

1 **COMP-2025-0002**

2 **BILL NO. G-25-04-20**

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

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

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

12 WHEREAS, on March 17, 2025, the Fort Wayne Plan Commission initiated the
13 amendment of the Comprehensive Plan to adopt the goals and policies of the Historic
14 Northeast 2035 Plan; and,

15 WHEREAS, the Common Council desires to amend Section 153.07 to recognize the
16 amendment of the Northwest 2035 Plan to the Comprehensive Plan which will repeal and
17 replace the Bloomingdale/Spy Run Neighborhood Plan (2005) and the Nebraska
18 Neighborhood Plan (2010); and

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

22 WHEREAS, this ordinance is to establish an amendment to the Comprehensive
23 Plan to include the goals and policies of the Northwest 2035;

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

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

28 (D) *Bloomingdale/Spy Run Neighborhood Plan (2005)*; The Comprehensive Plan for
29 the city is amended by adding the goals and policies of the "Bloomingdale/Spy Run
30 Neighborhood Plan (2005)" as set forth in that plan; and

1
2 (K) *Nebraska Neighborhood Plan (2010)*; The Comprehensive Plan for the city is
3 amended by adding the goals and policies of the "Nebraska Neighborhood Plan" (2010)" as
4 set forth in that plan.
5

6 SECTION 2. Section 153.07 of Chapter 153 (Planning & Development) of the
7 City of Fort Wayne is amended by including the following subsection and relettering the
8 other subsections accordingly:
9

10 (P) *Northwest 2035 Plan (2025)*. The Comprehensive Plan is amended by adding
11 the goals and policies of the "Northwest 2035" as set forth in that Plan.
12

13 SECTION 3. That this Ordinance shall be in full force and effect from and after its
14 passage and approval by the Mayor.
15

16 _____
17 Council Member

18 APPROVED AS TO FORM AND LEGALITY:
19

20 _____
21 Malak Heiny, City Attorney
22
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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-2025-0002 – Northwest 2035 Neighborhood Plan
Bill Number: G-25-04-20
Council District: 3 – Nathan Hartman, 5 – Geoff Paddock

Introduction Date: April 22, 2025

Plan Commission
Public Hearing Date: May 12, 2025

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

Synopsis of Ordinance: A resolution to amend the All in Allen Comprehensive Plan by including
the goals and strategies of the Northwest 2035 Neighborhood Plan

Location: The study area extends (approximately) from the 200 block of West State
Boulevard to the 2100 block of West State Boulevard, and
(approximately) from the 1000 block of Wells Street to the 2800 block of
Wells Street. The (approximate) area is located north of the St. Mary's
River and south of Spy Run Creek/Franke Park, east of Lindenwood
Avenue in the Nebraska Neighborhood, and east of the Norfolk Southern
Railway in the Hamilton and Lincoln Park Five Points neighborhoods,
and west of Clinton Street in the Bloomingdale Neighborhood, and west
of the former Norfolk and Southern Railway in the Lincoln Park Five
Points Neighborhood.

Applicant: The City of Fort Wayne Division of Community Development

Related Petitions: Resolution R-24-04-22

Effect of Passage: Adopting the goals and strategies of the Northwest 2035 Neighborhood
Plan will help fulfill a request of Bloomingdale, Hamilton, Lincoln Park
Five Points, Nebraska, and North Highlands Neighborhoods, providing
an updated strategy for development and redevelopment. The plan covers
topics related to Neighborhood Identity, Development, Infrastructure and
Facilities, and Safety.

Effect of Non-Passage: The Bloomingdale/Spy Run Neighborhood Plan (2005) and the Nebraska
Neighborhood Plan (2010), both of which have smaller geographic areas,
will continue to guide development, economic, zoning and infrastructure
decisions that no longer in align with the goals and needs of the
neighborhood planning area.



April 1, 2025

Ben Roussel, Director
Allen County Department of Planning Services
200 East Berry Street, Suite 150
Fort Wayne, IN 46802

In alignment with the *All in Allen Comprehensive Plan* — specifically, Housing & Neighborhoods, Goal 1: Support and Strengthen Complete Neighborhoods, and Policy 1.6: Encourage Neighborhood Activation and Planning — the City of Fort Wayne, in partnership with the Northwest Neighborhoods Planning Committee, has developed the ***Northwest 2035 Neighborhood Plan***.

This planning effort began in the fall of 2023, following an official request from the Bloomingdale and Nebraska Neighborhood Associations to update the existing neighborhood plans. Since then, city staff and a dedicated volunteer steering committee have diligently worked to gather extensive community input from nearly 750 residents, business owners, and stakeholders in the neighborhoods.

Building upon the foundation of the previous 2003 Bloomingdale and 2010 Nebraska Neighborhood Plans, ***Northwest 2035*** includes updated demographic data, along with new goals and policies, and reflects the community's current priorities. It also features an expanded geography to include the North Highlands Neighborhood Association and the recently reactivated Hamilton and Lincoln Park-Five Points neighborhoods.

On **March 17, 2025**, the Fort Wayne Plan Commission formally initiated the adoption process for the Northwest 2035 plan. As part of the next steps, the plan is set to be introduced to Common Council on **April 22, 2025**, followed by a public hearing hosted by the Plan Commission on **May 12, 2025**.

Staff members from the City of Fort Wayne's Department of Neighborhoods will prepare the Staff Report and provide all necessary documentation for the public hearing process.

If you have any questions regarding the Northwest 2035 Neighborhood Plan, please do not hesitate to contact me at (260) 427-5694 or dan.baisden@cityoffortwayne.org.

Sincerely,

Dan Baisden



Northwest

2035 NEIGHBORHOOD PLAN

WHAT IS NORTHWEST 2035?

Northwest 2035 is a planning document that provides a shared vision and direction of five (5) neighborhoods located in the northwest urban core of the City of Fort Wayne. The Northwest planning area is rich in history and a long-standing community that welcomes its pursuit of a bright 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

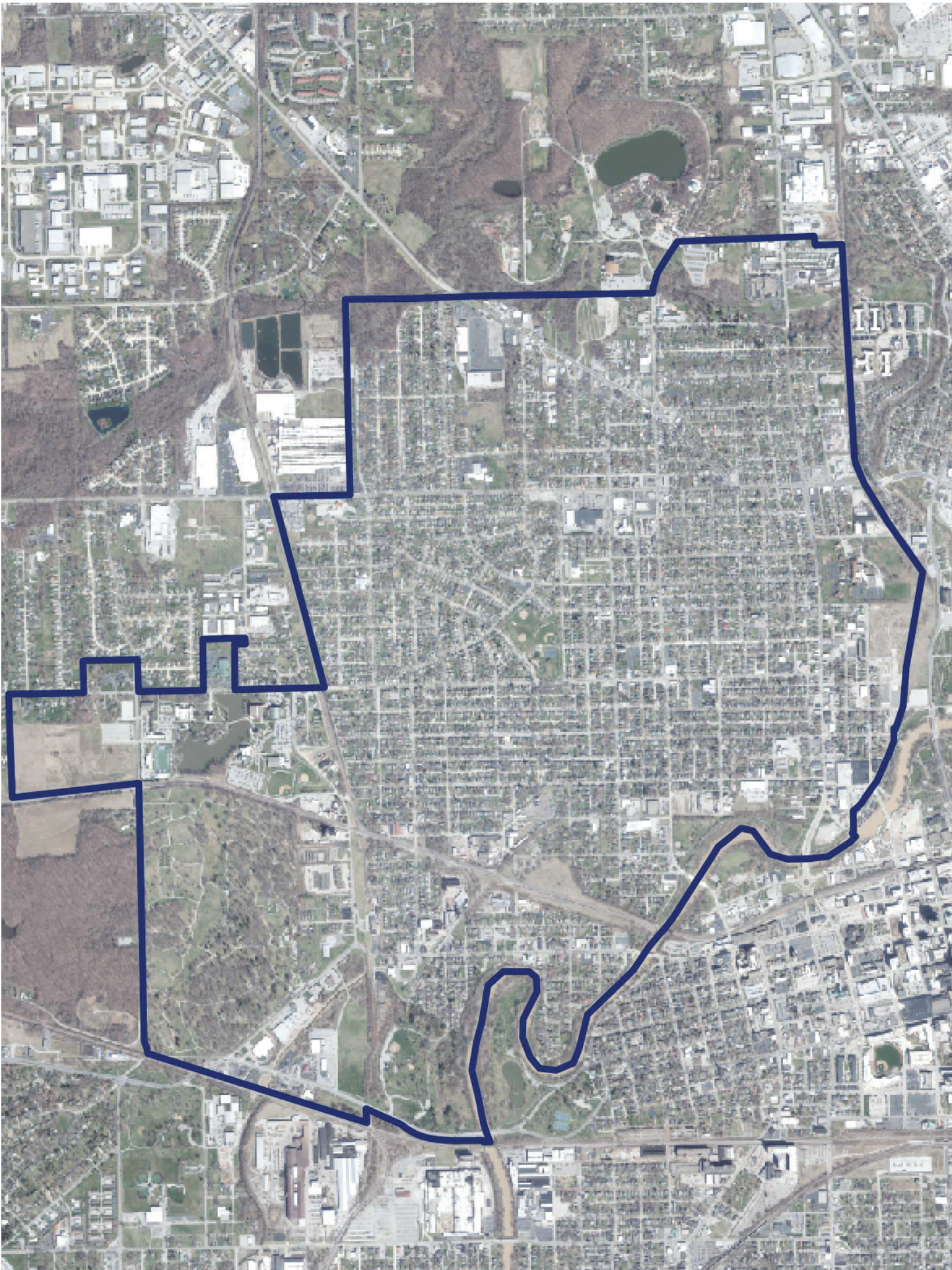
- Neighborhood History
- Neighborhood Existing Conditions
- Plan Recommendations
- Implementation Matrix

WHAT IS THE PLANNING PROCESS?

The **Northwest 2035** planning process began in the Summer of 2023 due to the spark in development that was occurring adjacent to these neighborhoods.

In initial efforts, this planning process began to include Bloomingdale, Hamilton, Lincoln Park Five Points, Nebraska, and North Highland Neighborhoods. This partnership began with a steering committee made up of leaders and residents of all five neighborhoods. The planning area is called Northwest to honor the historic nature of the area in relation to the City of Fort Wayne's development patterns, as well as its direct attribute to the geographic location to Downtown Fort Wayne.

Northwest 2035 is founded on stakeholder and resident contributions. From 2023-2025 over seven hundred community members were engaged including youth and seniors, property owners and renters, elected officials, workers, and business owners. Over 30 events and workshops have been held in-person and online, including working group meetings, neighborhood walks, open houses, and neighborhood meetings at various locations including Bloomingdale Elementary School, Little Turtle Library, Hop River Brewing Company, University of Saint Francis, Draft Taproom & Coffee, Redwood Inn, and various local Parks. Additional engagement included print and online surveys in English and Spanish. Overall about 750 neighborhood residents were engaged in the planning process to elicit a complete picture of the community's priorities and desires.



The following principles establish a foundational framework to guide the long-term vision, priorities, and strategies of the Northwest 2035 Neighborhood Plan. Based on community input, these principles serve as a foundation for action, helping ensure that growth and change in the Northwest Neighborhoods reflect a shared vision of the core values for a stronger community while embracing opportunities to improve the quality of life for all.

Planning Principles:

Safe and Resilient Neighborhoods

Northwest 2035 adopts principles of environmental design, fosters community partnerships, and encourages proactive investment to create safe, welcoming, and resilient neighborhoods for all residents.

Improved Connectivity

By investing in safe and supportive infrastructure that addresses residents' needs, Northwest 2035 promotes enhanced access to parks, schools, businesses, the Riverfront, and Downtown Fort Wayne.

Community Anchors and Institutions

Northwest 2035 advocates for the development of vibrant commercial corridors, well-utilized parks, civic spaces, and neighborhood institutions as central gathering places that nurture economic opportunity, social connections, and community pride.

Inclusive Growth

Neighborhood revitalization and development should honor the cultural, historical, and visual character of each neighborhood. Northwest 2035 promotes inclusive growth by expanding housing options, supporting affordability, and ensuring that long-term residents can benefit from investment, development, preservation, and placemaking.



GOAL ONE: The Northwest Neighborhoods celebrate their unique culture and character through distinctive and engaging public spaces for residents and visitors

1.1 Implement a public art and signage program that celebrates the neighborhoods' culture, fosters community engagement, and attracts visitors.

1.2 Support the Northwest Neighborhoods in identifying, preserving, and celebrating its history and historic resources.

GOAL TWO: Northwest Neighborhoods enjoy active corridors, stable housing options, and cohesive connections to Fort Wayne's Riverfront and downtown development

2.1 Expand equitable housing options to accommodate population growth while ensuring the stability and well-being of existing residents.

2.2 Revitalize commercial corridors to stimulate economic development and enhance neighborhood vibrancy.

2.3 Ensure that new development near Fort Wayne's Riverfront maximizes connectivity between residents and public spaces.

GOAL THREE: Northwest Neighborhoods have safe, connected, and reliable infrastructure

3.1 Improve neighborhood connectivity by enhancing pedestrian, bicycle, and public transportation infrastructure.

3.2 Collaborate with Public Works to Improve pedestrian safety by on neighborhood streets.

GOAL FOUR: Northwest Neighborhoods residents enjoy high quality, well-maintained parks, open spaces, and trails that offer diverse recreational opportunities

4.1 Improve and expand park amenities, recreational opportunities, and trail access within Northwest Neighborhoods.

GOAL FIVE: Northwest Neighborhoods are a safe and secure place for residents and visitors to live, work and explore

5.1 Enhance safety and security by implementing Crime Prevention Through Environmental Design (CPTED) Principles and strengthening community partnerships.

