



INDIANA STATE PRISON REDEVELOPMENT CASE STUDIES



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INTRODUCTION

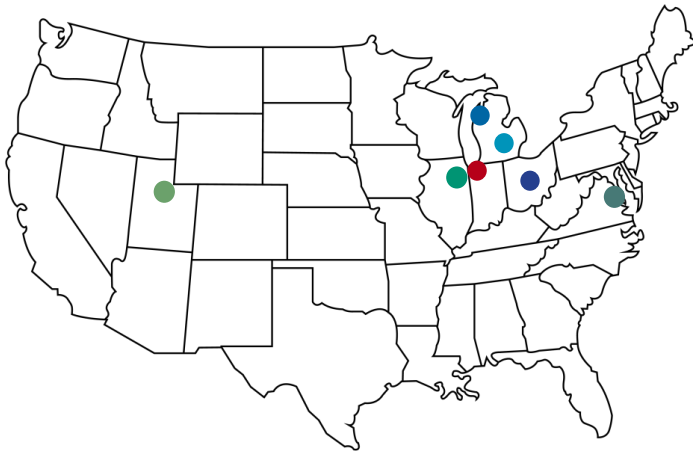


Figure 1: Location of selected case studies.

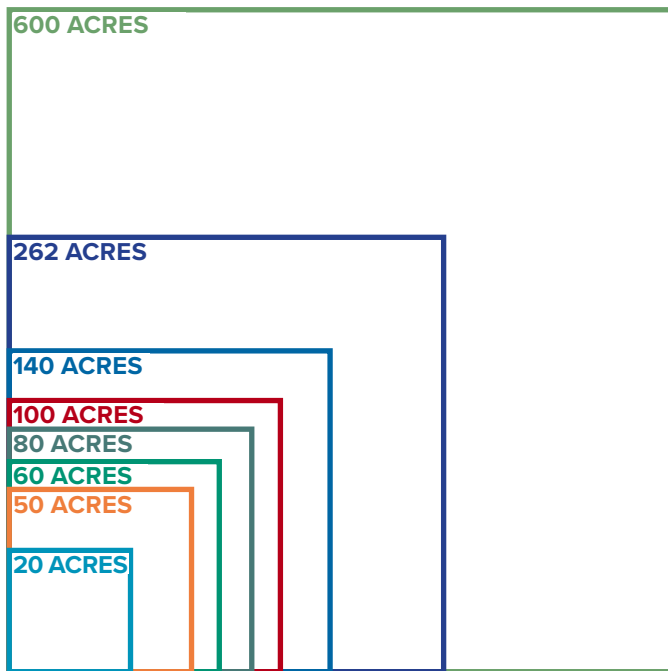


Figure 2: Acreage of selected case studies.

KEY

INDIANA STATE PRISON
MICHIGAN CITY, INDIANA

LIGHTHOUSE PLACE PREMIUM OUTLETS
MICHIGAN CITY, INDIANA

LIBERTY
LORTON, VIRGINIA

THE POINT
DRAPER, UTAH

OLD JOLIET PRISON
JOLIET, ILLINOIS

ARMORY ARTS VILLAGE
JACKSON, MICHIGAN

THE VILLAGE AT GRAND TRAVERSE COMMONS
TRAVERSE CITY, MICHIGAN

QUARRY TRAILS
COLUMBUS, OHIO

MIXED RESULTS IN PRISON CONVERSIONS

Out of the six prisons of similar size that have closed in the last 20 years, only one is on track to redevelop into anything else after prison functions cease. Without any planning efforts, the rest fade into vacant sites that wear on state budgets or have reopened as another type of correctional facility. A plan to spur action is necessary for a more beneficial outcome to the local community, especially on a site which dwarfs most other facilities. Therefore, it's critically important to understand what other sites have done to spur community involvement and bring development dollars to their cities.

The enclosed case studies represent a short-list of projects researched and selected by the design team. Not all are former prisons. They are not presented as “good” or “bad” examples, simply as different options for similar sized or similarly oriented projects. For example, the Armory Arts Village is about 1/5th the size of the Indiana State Prison. However, it includes similar historic structures with an interesting arts-based use that provides different programming needs outside of office and residential.

For a full list of considered projects, please see the appendix.

CASE STUDY PROCESS

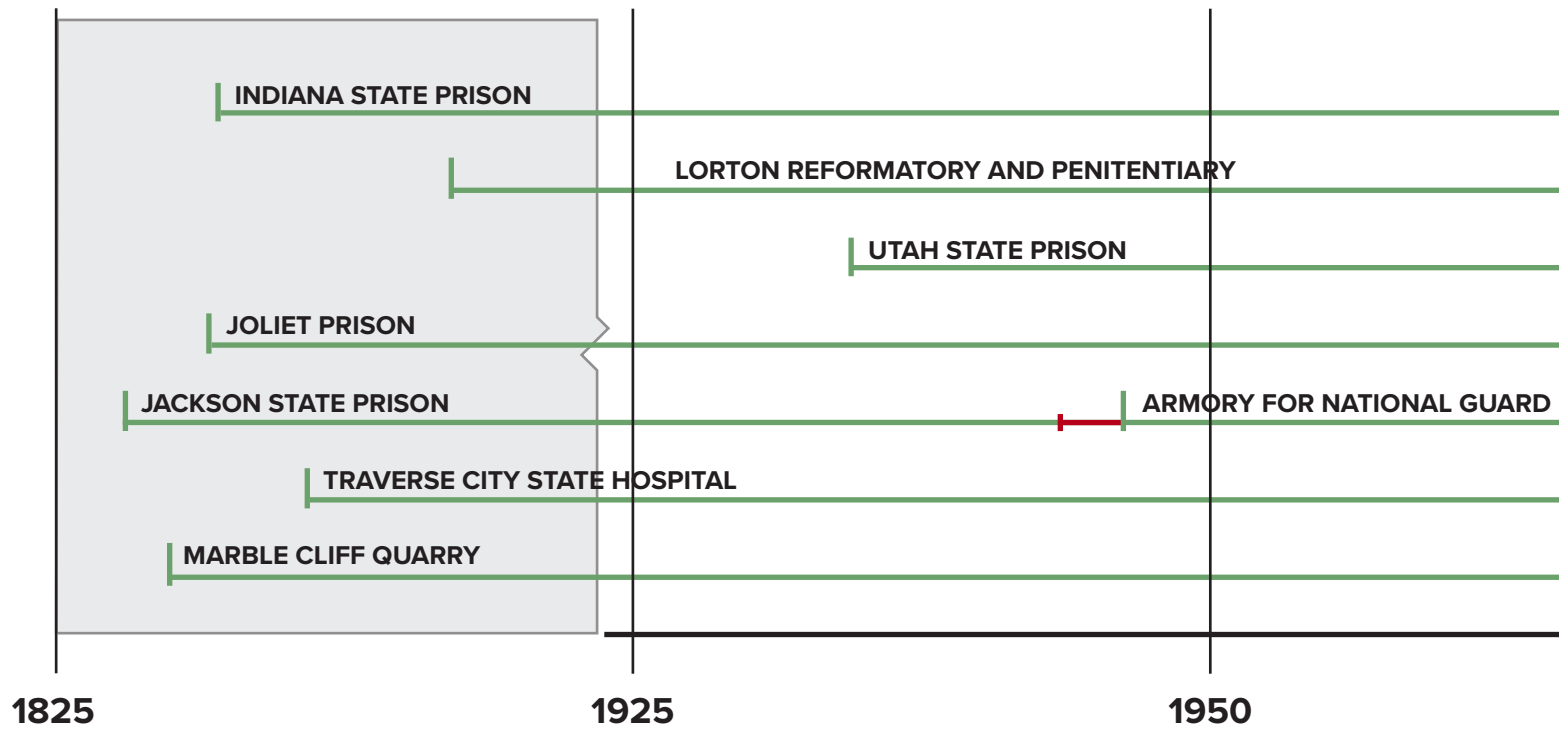
The redevelopment of the Indiana State Prison site involves an in-depth research phase analyzing similar projects based on location, site size, community preferences, and budget. Understanding the complexities of these projects and what has positively benefited similar communities aids in promoting a redevelopment project that will influence the community economic development in Michigan City, Indiana.

The case studies in this document highlight the importance of community engagement, the possibility of adaptive reuse with existing structures, integrating recreational spaces for public use, and understanding opportunities of connectivity. These comparable projects offer insight on possible visions of the redevelopment of the Indiana State Prison, guiding the balance of preservation with modern usability to create a destination that serves the need of the Michigan City community.

STUDY COMPARISON

TIMELINE

PLANNING AND DEVELOPMENT TIMELINE (1825-2050)



KEY

— ORIGINAL SITE IN OPERATION

● PLANNING PHASE BEGINS

— SITE VACANT/CLOSED

● SITE CONTROL TRANSFERRED

— PHASE 1

— FUTURE PHASES

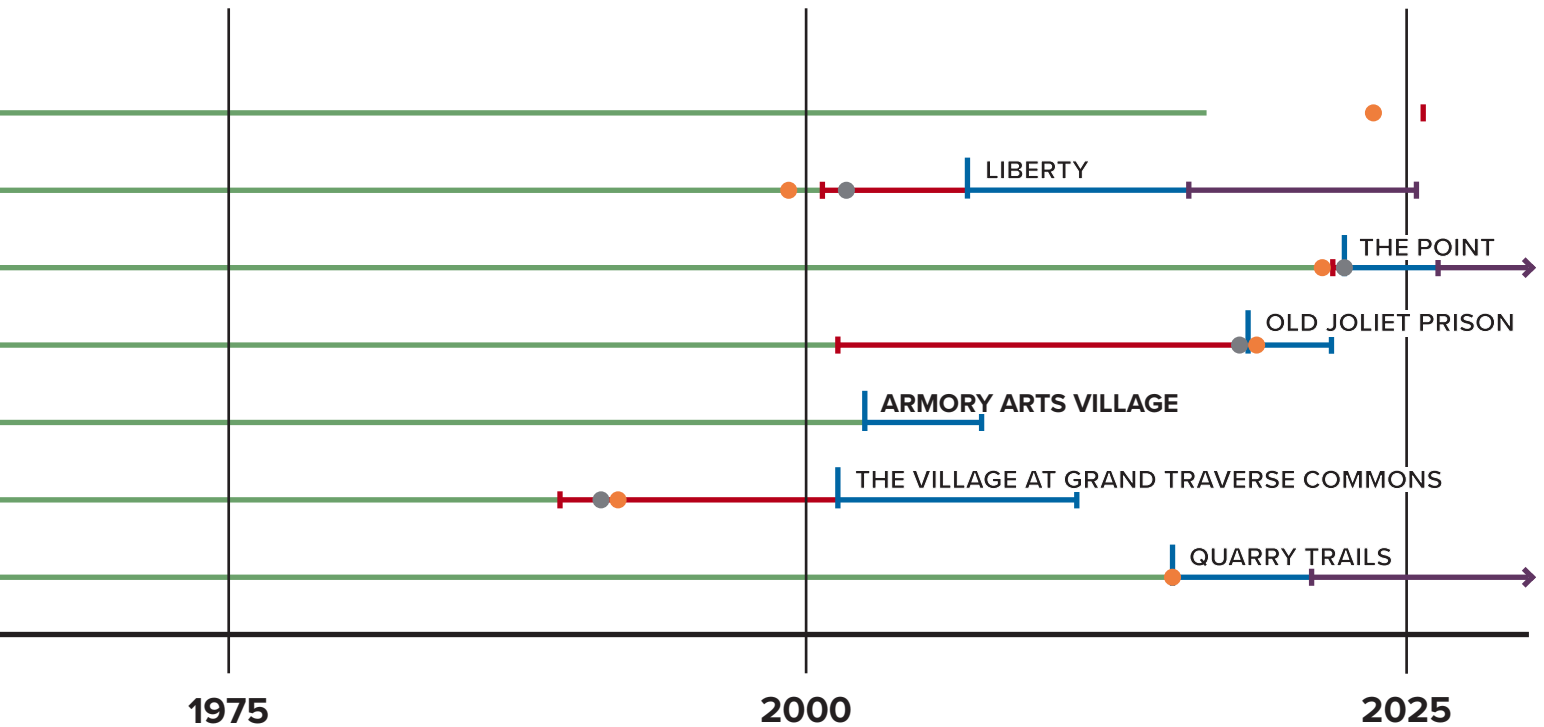


Figure 3: Development timeline of selected case studies.

A BLAST FROM THE PAST

Our team made sure to select similar 19th century facilities which might have similar strategies to building construction, utility connections, site features, and community connectivity. Although other facilities of similar size have closed in the last twenty years, their 20th century construction techniques makes them poor case studies for the Indiana State Prison.

LIBERTY

LORTON, VIRGINIA



Figure 4: Adaptive reuse of Lorton Reformatory and Penitentiary.



Figure 5: Constructed single family home at Liberty.

PREVIOUS NAME

Lorton Reformatory and Penitentiary

DATE

1910-2001

SIZE

80 acres

ESTIMATED COST

\$190 million (2017)

COST PER ACRE

\$2.36 million/acre

BACKGROUND

Liberty is an adaptive reuse project that utilized the site from the Lorton Prison Reformatory and Penitentiary. In 2002, the D.C. Department of Corrections transferred 2,300 acres to Fairfax County by the U.S. Congress. The County’s Board of Supervisors appointed citizens to develop recommendations to reuse the existing buildings from the site. The request for a mixed-use area featuring education, office, retail, research, and residential spaces were included in the County’s 2006 Comprehensive Plan.

The Master Plan for Liberty included these concepts:

- Preserve the historic core of the site.
- Minimize financial burden on the taxpayers.
- Encourage social uses to the surrounding community.
- Encourage a flexible and clear development process.
- Develop uses that benefit the existing community.



Figure 6: Community site plan.



Figure 7: Kitchen in adaptive reuse apartments.



Figure 8: Original interior of Lorton Reformatory and Penitentiary.
CASE STUDIES

PROCESS

SITE AND MARKET ANALYSIS

The Liberty Master Plan focused on community satisfaction, market analysis, and public engagement. The planning team utilized previous task force recommendations and studies, and community and stakeholder input. Market research determined retail, office, residential, and educational uses. Site and building investigations were completed to analyze historic consideration, adaptability of existing structures, access and visibility, and environmental considerations. Final deliverables included a summary of findings, draft master plan, financial feasibility analysis, revised draft master plan, and a final master plan.

URBAN DESIGN

UNIFORMED COMMUNITY DESIGN

The design of Liberty created a hub of community residences, workplaces, shopping, and green space. The planned layout accommodated motorized vehicles and features bicycle and pedestrian infrastructure. The design rehabilitated and matched the existing colonial structures to create a uniform design in the community.

FINANCES

OVERCOMING ADAPTIVE REUSE COSTS

High infrastructure costs and the cost of adaptive reuse created economic challenges. The historic nature of the site created density restrictions. Each proposed use was selected to balance financial feasibility with various legal, physical, and preservation restrictions.

ECONOMIC DEVELOPMENT

INTEGRATING SPACES FOR OPPORTUNITY

The Liberty Master Plan included 55,000 square feet between two sites for mixed uses. These sites could accommodate 20,000 square feet for restaurant, retail, service, or office uses. The connectivity of this community provided access to jobs and resources.

PHASING

VACANT SITE INCENTIVISED DEVELOPMENT

The site control was transferred to the county one year after closure, but plans were developed years later. Maintenance cost of \$1.5 million/year and lack of taxation base of the vacant prison fueled development of the site. The Laurel Hill Project Advisory Citizen's Oversight Committee was established to monitor development including to provide consensus building in the community. The first phase of the redeveloped site opened in 2017 with apartments available for rent.

THE POINT

DRAPER, UTAH



Figure 9: Birds-eye rendering of The Point

PREVIOUS NAME

Utah State Prison

DATE

1951-2022

SIZE

600 acres

ESTIMATED COST

\$2.3 billion (Phase 1) (2023)

COST PER ACRE

\$23 million/acre

BACKGROUND

The Point in Draper, Utah will be home to innovation and technological advancement, parks and community open space, support economic opportunity, and improve quality of life. Phase 1 of the development will serve as the key center and initial spark for The Point, exhibiting 100 acres of a pedestrian-priority area, a central green space, transit-oriented development, regional trail connections, office space, housing, retail, shopping, entertainment, and more. This project represents total demolition of a previous prison, without adaptive reuse, and utilizing the space to create one of the largest economic opportunities in state history. The Point is expected to bring in as much as \$2.5 billion in private investment and 50,000 new jobs.



Figure 10: Rendering of "Central Green" at The Point.



Figure 11: Rendering of "River to Range" pathway at The Point.



Figure 12: Total demolition of the Utah State Prison.

PROCESS

A CONSTRUCTED FRAMEWORK PLAN

Planning consultants conducted market analysis and received input from over 10,000 state residents throughout the visioning and planning phases. The plan states six elements: community, transit, economic growth, innovation, sustainability, and collaboration. The framework plan timeline tracks the process of the plan, including initial scoping, alternatives developed, preferred alternatives, and the development of the final plan.

URBAN DESIGN

15-MINUTE CITY

The Point is designed as a mixed-use, community-planned city complimenting nature. The design emphasizes connectivity and walkability between each district and exhibits pedestrian friendly streets, green spaces, and a central public plaza. Sustainable design principles are utilized in the plans, stating the buildings will be designed to emit 50 percent less carbon, the community is designed to use less water, and the walkability will reduce the need for motorized vehicles.

FINANCES

TASKS OF THE FINANCE COMMITTEE

The appointed Audit and Finance Committee for The Point oversees budgeting, financial tracking, and operations throughout planning and development. This committee provides guidance and direction throughout the planning phases. The committee provides additional analysis of existing audits and reviews completed by the State Auditor, Governor's Office of Economic Opportunity, and the Utah Division of Finance. The checks and balances of this team provides a safeguard to investments of The Point.

ECONOMIC DEVELOPMENT

INFLUX OF INNOVATION CREATES NEW JOBS

The influx of new residents, tourists, and jobs will bring opportunities to the area. The construction of new facilities, offices, and research centers will increase economic growth in Draper, Utah. Property values will increase due to accessibility to new services in the area.

PHASING

IMMEDIATE CONSTRUCTION POST CLOSURE

Framework plans began developing before prison closure, and demolition of old facilities took place six months after closure. Foundations and infrastructure construction began two years after closure. Vertical construction of Phase 1 will begin three years after closure. This process was expedited because the state of Utah was able to sign a lease agreement rather than waiting for a land transfer.

OLD JOLIET PRISON

JOLIET, ILLINOIS



Figure 13: Old Joliet Prison tourists.

PREVIOUS NAME

Joliet Prison

DATE

1858-2002

SIZE

60 acres

ESTIMATED COST

\$11 million (2018)

COST PER ACRE

\$183 thousand/acre

BACKGROUND

Old Joliet Prison is notorious for its architecture, harsh prison conditions, and its feature in the film *The Blues Brothers*. The facility impacted the local economy and culture of the community for over a century. The prison now gains reputation as a haunted site and hosts tours, concerts, and other events. Efforts have been made to preserve and re-purpose the site due to community interest in its historical significance. Regular funding is required to preserve this landmark.



Figure 14: Haunted Prison event at Old Joliet Prison.



Figure 15: Concert at Old Joliet Prison.



Figure 16: Aerial view of Old Joliet Prison site.

PROCESS

PRESERVING HISTORY FOR TOURISM

Redevelopment focused on retaining Joliet Prison's Gothic character while allowing public access. Efforts to transform the prison into a destination did not take place until 15 years post closure. The redevelopment plan focused on structure preservation and promoting a safe environment for tourism. Over 15,000 volunteer hours, donations, and funds from the city assisted in retaining the site's unique character and history.

URBAN DESIGN

BALANCING PRESERVATION AND ACCESSIBILITY

The prison site retained its original Gothic Revival architecture while providing public access. Pathways were developed to guide visitors through areas of the prison and the surrounding landscape was enhanced to promote gathering spaces for groups and visitors. The redesign of the prison allowed the gathering of larger crowds and programs, such as concerts, events, and educational opportunities.

FINANCES

FUNDING EXISTING STRUCTURE TO RETAIN CHARACTER

The city invested \$10 million in renovations, including structural repairs, infrastructure improvements, and development of guided tour programs. Around \$1 million in donations were gathered to assist in prison preservation.

ECONOMIC DEVELOPMENT

TOURISM INFLUENCES SURROUNDING CITY

Old Joliet Prison influenced economic development into Joliet, Illinois. Job opportunities increased with touring and event planning positions at the prison. Nearby businesses gained attraction due to the influx of tourists. The site popularity prompted further investment in infrastructure and surrounding areas, including the redevelopment of the city square, enhancing the quality of life in Joliet, Illinois.

PHASING

REQUIRED SAFETY AND INFRASTRUCTURE IMPROVEMENTS

Initial assessment and planning from 2017 to 2019 started redevelopment efforts. Safety and infrastructure improvements were implemented in 2020 with overall renovation and visitor experience development following in 2021. The final phase included community engagement during the prison opening and onward.

ARMORY ARTS VILLAGE

JACKSON, MICHIGAN



Figure 17: Armory Arts Village exterior.

PREVIOUS NAME	
Jackson State Prison	
DATE	SIZE
1839-2003	20 acres
ESTIMATED COST	COST PER ACRE
\$12 million (2003)	\$600 thousand/acre

BACKGROUND

The Jackson State Prison is one of the oldest prison sites in the United States. The prison complex grew to 20 acres in and housed 2,000 inmates. It was the first prison in Michigan and was considered the largest walled penitentiary in the world in 1882.

Due to overcrowding and constant prison breaks, the prison relocated in 1926 to Blackmun Township. The National Guard re-purposed the prison building as an armory from 1934 until 2003. It was then redeveloped into an apartment complex and art center in 2007.



Figure 18: Apartments created from prison redevelopment.



Figure 19: Gallery spaces in redeveloped prison.



Figure 20: Landscaped walkways around the courtyards of the prison complex.

PROCESS

ADAPTIVE REUSE REVIVES CITY'S ART HISTORY

The Armory Arts Village was an adaptive reuse project. The Enterprise Group of Jackson worked with Excel Realty Group to convert the prison to apartments starting in 2003. The intent of this reuse project was to revive the city's history of art. The building contains 62 live-work units in the former cell block. Shared art galleries and studios were incorporated throughout the site to support the vision of creating a live-work art community.

URBAN DESIGN

LIVE-WORK ENVIRONMENT

The design rehabilitated and integrated with the existing structures, preserving the historical essence of the site. It featured a live-work environment incorporating community residences, artist workspaces, and studios. The layout promotes pedestrian, bicycle, and vehicle accessibility, and allows for connection to Grand River Walk and downtown.

FINANCES

UTILIZATION OF PROGRAMS FOR FUNDING

The total project budget of \$12 million came from tax incentives from Jackson City Hall, and agreements with private developers to subsidize housing to secure construction financing. The walkability, diversity, and offering of cultural and business opportunities permitted funding through the governor's "Cool Cities" program.

ECONOMIC DEVELOPMENT

LIVE/WORK AND EVENTS INCREASES FOOT TRAFFIC

The site creates an influx of foot traffic with new residents and thousands of tourists. Events at the Armory Arts Village increases activity in the community promoting economic growth.

PHASING

PHASED HOUSING FOR DIFFERENT LIFESTYLES

Phase 1 involved the renovation of three prison buildings to create live-work units for resident artists. Phase 2 included 49 housing units for individuals aged 55 and older, including an outdoor common area, retail space, and an additional gallery. Phase 3 involved the development of 39 final housing units.

THE VILLAGE AT GRAND TRAVERSE COMMONS

TRAVERSE CITY, MICHIGAN



Figure 21: Aerial view of The Village at Grand Traverse Commons.



Figure 22: Exterior of The Village at Grand Traverse Commons.

PREVIOUS NAME

Traverse City State Hospital

DATE

1885-1989

SIZE

140 acres

ESTIMATED COST

\$120 million (2022)

COST PER ACRE

\$857 thousand/acre

BACKGROUND

Originally known as the Northern Michigan Asylum and later renamed the Traverse City State Hospital, the complex was constructed between 1883 and 1885, receiving its first patients upon completion. Serving 39 counties, including all of the Upper Peninsula, the asylum struggled with patient demand, leading to the addition of cottages in the 1890s. The institution began to decline as fire safety laws changed and new mental health philosophies emerged, officially closing in 1989 resulting in the loss of over 200 jobs. In 1993, the property was transferred to the Grand Traverse Commons Redevelopment Corporation, and in 2000, the Minervini Group began renovating the historic buildings as part of The Village at Grand Traverse Commons.



Figure 23: Indoor hallways repurposed as shopping malls.



Figure 24: One of the three outdoor community spaces for markets and events.



Figure 25: Original Traverse City State Hospital

PROCESS

BROWNFIELD REDEVELOPMENT PROJECT

The site was transferred to the Grand Traverse Commons Redevelopment Corporation four years after prison closure with initial repurposing beginning five years later. 62 market-rate condos, 68 Low Income Housing Tax Credit-financed rental units, 20+ retail spaces, and 40 professional office spaces opened in 2011 on the campus.

URBAN DESIGN

PRESERVING CHARACTER

The Village at Grand Traverse Commons design consists of Victorian castle structures surrounded by landscaped and wooded grounds. Additional buildings and cottages are part of the complex, with additional buildings added throughout the mid-20th century. The site incorporates natural areas, woodlands, and pedestrian-accommodating infrastructure to match the existing structures. The design maintain the site's history and character while connecting residents and visitors to spaces to dine, drink, and shop within the community.

FINANCES

BROWNFIELD CLEAN-UP COSTS

The project budget was \$120 million. The state of Michigan invested \$3 million through a grant-and-loan package to redevelop the buildings and grounds into mixed-use space. Brownfield clean-up costs of \$7 million was needed to remove lead paint. \$182 million in total investments was needed for the site.

ECONOMIC DEVELOPMENT

JOB CREATION WITHIN THE COMMUNITY

The Village at Grand Traverse Commons brought in 14 shops and boutiques, 12 restaurants, and various seasonal events. This development increased the tax base by \$24 million and supported the creation of 782 jobs.

PHASING

REQUIRED BROWNFIELD ASSESSMENTS

A brownfield plan was implemented for redevelopment of the site. The process began with an environmental assessment including studies on lead paint and asbestos contamination. Improvements to public infrastructure, such as roadways and sanitary sewer systems, was required due to deterioration. A work plan was developed to enhance the indoor markets, upgrade exterior lawns and spaces for community use, and convert and combine rooms into apartments for lease.

QUARRY TRAILS

COLUMBUS, OHIO



Figure 26: Rendering showing the entire plan for the Quarry Site along with future developments in surrounding neighborhoods.

PREVIOUS NAME

Marble Cliff Quarry

DATE

1850-Present

SIZE

262 acres

ESTIMATED COST

\$700 million+

COST PER ACRE

\$2.67 million/acre

BACKGROUND

The Marble Cliff Quarry site in Columbus, Ohio has a history dating back nearly 180 years, providing limestone for many buildings in the region before parts of the site were abandoned. Columbus and Franklin County Metro Parks, along with planning consultants and a public-private partnership with developers, have transformed part of the quarry site into Quarry Trails, a multi-use 262-acre site. An active 182-acre park features observation decks, mountain bike trails, waterfalls, and lakes. An integrated 80-acre private development has been master-planned alongside the park, offering restaurants, offices, and residential options. This unique arrangement results from a partnership between Thrive Companies and the Columbus and Franklin County Metro Parks, making Quarry Trails a key amenity for both residents and visitors.



Figure 27: Renderings for the mixed-use developments.

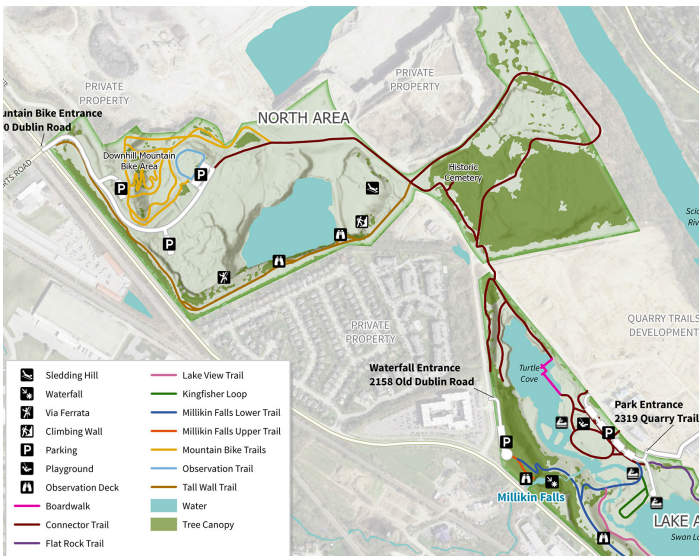


Figure 28: Rendering showing trail connections inside the Metro Park.



Figure 29: Multi-modal connectivity to neighborhoods surrounding the park.

PROCESS

INCORPORATING A RESIDENTIAL SPACE IN A METROPARK

The incorporation of a private development was coordinated with the park's vision. Planners conducted a thorough inventory and analysis of the site's unique characteristics and surrounding context, identifying opportunities aligned with the goals outlined in Metro Parks' 2016 'The Plan.' This plan was informed by extensive community and staff feedback, including surveys and focus groups.

URBAN DESIGN

PROMOTING A MULTI-MODAL RESIDENTIAL AREA

The design process prioritized connectivity to nearby neighborhoods and riverfront corridors through the integration of bike trails and the expansion of existing trail networks. The area features mountain bike trails, waterfalls, ponds, climbing walls, and kayaking. The accompanying private mixed-use development incorporates shared paths to promote multi-modal transportation and enhance pedestrian-friendly design. Buildings up to three stories will host residential, commercial, office, and retail spaces, offering scenic views of Quarry Trails Park and the Scoto River.

FINANCES

PUBLIC AND PRIVATE FUNDING

The Columbus and Franklin County Metro Parks agency primarily funded Quarry Trails. The financial support includes property taxes, grants, user fees, donations, and local and state government funds aimed at expanding trail connections to downtown Columbus. The mixed-use development phase relies on private funding from various developer partnerships, with nearly \$700 million earmarked for this portion of the project.

ECONOMIC DEVELOPMENT

QUARRY TRANSFORMATION INCREASES FOOT TRAFFIC

The local economy gained foot traffic with the attraction of transforming a former limestone quarry into a recreational area near downtown Columbus. The project created numerous job opportunities in construction, hospitality, and retail, enhancing the area's workforce. The planned mixed-use development adjacent to the park will increase property values and diversify the local economy introducing residential, commercial, and office spaces.

PHASING

MULTI-PHASED TRANSFORMATION PROJECT

The park development is an ongoing project divided into three phases. While the first phase of 262 acres has been completed, the remaining phases are still in progress.

APPENDIX

IMAGES

Cover (p. 01)

WIMS

<https://wimsradio.com>

Figure 4 (p. 08):

Alexander Company

<https://alexandercompany.com/projects/laurel-hill>

Figure 5 (p. 08):

Alexander Company

<https://alexandercompany.com/projects/laurel-hill>

Figure 6 (p. 09):

Liberty Crest Apartments

<https://libertycrestapartments.com>

Figure 7 (p. 09):

Alexander Company

<https://alexandercompany.com/projects/laurel-hill>

Figure 8 (p. 09):

Greater Greater Washington

<https://ggwash.org>

Figure 9 (p. 10):

SOM

<https://www.som.com/projects/the-point>

Figure 10 (p. 11):

The Point Utah

<https://thepointutah.org>

Figure 11 (p. 11):

The Point Utah

<https://thepointutah.org>

Figure 12 (p. 11):

The Salt Lake Tribune

<https://thepointutah.org>

Figure 13 (p. 12):

Chicago Movie Tours

<https://www.chicagomovietours.com>

Figure 14 (p. 13):

Suburban Chicagoland

<https://suburbanchicagoland.com>

Figure 15 (p. 13):

I & M Canal

<https://iandmcanal.org>

Figure 16 (p. 13):

Illinois Route 66

<https://illinoisroute66.org>

Figure 17 (p. 14):

SAH Archipedia

<https://sah-archipedia.org>

Figure 18 (p. 15):

Rent.

<https://www.rent.com/michigan/jackson-apartments>

Figure 19 (p. 15):

Michigan Public

<https://www.michiganpublic.org>

Figure 20 (p. 15):

mlive

<https://www.mlive.com>

Figure 21 (p. 16):

Roadtrippers

<https://roadtrippers.com>

Figure 22 (p. 16):

Traverse City

<https://www.traversecity.com>

Figure 23 (p. 17):

Midwest Wanderer

<https://midwestwanderer.com>

Figure 24 (p. 17):

The Village at Grand Traverse Commons

<https://www.thevillagetc.com>

Figure 25 (p. 17):

Traverse City

<https://www.traversecity.com>

Figure 26 (p. 18):

MKSK

<https://mkskstudios.com>

Figure 27 (p. 19):

Columbus Underground

<https://columbusunderground.com>

Figure 28 (p. 19):

Metro Parks

<https://www.metroparks.net>

Figure 29 (p. 19):

MKSK

<https://mkskstudios.com>

All other figures created by Farr Associates, 2024.

APPENDIX

ADDITIONAL PROJECTS RESEARCHED



PRISON REDEVELOPMENT

Arthur Kill Correctional Facility

Staten Island, New York

Bayview Correctional Facility Site

New York, New York

Brushy Mountain State Penitentiary

Petros, Tennessee

Dawson State Jail

Dallas, TX

Lincoln Correctional Facility

New York, New York

Marion County Jail II

Indianapolis, Indiana

Ohio State Reformatory

Mansfield, Ohio

Spofford Juvenile Detention Center

New York, New York

ADDITIONAL SITES

Beulah Park Racetrack

Grove City, Ohio

Cannon Mills

Kannapolis, North Carolina

Grace Market

Chicago, Illinois

Heritage Gardens Cemetery

Surrey, British Columbia

Legacy Museum

New York, New York

Old City Cemetery Museums and Arboretum

Lynchburg, Tennessee

York Cemetery

Toronto, Ontario





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