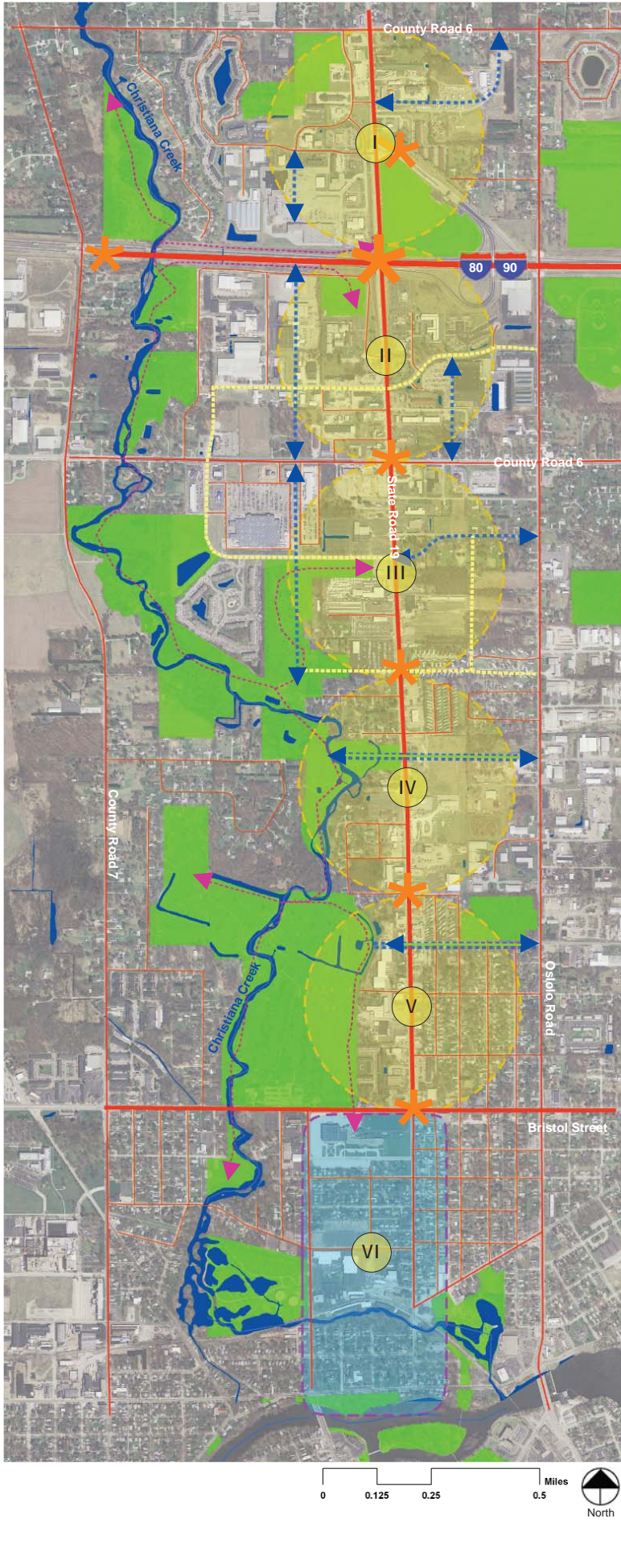


1 Overview

March 2009



Vision Statement

SR 19 will be a corridor that introduces both residents and visitors to the various unique identities of Elkhart County and City; regional retail/service, natural settings, urban centers. Character zones establish guidelines for new construction, redevelopment and maintenance projects. Each zone is a 10-minute walk from its center, or about a 20-minute walk from one edge to the other. The form and character of these zones is linked to existing and potential context, the intensity of desired development, and intended uses based on walkability, scale, and character. These zones break down the existing SR 19 Corridor into context specific human scale zones that work together to form a tapestry of rich experiences as one travels from the Northpointe Neighborhood to downtown Elkhart.

Each character zone is intended to be centered on a placemaking area or street. This special place will be pedestrian-friendly and will be desirable to people who want to travel on foot to investigate the interesting places unique to that zone. There are many benefits to creating pedestrian and bicycle circulation zones and corridors, they support health; recreation and activity; reduce vehicular parking needs and travel demand, support the clustering of businesses and neighborhoods, help to foster community identity and pride, and promote safe environments because of increased retail activity.

Corridor Systems



Interstate 80/90 Toll Road Exit #92
Concept: differentiate toll road exit #92 to a highly visible "Entrance to Amish Country" leading travelers to Northpointe neighborhood, the SR19 Corridor, Elkhart and the region. Key design elements include **E1. E2. E11.**



SR 19 Corridor
Concept: a major route that will attract residents and visitors from the interstate and the state of Michigan, through a series of character zones with unique identities, into Elkhart and the county beyond. Key design elements include **E3. E4. E11.**



Christiana Creek Riparian Open Space Network
Concept: promote awareness and access to a major open space network, breakdown sense of undifferentiated urbanism, provide recreation and conservation resource, and restore natural habitat to treat corridor stormwater runoff. Key design elements include **E5. E6. E12.**

Character Zones



I Amish Country Hospitality Zone (Northpointe neighborhood)
Concept: Rebrand Northpointe neighborhood as a highly visible introduction to Amish Country and gateway to Elkhart that captures a higher share of toll road travelers, provides them with a unique and memorable experience. Consistently themed retail, lodging, dining, and visitor orientation. Key design elements include **E7. E8. E9.**



IV Natural Connections
Concept: Intermittently punch green portals through the corridor's commercial "wall" spanning both sides of the SR 19 Corridor to visually connect to the nearby Christiana Creek Riparian Corridor while strengthening neighborhood identity and its connection to convenience retail. Key design elements include **E5. E13. E14.**



II Commercial Center Core
Concept: Bracket the interstate and SR 19 with close-coupled mix of hospitality and national brand retail that visually links to Northpointe neighborhood and the corridor southwards using consistently themed streetscape placemaking elements. Key design elements include **E10. E11. E12.**



V Urban Town
Concept: Progressively transition to townscape elements of urban neighborhood scale, strengthening mixed use neighborhood nodes and encouraging residential component investment. Key design elements include **E11. E15. E16.**



III Suburban Done Right
Concept: Strengthen the viability as a complementary scaled retail development zone while preserving open space connection to Christiana Creek and a transition to residential neighborhoods. Key design elements include **E5. E12. E13.**



VI Parkway Link to Downtown (future discussion)
Concept: Provide alternatives for a desirable link to downtown from study corridor that preserves and enhances existing residential character.

Design Elements



E1. Overpass bridges as place making identifier and highlighting Northpointe neighborhood landmark building forms



E6. Restore natural riparian habitat in development areas, and improve water quality with highly visible stormwater management projects using bioretention or other best management practices (BMP's)



E11. Unified thematic lighting and signage



E2. Interstate edge fence, agrarian theme, unique earth forms and landscape vegetation



E7. Highly visible rural character thematic gateway intersection and agrarian themed edge treatments, landscape and earth forms



E12. Create pedestrian connectivity, walkability, and access



E3. Recurring landscape median, street trees, and landscape buffer



E8. Sequential entry experience and clear circulation with focal point roundabouts



E13. Parking lot and roadway landscape buffer edge treatments between non-residential land uses



E4. Consolidated parking access drives to minimize turning with wayfinding elements



E9. Leisure retail and visitor center around a central green



E14. Parkway landscape elements on SR 19 corridor



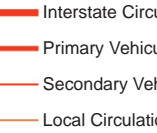
E5. Open space linkages and trails between the SR 19 Corridor and Christiana Creek riparian open space



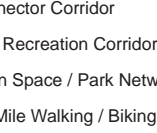
E10. Parking and roadway lot landscape buffer edge treatments



E15. Urban streetscape, such as zero setback building frontage and sidewalks, mixed use, street trees, lighting, and curbside parking



E16. Traffic calming



Connector Corridor

Trail Recreation Corridor

Open Space / Park Network

1/2 Mile Walking / Biking Zone

Future Study Zone

Interstate Circulation

Primary Vehicular Circulation

Secondary Vehicular Circulation

Local Circulation

Placemaking Corridor

Gateway Zone