

From the Mayor...

August 2, 2019

New townhouse construction on North Buffalo Street is well underway. The first three units are taking shape. Now is a good time to take a look at the project and what we can expect as construction progresses.

The first townhouse will be finished off as a 'model' and should be done soon after the first of the year. Construction on four 'mews' (townhouse with a smaller footprint) will begin this Fall. City-homes (townhouse with larger footprint) construction should begin next year.

In all, forty-two urban-style townhouse units will be constructed by Mathews LLC over the course of the project.

In addition to the residential development, there will be a mixed-use building constructed at the site of the old Indiana Water Company filtration building. It will include commercial and office space, along with residential apartment units.

Pending the resolution of some final details and design work, we are anticipating that demolition of the abandoned buildings will occur this Fall, and construction will begin immediately.

The lakefront will remain public park space and will be enhanced by the construction of a new plaza that will connect the Nye Youth Cabin to the Center Lake Pavilion. It will provide a public boardwalk along the lakefront that will be enhanced by an accessible bubbler fountain to cool off the kids (all ages!) and a very exciting art sculpture.

The lakefront plaza will be built with Regional Cities funding that was awarded specifically for this project. The plan was to construct the plaza this summer, but that has now been delayed until next summer when a more competitive bidding climate should result in a more favorable contract.

The Park Board has taken a very important role in the Buffalo Street project. Moving the boat ramp, getting rid of the water works eye sore, and approving the design of the plaza, they have been involved to ensure the project fits into the park/lakefront in a harmonious way.

The Warsaw Parks and Recreation Department offices have served the city for many years at their current location. With the mixed-use project being finalized sooner than later, we will be moving the park offices temporarily to the Pete Thorn Center at 800 North Park Avenue.

A feasibility study, as the result of several public planning sessions, was completed last year by the Warsaw Park and Recreation Board. The highest priority was given to the remodeling of the current Center Lake Pavilion. It would include remodeled event space that opens up to the lake. There is also a large area of underutilized second floor space in the current building that would provide ideal space for the park offices.

Finally, that same study did not favor the building of an open-air pavilion (adjacent to the current Pavilion) to house an ice-skating rink in the space. We completely agree with that finding. We have also heard that creating the opportunity for outdoor recreation in the winter is still a priority. We are continuing to look at a skating option.

These next few years will be very busy with townhouse, mixed use building, and lakefront plaza construction on North Buffalo Street.

The view should be spectacular!