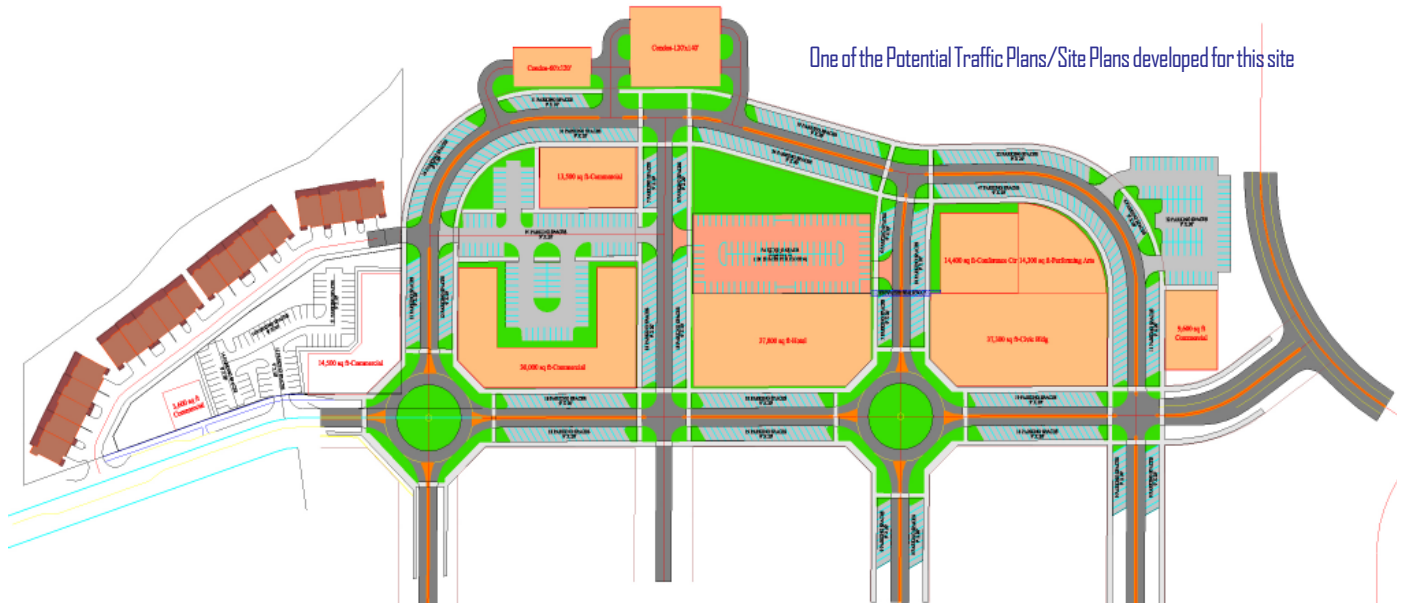


Project Description

Project Overview

This project is located in the heart of Downtown Mishawaka. The site used to be Uniroyal's manufacturing facility. After a pro-longed clean-up phase, the City has awarded the development of this property to a local developer. That developer intends to develop the property with a mixed-use urban design that will utilize on-street parking, parking garages, and block-type transportation patterns to deliver people to the center.

This project is complicated by the proximity of the St. Joe River, the Main Street Bridge, the amount of traffic and parking requirements, and interfacing the new transportation corridors with the old streets.



Transportation Improvements and Approximate Design Cost

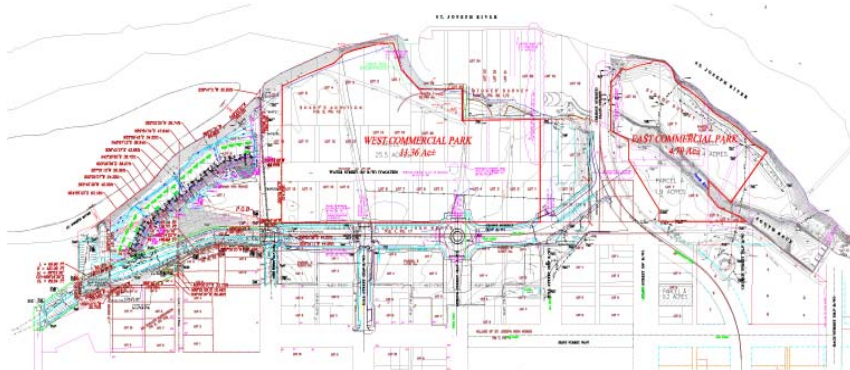
The estimated construction cost of the improvements to the surrounding streets for this project is approximately \$5,000,000, while the planning and surveying cost is approximately \$50,000.

Survey and Property Research

A complete topographical survey was completed for the entire project to support the transportation planning effort. Additionally, boundary surveys and dedication documents were prepared for the property take-downs between the City and the Developer.

Parking and Pedestrian Uses

This project is relying on heavily-used on-street parking for the majority of the parking requirements. Additionally, it is strategically located along the River Greenway corridor and will have several interface points between the vehicle parking, trail heads, and the trail itself.



Overall Project Survey and Boundary Work

Client Reference

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