

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2018-0020
Bill Number: Z-18-05-02
Council District: 5-Geoff Paddock

Introduction Date: May 8, 2018

Plan Commission
Public Hearing Date: May 14, 2018 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 27 acres of property from I1-Limited Industrial, I3-Heavy Industrial, and R3-Multiple Family Residential to C2-Limited Commercial.

Location: 1625 Broadway and 1020 Swinney Avenue (and adjacent parcels making up the former GE campus)

Reason for Request: To redevelop the former GE campus into a mixed-use development known as Electric Works.

Applicant: RTM Ventures, LLC

Property Owner: RTM Ventures, LLC

Related Petitions: Primary Development Plans, East and West Electric Works Campuses

Effect of Passage: Property will be rezoned to the C2-Limited Commercial district, which will allow the types of commercial, retail, and service uses proposed for the Electric Works campus.

Effect of Non-Passage: The property will remain zoned I1-Limited Industrial, I3-Heavy Industrial and R3—Multiple Family Residential. Some proposed commercial uses would be permitted, but the current zoning districts are more intensive than necessary and for the

#REZ-2018-0020

BILL NO. Z-18-05-02

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. K-02 and L-02 (Sec. 10 and 11 of Wayne Township)**

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
INDIANA:

SECTION 1. That the area described as follows is hereby designated a C2 (Limited
Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
Wayne, Indiana:

Section I:

Real Estate located in the City of Fort Wayne, Indiana; described as follows:
Lot 23 and the East Half of Lot 24 in Swinney's Addition to the City of Fort Wayne,
Indiana, as per plat thereof as recorded in Deed Record 95, page 332 in the Office of
the Recorder of Allen County, Indiana; and Lots 25 through 31, Inclusive and the
West 28 Feet of Lot 32 in Edsall's Addition to the City of Fort Wayne, Indiana as per
plat thereof recorded in Plat Record N, page 352 in the Office of the Recorder of
Allen County, Indiana. Together with that portion of a 16 foot alley extending from
the north boundary line of Lots 29 and 30 in Edsall's Addition to the south boundary
line of Lots 29 and 30 in Edsall's Addition to the City of Fort Wayne, Indiana
heretofore vacated by proceeds under General Ordinance No. G-23-85 adopted
September 24, 1985 by the City Planning Commission and as depicted in Plat Map
16, page 5; and The South 13 and one-half feet of Lot Numbered 1, Lots 2 through 8,
Inclusive, and the South 29 and one-half feet of Lot Numbered 9 in Wall's Addition
to the City of Fort Wayne, Indiana, as per plat thereof as recorded in the Office of the
Recorder of Allen County, Indiana; and Lots 2 through 4, Inclusive, in the General
Electric Company Addition as per plat thereof recorded in the Office of the Recorder
of Allen County, Indiana; ALSO Lot 5 in General Electric Company Addition as per
plat thereof recorded in the Office of the Recorder of Allen County, Indiana; together
with adjacent vacated streets and alleys.

The above mentioned real estate being more particularly described as follows:
Beginning at the southeast corner of Lot 5 in General Electric Company Addition,
the plat of which recorded in Plat Book 14A, Page 41 in the Office of the Recorder
of Allen County, Indiana: thence along the northern boundary of Swinney Avenue,
South 89 degrees 3 minutes 26 seconds West 620.75 feet, more or less, to west line
of the east half of Lot 24 in Swinney's Addition to the City of Fort Wayne, Indiana,
the plat of which is recorded in Deed Record 95, page 332 in the Office of the
Recorder of Allen County, Indiana; thence North 01 degree 56 minutes 21 seconds

West 150.07 feet along said west line to the southern boundary of a 12-foot alley; thence North 89 degrees 3 minutes 26 seconds East 74.81 feet along said to southern boundary to the eastern boundary of said alley; thence North 01 degree 59 minutes 6 seconds West 12.00 feet to the northern boundary of said alley; thence South 89 degrees 3 minutes 26 seconds West 199.45 feet along said northern boundary to the eastern boundary of College Street; thence North 01 degree 51 minutes 46 seconds West 375.78 feet along said eastern boundary to the southern boundary of the CSX Railroad right-of-way; thence along said railroad right-of-way the following three (3) courses: 1) North 89 degrees 18 minutes 22 seconds East 862.01 feet; 2) North 81 degrees 41 minutes 33 seconds East 30.19 feet; 3) North 89 degrees 18 minutes 22 seconds East 249.31 feet to northwestern boundary of Broadway; thence South 34 degrees 50 minutes 37 seconds West 661.77 feet along said northwestern boundary to the point of beginning and containing 11.126 acres, more or less.

Section II:

North 50 feet of Lot Number 26, Swinney's Addition to the City of Fort Wayne, Allen County, Indiana, according to the plat thereof, recorded in Deed 95, Pages 332-333, in the Office of the Recorder of Allen County, Indiana.

Section III:

The West ½ of Lot Number 244 in Swinney's Addition, an addition to the City of Fort Wayne, according to the plat thereof, and recorded in Deed Book 95, page 332, recorded in the Office of the Recorder of Allen County, Indiana.

Section IV:

Real Estate located in the City of Fort Wayne, Indiana; described as follows:

Part of Lot 1 in the General Electric Company subdivision as per plat thereof recorded in Plat Book 12A, Page 4 in the Office of the Recorder of Allen County, Indiana; Also a part of Ewing Out Lots Subdivision recorded in Book 27, Page 419 in said office of the recorder; Also a part of W.G. Ewing Jr's Subdivision of Back Lot 3, recorded in Plat Book T, Page 40 in said office of the recorder; Also an unplatted parcel of land; collectively the parcels are situated in the Northwest Quarter of Section 11, Township 30 North, Range 12 East of the 2nd Principal Meridian, Wayne Township, Allen County, Indiana, and being more particularly described as follows:

Beginning at the northwesterly corner of Lot 1 in said General Electric Company Subdivision; thence North 89 degrees 18 minutes 22 seconds East 621.53 feet the southern boundary of the CSX Railroad right-of-way; thence South 01 degree 3 minutes 40 seconds East 160.54 feet; thence North 88 degrees 56 minutes 20 seconds East 40.00 feet; thence South 01 degree 3 minutes 40 seconds East 99.00 feet; thence South 88 degrees 56 minutes 20 seconds West 47.00 feet; thence South 01 degree 3 minutes 40 seconds East 258.47 feet; thence South 89 degrees 20 minutes 55 seconds West 538.32 feet; thence North 55 degrees 9 minutes 23 seconds West 365.59 feet to the southeastern boundary of Broadway; thence North 34 degrees 50 minutes 37 seconds East 66.34 feet along said southeastern boundary; thence South 55 degrees 23 minutes 4 seconds East 186.29 feet; thence North 34 degrees 44 minutes 47 seconds East 222.46 feet; thence North 01 degree 3 minutes 40 seconds West 95.46

feet; thence North 55 degrees 23 minutes 4 seconds West 129.93 feet to the southeastern boundary of said Broadway; thence North 34 degrees 50 minutes 37 seconds East 8.66 feet along said southeastern boundary to the point of beginning and containing 7.327 acres, more or less.

Section V:

Real Estate located in the City of Fort Wayne, Indiana; described as follows:

Part of Lot 1 in the General Electric Company subdivision as per plat thereof recorded in Plat Book 12A, Page 4 in the Office of the Recorder of Allen County, Indiana being more particularly described as follows:

Commencing at the northwesterly corner of Lot 1 in said General Electric Company Subdivision; thence South 34 degrees 50 minutes 37 seconds West 8.66 feet along the southeastern boundary of Broadway to the Point of Beginning of this description; thence South 55 degrees 23 minutes 4 seconds East 129.93 feet; thence South 01 degree 3 minutes 40 seconds East 95.46 feet; thence South 34 degrees 44 minutes 47 seconds West 222.46 feet; thence North 55 degrees 23 minutes 4 seconds West 186.29 feet to the southeastern boundary of said Broadway; thence North 34 degrees 50 minutes 37 seconds East 300.00 feet along said southeastern boundary to the point of beginning and containing 1.232 acres, more or less.

Together with:

Real Estate located in the City of Fort Wayne, Indiana; described as follows:

Part of Lot 1 in the General Electric Company subdivision as per plat thereof recorded in Plat Book 12A, Page 4 in the Office of the Recorder of Allen County, Indiana; Also a part of Ewing Out Lots Subdivision recorded in Book 27, Page 419 in said office of the recorder; Also a part of W.G. Ewing Jr's Subdivision of Back Lot 3, recorded in Plat Book T, Page 40 in said office of the recorder; Also an unplatted parcel of land; collectively the parcels are situated in the Northwest Quarter of Section 11, Township 30 North, Range 12 East of the 2nd Principal Meridian, Wayne Township, Allen County, Indiana, and being more particularly described as follows:

Beginning at the intersection of southern boundary of the CSX Railroad right-of-way and the western boundary of Fairfield Avenue; thence South 01 degree 36 minutes 36 seconds East 385.70 feet along said western boundary to the northwestern boundary of the Norfolk Southern Railway right-of-way; thence along said northwestern boundary the following five (5) courses: 1) South 60 degrees 30 minutes 18 seconds West 140.56 feet; 2) Southwesterly 163.26 feet along an arc to the left having a radius of 1,764.00 feet and subtended by a long chord having a bearing of South 57 degrees 51 minutes 13 seconds West and a length of 163.20 feet; 3) South 55 degrees 12 minutes 8 seconds West 186.44 feet; 4) Southwesterly 193.87 feet along an arc to the left having a radius of 2,844.00 feet and subtended by a long chord having a bearing of South 53 degrees 14 minutes 57 seconds West and a length of 193.83 feet; 5) South 51 degrees 17 minutes 47 seconds West 381.50 feet to the eastern line of Nuttman Place Addition as per plat thereof recorded in Plat Book 3B, Page 83 in said office of the recorder; thence North 0 degrees 55 minutes 29 seconds West 352.39 feet along said east line to a southern corner of said Lot 1 in

1 the General Electric Company Subdivision; thence along the southerner & western
2 lines of said Lot 1 the following three (3) courses: 1) North 55 degrees 37 minutes 24
3 seconds West 105.39 feet; 2) North 34 degrees 50 minutes 37 seconds East 71.00
4 feet; 3) Northerly 47.12 feet along an arc to the left having a radius of 30.00 feet and
5 subtended by a long chord having a bearing of North 10 degrees 9 minutes 23
6 seconds West and a length of 42.43 feet; thence South 55 degrees 9 minutes 23
7 seconds East 65.59 feet; thence North 89 degrees 20 minutes 55 seconds East 538.32
8 feet; thence North 01 degree 3 minutes 40 seconds West 258.47 feet; thence North
9 88 degrees 56 minutes 20 seconds East 47.00 feet; thence North 01 degree 3 minutes
10 40 seconds West 99.00 feet; thence South 88 degrees 56 minutes 20 seconds West
11 40.00 feet; thence North 01 degree 3 minutes 40 seconds West 160.54 feet to the
12 southern boundary of said CSX Railroad right-of-way; thence North 89 degrees 18
13 minutes 22 seconds East 325.90 feet along said southern boundary to the point of
14 beginning and containing 7.045 acres, more or less.

15 and the symbols of the City of Fort Wayne Zoning Map No. K-02 and L-02 (Sec. 10 and 11
16 of Wayne Township), as established by Section 157.082 of Title XV of the Code of the City
17 of Fort Wayne, Indiana is hereby changed accordingly.

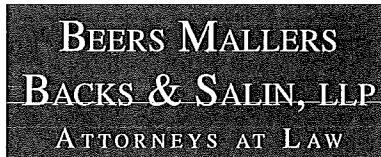
18
19 SECTION 2. If a written commitment is a condition of the Plan Commission's
20 recommendation for the adoption of the rezoning, or if a written commitment is modified and
21 approved by the Common Council as part of the zone map amendment, that written
22 commitment is hereby approved and is hereby incorporated by reference.

23
24 SECTION 3. That this Ordinance shall be in full force and effect from and after its
25 passage and approval by the Mayor.

26
27 _____
28 Council Member

29 APPROVED AS TO FORM AND LEGALITY:

30 _____
Carol T. Helton, City Attorney



Peter G. Mallers
E-Mail: pgmallers@beersmallers.com

April 3, 2018

Kim Bowman
Department of Planning Services
200 East Berry Street, Suite 150
Fort Wayne, Indiana 46802

Re: Rezoning and Development Plan Applications for Electric Works

Dear Kim:

On behalf of RTM Ventures, LLC, I am filing with your office the following:

1. Rezoning Petition Application for the purpose of downzoning from I-3 and I-1 classifications to C-2 approximately 27 acres of the former General Electric site on the east and west sides of Broadway. There are small areas of R-3 zoning that we are proposing to rezone to C-2. The purpose of the rezoning is to create the appropriate zoning classification for a mixed-use type development to be known as Electric Works.
2. Two Primary Development Plan Applications for the former General Electric site (west and east of Broadway) for the purpose of creating a mixed-use type of development to be known as Electric Works. The west side will be developed first as Phase I of the campus development, and the Phase 2 east side will be developed as the plans materialize and tenants' needs are met.
3. Requests for Waivers of Development Standards for (i) height, (ii) setback, and (iii) size and number of buildings on a lot, for both sides of the campus (6 total).

Much has been publicized already about this project, but to summarize for you, in preparation for the public hearing in May, RTM Ventures, LLC, through affiliated entities, has acquired the

110 W. Berry St. | Suite 1100 | Fort Wayne, IN 46802 | Tel: 260-426-9706 | Fax: 260-420-1314

108 W. Michigan St. | LaGrange, IN 46761 | Tel: 260-463-4949 | Fax: 260-463-4905

1416 S. Huntington St. | Syracuse, IN 46567 | Tel: 574-457-3222 | Fax: 574-457-8180

2174 N. Pointe Dr. | Warsaw, IN 46582 | Tel: 574-267-4300 | Fax: 574-267-4343

www.beersmallers.com

April 3, 2018

Page 2

former General Electric campus located east and west of Broadway Street in Fort Wayne, Indiana for the purpose of redeveloping the 39-acre site, together with surrounding properties being acquired, into a mixed-use retail, office, and residential community. Phase I of the project will be the redevelopment of the west campus, which includes over 691,000 square feet of historic, adaptive, re-used space. The vision for the redevelopment is to create a district of innovation, energy, and culture, infused with the inventive history of Fort Wayne.

The projected cost of construction for the redevelopment of the west campus is \$220 million dollars. Construction is to begin in July, 2018 and is to be completed by December 31, 2020.

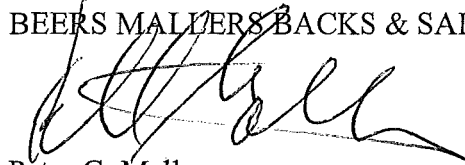
The completed space will be leased for retail, office, education, healthcare, innovation, and amenity spaces. Retail will consist of a year-round public market, restaurants, and other retail operations.

The redeveloped site is being designed to be an 18-hour per day campus where people can live, work, and play.

If you have any questions, please contact me.

Very truly yours,

BEERS MALLERS BACKS & SALIN, LLP

A handwritten signature in black ink, appearing to read "Peter G. Mallers", written over a horizontal line.

Peter G. Mallers

PGM:ac/33D3164
enclosures

SECTION I

Department of Planning Services
Rezoning Petition Application

Applicant
 Applicant RTM VENTURES, LLC
 Address 2400 BOSTON STREET, SUITE 404
 City BALTIMORE State MARYLAND Zip 21224
 Telephone 443-673-4066 E-mail jparker@crossstpartners.com

Contact Person
 Contact Person PETER G. MALLERS OF BEERS MALLERS BACKS & SALIN, LLP
 Address 110 WEST BERRY STREET, SUITE 1100
 City FORT WAYNE State INDIANA Zip 46802
 Telephone 260-426-9706 E-mail pgmallers@beersmallers.com

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 SECTION I 1020 Swinney Ave & 1625 Broadway
 Present Zoning M, I-3 and R-3 Proposed Zoning C-2 Acreage to be rezoned 11.26
 Proposed density N/A units per acre
 Township name WAYNE Township section # 10 and 11
 Purpose of rezoning (attach additional page if necessary) TO CREATE APPROPRIATE ZONING FOR A MIXED-USE DEVELOPMENT TO BE KNOWN AS ELECTRIC WORKS
 Sewer provider CITY OF FORT WAYNE Water provider CITY OF FORT WAYNE

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.

RTM VENTURES, LLC BY: [Signature] 4.3.18
 (printed name of applicant) (signature of applicant) (date)
 EW WEST CAMPUS LANDLORD, LLC BY: [Signature] 4.3.18
 (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)

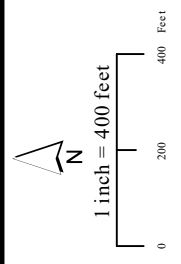
Received	Receipt No.	Hearing Date	Petition No.
4/3/18	126552	5/14/18	REZ-2018-0020

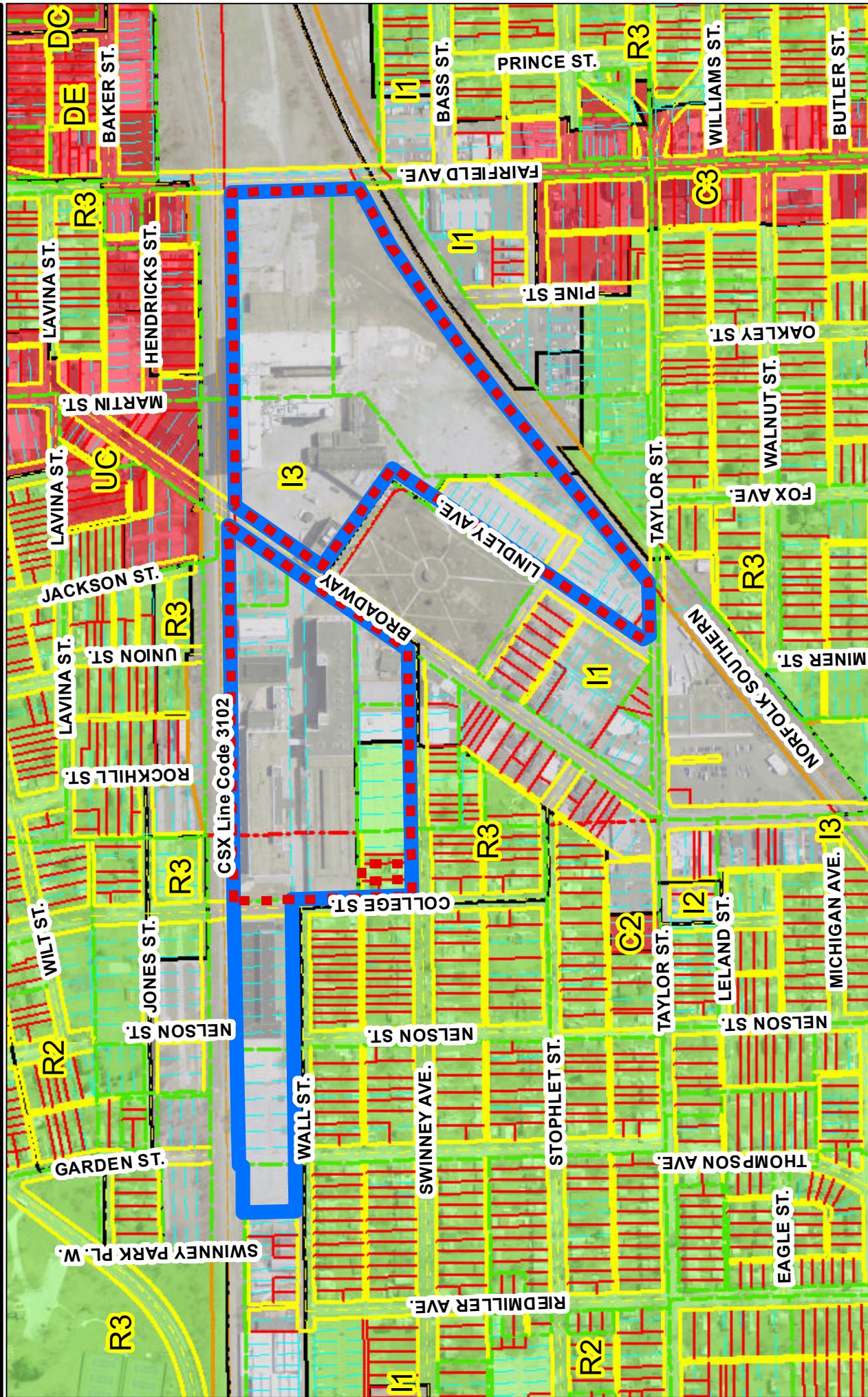


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 4/23/2018

Project Boundaries Represented with Bold Lines are for Representational Purposes Only





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Photos and Contours: Spring 2009
Date: 4/23/08

Project Boundaries Represented with Bold Lines are for Representational Purposes Only



1 inch = 400 feet

200 400 Feet

OWNER	BROADWAY REDEVELOPMENT PARTNERS, LLC 2400 BOSTON STREET, SUITE 404 BALTIMORE, MD 21224 CONTACT: JOSHUA PARKER EMAIL: jparker@crosspartners.com
	EW EAST CAMPUS LAND ORD, LLC 2400 BOSTON STREET, SUITE 404 BALTIMORE, MD 21224 CONTACT: JOSHUA PARKER EMAIL: jparker@crosspartners.com
	ARCHITECT ELEVATUS ARCHITECTURE 111 E. Wayne Street, Suite 555, Fort Wayne, IN 46802 CONTACT: CORY MILLER EMAIL: cmill@elevatusarchitecture.com
	MARKINERBY 221 WEST EAKER STREET FORT WAYNE, IN 46802 PH: (260) 422-7984 CONTACT: RONALD ROSS EMAIL: rross@markin-erby.com
CIVIL	DESIGN COLLABORATIVE 1111 E. Wayne Street, Suite 555, Fort Wayne, IN 46802 PH: (260) 422-4241 CONTACT: RACHEL VEDDER EMAIL: rvedder@designcollaborative.com
	ENGINEERING RESOURCES, INC. 11020 DEBOLD RD. FORT WAYNE, IN 46845 PH: (260) 455-1255 CONTACT: MARK REINHARD EMAIL: mark@ericonsulting.com
	SITE DEVELOPMENT AND LANDSCAPING ANDERSON DESIGN GROUP, LLC 1111 E. Wayne Street, Suite 555, Fort Wayne, IN 46802 PH: (317) 315-2284 CONTACT: JESSIE ANDERSON EMAIL: jessie@andersondesigngroup.com
	SURVEYOR GOLLOFF - JORDAN SURVEYING AND DESIGN, INC. 1133 BROADWAY FORT WAYNE, IN 46802 PH: (260) 424-5382 CONTACT: TODD JORDAN EMAIL: todd@golloffjordan.com
LEED COORDINATION	AMERICAN STRUCTUREPOINT, INC. 7260 SHADELAND STATION FORT WAYNE, IN 46826 PH: (317) 541-5400 CONTACT: TRACY MAGILL EMAIL: TMAGILL@structurepoint.com
	VRIDIAN ARCHITECTURAL DESIGN, INC. 1111 E. Wayne Street, Suite 555, Fort Wayne, IN 46802 PH: (260) 424-4630 CONTACT: MAC WILLIAMS EMAIL: mac@vridian-design.net
	ELECTRICAL SCO ENGINEERING, LLC 6534 CONSTITUTION DRIVE FORT WAYNE, IN 46804 PH: (260) 436-6013 CONTACT: THOMAS OFFERLE EMAIL: tofferle@scok-llc.com
	PLUMBING SCO ENGINEERING, LLC 6534 CONSTITUTION DRIVE FORT WAYNE, IN 46804 PH: (260) 436-6013 CONTACT: DANA KELSEY EMAIL: dkelsey@scok-llc.com

PROPOSED UTILITY LEGEND:	
	STORM INLET/MANHOLE
	TRENCH DRAIN
	SANITARY MANHOLE
	GATE VALVE

SURFACE LEGEND:

	PROPOSED ASPHALT PAVEMENT
	PROPOSED PAVERS/ SPECIALTY PAVEMENT
	PROPOSED LAWN/LANDSCAPING
	PROPOSED CONCRETE



EAST BUILDING INFORMATION				
BLDG	SF	HT	EX / PROP	PROP USE
4	292,000	147'	EXISTING	RESIDENTIAL
6	201,000	110'	EXISTING	RESIDENTIAL
7	3,170	EX	EXISTING	ENTERTAINMENT
8	28,370	EX	EXISTING	OFFICE / ENTERTAINMENT
9	10,926	EX	EXISTING	OFFICE / ENTERTAINMENT

EXISTING BUILDINGS ARE TO BE DEMOLISHED. ALL FUTURE BUILDINGS WILL BE COORDINATED WITH THE CITY OF FORT WAYNE.

LOT INFORMATION			
EXISTING ZONING	11.15. AOAS		
PROPOSED ZONING	C2		
CURRENT USE	ABANDONED INDUSTRIAL		
PROJECT ACREAGE	15.5		

FLOOD INSURANCE RATE MAP (FIRM):	
ALLEN COUNTY, INDIANA AND INCORPORATED AREAS	
FIRM MAP NUMBER: 1803032294G	
PANEL 284 OF 485	
DATED AUGUST 3, 2009	
FLOODWAY AREAS IN ZONE X	

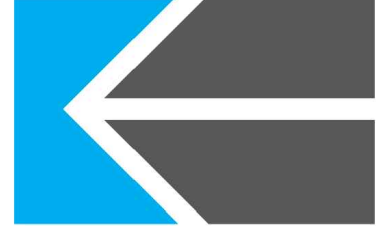
LANDSCAPE LEGEND:	
	EXISTING TREE TO REMAIN
	PROPOSED TREE
	SHRUBS

LAYOUT LEGEND:	
	CONCRETE FLATWORK
	BENCH
	SECURITY BOLLARD
	BIKE RACKS
	PLANTER POTS
	CAFE TABLE AND CHAIRS
	TABLE AND CHAIRS
	TREE GRATE



LOCATION MAP
SCALE: NOT TO SCALE

ELECTRIC WORKS - EAST CAMPUS
SCALE: 1" = 60'



ELEVATUS
ARCHITECTURE
111 E. Wayne Street, Suite 555, Fort Wayne, IN 46802
PH: (260) 455-1255
www.elevatusarch.com

CONSULTANT
ENGINEERING RESOURCES, INC.
11020 DEBOLD ROAD, Fort Wayne, IN 46845
PH: (260) 455-1255
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SEAL
04/03/2018
D. REINHARD
No. 1991278
Professional Engineer
Indiana
Mark Reinhard

RTM Ventures, LLC
2400 Boston Street, Suite 404
Baltimore, MD 21224

ELECTRIC WORKS
BROADWAY DISTRICT
PRIMARY DEVELOPMENT PLAN
EAST CAMPUS
FORT WAYNE, IN 46802

REVISIONS	
NO.	DESCRIPTION

PROJECT NO. 1801824
SUBMITTAL
PRIMARY DEVELOPMENT PLAN
ISSUE DATE: APRIL 3, 2018

SITE - ALL BUILDINGS
Primary Development Plan

PD1

WEST BUILDING INFORMATION					
BLDG	SF	HT	EX / PROP	PROP USE	
19	240,000	125'	EXISTING	INSTITUTIONAL / OFFICE	
20	26,500	57'	EXISTING	OFFICE / RETAIL	
21	6,878	18'-7"	EXISTING	OFFICE	
22	11,250	45'	EXISTING	ENTERTAINMENT	
22a	5,200	25'	EXISTING	CIRCULATION / RETAIL	
23	27,890	47'-6"	EXISTING	MULTI-PURPOSE COMMON / CIRCULATION	
23a	14,502	33'-6"	PROPOSED	COMMON / CIRCULATION	
24	5,200	28'	EXISTING	OFFICE TENANT	
25	3,255	24'	EXISTING	UNKNOWN	
25a	9,400	40'	PROPOSED	ENTERTAINMENT	
26	290,000	125'	EXISTING	PARKING / BUSINESS / RESIDENTIAL	
26c	3,700	40'	EXISTING	RETAIL TENANT	
27	60,000	35'	EXISTING	MARKET / OFFICE / ENTERTAINMENT	
27a	8,200	40'	EXISTING	MARKET / COMMON / ENTERTAINMENT	
31	26,626	33'-5"	EXISTING	EDUCATIONAL	
36	41,000	55'	EXISTING	PARKING / ENTERTAINMENT	
F	15,000	38'	PROPOSED	OFFICE / RETAIL	

FLOOD INSURANCE RATE MAP (FIRM):
ALLEN COUNTY, INDIANA AND INCORPORATED AREAS
FIRM MAP NUMBER: 1803030284G
PANEL 284 OF 485
DATED AUGUST 3, 2009
FLOODWAY AREAS IN ZONE X

LOT INFORMATION	
EXISTING ZONING	I3, R3, AQ45
PROPOSED ZONING	C2
CURRENT USE	ABANDONED INDUSTRIAL
PROJECT ACREAGE	19.7

OWNER
BROADWAY REDEVELOPMENT PARTNERS, LLC
2400 BOSTON STREET, SUITE 404
BALTIMORE, MD 21224
PH: (410) 688-9254
CONTACT: JOSHUA PARKER EMAIL: jparker@crosspartners.com

BIGGS INDIANA PROPERTIES, LLC
522 SOUTH 13TH STREET
DECATUR, IN 46733
PH: (203) 724-9131
CONTACT: KEVIN BIGGS EMAIL: kbiggs@ideal-builders.com

SH WEST CAMPUS LANDLORD, LLC
2400 BOSTON STREET, SUITE 404
ESSEX, MD 21221
PH: (919) 888-9254
CONTACT: JOSHUA PARKER EMAIL: jparker@crosspartners.com

ARCHITECT
ELEVATUS ARCHITECTURE
111 EAST WAYNE STREET, SUITE 555
FORT WAYNE, IN 46802
PH: (260) 424-9080
CONTACT: CORY MILLER EMAIL: CMiller@elevatusarchitecture.com

HOCH ASSOCIATES, P.C.
111 WEST BERRY STREET, SUITE 200
FORT WAYNE, IN 46802
PH: (260) 424-7200
CONTACT: RICK STUMP EMAIL: rstump@hochassociates.com

MSKID & ASSOCIATES, INC.
1715 MAGNAVOX WAY
FORT WAYNE, IN 46804
PH: (260) 432-6337
CONTACT: BOB PATTON EMAIL: bjp@mskid.com

DESIGN COLLABORATIVE
200 EAST MAIN STREET, SUITE 600
FORT WAYNE, IN 46802
PH: (260) 422-4241
CONTACT: RACHEL VEDDER EMAIL: rvedder@designcollaborative.com

CIVIL
ENGINEERING RESOURCES, INC.
11020 DIEBOLD RD.
FORT WAYNE, IN 46845
PH: (260) 490-1025
CONTACT: MARK REINHARD EMAIL: mark@eri.consulting

SITE DEVELOPMENT AND LANDSCAPING
ANDERSON + BOHLANDER, LLC
1 NORTH MERIDIAN STREET, SUITE 902
INDIANAPOLIS, IN 46204
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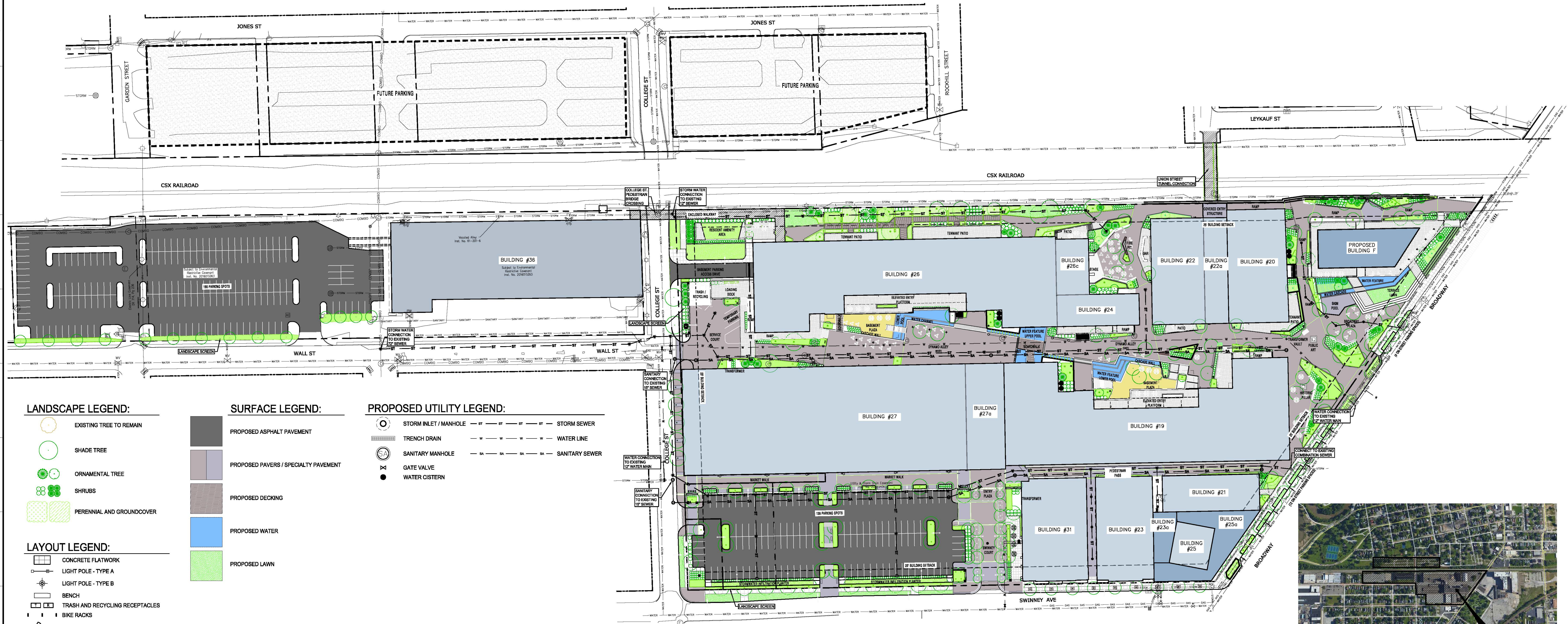
SURVEYOR
GOULOFF - JORDAN SURVEYING AND DESIGN, INC.
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ELECTRIC WORKS - WEST CAMPUS

SCALE: 1" = 60'



LOCATION MAP

SCALE: NOT TO SCALE

ELECTRIC WORKS
BROADWAY DISTRICT
PRIMARY DEVELOPMENT PLAN
WEST CAMPUS
FORT WAYNE, IN 46802

REVISIONS

NO.	DESCRIPTION	DATE
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PROJECT NO. 1601824
SUBMITTAL
PRIMARY DEVELOPMENT PLAN

SITE - ALL BUILDINGS

PD2

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