



WELCOME

OPEN HOUSE - SUITE 800



City of Elkhart
Development Services



CONNECTING NEIGHBORHOOD PLANS



River District Plan

Downtown Master Plan

Benham Neighborhood Plan

Citywide Priority Areas



Infill Housing & Retail



Zoning & Land Use



Streets



Parking



Public Realm & Landscape



Historic Preservation



Transportation



City of Elkhart
Development Services



DOWNTOWN MASTER PLAN IMPLEMENTATION

Phasing: Years 1-3

This illustrates the various steps that could enable the incremental implementation of the Downtown Master Plan. They are framed in two time intervals: 0-3 years and 4-10 years. Some of these moves, particularly the ones in the 0-3 year horizon are modest in cost, while the ones in the second timeframe are more ambitious and cost-intensive.

How this process starts is a key aspect of this larger picture. It will set the tone for the decades-long process of the Downtown's transformation. Initiating key projects in the first three years will be crucial for the long-term success of this effort. Projects done in the first three years must build momentum, inspire confidence, establish public-private partnerships, and demonstrate a deliverable commitment to equitable development.

The precise sequence of these events and the details of their execution requires further study and fiscal analysis. The intention of these diagrams is to help the City clarify key steps and strategies in Downtown Elkhart's revitalization process.

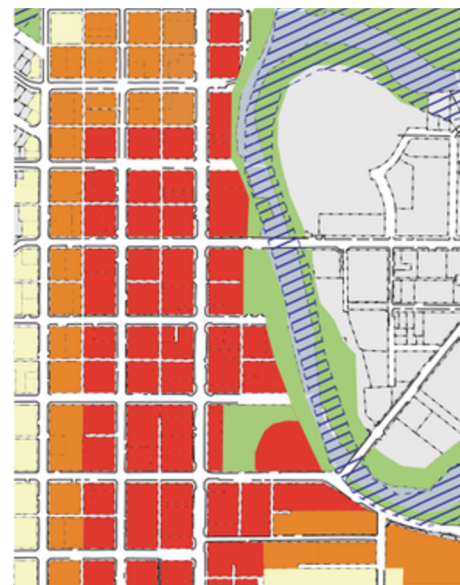
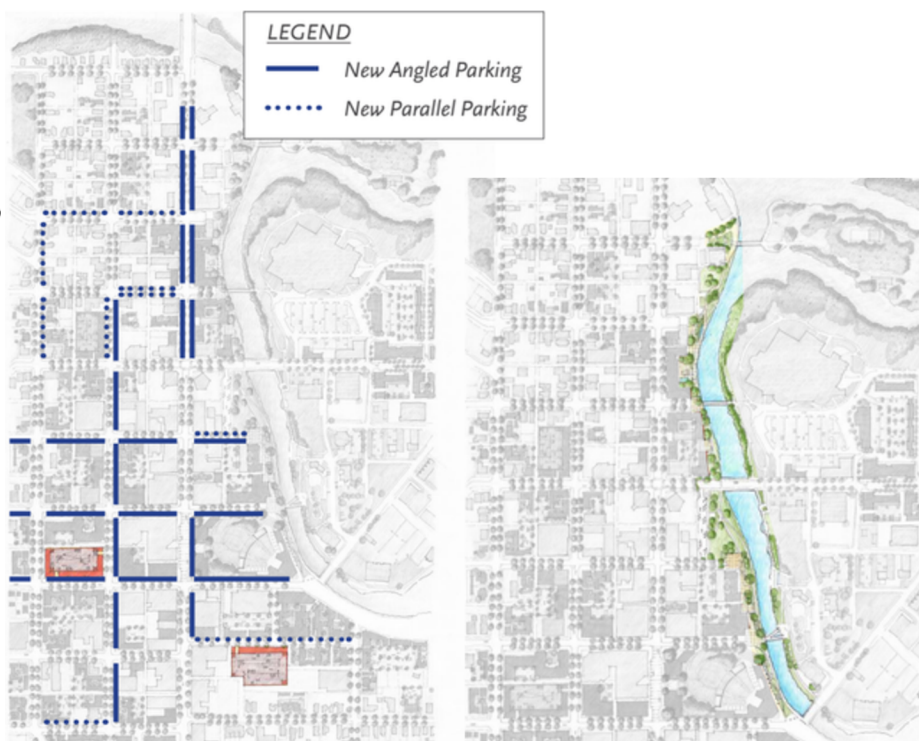


AMPHITHEATER

The Amphitheater at the Central Green will be initiated first because it is the project with the most potential to reverse the fortunes of Downtown. This multivalent open space and event venue will attract residents and visitors to the downtown regionally, serving as a social and economic catalyst for further development within this area.

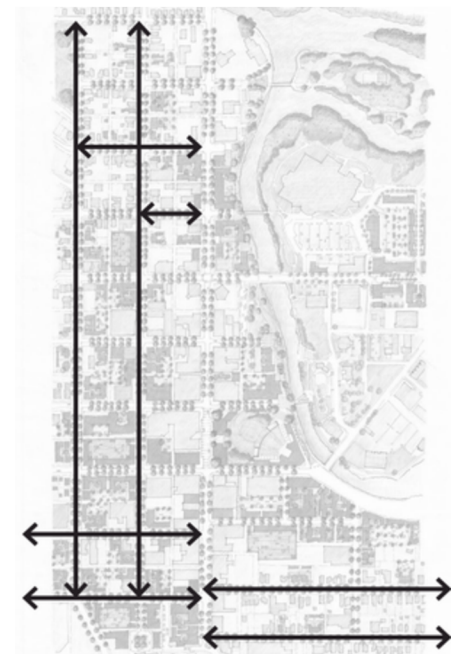
NEW GARAGES & STREET PARKING

In the very short term, Downtown's east-west streets can be restriped to accommodate angled parking on one side, increasing the available parking within the district. With the Amphitheater's opening, new parking structures (at least two in the three-year horizon) will be necessary to cater to this increased visitor count. This will also begin Downtown's transition into a park-once district.



DOWNTOWN DEVELOPMENT CODE

A Development Code is critical to help guide the development that will follow as a result of the amphitheater's economic success. It's important to regulate the design, construction, and operation of new buildings within Downtown Elkhart to achieve a high standard of quality, livability, and compatibility with Elkhart's historic context.



STREET CONVERSIONS

Converting one-way streets to two-way streets can be done all at once or in phases. The priority streets are 2nd and 3rd Streets. These street changes will improve traffic flow in the downtown and mitigate the effects of the amphitheater on neighborhood congestion. The street conversion will also make Downtown Elkhart more pedestrian-friendly through a reduction in driver speeds. The increase in foot traffic will further support the area's economic viability.

RIVERWALK PLANNING

The Riverwalk is the natural extension of the redesigned Amphitheater at the Central Green. Pedestrianizing this section of Waterfall Drive will provide a recreational amenity for locals and visitors. This revamped esplanade will be a recreational magnet in the form of a unique waterfront retail and dining experience.



City of Elkhart
Development Services



DOWNTOWN MASTER PLAN IMPLEMENTATION

Phasing: Years 4-10

In the 4-10 year horizon, development within Downtown Elkhart will build on the success of the initial series of benchmarks and continue to sustain a long-term pattern of urban regeneration. The critical steps of this phase are: Street infrastructure and street design; Infill housing and commercial development; Wishbone street redesign; Station Square; and a new Civic Center Complex. These projects will increase Downtown's density, vitality, walkability, transit accessibility, and civic engagement.

In summary, this series of projects begins with public improvement in the form of street design throughout the Downtown. It is around this improved public space armature that new infill development will occur over time, guided by the Code already in place during the initial 0-3 year horizon.



STREET INFRASTRUCTURE & STREETScape

Complete streets are the connective tissue of great neighborhoods. Beyond the initial parking restriping, redesigning Downtown's street network as verdant and pedestrian-friendly public spaces will improve safety, accessibility, sustainability, and economic viability. This transition can be achieved more cost-effectively if streetscape implementation occurs simultaneously with other infrastructure improvements.



CIVIC CENTER COMPLEX

A new Civic Center at the intersection of High Street & 2nd Street is a capstone of this revitalization effort. Expanding on the existing cross-corner relationship between the City Hall and Public Library, the Plan proposes the introduction of a new Public Safety Building and Post Office to complete a civic core at the center of downtown. Clustering important public functions would create a unique civic destination easily accessible to adjacent neighborhoods.



WISHBONE STREET REDESIGN

Beneath the train tracks, Benham Avenue currently forks into separate one-way streets. This "wishbone" configuration encourages speeding, spoils the streetscape, and convolutes the entry into the train station. By redirecting traffic in both directions through the 3rd Street spur, the eastern half of the wishbone can be filled in and converted to developable land.



STATION SQUARE

The area around the Train Station can be transformed into a new gateway into Downtown. Projecting the future relocation of the USPS building, a new plaza and drop-off loop can be introduced in front of the historic train station, a landmark symbol of Elkhart. The added land also presents an opportunity to incorporate structured parking and transit hub. The Station can become a Multi-Modal Center for transit, bike-share, car-share, electric charging and a catalyst for other modal options.

INFILL HOUSING & COMMERCIAL

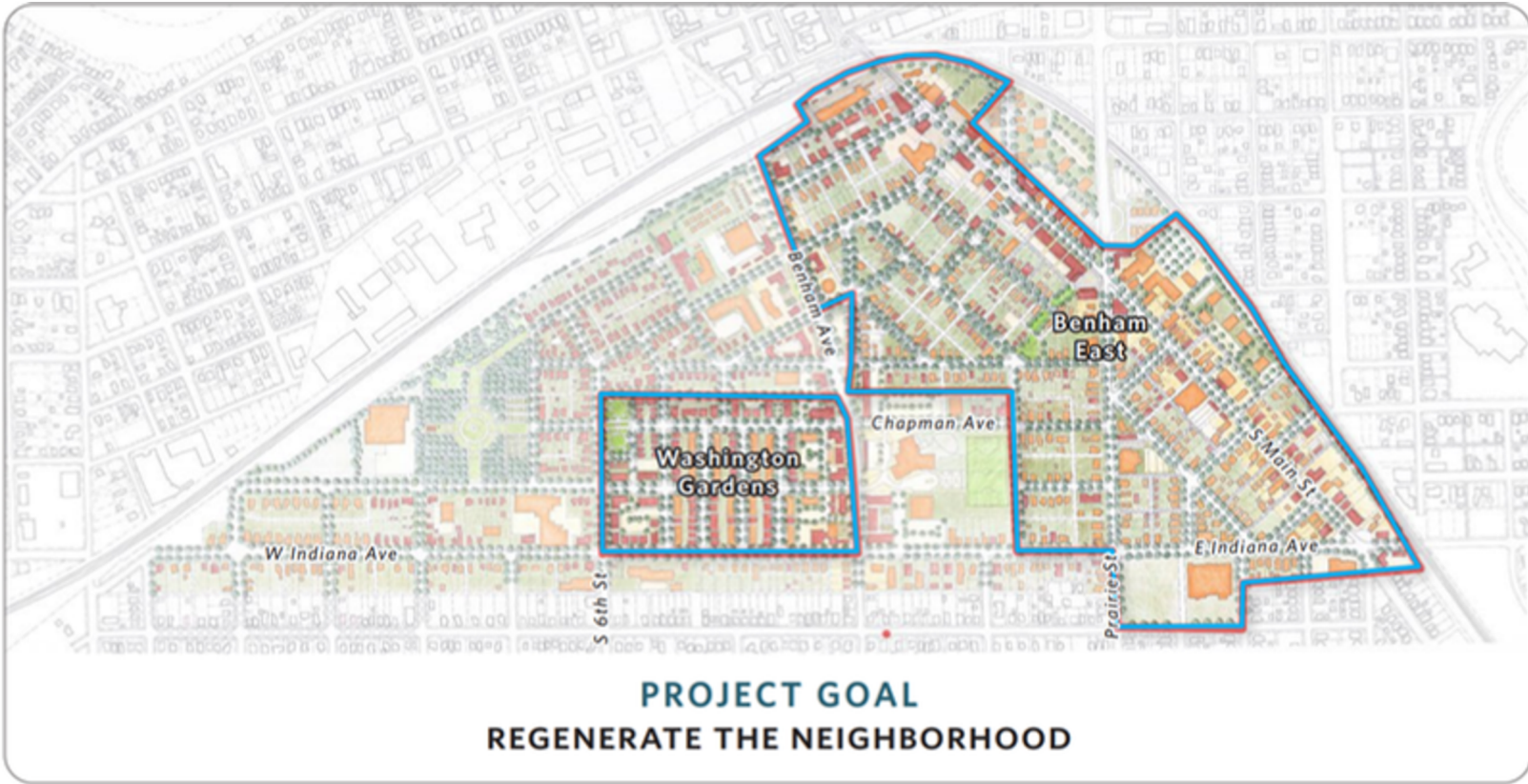
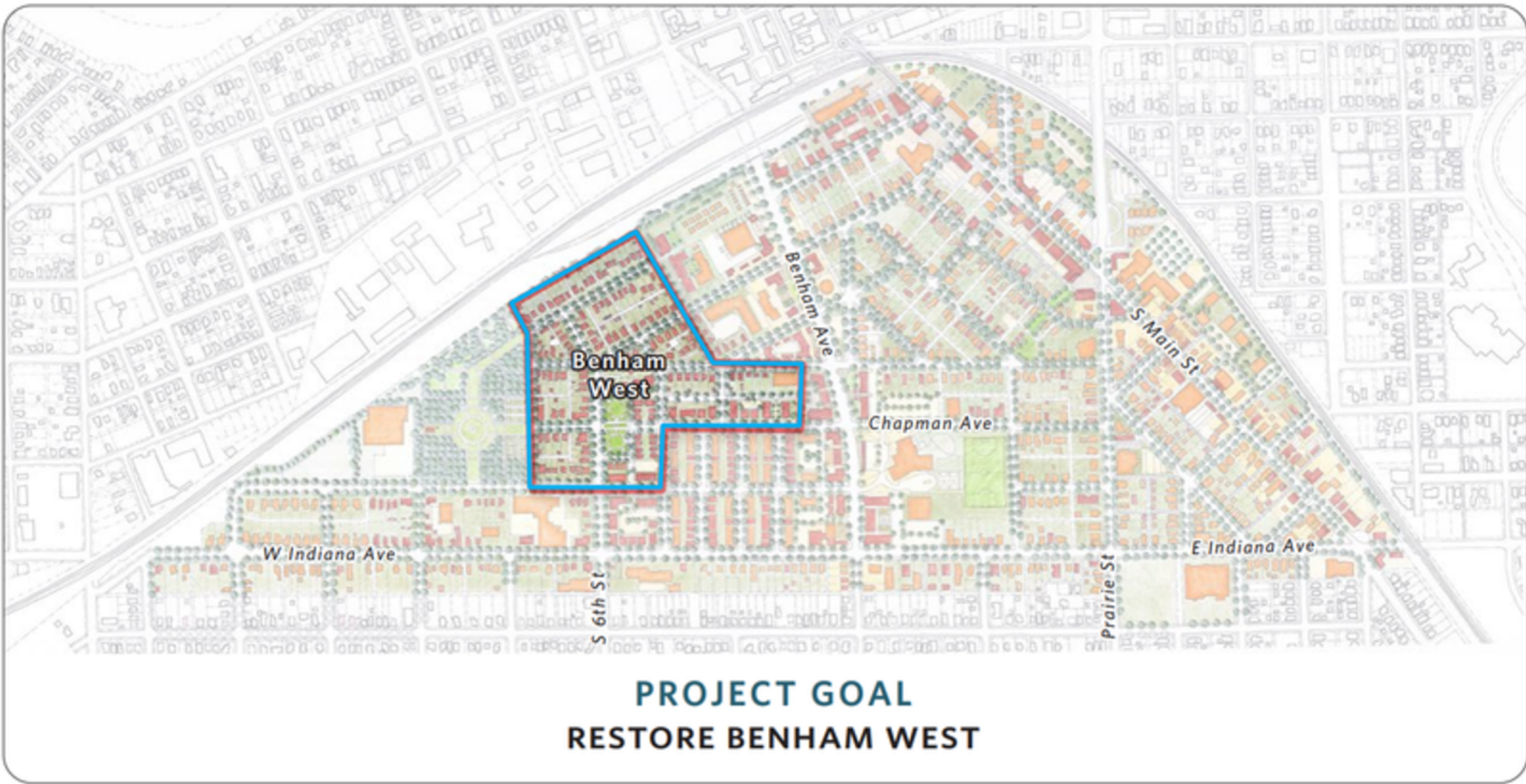
New infill housing within Downtown will transition the district into a vibrant, livable 24/7 neighborhood. Redeveloping unoccupied and blighted property will not only attract new residents and visitors to the area, but help bring a greater sense of security within Downtown with more "eyes on the streets." These new infill projects will expand the city's tax base and also help promote economic growth and quality of life within the downtown.



City of Elkhart
Development Services



BENHAM NEIGHBORHOOD PLAN OBJECTIVES



City of Elkhart
Development Services



Housing Market Snapshot

DEMAND

Regional housing needs assessments project a requirement for over 26,000 new units in the next 10 years - an average annual demand of 2,600 units.

10-Year Total Demand

26,000 units needed countywide by 2034 across all housing types and income levels

Annual Absorption Capacity

2,600 units/year can be absorbed by market - far exceeding current supply

5-Year Rental Demand

2,100 rental units required, with current pipeline delivering only 800 units by 2026

5-Year For Sale Need

5,800 owner-occupied homes needed, concentrated in \$200k-350k price range

"There are more jobs in Elkhart County than residential units" a striking indicator that housing supply lags employment growth, ensuring robust absorption for new housing across all product types

SUPPLY

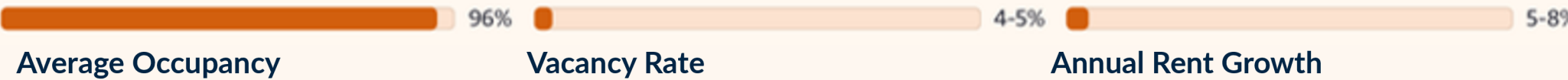
Development Projects 2022-2026

The table below list projects that have been completed, are under construction or have executed development agreements

Project	Total Investment	Project Start	Project Complete	Units
River District Zone 1	\$65,000,000	2022	2025-2027	130
Flats at Pinecreek	\$52,000,000	2025	2026-2027	252
515 East*	\$13,500,000	2025	2026	48
Boulder Run - Phase 1	\$17,500,000	2025	2026-2027	32
Sterling Avenue*	\$13,000,000	2026	2027	44
S. Main St/Freight St.*	\$51,000,000	2026	2028	210
River District Zone 2 - Phase 1	\$38,000,000	2027	2028	70
• Affordable Housing/LIHTC				
TOTAL	\$250,000,000			786

Rental Market Performance

Strong Fundamentals



Rent Rates By Property Class

Class	Avg Rent	Per SF
4-5 Star (Luxury)	\$1,450	\$1.60
3 Star (Mid-Market)	\$1,200	\$1.30
1-2 Star (Value)	\$950	\$0.95

Elkhart's rental market demonstrates exceptional health across all quality segments, characterized by near-full occupancy, rising rents, and rapid absorption of new supply. These fundamentals provide compelling support for mixed-use residential development at the courthouse site.



City of Elkhart
Development Services



CATALYST PROJECTS



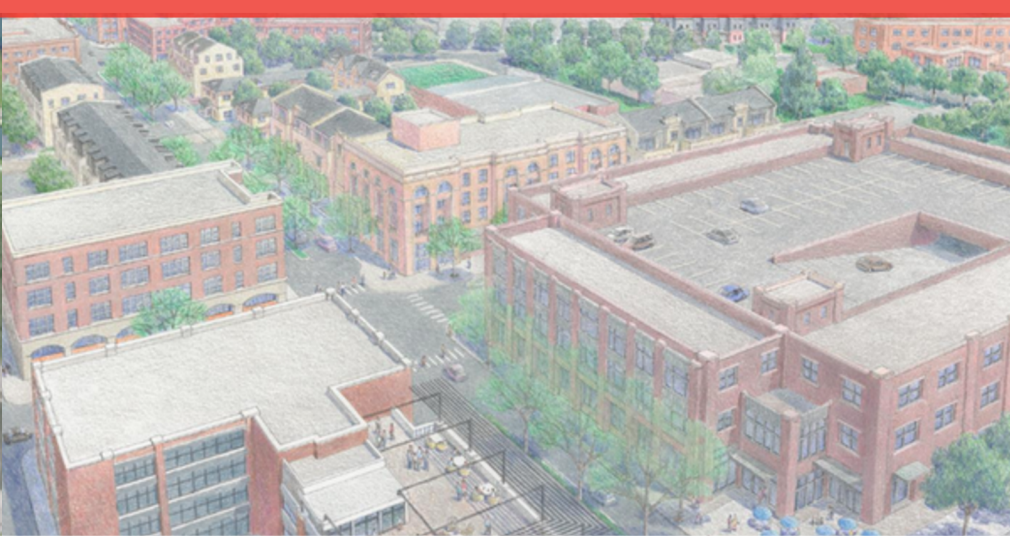
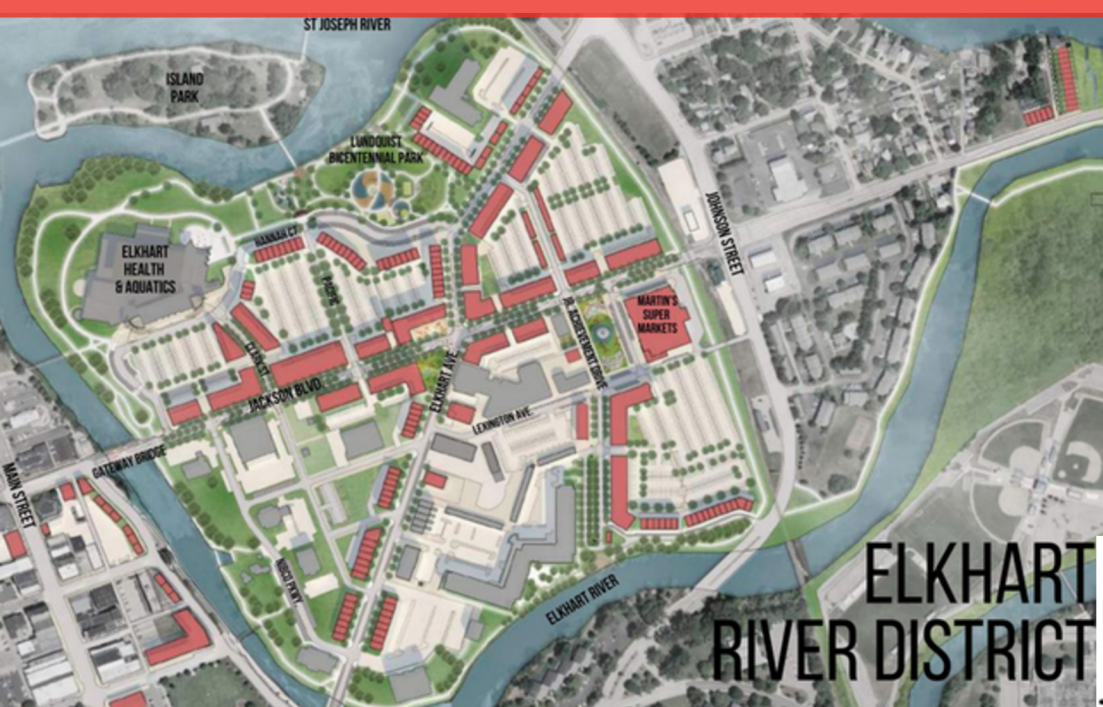
“Elkhart has an amazing economic engine, an unparalleled community of business and civic leaders and an unprecedented opportunity to do something big that shifts the conversation about Elkhart, by investing in our community to a degree we haven’t seen in decades.”



City of Elkhart
Development Services



MEASURING SUCCESS: RIVER DISTRICT



600 Residents

(2 Apartment complexes)



40 Businesses

(Professional & retail)

**Between Regional Cities and READI 1.0,
we've seen \$250M in investment in
the River District**



12 Restaurants

(Food & coffee)



Beacon Health & Aquatics

45,000 Patrons / Month

(1,500 average daily visits)



City of Elkhart
Development Services

