PROCESS BOOK
for an URBAN COMMERCIAL COMPLEX
at FORT WAYNE, INDIANA
Program

Office Community
New Commercial Center
Historical Commercial Center
Festival Spaces
Parking

“A built commercial environment which adds to a growing urban context and celebrates the festive urban language of the past.”
Schematic Model
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ABSTRACT of Project

The physical intent of the 100 Columbia Center is to design, plan, and develop a new business complex in the Fort Wayne central business district. The Land Package of 8.6 acres when developed will support 900,000 sf. of commercial and office space, with a vehicle parking facility on what is basically 3 city blocks. (App. 1-10.2)

Character of design is greatly influenced by an adjacent designated Historical District which operates presently as a festival center and barely successful commercial body.

The design of facilities is broken up into three distinct phases to respond to urban land constraints and financial capabilities:

phase one PEARL STREET ARCADE

178,000 SF Commercial Space
110,000 SF Office Space
212,000 SF Marshall Field's Department Store
275,000 SF Parking Garage

phase two MAIN STREET ARCADE

64,500 SF Commercial Space
27,200 SF Office Space

phase three OFFICE COMPLEX

100,000 SF Office Space
70,000 SF Parking Garage
SITE

ground space  375,000 s.f.
8.6 Acres
45 existing buildings
Zoned- Commercial & Light Industrial
columbia st.

Looking West along the historical district called 'The Landing' both the effects of urban blight and rehab. are apparent(App.1-1.1). This first street of Fort Wayne(App.1-3.2) has a rich history. While remaining financially separate of 100 Columbia Center is a contributing member of the planned commercial community and sets the pace for historicism in new construction and restoration. Across from the west end of the street will be a public plaza, Pearl Street Arcade Entry, and formal entry to the first Marshall Field Department Store to be located outside the Chicago area(Section 4-17). The historical reference developed from the character of this last remaining block of Columbia Street will play an image role in the visual display and entryway of this major store.(Section 5-p,40) The Marshall Field's Company has a service oriented tradition of its own.
**pearl st.**

Wholesale commercial trade in Fort Wayne centered about Pearl Street during the early 20th century. The entire length of Pearl street as it exists today is 4 city blocks. As a warehousing district it took on the character of a 'service' street and today receives little traffic(App.1-8.2) compared to its close neighbor, Main street. Recent demolition has opened up a large parcel of land on the street's North side. The first building visible on the north side of the street is Fort Wayne's original interurban freight depot(Section 5-1), a struct-

of historical value dating back to the turn of the century.

The development of 100 Columbia Center will enclose two blocks of Pearl street as the main axis of the largest arcade. It is proposed to retain the restored Interurban building within the arcade.(Section 5-11)
harrison st.

The view to the north affords a glimpse of the railroad elevation which bounds the north edge of the site and the intersection with Main Street. Three corners of this intersection will be occupied in the project development. In the immediate foreground is the site for the Phase 3 office complex portion portion of 100 Columbia Center. Below grade a major sewer right-of-way will serve the complex. As a main north-south artery Harrison runs thru the plan with several mass transit lines which will be accommodated at the public plaza which is at the termination of Columbia St.

A second level pedestrian way will cross Harrison connecting the two major arcades. Harrison street is treated as a major element of design concern in the development of 100 Columbia Center.
west main st.

The 100 Columbia Center development will front on the north side of Main Street for three blocks beginning in the foreground and running east. Several factors involving the city and Main Street are of importance to the complex.

The City of Fort Wayne is demolishing all buildings along these three blocks to extend their right-of-way to the north and widen the street to six lanes with a green belt down the middle; essentially creating a parkway. At the same time extensive expansion beneath concerning gas and electric utilities are intend-

-3-
east main st.

The 100 Columbia Center development will front on the north side of Main Street for three blocks beginning in the foreground and running west. This is the beginning point for street improvements and all buildings shown are slated for demolition. This particular block of Main will hold the second phase Main Street Arcade which backs onto the historical district. Improvements on Main Street up to Calhoun street were completed with the construction of the new city-county building and are very similar to continued efforts to the West.

This portion of the land package is at present under the ownership of the city government as an adjacent property to the Columbia Street historical district. Current urban renewal plans concerning this parcel are under reevaluation.
URBAN Task Statement

Systems to be integrated

MAJOR DEPARTMENT STORE
RETAIL COMMERCIAL LEASE SPACE
OFFICE COMMERCIAL LEASE SPACE
PARKING
GOODS SERVICE
PEDESTRIAN CIRCULATION
MASS TRANSPORTATION
UTILITY COORDINATION
HISTORICAL DISTRICT (established)

Constants known

PARKING ON SITE UNDERGROUND
MAIN STREET MAY NOT BE CROSSED BY
STRUCTURE ABOVE GROUND
BUILDINGS WITHIN 100 YARDS OF HISTORICAL
DISTRICT SHALL NOT EXCEED 60 FEET IN HEIGHT
SERVICE VEHICLES MAY NOT ENTER OR EXIT COMPLEX
DIRECTLY ONTO MAIN STREET

Goal

ESTABLISHMENT OF A SUCCESSFUL URBAN
BUSINESS NETWORK

Process

1) INVESTIGATE PARAMETERS OF DESIGN
2) ANALYZE ALTERNATIVE ORIENTATION OF ELEMENTS
3) DEVELOP VIABLE NETWORK
model simulation

At this point in the design process; a representation of 3-dimensional space simulates project scope within the urban context. At a scale of 1"=40', I was able to examine massing in the vertical dimension, physical impact on urban space, and coordination of project units within the framework. Facade design consideration begins on a very basic functional level, with maximum flexibility of penetration.
Conclusions

The result of my first quarter's work produced the program and a successful exercise in urban design analysis. It is pointful to express that I was also behind my working schedule. The size of my thesis project left me much more to deal with in terms of design work, information gathering, and personal input. Near the end of the quarter I began to reevaluate what I might accomplish later on during the year.

I undertook the project, an urban commercial center, simply because I had little experience in a field which I feel is relevant to modern architectural practice.

Soon into the first quarter it became apparent that one important task is to coordinate goals for design between academic and individual expectations. This problem is magnified by the diversity of project scale and subject within the thesis section. Informational input of design criteria and realistic professional methods for project development are of utmost importance during the first quarter. Often program production develops too much of a dependency on written information. There needs to be immediate input from persons directly involved in similar work. Therefore, seeking out these contacts beyond your thesis professor cannot begin too soon and should not be limited to faculty members, if the scope of the project demands. The late development of these information sources gave my thesis a slow start towards a realistic working solution.
Model simulation

Construction of a schematic model with my original site model is a step towards the realization of the design. As the project separates into three distinct phases, and takes on an image; many new considerations develop. The main idea behind the up-to-date model is a difference between facade treatment, light penetrations and geometric patterns. In a physical sense now, the model tells me where my design is going.
**PROGRAM**

Office Community  
New Commercial Center  
Historical Commercial Center  
Festival Spaces  
Parking

"A built commercial environment which adds to a growing urban context and celebrates the festive urban language of the past."

**SITE**

ground space  375,000 s.f.  
8.6 Acres  
45 existing buildings  
Zoned- Commercial & Light Industrial  

100 block of West Columbia  
'The Landing'  
circa 1895  

1920  
1978  

COLUMBIA CENTER
Conclusions

I set as my goal for the end of second quarter; the expression of my architectural ideas for 100 Columbia Center. I considered this a communication on a design basis, dealing with architectural problems and solutions in a graphic manner. It was necessary to set a level of development detail in coordination with a preliminary design phase for this type of project. As an end product I feel I got to where I wanted to be in terms of developmental goals.

As I continued an interdisciplinary approach to my thesis, I wished to further investigate the relationship of business and marketing to my project. The academic product of that work is a marketing tool which I targeted at commercial and lending institutions that would be potential participants in 100 Columbia Center's development.
PROSPECTUS

for a NEW COMMERCIAL COMPLEX

at FORT WAYNE, INDIANA
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(DRAWINGS in SECTION 4)
Transportation Mileage map
LOCATION
(Distance And Direction To Four Major Cities)  INDIANAPOLIS, INDIANA (SW) 115 MILES; CHICAGO, ILLINOIS (NW)
164 MILES; TOLEDO OHIO, (NE) 106 MILES; DETROIT, MICHIGAN (NE) 160 MILES

POPULATION

<table>
<thead>
<tr>
<th>Year</th>
<th>City</th>
<th>County</th>
<th>Percentages of City Population</th>
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<tbody>
<tr>
<td>1960 Census</td>
<td>161,776</td>
<td>232,136</td>
<td>White: 92.6%</td>
</tr>
<tr>
<td>1970 Census</td>
<td>185,000</td>
<td>308,000</td>
<td>Non-White: 7.4%</td>
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<tr>
<td>1980 Projected</td>
<td>205,000</td>
<td>346,000</td>
<td>Foreign: 2.7%</td>
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Standard Metropolitan Area (If Any)  FORT WAYNE - ALLEN COUNTY

CLIMATE

<table>
<thead>
<tr>
<th>Month</th>
<th>Average Temp.</th>
<th>Rain Inches</th>
<th>Snow Inches</th>
<th>No. Days Under 32°</th>
<th>No. Days Over 90°</th>
</tr>
</thead>
<tbody>
<tr>
<td>January</td>
<td>25.3°</td>
<td>3.91</td>
<td>--</td>
<td>46</td>
<td></td>
</tr>
<tr>
<td>June</td>
<td>78.0°</td>
<td>2.05</td>
<td>31.5°</td>
<td>14</td>
<td></td>
</tr>
<tr>
<td>July</td>
<td>73.0°</td>
<td>34.36</td>
<td>53.0°</td>
<td>6209</td>
<td></td>
</tr>
<tr>
<td>December</td>
<td>74.0°</td>
<td>102</td>
<td>184</td>
<td>Elevation: 791</td>
<td></td>
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</table>

GOVERNMENT

Form And Organization  MAYOR - CITY COUNCIL
Term Of Office  4 Yrs., Expires 12-31-79
Incorporated Or Unincorporated  INCORPORATED
Class (If Any)  2
Area Within City  53 Square Mile
Annual Budget $ 30,574,339
Primary Source(s) Of Revenue  PROPERTY TAX
Streets 650 mi. Paved 70% Black Top (x) Cement (x) Street Lights YES Type INCAN. & M. VAPOR
Bonded Indebtedness: City $5,915,000 (7-2-77) County $4,436,000 (7-2-77) Other *
Police Force: Regular 312 Special NONE Equipment 46 PIECES OF EQUIPMENT
Fire Dept.: Regular 276 Volunteer 0 Equipment 46 PIECES OF EQUIPMENT
Average Annual Number Of Calls 5,757 Fire Insurance Rating In Community 3
Is City Covered By Zoning Ordinances—YES (x) No ( ) Territory Covered CITY AND FRINGE
Zoning Plans MASTER PLAN FOR CITY AND COUNTY Master Plan: Yes (x) No ( )
Annexation Plans NEW SUBDIVISIONS ARE ANNEXED PERIODICALLY UNDER MASTER PLAN
Sewerage Treatment Plant: Yes (x) No ( ) Capacity 60,000,000 GPD Peak Demand 33,000,000 GPD
Area Covered By Plant ENTIRE CITY Sewer Use Charge WATER USED Storm Sewers YES
Is Garbage Pick-up Provided? YES

TAXES

Total Rate Within City $10.569 Per $100 Valuation—Yr. Payable 1978 Assessed At 33-1/3% TRUE Value
Total Rates(s) For Surrounding Twp(s) SEVERAL TOWNSHIPS - AVERAGE $7.20 Per $100 Valuation
State Retail Sales Tax 4% State Gross Income Tax Or Adjusted Gross Income Tax
Unemployment Compensation Rate 0.2%-3.3% Experience Rating Claimant's Benefits $74-$124; 26 WEEKS MAXIMUM
Workmen's Compensation Rate EMPLOYER'S LIABILITY Benefits 6%-2/3% OF WEEKLY WAGE; $120 MAXIMUM
Exemptions (Homestead—Veterans—Mortgage) $1,000 (INDIVIDUAL) Special Taxes
Exemptions (Industrial) $1,000 GROSS INCOME City Or Twp Tax Rate Trend Last Five Years
Corporate Franchise Tax NONE Machinery, Equipment, Inventory Tax
Corporation Organization Fee

HOUSING

Total Homes In Community 87,990 Owner Occupied 74.6% Average Lot Size 6,250 SQ. FT.
New Units Constructed Last Three Years: Houses 2,893 Cost/Sq. Ft. $21 AND UP Apartments 3,200
Houses For Sale 1,200 Price Range $12,000 AND UP Apartments For Sale 798 Price $30,000 AND UP
Houses For Rent 40 Price Range $125/month and up Apartments For Rent 900 Price $120-$400/MONTH
Name Of Hotel(s) -- Total Rooms 548 Number Of Motels 27 Total Units 1,617

HEALTH AND WELFARE

Name Of Hospital(s) LUTHERAN, PARKVIEW, ST. JOSEPH AND VETERANS Total Number Of Beds 1,600
Number Of Doctors 325 Number Of Dentists 125 Number Of Ambulances Available --
Number Of Nursing Homes 15 Other Special Health Facilities --
## EDUCATION
*(SPECIAL EDUCATION: GRADES 1-12, ENROLLMENT 1,122)*

<table>
<thead>
<tr>
<th>Type</th>
<th>Number</th>
<th>Total Enrollment</th>
<th>Grades Included</th>
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<tbody>
<tr>
<td>No. Elementary Schools</td>
<td>44</td>
<td>19,840</td>
<td>KINDERGARTEN - 6</td>
</tr>
<tr>
<td>No. Junior High Schools</td>
<td>12</td>
<td>8,695</td>
<td>7 - 9</td>
</tr>
<tr>
<td>No. High Schools</td>
<td>6</td>
<td>8,913</td>
<td>10 - 12</td>
</tr>
<tr>
<td>Total No. Of Teachers</td>
<td>1,767</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pupil To Teacher Ratio: Elementary</td>
<td>27</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pupil To Teacher Ratio: Jr. High</td>
<td>25</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pupil To Teacher Ratio: High</td>
<td>23</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Certification Requirement Of Teachers</td>
<td>Bachelor Degree - Indiana License</td>
<td>Cost Of Education Per Pupil</td>
<td>$ 1,223.00</td>
</tr>
<tr>
<td>No. Of Parochial Schools</td>
<td>25</td>
<td>10,855</td>
<td>KINDERGARTEN-12</td>
</tr>
<tr>
<td>No. Of Private Schools</td>
<td>1</td>
<td>365</td>
<td></td>
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Vocational Training Facilities: All high schools have shops and vocational training; Regional vocational school for specialization.

College And Universities (Nearest)
- Liberal Arts: INDIANA-PURDUE UNIVERSITY, ST. FRANCIS, FT. WAYNE BIBLE COLLEGE; FORT WAYNE.
- Engineering: INDIANA-PURDUE UNIVERSITY, INDIANA INSTITUTE OF TECHNOLOGY.
- Business Administration: INDIANA-PURDUE UNIVERSITY, ST. FRANCIS, INTERNATIONAL BUSINESS COLLEGE.
- Graduate Schools: INDIANA-PURDUE UNIVERSITY, ST. FRANCIS.
- Research Labs And Institutions: INDIANA INSTITUTE OF TECHNOLOGY, INDIANA VOCATIONAL TECHNICAL COLLEGE.

## CIVIC AND RECREATIONAL

Major Civic Organizations: Chamber of Commerce, Jaycees, Rotary, Lions, Kiwanis, Optimist, Exchange, Seonta.

No. Of Churches: Protestant: 206, Catholic: 26, Jewish: 2, Other: 2.


Golf Courses: City: 8, Private: 4, Sports: High School: YES, College: YES, Prof: YES.

No. Nearby Lakes: 200 within 50 miles.

## AREA RESOURCES

Is Ample Supply Of Water Available? Yes (X) No ( ) Source: St. Joseph River. Is There A Water Pollution Ordinance? Yes (X) No ( ). Air Pollution Ordinance? Yes (X) No ( )

Mineral Resources: STONE, GRAVEL. Agricultural And Forest Products. ALL FARM PRODUCTS.


## LABOR MARKET

Present Employment:

<table>
<thead>
<tr>
<th>Employment Type</th>
<th>Male</th>
<th>Female</th>
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<tbody>
<tr>
<td>Manufacturing</td>
<td>30,200</td>
<td></td>
</tr>
<tr>
<td>Non Manufacturing</td>
<td>52,900</td>
<td></td>
</tr>
<tr>
<td>Government</td>
<td>7,700</td>
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</tbody>
</table>

% Mfg. Workers In Union: 90%

Unemployment: 4.7%

% Labor Force State Right To Work: Yes ( ) No (X).

Workers Involved: NA, Man Days Idle: NA, Labor Force Available: Male and Female: 4,300

Average Hourly Wage Rates:

<table>
<thead>
<tr>
<th>Category</th>
<th>Male</th>
<th>Female</th>
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</thead>
<tbody>
<tr>
<td>Skilled</td>
<td>$ 6.13</td>
<td>$ 8.45</td>
</tr>
<tr>
<td>Semi-Skilled</td>
<td>$ 5.72</td>
<td>$ 7.35</td>
</tr>
<tr>
<td>Un-Skilled</td>
<td>$ 4.50</td>
<td>$ 7.11</td>
</tr>
<tr>
<td>Clerical</td>
<td>$ 3.96</td>
<td>$ 5.22</td>
</tr>
</tbody>
</table>

## INDUSTRY

Local Industries:
- INTERNATIONAL HARVESTER
- GENERAL ELECTRIC COMPANY
- MAGNAVOX CORPORATION
- DANA CORPORATION
- FORT WAYNE HAS APPROXIMATELY 360 INDUSTRIES

Plant Closings Last Five Years And Reasons: CHALLENGE, COOK-BROTHERS, NETHERCUTT CHEMICAL COMPANY, ECONOMY FORMS CORPORATION, FORT WAYNE MILLS, INC.

Plant Openings Last Five Years:
- MULLINIX PACKAGES, INC.; DURA CONTAINER INC.; TECO, INC.;
- LASCOMA INDUSTRIES

Government Installations In Area: BAER FIELD (AIR NATIONAL GUARD).
INDUSTRIAL SITES AND BLDGs

Available: Deepwater  Riverfront  Airport  Highway  Zoned Sites  Undeveloped Sites

Present Or Planned Industrial Park(s): Total Acreage Of Park(s): Available Acreage:

Price Range Of Various Sites: $ / Per Acre $ / Per Acre

Data Available: Aerial Photos  Site Maps  Topographic Maps  Test Boring Reports

Available Vacant Buildings (No. And Square Foot Size): SEVERAL RANGING UP TO 30,000 SQUARE FEET

Financing Of Industrial Building Be Arranged?: YES  On What Basis?: LEASE OR LEASE/PURCHASE

Development Organization(s): FORT WAYNE CHAMBER OF COMMERCE AND FORT WAYNE HORIZONS COUNCIL

Contact (Name, Address, Phone): MR. IVAN MARTIN, 326 EWOING STREET, FORT WAYNE, INDIANA 46802

PHONE: (219) 241-1235

UTILITIES

Electric Service By  INDIA & MICHIGAN ELECTRIC COMPANY  Private ( ) Municipal ( ) REMC ( )

Average Industrial Power Cost per KWHR Rates On Request  KWH Capacity SYSTEM WIDE

Gas Service By  NORTHERN INDIANA PUBLIC SERVICE COMPANY  Private ( ) Municipal ( )

Average Industrial Gas Rate Per Therm  $ / Thermostat  $ / BTU Content

Gas Available For Industrial Space Heating: Yes (X) No ( ) Limitations If Any SUBJECT TO SIZE

Water Service By  CLAY UTILITIES (CITY OF FORT WAYNE)  Private ( ) Municipal (X)

Average Delivered Price Of Coal/Ton For Industrial Use: $60.00  BTU Rating

Average Delivered Price Of Oil/Gal. For Industrial Use: $1.27  Grade 2  BTU Rating

COMMUNICATIONS

Newspaper(s): Daily Journal-Gazette, A.M.; News Sentinel, P.M. Weekly ALLEN COUNTY TIMES

Circulation (CG) 61,955; (NS) 72,531 Radio Stations: AMWME, WGL, WLYV, WOWO, WFFI, FM: WCMX, WMME, WPTD

Outside Newspapers INDIANAPOLIS, CHICAGO, DETROIT Outside TV

TRANSPORTATION

Highway Route Numbers: Toll Road  Interstate 1-69  U.S. #33, 30, 27, 24 State #1, 37, 14, 8

Distance To: Toll Road INDIANA 1-140 Miles, Interstate Route # 1-69 0 Miles, U.S. #30 0 Miles

Rate Highway Load Limits: 72,000 LBS. On Long Loads 60 LBS., Truck Clearances, If Any: NONE

Rail Lines: CONRAIL, NORFOLK & WESTERN

Distance To Main Line 0 Miles Services Or Trips Daily: Freight 11 Passenger 1 Reciprocal Switching: Yes (X) No ( )

Truck: No. Of Lines 63 No. Of Terminals 60 Overnight Service To: MOST METROPOLITAN AREAS IN MIDWEST

Airports: BAEK FIELD, SMITH FIELD (PRIVATE) Nearest Major Airport: BAEK FIELD

Runway (s) Length: 6,000', 9,000', 6,000' (BAEK FIELD) Flights Per Day: 15

Charter Service Available: Yes (X) No ( ) Radar, Lights Etc. Yes (X) No ( )

Bus: Inter-City Lines 5 Intra-City Line: Fort Wayne Public Transportation Corp.

FINANCIAL INSTITUTIONS

Bank(s) ANTHONY WAYNE, FORT WAYNE NATIONAL, INDIANA BANK, LINCOLN NATIONAL, PEOPLES TRUST

Assets: ****5 Prevaling Interest Rates 5% TO 7-1/2%

Savings And Loan Associations: FIRST FEDERAL, HOME LOAN & SAVINGS, AMERICAN FED, SVGS., FT. WAYNE FEDERAL

Assets: (F) $270,000,000, (H) $103,782,882, (A)$52,400,343, (F) $85,577,968 Prevaling Interest Rates 5 TO 8%

REMARKS:

(Use This Space To Explain Items Which Are Believed To Deserve Special Consideration Or To Elaborate On Items Covered In Analysis.)

$5,850,000  WATER; $12,420,000  SEWER; $1,490,000  PUBLIC LIBRARY; $2,360,000  REDEVELOPMENT DISTRICT; $8,770,000  SCHOOLS; $2,809,000  SCHOOL BUILDING CORPORATION (7-2-77)

CORPORATE GROSS INCOME TAX - 5.125% - 2.05% OR ADJUSTED GROSS - 3%; SUPPLEMENTAL NET INCOME TAX - 3%

INTANGIBLE TAX (5¢ PER $20.00 VALUE)

TAX RATE TREND: (77) $10.60; (76) $10.65; (75) $10.947; (74) $11.07; (73) $11.515

FROM 2¢ DOWN TO .2 OF A CENT BASED UPON THE NUMBER OF SHARES AUTHORIZED - $30,000

MINIMUM: $15,000 FEE FOR FILING ANNUAL REPORTS

AW: $121,528,955; (FWN) $437,527,292; (IB) $259,448,121; (LN) $724,556,759; (PT) $309,547,000

REVISED: JUNE, 1978
EXISTING BUILDING SURVEY

Structures #1 thru #14 are in a classified historic district. Alteration or demolition of buildings must be approved by the city planning office.

#1 Drug Building (vacant)
#2 Jack Lee Building (offices)
#3 Lawyers Building (offices)
#4 Pickle/Canal House (restaurant)
#5 Fisher Building (warehouse)
#6 Blue Mountain (coffeehouse)
#7 Mole Hole (retail store)
#8 Mother's (jazz bar)
#9 (vacant)
#10 (vacant)
#11 (beauty supply warehouse)
#12 One Rosemarie's Alley (office/retail)
#13 County Welfare Department (office)
#14 B&B Loan (retail store)
#15 Business Supply Co. (retail)
#16 622 Calhoun (offices)
#17 Riegels' (cigar store)
#18 (vacant)
#19 White Cross Supply/ Shoe Repair Shop (retail)
#20 Elmer's (bar)
#21 Parrish Barber Shop (two stores vacant)
#22 Wayne Hdwe. Co. (warehouse)
#23 Interurban Terminal (warehouse)
#24 Rathskeller (bar)
#25 National Cigar & Lunch (retail)
#26 (vacant)
#27 Vachon's (bar)

#28 Canton Laundry
#29 Wayne Hdwe. Co. (warehouse)
#30 All Star Printing (retail)
#31 Adult Bookstore
#32 Up the Street (bar)
#33 Needham's Business Machines
#34 (vacant)
#35 Pioneer Barber Supply
#36 (vacant)
#37 Danny's (bar)
#38 Florist Supply (warehouse)
#39 (vacant)
#40 Star Bowling Supply
#41 Brateman's (clothing retail)
#42 Circle (bar)
#43 Cat's Meow (disco)
#44 Stoner's Magic Shop
#45 Loui's Chop Suey (restr.)

Structures #18, 19, 20, 24, 28, 25, 29, 30, 31, 32 will be torn down by the city of Fort Wayne for widening of Main street this year.

This leaves 19 structures to be removed for construction of all three phases.
CITY PLANNING

The following are very expressive of the attitudes and actions of Fort Wayne city government in relation to the proposed development site as expressed in, the Fort Wayne Redevelopment Commission's 1978 Urban Renewal Plan for West Main Street; as an area of great urban planning concern.

General Objectives
a. To preserve and restore an area of unique historic and architectural significance in Fort Wayne which has been designated an historic district pursuant to City ordinance.
b. To promote the development of new uses and supporting facilities, in conjunction with historic preservation, to enhance the adjacent portion of the downtown.
c. To encourage rehabilitation, reuse and conversion of existing historic structures for purposes compatible with their structural characteristics and downtown land uses.
d. To provide improved pedestrian and vehicular circulation, adequate off-street parking and loading facilities and better relationship to mass transit.

Specific Objectives
a. To restore the facades and rehabilitate the interiors of the buildings to remain on Columbia street.
b. To create a site for new office and commercial development on Main Street and a related parking structure.
c. To develop active retail and restaurant uses, at street level, in new and existing buildings on Columbia Street.
d. To widen Main Street between Calhoun Street and Maiden Lane.
e. To provide new sidewalks and pedestrian areas.

Acquisition and Clearance
a. To remove buildings with minor deficiencies:
   1) incompatible land uses or land use relationships.
   2) overcrowding of structures on parcels.
   3) Obsolete buildings not suitable for conversions.
b. To provide adequate sites for development, to meet the goals and objectives of the overall plans for the area.
A portion of the chosen site is known as "The Landing." This area is designated by the city as a historical district and new construction and removal of buildings must be approved by the city council. This block has a rich history that dates to the beginnings of the city.

Excerpts from **The Columbia Street Story** by Roy Bates

Columbia Street, the cradle of metropolitan Fort Wayne, leaves only one block of itself to remind how a community grew out of the wagon tracks... Change, which has raked away so many of Fort Wayne's landmarks over the years, also delivered a bonus in the form of a complete business block—the last frontage of a street that contributed more to the development of a metropolitan community than perhaps any other in the country..... This authentic "old town" drew its name from the busy docks of the Wabash and Erie Canal and is all that remains of Columbia Street... Like the city that grew up around it, Columbia Street, dating back 146 years, was a consequence of nature. ... the digging of the Wabash and Erie Canal brought an excitement to that age perhaps comparable to the present conquest of space.... And the canal came alongside and made Columbia Street. However, Columbia Street seemed to have dictated the off-compass platting of the downtown.

This block of Columbia Street handled much of the canal traffic because it neighbored the Orbison Basin, a lagoon that actually cut off the northeastern corner of Harrison and Columbia Streets...

When the Wabash and Erie Canal was abandoned in 1882, outmoded by superior transportation facilities of the railroads, Columbia Street was still in luck-- the Nickel Plate Railroad quickly followed its route through Fort Wayne... When the interurbans came and flourished, Columbia Street again was a ringside street-- squeezed between the Nickel Plate and tracks down the center of the pavement that served as a connecting artery for most of the interurban traffic through the city-- the first terminal was just a few steps away from the landing on Pearl Street.

Change began to creep along the street early in the 20th century, like age upon a dowager, and after the close of World War II a dissipation of interests that had once attracted the Tri-State area moved into the area of redevelopment rapidly.

Buildings were requisitioned by
progress and leveled. An area bounded by Clinton, Lafayette and Main streets and the Norfolk & Western Railroad was earmarked for the Fort Wayne Fine Arts complex. The block bounded by Calhoun, Clinton and Main streets and the Railroad was chosen as the site of the City County Building. On Aug. 11, 1970 it was proposed to develop a six acre formal park in the tract just east of the City-County Building...

All that is left of once teeming Columbia Street, is its block long western terminus that has been adopted by Urban Redevelopment as The Landing—an area once distinguished by the canal docks. Until 1963 this nostalgic stretch of the old city had been eyed as a parking area to serve government and the fine arts. Late in that year, an interest developed in the preservation of the 100 block of West Columbia Street...

The block came officially to the attention of city councilmen the evening of March 23, 1965. They suspended rules to set aside the old business block as a historical project and passed an ordinance to that end. When the mall began to flower along the Landing there were some misgivings that any part of the old street could shake off the stigma of deterioration...

Busy and unkempt as it must have been its heyday in history, the Landing never looked so good to weary travelers as they moved across the docks of the old Wabash & Erie Canal.

Conclusion

This publication was written at a time when interest in the Landing was great and political structure favored the project with community dollars. Unfortunately following administrations found less and less interest in the Landing after initial improvements were completed. Businessmen and building owners were put to the task of financial survival in the central business district. In 1968 the first Three Rivers Festivå~ was held in Fort Wayne. This now popular event has been a great financial boost to the business community of the Landing, but it has also put a great strain on the physical facilities which were not designed to handle festival crowds. Fortunately, at present a complete rebuilding of sidewalks and street is under construction which will solve pedestrian problems on Columbia Street proper. However, fire by arson in 1974 destroyed 3 buildings on the bl This left the area in a state of financial limbo for the last 4 years.