

BILL NO. R-25-04-22

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE AMENDMENT
OF FORT WAYNE'S COMPREHENSIVE PLAN, ALL
IN ALLEN, TO INCLUDE THE GOALS AND
POLICIES OF THE NORTHWEST 2035 PLAN.**

WHEREAS, the City of Fort Wayne, through its Common Council,
adopted Fort Wayne's Comprehensive Plan, All In Allen, in March 2023; and

WHEREAS, on March 17, 2025, the Fort Wayne Plan Commission
initiated the amendment of the Comprehensive Plan to adopt the goals and
policies of the Northwest 2035 Plan; and

WHEREAS, the City of Fort Wayne Plan Commission, in accordance
with Indiana statutes, held a public hearing related to the proposed
amendment to the Comprehensive Plan; and

WHEREAS, the City of Fort Wayne Plan Commission issued a Do
Pass recommendation on the amendment to the Common Council of the City
of Fort Wayne.

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

SECTION 1. The Common Council finds that the procedures required
pursuant to Indiana statutes providing for notice, public hearing, and other
statutorily required acts by City of Fort Wayne Plan Commission have been
properly performed.

1
2 **SECTION 2.** That the City of Fort Wayne's Comprehensive Plan is
3 amended by including the goals and policies of the Northwest 2035 Plan
4 which shall repeal and replace the previously adopted Bloomingdale/Spy
5 Run Neighborhood Plan (2005) and the Nebraska Neighborhood Plan
6 (2010).

7 **SECTION 3.** That the Resolution shall be in full force and effect from
8 and after its passage and any and all necessary approvals by the Mayor.
9

10 _____
11 Council Member
12

13 APPROVED AS TO FORM AND LEGALITY
14

15 _____
16 Malak Heiny, City Attorney
17
18
19
20
21
22
23
24
25
26
27
28
29
30

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: R-25-04-22
Council District: 3 – Nathan Hartman, 5 – Geoff Paddock

Introduction Date: April 22, 2025

Plan Commission
Public Hearing Date: May 12, 2025

Next Council Action: Resolution 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: Ordinance G-25-04-20

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 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

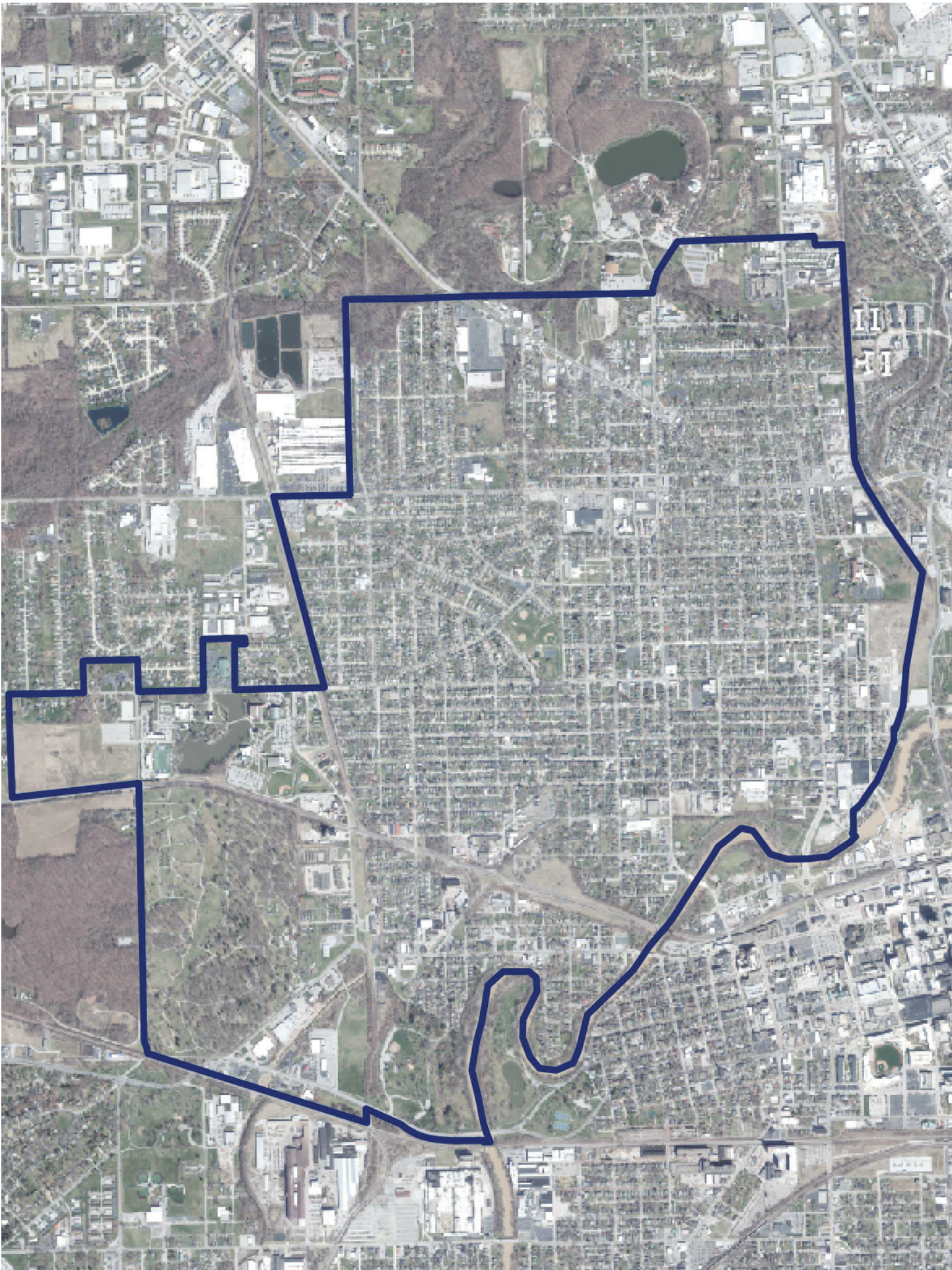
- Neighborhood History
- Neighborhood Existing Conditions
- Plan Recommendations
- Implementation Matrix

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.

