

1 **COMP-2024-0001**

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

3 **GENERAL ORDINANCE NO. G-_____**

4 **AN ORDINANCE AMENDING SECTION 153.07 OF**
5 **CHAPTER 153 "PLANNING & DEVELOPMENT OF**
6 **THE CITY OF FORT WAYNE, INDIANA, CODE OF**
7 **ORDINANCES)**

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

11 WHEREAS, on February 19, 2024, the Fort Wayne Plan Commission initiated the
12 amendment of the Comprehensive Plan to adopt the goals and policies of the Historic
13 Northeast 2035 Plan; and,

14 WHEREAS, the Common Council desires to amend Section 153.07 to recognize the
15 amendment of the Historic Northeast 2035 Plan to the Comprehensive Plan which will repeal
16 and replace the Northside Neighborhood Plan (2007); and

17 WHEREAS, the City Plan Commission, in accordance with the Planning Statutes of
18 the State of Indiana held a public hearing on the Amendment to the Comprehensive Plan;
19 and,

20 WHEREAS, this ordinance is to establish an amendment to the Comprehensive
21 Plan to include the goals and policies of the Historic Northeast 2035 and the repeal of the
22 Northside Neighborhood Plan (2007);

23 NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF
24 FORT WAYNE, INDIANA:

25 SECTION 1. Section 153.07 of Chapter 153 (Planning & Development) of the
26 City of Fort Wayne is amended by repealing the following subsection:

27 (F) Northside Neighborhood Plan (2007); The Comprehensive Plan for the city is
28 amended by adding the goals and policies of the "Northside Neighborhood Plan (2007)" as
29 set forth in that plan.
30

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

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

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

Council Member

APPROVED AS TO FORM AND LEGALITY:

Malak Heiny, City Attorney

FORT WAYNE ZONING ORDINANCE

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

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

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

Introduction Date: March 26, 2024

Plan Commission
Public Hearing Date: April 8, 2024

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

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

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

Applicant: The City of Fort Wayne Division of Community Development

Related Petitions: Resolution R-24-03-26

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

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



COMMUNITY DEVELOPMENT

NEIGHBORHOOD PLANNING & ACTIVATION

Thomas C. Henry, Mayor

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

March 5, 2024

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

Dear Mr. Roussel:

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

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

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

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

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

Sincerely,

Dan Baisden
Community Development Administrator

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Historic Northeast

2035 NEIGHBORHOOD PLAN

WHAT IS HISTORIC NORTHEAST 2035?

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

WHO DOES IT INCLUDE

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

WHAT DOES IT INCLUDE

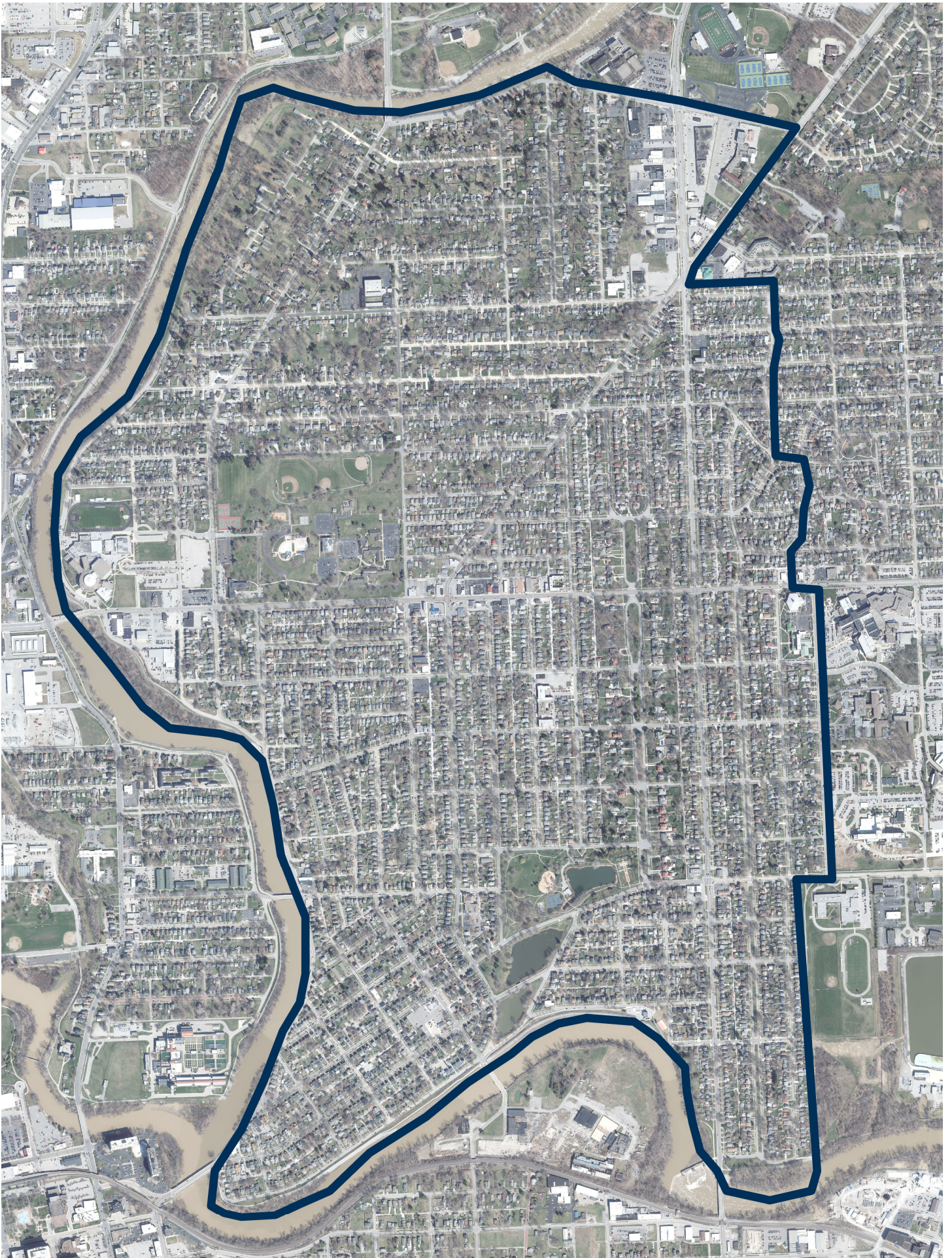
- Neighborhood History and Existing Conditions
- Neighborhood Revitalization
- Neighborhood Character
- Neighborhood Public Realm

WHAT IS THE PLANNING PROCESS?

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

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

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



Planning Lens:

Historic Urban Village

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

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



NEIGHBORHOOD REVITALIZATION AND CHARACTER

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

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

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

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

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

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

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

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

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

NEIGHBORHOOD PUBLIC REALM

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

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

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

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

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

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

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



NEIGHBORHOOD RELATIONSHIPS

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

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

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

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

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

GOAL TWO: Build Neighborhood Pride Through Shared Identity

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

