

MARKET ACTIVITY S. OF JEFFERSON

Underway

1. 321 W. Wane Redevelopment
2. Momentum Entrepreneurship Hub
3. Soma Lofts
4. Four Winds Field
5. Diamond View Multifamily
6. The Monreaux Multifamily
7. Penny Hill
8. Herstoric Redevelopment
9. Studebaker Campus

Future Opportunities

10. Crowe/Press Ganey
11. Post Office
12. William/Wayne/Western
13. Studebaker Admin Building
14. SBHA Public Housing Redevelopment

Completed Projects

15. Barnes & Thornburg Building
16. Hibberd Mixed Use Development
17. St. Joseph County Library & Community Learning Center
18. The Ivy at Berlin Place

PROJECTS UNDERWAY:

1. 321 W. Wane Redevelopment

- 17,000 Sq. Ft. barrel-roofed warehouse built in 1926 as a Ford Service Garage. Recently purchased by Historic Hearthstone to be redeveloped in collaboration with Indiana Landmarks, South Bend Tradeworks, and others.

2. Momentum Entrepreneurship Hub (510 S. Main)

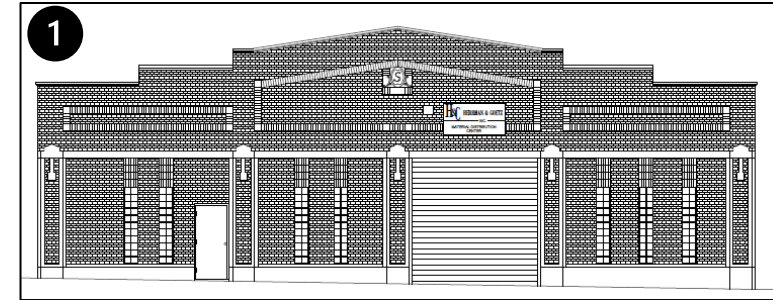
- A group is converting the former Salvation Army building to create an entrepreneurship hub with offices, coworking space, a commercial kitchen, and retail space. The \$6.3 million project is slated for completion Summer '25.

3. Soma Lofts

- Adjacent to the Momentum project, Soma Lofts is a 12-unit multifamily building focused on supporting entrepreneurs living and working downtown South Bend.

4. Four Winds Field

- A \$45 million boned through the City of South Bend will help double the seating capacity, fix infrastructure issues and build additional buildings around the ballpark.



PROJECTS UNDERWAY:

5. Diamond View Apartments + Stadium Flats (520 S. Lafayette)

- Real America Development is investing \$19 million into this new construction tax credit project. The two-building project will include 60 market rate units, 7 market rate townhomes and 60 affordable housing units.

6. The Monreaux (505 S. Michigan)

- Led by former Notre Dame women's basketball player Devereaux Peters, this project will contain 60 mixed income units representing a \$17 million investment. Tax Credits have been awarded and completion is slated for the end of 2025.

7. Penny Hill (435 S. Michigan)

- This female owned development group is focused both on preserving the historic buildings and activating vacant spaces for use as artists' studios, a daycare center, retail stores, an art gallery, and performance spaces.

8. The Monarch Building (516 S. Michigan)

- Herstoric Development is restoring this 1921 building for a commercial business on the first floor and 6 residential apartments on the upper levels.

9. Studebaker Building 84 (635 S. Lafayette)

- The St. Joseph County Career Hub will occupy 50,000 sq. ft. in this six-story vacant facility. The Career Hub is expected to open for the 2025 school year and serve as a catalyst for further development of Building 84 and the Studebaker Campus overall.



FUTURE DEVELOPMENT OPPORTUNITIES:

10. River Glen + Crowe Sites (501 E Monroe St.; 404 Columbia St., 330 E. Jefferson Blvd.)

- Planning for dense redevelopment, in 2024 the city of South Bend purchased three vacant buildings and parking lots comprising 5.2 acres on the west bank of the St. Joseph River. They plan to demolish some or all of the office space and court developers for the project during Summer 2024. Holladay properties owns the property adjacent to the north of River Glen where they recently completed a major renovation of the northern most building to house Crowe's office and are planning a mixed-use development to replace the southern Crowe building. The city plans for covered parking garages to replace surface lots to boost density in the area.

11. US Post Office Site (424 S. Michigan)

- The US Post Office owns an underutilized 10+ acre parcel of land adjacent to the west of the River Glen/Crowe redevelopment site. The processing and distribution center activities moved to Fort Wayne approximately ten years ago. Activities are underway to secure site control and include in the overall redevelopment of southeast downtown South Bend.

12. William/Wayne/Western

- The Redevelopment Commission owns 4.2 acres between Wayne and Western (2.33 acres East of William St., and 1.87 acres West of William Street). An RFP is expected to be released in 2024 to solicit development projects for both sites.

13. Studebaker Administration Building (635 S. Main St.)

- The four-story 120,000 sq. ft. building was constructed in 1908 and fills a city block. Previous development plans have included office uses supported by Historic and New Market Tax Credits.

14. Rabbi Schulman Block/SBHA

- There has been a focused effort by the South Bend Housing Authority, City of South Bend, and other partners to improve the affordable housing ecosystem through redevelopment of the vacated Rabbi Shulman apartments and Monroe Circle apartment near Four Winds Filed.



COMPLETED PROJECTS:

15. Barnes & Thornburg Building (201 S. Main St.)

- In 2020, the first new Class A office building in over 20 years came online on a site that had been used as a parking lot since 2000. Barnes & Thornburg anchors the 64,000 sq. ft. five-story building developed by Great Lakes Capital, Bald Mountain LLC, and Norris Equity Partners. of office and retail space.

16. The Hibberd (424 S. Michigan St.)

- Developer Mark Neal redeveloped this 1926 building which is now filled with 14 apartments and 10,000 sq. ft. of retail space.

17. Main Library Block Project (304 S. Main St + 305 S. Michigan)

- The \$36 million Main Library Block Project consisted of the complete renovation of the current Main Library building, the construction of a new Community Learning Center and auditorium along Michigan Street, and the creation of a courtyard and greenspace.

18. The Ivy at Berlin Place (415 S. Lafayette)

- The Ivy features 120 upscale apartments with 96% occupancy, a residential clubhouse and fitness center as well as Wrigley Field-inspired rooftop patios for residents and fans.

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