

Building and Planning Department

Brock Hundt, Building Commissioner

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Overview

The Building and Planning Departments are responsible for overseeing all aspects of city planning and private construction within the City of Mishawaka. This department also serves in a limited capacity to support the Community Development Department. The Planning Department also serves a lead function relative to economic development initiatives and services. On a daily basis, the department is responsible for the issuance of permits for virtually all new construction including residential, commercial and industrial. The Department also evaluates and approves smaller projects such as the modification of signs, fences, sheds, decks and garages. Although separate departments, the Building and Planning Departments work together to efficiently provide the best possible service to our City. Responsibilities and duties include:

- Work with developers who have an interest in developing projects in, or adjacent to the City. This includes working with developers in the design of site plans to ensure that they are consistent with the City's ordinances, goals, objectives and policies.
- Issue and track all building permits, including electric permits, plumbing permits, HVAC permits and other miscellaneous permits. In addition, all Adult Care Homes are inspected annually.
- Provide information to the public on matters relating to zoning, rezoning, annexation requests, vacations of public right-of-way, subdivision regulations, sign control, historic buildings, and obtaining building permits.
- Work with the Metropolitan Planning Organization, the Michiana Area Council of Governments (MACOG). The City Senior Planner serves as a member of the Transportation Technical Advisory Committee on transportation projects, including alternative forms of transportation.
- Preparation and adoption of long-range planning projects. Projects include various elements of the Comprehensive Plan including: land use, housing, historic preservation, transportation, capital improvements, annexation and parks and recreation.
- Administer the issuance of Improvement Location Permits for construction within the City, including evaluating construction projects relative to the National Flood Insurance Program (NFIP).
- Day-to-day administration of the zoning ordinance. The zoning administrator is responsible for interpreting City codes and ordinances related to development. The Department enforces the zoning and sign ordinances of the City including issuing citations and stop work orders.
- Preparation of fiscal plans associated with annexations. Fiscal Plans require coordination with all applicable Departments including utilities, police, fire, emergency medical, engineering, parks and finance.
- Coordination with the Information Technology Department on the implementation and continual maintenance of the City's Geographic Information System (GIS).

- Prepare revisions and updates to land use codes and ordinances. Responsible for preparing Historic Preservation Districts including ordinances, maps, preservation guidelines and standards.
- Prepare budgets, work program and annual report for the Department. Annual evaluation of the previous year, identification of development trends, identification of future projects and funding allocation.
- Work with industry and businesses on tax abatement requests and compliance reporting. Makes recommendations to the Mayor, Redevelopment Commission and Common Council concerning economic development issues.
- Provide staff support to the City Redevelopment Commission including the drafting of development agreements with other public and private entities. Review and prepare amendments to Tax Increment Financing Districts.

Building Department

Whether we are in our homes, workplaces, schools, or places of entertainment, we rely on the safety of the structures that surround us. This underscores the importance of modern building codes and their enforcement. The structural integrity of a building, the means of egress, fire suppression systems, smoke alarms, safe electrical wiring, proper sanitation, safe heating and the energy efficiency of buildings are ensured by building code requirements.

Residential building codes are for the personal safety of your family and guests invited into your home and to ensure the economic well-being of the community by reducing the potential for spread of fire and disease, the conservation of energy and to protect future home purchasers who deserve reasonable assurance that the home they buy will be safe and secure.

Commercial building codes help to provide safe means of egress, structural integrity, reduced risk of the spreading of fire or disease and provide safety to all public who enter a commercial building. Most aspects of building construction, whether electrical, HVAC, plumbing, fire suppression or structural integrity represent a potential hazard to building occupants and users. Building codes provide safeguards to help reduce those risks. Although no code can completely eliminate risk, reducing risk to an acceptable level is the goal of building codes. The Building Department helps to ensure codes are followed and helps the builder, owner or tenant meet code requirements. Most of this is done through the inspection process.

In 2018, the Building Department conducted 2,137 inspections. Each inspector conducts 4 to 7 inspections per work day. Approximately 40 to 60 minutes are spent per inspection. Other building department duties include review of building design drawings and meetings with contractors, owners and tenants to explain and help with building code interpretation and enforcement.

The Building Department continues to become more knowledgeable in the evolving building code. All inspectors have been trained to become combination inspectors, better serving the community and the public.

By enforcing building code requirements, the buildings and homes in the City of Mishawaka will be structurally and mechanically sound. The Building Department will continue to become more efficient in the inspection process, as well as more knowledgeable and accessible to our clients.

Building and Development Activity

In 2018, the construction industry continued to grow in activity over recent years. Permits were issued for **56 new single family homes in 2018**. This is fewer than the 78 home permits that were issued in 2017, but still better than the 36 new homes constructed in the City in 2016. As indicated in previous reports, this is still significantly lower than the number of single family starts that occurred prior to 2007, but our continued modest growth is still significant. This single family growth combined with the explosive growth of apartments, provides for a healthy and diverse housing market in the City.

New commercial building activity increased again!

In 2018, commercial permits were issued with an estimated construction cost of 110.5 million dollars, a significant \$13.6 million increase over the \$96.9 million estimated commercial construction cost identified on permits issued in 2017. By the numbers, 15 new commercial building permits were pulled for new free standing buildings in 2018 compared to 21 in 2017. The single largest permit was once again for the new Mill at Ironworks Plaza project being constructed by Flaherty & Collins on the former Uniroyal properties with a \$24.4 million dollar estimated construction cost. Other large projects that pulled permits in 2018 included the Vibra Hospital on Edison Lakes Parkway with a \$20.4 million estimated construction cost and Beacon Health Systems Granger Hospital located off of Beacon Parkway with an estimated \$16.8 million estimated construction cost.

The City of Mishawaka continued to grow and had significant investments made in 2018. The City issued permits with a **total estimated construction cost of \$158 million** - an impressive 16% increase over the total estimated construction cost of 2017 which was in and of itself a great year for the City with an estimated total construction cost of \$136.4 million.

The fees generated by the Building Department are intended to significantly cover the costs of administering development in the City. The City through its fee structure has determined that the fairest way to assess a fee is when a project is being constructed and that cost can be rolled into the project cost as a small percentage. In 2018 the Building Department collected fees totaling \$690,799.72. On average, the fees charged by the Building Department represent less than one half of one percent of estimated construction costs for a given project. In comparison, the Planning Department collected fees totaling \$49,235.50 in 2019.

Continued Booming Construction!

Since 2013 the City has now had five straight years of double digit percentage growth from year to year. Every year since 2013 the City has had a minimum year to year growth in estimated new construction values of greater than 13% and \$13 million per year.

Year	Estimated Construction Value	Dollar Change	Percentage Change
2009	53.0 Million	-	-
2010	43.0 Million	-10.0 Million	-23.3%
2011	45.0 Million	+2.0 Million	+4.4%
2012	52.0 Million	+7.0 Million	+13.5%
2013	53.4 Million	+1.4 Million	+2.6%
2014	67.8 Million	+14.4 Million	+21.2%
2015	85.2 Million	+17.4 Million	+20.4%
2016	98.4 Million	+13.2 Million	+13.4%
2017	136.4 Million	+38.0 Million	+27.9%
2018	158.0 Million	+21.6 Million	+13.7%
Ten Year Total	792.2 Million		
Ten Year Average	79.2 Million	+10.5 million/year	+13.3%/year

The City continues to reap the benefits of our geographic location being centered in the region. The City has promoted our development with long-term strategic decision making such as the continued investments made downtown, the extension of infrastructure to the Exit 83 interchange of the Indiana Toll Road, and the creation of a medical hub with the relocation of the St. Joseph Regional Medical Center, the construction of the VA Clinic, and now the Beacon Health System expansion on Beacon Parkway. Even with this continued growth, the long-term forecast in construction remains promising but is still difficult to project based on the national and world economic influences that the City cannot control. Although it is early in 2019 and development interest is still high, it would be overly optimistic to project a similar double digit percentage year of growth in 2019.

Construction in 2018 came from many different projects and illustrates the vibrant economy of the region. Relative to housing, in addition to the single-family housing starts, the Reserve, a project by Watermark of Indianapolis built 300 units of larger apartments with garages. The project was substantially completed in 2018. The project is located at the southwest corner of where Fir Road crosses the Indiana Toll Road.



Villas on Fir by Watermark Development

The City also had two developers propose separate low income senior assisted living projects in 2017. One of those projects started construction in 2017 and was substantially completed and partially occupied at the end of 2018. Silver Birch of Mishawaka was constructed by Chicago, Illinois based Vermilion Development just south of the southeast corner of Edison Road and Hickory Road.



Silver Birch Assisted Living Community

The second project from AHEPA, located directly east of Marian High School at the northeast corner of the intersection of Logan Street and Dragoon Trail closed on their financing at the end of 2018 and began construction on the site in the beginning of 2019.



AHEPA Senior Assisted Living- Start of Construction

Another significant development that continues to grow is the Grandview Planned Unit Development. Great Lakes Capital, pulled permits for significant additions in 2018 including adding a 100 new apartments and lower level commercial space to the existing apartment complex on the site that began construction in 2016. The commercial portion of the development located at the northwest corner of the intersection of State Road 23 and Gumwood Road is still expected to

follow in the coming years and represents a prime area for the continued development, enhancement, and growth of Mishawaka’s consolidated northern retail area.



Grandview Planned Unit Development- Start of new mixed use buildings

As identified previously, Vibra Hospital and Beacon Granger Hospital were two of the larger project permits that were issued in 2018. Vibra Hospital is an acute long-term care facility that is intended to provide care for living that traditional hospitals are not designed for. If a patient is in need of continued hospital care, but no longer needs an intervening procedure, Vibra represents a next level of care between a traditional hospital and a nursing facility. Beacon’s Granger Hospital is a small hospital concept. The hospital has only 8-10 beds and is being built to handle the traditional emergency room visit, the vast majority of which do not require an overnight stay in the hospital.

Although it is a fully equipped hospital, including operating facilities, it also has an ambulance on site to allow for the transfer of patients who require more specialized treatment available in larger hospitals. Both of these facilities will reduce the demand for rooms at the St. Joseph Regional Medical Center that at times have asked for elective surgeries to be postponed based on the number of available beds.



Start of Vibra Acute Care Hospital



Beacon Health System- Granger Hospital under construction

In 2018, the Center for Hospice Campus continued to grow downtown by starting construction of an additional administrative building and hospice care facility that both began construction in 2018. This is an additional 10 million dollar investment in the campus. The Center for Hospice Care continues to be an integral partner as part of the City's vision for growing and diversifying the central part of the City.



*Center for Hospice Care Addition and Care Center
View from the south side of the river looking north*

The City also had a few stand-alone smaller commercial buildings started in 2018. United Federal Credit Union started their second and third locations in the City, one at Toscana Park on Gumwood Road and the second at the southeast corner of Bremen Highway and Meijer Drive.

Remodels and continued investments in existing facilities were a theme in 2018. Meijer started major renovations at both their Grape Road and Bremen Highway locations. Big Lots decided to

move from its location at Town and County Shopping Center to a portion of the former K-mart building located at Grape Road and McKinley Avenue. Drive and Shine made yet another addition to the car wash facility located at Douglas Road and Main Street. Lippert made a 2.5 million dollar investment remodeling 4100 Edison Lakes Parkway including space for Morgan Stanley/Smith Barney.

2018 Planning and Building Permits

A summary of the 2018 permit activity is as follows:

Residential

- 15.2 million in estimated construction costs (a \$1.9 million decrease compared to 2017)
 - 56 new single-family homes
 - 453 residential alterations/additions

Multi-Family

- \$32.0 million in estimated construction costs
 - 13 new buildings/units (22 in 2017)

Commercial / Industrial

- 110.5 million in estimated construction costs (\$13.6 million more than 2017)
 - 15 new commercial buildings
 - 135 alterations/additions

New Single-Family Home Construction by Year	
2018	56 Homes
2017	78 Homes
2016	36 Homes
2015	47 Homes
2014	43 Homes
2013	39 Homes
2012	28 Homes
2011	22 Homes
2010	22 Homes
2009	32 Homes
2008	46 Homes
2007	112 Homes

Annexations

The City continues to grow in a steady and orderly fashion. There were three voluntary annexations, adding 140 acres in area to the City in 2018. This represents an increase of 0.22 square miles (1.2% in area). In comparison, the City grew by 8.3 acres in 2017. The existing area within the City limits, according to our Geographic Information System, is now 18.23 square miles.

2018 annexations included:

- 1) **Hose Assemblies – 1828 E. McKinley Avenue, and 55946 & 55960 Clover Road**
0.72 acres annexed and zoned I-1 Light Industrial for a proposed warehouse structure to accommodate growing business. Proposed development plans include the demolition of two existing single-family homes, and the construction of a new 8,700 sq. ft. building, an access drive, landscaping/screening, and other related infrastructure improvements.
- 2) **Beacon Health System, Inc. – 14710 State Road 23**
1.35 acres annexed and zoned S-2 Planned Unit Development to incorporate the property into Beacon Health System’s adjacent campus along Beacon Parkway. While there are no immediate development plans for the annexed parcel, it could be used in the future to provide an additional access to the campus.

3) City of Mishawaka, Department of Redevelopment & Lindy's Inc. – Juday Creek Golf Course

137.9 acres annexed and zoned S-2 Planned Unit Development to allow for the continued use of the property as a golf course and to permit the development of a new City wellfield and water production facilities. There are no plans for the development of the property with the exception of infrastructure improvements for the wellfield.

Downtown Development

Regional Cities Initiative/Flaherty and Collins

As identified in previous annual reports, in 2015 the State of Indiana, led by former Governor, and now Vice President Mike Pence, proposed an initiative to help thwart the on-going brain drain occurring in the State of Indiana. Specifically, the trend has been that a disproportionate number of Indiana's college graduates end up leaving the state to find work or pursue a career in cities such as Chicago and other large metropolitan areas. They are leaving not just to find work matching their education, they are leaving seeking a specific quality of life. In the Regional Cities Initiative, the State program formed a competition for regions of the State to develop plans to fund projects that will help combat this trend. Ultimately, the North Central Region, which includes the City of Mishawaka, was awarded one of the \$42 million awards.

In 2016, the Regional Development Authority awarded Flaherty and Collins just over 5 million dollars to assist in building a new 233-unit high amenity mixed-use apartment building on the site of the former Uniroyal Complex south of Beutter Park in downtown Mishawaka.

In 2017, the City issued a Tax Increment Financing Bond for close to 11 million dollars to assist in funding the City's contribution to the project. The public infrastructure included in the project includes a public parking garage that will provide the public the ability to park for up to three hours for free. In addition, Ironworks Avenue will be extended with on-street angled parking, and Hill Street, north of Front Street, will be converted into a two-aisle parking area similar to Mill Street north of Front Street.

We are excited that after 20 years, 4 acres of the former Uniroyal complex is being made productive again and that it will be generating over a half-million dollars in local property taxes a year at the project's completion. The developer broke ground in late 2017 and the building which is roughly 450,000 square feet encompassing two city blocks was estimated to take approximately two years to complete. Foundations were placed in January of 2018. Over the course of 2018 we heard many comments regarding the "big ugly concrete box" being constructed as the internal parking garage took shape. By the end of 2018, the concrete parking garage was close to being fully enclosed by the surrounding wood frame construction. The concerns over the big ugly box have now gone away and there is genuine excitement about the evolution taking place. Currently, the building is over half complete and the developer hopes that the project will begin occupancy late this year.



The Mill at Ironworks Plaza - Pictures taken at the intersection of Front and Mill Streets looking northwest in the summer of 2018 and February of 2019 respectively

Ironworks Plaza/Beutter Park Phase II

In 2018, the City continued with the design of Ironworks Plaza. As identified in last year's report, in August of 2017, the City submitted an application to the Regional Development Authority to fund a second Regional Cities project in Mishawaka. Although over a million dollars was being requested, only \$112,000 was awarded to the City.

The idea of the project was to tie the momentum of the Townes at Kamm Island project and the planned Riverwalk Apartment project together to leverage an amenity that would contribute to spurring similar development and help retain and attract talent in our region. The funding requested has been allocated to Beutter Park Phase II.

Beutter Park is already the City of Mishawaka's signature urban park with the natural beauty of sculpture, 30,000 plants, and cascading waterfalls of the re-established mill race of the factories that once stood here. It is the past home to the summer concert series and is the centerpiece of the City's park system located along the Mishawaka Riverwalk which provides a multi-use path that connects thousands of homes and 7 City parks along with on-going plans for expansion.

For the past 15 years in marketing downtown Mishawaka for redevelopment, one of the concerns that has been routinely brought up has been the apparent minimal activities that are available in winter. This is viewed as a negative, not only for Mishawaka's downtown, but for the region as a whole. We routinely hear that the one thing we can't change is the weather. One thing we can change is our collective attitude toward the weather and its impact on how livable our region can be.

The thrust of this request for Regional Cities funding is to address this need as part of the completion of the City's signature urban park. If completed as envisioned, we believe that the park will be a year-round attraction and will become one of the signature "things" do in the South Bend/Elkhart region.

The design as currently envisioned includes a variety of components:

Signature Café

One of the elements that separate the proposed improvements from other park venues is the type of café envisioned. Although owned by the City, this would be leased to a private entity, likely below market rate in order to incentivize providing a unique eatery/coffee house/dessert/evening drink destination. A modern décor of glass steel and wood with stone accents is envisioned. The Café will have its own outdoor seating area and will contain an outside fireplace contributing to the winter ambiance and activities.

Ironworks Plaza

In coordinating with Flaherty and Collins, the developer of the Mill at Ironworks Plaza project, the plaza, set in the middle of Beutter Park off of Ironworks Avenue is set up as a pedestrian friendly open area with a modern pavilion/event tent area that will be used for a variety of activities including registration for runs, outdoor performances, markets, and even weddings.

Skating Path / Winter Activity Area

One of the challenges in this region is embracing outdoor winter activities. The skating path winter activity area, not only provides an activity, but in connecting it to the Signature café, the close location of other restaurants, the downtown, and the Riverwalk, the amenity has the ability to attract people even if they are not directly participating in the skating. We love Elkhart's NIBCO park, and wanted to use a similar theme but place it in an environment with a diversity that adds to the attraction. We are looking at this as a Mishawaka scaled version of Rockefeller Center. The urban setting, the café, the art, the immediately adjacent housing and restaurants all contribute to the activity. The building required a sensitive design which evolved in 2018. Instead of 2 small separate buildings, one building is now proposed that contains three distinct uses: a café, the rink functions, and now an event center. The rink portion of the building will have lockers, warming area, skate rental, and room for maintenance, mechanicals, and Zamboni storage.

If constructed, this facility will likely replace the City's current rink in Merrifield Park which is at the end of its life and is in need of replacement. The event space was added to take advantage of the geographic position of the building and to fulfill a continued need that has been identified by the City Park's Department. Prior to adding this space, the building would have had the mechanical and storage space for the rink operations immediately adjacent to the river. Adding a second story for the event space provides for a more geographically sensitive approach by taking advantage of perhaps the best views of the St. Joseph River and Beutter Park in Mishawaka. This addition was made easier because of the long identified need of the Parks Department to add rentable gathering and banquet space to the City's inventory.

Picnic Area / Beer Garden / Restrooms

We felt that eating and drinking outside in an urban park was a critical component. Serving liquor requires the area to be separated from the other areas during events, but on a year-round basis the area would be used for picnics and seating. Overhead lighting and the architectural theme of the café is envisioned for the architecture including glass steel and wood with stone accents. This will replace the existing temporary asphalt area with picnic tables that has looked unfinished since it was placed in the park more than a decade ago.

Cable-stayed Bridge Lighting

Since its erection in 2008, Mishawaka’s cable-stayed bridge has been one of the iconic images reflective of our community. As part of this project, we would like to emphasize the night time image to convey the activity of the space. The way the river lights project brought renewed activity to downtown South Bend, we feel that adding this lighting will have a similar impact to downtown Mishawaka.



Proposed cable stayed bridge lighting illustration

2018 Progress

In 2018, the City entered into design contracts with consulting firms led by Lawson Fisher Associates of South Bend. Given the high cost of this signature project, the City is currently proposing to phase the construction. Right now, the City envisions four phases for the project. The first phase includes the extension of the Hill Street parking area, underground utilities, and shore improvements adjacent to the cable stayed pedestrian bridge. The second phase will include the proposed beer garden/picnic area. This area will have seating for a few hundred people and contain a public restroom/concession building.

The first and second phases will be bid in early 2019 and will be completed over the next year. Depending on the availability of funds, the City will proceed with lighting the cable stayed bridge cables which is also under contract for design. The last phase includes the café, rink, and event space which by itself is likely to exceed 10 million dollars. Right now, the City’s plan is to limit expenditures and save tax increment financing dollars to minimize or eliminate any need for having to finance the project. Based on the size and large cost of this project, the number and size of other tax increment financed projects will be reduced in the coming years.



Image of the proposed Café, Rink, and Event Facility at Ironworks Plaza

Front Street Opportunity Fund LLC

In 2018, the City Redevelopment Commission approved a development agreement with Front Street Opportunity Fund LLC. This is for the development of a mixed use commercial and residential building located on the block bordered by Front Street, First Street, Hill Street, and Spring Street (between Mill Street and Jesus restaurant). The development team includes J. Patrick Matthews who has had success with many projects including student housing adjacent to Notre Dame, Joe Grabill Sr. who has extensive local commercial real estate and development experience, Stephen Studer with Krieg DeVault LLP is providing legal counsel, and the Architectural design is being performed by Spalding Design Group of Mishawaka. We are excited about the potential project that could bring approximately 60 new residential units and commercial storefront space to downtown Mishawaka.



Proposed Front Street Opportunity Building Southwest corner of Front Street and Spring Street

Barak Group Boutique Hotel and Riverwalk Apartments

In 2018, the City continued a development agreement with the Barak Group concerning their interest to build a boutique hotel on the island property north of the City Police Station that used to house the former Uniroyal Power Plant and coal yard. We are hopeful that the developer will be able to present more detailed plans in 2019 that will allow the project to move forward. Also, the principals involved in the Riverwalk Apartment project have met with the staff in 2018 and have indicated that they would still like to proceed with a project in 2019. This project is located on a triangular shaped property south of Mishawaka Avenue, just west of where Sarah Street ends on the north side of the river. They have been studying the market and have been looking to modify the project to meet what they believe will be the most successful relative to market demands.

Public Works Projects

The City is committed to serving the Mishawaka community through its support of various public works projects designed to enhance our citizen's quality of life. During 2018, the Planning Department was responsible for directing private firms and assisting other City departments on several significant public works projects.

Mishawaka Riverwalk

The Mishawaka Riverwalk continues to be the cornerstone for many of the City’s redevelopment efforts. It connects neighborhoods and parks by taking advantage of the City’s greatest natural resource; the St. Joseph River. The Mishawaka Riverwalk also adds value to existing homes and neighborhoods and will undoubtedly be a source of pride for Mishawaka’s citizens for generations to come.

In 2018, the City continued to implement future expansions of the Riverwalk. The City completed the multi-year extension of the Riverwalk through Merrifield Park that included multiple pavilions, restroom, and bank stabilization.

In 2017, the City acquired the single family home located at 209 north Cedar Street from the Center for Hospice Care, who in acquiring the property from the previous property owner offered higher than appraised value as an incentive for that owner to sell. The acquisition of this property allowed the City to connect the Riverwalk to Cedar Street on the north side of the river. Previously, the Riverwalk connected to Madison Street because of the City’s inability to acquire this home from the previous property owner. This walkway was completed at the end of 2018.

Central Park Stage

In 2018, the City worked with Arkos Design and Lawson Fisher Associates to design and bid a new permanent stage for Central Park. The \$800,000 project is being built by Ziolkowski Construction. The stage is located at the south side of the looped walk surrounding the event lawn on the west side of the park. The goal is to have the platform portion constructed to allow the summer concert series to be held in Central Park. This is particularly important for the next two summers as the construction adjacent to Beutter Park significantly limits parking and access to Beutter Park. The roof of the structure and completion of the project will occur in the spring of 2019.



Construction of the stage as of the fall of 2018 and artists rendering of the completed product

First Street Public Parking Lot

In 2018, the City, as part of a development agreement with the owners of the former Carnegie Library, built a new public parking lot immediately east of the Carnegie Library building. The parking lot is intended to serve both the Carnegie Library as well as a currently vacant parcel immediately east of this lot that is adjacent to Spring Street. One of the goals of the City in the redevelopment of the downtown is to limit the number of private parking lots to insure the parking

that exists can be shared by everyone particularly for special events where parking is in demand for the entire downtown and not just one specific business.



View of the public parking lot constructed immediately east of the former Carnegie Library

Cedar Street Central Motor Pool Clean-Up

In 2018, the City bid and demolished the above ground structures located at the former City Motor Pool site located at 500 North Cedar Street. There were approximately 10 buildings that previously occupied the site. The City demolition and removal was targeted at the buildings only in 2018 to remove any immediate liability since there was no purpose for the buildings and they continued to be vacant. The City's desire is to eventually clean up the property to a residential standard to allow for the repurposing of the property. There is significant additional cleanup required on this site because of underground rubble and heavy metal contaminants. To clean this property to a residential standard may cost as much as two million dollars. The high cost of this clean-up requires the City not just to look at the immediate cost benefit, but we need to work through the Indiana Department



Former Motor Pool Site

of Environmental Management to see if the clean-up is feasible relative to the intended repurposing. The City is working with our consultant DLZ of Indiana to develop a plan for cleanup.

Lincolnway S.R. 933 Restriping

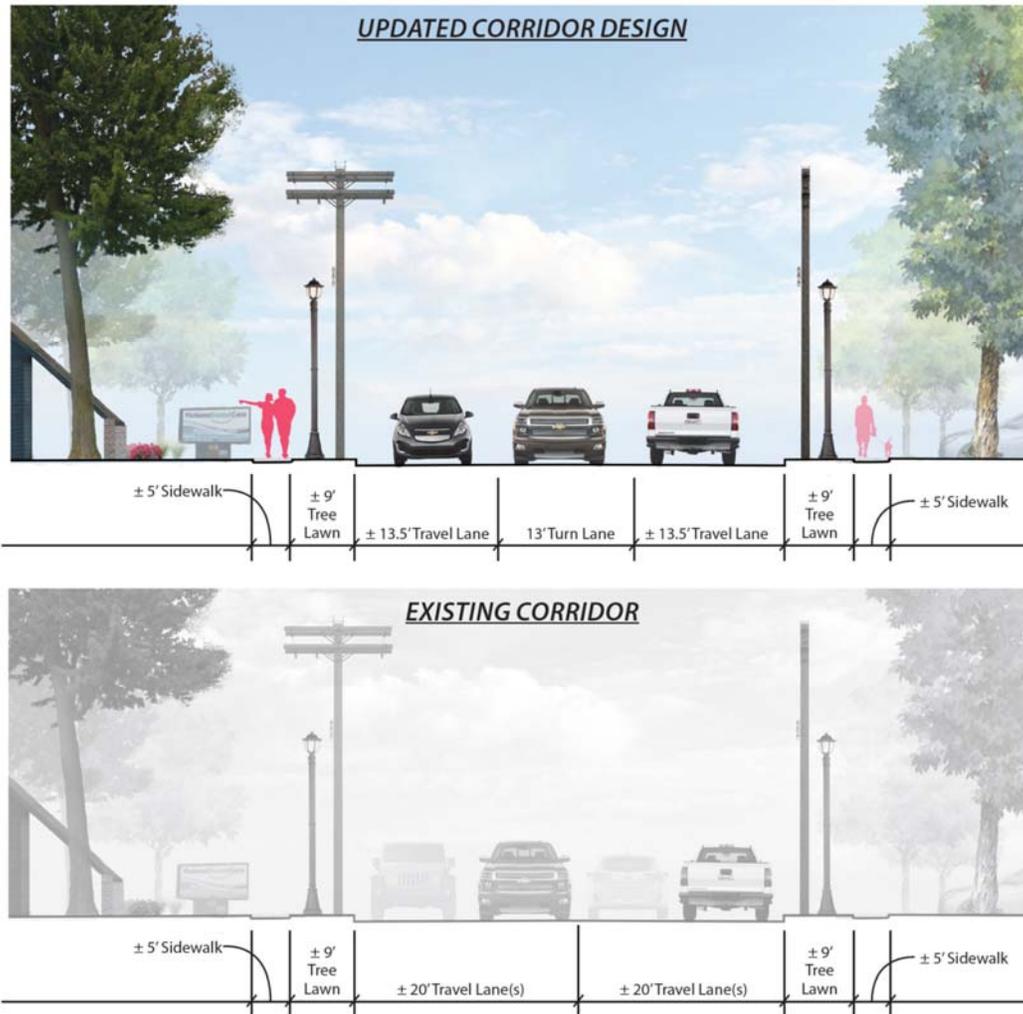
In 2018, the Planning Department led an initiative to develop a partnership with INDOT to restripe Lincolnway to provide for a uniform three lane road section between Capital Avenue and Logan Street. The City held a public meeting on this initiative in July of 2018 where hundreds of letters were sent to every property owner along this corridor informing them of the City's desired change

and inviting them to provide comments on the proposed project. Even with hundreds of letters being sent, only a handful of comments were received. Of the comments the City did receive, almost all were supportive with just a few raising concerns about speed and safety characteristics that are already inherent to the corridor.

This project was envisioned because even though it is a State Road that is maintained by INDOT, Lincolnway is one of the roads the City receives the most complaints about. Lincolnway is truly a Historic Roadway that has evolved over time and existed in part before the automobile. At one point downtown was serviced with a trolley that was located in the center of the street. The road passes through the historic downtown, neighborhoods, and past the Historic Mishawaka High School. Mishawaka Schools remain a “walk on” school district which results in many of the students being driven or using Lincolnway as a walking corridor.

This historic development and changes in the corridor over time have resulted in various road sections, sometimes the road width changes as frequently as block to block. At points, many drivers use it as a four lane roadway even though it is designed for only two lanes. The City contracted with the Troyer Group to develop a three lane section (one travel lane in either direction and a center turn lane. Although the lane widths will vary, the same three lanes will be retained between Capital Avenue and Logan Street.

We believe that the proposed striping plan as prepared by the Troyer Group will improve traffic flow and safety through the corridor. Our understanding is that INDOT, as part of their proposed resurfacing of the corridor, will implement the City’s requested restriping plan in 2019 concurrent with the proposed resurfacing. We are very appreciative of this partnership with INDOT and wish to thank them for their willingness to work with the City on this important local issue.



Proposed Lincolnway S.R. 933 Lane Reconfiguration as prepared by the Troyer Group

Projects Moving Forward in 2019 and beyond

Digital Art Sculpture

As part of the Flaherty & Collins Mill at Ironworks Plaza, the City reserved a space at the northwest corner of the intersection of Mill Street and Front Street to place public art. The City, working with a software application company, Uhray, has envisioned a digital art display where LED screens would be used to display a Princess Mishawaka character. The scenes and images of the character are intended to change based on the time of day and potentially the weather.

The idea is to have a dynamic changing art piece that is modern and cool, symbolic of the spaces being created in downtown Mishawaka. Our inspiration was “Ann Dancing” which can be found in Indianapolis along the Cultural Trail. This project will likely be installed in 2019 concurrent with much of the site work and occupancy of the buildings on the Flaherty & Collins project.

Battell Park – Veterans Plaza

In 2015, the planning Department led the effort to develop an updated master plan for Battell Park. In 2016, the City contracted with DLZ to develop plans to create Rosemary’s Garden which was completed in 2017. In reviewing the park master plan, the next logical phase to complete was determined to be Veterans Plaza. The project includes relocating and restoring the Civil War Monument and creating a gathering place with a flag array honoring each branch of the military. Although long term the plan is to build a memorial walkway, funding limitations narrowed the scope to just the monument restoration and creation of the plaza. The project will start in the spring of 2019. The estimated restoration time of the monument is approximately a year. Although most of the plaza will be built by the summer of 2019, the monument restoration company has a much longer work time. Our hope is to be able to dedicate the newly restored monument and plaza on Memorial Day in 2020.



Battell Park: Veterans Plaza
City of Mishawaka

January 2019  **DLZ**
ARCHITECTURE • ENGINEERING • PLANNING
SURVEYING • CONSTRUCTION SERVICES

Riverwalk - Race Street to Cedar Street Bridge

In 2018 we worked with our consultant DLZ submit an application to receive federal funding for the widening of the Cedar Street Bridge to accommodate a wider protected walkway on the west side of the bridge. We received word that the funding for this close to four million dollar project was approved with estimated construction starting in 2024. In 2018, the City also began negotiating with property owners on the south side of the river between Race Street and Cedar Street on the south side of the river. We anticipate that the first partial property acquisitions for this section will occur in early 2019. A total of eight additional parcels are required to make this connection.

2018 Activity of Commissions and Boards

Plan Commission

A total of 61 petitions were filed before the Plan Commission in 2018. This is just three more than the 58 petitions filed in 2017. Although the activity is steady, it is still significantly lower than the peak of 104 petitions filed in 2007. The private sector activity was similar when comparing 2018 and 2017, although a few of the projects were larger in 2018. Petitions for 2017 included 19 rezoning/annexation requests, 33 final site plans and 9 Plats/Re-plats.

2018 Plan Commission		
Murray Winn	President	Mayor Appt.
Matthew Lentsch	Vice President	Mayor Appt.
Dale Freeman	Member	BPWS
Chris Jamrose, PE	Member	City Engineer
Christopher Tordi	Member	Park and Rec. Board
Nick Troiola	Member	Mayor Appt.
Don McCampbell	Member	Mayor Appt.
Kathy White Gadacz	Member	Mayor Appt.
Dale (Woody) Emmons	Member	Common Council

Board of Zoning Appeals

The Board of Zoning Appeals heard a total of 43 appeals in 2018. This is slightly less than the 48 appeals heard in 2017. Although this is a slight decrease when compared to 2017, the activity of the Board has historically varied and is not directly correlative with construction trends.

2018 Board of Zoning Appeals	
Don McCampbell	Chairman
Charles Trippel	Vice Chairman
Larry Stillson	Member
Charles Krueger	Member
Marcia Wells	Member

City of Mishawaka Historic Preservation Commission

The Planning Department serves as the staff for the City of Mishawaka Historic Preservation Commission. The Historic Preservation Commission, established in 1991, is charged with preserving and promoting the historical past of Mishawaka. The Commission, a nine member appointed board, is responsible for the designation of local single and multiple site historic districts, the nomination of sites to the National Register of Historic Places, and the promotion of local historic preservation related activities and events.

Members	Advisory Members
Doug Merritt	Chairman
David Eisen	Vice Chairman
Mike Bultinck	Member
Terry DeMaegd	Member
Judy Gray	Member
Jennifer Johns	Member
Nancy Seidler	Member
Faye Sullivan	Member
Kate Voelker (Common Council)	Member
Alan Grzeskowiak	Advisory Member
Shirley McAlister	Advisory Member
Thomas Morris	Advisory Member
Jason Stoller	Advisory Member
Cliff Zenor	Advisory Member

An overview of the 2018 activities and accomplishments are as follows:

Two certificates of appropriateness were approved in 2018. When new owners acquired 2426 Riviera Drive, they wanted to repair the enclosed patio, which had sustained damage from years of weather and neglect. The other COA was for an external storage shed at the Jesus Latin Bar and Grill, operating in the Carnegie Library at 122 N Hill Street.

The Mishawaka Historical Marker Program erected a sign at 834 Lincolnway East (home of Councilwoman and Historic Preservation Commissioner Kate Voelker and husband Mark), to represent Elizabeth Richardson and her sacrifice during World War II.

During May, which is National Historic Preservation Month, the Commission distributed over 90 yard signs, to promote awareness of historic properties and the value they bring to the community. We saw an increase in first time sign displays.

As a result of increased participation in the yard sign program, the residents of the Edgewater neighborhood were approached about becoming a Conservation or Historic District. The neighborhood formed a committee that has been in constant contact with the Historic Preservation Commission.



The Center Court piece of the Mishawaka Jr. High gym floor was restored by the Boy Scouts of Troop 111 – LaSalle Council. The finished product was officially present to the Mishawaka Historical Museum at the November 7, 2018 Common Council meeting.

Zoning Enforcement and Administration

Another responsibility of the Planning Department is the enforcement of our ordinances and responding to violations and complaints in a speedy and considerate manner. In addition to countless phone calls and personal contact with those in violation, the Department followed up by sending out letters addressing land use concerns, notices of violation and citation warnings. Welcome letters, with sign code information, were mailed to new businesses opening in Mishawaka.

Economic Development

The Planning Department is also responsible for organizing and implementing programs and initiatives aimed at retaining local businesses and assisting them to grow and benefit the greater community. In 2018, the City continued to work with the St. Joseph County Chamber of Commerce to better clarify roles and responsibilities to help respond to State leads and responses to requests. The Chamber serves as the Lead Economic Development Organization (L.E.D.O. for

St. Joseph County). In 2018, the Department continued to actively participate in the process for Regional Cities of Northern Indiana.

Tax Abatements

The City Planning Department is responsible for reviewing and administering the tax abatement program of the City. This includes performing annual compliance reviews and presenting applicable information to the Mishawaka Common Council.

The City of Mishawaka awards tax abatements on commercial real estate and personal property taxes to corporations involved in new capital investments and facility expansions that will further the economic development of the Mishawaka community.

No tax abatements were submitted in 2018.

Since 1986, the City has approved a total of 59 tax abatements for 40 different companies. Currently, there are 12 active abatements in the City including the following companies: BD Development LLC (St. Joseph Hospital Medical Office Building), Long Term Care Investments LLC, North American Composites (NAC), WellPet LLC, Barak River Rock LLC, Dearborn Crane, Bayer Healthcare, Patrick Industries, River Walk Development Group LLC, Jamil Packaging Corporation, and Lippert Components.