

FACT SHEET

Case #REZ-2016-0032 Bill # Z-16-08-15 Project Start: 23 August 2016	
PROPOSALS:	Rezoning Petition REZ-2016-0032; and Primary Development Plan PDP-2016-0027, Fort Wayne Rescue Mission
APPLICANT:	Fort Wayne Rescue Mission Ministries, Inc.
REQUEST:	To rezone property from DE/Downtown Edge to DC/Downtown Core; and approve a primary development plan for a new facility for the Fort Wayne Rescue Mission.
LOCATION:	The site is located on the south side of the 400 block of East Washington Boulevard, and on the east side of the 1000 block of Lafayette Street. The property is north of Matthew 25 and to the west of LaHartz Trophy (Section 2 of Wayne Township).
LAND AREA:	Approximately 1.0 acre
PRESENT ZONING:	DE/Downtown Edge
PROPOSED ZONING:	DC/Downtown Core
NEIGHBORHOOD	
ASSOCIATIONS:	Community Liaison, Southeast Area Partnership, East Central
COUNCIL DISTRICT:	6-Glynn Hines
ASSOCIATED PROJECTS:	Board of Zoning Appeals, Special Use Request for Homeless Shelter
SPONSOR:	City of Fort Wayne Plan Commission

12 September 2016 Public Hearing

- Thirteen (13) residents spoke at the hearing in favor.
- Seven (7) residents spoke at the hearing in opposition.
- One (1) resident spoke with concerns.
- One (1) letter was submitted in support.
- Three (3) letters were submitted in opposition.
- Connie Hass Zuber and Justin Shurley were absent.
- Staff recommended Do Pass.

19 September 2016 – Business Meeting

Plan Commission Recommendation: Do Pass

- A motion was made by Shan Gunawardena and seconded by Justin Shurley to return the ordinance to Common Council for their final decision. 7-2 MOTION PASSED
- Judi Wire and Don Schmidt opposed.
- All members were present.

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
28 September 2016

Reviewed By:



Kim Bowman, Executive Land Use Director

PROJECT SUMMARY

The site contains structures which have been on the site for over 100 years. In the past the structures have been used for a variety of uses, but recently as storage and a bar/restaurant. The buildings are currently vacant. An asphalt surface parking lot also exists. The site was rezoned to what is now DE/Downtown Edge in 2009.

This project is a new facility for the Fort Wayne Rescue Mission. The proposal includes demolition of the existing structures, and construction of a multi-story building consisting of approximately 85,000 square feet in gross floor area. The project site is bounded on the north by East Washington Boulevard, on the east by La Hartz Trophies and Awards, on the south by a public alley and Matthew 25, and on the west by Lafayette Street.

Due to the size of the proposed improvement, the project requires primary development plan review by the Plan Commission, and review by the Design Review Committee (DRC). The vote of the DRC will be in the form of a recommendation to the Plan Commission. The DRC gave a unanimous 'do pass' recommendation to the primary development plan and building elevations at their August 17th public meeting. The applicant will also request a rezoning petition to the DC/Downtown Core district, and a special use approval for the homeless/emergency shelter use from the Fort Wayne Board of Zoning Appeals.

REZONING:

The project site is located on property that was zoned to DE (formerly CM5B) in 2009. A number of the permitted uses in the DE and DC districts are similar, but the DC district allows for the request of a special use from the Board of Zoning Appeals for an emergency/homeless shelter. **The approval of the homeless/emergency shelter use will be determined by the BZA.** This rezoning petition proposes to extend the DC district further to the east across Lafayette Street. The Lamplight Inn, to the west of the site is zoned DC, as are properties along the west side of Lafayette Street from Jefferson Blvd. to East Berry Street. To the north of East Berry Street, both sides of Lafayette Street corridor are included in the DC zoning district. The development design standards in the DC district are a bit more urban-centric, allowing taller buildings, and building setbacks up to each property lines. **Even if the rezoning is approved by City Council, the homeless/emergency shelter at the proposed number of beds, will not occur without the special use approval from the Board of Zoning Appeals. If the BZA does not approve the special use, then the use of the site may continue with the permitted uses of the applicable district.**

The comprehensive plan could support the zoning change through the following objectives:

LU3. Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure. The development lies within the development area and the infill opportunity area of the Conceptual Development Map in the Comprehensive Plan. Public utilities, streets, and alley are adjacent to the site.

LU3.A. Support new development, revitalization and redevelopment in areas currently served by adequate existing public sewer and water facilities. The project is redeveloping a vacant site which has public utilities. City Utilities Development Services has approved the primary public water and sewer plans to the site.

LU5. Encourage sustainable growth and quality development, revitalization and redevelopment by increasing and enhancing connectivity. The project site includes sidewalks and an updated streetscape that connects pedestrians to adjacent public rights-of-way. The public alley is proposed to be widened, and the site sits at two arterials to provide vehicular connectivity throughout downtown and the City. Bike lanes are available at both Wayne and Berry Streets just to the north of the site. Sustainable growth at the site is proposed with a high quality building with a partial green roof, outdoor gardens, and multiple floors.

LU5.C Encourage development proposals that provide neighborhood commercial, civic, institutional and other similar uses, designed to allow adequate access for pedestrians and bicycles, in close proximity to housing. The proposed site is in close proximity to additional public and social services. The downtown area is connected with a sidewalk network. As mentioned, bike lanes have been installed along both Wayne and Berry Street just to the north of the site. Housing in the area includes the Lamplight Inn immediately across Lafayette Street, and the East Central neighborhood primarily to the east of the site, which is also connected via pedestrian facilities.

LU6. Encourage carefully planned sustainable growth and coordinated development by encouraging mixed land uses. Mixing land uses – commercial, residential, institutional, recreational, education, and others-in neighborhoods or places that are accessible by bicycle and on foot can create vibrant and diverse communities. A mix of uses exists in the general area, and this proposed development will continue the trend. The DC district encourages and permits a mixture of uses in the downtown area. The site is within walking distance to services, offices, and business establishments, and also is along multiple Citilink bus routes. The structure itself is proposed to house the administrative offices of The Rescue Mission, which employs dozens of workers. Employees and volunteers may also utilize pedestrian facilities and transportation infrastructure to access the site and neighboring mixed uses. Administrative offices are a permitted use in the DC district.

LU6.D Support carefully planned, coordinated, compatible mixed-use development. The site plan and building elevations were reviewed by the Design Review Committee to ensure a compatible aesthetic design of the site. The building massing is proposed toward the intersection to keep the urban feel of the corner of Lafayette Street and East Washington Blvd. Landscaping, a green roof, and sustainable high-quality building materials are proposed on this property. The site is proposed to redevelop in a similar time period as the properties to the north and south of the site. The Lafayette Street corridor has had multiple projects in recent years which have received planned, coordinated review by the Design Review Committee, including: Burger King renovation, Matthew 25 building addition, Belmont Beverage, and a Theatre expansion at the Auer Center. As noted, all of these developments are a compatible mixture of uses which are permitted in the DC zoning district.

LU7.B. Encourage development proposals that are sensitive to preserve or reserve areas. The applicant is proposing to rezone property at a site which is located outside of the floodplain. Their current location is within the mapped floodplain boundaries along the St. Mary's River.

LU8. Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist. The development has a footprint that encompasses nearly the whole site. The compact design has multiple floors of program space. As mentioned, this is an infill opportunity with utilities on-site. The structures on the property are aged and have been vacant for years.

LU8.B Encourage compact design. The Zoning Ordinance standards are met with the primary development plan submittal, including building setbacks and minimum and maximum building height, both of which require a compact design.

H5.A Provide incentives for locating development along and in the vicinity of existing or proposed bus routes. Over time, this pattern of development can reduce reliance on automobile travel, contribute to the creation of more vital and diverse communities, and improve transportation option for residents of all ages and incomes. The site is located along multiple Citilink lines, and the site has multiple transportation options.

H5.F Encourage the location of sidewalks along arterial and collector roadways. In order to safely connect neighborhoods to schools, shopping, and other amenities, areas should be identified where sidewalks would benefit the community. The applicant has proposed pedestrian facilities along both arterial streets bordering the development.

T3.A Encourage new developments to be pedestrian and bicycle-friendly. Fort Wayne should encourage sidewalks within all new developments. Pedestrian facilities and updated streetscape are proposed to be included with the development plan.

T3.B Work with local transportation agencies to assess existing arterial, collector, and local roadways to determine the need for safe pedestrian and bicycle compatible improvements. The applicant stated

at the public hearing that they have worked with local transportation officials, and would improve the streetscapes along both Lafayette and Washington. Along Lafayette a 5' park strip would be installed for safety of pedestrians; and lighting and street trees would be added along Washington.

CI4.F Improve community gateways. The applicant has submitted building elevations that display the high quality building design and landscaping. Both Lafayette and Washington are important community gateways. The long vacant buildings on the site would no longer be visible along the corridors.

CF2.C Endorse and support community maintenance effort to improve perceptions of safety. Code enforcement, maintenance of public spaces, graffiti removal, neighborhood clean-up programs, and redevelopment of vacant properties will help to create a better sense of public safety. The City of Fort Wayne has a Code Enforcement division to enforce the property maintenance of commercial properties. In this site's case, vacant buildings and parking lot have been temporarily fenced in, due to the vacant nature. This Comprehensive Plan goal encourages redevelopment of vacant properties, and the applicant is proposing to do so.

The primary development plan for the site shows the footprint of the building nearly covering the entire approximately 1 acre property. The building is shown with a zero setback along the two public streets, East Washington Boulevard and Lafayette Street. A pedestrian access point with handicap ramp access is proposed along East Washington Boulevard, and side doors are shown on the east and west sides of the building. The primary entrance to the facility is proposed along the existing public alley. The public alley would be improved, and provide access to a small parking area (8 angled spaces), the maintenance/dumpster area (screened), and a covered drop-off area. The plan for the alley includes expansion to approximately 20 feet in width. As proposed, the building meets the setbacks for the DC district.

Streetscape improvements are shown along the public streets, which include installation of street trees along both frontages. The applicant can confirm whether the streetscape will include the City's template of pavers and lighting. A garden area is also planned along the south side of the building, adjacent to the parking area. A freestanding pole light is proposed to provide lighting to the parking and garden area. The applicant has not requested a waiver of the lighting standards, but can provide more information on the specifications of the lighting to be utilized. A conceptual landscape plan has not been submitted at this time for the garden areas, but it is proposed to be utilized and maintained by the clients of the facility as a therapeutic activity.

The structure itself is proposed at three or four stories, depending on the fundraising. The third floor is included in the elevations as shell space for future growth, but if fundraising falls short, then the structure would be reduced by one floor, and the overall structure would be three stories at 47 feet in height, instead of 59 feet in height. The massing of the building is proposed near the street intersection, with one story building sections further to the east. The first floor at the street level is proposed to be primarily cast stone and brick. The windows proposed will meet Ordinance standards and give the structure a store-front look along the public streets. The applicant has committed to at least 50% of the street level façade being transparent with windows. The upper floors and street corner will use smooth metal panels of various colors and fiber cement panels in shades of gray to provide a contrast with the brighter colors (staff will be e-mailing color elevations). Windows will provide a uniform vertical and horizontal pattern to the structure. The applicant has shown building elevations that meet the Ordinance's horizontal and vertical divisions. No prohibited materials are proposed on the structure. Canopies are proposed in multiple locations on the building; on the north side and two on the south side. The canopy on the north side of the building will cover the East Washington Boulevard door, and the canopies on the south will cover the drop-off area and the porch near the garden. A deep red color is proposed for the canopy on the north side of the building.

The Zoning Ordinance requires that building-mounted light fixtures in pedestrian areas such as sidewalks, pathways, and plazas shall not be mounted higher than 12 feet, as measured from the adjacent grade. No building-mounted lighting was shown on the plan, so the applicant may discuss this further at the meeting. No waiver was requested for lighting. Screen walls are proposed for roof-mounted mechanical equipment. A

masonry wall is proposed on the south side of the structure to keep any ground-mounted equipment and the trash dumpster from public view.

The project site lies along Citilink bus routes. The Rescue Mission is encouraged to work with the City of Fort Wayne Transportation Department, INDOT, and Citilink on a well-functioning location for potential users of the facility to access Citilink.

This project also requires review by the Design Review Committee (DRC). As mentioned, the DRC held a public meeting on this plan on August 17. The DRC discussed the aesthetics and the functionality of the building. The structure's colors will attempt to match from the colors of the Rescue Mission's logo, and assist in branding. It was discussed that a number of social service providers and churches are in the immediate area, and have been contacted by the Rescue Mission. Parking for the employees and visitors of the facility was discussed, and the Rescue Mission has contacted parties throughout downtown for leasing of parking spaces. The exterior garden and landscape areas were discussed, as were the maintenance of such areas. The DRC unanimously voted to recommend approval of the primary development plan, as submitted by the applicant.

PUBLIC HEARING SUMMARY:

Presenters:

Patrick Hess, Beckman Lawson
Derek Frederickson, Engineering Resources
Toni Lovell, Rescue Mission
Richard Cummins, Rescue Mission
Donovan Coley, Rescue Mission

Comments in Favor:

Tim Stelle, 2216 South Calhoun
Jeremiah Hatfield, 200 East Main
Dave Wood, 1924 Prestwick Lane
Marilyn Moran-Townsend, 5131 Binford Lane
Gloria Whitcraft, 915 South Clinton
Steve Fish, 12227 West Jefferson
Jeremy Tillotson, 2423 South Calhoun
Matt Konow, 510 Greenlawn
Scott Amstutz, 14720 Liberty Mills Road
Jeff Ostermann, 1805 Linville Pass
Rebecca Ridley, 1429 Fisher Street
Jim Kuhnen, 7050 Carroll Road
Bruce Chwalek, 529 Thurston Court

Comments in Concern:

Jill McDevitt, ARCH, 818 Lafayette-believes building can be rehabilitated

Comments in Opposition:

General Concerns – Property values, safety of others in neighborhood, too many social services, locate it somewhere else, too busy of an intersection, proposed Belmont Liquors across the street, Downtown Core zoning not appropriate.

Dan Wire, 3002 Northside Drive-see letter
Tony Henry, 4131 Taylor Street
Dusty Roach, 736 East Wayne
Eric Fisher, 727, Fulton Street-see letter
(Illegible)
Joe Francis, 331 West Washington

Abbey Strombaugh, 938 Lake Avenue-see letter

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Fort Wayne Rescue Mission Ministries, Inc.
Address 301 W. Superior St.
City Fort Wayne State IN Zip 46802
Telephone 260-426-7357 ext. 113 E-mail rescuedonovan@gmail.com

Contact Person
Contact Person See attached.
Address _____
City _____ State _____ Zip _____
Telephone _____ E-mail _____

All staff correspondence will be sent only to the designated contact person.

Request
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property 400 E. Washington Blvd.
Present Zoning DE Proposed Zoning DC Acreage to be rezoned 1.01
Proposed density N/A units per acre
Township name Wayne Township section # 12
Purpose of rezoning (attach additional page if necessary) To allow special use request for a homeless/emergency shelter in a DC district.
Sewer provider City Water provider City

Filing Requirements
Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan/survey submittal requirements.

- ☐ Applicable filing fee
☐ Applicable number of surveys showing area to be rezoned (plans must be folded)
☐ Legal Description of parcel to be rezoned
☐ Rezoning Questionnaire (original and 10 copies) County Rezoning Only

I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Allen County Plan Commission as those provisions, procedures and policies related to the handling and disposition of this application; that the above information is true and accurate to the best of my/our knowledge; and that I/we agree to pay Allen County the cost of notifying the required interested persons at the rate of \$0.85 per notice and a public notice fee of \$50.00 per Indiana code.

Fort Wayne Rescue Mission Ministries, Inc.
(printed name of applicant) _____ (signature of applicant) _____ (date) _____
400 E Washington, LLC
(printed name of property owner) _____ (signature of property owner) _____ (date) _____

(printed name of property owner) _____ (signature of property owner) _____ (date) _____

(printed name of property owner) _____ (signature of property owner) _____ (date) _____

Received	Receipt No.	Hearing Date	Petition No.
8-2-16	121671	9-12-16	RG2-2016-0032

Contact Person for Development Plan Application:

Legal Counsel: Patrick R. Hess
Beckman Lawson, LLP
201 W. Wayne Street
Fort Wayne, IN 46802
Phone: 260-422-0800
Email: phess@beckmanlawson.com

Engineer: Derek Frederickson, P.E.
11020 Diebold Road
Fort Wayne, IN 46845
Phone: 260-451-9720
Email: derek@eri.consulting

Architect: Ron Dick, AIA, LEED, AP
200 E. Main Street, Suite 600
Fort Wayne, IN 46802
Phone: 260-422-4241
Email: rdick@designcollaborative.com

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

Rezoning Petition REZ-2016-0032

APPLICANT:	Fort Wayne Rescue Mission Ministries, Inc.
REQUEST:	To rezone property from DE/Downtown Edge to DC/Downtown Core for a primary development plan for a new facility for the Fort Wayne Rescue Mission.
LOCATION:	The site is located on the south side of the 400 block of East Washington Boulevard, and on the east side of the 1000 block of Lafayette Street. The property is north of Matthew 25 and to the west of LaHartz Trophy (Section 2 of Wayne Township).
LAND AREA:	Approximately 1.0 acre
PRESENT ZONING:	DE/Downtown Edge
PROPOSED ZONING:	DC/Downtown Core

The Plan Commission recommends that Rezoning Petition REZ-2016-0032 be returned to Council with a “Do Pass” recommendation for the following reasons:

1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The DC zoning does not set an undesirable precedent in the area due to the fact the DC district lies to the north and immediately to the west of the site. The applicant provided testimony at the public hearing that the DC district permitted uses and available special uses are nearly identical with the DE district. Site and building designs in both districts are reviewed by the Downtown Design Review Committee. The approval of the rezoning to the DC district does not permit a homeless/emergency shelter, by right. The rezoning request is in substantial compliance with the following points of the Comprehensive Plan:
 - LU3.** Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure. The development lies within the development area and the infill opportunity area of the Conceptual Development Map in the Comprehensive Plan. Public utilities, streets, and alley are adjacent to the site.
 - LU3.A.** Support new development, revitalization and redevelopment in areas currently served by adequate existing public sewer and water facilities. The project is redeveloping a vacant site which has public utilities. City Utilities Development Services has approved the primary public water and sewer plans to the site.
 - LU5.** Encourage sustainable growth and quality development, revitalization and redevelopment by increasing and enhancing connectivity. The project site includes sidewalks and an updated streetscape that connects pedestrians to adjacent public rights-of-way. The public alley is proposed to be widened, and the site sits at two arterials to provide vehicular connectivity throughout downtown and the City. Bike lanes are available at both Wayne and Berry Streets just to the north of the site. Sustainable growth at the site is proposed with a high quality building with a partial green roof, outdoor gardens, and multiple floors.
 - LU5.C** Encourage development proposals that provide neighborhood commercial, civic, institutional and other similar uses, designed to allow adequate access for pedestrians and bicycles, in close proximity to housing. The proposed site is in close proximity to additional public and social services. The downtown area is connected with a sidewalk network. As mentioned, bike lanes have been installed along both Wayne and Berry Street just to the north of the site. Housing in the area includes

the Lamplight Inn immediately across Lafayette Street, and the East Central neighborhood primarily to the east of the site, which is also connected via pedestrian facilities.

LU6. Encourage carefully planned sustainable growth and coordinated development by encouraging mixed land uses. Mixing land uses – commercial, residential, institutional, recreational, education, and others-in neighborhoods or places that are accessible by bicycle and on foot can create vibrant and diverse communities. A mix of uses exists in the general area, and this proposed development will continue the trend. The DC district encourages and permits a mixture of uses in the downtown area. The site is within walking distance to services, offices, and business establishments, and also is along multiple Citilink bus routes. The structure itself is proposed to house the administrative offices of The Rescue Mission, which employs dozens of workers. Employees and volunteers may also utilize pedestrian facilities and transportation infrastructure to access the site and neighboring mixed uses. Administrative offices are a permitted use in the DC district.

LU6.D Support carefully planned, coordinated, compatible mixed-use development. The site plan and building elevations were reviewed by the Design Review Committee to ensure a compatible aesthetic design of the site. The building massing is proposed toward the intersection to keep the urban feel of the corner of Lafayette Street and East Washington Blvd. Landscaping, a green roof, and sustainable high-quality building materials are proposed on this property. The site is proposed to redevelop in a similar time period as the properties to the north and south of the site. The Lafayette Street corridor has had multiple projects in recent years which have received planned, coordinated review by the Design Review Committee, including: Burger King renovation, Matthew 25 building addition, Belmont Beverage, and a Theatre expansion at the Auer Center. As noted, all of these developments are a compatible mixture of uses which are permitted in the DC zoning district.

LU7.B. Encourage development proposals that are sensitive to preserve or reserve areas. The applicant is proposing to rezone property at a site which is located outside of the floodplain. Their current location is within the mapped floodplain boundaries along the St. Mary's River.

LU8. Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist. The development has a footprint that encompasses nearly the whole site. The compact design has multiple floors of program space. As mentioned, this is an infill opportunity with utilities on-site. The structures on the property are aged and have been vacant for years.

LU8.B Encourage compact design. The Zoning Ordinance standards are met with the primary development plan submittal, including building setbacks and minimum and maximum building height, both of which require a compact design.

H5.A Provide incentives for locating development along and in the vicinity of existing or proposed bus routes. Over time, this pattern of development can reduce reliance on automobile travel, contribute to the creation of more vital and diverse communities, and improve transportation option for residents of all ages and incomes. The site is located along multiple Citilink lines, and the site has multiple transportation options.

H5.F Encourage the location of sidewalks along arterial and collector roadways. In order to safely connect neighborhoods to schools, shopping, and other amenities, areas should be identified where sidewalks would benefit the community. The applicant has proposed pedestrian facilities along both arterial streets bordering the development.

T3.A Encourage new developments to be pedestrian and bicycle-friendly. Fort Wayne should encourage sidewalks within all new developments. Pedestrian facilities and updated streetscape are proposed to be included with the development plan.

T3.B Work with local transportation agencies to assess existing arterial, collector, and local roadways to determine the need for safe pedestrian and bicycle compatible improvements. The applicant stated at the public hearing that they have worked with local transportation officials, and would improve the streetscapes along both Lafayette and Washington. Along Lafayette a 5' park strip would be installed for safety of pedestrians; and lighting and street trees would be added along Washington.

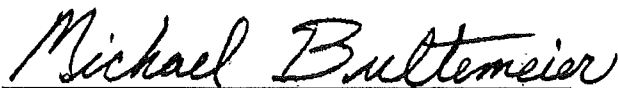
CI4.F Improve community gateways. The applicant has submitted building elevations that display the high quality building design and landscaping. Both Lafayette and Washington are important

community gateways. The long vacant buildings on the site would no longer be visible along the corridors.

CF2.C Endorse and support community maintenance effort to improve perceptions of safety. Code enforcement, maintenance of public spaces, graffiti removal, neighborhood clean-up programs, and redevelopment of vacant properties will help to create a better sense of public safety. The City of Fort Wayne has a Code Enforcement division to enforce the property maintenance of commercial properties. In this site's case, vacant buildings and parking lot have been temporarily fenced in, due to the vacant nature. This Comprehensive Plan goal encourages redevelopment of vacant properties, and the applicant is proposing to do so.

2. Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. The DC zoning district is already adjacent to the subject property. The development standards and permitted uses are very similar in nature between the DE and DC districts. No utilities will be extended to the site, and no public streets will need to be dedicated. The design of the site's lighting and traffic flow will provide little to no adverse impacts on the adjacent properties. The development plan proposes green space on the ground level, and also a green roof, visible from the south. Streetscape improvements will provide a visual improvement for pedestrians and motorists on the east side of downtown. The structure is proposed to meet Zoning Ordinance standards for setbacks, which will not encroach or have negative impacts on surrounding buildings. Redevelopment of this vacant site continues the trend on this block of investment, which includes Matthew 25 building and site improvements, and the redevelopment of the former Woodson Motorsports building as Oak Street Health, a clinic.
3. Approval is consistent with the preservation of property values in the area. The applicant submitted written testimony from a local commercial broker supporting the preservation of property values in the area. The site and building design is proposed to meet all Ordinance standards to ensure a quality development consistent with other new buildings, additions, and renovations adjacent to the property such as Matthew 25, Oak Street Health, and Belmont Beverage. The area has a mixture of uses currently which include social service agencies and churches.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Review by City engineering departments indicates that the site can be developed for the proposed 85,000 square foot structure, and adequate infrastructure is available to service the site. The site has little traffic impact to the public rights-of-way, and the property is located with the Comprehensive Plan's Conceptual development map, and as an infill area. The existing uses in the area are a mixture of commercial, office, institutional, residential, and social services, all of which are permitted in the DC district. The Design Review Committee has voted to positively recommend the project's building design.

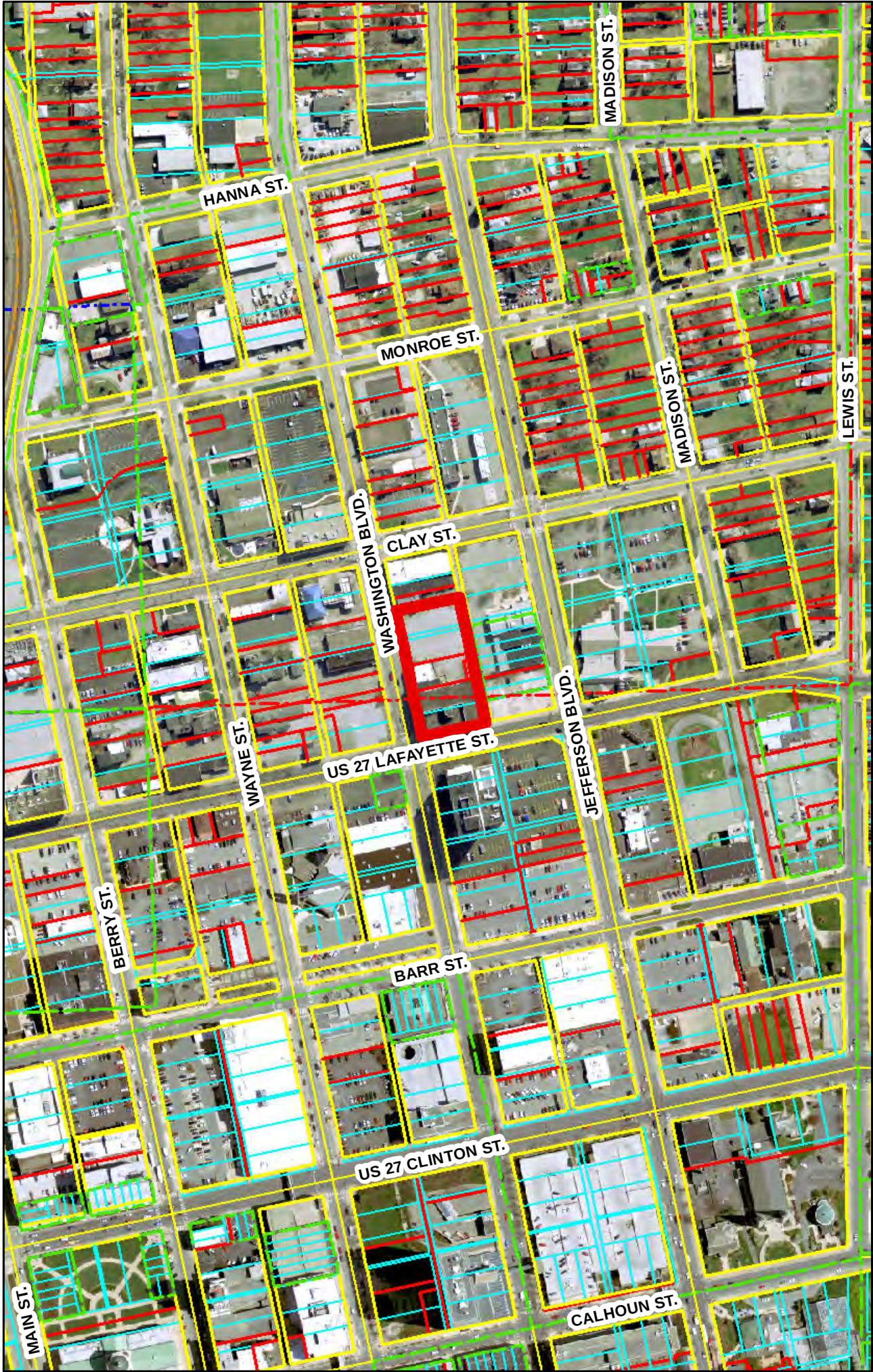
These findings approved by the Fort Wayne Plan Commission on September 19, 2016.



Michael Bultemeier
Secretary to the Commission



Rezoning Petition REZ-2016-0032 and Primary Development Plan PDP-2016-0027 - Fort Wayne Rescue Mission

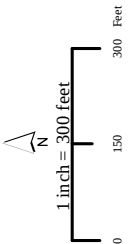


Project boundaries represented by bold colored lines are for representational purposes only.

Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

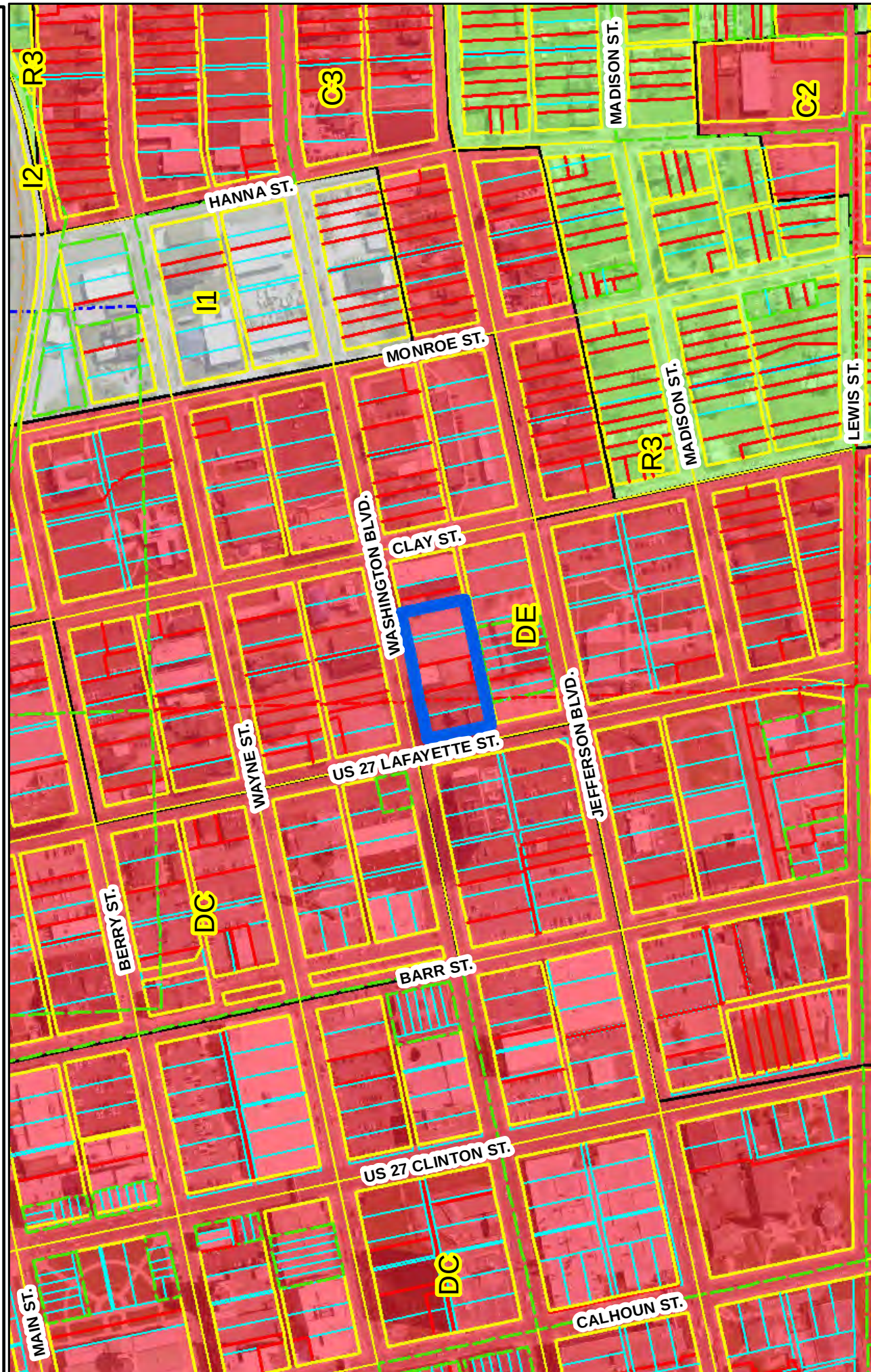
© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

Date: 8/23/2016





Rezoning Petition REZ-2016-0032 and Primary Development Plan PDP-2016-0027 - Fort Wayne Rescue Mission

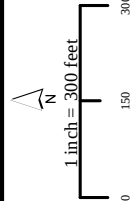


Project boundaries represented by bold colored lines are for representational purposes only.

Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

Date: 8/23/2016



LOT INFORMATION	
CURRENT ZONING	DE
CURRENT USE	COMMERCIAL
PROPOSED ZONING	DC
PROPOSED USE	HOMELESS SHELTER WITH SUPPORTING USES
DISTURBED AREA	±125 AC

FLOOD INSURANCE RATE MAP (FIRM):	
ALLEN COUNTY, INDIANA AND INCORPORATED AREAS	
FIRM MAP NUMBERS: 18003C0284G	
PANELS 186 AND 284 OF 495	
DATED AUGUST 3, 2009	
ZONE "X" OTHER AREAS	

BUILDING INFORMATION	
PROPOSED BUILDING FOOTPRINT	±29,800 SF
PROPOSED BUILDING GROSS SQUARE FOOTAGE	±85,000 SF
BUILDING HEIGHT	4 FLOORS - 59'-0"
CURRENT HEIGHT RESTRICTION	200' (IN DC ZONING DISTRICT)

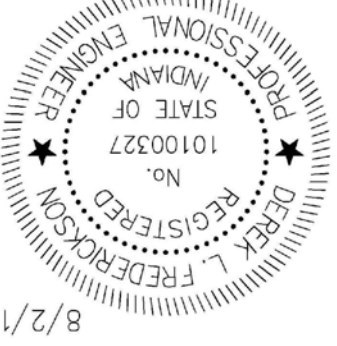
PARKING SUMMARY	
REQUIRED PARKING	= 0 SPACES
PROPOSED PARKING	= 8 SPACES
*PARKING SPACES ARE SHOWN AS 10' x 16.5' (60° ANGLED) WITH A 20' WIDE DRIVE AISLE.	

APPLICANT	FORT WAYNE RESCUE MISSION 301 W SUPERIOR STREET FORT WAYNE, IN 46802 EMAIL: rescuedonovan@gmail.com
OWNER	400 E WASHINGTON, LLC 2120 E WASHINGTON BOULEVARD FORT WAYNE, IN 46803 CONTACT: THOMAS CURRENT EMAIL: tncurrent@currenthvac.com
ENGINEER	ENGINEERING RESOURCES 11020 DIEBOLD ROAD FORT WAYNE, IN 46845 PH: (260) 490-1025 FAX: (260) 490-1026 CONTACT: DEREK FREDERICKSON EMAIL: derek@eri.consulting
SURVEYOR	HOFER AND DAVIS, INC. 203 2. WAYNE STREET, SUITE 316 FORT WAYNE, IN 46802 PH: (260) 422-9922 EMAIL: hoferdavis@aol.com

ENGINEERING RESOURCES, INC.



11020 Diebold Road, Fort Wayne, IN 46845
Ph: (260) 490-1025 Fax: (260) 490-1026
www.eri.consulting



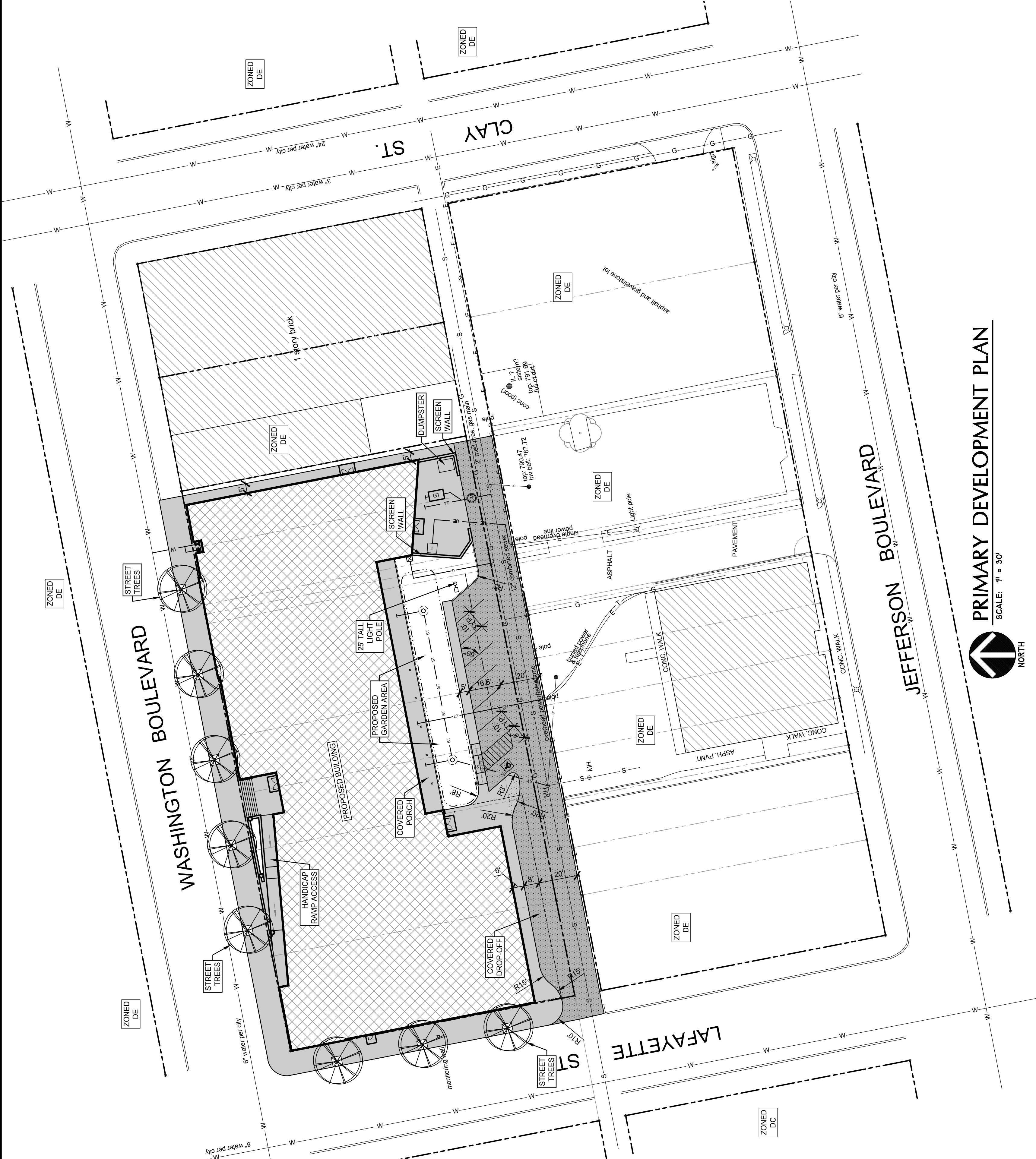
Derek L. Frederickson
Professional Engineer
No. 10100327
State of Indiana
Exp. 8/2/16

FORT WAYNE
RESCUE MISSION
FORT WAYNE, IN

The concepts, ideas, designs, plans and details as shown on this document are the sole property of Engineering Resources, Inc. and were created, developed, designed, drawn and/or checked by the project engineer. None of the concepts, ideas, designs, plans, or details shall be used or dissemination without the written permission of Engineering Resources, Inc.

CAD FILE	Primary Development Plan
PLOT DATE	08/02/16
DRAWN BY	DLR
PLOT SCALE	1"=50'
REVISIONS	
DATE	DESCRIPTION

PRIMARY DEVELOPMENT PLAN
PD1



PRIMARY DEVELOPMENT PLAN

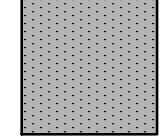
SCALE: 1" = 30'

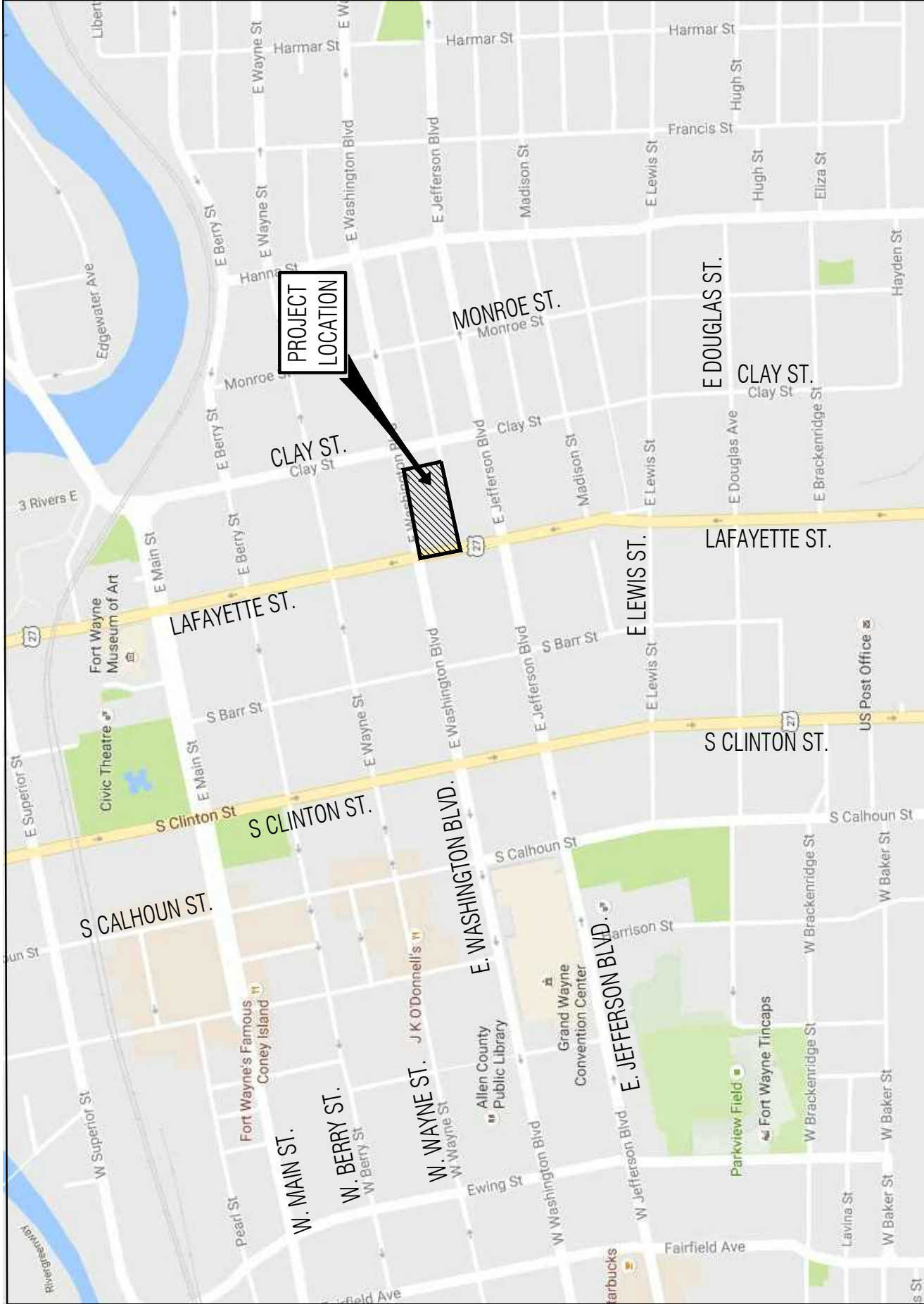


PROPOSED LEGEND:

-  STORM MANHOLE
-  CONTROL MANHOLE
-  GATE VALVE
-  P.V.
-  SHADE TREE W/ TREE GATE
-  HANDICAP PARKING
-  SIGN
-  25' TALL LIGHT POLE
-  STORM SEWER
-  SANITARY SEWER
-  WATER LINE
-  TELEPHONE LINE
-  GAS LINE
-  ELECTRIC LINE

LAYOUT LEGEND:

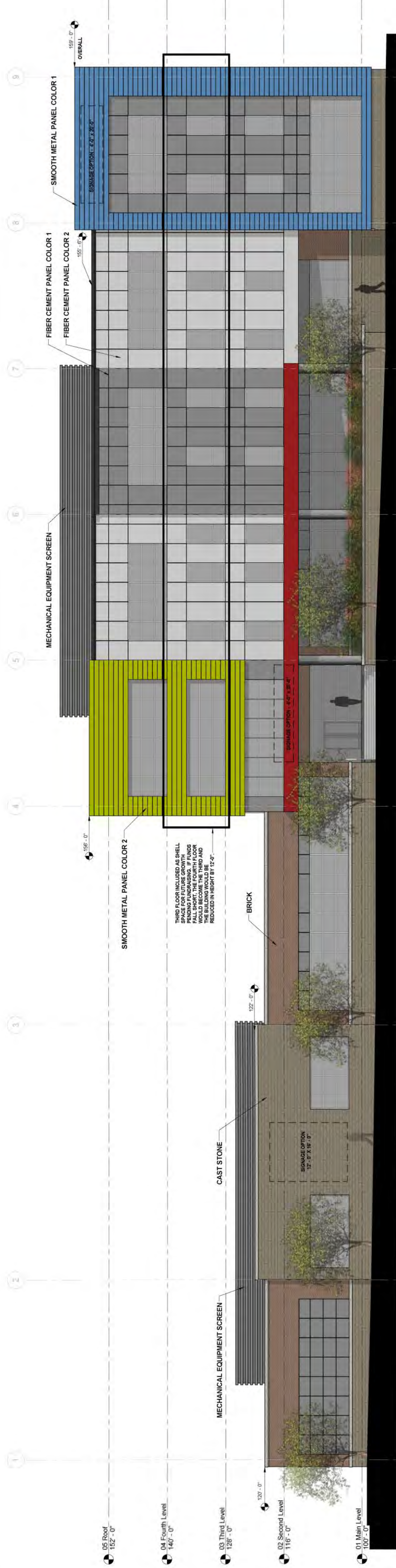
-  PROPOSED ASPHALT PAVEMENT
-  PROPOSED CONCRETE SIDEWALKS



LOCATION MAP

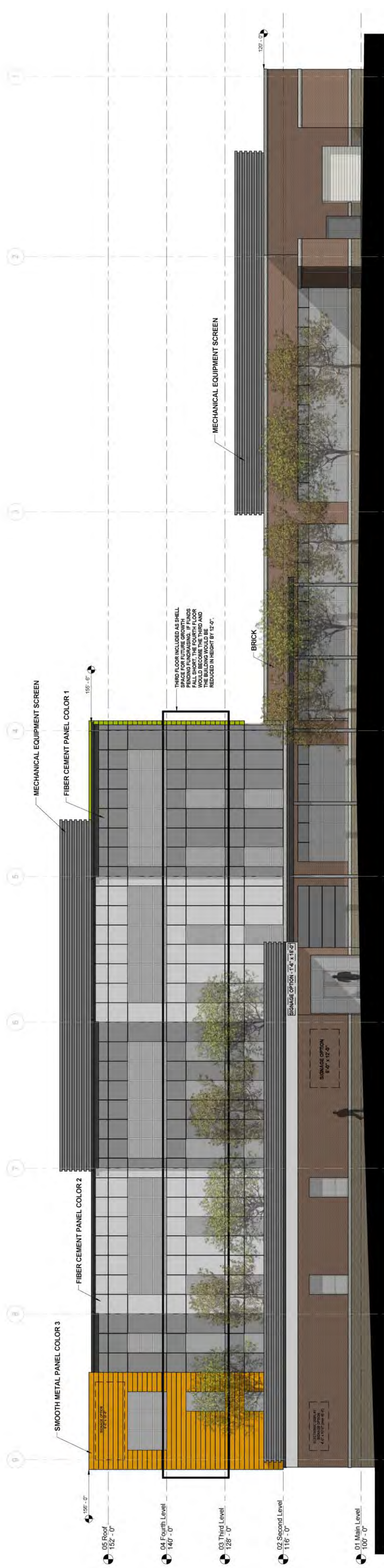
SCALE: 1" = 50'





1 Exterior Elevation - North

SCALE: 1/8" = 1'-0"

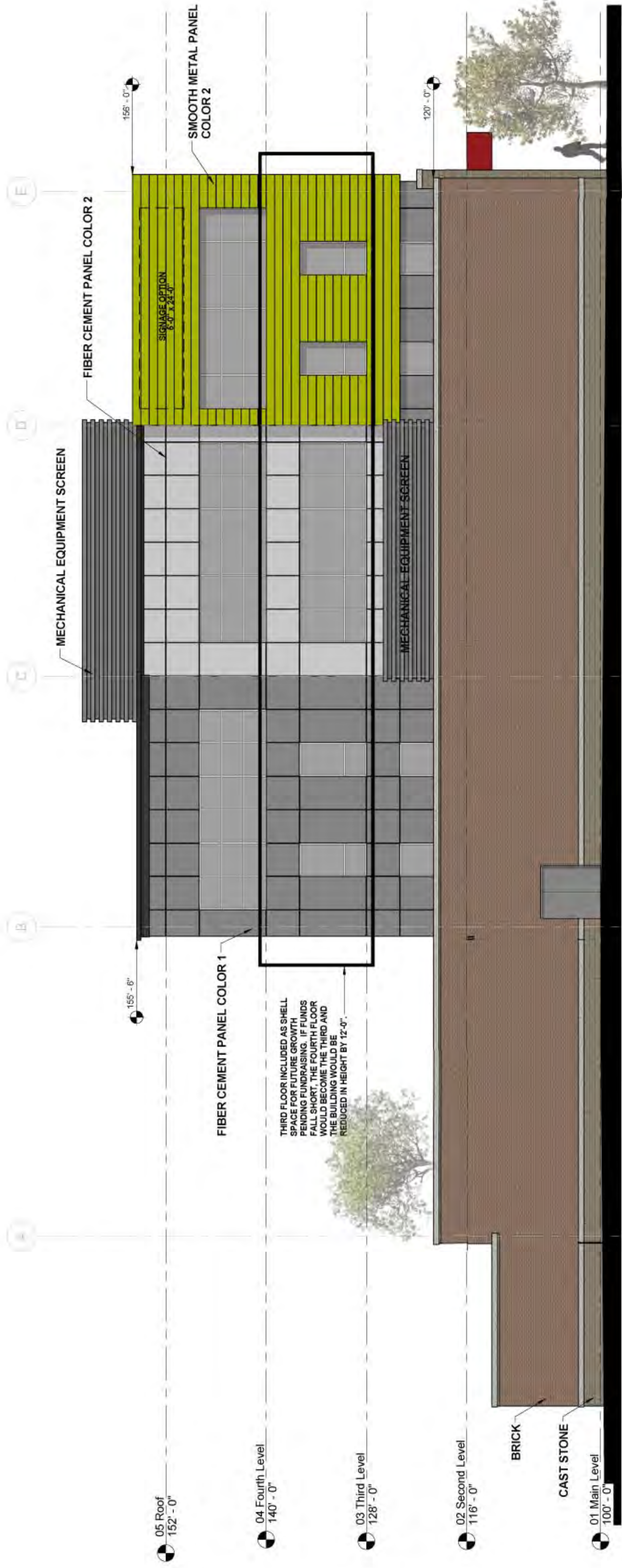


2 Exterior Elevation - South

SCALE: 1/8" = 1'-0"

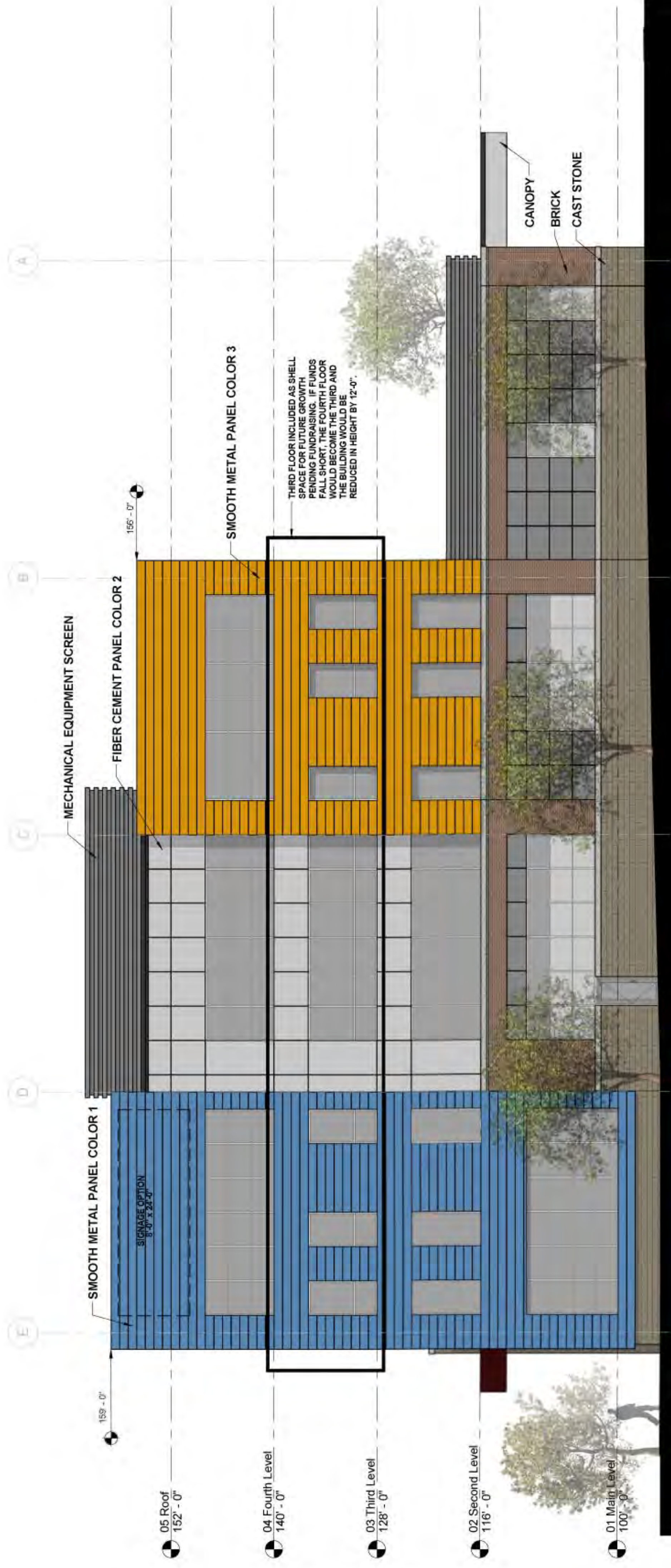
The Rescue Mission
New Downtown Home
Exterior Elevations
08/02/2016





1 Exterior Elevation - East

SCALE: 1/8" = 1'-0"



2 Exterior Elevation - West

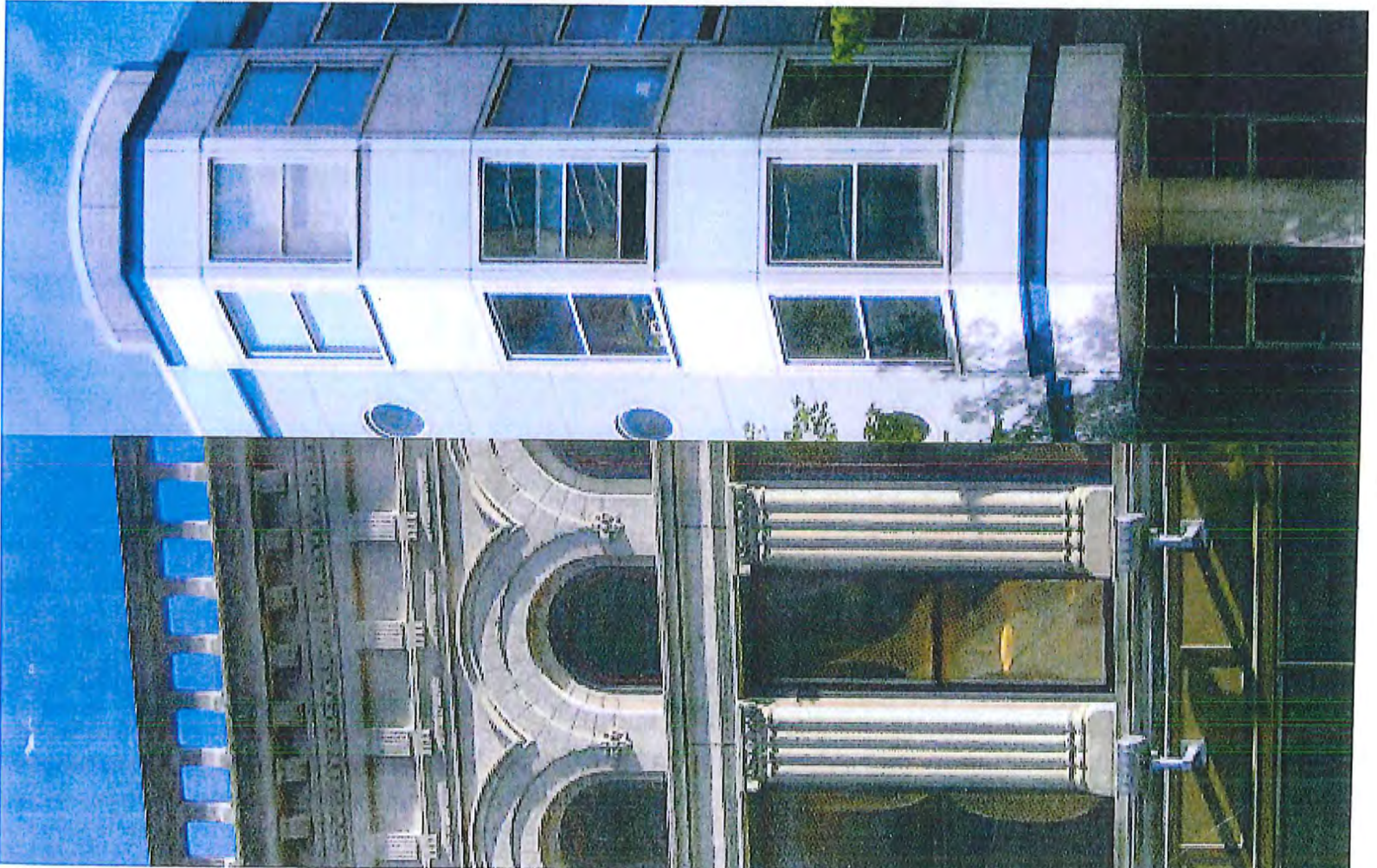
SCALE: 1/8" = 1'-0"

by applicant.

Submitted @ PH 9/12/16

DOWNTOWN DESIGN MANUAL * * * * * CITY OF FORT WAYNE

ADOPTED | OCTOBER 2010
EFFECTIVE | JANUARY 2011



Intent

This section provides standards and recommendations for the site components and amenities that are not part of a structure. The intent is to encourage site elements that enhance the quality of the downtown urban fabric and create a "sense of place" that is only downtown Fort Wayne.

A. INTRODUCTION

The architectural design of buildings and structures in a downtown is only one part of the equation of good urban design. The site elements addressed in this section contribute to the energy, comfort and aesthetic appeal of places and spaces.

B. SITE ELEMENTS

1. SURFACE PARKING

The City encourages and promotes a pedestrian-friendly downtown and supports higher densities. In light of this, and in consideration of several existing public parking areas, it may not be necessary for every development or use to have off-street parking. This consideration should be a part of the review process for development of new surface parking areas or expansion of existing parking lots.

- REQUIRED**
- A B** 1.1 There shall be no minimum off-street parking requirement for new buildings or for new uses in existing buildings. If parking is provided, parking maximums shall be one-half (1/2) of the number of spaces required by the zoning ordinance outside of the CM5 districts.
 - B** 1.2 If the proposed number of off-street parking spaces exceeds the number of spaces required by the zoning ordinance outside of the CM5 districts for new buildings by more than five percent (5%), the minimum amount of required interior landscaping shall be increased by ten percent (10%) or pervious pavement shall be provided in an area equal to the additional amount.
 - A B** 1.3 Parking areas shall maintain a minimum setback of five feet (5') from all property lines in order to provide adequate area for required parking area buffering.
 - A B** 1.4 Parking areas shall be hard surfaced and internally drained. Stone or gravel shall not be permitted as a parking surface. Pervious pavement and individual pavers may be permitted.
 - A B** 1.5 Off-street parking shall not be located in the front or side yard of any new structure. Refer to the Preferred Parking Configurations Profile on page 61.

FORT WAYNE ZONING ORDINANCE

§ 157.407 PARKING

(A) Purpose

The purpose of this section is to establish standards for the provision of adequate off-street parking facilities, including standards for bicycle facilities and **parking structures**, for permitted or approved residential, commercial, mixed use, industrial and other **nonresidential uses**.

(B) Applicability

The minimum off-street parking requirements of this section shall apply to:

- (1) Any new freestanding building or use except in the DC and DE districts, and except for the excluded uses in §157.407 (D)(1)(d). In cases where a building addition of over 50% of the gross floor area of an existing primary building or displaces existing parking spaces, the current parking provisions shall also be reviewed by DPS staff to see if additional parking should be provided. This review shall consider the existing number of parking spaces provided, the ability to provide additional on-site parking, and the availability of additional parking in the immediate area. If parking is provided for uses in the DC and DE districts, there shall be a maximum number of parking spaces allowed; the parking maximum shall be the number of spaces required for the use by the ordinance in districts other than the DC and DE districts, if parking for the use is provided in either an on-site or off-site parking structure; if parking for the use is not provided in a parking structure, then the parking maximum shall be ½ the number of space required for the use.
- (2) In the UC districts, the standards shall apply only to the following uses or activities: a new bar/tavern building; a new dance or similar school building; a new restaurant building; a new night club or similar entertainment use building; the addition of units to an existing residential structure; or the conversion of a residential structure to nonresidential use.

(C) General Parking Standards

(1) Location on Site Required

All parking spaces required by this section shall be provided on the same lot, tract or development site as the building, structure, or use for which the spaces are required, except in the case of off-site parking areas for religious institutions or school uses, where the lot is either under the same ownership or operates under an executed agreement allowing for its use and is directly across an alley right-of-way from the primary use.

(2) Parking Area Location Standards

- (a) Any paved area used for off-street public or employee parking, including internal driveways and driving lanes, shall meet the following standards, except for:
 - (i) Driveways or driving lanes that provide direct access between the parking area and a public or private street; and
 - (ii) Any single or two family residential driveway or parking area that does not meet the definition of "public parking area".



September 7, 2016

Fort Wayne Plan Commission
200 East Berry Street, Suite 150
Fort Wayne, IN 46802

Re: Rezoning Petition REZ-2016-0032;
Primary Development Plan PDP-2016-0027 – Fort Wayne Rescue Mission

Dear Plan Commission Members:

I have been a real estate broker involved in helping my clients buy, sell, and lease commercial and industrial real estate property in Fort Wayne and Allen County for over 20 years. In that time, I have been involved in transactions involving downtown Fort Wayne properties on many occasions. As the Plan Commission is aware, Downtown Fort Wayne is currently undergoing a renaissance, with the development of Parkview Field, the Harrison, Cityscape Flats, the Ashe Skyline and related residential development, and the serious efforts being undertaken in developing our downtown riverfront. The Fort Wayne Rescue Mission's current home at 301 W. Superior Street is, unfortunately in many respects, undersized to meet the needs of Fort Wayne's homeless population. It is also located where many current plans are calling for community oriented riverfront development. The Rescue Mission proposes to relocate to the south east corner of Lafayette Street and East Washington Boulevard. I encourage the Plan Commission to support this proposal.

The relocation and expansion of the Rescue Mission will promote community values by allowing a larger, better facility to serve the needs of the homeless in our city. This site contains structures that are over 100 years old. The buildings on the site are now vacant, and have been for quite some time. The surrounding uses include office, commercial, residential, and church or educational uses. In my opinion the relocation of the Rescue Mission to this site will not detract from the current conditions or character of the surrounding structures. Keeping the Rescue Mission downtown is essential. A downtown location provides easy access to those who use the Rescue Mission's services to government and religious services, including the services provided by the Matthew 25 health clinic immediately south of the proposed site. Keeping the Rescue Mission at a downtown location represents responsible development and growth. It would simply make no sense to relocate the Rescue Mission far away from the downtown core, which would be difficult to access by the people the Rescue Mission serves.

Continuing the Goldstine Knapke Tradition

www.bndcommercial.com

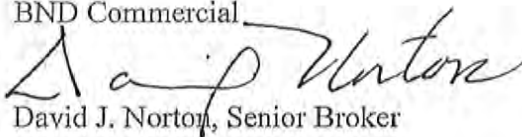
1021 South Calhoun Street, Suite One, Fort Wayne, Indiana 46802 Phone: 260.407.0900 Fax: 260.469.7137

Fort Wayne Plan Commission
Page 2
September 7, 2016

The Rescue Mission will not be a detriment to property values, patterns of development, or growth in the surrounding area. I believe that the relocation of the Rescue Mission to this site, and the construction of a brand new facility as proposed, will represent Fort Wayne as the caring and open community that I have known it to be. I encourage the Plan Commission recommend approval of the rezoning, and approve the development plan for the Rescue Mission.

Very truly yours,

BND Commercial

A handwritten signature in black ink, appearing to read "David J. Norton", written over the printed name.

David J. Norton, Senior Broker

DJN/jcsh

FORT WAYNE ZONING ORDINANCE

§ 157.218 DC DOWNTOWN CORE

(A) Purpose

The Downtown Core **district** is intended to recognize downtown Fort Wayne as the heart of the **City** and the regional economic and cultural hub for Northeast Indiana. This area should also serve as a hub for different forms of mass transit. This **district** is intended to be the **City's** highest density **district** consisting of multiple **story buildings** with mid- to high-rise **buildings** being common. The **district** is intended to provide for a **pedestrian oriented** mixture of cultural, entertainment, governmental, institutional, office, **personal service**, recreational, residential, retail, **restaurant**, and similar **uses** along with the provision of **public parks** and other gathering spaces. **Development** following the recommendations of the Fort Wayne Downtown **Design Standards** and other adopted plans for the downtown area should be encouraged. The **development** pattern in the **district** should serve to promote an active, attractive and **pedestrian friendly** environment while maintaining the unique and historic character of the downtown. In order to promote and maintain a dense urban **development** pattern, certain characteristics typically associated with less dense **development** such as minimum **building setbacks** and single **story buildings** should be discouraged. Parking is not intended to be provided for each **use** on-site, but rather is to be provided through on-street parking and parking **garages** that serve multiple **buildings**.

(B) Permitted Uses

The **uses** listed below are permitted as a matter of right in the DC **district**.

DC DOWNTOWN CORE USE CATEGORIES		
Animal service, indoor	Instruction/training/education	Residential facility, general
Automobile service, limited	Medical facility or office	Residential facility, limited
Clothing	Personal service	Retail, limited
Community facility	Professional office/business service	Studio
Electronics	Recreation, general	Universally permitted use
Food and beverage service	Recreation/tourism, limited	Miscellaneous use

DC DOWNTOWN CORE SPECIFIC PERMITTED USES		
Accessory building/structure/use	Art instruction	Betting or other gambling facility
Accountant	Artist material and supply store	Bicycle sales and repair shop
Adoption service	Artist studio	Billiard or pool hall
Adult care center	Assisted living facility	Bingo establishment
Adult care home	Attorney	Blood bank
Advertising	Audiologist	Blood or plasma donor facility
Air conditioning sales	Audio-visual studio	Boarding house
Animal grooming (indoor)	Automobile accessory store (indoor)	Book store
Animal hospital (indoor)	Automobile rental (indoor)	Bookkeeping service
Animal kennel (indoor)	Automobile sales (indoor)	Botanical conservatory
Animal obedience school (indoor)	Bait sales	Bowling alley
Answering service	Bakery goods	Broker
Antique shop	Bank	Business training
Apparel and accessory store	Bankruptcy service	Card and stationery store
Appraiser	Bar or tavern	Catalog showroom
Arcade	Barber shop	Caterer
Architect	Barber/beauty school	Child care center
Arena	Beauty shop	Child care home (class I or II)
Art gallery	Bed and breakfast	Chiropractor

FORT WAYNE ZONING ORDINANCE

DC DOWNTOWN CORE SPECIFIC PERMITTED USES		
Cigarette/tobacco/cigar store	Embroidery	Martial arts training
Clinic	Employment agency	Massage therapy
Clock/watch/jewelry sales/repair	Engineer	Meat or fish market
Clothing store	Entertainment facility (indoor)	Medical training
Club, private	Exhibit hall	Micro or mini-brewery/brewpub
Coffee shop	Fabric shop	Model unit
Coin shop	Farmer's market (w/outdoor uses)	Mortgage service
Collection agency	Finance agency	Movie and game sales and rental
Community center	Financial planning service	Multiple family complex
Community garden	Fireworks sales (indoor)	Multiple family dwelling
Computer sales and service	Fitness center	Museum
Computer software store	Flea market (indoor)	Music instruction
Computer training	Floor covering store	Music store
Confectionery/ice cream/candy store	Florist	Music/recording studio
Consignment shop	Foundation office	Musical instrument store
Consulting service	Fraternity house	Nail salon
Consumer electronics sales/service	Fruit and/or vegetable store	Neighborhood facility
Convenience store	Funeral home	Nursing home
Copy or duplicating service	Furniture store	Nutrition service
Correctional services facility	Furrier	Ophthalmologist
Cosmetic store	Gift shop	Optician
Costume and clothing rental	Glass cutting/glazing shop	Optometrist
Counseling service	Graphic design service	Package liquor store
Craft instruction	Grocery store or supermarket	Paint store
Craft studio	Gymnastics instruction	Park or recreation area
Craft supply store	Hardware store	Parking area (off-site) ⁽³⁾
Credit service	Health center	Parking structure ⁽¹⁾
Credit union	Health club	Pet store
Customer service facility	Heating sales	Photographic supply store
Dance instruction	Hobby shop	Photography training
Data processing facility	Hospice care center	Physical therapy facility
Data storage facility	Hospital	Picture framing facility
Dating service	Hotel	Planetarium
Day care	Insurance agency	Planner
Day spa	Interior decorating store	Podiatrist
Delicatessen	Interior design service	Public transportation or similar public facility
Dentist	Internet/web site service	Radio station
Department store	Investment service	Real estate
Diagnostic center	Laboratory	Reception/banquet hall
Dialysis center	Land surveyor	Rehabilitation facility
Diaper service facility	Laundromat/coin operated laundry	Religious institution/school field
Dinner theater	Leather goods or luggage store	Rental and/or leasing store
Doctor	Legal service	Residential dwelling unit ⁽²⁾
Dormitory	Library	Restaurant, including drive-through
Driving instruction	Live-work unit	Retirement facility
Drug store	Loan office	Riding stable
Dry cleaning store	Laundromat/coin operated laundry	Savings and loan
Educational institution	Marketing agency	School

FORT WAYNE ZONING ORDINANCE

DC DOWNTOWN CORE SPECIFIC PERMITTED USES		
Security service	Surgery center	Toy store
Self-service storage facility ⁽¹⁾	Swim club (indoor)	Travel agency
Shoe store/shoe repair shop	Tailor/alteration service	Treatment center
Sign sales store	Tanning salon	Tutoring service
Skating rink	Tattoo establishment	Variety store
Sleep disorder facility	Tax consulting	Veterinary clinic
Social service agency	Taxi service	Water park
Sorority house	Telephone sales and service	Wedding consultant
Sporting goods sales and rentals	Television station	Weight loss service
Stadium	Tennis club (indoor)	Window sales
Stained glass studio	Theater (indoor)	Yoga/pilates instruction
Stock and bond broker	Title company	Zoo
Notes:		
(1) If integrated within the footprint of a new building for a permitted primary use		
(2) Above, to the rear of, or attached to a permitted nonresidential use		
(3) See universally permitted use definition for additional standards		

FORT WAYNE ZONING ORDINANCE

(C) Special Uses

The following uses may be approved by the **Board of Zoning Appeals** after the filing of a **Special Use** petition:

- (1) **Animal keeping** (outdoor, small animal)
- (2) **Community garden** that includes a **structure**
- (3) **Group residential facility (large)**
- (4) **Group residential facility (small)**
- (5) **Home business** (see § 157.503(D)(3)(b) for additional standards)
- (6) **Homeless/emergency shelter**
- (7) **Model unit** (for extension of time/expansion of scope)
- (8) **Nonconforming use** (expansion of existing **nonconforming use**, or allow conforming status to existing use)
- (9) **Parking structures** (public or private)

Parking structures integrated within the footprint of a new **building** for a permitted **primary use** shall not require a **special use** approval under this provision. In addition to meeting the requirements set forth in §157.503(D)(2), the **Board** shall evaluate the request based on the following standards and guidelines:

- (a) **Parking structures** should contain commercial or residential **uses** along the **street frontages** where practical to encourage **pedestrian oriented uses** and activity at the **street level**. If commercial or residential **uses** are not provided, **parking structures** shall maintain a minimum 10' **setback** along **yards** with a **street frontage**. The **Board** may require a greater **setback** on a case-by-case basis.
 - (b) The first two floors shall be adequately screened by landscaping and/or architectural features. If a new **parking structure** is connected to an existing or proposed **building** than the **parking structure** shall be compatible with that **building**.
 - (c) If a new **parking structure** is not connected to an existing or proposed **building** then the **parking structure** shall be compatible with the proposed **building** or one or more **structures** adjoining to the **parking structure**.
- (10) **Pawn shop**
 - (11) **Religious institution** or **school** illuminated athletic field(s)
 - (12) **Residential facility for a court-ordered re-entry program**
 - (13) **Residential facility for homeless individuals**
 - (14) **Self-service storage (mini-warehouse facility), as a primary use**
 - (15) **Solar panel (ground mounted)**
 - (16) **Utility facility, private** (not otherwise permitted or exempt)

FORT WAYNE ZONING ORDINANCE

§ 157.219 DE DOWNTOWN EDGE

(A) Purpose

The Downtown Edge **district** is intended to provide for a **transition** from the high density **mixed use development** within the Fort Wayne core downtown to the traditional urban residential neighborhoods that surround the downtown. The **district** is intended for a lower density **development** pattern than the DC **district**, but is still meant for predominately multiple **story structures** (typically between 2 and 6 stories). Like the DC **district**, this **district** is intended to provide for a **pedestrian oriented** mixture of cultural, entertainment, governmental, institutional, office, **personal service**, recreational, residential, **restaurant**, retail, and similar **uses** along with the provision of **public parks** and other gathering spaces. This **district** is also uniquely intended to provide opportunities for **artist studios**, live/work space, small offices, and other creative **uses**. Special attention should be paid to the primary corridors in this **district** as they serve as the **gateways** to the central downtown. **Development** following the recommendations of the Fort Wayne Downtown **Design Standards** and any adopted plans for the downtown area should be encouraged.

(B) Permitted Uses

The **uses** listed below are permitted as a matter of right in the DE **districts**:

DE DOWNTOWN EDGE USE CATEGORIES		
Animal service, indoor	Instruction/training/education	Residential facility, general
Automobile service, limited	Medical facility or office	Residential facility, limited
Clothing	Personal service	Retail, limited
Community facility	Professional office/business service	Studio
Electronics	Recreation, general	Universally permitted use
Food and beverage service	Recreation/Tourism, limited	Miscellaneous use

DE DOWNTOWN EDGE SPECIFIC PERMITTED USES		
Accessory building/structure/use	Art instruction	Betting or other gambling facility
Accountant	Artist material and supply store	Bicycle sales and repair shop
Adoption service	Artist studio	Billiard or pool hall
Adult care center	Assisted living facility	Bingo establishment
Adult care home	Attorney	Blood bank
Advertising	Audiologist	Blood or plasma donor facility
Air conditioning sales	Audio-visual studio	Book store
Animal grooming (indoor)	Automobile accessory store (indoor)	Bookkeeping service
Animal hospital (indoor)	Automobile rental (indoor)	Botanical conservatory
Animal kennel (indoor)	Automobile sales (indoor)	Bowling alley
Animal obedience school (indoor)	Bait sales	Broker
Answering service	Bakery goods	Business training
Antique shop	Bank	Card and stationery store
Apparel and accessory store	Bankruptcy service	Catalog showroom
Appraiser	Bar or tavern	Caterer
Arcade	Barber shop	Child care center
Architect	Barber/beauty school	Child care home (class I)
Arena	Beauty shop	Chiropractor
Art gallery	Bed and breakfast	Cigarette/tobacco/cigar store

FORT WAYNE ZONING ORDINANCE

DE DOWNTOWN EDGE SPECIFIC PERMITTED USES		
Clinic	Engineer	Marketing agency
Clock, watch, or jewelry sales/repair	Entertainment facility (indoor)	Martial arts training
Clothing store	Exhibit hall	Massage therapy
Club, private	Fabric shop	Meat or fish market
Coffee shop	Farmer's market (with outdoor uses)	Medical training
Coin shop	Finance agency	Micro or mini-brewery/brewpub
Collection agency	Financial planning service	Model unit
Community center	Fireworks sales (indoor)	Mortgage service
Community garden	Fitness center	Movie and game sales and rental
Computer sales and service	Flea market (indoor)	Multiple family complex
Computer software store	Floor covering store	Multiple family dwelling
Computer training	Florist	Museum
Confectionery/ice cream/candy store	Foundation office	Music instruction
Consignment shop	Fruit and/or vegetable store	Music store
Consulting service	Funeral home	Music/recording studio
Consumer electronics sales/service	Furniture store	Musical instrument store
Convenience store	Furrier	Nail salon
Copy or duplicating service	Gift shop	Neighborhood facility
Correctional services facility	Glass cutting/glazing shop	Newspaper publishing facility
Cosmetic store	Graphic design service	Nursing home
Costume and clothing rental	Grocery store or supermarket	Nutrition service
Counseling service	Gymnastics instruction	Ophthalmologist
Craft instruction	Hardware store	Optician
Craft studio	Health center	Optometrist
Craft supply store	Health club	Package liquor store
Credit service	Heating sales	Paint store
Credit union	Hobby shop	Park or recreation area
Customer service facility	Hospice care center	Parking area (off-site) ⁽³⁾
Dance instruction	Hospital	Parking structure ⁽¹⁾
Data processing facility	Hotel	Pet store
Data storage facility	Insurance agency	Photographic supply store
Dating service	Interior decorating store	Photography training
Day care	Interior design service	Physical therapy facility
Day spa	Internet/web site service	Picture framing facility
Delicatessen	Investment service	Planetarium
Dentist	Laboratory	Planner
Department store	Land surveyor	Podiatrist
Diagnostic center	Laundromat/coin operated laundry	Public transportation or similar public facility
Dialysis center	Leather goods or luggage store	Radio station
Diaper service facility	Legal service	Real estate
Dinner theater	Library	Reception/banquet hall
Doctor	Live-work unit	Rehabilitation facility
Dormitory	Loan office	Religious institution/school field
Driving instruction	Laundromat/coin operated laundry	Rental and/or leasing store
Drug store	Leather goods or luggage store	Residential dwelling unit ⁽²⁾
Dry cleaning store	Legal service	Restaurant, including drive-through
Educational institution	Library	Retirement facility
Embroidery	Live-work unit	Riding stable
Employment agency	Loan office	Savings and loan

FORT WAYNE ZONING ORDINANCE

DE DOWNTOWN EDGE SPECIFIC PERMITTED USES		
School	Swim club (indoor)	Toy store
Security service	Tailor/alteration service	Travel agency
Shoe store/shoe repair shop	Tanning salon	Treatment center
Sign sales store	Tattoo establishment	Tutoring service
Skating rink	Tax consulting	Variety store
Sleep disorder facility	Taxi service	Veterinary clinic
Social service agency	Telephone sales and service	Water park
Sporting goods sales and rentals	Television station	Wedding consultant
Stadium	Tennis club (indoor)	Weight loss service
Stained glass studio	Theater (indoor)	Window sales
Stock and bond broker	Title company	Yoga/pilates instruction
Surgery center	Townhouse complex	Zoo
Notes:		
(1) If integrated within the footprint of a new building for a permitted primary use		
(2) Above, to the rear of, or attached to a permitted nonresidential use		
(3) See universally permitted use definition for additional standards		

Uses in blue are permitted
uses in DC, but special
uses in DE

FORT WAYNE ZONING ORDINANCE

Uses in pink are permitted
as special uses in DE, and
not permitted at all in DC

(C) Special Uses

(1) Accessory dwelling units (ADU)

An ADU may be constructed as a new detached **structure** or created as part of the **renovation** of a detached **garage**. An ADU shall not be **subdivided** or otherwise separated in ownership from the primary residential **structure**. In addition to meeting the requirements set forth in §157.503(D)(2), the **Board** shall evaluate the request based on the following standards and guidelines:

- (a) The **accessory dwelling unit (ADU)** shall not exceed 40% of the floor area of the primary residence or 800 total square feet, whichever is less;
- (b) The ADU shall not exceed 600 square feet in **ground floor area**;
- (c) The ADU shall be no less than 250 square feet and have no more than two (2) bedrooms;
- (d) New ADU **structures** shall be located behind the **primary structure** and meet the **setback**, height, and **rear yard lot coverage** standards for **accessory structures**;
- (e) There shall be only one ADU per **lot**; and
- (f) As part of its review of a request for an ADU, the **Board** may also consider the size, bulk, scale and compatibility of the ADU, relative to the primary residence and other **structures** in the immediate area, and the size of the **lot**.

(2) Animal keeping (outdoor, small animal)

(3) Boarding house

(4) Child care home (class II)

(5) Educational institution-associated uses (on non-contiguous properties, not otherwise permitted)

(6) Fraternity house

(7) Gas station (as a primary or accessory use)

In addition to meeting the requirements set forth in §157.503(D)(2), the **Board** shall evaluate the request based on the following standards and guidelines:

(a) Location and size requirements

The proposed **gas station/convenience store** shall meet the following requirements.

- (i) A new **gas station/convenience store** shall have a minimum of 100 feet of **frontage** on one of the following arterial roads: Washington Boulevard, Jefferson Boulevard, Clinton Street, and Lafayette Street.
- (ii) The **primary building** shall be at least 2,000 square feet in size.

(b) Building/canopy orientation

The preferred **building/canopy** orientation for a **gas station/convenience store** is for the **primary building** to be located near the **street** and the **canopy** and service pumps to be located behind the **primary building**, however alternate layouts may be approved provided they comply with the appropriate design requirements (see §157.219(C)(7)(d), (e), and (f) below).

(c) General design standards

- (i) The **primary building** and any canopies shall be compatible with architecture and **development** pattern of the surrounding area and be adequately screened from

FORT WAYNE ZONING ORDINANCE

adjacent residential uses. To enhance compatibility, **structures** should provide variation in rooflines and utilize similar forms and materials.

- (ii) **Canopy** lighting shall be recessed with the **canopy** constructed to shield the light fixtures to avoid **glare** on public rights of way and/or **adjacent** properties.
 - (iii) There shall be at least one unobstructed pedestrian walkway at least five (5) feet wide connecting the **primary building** to an **adjacent** public sidewalk.
 - (iv) Except for the vehicular access **driveways**, all pavement, parking and drive lanes shall be located a minimum of eight (8) feet from any **lot line**. These **setback** areas shall be landscaped and low **walls** are encouraged along **street frontages**.
 - (v) A minimum of one bicycle rack shall be provided.
 - (vi) For the purposes of this subsection the determination of a **rear yard** for a **lot** having **frontages** on two **streets** shall be determined as that part of the **lot** that is parallel to the **street** having the highest traffic volume.
- (d) Design requirements based on orientation of the **primary building** at **street** (meeting the required **front yard setback**), with the **canopy** located behind the **primary building**
- (i) **Primary Building and Canopy Attachment**
Under this design option it is not required that the **canopy** be attached to the **primary structure**, however it would be encouraged.
 - (ii) **Canopy location and design**
The **canopy** shall be located a minimum of twenty (20) feet from side and **rear lot lines**. Other than **setback**, there are no special design requirements for the **canopy** under this option, however, varied rooflines for the **canopy** and decorative designs (using materials such as brick or stone) for the **canopy** support columns/poles are encouraged.
 - (iii) **Front and side wall design.**
The front and any side **wall** of the **primary building** that faces a **street** shall have **windows** or the appearance of **windows**.
- (e) Design Requirements based on orientation of the **primary building** at **street** (meets required **front yard setback**), **canopy** located to the side of the **primary building**
- (i) **Primary building and canopy attachment**
Under this design option the **canopy** shall be attached to the **primary building**. The width of the **canopy** attachment shall be a minimum of thirty (30) percent of the length of the **canopy** side that is parallel and closest to the **primary building**. In no case shall the **canopy** connection be less than twenty (20) feet.
 - (ii) **Canopy location and design**
Under this design option the **canopy** shall have a varied roofline and use similar forms and materials as those used on the **primary building**. The **canopy** shall have the same or greater **front yard setback** than the **primary building**. The **canopy** shall not be required to have decorative designs for the **canopy** columns, unless the **canopy** is located having **frontage** on two **streets**. In cases where decorative design for **canopy** columns is required, such columns shall be designed of brick or stone or other material to achieve a similar decorative affect.

FORT WAYNE ZONING ORDINANCE

(iii) Front and side **wall** design

The front and any side **wall** of the **primary building** that faces a **street** shall have **windows** or the appearance of **windows**.

(f) Design Requirements based on orientation of the **primary building** behind the **canopy**

(i) **Primary building and canopy attachment**

Under this design option the **canopy** shall be attached to the **primary building**. The width of the **canopy** attachment shall be a minimum of thirty (30) percent of the length of the **canopy** side that is parallel and closest to the **primary building**. In no case shall the **canopy** connection be less than twenty (20) feet.

(ii) **Canopy location and design**

Under this design option the **canopy** shall have a varied roofline and use similar forms and materials as those used on the **primary building** and utilize decorative designs for the **canopy** columns. Materials used for the **canopy** columns shall consist of brick or stone or other material to achieve a similar decorative affect. Attached canopies meeting the standards noted in this section shall be considered a part of the **primary structure** for the purposes of determining **building setbacks**.

(iii) Front and side **wall** design

The front and any side **wall** of the **primary building** that faces a **street** shall have **windows** or the appearance of **windows**.

(8) **Group residential facility (large)**

(9) **Group residential facility (small)**

(10) **Home business** (for single **family detached buildings** only; see § 157.503(D)(3)(b) for additional standards)

(11) **Homeless/emergency shelter** (accessory to a **religious institution**)

(12) **Manufactured home, Type II** (see § 157.503(D)(3)(e) for additional standards)

(13) **Model unit** (for extension of time/expansion of scope)

(14) **Nature preserve** (with parking areas or **structures**)

(15) **Nonconforming use** (expansion of existing **nonconforming use**, or allow conforming status to existing **use**)

(16) **Parking structures** (public or private)

Parking structures integrated within the footprint of a new **building** for a permitted **primary use** shall not require a **special use** approval under this provision. In addition to meeting the requirements set forth in §157.503(D)(2), the **Board** shall evaluate the request based on the following standards and guidelines:

- (a) **Parking structures** should contain commercial or residential **uses** along the **street frontages** where practical to encourage **pedestrian oriented uses** and activity at the **street** level. If commercial or residential **uses** are not provided, **parking structures** shall maintain a minimum 10' **setback** along yards with a **street frontage**. The **Board** may require a greater **setback** on a case-by-case basis.

FORT WAYNE ZONING ORDINANCE

- (b) The first two floors shall be adequately screened by landscaping and/or architectural features. If a new **parking structure** is connected to an existing or proposed **building**, then the **parking structure** shall be compatible with that **building**.
 - (c) If a new **parking structure** is not connected to an existing or proposed **building**, then the **parking structure** shall be compatible with the proposed **building** or one or more **structures** adjoining to the **parking structure**.
- (17) **Pawn shop**
 - (18) **Religious institution or school illuminated athletic field(s)**
 - (19) **Residential facility for a court-ordered re-entry program**
 - (20) **Residential facility for homeless individuals**
 - (21) **Single family dwelling (detached)**
 - (22) **Solar panel (ground mounted)**
 - (23) **Sorority house**
 - (24) **Utility facility, private (not otherwise permitted or exempt)**



Susan Stone
450 W. Oakdale Dr.
Fort Wayne, IN 46807

9-7-16

I am not able to
attend the Sept 12 meeting.
Please consider my point
of view.

Fort Wayne Rescue Mission
has plans to rebuild & relocate
on E. Washington at Lafayette

Moving Forward Posters
Scholar House proposes low-cost
housing & related services at what
was once Anthony Wayne Village.

Please do whatever is
needed to expedite these projects.
I have no opinion on Cherry Hill.

Susan Archibald Stone
745-8920

Submitted 9/12/16
@ P.H.

September 12, 2016

Eric Fisher
727 Fulton St.
Fort Wayne, IN 46802
Phone: (260) 420-8700
Email: Riverking68@gmail.com

Dear Plan Commission Members,

Thank you for your service on the commission. As guardians of our Comprehensive Plan you are helping our community in a way unbeknownst to many of our citizens. I greatly appreciate you taking the time read this letter.

Credentials:

To be honest, I consider myself to be among the most qualified to offer an opinion on the request by the Rescue Mission to dramatically increase its footprint and move to downtown's eastern gateway, 400 East Washington. I own 5 historic brick apartment buildings that are more or less downtown and I have spent the last 20 years working here. When I purchased the first of those 5 properties, Worthington Manor (a block away from the proposed site, 425 E. Wayne), I was afraid to get out of my car to look at the property. Through years of hard work and heavy investment I have turned these 230 historic apartments into an asset that not only I enjoy, but my tenants and the community at large are able to enjoy as a positive element of the downtown housing environment. I am a licensed Real Estate Broker, owner of Midtowne Realty, a downtown business, and I serve on the Downtown Improvement District Board of Directors.

My family and I live the type of lifestyle that the Comprehensive Plan seems to encourage; we walk and bike in the downtown area as a matter of both transportation and leisure. We lived in Midtowne Crossing for 5 years and for the last 5 we have lived just over the Columbia Street bridge in the Lakeside Neighborhood. My point is that we LIVE downtown and that we enjoy its people, assets and wonders daily. We also are constantly subjected to its shortcomings and weaknesses. As a final credential, I will tell you that I have both donated and volunteered for the Rescue Mission and I support their mission.

Summary:

I submit that we as a city are experiencing a contradiction in values when it comes to dealing with the more troubled clientele of the Mission; often called "the Homeless". We have one noble value; caring for our less fortunate fellow man, set over and against another noble value; creating and maintaining quality of place that attracts young, highly capable leaders and workers. Both are great community objectives, and I think we can achieve BOTH.

The Mission can easily continue to serve the city's at risk population without doubling its size and without spending a million dollars plus on prime high-traffic real estate, but the under-represented East Side may never recover from the influx of urban decay that has haunted the current Mission location as well as the Charis House, it's female counterpart, that has already begun to eat at the Wells Street corridor like a cancer.

I would urge the Commission to courageously consider the following arguments. I admit this letter could be chalked up to the rantings of a "NIMBY" (Not In My BackYard) but I believe that the opposite is true – The rest of the community needs to rise to the occasion and stop being perfectly happy to use downtown, which we now want to make a residential area, as a dumping ground for the city's corrections and social service buildings. It is the NIMBY mindset that has contributed to the long term decay of downtown and now would be a great time to reverse the trend and encourage the Mission to pursue other, multiple, locations in addition to downtown that are small enough to be more easily absorbed by their surrounding neighborhoods.

Arguments:

I'm sorry that this is getting long, but if you can indulge me I would like to present several theoretical arguments, some arguments as to the interpretation of the Plan, and some rebuttal of the staff report...again asking you to consider voting against the request presented for a massive increase in homeless beds at the city's east gate, with the accompanying inevitable result: a push by the Mission to keep them filled.

Let's just say it, the Mission is bad for their neighborhood.

First, I think we need to recognize that the Mission may be an asset to their clients and the Mission may be an asset to the city, but the Mission is NOT an asset to its neighborhood...it is a constant drag on its neighborhood; it USES the energy and order of its neighborhood to dilute the bad manners of some of its clientele. I can't imagine anyone suggesting that this isn't true: The clients of the Mission include a higher-than-ordinary density of men who are likely to be unkempt, impolite, smelly, convicts, beggars, litterers, anarchists, drug addicts, sex offenders, mentally ill, and alcoholics. These and more maladies are the reason the Mission

exists...these men need HELP! I am thankful for the Mission addressing these complex problems, but certainly, one has to grant, don't they, that the above descriptions constitute the epitome of BAD NEIGHBORS? Can anyone who has worked at the Mission counter this claim with a straight face? It is well known that our local business, Nowak Supply, has to make available a port-a-potty on their business location (across from the mission) in order to avoid cleaning up human defecation on their premises!

I think maybe the best support for this argument is the back-room directive that the Mission must move from the new "Riverfront" development. If it was a positive thing for neighborhoods, why would they be shown the door? The fact is that, in spite of their claims to the contrary, the Mission is a magnet for the uncourteous element of our society. If anyone were to start an organization that gave away free meals and overnight accommodations would they be surprised if this element showed up?

Let's not mince words. This is the main problem...some of these men are unsettling to be around and they roam the streets, giving the vast majority of the public a fear that will keep them from moving or even coming downtown. When, in the future, these men are more OUTNUMBERED, as in NYC or other big cities, the case will be different, but for now, they intimidate, annoy, and worry the other patrons of downtown events and businesses.

Would it be possible for us to BOTH arrange for the care of these men by supporting organizations such as the Mission AND, at the same time, not cede our best real estate to them? Our riverfront real estate? Our beautiful parks?

To be clear and fair: there are many Rescue Mission clients who are not bad neighbors...who genuinely need AND RECEIVE help in a time of trouble without displaying any problematic behavior at all.

Alternative locations abound, smaller missions around the city deserve a second look.

If the applicant acts as if this location is the last one in the city that will work for them, I think they should be questioned further. If the Mission's board and executives would reconsider their ambitious desire to create an 85,000 sq. ft. super-mission they would have to admit that the city offers many locations to accommodate them. An example for the downtown location is attached...only a few blocks from the present proposal, but not on prime gateway real estate....801-831 Hayden, 1.23 acres available for probably less than 10% of an educated guess at the price of the Washington St. address. Shovel ready! In an Enterprise zone! This maybe for just their downtown location?

Why not several locations throughout the city? Cost efficiency? I rather doubt it. My own experience has led me to the conclusion that bigger is RARELY better. If the Rescue

Mission were to adopt a model of smaller satellite shelters, they could spread the cost in terms of neighborhood harm around in smaller doses around the city. Since they have a goal of re-employing their clients, what could be better than being able to transfer a newly employed client to a facility that is within walking distance of a new job?

In addition, smaller facilities would allow for liaisons within the immediate neighborhood with the associations that are present, this would allow for greater accountability for the men and for the daytime activities that they pursue.

How much gas is wasted with volunteers coming in from the suburbs to volunteer at a central mission? It seems very likely that the volunteer base would increase if access was easier and locations were closer to the big churches in the outlying areas. My understanding is that some urban centers are currently moving AWAY from centralized, large shelters; Washington D.C. for example. (www.dchomelessplan.com)

Another question; why not consider a rural farm as one of the locations? It probably wouldn't be appropriate for everyone, but many would choose to benefit from the amazing restorative power available from working the earth and putting a hard day's labor under the sun...why not consider this as an option? This option could be especially appealing to those that otherwise have trouble resisting the temptation to be drawn into some of the bad lifestyle choices available downtown.

The Comprehensive Plan does NOT support this development.

I would take issue with the staff report's usage of only Chapter 1 of the Comprehensive Plan, the Land Use chapter. In my opinion, Chapter 6 should be given equal or greater weight. The general message of the plan, a plan received at a dear cost by many, many contributors, is a move away from the runaway sprawl of the past and a transition into a more village-oriented life with residences within walking distance of businesses and other community assets. The proposed location of the mission would clearly discourage general use of the area by increasing the density of social services in the area, and by robbing us of one our greatest potential locations for a grocery store or another housing development downtown...both of which are very real possibilities in the near future...the Commission could investigate the recent defeat of a housing offering by a slim margin by H.A.N.D.S.

I would direct the attention the Commission to Plan section C15 F:

C15.F Promote the maintenance and rehabilitation of historic buildings. Fort Wayne and Allen County should undertake a number of activities in order to assist property owners in the

maintenance and rehabilitation of historic buildings. Efforts should be made to provide information about available tax incentives, offer technical assistance regarding building design and the use of appropriate materials, and in some cases provide funding to support more extensive rehabilitation efforts. In pursuing these efforts, governments should engage in collaborations with preservation organizations, including the Historic Landmarks Foundation of Indiana (HLFI), ARCH, and the Allen County-Fort Wayne Historical Society.

In this case, the Mission is proposing to demolish the existing historic structures; this is clearly not a part of the comprehensive plan and will tend to dilute the quality of the neighborhood to which historic structures unquestionably contribute.

Please notice in particular CF2. C:

CF2.C Endorse and support community maintenance efforts to improve perceptions of safety. In addition to providing necessary public safety services, Fort Wayne and Allen County can support certain maintenance activities to improve public perceptions of safety. Code enforcement, maintenance of public spaces, graffiti removal, neighborhood cleanup programs, and the redevelopment of vacant properties will help to create a better sense of public safety. These efforts will also support the development of a more vibrant community life and attract additional residents, businesses, shoppers and visitors.

This section of the plan, I would argue, cuts to the heart of the problems presented by the presence of an enlarged Mission downtown. It is this VERY PROBLEM that troubles me most about the continued improvement of our downtown; to wit, the propensity to allow a very small minority of rude, disturbed anarchists to control the mood of our precious downtown.

Respectfully taking issue with the Staff Report.

I wonder if the staff report is as thorough as it could be? It references, as I mentioned, only the Land Use Chapter, when other chapters certainly seem to apply. I'm not a professional planner, but it seems to me that some of the inferences are just not really as strong as they seem.

For example, the Staff Report references LU5 which states: *Encourage sustainable growth and quality development, revitalization and redevelopment by increasing and enhancing connectivity.* I think maybe the last four words got missed....increasing and enhancing connectivity....by putting a huge road block between the core and Indiana Tech???...I'm really not understanding how this development could possibly be seen as increasing connectivity; the proposed mission is more likely to serve as a barrier to East Central.

Another example; the references to "mixed-use" developments. These are, no doubt, the Holy Grail for our movement away from auto-centric development to human-centric development, but to shrug our shoulders and comment that the Mission's is "at least mixed use" is rather a perversion of the concept, in my opinion. In a sense the mission does contain both residential and office elements, but, to be honest, I would say that the mixed use aspect of the proposed Mission location is like maybe calling a factory both "office" and "industrial" and therefore is "mixed use". Come on. The proposed enlarged "mixed use" mission is more of a detriment to the neighborhood than almost any "single-use" development could be.

Later in the Staff Report it states: *"Approval of the request will not have an adverse impact on the current conditions in the area or the character of current structures and uses in the area."* I guess the message of this finding is that the block is already experiencing significant stress and that the mission will just be more of the same. I find this to be a little on the side of not shooting for the stars. There is trouble in the area....two convenience stores and a liquor store already challenge several retail and service businesses, but to assert that the enlarged mission would not have an adverse impact seems a bit Pollyanna to me, given the decay surrounding their current locations, which is considerable. I think it would be more compassionate for the area stakeholders if we tried to IMPROVE upon current conditions.

I hope that my comments are received by the Commission as the heart-felt perspective of a seriously engaged neighbor, and downtown advocate. I really, really feel that a simple "NO" to this request would serve to invite soul-searching on the part of the Mission and could lead to a new synthesis that could help us begin to tackle this problem as a community rather than continuing our past solution of keeping the problem far away from ourselves. I sincerely appreciate your attention to my thoughts, and I again ask you to deny the request.

Sincerely,

Eric Fisher

My name is Abbey Stombaugh. For the last several years, I've been working in Lakeside, one of our core downtown neighborhoods, on revitalization efforts. My work has specifically been focused on renovating and improving the historic urban housing in that immediate area. In the time that I've been involved in this neighborhood, I've seen a dramatic change in the life and vitality in the urban core of our city as we collectively invest in improvements in downtown. These efforts to attract tourism, commerce, residents, and amenities is not only creating a quality-of-place that will serve as an economic driver for the entire region, it's bringing people back into our urban neighborhoods who want to fix up homes, collaborate with their neighbors, and open small businesses. It's creating community.

[Harmful effects despite best efforts, well-run programs.]

To protect this progress and continue this trend, we have to take proposals like expansion of homeless services in downtown very seriously. Homelessness is an issue of great concern in downtown and the core neighborhoods as it relates to our economic growth. Many of the programs and services offered and proposed by the Rescue Mission are of great benefit to the homeless but are accomplished through outdated models of charity that cause great harm to the community around them. Despite the best efforts of those who run the programs, a large homeless population concentrated in one area as the result of a large institution brings with it unpleasant behaviors that range from off-putting to downright threatening and criminal. We can argue back and forth about how prolific or how detrimental behaviors like pandhandling, camping, littering, public urination, trespassing, harassment, etc. etc. are to the community, but the evidence of its harmful effects has already played out in publicly available data.

[Property statistics from current Rescue Mission sites]

In 2010, the Rescue Mission expanded and relocated the Charis House, its ministry to women and children, to the Bloomingdale neighborhood at the entrance to the Historic Wells St Business Corridor from downtown. Business owners and neighbors opposed the project at that time and predicted its results, but it was approved and built anyway. Since that time, the Charis house and its troubled clientele have wreaked devastation on the nearby neighborhood. Using publicly available data for property values, we find that **the block of 42 residential homes adjacent to Charis House has dropped in value a staggering 44%, including an entire block of homes on Marion Street that were bought by the school system and demolished** because the drugs and prostitution had become so rampant and out of control that it threatened the safety of the children attending Bloomingdale Elementary School. **On the Wells Street Corridor, property values have dropped 15.5% in the first three blocks closest to the Charis House, compared to an increase of 11.1% on the next three blocks** that are further away, but of consistent character, density, and makeup. This is a difference in property values of over 26% in 6 years! **In the blocks near Charis House, the commercial vacancy is a staggering 56%, with over half of the storefronts within three blocks sitting vacant.** The next three blocks, the commercial vacancy is only 8%. Because the Mission's main facility on Superior Street has existed there for so many years,

isolated statistics about its direct effect on the area aren't available, but simple observation will show numerous vacant buildings and business that are no longer operating. **Of the two businesses that still exist nearby, Nowak supply has found it necessary to provide a public port-a-john on its property due to the constant public defecation** on their property and the other, Boudoir Noir, has been very vocal in the media about the constant struggle to keep their customers despite the behavior of the homeless outside their doors. In comparison, this dramatic effect on nearby homes and businesses has happened during a period when downtown and it's surrounding neighborhoods have seen an increase and expansion in small business activity and demand and prices for housing, both in rentals and homeownership, as we've recovered from the recession and revitalized the downtown.

[Camping, nature of homeless population attracted to the Mission]

The Ewing street bridge, closest to the Mission, has a persistent and particularly disgusting and dangerous encampment underneath it. Despite the media somehow finding clean-cut articulate young men to interview when this encampment gets cleaned out by law enforcement, it is saturated with human waste, scary lewd old men, used drug needles, soiled clothes and bedding, and insane amounts of garbage. It is considered so dangerous that special clean up crews have to use haz-mat gear to clean it up. **Let me be clear, these types of encampments do not exist under the other downtown bridges.**

[Small-scale services less harmful.]

It may be helpful to note that another transitional housing ministry for homeless women, Hope Alive, exists on the other end of the Wells Street Corridor, but operates on a smaller neighborhood-friendly scale, utilizing pre-existing buildings, and does not appear to be a measurable detriment to the area.

[Benefits to the homeless don't outweigh harm to the community.]

These facts show undeniably what many of us who live, work, play, and own businesses downtown already know. Large scale homeless shelters are entirely incompatible with thriving urban residential and commercial development. A quick google search will show lawsuit after lawsuit brought by neighbors and business owners against homeless shelters all over the country because of the destruction and devastation they bring to a local community. No amount of compassion for the needs of the homeless population will convince the general public to tolerate these effects in areas where they would otherwise come to dine, attend events, patronize businesses, or live. They will simply avoid these areas. They will not return. And it will be the homeowners and business owners that first suffer, then it will be the low income population left behind in these neighborhoods with rising crime and no services and amenities.

[Homeless shelter is a well known detriment]

The City's desire for the Mission to move out of the Riverfront redevelopment area indicates that we already know this, but somehow consider the East side of

downtown to be an appropriate dumping ground for undesirable development. I suspect that at least some of the community support for this relocation plan is simply in favor of having this facility further away from the areas we're recently investing in, such as the ballpark, library, Skyline plaza, The Landing, the proposed Arena. This is extremely short-sighted considering both the massive size of this facility, the current momentum in downtown, and the exciting potential of the East side of downtown as connected to Indiana Tech and the under-utilized East Central neighborhood.

[This development is in opposition to the values in the Comprehensive Plan]

The staff notes on this project cite several passages from the comprehensive plan that reference mixed-use development. Mixed-use development typically refers to a combination of residential and office/commercial use that results in vibrant, diverse, pedestrian-friendly urban areas. A massive homeless shelter and the population it attracts to the area are not only unsupportive of these values, but a direct affront and opposition to them. The economic and social conditions surrounding the Mission's current two facilities, along with the data showing their dramatic effect on property values and economic activity make it hard to claim that "approval of the request will not have an adverse impact on the current conditions on the area, or the character of current structures and uses in the area" as the staff notes state in point two. Point three states that approval is consistent with the preservation of property values in the area, and we see this to not be the case in Bloomingdale and on Superior Street. The "local investment into the underused property" that this proposal will provide is a one-time expenditure on the building only, and cannot be compared with the greater goal of an investment into the property that would provide housing and amenities for local residents, profitability for a developer and small business owners that would go back into the local economy, and tax revenue to our city to provide financial stability and quality services to the community. All of that economic potential is lost with this development, and likely will destroy the economic potential of the surrounding blocks as well.

[Better alternatives]

The idea that this location is the only option for the Rescue Mission is disingenuous at best. There are easily dozens of more suitable locations around the city that are cheaper, easier to develop, less harmful to the community, and only marginally less convenient for their clientele. I believe that small shelter facilities that are of appropriate scale to exist on a neighborhood block are the best way for these types of ministries to exist in an urban environment with minimal impact on their neighbors. But I do understand the convenience and efficiency that a large location offers, and would suggest an alternate location such as the vacant Home Depot on Lake and Coliseum. I chose this example because it is on a direct bus line with a 10-minute ride into downtown. It's massive, with a huge parking lot that could be sold off or expanded into in the future. There are no marginal neighborhoods nearby. The commercial development in the area is heavily car-dependent and does not rely on a customer's sense of safety as a pedestrian. Within a short walk, there are

mental health services, medical services, discount stores, affordable housing, entry-level jobs, grocery and convenience stores, etc.

The current downtown edge zoning of the proposed site was written and applied here for a reason. There is an understanding here that homeless shelter use is damaging to neighborhood-type development of homes and small businesses that are desirable at the edge of a downtown. I would graciously request that the Plan Commission, based on the facts presented here, uphold the current zoning of the property.

Address 2010 assessment 2016 assessment

Wells Street Corridor, South section

1010 Wells	\$154,300	\$114,200	(\$40,100)	-26%
1116 Wells	\$47,600	\$50,300	\$2,700	6% listed for sale in 2010, no s
1127 Wells	\$19,500	\$11,900	(\$7,600)	-39%
1130 Wells	\$82,900	\$86,500	\$3,600	4% Richards Bakery
1133 Wells	\$41,600	\$22,000	(\$19,600)	-47%
1137 Wells	\$51,800	\$26,000	(\$25,800)	-50% Jack and Johnny's, Bernie S
1213 Wells	\$47,400	\$60,000	\$12,600	27%
1215 Wells	\$35,200	\$55,900	\$20,700	59%
1219 Wells	\$27,900	\$25,800	(\$2,100)	-8%
1229 Wells	\$310,300	\$228,900	(\$81,400)	-26%
1234 Wells	\$157,800	\$152,400	(\$5,400)	-3% Don Chavas
1307 Wells	\$65,800	\$51,500	(\$14,300)	-22% Great Panes
1314 Wells	\$12,400	\$24,700	\$12,300	99%
1316 Wells	\$12,400	\$17,900	\$5,500	44%
1320 Wells	\$77,700	\$38,100	(\$39,600)	-51%
1324 Wells	\$38,800	\$31,500	(\$7,300)	-19%
1326 Wells	\$38,300	\$36,000	(\$2,300)	-6%
1327 Wells	\$187,500	\$176,100	(\$11,400)	-6%
1330 Wells	\$64,100	\$35,400	(\$28,700)	-45%
	\$1,473,300	\$1,245,100	(\$228,200)	-15%

Wells Street Corridor, North section

1408 Wells	\$143,000	\$145,000	\$2,000	1% Lev's pawn shop
1411 Wells	\$52,300	\$42,700	(\$9,600)	-18%
1415 Wells	\$71,400	\$30,600	(\$40,800)	-57%
1419 Wells	\$92,700	\$155,700	\$63,000	68% mexican bakery
1420 Wells	\$52,900	\$7,800	(\$45,100)	-85%
1421 Wells	\$117,800	\$89,700	(\$28,100)	-24% la michoacana
1425 Wells	\$46,400	\$57,500	\$11,100	24% brewers art supply
1428 wells	\$45,900	\$94,200	\$48,300	105% hyde brothers
1429 Wells	\$24,200	\$38,500	\$14,300	59% Klemm's
1434 Wells	\$96,500	\$116,500	\$20,000	21% Linda Lou
1441 Wells	\$64,600	\$61,100	(\$3,500)	-5% Koehlinger Kruse
1501 Wells	\$72,000	\$89,000	\$17,000	24% The pantry
1502 Wells	\$83,800	\$78,100	(\$5,700)	-7% Big eyed fish
1515 Wells	\$22,500	\$28,600	\$6,100	27% coin laundry
1517 Wells	\$100,000	\$120,500	\$20,500	21% two storefronts
1522 Wells	\$409,200	\$368,000	(\$41,200)	-10% single story strip mall
1523 Wells	\$8,585	\$23,200	\$14,615	170%

1527 Wells	\$15,200	\$6,776	(\$8,424)	-55%
1530 Wells	\$70,500	\$52,700	(\$17,800)	-25%
1602 Wells	\$203,400	\$206,800	\$3,400	2% Fort Wayne Navy Club
1603 Wells	\$81,000	\$68,400	(\$12,600)	-16% Bonnie Chung
1607 Wells	\$39,200	\$48,300	\$9,100	23% Rodenbeck
1615 Wells	\$93,800	\$87,400	(\$6,400)	-7% metaphysical chapel
1616 Wells	\$14,820	\$35,400	\$20,580	139%
1619 wells	\$59,700	\$53,400	(\$6,300)	-11%
1622 wells	\$56,700	\$57,600	\$900	2%
1621 Wells	\$70,200	\$57,200	(\$13,000)	-19%
1625 Wells	\$27,600	\$27,000	(\$600)	-2%
1626 Wells	\$60,000	\$32,100	(\$27,900)	-47%
1627 Wells	\$30,100	\$44,400	\$14,300	48%
1628 Wells	\$57,400	\$27,100	(\$30,300)	-53%
1629 Wells	\$35,600	\$72,300	\$36,700	103%
1630 wells	\$42,600	\$22,500	(\$20,100)	-47%
1632 wells	\$40,000	\$54,000	\$14,000	35% smokys records
1633 Wells	\$35,600	\$27,600	(\$8,000)	-22%
1638 Wells	\$107,200	\$117,900	\$10,700	10% GI Joe's
1639 Wells	\$51,700	\$77,600	\$25,900	50%
1643 Wells	\$92,300	\$109,500	\$17,200	19% 2 storefronts
1642 Wells	\$89,400	\$383,300	\$293,900	329% Do It Best
1649 Wells	\$23,200	\$27,000	\$3,800	16%
1651 Wells	\$28,900	\$55,600	\$26,700	92%
1653 Wells	\$21,700	\$27,000	\$5,300	24%
1655 Wells	\$26,200	\$27,300	\$1,100	4% thrift store
1660 Wells	\$12,700	\$17,900	\$5,200	41%
1664 Wells	\$55,700	\$13,200	(\$42,500)	-76%
	\$3,046,205	\$3,383,976	\$337,771	11%

Residential block adjacent to Charis House

407 high st	\$54,900	\$40,500	(\$14,400)	-26%
411 high st	\$50,600	\$22,000	(\$28,600)	-57%
413 high st	\$14,800	\$14,000	(\$800)	-5%
415 high st	\$52,300	\$28,500	(\$23,800)	-46%
417 high st	\$57,400	\$29,000	(\$28,400)	-49%
419 high	\$25,900	\$16,100	(\$9,800)	-38%
1136 marion	\$37,800	\$23,400	(\$14,400)	-38%
420 high st	\$14,900	\$3,100	(\$11,800)	-79%
501 High	\$50,700	\$33,400	(\$17,300)	-34%
505 high	\$42,700	\$31,900	(\$10,800)	-25%

507 high	\$75,700	\$33,600	(\$42,100)	-56%
511 high st	\$35,400	\$27,900	(\$7,500)	-21%
515 high st	\$50,100	\$45,400	(\$4,700)	-9%
517 high st	\$39,700	\$22,900	(\$16,800)	-42%
521 high	\$12,700	\$17,900	\$5,200	41%
525 high	\$49,600	\$29,000	(\$20,600)	-42%
527 high	\$80,700	\$32,600	(\$48,100)	-60%
531 high	\$14,300	\$19,600	\$5,300	37%
535 high	\$50,900	\$28,100	(\$22,800)	-45%
601 high st	\$25,800	\$29,500	\$3,700	14%
605 high st	\$50,500	\$32,000	(\$18,500)	-37%
508 high	\$40,700	\$0	(\$40,700)	-100% bought and demolished by
516 high	\$41,000	\$41,000	\$0	0%
520 high	\$72,100	\$38,500	(\$33,600)	-47%
1203 Marion	\$32,500	\$0	(\$32,500)	-100% bought and demolished by
1205 marion	\$40,800	\$0	(\$40,800)	-100% bought and demolished by
1207 marion	\$45,900	\$0	(\$45,900)	-100% bought and demolished by
1208 marion	\$11,800	\$23,500	\$11,700	99%
1209 marion	\$31,100	\$0	(\$31,100)	-100% bought and demolished by
1210 marion	\$7,200	\$17,700	\$10,500	146%
1211 marion	\$11,900	\$0	(\$11,900)	-100% bought and demolished by
1212 marion	\$10,200	\$2,600	(\$7,600)	-75%
1213 marion	\$46,400	\$0	(\$46,400)	-100% bought and demolished by
1216 marion	\$57,800	\$32,600	(\$25,200)	-44%
1218 marion	\$14,200	\$42,300	\$28,100	198%
1219 marion	\$62,900	\$0	(\$62,900)	-100% bought and demolished by
1208 orchard	\$33,000	\$0	(\$33,000)	-100% bought and demolished by
1205 orchard	\$50,700	\$27,800	(\$22,900)	-45%
1207 orchard	\$39,500	\$22,900	(\$16,600)	-42%
1211 orchard	\$13,500	\$23,200	\$9,700	72%
1215 orchard	\$12,700	\$30,600	\$17,900	141%
1219 orchard	\$34,500	\$27,600	(\$6,900)	-20%
	\$1,597,800	\$890,700	(\$707,100)	-44%



+11.1%
Property
Values,
(2010-2016)
8%
Commercial
Vacancy
(Sept 2016)

-15.5%
Property
Value,
(2010-2016)
56%
Commercial
Vacancy
(Sept 2016)

200 block
of Marion St.
demolished
by School
due to
persistent
criminal
activity.

44% property
values
(2010-2016)
78% of 42
homes
dropped in
value.

CHARIS ↑
HOUSE

Rescue Mission - Plan Commission 9-12-16

Dan Wire 3002 Northside Drive

I will be sharing with you my business perspective from 25 years of running a business at the corner of Wells St. and Second St. The request before you from the Fort Wayne Rescue Mission Ministries, Inc. to relocate their emergency/homeless shelter to 400 E. Washington St. is bad for the existing businesses close to that location and even worse for the community as a whole.

But before I do, I must admit that if I were to stand here and share what is best for me personally and my business two and three blocks away from Charis House (part of Fort Wayne Rescue Mission Ministries) and the Rescue Mission, I would be helping them pack boxes. But that would be selfish and not in the best interest of our community. As Commission members you might have a personal commitment to the Rescue Mission. I trust you are professional and will leave personal emotions parked outside this room. And like me, your considerations will focus on what is best for the neighborhood around 400 E. Washington St. and the community as a whole. It is only with a bigger and long range view of the entire community will the correct decisions be made.

There are 3 points I will address.

First - Bigger is not better.

Second - Staff findings. With all due respect to staff I'll counter just a few of the passages selected from the Comprehensive Plan and Staff draft findings.

Third - Support of existing ordinance language.

*

First point - Bigger is not better - Best management practices have proven that bigger social service agencies destroy neighborhoods. The trend is to downsize. The Rescue Mission and Charis House are already too big which causes them to import clients to fill beds and generate revenue. I know this from talking with the clients myself.

Referencing staff findings point #2 states in part - **"approval of the request will have no adverse impact on the current conditions ..."** I am in no way suggesting I know how to run a homeless shelter. I do however conduct research when I'm looking for answers and would like to share proven research on how this proposed 85,000 sq. ft. multi-story building **WILL** adversely impact the area.

I will be referencing Toxic Charities by Robert Lupton who has over 40 years' experience serving the needy working in the Atlanta area.

This example is about a Kroc Center, one like we as a community were hoping to get here over a decade ago thru the Salvation Army. San Diego, with financial support from Kroc, spent tens of millions of dollars and built a holistic center serving social, spiritual, mental and physical needs. What they found was that - what may benefit some local residents may not be so favorable for their neighborhood at large. A concentration of programs in a large facility requires a large concentration of participants for those programs. This means drawing clientele from surrounding areas. At the Kroc Center the real troubling issue was the concentration of a needy and troubled population converging on a single neighborhood. Such an overconcentration of human need is unhealthy for any community, let alone one that is already struggling with its own share of challenges. It's called "institutional encroachment" upon a neighborhood. At this very time when our community is rediscovering the value of pedestrian-oriented, family-friendly communities, when a younger generation is attempting to reweave the fabric of our tattered urban communities the Rescue Mission's desire to build an oversized complex is out of sync with the changing urban landscape. A quality homeless shelter is certainly needed in our community, but an institutional facility dominating almost an entire block is hardly what we need. **I believe the size of the proposed facility will have an adverse impact on the surrounding community and downtown as a whole.**

Second point - Staff findings:

For this hearing staff cited passages in the Comprehensive Plan in the Land Use chapter. Three of the seven citations from LU6 refer to mixed-use inferring this proposed development is mixed-use. It is not.

By definition mixed-use: blends residential, commercial, cultural, institutional, or industrial uses, where those functions are physically and functionally integrated, and that provides pedestrian connections. This in turn provides: greater housing variety and density, reduced distances between housing, workplaces, retail businesses, and other destinations. And, develops a stronger neighborhood character. This proposal does none of the above and it is not mixed use. It is a faith based emergency/homeless shelter.

LU3 and 5 refer to **revitalization** and increasing and enhancing and connectivity. Have you been on Superior St. recently? Our community right now is targeting Superior St., which has been home for the Rescue Mission for decades, for revitalization. If the Rescue Mission has not **revitalized** Superior St. why would we expect an emergency/homeless shelter to revitalize the 400 block of E. Washington St?

Staff draft finding #3 states in part "Approval is consistent with the preservation of property values." My experience on the Wells Corridor is that the operations of the Wayne Rescue Mission Ministries, Inc. has been devastating to property values on the Wells Corridor.

This statement also notes that this corner has been vacant for a number of years. Within the last year there was a proposal to put residential housing in the very building this proposal desires to demolish. I don't know the particulars of the process but I do know that when the project was reviewed by Housing and Neighborhood Services it was only 1 point short of gaining approval. There appears to be interested parties in this location that could better fit the existing zoning.

Third - Support staff rewriting of ordinances.

I will always support the efforts of staff in their ordinance writing. During the recent updating of zoning regulations, specifically in the downtown area that created D.C. and D.E., staff had ample time and resources to clearly look at what is best for the community, long term, and write the appropriate language to guide future development with the simple intent of compatible land use that compliments the goals of the community.

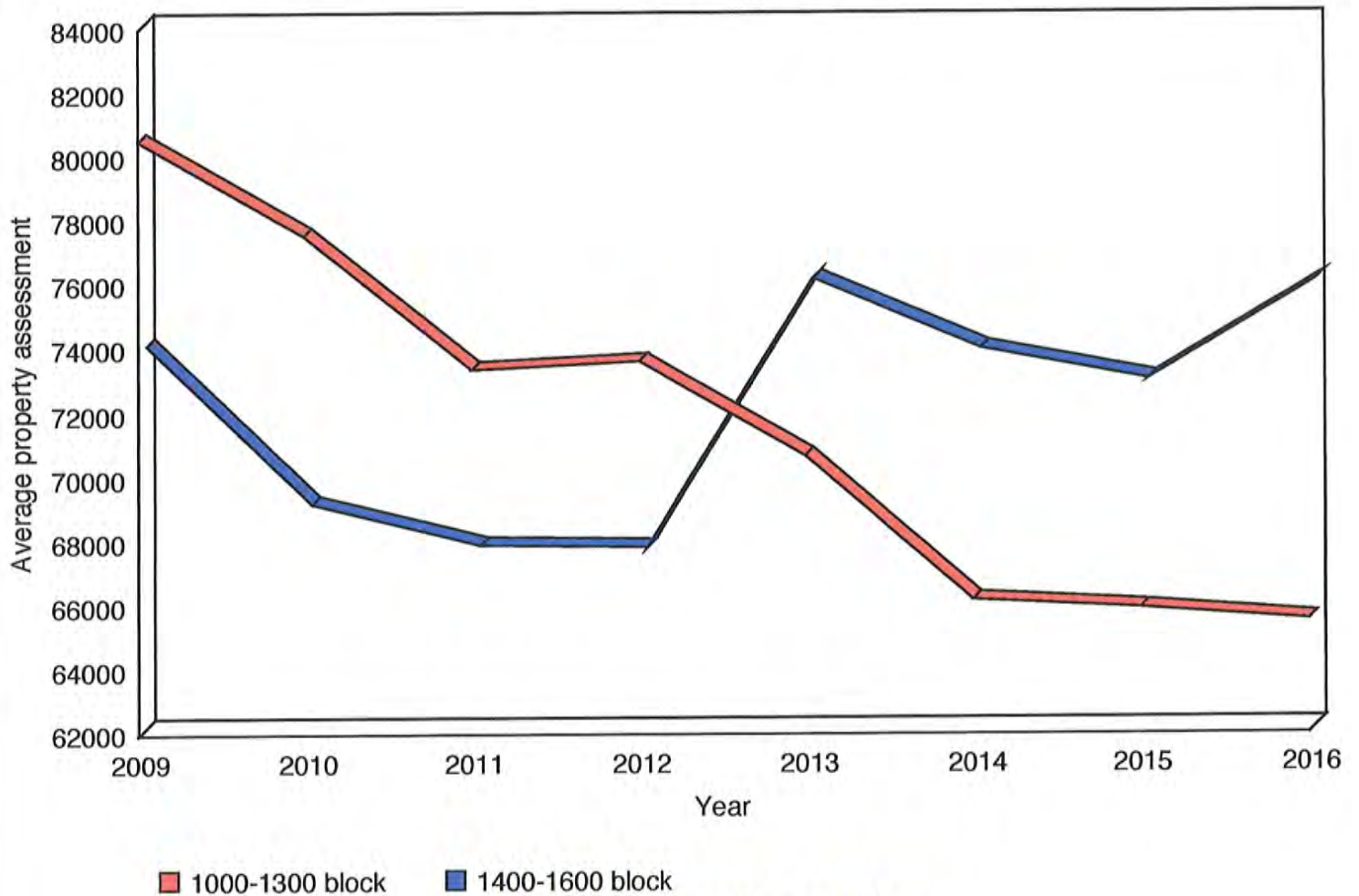
When projects like this come along that seek to change zoning to open an easier path to a non-conforming, I support the initial effort and intent of staff in their writing and encourage you stick to their original, well thought out language and not let public and sometimes personal pressure effect your decision.

I urge you to deny this request for a change of zoning.

Sincerely,

Dan Wire

Wells St Corridor Property Values



Further North section

*Judi - not the structure itself - it's the people using the
Charis House facility & the kind of people it draws*

