

An aerial photograph of a marina and city area, overlaid with a semi-transparent red filter. The marina in the foreground is filled with numerous boats docked at long wooden piers. In the background, there are several buildings, including a large multi-story structure, and a parking lot. The overall scene is a mix of urban and waterfront development.

THE AGENDA

VIBRANT MICHIGAN CITY



**REPLACE WITH
RENDERING**

AGENDA SUMMARY

The table below is a summary of the agenda items created in collaboration with local stakeholders in Michigan City. Agenda items are organized into **broad goals**. Each goal a list of actionable **tasks** associated with it. The planning process identified four topics for the agenda to focus on. These were (1) Built Environment, (2) Economic Development, (3) Civic Life, and (4) Social Life. For each task, the **topics** the task covers is identified. In addition, each task includes as estimate of time needed to accomplish it and the **lead organization(s)** to help steer or spearhead the effort



AGENDA ACTION ITEMS	TOPIC	TIMING	LEADERS	
1	Support Pathways to Employment for All Ages			
	1.1 Create a Local Opportunity Hub	Economic Civic + Social Built	Mid-Term	CWI, EDCMC, Universities, and Others
	1.2 Overcome Common Barriers to Employment	Economic	Short-Term	Local Non-profits, Local Employers, and Others
1.3 Engage Youth in Activities and Entrepreneurship	Economic Civic + Social	Mid-Term	Vibrant Communities, Kidtrepreneurs, and Others-	
2	Strengthen Local Commercial Districts and Businesses			
	2.1 Strengthen Michigan Boulevard	Economic Built Civic + Social	Mid-Term	Chamber, Black Business Association, Others
	2.2 Develop an Innovation Center	Economic	Mid-Term	EDCMC, Local Entrepreneurs, Others
2.3 Support South Franklin and Midtown	Economic Built Civic + Social	Mid-Term	Redevelopment Commission, City Planning, Others	
3	Build Healthy and Engaged Neighborhoods			
	3.1 Invest in the HOPE Center	Civic + Social	Mid-Term	HOPE Center, Black Business Association
	3.2 Activate Neighborhoods with Creative Placemaking	Civic + Social Built	Short-Term	Lubeznik Center, Public Art Committee, Others
3.3 Support Neighborhood Associations	Civic + Social	Short-Term	EDCMC, Resident Leaders, Others	
4	Construct Safe and Affordable Housing			
	4.1 Build and Rehab Single-family Homes	Built	Mid-Term	Lake Michigan CDC, EDCMC, Others
4.2 Develop Affordable Neighborhood Housing	Built	Mid-Term	City Planning, Lake Michigan CDC, Others	
5	Connect People to Recreation and Nature			
	5.1 Improve Highway 12 to Create Dune and Lake Access	Built Civic + Social	Long-Term	NIRPC, City Planning, and Others
5.2 Invest in Expanded Trails	Built Civic + Social	Mid-Term	Parks Department, City Planning, and Others	
6	Advocate to Transform Legacy Sites			
	6.1 Explore State Prison Reuse Options	Economic Built Civic + Social	Long-Term	Redevelopment Commission, NWI Forum, Others
6.2 Create an Advocacy Group for NIPSCO Reuse	Economic Built Civic + Social	Long-Term	NIPSCO, Redevelopment Commission, Others	

1

SUPPORT PATHWAYS TO EMPLOYMENT FOR ALL AGES

TASK I.I: CREATE A LOCAL OPPORTUNITY HUB

2

» WHY

Within the study area, there are significant barriers and challenges that include high poverty and low employment rates when compared to the broader City and region. The Center for Workforce Innovations (CWI) is a non-profit workforce development organization, serving a large and diverse region of Northwest Indiana. Recognizing the need to develop a local presence in the various cities it serves, CWI has recently launched a new concept - an Opportunity Hub - where workforce development activities and agencies serving various aspects of the workforce development spectrum can co-locate. Operating out of a central location allows clients access to a range of services and minimizes the transportation challenges that occur when services are scattered.

Key Data Points: High poverty rates | Low employment rates

3

4

5

» WHAT

Establish an “Opportunity HUB” in Michigan City. Models for this includes Portage’s Garyton School and Gary’s Tulleston School. Various programs and partnerships discussed for the Opportunity Hub include:

- New or satellite office space for workforce development non-profits, including United Way’s Level Up program
- Partnerships with Franciscan Hospital
- Partnerships with higher learning institutes, including Ivy Tech, Purdue NW, and others
- Utilization of CWI’s mobile training unit
- Work with legal system to expunge convictions for those seeking employment
- Partnerships for driver’s education courses
- This may include recreation spaces adjacent to or near the facility

6

» HOW | FUNDING

Potential Funding Sources to Pursue

- CWI
- Non-profit partners
- Request READI 2.0 for feasibility study, design, and construction

» HOW | TASKS «

Year 1 | Conduct a scan of area non-profits desired to have a presence at the Hub

Year 1 | Conduct a feasibility study to compare multiple locations, their various assets, spatial availability, and investment needs

Year 2 | Select a preferred location and work with an architect to develop a design and construction budget

Year 3+ | Aggressive target date to begin construction activities

» WHO «

CWI	Chamber
EDCMC	Mayors Office
Universities	Local Non-profits
Career Tech. Educ.	Employers
Unity Foundation	LC Public Library

target date » WHEN «

short-term	mid-term	long-term
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1

SUPPORT PATHWAYS TO EMPLOYMENT FOR ALL AGES

TASK I.2: OVERCOME COMMON BARRIERS TO EMPLOYMENT

2

» WHY

There are many available jobs in Michigan City, yet unemployment rates are high and employers talk about difficulty finding workers for open positions. According to EDCMC, at the time of this plan there are 3,500 available jobs and only 1,200 people looking for work. Two major common barriers are a lack of reliable transportation and affordable daycare.

IFF recently conducted a study of daycare options in Michigan City. The assessment identifies opportunities to support home-based and center-based daycares. In addition, Michigan City already operates a bus system, which is a very unique asset for a city of its size. However, the hours of operation and the routes do not coincide with workforce needs.

Key Data Points: High poverty rates | Low employment rates

3

4

5

» WHAT

Address the barrier of limited daycare options and unreliable transportation with the following measures:

- Support the recommendations of IFF’s assessment on daycare options, providing upgrades for both home-based and center-based options.
- Work with the City of Michigan City to assess its bus routes and schedules.
- Determine feasibility of altering the routes and schedules to meet workforce demands.

6

» HOW | FUNDING

Potential Funding Sources to Pursue

- Local employers

» HOW | TASKS «

Year 1 | Explore expanding bus routes and operation hours throughout the city

Year 1 | Depending on IFF study outcomes, begin implementation of recommendations

» WHO «

Local Non-profits

CWI

Local Employers

Redevelopment Commission

Unity Foundation

City Planning

target date

» WHEN «

short-term

mid-term

long-term

1 SUPPORT PATHWAYS TO EMPLOYMENT FOR ALL AGES
TASK 1.3: ENGAGE YOUTH IN ACTIVITIES AND ENTREPRENEURSHIP

2 **» WHY**

Michigan City offers a variety of activities for youth under 12. However, residents and stakeholders report a lack of fun and productive activities for youth ages 12-18.

3 Ages 12-15 | There is a lack of after-school and summer programming for this age group, as summer camps and after-school activities often end at the age of twelve. Many working parents have no viable alternative other than to leave children at home alone. Many civic and business leaders worry this lack of meaningful activity contributes to negative outcomes for local youth.

4 Working Age 16+ | As teens enter working age and through high-school, there are opportunities to connect them with local job opportunities or encourage them in age-appropriate entrepreneurship activities. The recently developed “Kidtrepreneur” program has blossomed in popularity and could benefit from community support to further expand these opportunities.

5 **» WHAT**

Coordinate between various local non-profits, schools, public agencies, and universities to support both groups of area youth, including:

- Create a task force to focus on summer and after-school activities for kids:
 - Plan summer and after-school camps and programs for Ages 12-15
 - Work with MCAS and other local schools to expand open gym hours and build on existing resources with after-school and summer hours. These include the Dave Ramsey financial program, entrepreneurship programs starting in 2023, Junior Achievement, and robotics
 - Restart the Youth Serving Agencies (YSA) program
- Expand paid summer internship programs with City Departments (such as Parks and Events), local universities, local arts organizations, and area employers
- Support the Kidtrepreneur program in exploring 501c3 status to pursue grants and funding for space and program growth

6 **» HOW | FUNDING**

Potential Funding Sources to Pursue

- CWI or the Foundation

» HOW | TASKS «

Year 1 | Convene a task force focused on growing and expanding youth activity options

Year 1 | Work with the City, local universities, local arts organizations, and area employers to expand paid summer internship programs

Year 1 | Provide support to the Kidtrepreneur program to grow and expand programming

» WHO «

Vibrant Communities

Unity Foundation

“Kidtrepreneurs” Program

Employers

MCAS (Schools)

Universities

Municipal Departments

target date
» WHEN «

short-term

mid-term

long-term

1

STRENGTHEN LOCAL COMMERCIAL DISTRICTS + BUSINESSES

TASK 2.I: STRENGTHEN MICHIGAN BOULEVARD

2

» WHY

Michigan Boulevard is the main commercial corridor for East Side neighborhoods, but also a gateway corridor to Michigan City from the east. Many long-term and new businesses occupy the street, and the streetscape has comfortable sidewalks and well-maintained landscape elements. These elements make it physically walkable, yet it doesn't have enough of the destinations that neighbors want to walk to.

This corridor was the potential site of a local grocery startup, which is desperately needed, but it didn't materialize. Several long-time business owners would like to invest in their properties, but are leery as they don't own their properties. The corridor is also long, and there is desire to include a mix of uses, not just single-use commercial.

Key Data Points: Low Employment Rates | Food Desert

3

4

5

» WHAT

Develop an approach to initial activities with an eye to the future. Initial activities may be facilitated by Chamber staff to:

- Convene a Michigan Boulevard Business Association that meets regularly
- Identify early-action activities to coordinate with the City's events manager
- Develop a "commercial corridor" plan that focuses commercial uses to key areas with mixed-use and multi-family between to support them
- Coordinate a summer youth clean-up initiative
- Longer-term goals may include hiring a person to manage corridor activities

6

» HOW | FUNDING

Potential Funding Sources to Pursue

- Initial staffing support from the Chamber
- Pursue funding mechanisms for facade grants, site improvements, and recruitment of grocery or other desired services

» HOW | TASKS «

Year 1 | Officially establish a Michigan Boulevard Business Association with a plan for recurring meetings

Year 1 | Identify early-action event activities with the City's Events Manager

Year 2 | Pursue funding mechanisms and develop a commercial corridor plan to determine right-sizing of land uses and priority investments

» WHO «

Chamber of Commerce

EDCMC

Black Business Assoc.

Local Businesses

Redevelopment Commission

City Planning

target date

» WHEN «

short-term

mid-term

long-term

1

STRENGTHEN LOCAL COMMERCIAL DISTRICTS + BUSINESSES

TASK 2.2: DEVELOP AN INNOVATION CENTER

2

» WHY

Michigan City is known for having a history of innovation, including a number of businesses creating products ranging from railway cars in the past to air compressors today. There is also a community of budding entrepreneurs and micro-businesses that could benefit from space and support as they grow and scale up..

Key Data Points: Low Employment Rates | Low Incomes

3

» WHAT

The Economic Development Corporation is starting a Business Resource and Innovation Center in Michigan City to help support local emerging entrepreneurs. Goals for the center would include:

- Conduct a tour of peer spaces in the state with key stakeholders and based on insights, select a space and develop a design and budget.
- For emerging entrepreneurs, affordable co-working space would be provided
- For businesses needing larger spaces, training will be provided to help them through code compliance, and health department and city approvals
- The Center would partner with the Small Business Development Organization (SBDO) to create recurring classes on business planning and financing
- While the Center will be open to all entrepreneurs, initial focus industries may include technology, computers, and video gaming

4

5

6

» HOW | FUNDING

Potential Funding Sources to Pursue

- SBDC - Small Business Development Corporation
- EDA - U.S. Economic Development Administration
- SCORE - Service Corp of Retired Executives
- City Funding

» HOW | TASKS «

Year 1 | Visit successful models to inform the selection of a site

Year 1 | Develop a design and budget for fit out

Year 2 | Work on building out the space and marketing the Center

» WHO «

EDCMC

Purdue Northwest

Local Entrepreneurs

Federal Partners

Redevelopment Commission

State Partners

NWI Forum

target date

» WHEN «

short-term

mid-term

long-term



EXAMPLE | THE MILL - BLOOMINGTON, INDIANA
Photo courtesy of Blackline Studio

»EXAMPLE«

»EXAMPLE«

»EXAMPLE«

»EXAMPLE«

1

STRENGTHEN LOCAL COMMERCIAL DISTRICTS + BUSINESSES

TASK 2.3: SUPPORT SOUTH FRANKLIN AND MIDTOWN

2

» WHY

Downtown and the area around the 11th Street station are poised to see great investment in the coming year. Midtown is home to assets that benefit all three neighborhoods in our study, including the Franciscan campus, the Elston school site, and south Franklin Street commercial corridor.

3

A planned conversion to two-way traffic on North Franklin will support retail and improve connectivity in the Uptown Arts District. South Franklin acts as the commercial center for Midtown, but also provides services that benefit West Side and East Side.

4

Key Data Points: Not Sure?

5

» WHAT

Develop a multi-pronged approach to support the businesses and streetscape of South Franklin Street, while pursuing investment in the two nearby major anchors of Midtown and Elston. Goals to move this forward could include:

- Incorporate traffic-calming upgrades to improve pedestrian experiences and support more commercial and retail viability.
- Provide facade, site upgrades, and other support for local businesses
- Coordinate with Franciscan and Elston for property investment that enhances the community

6

» HOW | FUNDING

Potential Funding Sources to Pursue

- Work with the TDD mechanism to provide funding support for South Franklin improvements
- Request READI 2.0 funding for any gaps
- Work with Franciscan to provide support for investments

» HOW | TASKS «

Year 1 | Develop a streetscape plan for South Franklin Street and a budget for improvements

Year 1 | Begin outreach to Franciscan for potential investment on their property

Year 1 | Coordinate with Michigan City Area Schools regarding additional investment at Elston for community benefit

Year 3+ | Aggressive date to begin streetscape improvements

» WHO «

Redevelopment Commission

YMCA

City Planning

EDCMC

Franciscan

Chamber of Commerce

Michigan City Area Schools

target date

» WHEN «

short-term

mid-term

long-term

1 TASK 3.I: INVEST IN THE HOPE CENTER

2 » WHY

The West Side neighborhood faces a number of challenges from high unemployment and poverty rates, to lack of transportation. The HOPE Center is a great resource for the neighborhood, but the number of programs on site has decreased over the years. At the same time, the building, a former school, is in a central location and has a lot of available space that could be used as office space for community-supporting programs. It has larger rooms and a gym that work well for community gatherings.

4 The center faces challenges with an aging facility, a smaller staff, and a non-local board of directors. Recently, they have been working with the Black Business Association to update the commercial kitchen facility for community use and to support small food-based entrepreneurs.

Key Data Points: Low income | Low employment | Low educational attainment

5 » WHAT

At every level, participants in the CCEI process called for the HOPE Center to receive investment to help it thrive for the West Side. Ideas for the center include:

- Expand the board of directors so that its membership includes both local residents and members with expertise in securing and managing grants.
- Improve visibility of the center from Highway 12 by incorporating a brand refresh with signage elements, along with improved pedestrian and bike access.
- Secure a consultant to conduct a feasibility study for the site and grounds with architectural and site drawings and a construction estimate for needed renovations.
- Renovations should address energy-efficiency, lighting, mechanical systems, accessibility and security, restrooms, parking, and better use of outdoor spaces.
- Identify service providers whose needs match available space

6 » HOW | FUNDING

Potential Funding Sources to Pursue

- Consider pursuing local non-profit sources

» HOW | TASKS «

Year 1 | Contact the current board of directors and begin discussion on board membership

Year 1 | Solicit proposals from consultant teams for a feasibility study for the facility, a brand refresh, and visibility and access upgrades from Highway 12

Year 2 | Work with consultant team to develop design and budget estimates and begin raising funds

Year 3+ | Aggressive goal to select a construction team to begin improvements

» WHO «

HOPE Center

Unity Foundation

Black Business Association

Direct Service Providers

Local Churches

target date

» WHEN «

short-term

mid-term

long-term

1 TASK 3.2: ACTIVATE NEIGHBORHOODS WITH CREATIVE PLACEMAKING

2 » WHY

The Lubeznik Center for the Arts (LCA) is an active arts institution, providing quality artist experiences in the Uptown Arts District and community-wide. Building off recent successful partnerships on the Westside, LCA wishes to continue cultivating art experiences in and for the Westside.

3 Some local residents express interest in creative placemaking, but many are unfamiliar with the term. During the planning process, LCA was engaged in planning mural installations at the HOPE Center with the goal of deriving the design from neighborhood input and engagement.

4 They have also expressed an interest in being involved in some of the larger sites that may be redeveloped in the future on the West Side. This could be through including a sculpture park that engages local residents or in other ways.

5 Key Data Points: XXX Acres of Potential Redevelopment Space

6 » WHAT

Building off LCA’s existing partnerships and the expected fruits of the Neighborhood Leadership Academy, there is an opportunity to engage many residents and organizations in creative placemaking activities and a summer arts initiative. The LCA’s knowledge of available grants and local artists makes it a natural lead for this initiative.

» HOW | FUNDING

Potential funding sources to pursue include:

- Lean on LCA’s experience in securing grant funding
- Solicit NIPSCO and Local Realtor Association as potential funders

» HOW | TASKS «

Year 1 | As an initial learning exercise, schedule a site visit with the Neighborhood Leadership Academy to visit other cities engaging in creative placemaking

Year 2 | Work with Neighborhood Associations to identify a plan for a creative placemaking activity

Future | Consider ways to include public art and sculpture at gateways and in public spaces in larger redevelopment sites

» WHO «

Lubeznik Center

Local Artists and Business

Public Art Committee

Parks Department

Local Arts Associations

Sustainability Commission

Local Churches

target date » WHEN «

short-term

mid-term

long-term

»EXAMPLE«

»EXAMPLE«

»EXAMPLE«

»EXAMPLE«

»EXAMPLE«

1 TASK 3.3: SUPPORT NEIGHBORHOOD ASSOCIATIONS

2 » WHY

Neighborhood associations give residents a way to engage and organize. They help neighbors build trust and a sense of community. They also offer a vehicle for neighborhoods to convey shared concerns and desires to civic leaders in an organized way. Empowering neighborhoods, in turn, adds to the overall civic health of the city.

3

Of the neighborhoods in the study area, only Eastport has a neighborhood association. Westside used to have the Westside Improvement Group, but it is no longer active. Both Midtown and Eastport developed Quality of Life (QOL) plans in 2016. The plans outline goals for their respective neighborhoods.

4

All residents in the study area would benefit socially and civically from developing and supporting neighborhood associations for West Side, Midtown, and Eastport.

5

Key Data Points: High vacancy rates

6

» WHAT

The EDCMC’s pre-pandemic Neighborhood Leadership Academy was a dynamic program that was affected by COVID. That effort could start up again with the following aims:

- Help Westside and Midtown to identify local leaders and provide training and support to them to begin organizing neighborhood associations
- Work with Eastport’s existing neighborhood association with further training and support as they transition in leadership
- Once established, work with each neighborhood to either begin or update their existing QOL Plans. Plans may address zoning, housing, safety, and more

» HOW | FUNDING

Potential Funding Sources to Pursue

- Unity Foundation
- Gaming revenue

» HOW | TASKS «

Year 1 | Reinstate the Neighborhood Leadership Academy

Year 1 | Convene neighbors from Midtown, West Side, and Eastport to engage in conversations regarding Neighborhood Associations

Year 2 | Create or update Quality of Life Plans

» WHO «

EDCMC

HOPE Center

Resident Leaders

Local Churches

Mayor’s Office

Municipal Departments

Vibrant LP County

City Planning

target date

» WHEN «

short-term

mid-term

long-term

1

TASK 4.I: BUILD AND REHAB SINGLE-FAMILY HOMES

2

» WHY

There is a need for good, quality affordable housing in the study area. Local community-minded realtors have noted that outside investors are purchasing a large percentage of available properties, which is a national phenomenon. The City has been very successful recently at recruiting mixed-use development downtown with the South Shore double track project.

3

Even still, there is a need for incremental improvement on a lot-by-lot basis at the neighborhood level. The Westside neighborhood has a high quantity of vacant lots and abandoned housing, which leads to a number of issues from safety concerns to lowering adjacent property values. At the same time, there is a great need for resources for homeowner repairs.

4

Key Data Points: High vacancy rates

5

» WHAT

Community Development Corporations are often key to coordinating affordable housing efforts in the areas they serve. Lake Michigan CDC serves Michigan City to support this type of work, though the need is great. The CDC, EDCMC and City Planning can coordinate to build capacity and accomplish the following tasks:

6

- Work to build capacity at the CDC
- Conduct a boots-on-the-ground survey of vacant lots and homes
- Create a parcel map documenting location, ownership, and condition of homes
- Identify a priority area for infill units and repair
- Work with local banks for resources for homeowner repair
- Develop a pattern book for infill to ensure contextual design
- Provide financial literacy training and home-buyer counseling
- Provide homebuyer counseling both before and after the home buying process

» HOW | FUNDING

Potential Funding Sources to Pursue

- Local Funders
- HOME - HUD's Home Investment Partnership Program
- Housing Trust Fund
- Area Banks for homeowner repair and homebuyer counseling

» HOW | TASKS «

Year 1 | Build up capacity at the new CDC

Year 1 | Conduct a boots-on-the-ground inventory and create a map identifying priorities

Year 1 | Coordinate with local banks for homeowner repair resources

Year 2 | Develop a pattern book

Year 3 | Begin first round of priority construction and rehab

Year 3 | Provide financial literacy training and home-buyer counseling

» WHO «

Lake Michigan CDC

Area Banks

EDCMC

Mayor's Office

Local Non-profits

City Planning

Redevelopment Commission

Vibrant Laporte County

target date

» WHEN «

short-term

mid-term

long-term

1

CONSTRUCT SAFE AND AFFORDABLE HOUSING

TASK 4.2: DEVELOP AFFORDABLE NEIGHBORHOOD HOUSING

2

» WHY

The dominant housing type in neighborhoods is single-family, which neighbors want to see stabilized over time with more affordable options, as is addressed in [Task 2.1](#). This is an incremental effort that would address a certain number of homes per year over time. At the same time, the need for affordable housing options is great and immediate.

3

There are some clusters of property that would allow for larger affordable development with more units than single-family homes. The Eastport QOL Plan identified a goal to develop such a site, on property that is under City ownership near the Trail Creek Greenway.

4

Key Data Points: High vacancy rates

5

» WHAT

Look for opportunities in study area neighborhoods to pursue affordable and contextual multi-family development. Long-term options on the West Side may include the prison and NIPSCO sites. Near-term, work with the City to develop the East Side property in Canada for the best affordable outcomes, including:

6

- Review which parcels are already in City ownership
- Review if any other parcels may be easily obtained and assembled
- Obtain a topographic survey of the property
- Determine if a development partner is needed
- Develop a design and budget for the project that maximized affordable units while in a sensitive manner to adjacent homes

» HOW | FUNDING

Potential Funding Sources to Pursue

- Low-Income Housing Tax Credits (LIHTC)

» HOW | TASKS «

Year 1 | Determine available parcels for the potential development site in Canada and

Year 1 | Pursue LIHTC funding

Year 2 | Begin development activities

» WHO «

City Planning

EDCMC

Lake Michigan CDC

Local Non-profits

Redevelopment Commission

target date

» WHEN «

short-term

mid-term

long-term

1 TASK 5.I: IMPROVE HIGHWAY 12 TO CREATE DUNE AND LAKE ACCESS

2 » WHY

United States Highway 12 (US12) runs east to west through the northern part of Michigan City. On the east end of the City, US12 becomes four lane. The street is a barrier that cuts the West Side neighborhood off from Indiana Dunes National Park.

The Lake Michigan Gateway Implementation Strategy included plans to improve this road to include tree lawns, sidewalks, and pedestrian crosswalks at intersections to allow easy access to the park. As a highway, this work would have to be coordinated with the Indiana Department of Transportation (INDOT)

3 » WHAT

The Redevelopment commission will coordinate with INDOT, the Planning Department, the Mayor’s Office, and West Side residents to move forwards with US12. The project would include:

- Secure a survey and work with a landscape architect and engineer to develop streetscape plans from County Line Road to Walnut, based on the 2016 Gateway Plan, but with additional crossings to the north to anticipate NPS changes and future NIPSCO reuse allowing more lake access.
- Get approval from INDOT to move forward with implementation
- Secure funding for the construction process
- After construction, work with communities in placemaking efforts

4 » HOW | FUNDING

Potential Funding Sources to Pursue

- INDOT Reconnecting Our Communities Grant
- Northwest Indiana Regional Planning Commission (NIRPC)
- Request READI 2.0 for design and construction costs

» HOW | TASKS «

Year 1 | Create an RFP and select a team to develop streetscape plans and a budget based on the 2016 “Gateway Plan” concept

Year 3+ | Coordinate with INDOT for approval of US12 design plans and seek funding for implementation

Future | Engage communities in placemaking efforts along US12

» WHO «

NIRPC

INDOT

City Planning

National Park Service

NIPSCO

target date

» WHEN «

short-term

mid-term

long-term

1

TASK 5.2: INVEST IN EXPANDED TRAILS

2

» WHY

Trails can connect communities to regional recreation opportunities. Michigan City has multiple trail projects that are at the conceptual phase, with some already having complete engineered drawings. Funding and constructing these trails will provide community members greater access to recreational opportunities throughout the region.

3

» WHAT

There are a number of trails in the City that are at the design phase but just need funding to complete engineering and construction. At the same time, there are many tasks elaborated in this plan the may include trail connections, including from the Westside to Indiana Dunes National Park.

4

5

- City Planning has lead the efforts on the planned trails to this point and are familiar with the organizations involved and the financial needs for design and construction.
- Complete funding and construction documentation on the top priority trail projects
- Hold a Police Department Bike Sale to help fund amenities
- Engage residents in all 3 neighborhoods with a bicycle education event

6

» HOW | FUNDING

Potential Funding Sources to Pursue

- Indiana Trail Program
- READI 2.0

» HOW | TASKS «

Year 1 | Identify which trail projects should be the first priority for completion and seek funding for its completion

Year 1 | Partner with local biking advocates to increase trail ridership though bicycle safety and education outreach in the study area

Year 3 | Begin construction of priority trail segments

» WHO «

Parks Department

Mayor's Office

City Planning

Chamber

NIRPC

target date

» WHEN «

short-term

mid-term

long-term

»INSERT MAP GRAPHIC«

1 TASK 6.I: EXPLORE STATE PRISON REUSE OPTIONS

2 » WHY

The Indiana State Prison takes up a large acreage of land in the Westside neighborhood. Many Westsiders think this land could be put to better use with a mix-of uses that are more appropriate for a residential neighborhood.

The State of Indiana is in the process of evaluating all of the state’s prison sites, including their future needs, locations, and relocations. As part of READI 1.0, Michigan City received funds to undertake a prison location study. The ultimate decision on the prison’s future is outside of the control of the City or residents, but if the site were to open, having a resident-led vision would be helpful.

Key Data Points: XXX Acres of Potential Redevelopment Space

3 » WHAT

Work with residents to examine redevelopment scenarios for the site that focus on community priorities and on integrating the site into the West Side Neighborhood. Ideas could include the following:

- Examine access to the site from Highway 12 and regional trails
- Examine connections to existing neighborhood streets and walks
- Examine potential mix of new land uses, building scale, and character goals
- Examine options for incorporating needed affordable housing
- Examine reuse of beautiful and oldest historic structures, such as the chapel
- Examine shared detention options and utility needs

4 » HOW | FUNDING

Potential Funding Sources to Pursue

- Determine options for use of allocated READI 1.0 funds
- If the timing allows, request READI 2.0 funds for infrastructure, including roads, utilities, and stormwater detention

» HOW | TASKS «

Year 1 | Review results of the statewide prison study with a goal of allowing reuse

Year 1 | Create an RFP for teams to assist the City in considering reuse options for the site and select a winning proposal

Year 2 | Create alternatives for considerations and select a preferred alternative for the site to create a Master Plan

Year 2 | Examine options for working with a development partner as a potential master developer or for select components of the site

» WHO «

Redevelopment Commission

City Planning

NWI Forum

Mayor’s Office

EDCMC

State of Indiana

target date » WHEN «

short-term

mid-term

long-term

**PRISON SITE
GRAPHIC**

1 TASK 6.2: CREATE AN ADVOCACY GROUP FOR NIPSCO REUSE

2 » WHY

In the next decades, the NIPSCO coal-fired power plant on the lakeshore will be closing. The contaminated coal ash ponds have been moved off site, but environmental remediation needs remain. If the site is stabilized and made available for redevelopment, the property would provide an opportunity to transform the Michigan City Lakefront and the Westside Neighborhood.

Without a community vision in place and a way to advocate for that vision, there is a chance the site could be developed as another wealthy tourist enclave or left vacant as remediation efforts stagnate, yet the residents desire a public use that provides safe community access.

Key Data Points: XXX Acres of Potential Redevelopment Space

5 » WHAT

This site’s future will last beyond current political tenure, so creating a long-term advocacy campaign to convey community desires to NIPSCO and state and regional political entities is needed. This group could work with the West Side and the City to develop a vision and advocate for it in a timely fashion. Activities for this group could include:

- Develop a key group of stakeholders and a compelling name, such as “Vibrant Michigan City”
- Work with the community to develop a vision for the site, similar to that outlined in Task 3.1 for the prison site
- Coordinate with other advocacy groups such as Just Transition NWI (focused on Environmental Justice) and the NAACP
- Work with the Neighborhoods Leadership Academy on an education component to effective campaigning
- Do a peer study of best practice in reuse of industrial sites with coal ash contamination.

» HOW | FUNDING

Potential Funding Sources to Pursue

- Request \$300K for a feasibility study for the site

» HOW | TASKS «

Year 1 | Convene a group of key leaders and develop a campaign brand and meeting structure

Year 2 | Work with a consultant team to engage the neighborhood to determine a vision for the site

» WHO «

NIPSCO

State of Indiana

Redevelopment Commission

National Parks

NIRPC

Mayor’s Office

City Planning

target date

» WHEN «

short-term

mid-term

long-term

**NIPSCO SITE
GRAPHIC**

**FULL SPREAD
RENDERING**

**FULL SPREAD
RENDERING**