THE WEST

TOWNHOMES | RESIDENCES | LIFESTYLE



PROJECT BRIEF

# A signature waterfront neighborhood at the gateway between communities.

A defining new neighborhood for Elkhart's West Side, positioned at the gateway between counties, communities, and opportunity.

WHERE COMMUNITIES CONNECT | TOWNHOMES | RESIDENCES | LIFESTYLE

# THE WEST

## A Vision Taking Shape. An Identity Taking Root.

### *Decio District is evolving into The West.*

The West was first introduced under the working project identity Decio District. As the vision has grown, so has the identity of the place. The West reflects Elkhart's West Side, its waterfront setting, its location along Honorary Arthur J. Decio Road, and its role as a gateway connecting Elkhart and St. Joseph Counties. The history remains part of the place. The identity has evolved to reflect the broader future taking shape around it.

| 22 | Up to 255 | 2 Counties |
|---|---|---|
| *ACRES IN WATERFRONT CONCEPT* | *TOWNHOMES IN TWO PHASES* | *ONE REGIONAL CONNECTION* |

| | |
|---|---|
| **LOCATION** | 2520 Bypass Road, Elkhart, Indiana 46514. |
| **PROPERTY** | Approximately 22 acres in the overall waterfront concept. Final development boundaries remain subject to survey and coordination. |
| **HOUSING** | Up to 255 homes in the current residential concept, planned in two development phases. |
| **PROGRAM** | 135 proposed one-bedroom homes and 120 proposed two-bedroom homes. |
| **STATUS** | Active predevelopment. Approvals, final scope, financing, and delivery dates remain subject to completion and confirmation. |
| **DESIGN INTENT** | Private front and back doors, individual stairwells, no common residential hallways, personal outdoor space, secure interior-courtyard parking, and planned shared outdoor amenities. |
| **INFORMATION BASIS** | September 2026 working concept. |

### Broader Neighborhood Vision

Separate from the current rental-townhome scope, the broader vision includes potential future private condominium residences near the existing Skyline headquarters, plus proposed fitness, dining, neighborhood-serving business, and outdoor experiences. These future components remain subject to feasibility, design, approvals, financing, operators, and implementation planning.

# A Gateway Between Counties.
# A Connection Between Communities.

ST. JOSEPH COUNTY — THE WEST — DOWNTOWN ELKHART

*The West is not simply a destination on the map. It is a connection point for the region.*

## Regional Role

The West is located in Elkhart County and is envisioned as part of the broader corridor connecting Elkhart and St. Joseph Counties. The site is approximately 2.5 miles from Downtown Elkhart and approximately 2.1 miles from County Line Road. The neighborhood is intended to connect housing with employment, healthcare, education, recreation, and everyday life across the region.

## Workforce-Oriented Housing

The proposed mix responds to the housing study's demand for smaller homes and is intended for people at many stages of life, including nurses, educators, skilled tradespeople, technicians, manufacturing professionals, first responders, young professionals, couples, families, and empty nesters. The current goal is to establish starting rents that generally correspond to approximately 80% of Area Median Income using a rent-only comparison and the widely used 30% housing affordability benchmark. Final rents will be established closer to opening.

## Housing Vision At-a-Glance

| 135 | 120 | Up to 255 |
|---|---|---|
| ONE-BEDROOM HOMES | TWO-BEDROOM HOMES | TOTAL HOMES |

# We can't recreate this setting.
# We can shape what comes next.



THE WEST
TOWNHOMES | RESIDENCES | LIFESTYLE



*Conceptual imagery shown for illustrative purposes only. Final architecture, amenities, landscape, and site features remain subject to design, feasibility, approvals, and funding.*

## Parking Inward. Life Outward.

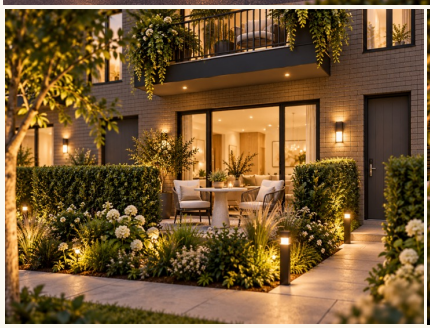
Secure interior-courtyard parking allows outward-facing areas to prioritize private entries, landscape, paths, water views, patios, balconies, outdoor life, and gathering spaces instead of broad parking fields.

# A neighborhood shaped around people, landscape, and water

The concept places resident parking within secure interior courtyards so the outward-facing neighborhood can prioritize private entries, trees, gardens, walking paths, waterfront views, patios, balconies, and gathering spaces. Proposed waterfront experiences include paths, green space, places to gather, and potential access for fishing and paddling. Final features and access remain subject to design, feasibility, approvals, funding, safety review, and operating arrangements.











**PRIVATE BY DESIGN**

Personal entrances, outdoor space, and no common residential hallways.

**LANDSCAPE FIRST**

Outward-facing green space, gardens, views, and daily outdoor life.

**CONNECTED TO WATER**

Proposed paths, overlooks, gathering places, and water access.





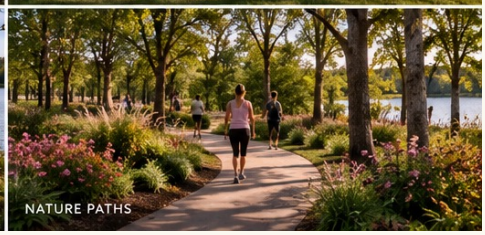











*Conceptual imagery shown for illustrative purposes only. Final architecture, amenities, landscape, and site features remain subject to design, feasibility, approvals, and funding.*

*Home doesn't stop at the front door at The West.*

# A phased path from vision to delivery.

NOW

### Vision + Predevelopment

Active predevelopment with a September 2026 working concept, owner-led vision, development partner, urban design, and anticipated planning and engineering support.

NEXT

### Design + Approvals + Financing

Coordinate final scope, design, survey, due diligence, infrastructure planning, market validation, approvals, underwriting, and a clearly defined public-private participation plan.

DELIVERY

### Two-Phase Implementation

Advance a two-phase residential approach when coordinated design, financing, approvals, and implementation milestones are supportable. Delivery dates remain to be confirmed.

## A Layered Capital Stack Built Around One Goal: Making the Neighborhood Work

Ownership and the development team are pursuing a layered strategy intended to preserve neighborhood quality while limiting the development cost carried through resident rents.

*Public investment would not replace private investment. It would help private investment go further.*

| | |
|---|---|
| **PRIVATE INVESTMENT + TRADITIONAL FINANCING** | **Foundation of the project capital stack.** |
| **REGIONAL REDEVELOPMENT TAX CREDIT** | **State redevelopment support being pursued for eligible costs and the remaining financing gap.** |
| **CITY OF ELKHART TIF PARTICIPATION** | **Potential infrastructure or redevelopment support, subject to approval.** |
| **INDIANA RESIDENTIAL INFRASTRUCTURE FINANCING** | **Potential infrastructure support where eligibility and project fit align.** |
| **HUD/FHA MULTIFAMILY FINANCING** | **Long-term federal multifamily options under evaluation.** |
| **FEDERAL HOME LOAN BANK PROGRAMS** | **Workforce-housing and lower-cost financing tools under evaluation.** |

*Financing sources and structures remain under evaluation. Final participation, eligibility, terms, and project impacts will depend on underwriting, approvals, program requirements, and final project economics.*

# The impact is bigger than housing.

The ambition is to add a meaningful housing choice while bringing new life to underutilized waterfront land, supporting Elkhart's West Side, and strengthening connections to the wider region.

| | | | |
|---|---|---|---|
| **HOMES** | Up to 255 workforce-oriented homes in the current concept. | **WORKFORCE** | A housing choice designed to support talent attraction and retention. |
| **TAX BASE** | New taxable investment on underutilized property. | **QUALITY OF PLACE** | Waterfront, landscape, privacy, and gathering spaces designed as community assets. |
| **PRIVATE INVESTMENT** | A housing-led foundation intended to encourage complementary private investment. | **REGIONAL CONNECTION** | A neighborhood positioned between employment, healthcare, education, recreation, and community life. |

CREATIVE ECONOMY + PLACEMAKING

# Creativity Belongs Here

The West is designed around a belief that quality of place is not only how a neighborhood functions. It is how a place makes people feel. Public art, sculpture, locally created work, interactive installations, thoughtful landscape features, and unexpected moments of beauty can transform ordinary spaces into places people remember.

The opportunity is to support local artists and makers while creating a neighborhood where people feel inspired, welcomed, encouraged, connected, and proud of where they live. Creativity can become part of the infrastructure of community.

| Art | Interaction | Beauty | Belonging |
|---|---|---|---|
| LOCAL WORK AND SCULPTURE | GATHER, TOUCH, EXPLORE | PLACES WORTH NOTICING | SHARED IDENTITY AND PRIDE |

*Creative elements are intentions and opportunities within the broader neighborhood vision. They remain subject to final design, local partners, funding, and project decisions.*

*Beauty has value. Inspiration has value. Belonging has value.*

# Local Roots. Regional Partnership. Long-Term Stewardship.

| | |
|---|---|
| **RB REALTY, LLC** | Property Owner + Project Sponsor |
| **HAYLEY BOLING, MBA** | Owner's Representative + Project Vision and Partnership Coordination |
| **EGDB LLC** | Development Partner |
| **DAVID NEILSON** | Urban Design + Neighborhood Vision |
| **ABONMARCHE** | Planning + Engineering |

## The West is being shaped by people who call this region home.

This is not a project being planned from a distant office by people who will move on when construction is complete. The ownership, development, and design teams include people with deep roots in Elkhart and the greater South Bend–Elkhart region. We know these communities because members of our team have grown up here, built careers here, raised families here, and continue to invest here.

That matters.

We will live with what is created on this property long after the last building is finished. Our names, relationships, and reputations are connected to this community. That brings a different kind of responsibility to the work: not simply to develop the land, but to create something worthy of the place and the people who will call it home.

## Supporting documentation

Reviewer-facing materials currently referenced by the project include the RTC application and accompanying financial pro forma based on the proposed 255-home higher-density option, a preliminary 222-home design set, concept renderings, site-planning studies, and the project website. The drawings and unit schedules have not yet been updated to depict the 255-home option.

## Stakeholder support sought

The project is seeking City coordination on land use, infrastructure, and public-private participation; regional consideration of RTC support against a documented financing gap and measurable redevelopment outcomes; and alignment among the development team, design, financing, and implementation milestones. These are requests and proposed roles, not approvals, awards, endorsements, or commitments.

## Reviewer Context

The West is a civic vision and partnership project in active predevelopment. This brief is not an offer to lease. Plans, renderings, home counts, amenities, financing sources, team roles, and timing are conceptual or under evaluation and are subject to change.

**PROJECT CONTACT**
DecioDistrict@gmail.com

**THE WEST**
*Where Communities Connect*

**PROJECT WEBSITE**
DecioDistrict.com

# THE WEST

TOWNHOMES | RESIDENCES | LIFESTYLE

## A Gateway. A Gathering Place. A New West Side Landmark.

The gem of Elkhart's West Side, designed to connect counties, communities, opportunity, nature, creativity, and home.

DECIODISTRICT.COM | DECIODISTRICT@GMAIL.COM

*WHERE COMMUNITIES CONNECT*