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### Residential growth

Housing construction is booming around the University of Notre Dame.

About a dozen large residential projects (25 or more units each) planned, under way or recently completed are expected to provide about 1,379 new residential units, including:

- 49 villas
  - 323 town houses
  - 308 condominiums
  - 479 condominium-hotel units
  - 196 new rental apartments, including 96 for senior citizens
  - 24 new time-share units
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### Housing definitions

**Town houses:** Attached, usually multilevel units built in a row with no units above another. Ownership of townhomes varies by development.

**Condominium:** A single unit in a building or group of buildings. Maintenance on the building, common areas and facilities (such as a swimming pool) is paid for by all owners on a proportional basis. These fees usually are administered by an owners association.

**Villa:** A single-family detached house where the homeowner owns both the house and the lot it is on. Residents pay fees for snow removal, lawn care and other exterior maintenance. Villa is a term created by developers as a marketing tool but has no legal definition in St. Joseph County or under state law.

**Condo-hotel:** A building used as both a residential condominium and a hotel. Individual units are owned by private owners. When the owner is not using the unit, it may be rented out as a hotel room on a daily basis to paying guests. This type of rental program is often voluntary.

**Time share:** A form of vacation property ownership where several people take turns occupying the premises for fixed periods and share the use and costs of operating the building.

## ND alumni, fans drive development of condos, townhomes and other housing

MARGARET FOSMOE  
Tribune Staff Writer

### First of two parts

SOUTH BEND -- University of Notre Dame fan Dan Murphy visits South Bend so often he bought a home here.

Murphy, a 59-year-old Denver resident, last year bought a villa so that he and his family have a permanent place to spend weekends and vacations near campus.

"I've been a Notre Dame fan going back to the 1950s," Murphy said. "I have a huge love for the school."

The Murphys own a four-bedroom villa in The Cottages of Pendle Woods, a 49-lot residential development on Pendle Road north of the university. The Murphys are not alone.

Despite a dramatic downturn in residential real estate sales nationally, development of town houses, condominiums, villas and condo-hotels is booming in the South Bend area. Interest is strong. Developers and buyers say the trend is driven by proximity to Notre Dame, especially for home football games.

Buyers include fans, alumni, employees, retirees and parents of current students.

Based on figures provided by developers, the projects as a whole represent an investment of more than \$200 million in the community.

**Lifelong fan** While growing up in upstate New York, Murphy listened to Notre Dame football games on the radio. His brother, Pat Murphy, was the Fighting Irish head baseball coach from 1987 to 1994.

Although Dan Murphy didn't attend Notre Dame, he's a university benefactor and a regular at home football games. For years, he booked rooms at local hotels for visits.

When he decided to buy, Murphy was attracted by the villa concept. Residents own their homes and yards and pay a fee for lawn care and snow removal. "It's the ease of taking care of them," he said.

Nearly all Pendle Woods buyers have a Notre Dame connection, either as alumni, fans or retired professors. "One of the factors in my decision to buy this particular place was there is a sense of neighborhood there," Murphy said. "There are retired professors on either side of me. It's not just a development of investors."

Murphy and his wife have six children. The South Bend house is a family gathering spot for long weekends and holidays. In the winter, Murphy and other family members come to town to attend Irish basketball and hockey games.

The family's two younger children will attend Notre Dame's summer youth sports camps. "We'll probably spend a couple months total each year in South Bend," Murphy said.

### **Family investment**

Notre Dame senior Dave Lewis lives in Dublin Village, a 58-unit townhouse development in Roseland near the Indiana Toll Road. His landlords are his parents: David and Tess Lewis, of Morris Plains, N.J., both 1982 Notre Dame graduates.

The Lewis family started talking about South Bend real estate in early 2006, when Dave announced plans to live with friends in an off-campus house senior year. His parents weren't sold on the idea, but it got them thinking.

South Bend landlords often charge hundreds of dollars a month per student to each of many students living in a house, said Tess Lewis, who felt the family could find a better investment.

The couple visited Dublin Village and bought a townhouse. Dave is living there this year with a roommate who also attends Notre Dame.

Other Notre Dame and Saint Mary's College students live at Dublin Village, including others in units owned by parents. It's a new trend for families to buy housing for their children to live in while attending college. "It's an investment. We plan to keep going to (football) games," said Tess Lewis, who said that last year a local hotel quoted her a rate of \$2,200 for a three-night football weekend.

"The hotel prices around here on football weekends are out of control," Dave Lewis said. When his parents visit, they stay at the townhouse.

The Lewises don't charge their son rent. "Instead of paying for his room and board at the university, I'm paying a mortgage and it's an investment," his mother said.

Dave Lewis has two sisters who are Notre Dame underclassmen, and two other younger siblings. The family figures the townhouse will provide the family student housing and a place to stay on football weekends for years to come.

**Attracting all ages**Matt O'Rourke graduated from Notre Dame last May and now works as an admissions counselor at the university. He's renting an apartment but has signed papers to buy a unit at North Douglas Condominiums, a new 216-unit complex under construction on Douglas Road in Mishawaka. He'll move in later this year.

"This is something I decided to do since I'm going to be living here," O'Rourke said. He made the decision to buy after discussing the idea with his parents, who are helping him with the financing. "It's reasonably priced. It's nice as a startup," he said.

O'Rourke is buying a three-bedroom unit. He says the extra bedrooms will come in handy when family and friends visit for football weekends.

Jim Connelly has put down a deposit to buy a two-bedroom unit in the Hall of Fame Gameday Center condominium-hotel tower planned for downtown South Bend.

"It's pretty exciting to see this kind of a development. It's going to be a great asset to the community," said Connelly, a South Bend homeowner, a motivational speaker and a Notre Dame fan. Connelly's clients often visit him in South Bend. He plans to use the condo in the tower as guest housing on football weekends.

Connelly doesn't think campus-related housing is being overbuilt. The economic life and vibrancy of the community is tied to the success of the Notre Dame football team, he said.

"I have every confidence that (football coach) Charlie Weis is going to fill up the stadium and fill up the town for years to come. That's what's driving this," Connelly said.

Holy Cross Village at Notre Dame is unique among the local campus-oriented housing. On the campus of Holy Cross College, it's a continuing care retirement community developed by the Brothers of the Holy Cross. The community includes villas and apartments, as well as other housing for residents who need assisted living or more intensive care.

Residents don't buy their homes. Instead, they pay a membership fee up front, then pay monthly fees for meals, activities, lawn care and other services. A new 96-unit apartment building will open there in October. Already, 84 of the apartments are reserved.

"We are attracted to a community with roots in the Catholic faith," Sharryl Lindberg said. She and her husband, LeRoy Friesen, retired to South Bend from Maryland and will move into a Holy Cross Village apartment next fall. They have family in the area but no previous connection to Holy Cross or other nearby campuses.

Holy Cross Village "looks ideal for us," Lindberg said. "We haven't had any second thoughts at all."

### **Coming Monday: What's driving the housing boom?**

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