

From the Mayor

February 3, 2017

The City of Warsaw is very excited about the North Buffalo Street Redevelopment Project that will begin construction this Spring! The project was just awarded a \$3.5M Regional Cities grant by the Northeast Indiana Regional Redevelopment Authority. That award was a significant endorsement of the quality and relevancy of our development plan.

So, what kind of changes can we expect along North Buffalo Street? The project will connect Warsaw Downtown to the Central Park shores of Center Lake along a revitalized North Buffalo Street. An exciting neighborhood of urban style housing will connect with commercial shops overlooking a beautiful new park plaza along the lakefront. Drawings and diagrams of the project can be found on the city website (www.warsaw.in.gov).

Let's talk a little about the history of the project and the future of North Buffalo Street!

Most communities fortunate enough to have a waterfront adjacent to their downtowns, take full advantage of such by creating unique quality of place opportunities for their residents.

The 2002 Indiana Downtown revitalization study recommended that our central district extend its northern boundary to include Center Lake waterfront and Central Park with all of its recreational amenities. This would create an important walkable expansion of our beautiful downtown.

Urban style town homes, city homes, and mews will be developed on both sides of Buffalo Street in several phases. Buffalo will be reconstructed and extended to curve eastward through the existing boat launch site and continue to curve around and connect with Indiana Street at Canal Street. The DNR is currently engineering the relocation of the public boat ramp to just north of the Central Park tennis courts along Detroit Street.

Overlooking Center Lake, where the current old Indiana American Water filtration plant is located, will be a multilevel mixed use building with retail shops, office space, and housing. It will also overlook a brand new public plaza where the boat launch currently sits. This plaza will provide seating, event space, artwork, and an interactive fountain with lighting features. It will be adjacent to the shops and provide connection to all the recreational amenities and events in the park.

The project will commence this spring. Road construction along with storm and sanitary sewer improvements should be substantially completed in 2017. The new park plaza will be constructed in 2018. Housing construction may begin as early as fall of 2017 and continue in phases for the next four years. Construction on the mixed-use building will occur in the latter stages of the project.

The project developer is David Mathews of Mathews LLC in South Bend. He will be responsible for all housing and the mixed use building construction. His estimated total investment in the project is \$20M.

The Indiana Economic Development Corporation Regional Cities Initiative grant of \$3.5M will support plaza construction, infrastructure improvements, and land acquisition costs.

The City of Warsaw investment will be \$3.5M, which will include the Buffalo Street Reconstruction, necessary storm and sanitary sewer improvements, and a portion of land for the site.

Return on investment is expected to be over \$560,000 of annual property tax revenue and the creation of additional business opportunities, complimentary development, and jobs.

The real return on investment will be a transformational quality of place project that our entire community will enjoy for many years to come.