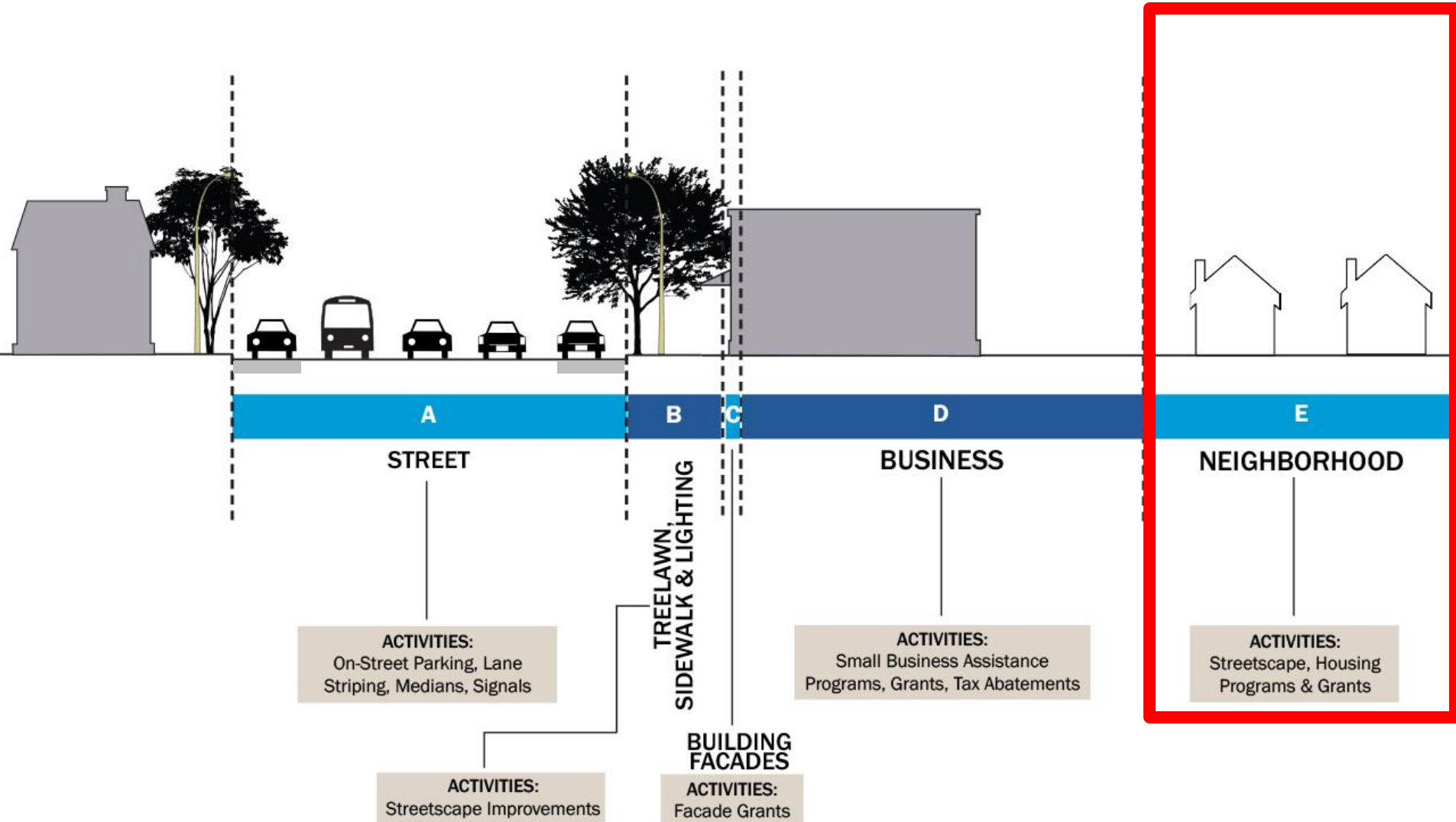


BUSINESS

- Small business assistance
 - Financial, guidance
- Tax abatement



IMPLEMENTATION



NEIGHBORHOOD

- Vacant & Abandoned Housing Initiative
 - Housing repair
 - Vacant lots
- Zoning
 - Form-based code
 - Plan implementation: concentrate activity
 - Make development easier
- Housing projects: South Bend Mutual Homes





Thank you!

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southbendin.gov/corridors

