

1 **BILL NO. R-21-02-20**

2 **RESOLUTION NO. _____**

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4 **A RESOLUTION INITIATING THE AMENDMENT**
5 **OF FORT WAYNE'S COMPREHENSIVE PLAN, TO**
6 **ADOPT THE RIVERFRONT DEVELOPMENT**
7 **IMPLEMENTATION FRAMEWORK.**

8 **WHEREAS**, Common Council of the City of Fort Wayne adopted a
9 Comprehensive Plan for the City of Fort Wayne, in accordance with the statutes of the
10 State of Indiana; and

11 **WHEREAS**, the City of Fort Wayne, through its Common Council, desires to
12 implement the goals, policies, and recommendations of the Comprehensive Plan; and

13 **WHEREAS**, I.C. 36-7-4-511 allows the legislative body to initiate an
14 amendment of the Comprehensive Plan by adopting a resolution to amend it, and direct
15 the Plan Commission to prepare the amendment and submit it in the same manner as any
16 other amendment to the comprehensive plan.

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18 **NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL**
19 **OF THE CITY OF FORT WAYNE, INDIANA:**

20 **SECTION 1.** To initiate the amending of the City of Fort Wayne's
21 Comprehensive Plan, to include the goals and policies of the Riverfront Development
22 Implementation Framework and for the Plan Commission to prepare and submit the
23 amendment within 60 days after the formal written request by the legislative body.
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DIGEST SHEET

TITLE OF RESOLUTION: A Resolution initiating an amendment of the City of Fort Wayne Comprehensive Plan, to adopt the goals and policies of the Riverfront Development Implementation Framework.

DEPARTMENT REQUESTING RESOLUTION: City of Fort Wayne Community Development Division.

SYNOPSIS OF RESOLUTION: This resolution initiates (per I.C. 36-7-4-511) an amendment to the City's Comprehensive Plan, to incorporate the goals and policies of the Riverfront Development Implementation Framework.

EFFECT OF PASSAGE: The initiation of the required process for amending the City's Comprehensive Plan. After Resolution passage, the Plan Commission will then prepare the amendment, conduct a public hearing, and upon recommendation for approval, certify the amendment to the Comprehensive Plan to Common Council for final consideration.

EFFECT OF NON-PASSAGE: Prevents the initiation of an amendment to the City's Comprehensive Plan to incorporate the goals and policies of the Riverfront Development Implementation Framework, thus lessening the plan's ability to impact decision making and resource allocation with respect to development and right of way improvements along these important commercial corridors.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS): Not applicable

ASSIGNED TO COMMITTEE (PRESIDENT):



COMMUNITY DEVELOPMENT PLANNING & POLICY

Thomas C. Henry, Mayor

City of Fort Wayne
Community Development
200 East Berry Street, Suite 320
Fort Wayne, IN 46802
260 427-1127 fwcommunitydevelopment.org

Memo

To: Common Council Members
From: Paul Spoelhof, Director, Planning & Policy
Date: February 16, 2021
Re: Comprehensive Plan Amendment: Riverfront Implementation Framework

Fort Wayne residents and community leaders consistently express support for celebrating and connecting to the rivers that breathe life into our city. A fine example of this overwhelming popularity of Promenade Park attracts interest from private developers and is a source of pride for the public. Protecting and leveraging private and public investments in the rivers is a primary focus of the Riverfront Development Implementation Framework. The Framework builds on recent conceptual planning intended to enhance the value of natural river ecosystems downtown and to capitalize on that value by fostering world-class private development. The Framework recommends specific policies and projects that are designed to expand downtown north of the rivers by creating a Riverfront that is equally accessible from surrounding neighborhoods as it is connected to the City's central business district. Finally, the Framework reflects intentional efforts to cultivate a Riverfront district that is designed to welcome all of Fort Wayne residents and visitors. The opportunities and experiences that are cultivated by the Framework will invite our diverse community to capitalize on the economic, recreation, and natural interests that come together in Riverfront Fort Wayne.

Six guiding principles informed the process that delivered the Riverfront Development Implementation Framework. These principles were cultivated early in the process and refined with input from residents who participated in various community engagement exercises. The principles serve as a filter or set of lenses through which planners examined development issues and related policy recommendations. The guiding principles are:

1. **Foster Inclusion:** Sustain and support inclusive housing, employment, commercial and entertainment opportunities, supporting diversity across neighborhoods, socio-economic groups and age spectrum
2. **Diversify Activities:** Unify the riverfront as a memorable and loved asset that offers experiences and destinations everyone can access and enjoy

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3. **Design to Adapt:** Design for the future of tomorrow’s river, protecting its health and ecology from the impacts of climate change and complementing it with sustainable development
4. **Expand Outward:** Extend the river’s reach beyond downtown, creating a downtown riverfront that is the heart of the region
5. **Create Identity:** Build upon the community’s passion and momentum to design a downtown riverfront that is authentically Fort Wayne,
6. **Work together:** Cultivate meaningful public/private partnerships, create revenue and support economic sustainability on the riverfront for generations

The goals, policies and action steps presented in the Framework are organized into three topics of physical improvement; public space, infrastructure and development. The policy recommendations address many issues that are intertwined across the three topics including zoning, street design, public art, resilient infrastructure, river access, economic and housing development. Examples of recommendations include:

- Zoning in the Riverfront District should allow for a mix of river-focused higher density and variety of services;
- New Housing should meet a broad spectrum of demand for urban housing types and price points;
- Preserve and expand visibility and physical access to the river and public space;
- Strategically design public open space to mitigate flood hazards, stormwater runoff, and reduce maintenance costs; and
- Streets should be designed to incorporate sustainable stormwater management practices that promote water quality.

Adoption of the guiding principles and policies of the Framework as an amendment to the Comprehensive Plan will ensure that the needs of the community are considered during infrastructure planning and in the review of new development. The action steps, which provide specific tasks to implement the policies, are not formally adopted as they are intended to remain flexible and may change over time. Adoption of the guiding principles and policies does not prioritize projects or secure funding for implementation.

I.C. 36-7-4-511 allows the legislative body to initiate an amendment of the Comprehensive Plan by adopting a resolution to amend it, and directing the Plan Commission to prepare the amendment and submit it in the same manner as any other amendment to the comprehensive plan. Upon passage of the initiating resolution, the Plan Commission will hold a Public Hearing on the amendment and return a recommendation to Common Council for final action in the form of an adopting resolution and an ordinance which will amend Section 153.07 of Chapter 153 (Planning and Development) of City Code.

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