

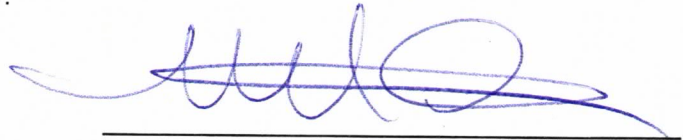


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SECTION 2. Section 153.07 of Chapter 153 (Planning & Development) of the City of Fort Wayne is amended by adding the following subsection and relettering the other subsections accordingly:

(Q) *Historic Northeast 2035 Plan (2024)*. The Comprehensive Plan is amended by adding the goals and policies of the "Historic Northeast 2035" as set forth in that Plan.

SECTION 3. That this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.



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Council Member

APPROVED AS TO FORM AND LEGALITY:



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Malak Heiny, City Attorney

## FORT WAYNE ZONING ORDINANCE

- ~~(F)~~ *Northside Neighborhood Plan: A Plan for the Future of our Neighborhood (2007). The **Comprehensive Plan** is amended by adding the goals and policies of the "Northside Neighborhood Plan: A Plan for the Future of our Neighborhood" as set forth in that plan.*
- ~~(G)~~(F) *Southeast Area Development Strategy (2007). The **Comprehensive Plan** is amended by adding the Strategic **Development** Map and Land Use Policies of the "Southeast Area Development Strategy" as set forth in that strategy.*
- ~~(H)~~(G) *Memorial Park Neighborhood: Neighborhood Plan for Community Improvements (2008). The **Comprehensive Plan** is amended by adding the goals of the "Memorial Park Neighborhood: Neighborhood Plan for Community Improvements" as set forth in that plan.*
- ~~(I)~~(H) *Bike Fort Wayne: A Plan to Enhance Transportation Options (2010). The **Comprehensive Plan** is amended by adding the goals and policies of the "Bike Fort Wayne: A Plan to Enhance Transportation Options" as set forth in that plan.*
- ~~(J)~~(I) *Nebraska Neighborhood Plan (2010). The **Comprehensive Plan** is amended by adding the goals and policies of the "Nebraska Neighborhood Plan" as set forth in that plan.*
- ~~(K)~~(J) *Walk Fort Wayne: A Plan to Enhance Pedestrian Accessibility (2011). The **Comprehensive Plan** is amended by adding the goals and policies of the "Walk Fort Wayne: A Plan to Enhance Pedestrian Accessibility" as set forth in that plan.*
- ~~(L)~~(K) *Front Door Fort Wayne: A Plan to Enhance Our City's Gateways (2012). The **Comprehensive Plan** is amended by adding the goals and policies of the "Front Door Fort Wayne: A Plan to Enhance Our City's Gateways" as set forth in that plan.*
- ~~(M)~~(L) *Bus Fort Wayne: A Plan to Enhance Public Transit (2013). The **Comprehensive Plan** is amended by adding the goals and policies of the "Bus Fort Wayne: A Plan to Enhance Public Transit" as set forth in that plan.*
- ~~(N)~~(M) *Bluffton/Lower Huntington Corridor Improvement Plan (2017). The **Comprehensive Plan** is amended by adding the goals and policies of the "Bluffton/Lower Huntington Corridor Improvement Plan" as set forth in that plan.*
- ~~(O)~~(N) *Southeast Strategy Update (2021). The **Comprehensive Plan** is amended by adding the guiding principles and policies of the "Southeast Strategy Update" as set forth in that plan.*
- ~~(P)~~(O) *Riverfront Development Implementation Framework (2021). The **Comprehensive Plan** is amended by adding the guiding principles, goals, and policies of the "Riverfront **Development** Implementation Framework" as set forth in that plan.*
- ~~(Q)~~ *Packard 2030 Plan (2030). The **Comprehensive Plan** is amended by adding the goals and policies of the "Packard 2030 Plan" as set forth in that plan.*
- (Q) *Historic Northeast 2035 Plan (2024). The **Comprehensive Plan** is amended by adding the goals and policies of the "Historic Northeast 2035" as set forth in that plan.*

City of Fort Wayne Common Council  
**DIGEST SHEET**

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**Department of Planning Services**

Title of Ordinance: Amendment to the All in Allen Comprehensive Plan  
Case Number: COMP-2024-0001  
Bill Number: G-24-03-27  
Council District: 2 – Russ Jehl

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Introduction Date: March 26, 2024

Plan Commission  
Public Hearing Date: April 8, 2024

Next Council Action: Ordinance will return to Council after recommendation by the  
Plan Commission

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Synopsis of Ordinance: A proposal to amend the All in Allen Comprehensive Plan by  
including the goals and strategies of the Historic Northeast 2035  
Neighborhood Plan.

Location: The study area extends (approximately) from the 400 block of East  
State Boulevard to the 2000 block of East State Boulevard, and  
(approximately) from the 800 block of North Anthony Boulevard to  
the 3600 block of North Anthony Boulevard. The (approximate) area  
is located north of the Maumee River, east and south of the St. Joseph  
River, and west of Pemberton Drive, Randallia Drive, Woodward  
Avenue and Buena Vista Drive.

Applicant: The City of Fort Wayne Division of Community Development

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Related Petitions: Resolution R-24-03-26

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Effect of Passage: Adopting the goals and strategies of the Historic Northeast 2035  
Neighborhood Plan will help fulfill a request of the Forest Park, North  
Anthony, and Northside Neighborhoods, providing an updated  
strategy for development and redevelopment. The plan covers topics  
related to Neighborhood Public Realm, Neighborhood Revitalization  
and Character, and Neighborhood Relationships.

Effect of Non-Passage: The Northside Neighborhood Plan from 2007, which has a  
significantly smaller geographic area, will continue to guide  
development, economic, zoning and infrastructure decisions that are  
no longer in alignment with the goals and needs of the neighborhood  
planning area.



# COMMUNITY DEVELOPMENT

NEIGHBORHOOD PLANNING & ACTIVATION

Thomas C. Henry, Mayor

City of Fort Wayne  
Community Development  
200 East Berry Street, Suite 320  
Fort Wayne, IN 46802

260 427-1127 [fwcommunitydevelopment.org](http://fwcommunitydevelopment.org)

March 5, 2024

Ben Roussel, Director  
Allen County Dept. of Planning Services  
200 E. Berry Street, Suite 150  
Fort Wayne, IN 46802

Dear Mr. Roussel:

As recommended in the **All in Allen** Comprehensive Plan (*Housing & Neighborhoods, Goal 1: Support and Strengthen Complete Neighborhoods; Policy 1.6: Encourage Neighborhood Activation and Planning*), the City of Fort Wayne, in partnership with the Historic Northeast Neighborhood Planning Committee developed the **Historic Northeast 2035** Neighborhood Plan. The Plan originated as an official request for an updated neighborhood plan from Northside Neighborhood in Spring of 2022. Since that time, staff and a dedicated volunteer steering committee have collected significant community input from residents, businesses, and stakeholders from nearly 1,100 people in the three neighborhoods that make up the Historic Northeast area. Forest Park, North Anthony, and Northside Neighborhoods have developed a document that is focused on goals and strategies that will enhance and improve the area.

Building off the prior 2007 Northside Neighborhood Plan, Historic Northeast 2035 is a neighborhood plan with expanded geography, updated demographic data, and new goals and policies that fit the current needs of neighborhood residents and businesses.

HNE 2035 provides recommendations and action steps which focus on three key areas, (1) **neighborhood revitalization and character**, (2) **neighborhood public realm**, and (3) **neighborhood relationships**. The Plan includes guiding principles and policy recommendations which provide guidance and direction to various City boards, commissions, departments, and other decision-makers.

On February 19, 2024, the Fort Wayne Plan Commission initiated the process to adopt Historic Northeast 2035's recommendations. As a next step in this process, the Historic Northeast 2035 Neighborhood Plan has been placed for Common Council introduction on March 26, 2024, followed by an April 8, 2024, Plan Commission Public Hearing agenda for consideration. The City of Fort Wayne Neighborhood Planning & Activation Workgroup staff will assist in preparing the Staff Report and any other documentation required for the public hearing.

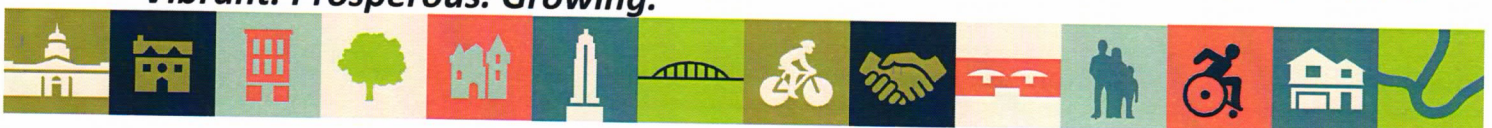
If you have any questions regarding the Historic Northeast 2035, please feel free to contact me at 427-5694 or [dan.baisden@cityoffortwayne.org](mailto:dan.baisden@cityoffortwayne.org)

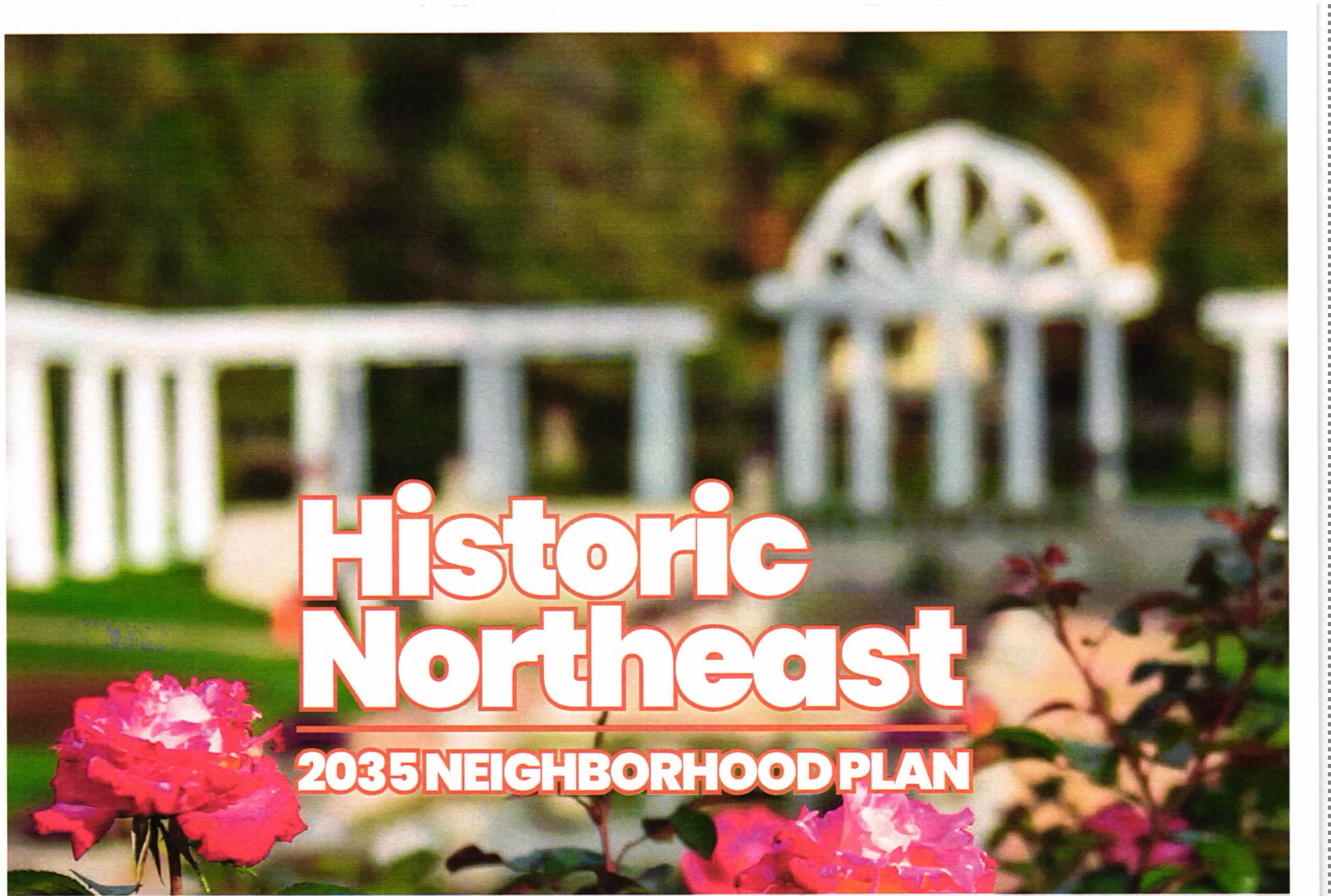
Sincerely,

Dan Baisden  
Community Development Administrator

**Vibrant. Prosperous. Growing.**

An Equal Opportunity Employer





# Historic Northeast

## 2035 NEIGHBORHOOD PLAN

### WHAT IS HISTORIC NORTHEAST 2035?

**Historic Northeast 2035** is a planning document that provides a shared vision and direction of three (3) neighborhoods located in the northeast urban core of the City of Fort Wayne. The Historic Northeast area is rich in community and character that can continue to grow into the future.

#### WHO DOES IT INCLUDE

- Neighborhood Associations
- City Leaders and Staff
- Investors, Developers and Business Owners
- For-Profit Corporations & Non-Profit Organizations

#### WHAT DOES IT INCLUDE

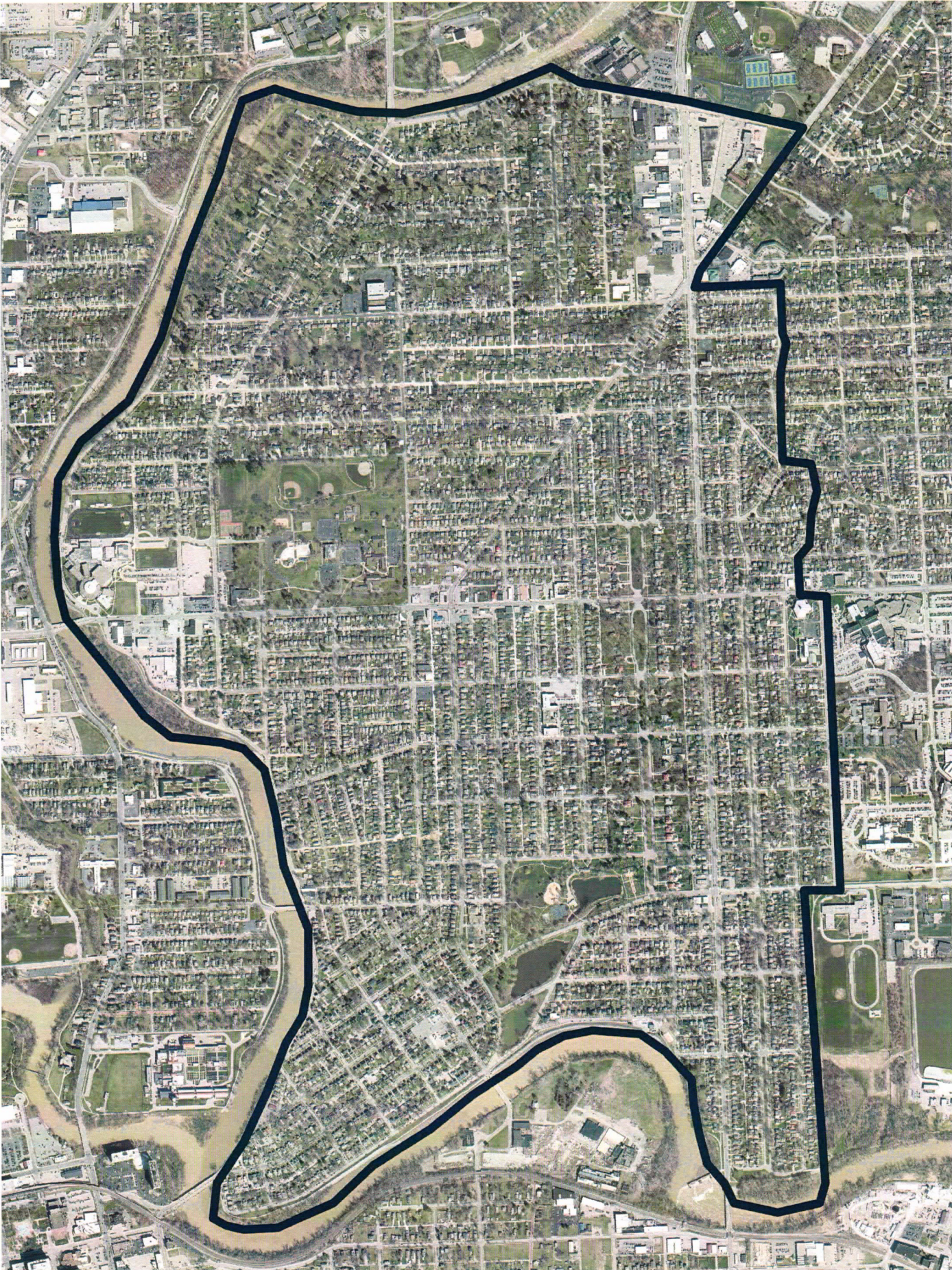
- Neighborhood History and Existing Conditions
- Neighborhood Revitalization
- Neighborhood Character
- Neighborhood Public Realm

### WHAT IS THE PLANNING PROCESS?

The **Historic Northeast 2035** planning process began in the spring of 2022 at the Northside Neighborhood's request to update the 2007 plan. Neighborhood leadership felt that many elements from the previous plan no longer reflected the current state of the neighborhood.

In recognizing that the 2007 plan only included the Northside Neighborhood but also had impacts to the surrounding neighborhoods, the planning area was extended to include the Forest Park and North Anthony Neighborhoods. This partnership began with a steering committee made up of leaders and residents of all three neighborhoods. The planning area is called the Historic Northeast to honor the maturity and historic nature of the area.

Historic Northeast 2035 is founded on stakeholder and resident contributions. From 2022-2024 over one thousand community members were engaged including youth and seniors, property owners and renters, elected officials, workers and business owners. Over 50 events and workshops were held in-person, including working group meetings, neighborhood walks, open houses, and neighborhood meetings at various locations including Lakeside Park, Heartland Church, Tecumseh Library, Firefly Coffee House, Conjure Coffee, ACME by Full Circle, and Oh Five Scoop Shop. Additional engagement included print and online surveys in English and Spanish. Overall 1,100 neighborhood residents were engaged in the planning process to elicit a complete picture of the community's priorities and desires.



Planning Lens:

# Historic Urban Village

A planning lens is an opportunity to overlay a consistent idea, concept, or thought that intertwines the intention of the plan and its implementation alongside the community's aspirations. The Committee felt that Historic Urban Village greatly resembles the Historic Northeast, but also encompasses what they see as the overarching lens to bring forward in this document.

**Historic**, is representative of the Historic Northeast area, as it embodies a pride and resilience through structures, design, history, and its people. To simultaneously embrace its history while being open to and encouraging future growth, Historic brings along the celebrations and protections of its past. **Urban** speaks to the adaptability, development, and location of the Historic Northeast area. This lens should showcase internal and external accessibility, structural connections, support development, and promote strong neighborhoods. A **Village** shares a common thread, community. Establishing a plan that lends diversity, equity, and supports the mutual enhancement of the Historic Northeast area's neighbors and its neighborhoods. A Historic Urban Village should recognize its advancements and its acknowledgments through the development of its past, present, and future.



# NEIGHBORHOOD REVITALIZATION AND CHARACTER

The Historic Northeast Planning Area prioritizes maintaining the area's historical value, while supporting and encouraging advancements in identity and character. The community wishes to achieve its goals by celebrating and enhancing the area's visual and economic strengths. The aspirations for the Neighborhood Revitalization and Character section has stemmed three themes from the community engagement:

1. Ensure Historic Northeast neighborhood corridors, nodes, and gateways are appealing, connected, and economically strong
2. The Historic Northeast area maintains its property values and neighborhood character,
3. The Historic Northeast Neighborhoods' rich history and culture are celebrated and protected.

**Historic Urban Village:** The Historic and Urban lens of "Historic Urban Village" are the primary aspects of Revitalization and Character in the area. Existing history must be preserved while new ideas are pursued. Revitalization comes with new development and visual improvements; ideas that Urban improvements can showcase as a catalyst to the community. In-hand, the Historic value embodies the area's character. Historic and Urban both carry economic vitality, alongside a celebration of the new and old character of the neighborhoods. Historic Urban provides a sense of ownership and pride, while Village creates a deeper sense of place. Investing in corridors, properties, and historic places allows the Village to further solidify its identity among the City and its community.

## **GOAL ONE:** Historic Northeast Neighborhood Corridors, Nodes, And Gateways Are Appealing, Connected, And Economically Strong

- 1.1** Encourage preservation of and enhancements to the East State Village area to ensure its continuation as a pedestrian and neighborhood-oriented mixed-use corridor.
- 1.2** Encourage enhancements to North Anthony Boulevard that promote neighborhood-oriented retail, personal service development, and connectivity to the surrounding neighborhoods.
- 1.3** Encourage new development, redevelopment, and adaptive reuse that is compatible with adjacent neighborhood areas and is focused on adjacent neighborhood retail and service needs.
- 1.4** Sustainably enhance the aesthetic appeal of corridors, nodes, and gateways through improvements to streetscape amenities and landscaping.

## **GOAL TWO:** Historic Northeast Neighborhoods Maintain Property Values and Neighborhood Character

- 2.1** Support and encourage zoning changes that will improve alignment between zoning classifications and existing or encouraged land uses.
- 2.2** Encourage commercial and institutional uses with outdoor display, storage, and surface parking areas, to meet or exceed current screening and buffering standards.
- 2.3** Encourage regular maintenance and upkeep of residential properties in a way that supports the existing character of the neighborhood(s).

## **GOAL THREE:** The Historic Northeast Area's Rich History And Culture Is Celebrated And Protected

- 3.1** Promote programs that educate residents about historic preservation and rehabilitation and/or adaptive reuse of historic structures.
- 3.2** Ensure historic preservation and protection efforts are inclusive to the community's diversity and accessibility.
- 3.3** Encourage the designation of eligible National Register Districts, Local Historic Districts, Conservation Districts, Heritage areas, and individual commercial/institutional properties.
- 3.4** Acknowledge the history and contributions of the Indigenous American village of Kekionga and the Miami Nation as a historical site.

# NEIGHBORHOOD PUBLIC REALM

Public engagement brought forward a variety of resident concerns and opportunities, but an overwhelmingly common theme is the importance of safe, connected, and enjoyable parks and infrastructure. The Historic Northeast area desires to improve infrastructure, while maintaining and improving parks and recreational areas. The aspirations for the Neighborhood Public Realm section has stemmed two themes from the community engagement:

1. To incorporate safe, better connected, and high-quality infrastructure,
2. Historic Northeast Neighborhood residents enjoy growing and well-maintained parks, open spaces, and trails

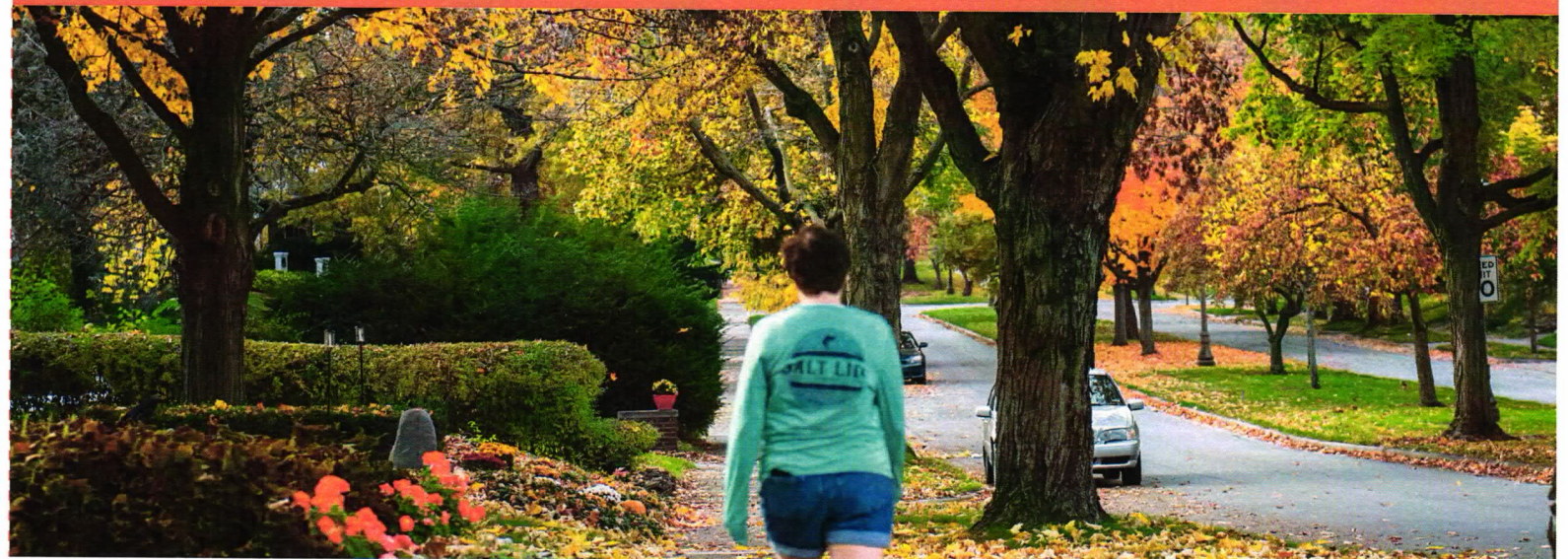
**Historic Urban Village:** In the Urban Village lens, the intersection of people and place are a major focus. Opportunities to further streetscape, transportation, and greenspace improvements allow the neighborhoods to better navigate safely, enjoy amenities, and connect to neighbors. These improvements are supported, embraced, and enhanced by the maintenance of the Historic identity.

## GOAL ONE: Historic Northeast Neighborhoods Have Safe, Connected, And High-Quality Infrastructure

- 1.1** Encourage infrastructure improvements to enhance pedestrian safety and mobility for Historic Northeast residents and visitors.
- 1.2** Encourage regular maintenance and complete street improvements to neighborhood streets and alleys.
- 1.3** Encourage enhancements to Kentucky Avenue and Vance Avenue in the Northside Neighborhood to improve safety, accessibility, and connectivity.
- 1.4** Encourage the establishment and clear designation of bicycle routes to better connect residents to destinations within and adjacent to the Historic Northeast neighborhoods.
- 1.5** Encourage adequate lighting along streets, alleys, sidewalks, and trails in Historic Northeast neighborhoods.
- 1.6** Support increased access to and encourage the use of public transportation.

## GOAL TWO: Historic Northeast Neighborhood Residents Enjoy Growing And Well-Maintained Parks, Open Spaces, And, Trails

- 2.1** Encourage and support access to quality programming and recreational opportunities in existing parks, playgrounds, and open spaces for all Historic Northeast residents.
- 2.2** Encourage existing parks, playgrounds, and open spaces to be physically accessible to all modes of travel from adjoining neighborhoods, schools, trails, and corridors.
- 2.3** Encourage and support additional trail connectivity and recreational access to the St. Joseph and v Rivers.
- 2.4** Support the implementation of recommendations from the Parks & Recreation Department Master Plan for both Lakeside and Bob Arnold Northside parks.



# NEIGHBORHOOD RELATIONSHIPS

Relationships play a large roll in neighborhoods, and the community felt that its people embody a place that values those interactions. Enhancing its social, business, and neighborhood connections are important to the area. The aspirations for the Neighborhood Relationships section has stemmed two themes from the community engagement:

1. Foster inclusive collaboration in the three neighborhoods that promotes the health, safety, and wellness for all who live, work, and share its space,
2. Create an identity that can be shared among the area to build pride.

**Historic Urban Village:** The Historic Village lens shares a parallel line of current and past identities. Among differences, the area has a shared sense of social community connections. The Historic Northeast is a Village in that it includes, strengthens, and empowers its neighborhoods. The History of the area is an inherent value the blends seamlessly into its identity. Developing a collective brand for the three neighborhoods, while simultaneously celebrating and establishing their own unique identities, can strengthen community pride. The Historic Village lays a foundation for a community-driven future that enhances the physical and societal roots that encourages Urban and economic developments.

## GOAL ONE: Historic Northeast Neighborhoods Foster A Collaborative And Inclusive Environment That Promotes Health, Wellness, And Safety For Residents, Businesses, And Visitors

- 1.1 Strengthen neighborhood relationships and collaboration.
- 1.2 Advance efforts for an inclusive, accessible, and robust community.
- 1.3 Engage with local organizations that can empower residents to be active in the community.
- 1.4 Partner with the City's Public Safety Divisions to monitor, communicate and improve safety.
- 1.5 Encourage a healthy community for all residents by enhancing current neighborhood assets.

## GOAL TWO: Build Neighborhood Pride Through Shared Identity

- 2.1 Establish a cohesive brand and identity that can be shared across the Historic Northeast neighborhoods.
- 2.2 Enhance branding and marketing efforts in each of the three neighborhoods to instill a sense of pride through identity.
- 2.3 Support investments in placemaking and public art projects that celebrate history and expand access to arts and culture in the Historic Northeast.
- 2.4 Support the development of a cohesive brand and identity for East State Village to encourage economic development and investment.



## FACT SHEET

Case #COMP-2024-0001    Bills # G-24-03-27    Project Start: March 2024 #R-24-03-26	
PROPOSAL:	Comprehensive Plan Amendment COMP-2024-0001 Historic Northeast 2035 Neighborhood Plan
APPLICANT:	City of Fort Wayne Division of Community Development
REQUEST:	To amend the All-in-Allen Comprehensive Plan by adopting the goals and policies of the Historic Northeast 2035 Neighborhood Plan
LOCATION:	The study area extends (approximately) from the 400 block of East State Boulevard to the 2000 block of East State Boulevard, and (approximately) from the 800 block of North Anthony Boulevard to the 3600 block of North Anthony Boulevard. The (approximate) area is located north of the Maumee River, east and south of the St. Joseph River, and west of Pemberton Drive, Randallia Drive, Woodward Avenue and Buena Vista Drive.
COUNCIL DISTRICT:	2 – Russ Jehl
SPONSOR:	Fort Wayne Plan Commission

**April 8, 2024 Public Hearing**

- Two residents spoke in support at the hearing and two support letters were received.
- Patrick Zaharako was absent.

**April 15, 2024 Business Meeting**  
**Plan Commission Recommendation: DO PASS**

A motion was made by Paul Sauerteig and seconded by Karen Rice to return the Ordinance with a Do Pass recommendation to Common Council for their final decision.

**7-0 MOTION PASSED**


- Scott Myers and Amos Norman were absent.

**PUBLIC HEARING SUMMARY:**

Presenter:  
Dan Baisden and Michael Terronez, Neighborhood Planning and Activation, presented the petition to the Plan Commission as summarized above.

Public Comments:  
Pam Obergfell (1719 Forest Park Blvd) - Support  
Lisa Stombaugh (1115 Lake Ave) – Support

Fact Sheet Prepared by:  
Michelle Wood, Senior Land Use Planner  
May 9, 2024



# Historic Northeast

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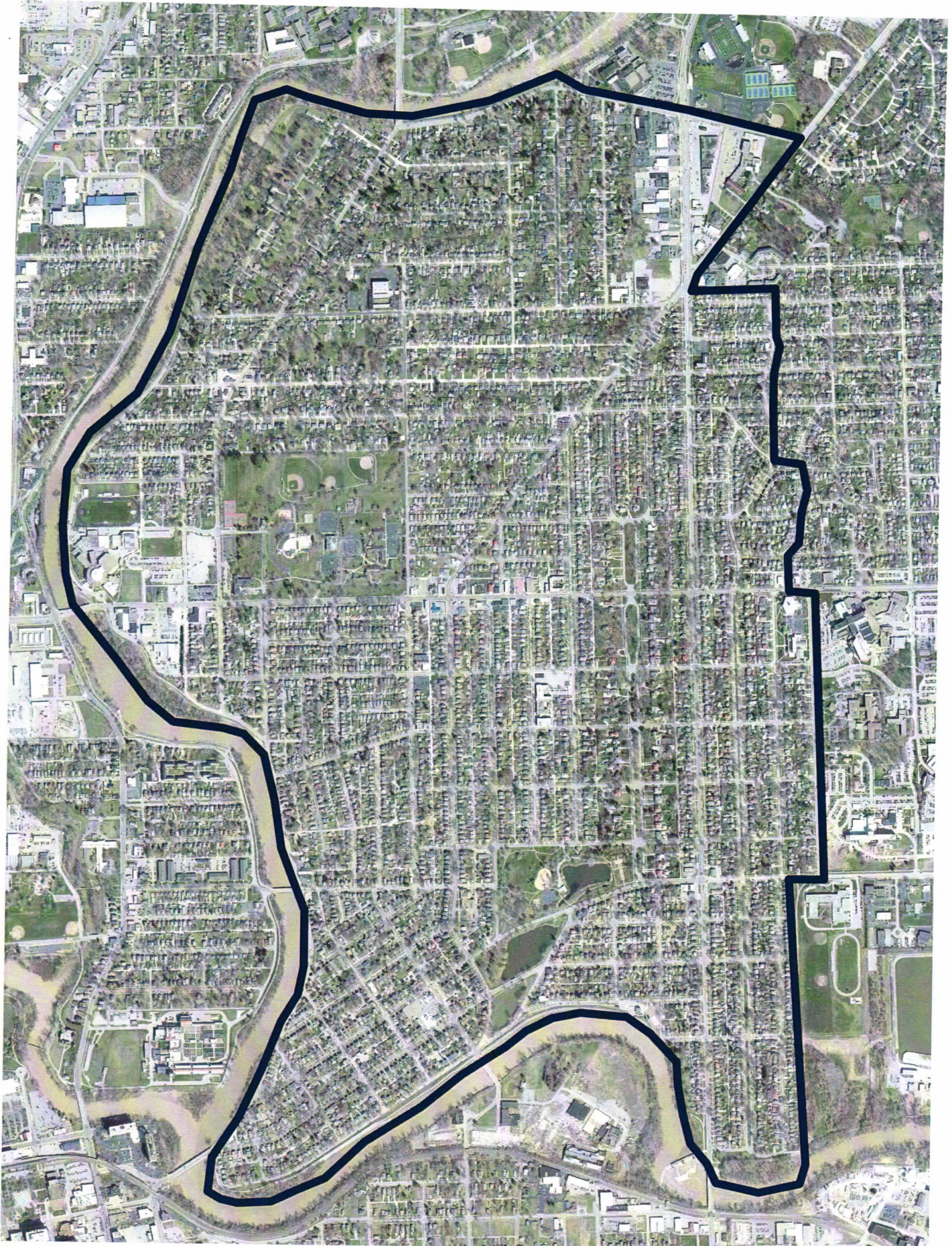
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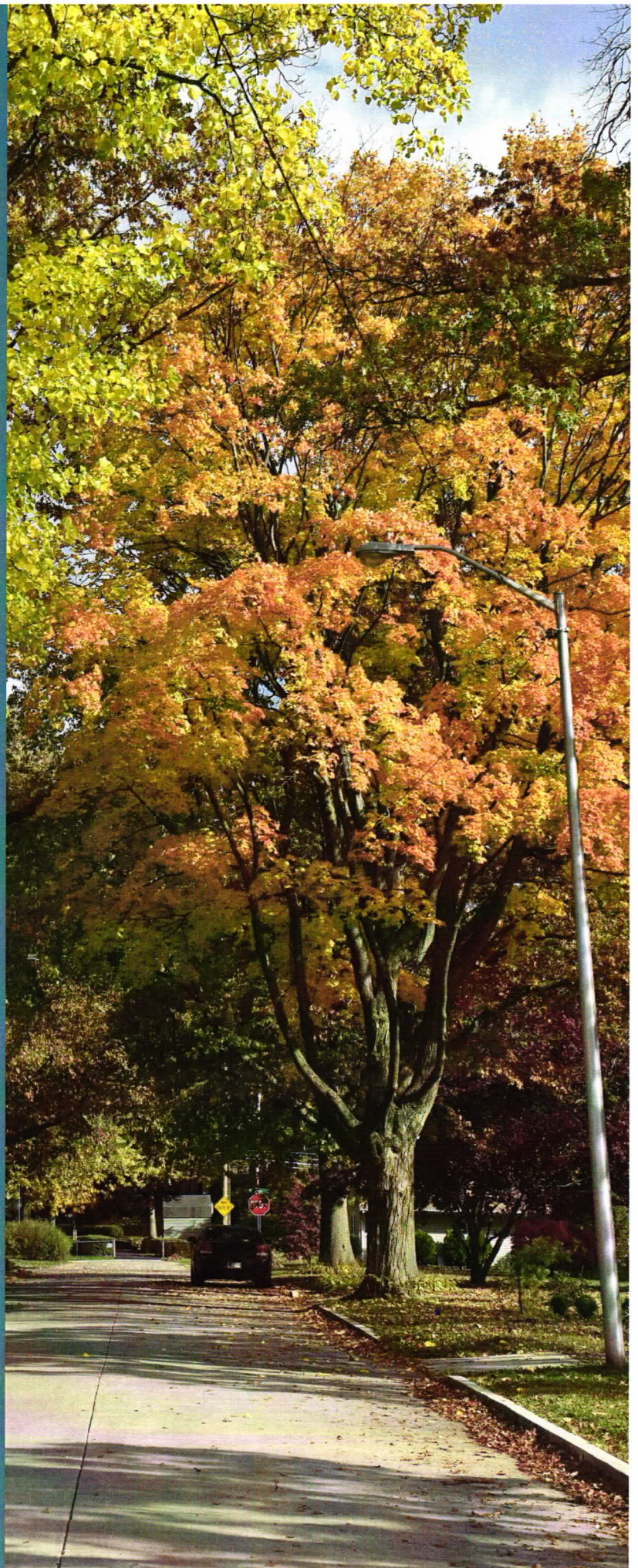


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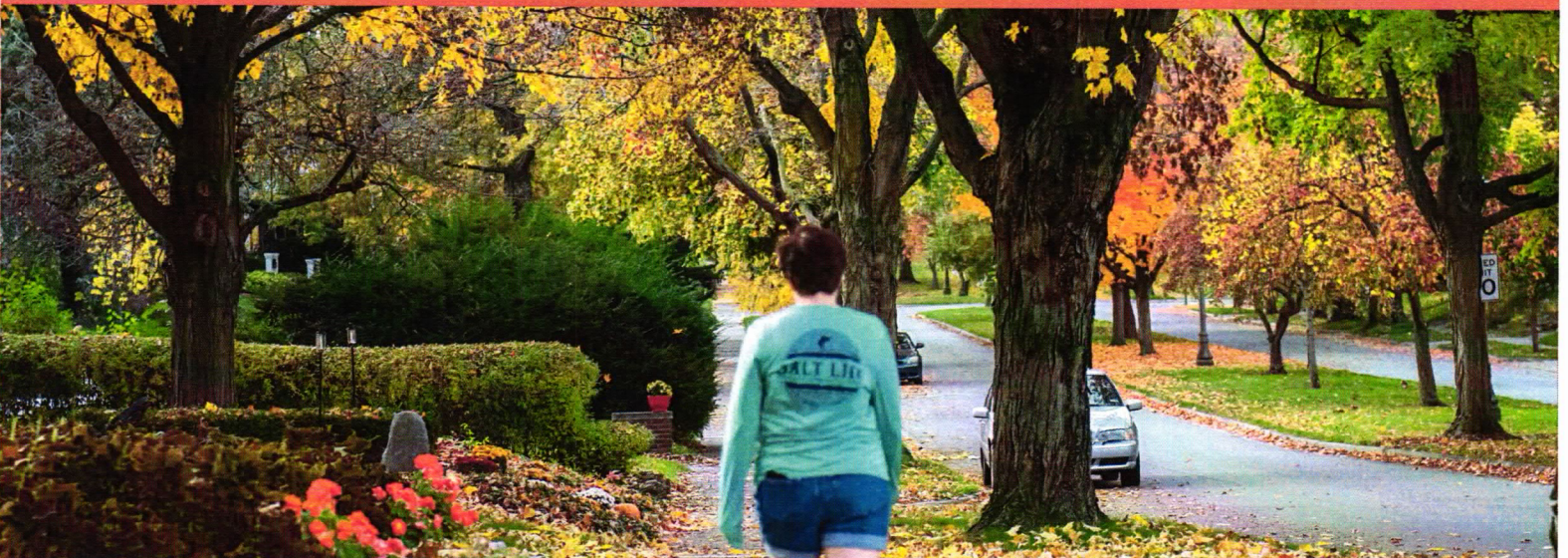
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- 1.3 Engage with local organizations that can empower residents to be active in the community.
- 1.4 Partner with the City's Public Safety Divisions to monitor, communicate and improve safety.
- 1.5 Encourage a healthy community for all residents by enhancing current neighborhood assets.

**GOAL TWO:** Build Neighborhood Pride Through Shared Identity

- 2.1 Establish a cohesive brand and identity that can be shared across the Historic Northeast neighborhoods.
- 2.2 Enhance branding and marketing efforts in each of the three neighborhoods to instill a sense of pride through identity.
- 2.3 Support investments in placemaking and public art projects that celebrate history and expand access to arts and culture in the Historic Northeast.
- 2.4 Support the development of a cohesive brand and identity for East State Village to encourage economic development and investment.



## FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

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### Comprehensive Plan Amendment COMP-2024-0001 Historic Northeast 2035 Neighborhood Plan

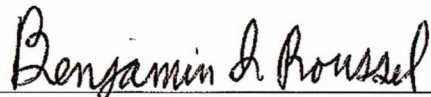
APPLICANT: City of Fort Wayne Division of Community Development  
REQUEST: To amend the All-in-Allen Comprehensive Plan by adopting the goals and policies of the Historic Northeast 2035 Neighborhood Plan  
LOCATION: The study area extends (approximately) from the 400 block of East State Boulevard to the 2000 block of East State Boulevard, and (approximately) from the 800 block of North Anthony Boulevard to the 3600 block of North Anthony Boulevard. The (approximate) area is located north of the Maumee River, east and south of the St. Joseph River, and west of Pemberton Drive, Randallia Drive, Woodward Avenue and Buena Vista Drive.

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**The Plan Commission recommends that Comprehensive Plan Amendment COMP-2024-0001 be returned to Council with a “Do Pass” recommendation.**

1. Approval of the request will be in compliance with the Allen in Allen Comprehensive Plan, and should not establish an undesirable precedent in the area. The proposed amendment fits within and furthers the Goals and Strategies of the All in Allen Comprehensive Plan.
2. Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures, design or uses in the area.
3. Approval is consistent with the preservation of property values in the area.
4. Approval is consistent with responsible development and growth principles based on existing uses, contextual design and infrastructure in the area.
5. Approval will benefit the health, safety, convenience, economy and environment for all citizens of the City of Fort Wayne, Allen County and the regional community at large.

These findings approved by the Fort Wayne Plan Commission on April 15, 2024.



Benjamin J. Roussel  
Executive Director  
Secretary to the Commission



# North Anthony Area Association

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February 5, 2024

Dear Plan Commissioners and Common Council,

I am writing to express my strong support on behalf of the North Anthony Area Association for the Historic Northeast Plan. This Plan is a crucial step toward progressive change and preservation of an historic-urban-village comprised of three neighborhoods and centered around the East State Village commercial corridor.

The Historic Northeast Plan isn't just a blueprint for urban development; it's a commitment for honoring the legacy of these neighborhoods while creating a vibrant, inclusive, and sustainable future. By preserving historic enclaves, promoting cultural diversity, and enhancing public spaces, this plan won't only beautify our neighborhoods but also foster a sense of pride and belonging among residents.

Furthermore, the implementation of the Historic Northeast Plan will stimulate economic growth, attract investment, and create new opportunities for local businesses and entrepreneurs. By preserving our historic assets and promoting responsible development, we can ensure that our community thrives economically while preserving its unique character and identity.

The Historic Northeast Plan also addresses safe and connected infrastructure. By investing in pedestrian-friendly sidewalks, trails, bike lanes, and accessible public spaces, while promoting active transportation and reducing traffic congestion, the overall safety and quality of life for residents and visitors alike will be enhanced.

I've worked earnestly alongside other neighborhood representatives for two years and we've had the opportunity to learn from one another and find a collective voice for the Historic Northeast. Along with your support, I'm confident we can successfully realize the vision outlined in this plan and create a legacy that future generations will cherish. I look forward to seeing the positive impact of the Historic Northeast Plan in our historic-urban-village.

---

Joseph R. Giant, President  
North Anthony Area Association



March 25, 2024

From: Northside Neighborhood Association Board of Directors  
P.O. Box 5394  
Fort Wayne, IN 46895

To: Fort Wayne Plan Commission and Fort Wayne City Council

The Northside Neighborhood Association board of directors is in full support of the Historic Northeast 2035 Plan. We have appreciated the opportunity to be part of the planning process to determine the future of our great neighborhood and look forward to its implementation.

The plan introduces the concept of an Historic Urban Village which is a perfect description of this neighborhood which enthusiastically embraces our history, our present and our future. As one of the largest (both geographically and numerically) and diverse (in every way) neighborhoods in the city, we look forward to working with the City of Fort Wayne to establish a lasting legacy of diversity, sustainability, safety and community in the Northside Neighborhood.

We eagerly anticipate the approval and implementation of Historic Northeast 2035!

Sincerely,

Lori Stombaugh, President  
Northside Neighborhood Association  
On behalf of the Board of Directors

## **FULL STAFF REPORT**

The Historic Northeast 2035 Neighborhood Plan is a neighborhood plan which builds off the successful foundations established in the previously adopted 2007 Northside Neighborhood Plan. The goals and recommendations of the plan are structured to expand on the goals of the All in Allen – Allen County-Fort Wayne Comprehensive Plan, specifically those which address Land Use & Development, Housing & Neighborhoods, Economic Development, Transportation & Mobility, Public Facilities & Infrastructure, and Parks & Environment. The following specific strategies of the All in Allen Comprehensive Plan support the proposed amendment of Historic Northeast 2035.

### **ALL IN ALLEN COMPREHENSIVE PLAN**

#### **Land Use & Development:**

- Goal 1: Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas

#### **Housing & Neighborhoods:**

- Goal 1: Support and Strengthen Complete Neighborhoods
  - 1.1 Promote the creation of complete neighborhood areas through compact development, increased density, and infill
  - 1.2 Support historic preservation efforts
  - 1.3 Encourage adaptive reuse
  - 1.4 Strengthen existing neighborhoods and revitalize declining and middle-and low-income neighborhoods
  - 1.5 Enhance a neighborhood's sense of place
  - 1.6 Encourage neighborhood activation and planning
- Goal 2: Enable sustainable, diverse, and accessible housing choices along with creative design and development solutions throughout Allen County to meet the needs of all residents
  - 2.1 Promote diverse and creative housing solutions
  - 2.2 Promote the use of renewable energy resources and green infrastructure
  - 2.3 Promote accessible, attainable, and stable housing

#### **Economic Development:**

- Goal 1: Ensure all areas of Fort Wayne and other Allen County communities can prosper and meet the projected employment demand
  - 1.2 Support equitably-balanced economic investment and reinvestment
  - 1.3 Support business development and expansion, and new business attraction
- Goal 2: Continue to invest in Fort Wayne and outlying communities to improve the quality of place
  - 2.1 Support vibrant activity centers
  - 2.2 Identify and enhance key community, sports, and tourism assets
  - 2.3 Enhance the use of the three rivers, especially in the Fort Wayne urban core
- Goal 3: Coordinate key infrastructure and transportation improvements with local economic development efforts
  - 3.1 Ensure sufficient infrastructure and transportation capacity

- 3.2 Maintain and expand key transportation assets
- Goal 4: Support efforts to continue to create a welcoming, business-friendly, and inclusive community that fosters entrepreneurship, innovation, and business growth
  - 4.1 Support targeted business attraction
  - 4.2 Develop and support innovation hubs where anchor institutions and companies are concentrated and support new business start-ups, business incubators, and accelerators
  - 4.4 Support and facilitate the development of workforce and student housing
  - 4.5 Support inclusivity and diversity
  - 4.6 Strengthen the entrepreneurial ecosystem

### **Transportation & Mobility:**

- Goal 1: Support high-quality infrastructure and systems for all transportation modes that align with community needs and facilitate economic development
  - 1.1 Improve connectivity and capacity
  - 1.2 Plan for and coordinate transportation improvements with economic development priorities
- Goal 2: Plan for and integrate new transportation technology and emerging best practices into the transportation network
  - 2.1 Improve and establish regulations, design standards, and policies
  - 2.2 Prioritize the inclusion of renewable energy technologies and low environmental impact transportation modes and infrastructure planning
- Goal 3: Increase safe, attractive, multimodal transportation opportunities across the entire Allen County area
  - 3.1 Prioritize the development of safe, attractive “complete streets”
  - 3.2 Prioritize public transportation

### **Public Facilities & Infrastructure**

- Goal 4: Encourage collaboration between stakeholders, organizations, and governmental entities to strengthen environmental resiliency and reduce the impact of future infrastructure
  - 4.1 Encourage green infrastructure and low-impact design
  - 4.2 Facilitate environmental stewardship collaboration
  - 4.3 Encourage environmentally responsible and sustainable infrastructure construction
  - 4.4 Support environmental resiliency outreach and education
- Goal 5: Ensure adequate public safety services through increased collaboration as part of planning for new growth and development
  - 5.1 Encourage expanded public safety input in development
  - 5.2 Promote property maintenance and crime prevention techniques to improve perceptions and reduce crime risks
  - 5.3 Promote prepared and resilient communities
- Goal 6: Improve public safety outcomes
  - 6.1 Support public safety community outreach
  - 6.2 Strengthen public safety collaboration

## **Parks & Environment**

- Goal 1: Ensure all residents have equitable access to parks, natural areas, and trails to meet increasing and future demand
  - 1.2 Prioritize the maintenance and improvement of existing parks
  - 1.3 Continue to promote and strategically activate existing parks and river front areas with active and passive recreation opportunities
  - 1.4 Identify resources needed for park, trail, and natural area maintenance, activation, improvement and expansion
- Goal 2: Provide accessible and connected trails that offer high quality local and regional opportunities for recreation and multimodal transportation
  - 2.1 Collaborate with area communities and trail organizations to expand and enhance trail and greenway systems to create a well-connected and comprehensive local and regional system
  - 2.2 Improve trail and trail head safety and amenities
  - 2.3 Support community education on the benefits of trails
- Goal 3: Encourage community stewardship of natural and environmentally sensitive areas
  - 3.3 Encourage tree canopy expansion and protection
- Goal 4: Reduce or mitigate impacts of new development on environmentally sensitive areas
  - 4.1 Promote sustainable development practices
- Goal 5: Improve awareness of outdoor passive and active recreation and local and regional tourism opportunities within our parks, trails, riparian and natural areas
  - 5.1 Encourage additional outreach and engagement to support local and regional recreation and tourism opportunities

## **HISTORIC NORTHEAST 2035: Background**

Historic Northeast 2035 is a planning document that provides a shared vision of three (3) neighborhoods located in the northeast urban core of the City of Fort Wayne. The Historic Northeast area is rich in community and character that the community looks to continue to grow into the future. In the following pages, you will find that this plan is created to:

- Engage the residents and stakeholders of the Historic Northeast area to identify and prioritize needs and aspirations
- Establish a shared vision that can guide the three (3) neighborhoods of the planning area
- Celebrate the planning area's history and culture and discover its unique personality
- Develop a set of goals and implementation strategies that will guide planning and development activities, neighborhood design, public improvements and future investments
- Provide guidance to neighborhood associations in the Historic Northeast areas, the City of Fort Wayne, decision-makers, public agencies, developers, investors, for-profit corporations and non-profit corporations

### **HISTORIC NORTHEAST 2035: Process**

The Historic Northeast 2035 planning process began in the spring of 2022 at the Northside Neighborhood's request to update the previous 2007 plan. Neighborhood leadership felt that many elements from the 2007 plan no longer reflected the current state of the neighborhood.

In recognizing that the 2007 plan only included the Northside Neighborhood but also impacted the planning area, it was extended to include the Forest Park and North Anthony Neighborhoods. This partnership began with a steering committee made up of leaders and residents of all three neighborhoods. The planning area is called the Historic Northeast to honor the maturity and historic nature of the area.

Historic Northeast 2035 is founded on stakeholder and resident contributions. From 2022 to 2024, over one thousand community members were engaged, including seniors, property owners and renters, elected officials, and workers. Over 50 events and workshops were held in person, including working group meetings, neighborhood walks, open houses, and neighborhood meetings at various locations including Lakeside Park, Heartland Church, Tecumseh Library, Firefly Coffee House, Conjure Coffee, ACME by Full Circle, and Oh Five Scoop Shop. Additional engagement included print and online surveys in English and Spanish. Overall, 1,100 neighborhood residents were engaged in the planning process to impart a complete picture of the community's priorities and desires.

**Resident Survey:** To gather thoughts and concerns about the Historic Northeast area, paper and digital surveys were distributed to residents and business owners in English and Spanish. Surveys were distributed through various social media platforms and neighborhood websites and at local businesses, churches, and the Tecumseh branch of the Allen County Public Library to build as comprehensive a snapshot of the Historic Northeast area as possible. In total, the surveys amassed five hundred (500) responses.

**Stakeholder Interviews:** Over forty (40) one-on-one stakeholder interviews were conducted to gain in-depth information about the challenges and priorities of the planning area residents & business owners. The stakeholder interviews were conducted from October 2022 through December 2022, either through video call or at various locations throughout the neighborhood, including coffee shops, front porches, and businesses. Interviewees were selected through "snowball sampling," with the steering committee providing the first residents to contact and each interviewee sharing additional stakeholders to interview.

**Neighborhood Walks and Meetings:** The City's Neighborhood Planning and Activation staff attended over 30 neighborhood activities throughout the 24-month time frame. Activities included neighborhood walks, neighborhood meetings, porch parties, food truck events, dumpster days, neighborhood concerts, and grand opening events. At each event staff and steering committee members engaged residents and business owners in the community to gain a depth of understanding of the area and its community.

**Public Open House:** In October 2023, the Neighborhood Planning and Activation workgroup hosted six (6) different open house events across the planning area. The events were hosted on various days and times at Conjure Coffee, Oh Five Scoop Shop, Firefly Coffee House, ACME by Full Circle, Tecumseh Library, and Heartland Church. The strategy was to accommodate locations that were in different sections of the neighborhoods and provide various time slots to lend flexibility for residents to attend. Over 130 people who work in North Anthony, Forest Park, or Northside neighborhoods participated in the in-person events, while an

additional 40 people completed online surveys during the same period. Through this process, priorities were identified and the scope of potential strategies for the plan were refined and narrowed.

**Engagement Outcomes:** It was evident through all levels of engagement that sidewalks, streets, and lighting among other infrastructure items were the highest importance of the community. East State Boulevard also carries a significant priority, especially connectivity to the neighborhoods, businesses, traffic, and pedestrian accessibility. In total, over 1,100 people provided input, suggestions, and ideas for the plan. This engagement shaped the Historic Northeast's goals, strategies, and action steps, providing a structure for how the area will plan for its future.

### **HISTORIC NORTHEAST 2035: Recommendations**

#### **NEIGHBORHOOD REVITALIZATION AND CHARACTER**

**Goal 1: Historic Northeast Neighborhood Corridors, Nodes, And Gateways Are Appealing, Connected, And Economically Strong**

Strategy 1.1 Encourage preservation of and enhancements to the East State Village area to ensure its continuation as a pedestrian and neighborhood-oriented mixed-use corridor.

Strategy 1.2 Encourage enhancements to North Anthony Boulevard that promote neighborhood-oriented retail, personal service development, and connectivity to the surrounding neighborhoods.

Strategy 1.3 Encourage new development, redevelopment, and adaptive reuse that is compatible with adjacent neighborhood areas and is focused on adjacent neighborhood retail and service needs.

Strategy 1.4 Sustainably enhance the aesthetic appeal of corridors, nodes, and gateways through improvements to streetscape amenities and landscaping.

**Goal 2: Historic Northeast Neighborhoods Maintain Property Values And Neighborhood Character**

Strategy 2.1 Support and encourage zoning changes that will improve alignment between zoning classifications and existing or encouraged land uses.

Strategy 2.2 Encourage commercial and institutional uses with outdoor display, storage, and surface parking areas, to meet or exceed current screening and buffering standards.

Strategy 2.3 Encourage regular maintenance and upkeep of residential properties in a way that supports the existing character of the neighborhood(s).

**Goal 3: The Historic Northeast Area's Rich History and Culture Is Celebrated and Protected**

Strategy 3.1 Promote programs that educate residents about historic preservation and rehabilitation and/or adaptive reuse of historic structures.

Strategy 3.2 Ensure historic preservation and protection efforts are inclusive to the community's diversity and accessibility.

Strategy 3.3 Encourage the designation of eligible National Register Districts, Local Historic Districts, Conservation Districts, Heritage Areas, and individual commercial/institutional properties.

Strategy 3.3 Promote the acknowledgement of the Native American village of Kekionga and the Miami nation as a key historical site in today's Historic Northeast area.

### **NEIGHBORHOOD PUBLIC REALM**

Goal 1: Historic Northeast Neighborhoods Have Safe, Connected, And High-Quality Infrastructure

Strategy 1.1 Encourage infrastructure improvements to enhance pedestrian safety and mobility for Historic Northeast residents and visitors.

Strategy 1.2 Encourage regular maintenance and complete street improvements to neighborhood streets and alleys.

Strategy 1.3 Encourage enhancements to Kentucky Avenue and Vance Avenue in the Northside Neighborhood to improve safety, accessibility, and connectivity.

Strategy 1.4 Encourage the establishment and clear designation of bicycle routes to better connect residents to destinations within and adjacent to the Historic Northeast neighborhoods.

Strategy 1.5 Encourage adequate lighting along streets, alleys, sidewalks, and trails in Historic Northeast neighborhoods.

Strategy 1.6 Support increased access to and encourage the use of public transportation.

Goal 2: Historic Northeast Neighborhood Residents Enjoy Growing and Well-Maintained Parks, Open Spaces, And Trails

Strategy 2.1 Encourage and support access to quality programming and recreational opportunities in existing parks, playgrounds, and open spaces for all Historic Northeast residents.

Strategy 2.2 Encourage existing parks, playgrounds, and open spaces to be physically accessible to all modes of travel from adjoining neighborhoods, schools, trails, and corridors.

Strategy 2.3 Encourage and support additional trail connectivity and recreational access to the St. Joseph and Maumee Rivers.

Strategy 2.4 Support the implementation of recommendations from the Parks & Recreation Department Master Plan for both Lakeside and Bob Arnold Northside parks.

### **NEIGHBORHOOD RELATIONSHIPS**

Goal 1: Historic Northeast Neighborhoods Foster A Collaborative and Inclusive Environment That Promotes Health, Wellness, And Safety for Residents, Businesses, And Visitors

Strategy 1.1 Strengthen neighborhood relationships and collaboration.

Strategy 1.2 Advance efforts for an inclusive, accessible, and robust community.

Strategy 1.3 Engage with local organizations that can empower residents to be active in the community.

Strategy 1.4 Partner with the City's Public Safety Divisions to monitor, communicate and improve safety.

Strategy 1.5 Encourage a healthy community for all residents by enhancing current neighborhood assets.

Goal 2: Build Neighborhood Pride Through Shared Identity

Strategy 2.1 Establish a cohesive brand and identity that can be shared across the Historic Northeast neighborhoods.

Strategy 2.2 Enhance branding and marketing efforts in each of the three neighborhoods to instill a sense of pride through identity.

Strategy 2.3 Support investments in placemaking and public art projects that celebrate history and expand access to arts and culture in the Historic Northeast.

Strategy 2.4 Support the development of a cohesive brand and identity for East State Village to encourage economic development and investment.

### **HISTORIC NORTHEAST 2035: Implementation**

Measuring the success of any plan is traditionally based on the achievement of its goals and policies through decision making and implementation of defined action steps. While the goals and policies provide guidance for decision making processes, the completion of action steps will be the benchmarks of success. The adoption of the goals and policies of the plan as an amendment to the All in Allen Comprehensive Plan ensures that the needs of the community are considered during infrastructure planning and in the review of new development. The action steps are not considered for adoption under the proposed amendment as they provide specific tasks to implement the goals and policies and are intended to remain flexible and may change over time.

The implementation of this plan is expected to continue over the next 5-10 years and is intended to be championed by the Historic Northeast Planning Committee with continued support and assistance by the City of Fort Wayne Neighborhood Planning and Activation Workgroup. Ensuring the overall success of the plan will require collective efforts that also include other City departments, property owners, and other community stakeholders.

**BILL NO. G-24-03-27**

**REPORT OF COMMITTEE ON REGULATIONS  
May 14, 2024**

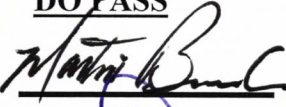




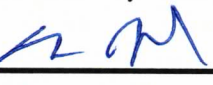
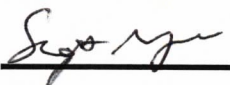

***Michelle Chambers Chair***

***Scott Myers Co-Chair***

***All Council Members***

An Ordinance amending Section 153.07 of Chapter 153 "Planning & Development" of the City of Fort Wayne, Indiana, Code of Ordinances

COMMITTEE ON REGULATIONS HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

<u>COUNCIL MEMBER</u>	<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>
<u>BENDER</u>			
<u>CHAMBERS</u>			
<u>ENSLEY</u>			
<u>FREISTROFFER</u>			
<u>HARTMAN</u>			
<u>JEHL</u>			
<u>MYERS</u>			
<u>PADDOCK</u>			

**LANA R. KEESLING  
CITY CLERK**

