Area Overview

State Route 23 to:
- University Park Mall (3 mi.)
- Granger (4-5 mi.)

Redevelopment Area
**Redevelopment Objectives**

1. Improve appearance of neighborhood
2. Provide new housing alternatives
3. Create a walkable commercial district
4. Better connect campus with community
5. Sustain/enhance neighborhood diversity
6. Preserve area’s architectural heritage
## Northeast Neighborhood

### REDEVELOPMENT ZONE OVERVIEW

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<tr>
<td>Mixed use</td>
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<td>Residential</td>
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<td>Change Agent</td>
<td>Kite Realty Group</td>
<td>Private firm TBD</td>
<td>UND/Participants</td>
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<td>Developer</td>
<td>New development</td>
<td>Mass redevelopmt/new construction</td>
<td>Spot redevelopmt: Rehabilitation</td>
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<tr>
<td>Approach</td>
<td>Eddy (E&amp;W sides)</td>
<td>Surrounds current 5 Points Intersect.</td>
<td>St. Peter/Frances Napoleon/SR 23</td>
<td>Frances/Georgiana Napoleon/Howard</td>
<td>C-1/ravine</td>
<td>Hill St./St. Peter</td>
<td>Georgian/Duey</td>
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<tr>
<td>Product Type</td>
<td>Retail/restaurant w/ office/apts. above</td>
<td>Single-family detached housing</td>
<td>TBD by market response to C1/R3</td>
<td>Single-family attached housing</td>
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<tr>
<td>Market(s)</td>
<td>Retail &amp; services</td>
<td>Neighbor'd retail</td>
<td>Food &amp; beverage faculty/staff only</td>
<td>Open to market</td>
<td>Open to market</td>
<td>Affordable housing</td>
<td>Combination: 1. 30% affordable</td>
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<td>Groceries &amp; drug</td>
<td>Grocery &amp; drug</td>
<td>Full-time UND</td>
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<td>2. 70% market rate</td>
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<td>Hospitality</td>
<td>Food &amp; beverage</td>
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<td>2. IDEM approvals</td>
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General: Partner w/ City/County in realignment of Angela/Edison, extension of Napoleon; w/ City/State in reconfig. of 5-Points intersection.

### Desired Timing

- **2009 - 2011 Complete**
- **Following SR 23 completion**
- **Current/Ongoing**
- **2013 - 2015**
- **2010 - 2013**
- **Current/Ongoing**
- **2012 - 2014**

**Disclaimer:** This information is provided as a service but is not guaranteed, and is subject to change without notice.
Eddy Street Commons

• Mixed-Use, New Urbanist Neighborhood
• Phase 1: Campus Edge Commercial District
  Angela Blvd. Residential District
• Phase 2: Eddy Street Residential District
• Master Developer: Kite Realty Group
• Product Partners:
  Apartment: Buckingham Companies
  Hotel: White Lodging
  Residential: Highline Construction
View North to Campus

Eddy Street

< Napoleon Boulevard >
Eddy Street Commons Phase I Site Plan

**Commercial:**
- 88,000 SF Retail/Restaurant (Level 1)
- 82,000 SF Office (Levels 2-4)
- 269 Rooms Hotels (Two Concepts)
- 1,276 Cars Parking Garage

**Residential:**
- 266 Units Apartments (Levels 2-4)
- 114 Units Condominiums (2 Types)
- 82 Units Rowhomes/Townhomes

**Notes:**
- Dotted lines indicate existing structures & 2nd floor footprints
- UC = under construction
- Plan & quantities subject to change without notice.
Apartments Over Retail
Building A

Looking north toward campus

Looking south toward Napoleon Eddy Street
Apartments Over Retail

View from campus

Looking north to campus

Building B-1
Apartments Over Retail

Looking south toward Napoleon

Looking north toward campus

Garage Entrance

Eddy Street

Urban Outfitters

Building B-2
Office Over Retail
Building C

Eddy Street

Looking north to campus

View from campus

Angela Blvd.
Eddy Street Commercial

Restaurants & Food:
• O’Rourke’s Irish Pub
• The Mark Dine & Tap
• Brothers Bar & Grill
• McAlister’s Deli
• Chipotle
• Five Guys Burgers
• Hot Box Pizza
• Kilwin’s Ice Cream
• Jamba Juice
• Biggby Coffee

Retailers & Services:
• UND Bookstore
• Urban Outfitters
• Outpost Sports
• Old National Bank
• AT&T
• Nicholas J. Salon/Spa
• Camellia Cosmetics
• GNC
• 7-Eleven
Foundry Amenities

Fitness Center

Hospitality Center
Fairfield Inn & Suites Hotel
Opened June 15, 2010

South Façade/Front Entrance

Lobby
South Façade

East Façade

Eddy Street Entrance

Public Parking Garage

North and East Facades
Legends Row Condominiums

Design Rendering

As Built
Notre Dame Avenue Housing Program

- ND sells lot to full-time faculty/staff
- Design must meet NDAHP guidelines
- Must use pre-qualified builder
- Must be principal residence
- ND retains right of first refusal
- 30 sold to date; 30-35 total projected

NDAHP  •  Private Transaction
Available  •  Future Available

L = Lot  •  ’06 = Year Occupied
R = Rehab  •  UC = Under Construction
New NDAHP Housing
"Triangle" Residential District (R-5)

70% Market Rate
30% Affordable Housing

Northeast Neighborhood Revitalization Organization and South Bend Heritage Foundation

Triangle Redevelopment & Neighborhood Plan South Bend, Indiana
“Triangle” Residential District
Future
“Five Points” Commercial District (C-2)

- State to widen SR 23, reconfigure roads
- Stubs abandoned to assemble parcel
- Redeveloped as new mixed-use district
- Timing: 2014-16
Contact Information

• Retail Space: Andrew Hasbrook, Kite
  (317) 713-5663

• Limited-Service Hotel: Fairfield Inn & Suites
  (574) 234-5510

• Rental Apartments: Chris Jackowiak, The Foundry
  (574) 232-1400

• For-Sale Residences: Terrie Hoofnagle, Kite/Highline
  (574) 233-8943

• Project Website: www.eddycommons.com

• Triangle Residential: Phil Byrd, SB Heritage Fdn.
  (574) 289-1066 ext. 209