



Proposed residential project: River Art Development

Mishawaka based Insite Development is proposing to design and construct an upscale residential project in downtown Goshen along the millrace canal. The River Art development project will consist of a new 54-unit apartment building, the renovation of the north half of the Hawks building and the creation of a new community park.

About the site

The development site is located adjacent to the millrace canal near the intersection of South Third Street and Jefferson Street. The development site is just two blocks from Main Street in downtown Goshen. The new apartments will be constructed on property previously offered for sale by the Goshen Redevelopment Commission. The development site also includes the north half of the Hawks building which is privately owned and will be acquired separately by the developer.

About the project

The developer plans to invest \$11 million on the construction of a modern architectural style building featuring 54 high-quality rental apartments. Amenities include covered parking spaces for residents located under the apartment building, a common terrace shared by residents and private balconies for individual apartments.

An additional \$3.6 million would be invested on the complete redevelopment of the north half of the Hawks Building for the construction of additional apartments or condominiums. This development would not affect the Hawks Arts and Enterprise Center.

Insite is proposing to design and construct a small community park on the vacant lot north of the Hawks Building. The park would serve area residents including those at the Hawks and River Art and will feature landscaping, a walkways, benches, lighting and public art produced by local artists. The developer would donate the completed park to the City.

About the developer

Insite Development is led by Scott Sivan, a licensed architect with 30 years of experience designing and developing residential projects in the United States and abroad. The development team includes two additional partners with extensive backgrounds in business and real estate development. Insite Development recently completed the River Rock project in downtown Mishawaka. The developer has two

additional urban residential projects in various stages of development in Mishawaka and Plymouth.

Timeline

Design: January-February 2018

Public Improvements: March-August 2018

River Art Construction: May 2018 –April 2019

Hawks North Construction: May 2018- April 2019

Approval Process

The Redevelopment Commission is holding an informational meeting on December 5 at 4:30 to hear a presentation from the developer. The presentation will include conceptual drawings showing the design and location of the project. The Commission will consider approving the project at the regular meeting on December 12. If the Commission approves a development agreement, additional approvals will be required by the Plan Commission and City Council before the project can move forward.