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
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
3.4 Miles

2.9 Miles
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)
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
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
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
SIGNAL TO BE REMOVED
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
STREET PLAN
Details & Lessons Learned: Striping Removal

Hydrodemolition
New Surface

Details & Lessons Learned: Asphalt Overlay
Details & Lessons Learned: Concrete Overlay
Details & Lessons Learned: Concrete Overlay
Details & Lessons Learned: Concrete Overlay
Details & Lessons Learned: Striping

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
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

**ACTIVITIES:**
- On-Street Parking, Lane Striping, Medians, Signals
- Streetscape Improvements
- Small Business Assistance Programs, Grants, Tax Abatements
- Streetscape, Housing Programs & Grants

**Sections:**
- A: Street
- B: Sidewalk & Lighting
- C: Building Facades
- D: Business
- E: Neighborhood
MATCHING GRANT PROGRAM

• Pays for 50% of cost of qualifying exterior improvements (building, landscaping, outdoor seating)
• Maximum Grant: $25,000
• Minimum Grant: $1,000
reduce cost of concrete pavement
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"
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
BUSINESS

• Small business assistance
  • Financial, guidance
• Tax abatement
IMPLEMENTATION

A
STREET

ACTIVITIES:
On-Street Parking, Lane Striping, Medians, Signals

B
C
TREELAWN, SIDEWALK & LIGHTING

ACTIVITIES:
Streetscape Improvements

ACTIVITIES:
Small Business Assistance Programs, Grants, Tax Abatements

D
BUILDING FACADES

ACTIVITIES:
Facade Grants

E
NEIGHBORHOOD

ACTIVITIES:
Streetscape, Housing Programs & Grants
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!

Michael Divita
mdivita@southbendin.gov

Roger Nawrot
rnawrot@southbendin.gov

southbendin.gov/corridors