

TDD Steering Committee

November 17, 2021

Quarterly Update



DEVELOPMENTS

AGENDA

1. **Welcome and Introductions**
2. **Approval of Minutes from August 18, 2021**
3. **RDA Update on Rail Projects**
4. **RDA/NICTD TOD Update**
5. **Development Update**
6. **2022 Outlook**
7. **Next steps and questions**
8. **Adjourn**



COMMITTEE & TEAM INTRODUCTIONS

| Gary | Hammond | East Chicago | Ogden Dunes |
|----------------------------|-------------------------|----------------------|--------------------|
| Trent McCain (Chairman) | Brian Poland | Richard Morrisroe | Carolyn Saxton |
| Porter | Portage | Michigan City | South Bend |
| Michael Barry | AJ Monroe | Skyler York | Tim Corcoran |
| | Dyer | Munster | |
| | Scott Jefferson | Lee Ann Mellon | |
| RDA | Policy Analytics | KPMG | MKSK |
| Sherri Ziller | Bill Sheldrake | Vince Dolan | Eric Lucas |
| Amy Jakubin | David Reynolds | Marc Bleyer | Aaron Kowalski |
| David Wellman | | Tom Harmening | Luis Huber-Calvo |

Sherri Ziller

Rail Projects Update



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RAIL PROJECTS UPDATE

WEST LAKE

- 9-mile extension to Dyer, Indiana
- Project Cost: Estimated \$852 million
- Design-Builder is continuing with final design and delivered several design packages for NICTD review in Q3.
- Physical construction is still on track to start with the 2022 construction season.
- City of Hammond executed financial commitments for the grade change in Hammond to accommodate a future Downtown Hammond Station and the Russell Street pedestrian tunnel.
- As of October 10, design is 67.6% complete. 44 of 45 60% design packages have been received, 38 of 45 90% design packages have been received and 11 of 45 100% design packages have been received.



RAIL PROJECTS UPDATE

DOUBLE TRACK

- 25-mile project area with 16 miles of new track
- Estimated cost: \$454.7 million
- **Construction has been divided into seven construction packages. NICTD has awarded 4 procurements and has received bids for the remaining 3 procurements (DT1, DT4, DT6).**
- **The main construction contract, DT 1, received bids from Paschen and Walsh on October 11 for the revised scope that includes the value engineering opportunities to reduce cost. Walsh Construction is the low bidder at \$304.8M.**
- **Three bids were received for DT 4 on November 4. Larson-Danielson was the low bidder at \$2.9M.**
- **NICTD received bids for DT 6 on October 19. XO Rail was the low bidder.**



Aaron Kowalski

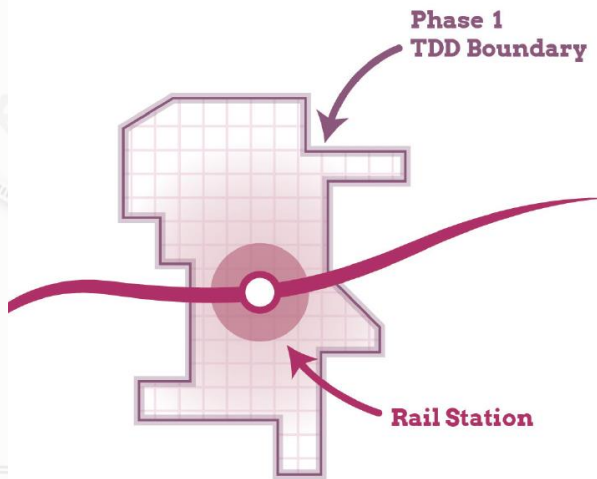
RDA/NICTD TOD Update



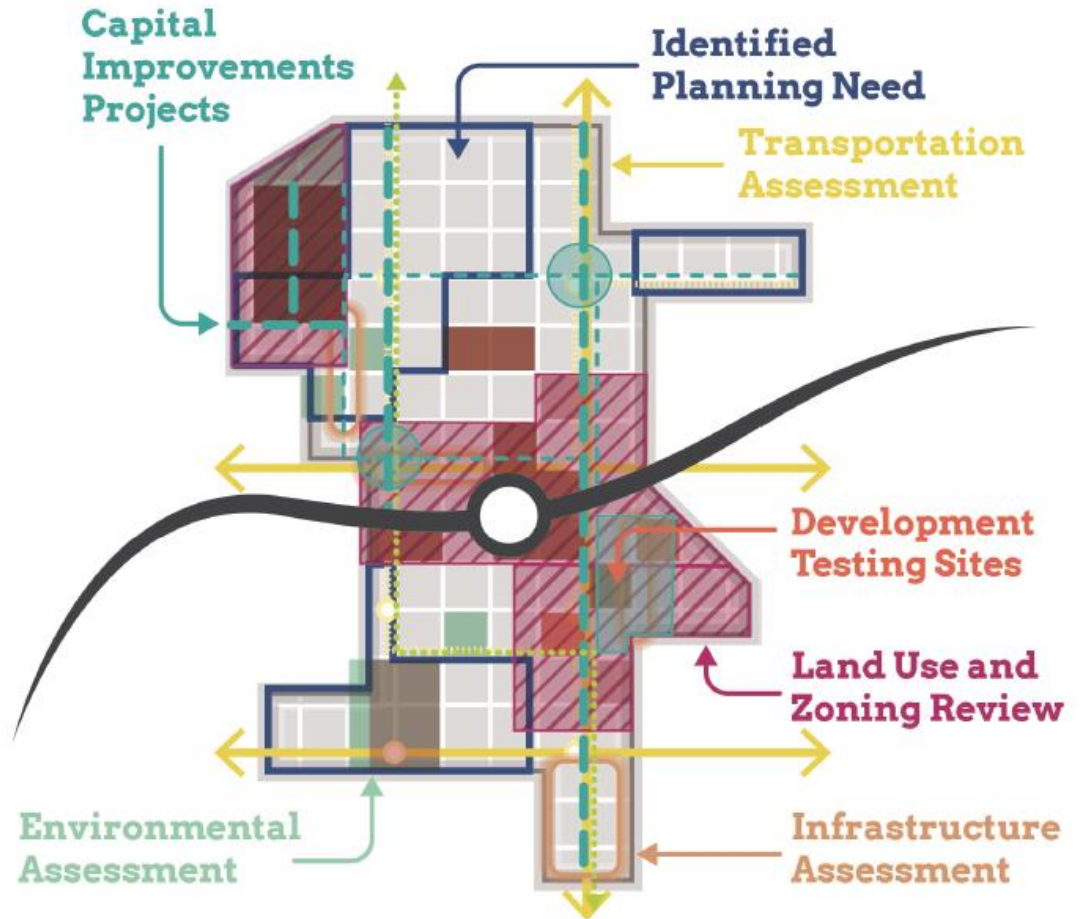
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RDA/NICTD TOD Planning

Scope of Work (recap)



Transit Oriented Development (TOD) - TOD is walkable development, within walking distance of public transport, that maximizes the amount of residential, businesses and open space.



RDA/NICTD TOD Planning

Scope of Work (recap)



Advance Land Use Projections & Development Scenarios



Evaluate zoning needs and formulate zoning recommendations and design guidelines



Coordinate with NICTD Design/Engineering with ongoing efforts on facilities, street design and infrastructure



Provide planning activities at appropriate scales for each community



Compile station area Capital Improvement Plans to address necessary upgrades to utilities, streets, and public improvements



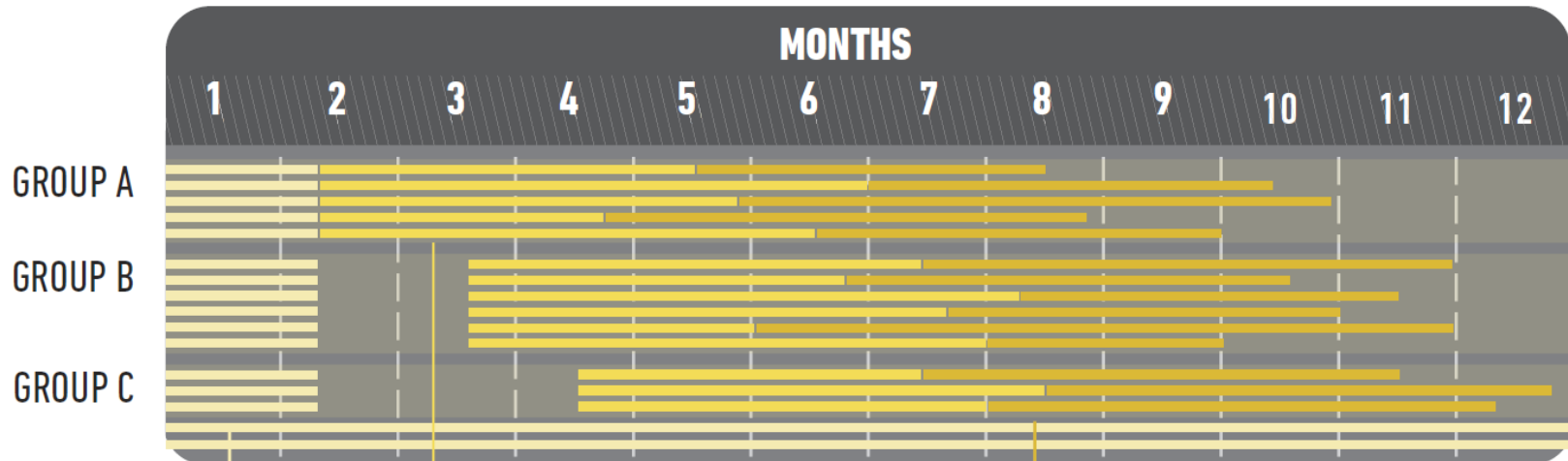
Identify performance metrics to evaluate the effectiveness of planning and engagement activities



Advance development readiness by crafting updated policies and regulations that effectuate investment

RDA/NICTD TOD Planning

Project Schedule (recap)



Step 1 -

TASK 1, TASK 3, TASK 5, & TASK 8

- Create a database/understand each station area
- Record current zoning areas and identify potential changes in zoning code/ordinance
- Work cooperatively with NICTD on the design and engineering process underway
- Craft performance measures

Step 2

TASK 2, TASK 4, & TASK 6

- Prepare a series of land use map projections
- Draft revisions to regulatory ordinance/code and/or create applicable design guidelines
- Identify at least 5-8 priority sites

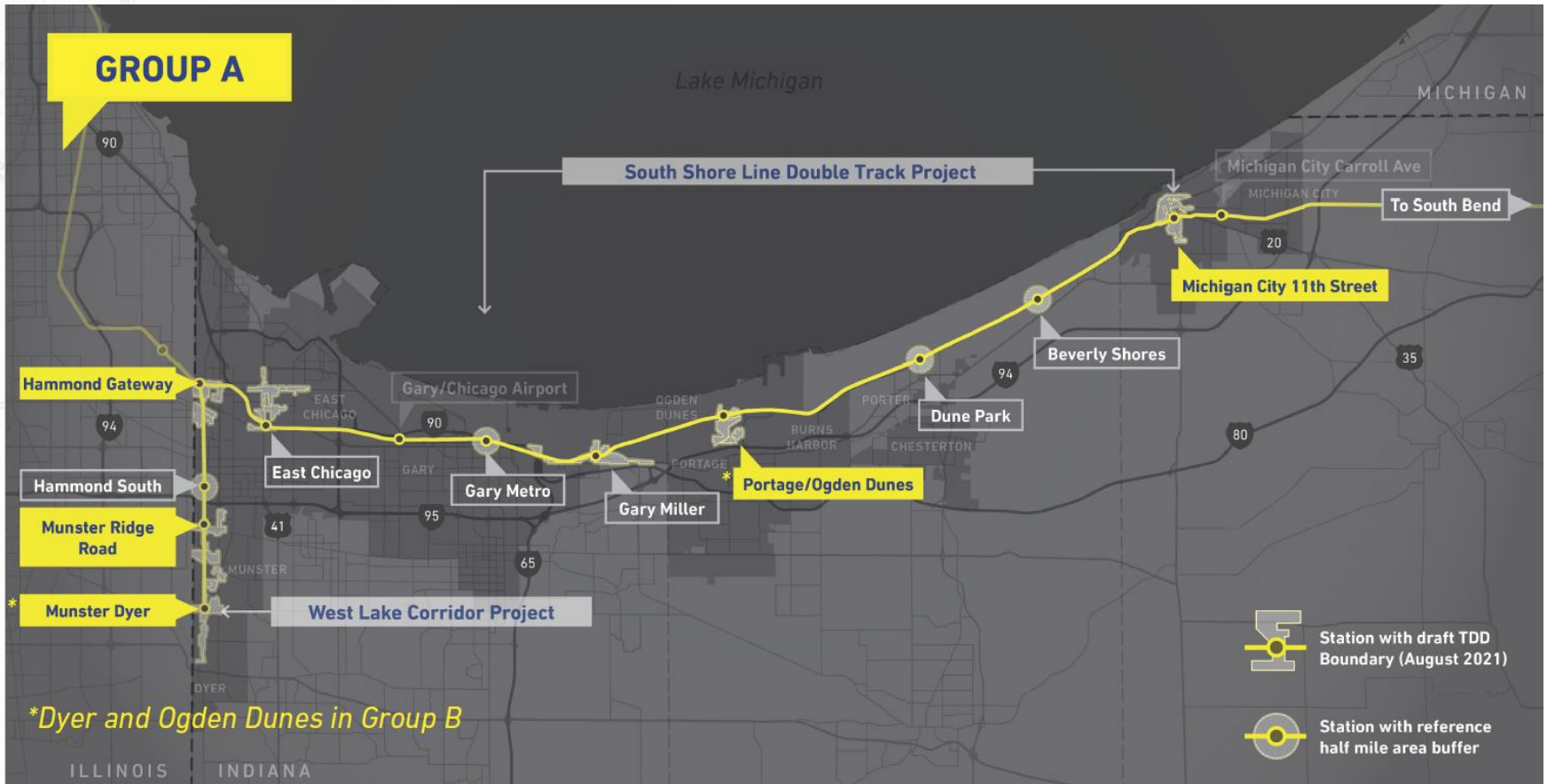
Step 3

TASK 7 & TASK 9

- Develop a capital improvement plan
- Individualized area planning activities

TOD Group A Progress

Process ongoing



TOD Group A Progress

Progress Update for Munster, Hammond, Portage and Michigan City:

Project fieldwork and reconnaissance completed to determine current conditions – **September 2021**

Community leadership kickoff meetings completed to review scope, timelines, and anticipated deliverables – **September 2021**

Planning Gaps and Opportunities analysis completed to confirm focus of this strategic TOD implementation effort – **September 2021**

In-person Planning Gaps and Opportunities workshops completed to determine priorities from a development site and land use, infrastructure, brownfield, and zoning perspective for the city– **October 2021**

Development testing commences to determine further direction for future land use, anticipated infrastructure, and to prepare for the development community - **November 2021**

NICTD coordination ongoing with ongoing efforts on facilities, street design and infrastructure

TOD Group A Progress

Initial Town of Munster Ridge Road Priorities:



Clear indication of developable property in the near-term and long-term

Integration of town led Ridge Road streetscape into concept planning

Development testing with 3D massing of concepts at multiple thresholds for station area sites

Determination of potential impacts (TIF/TDD dollars, population, parking) multiple densities of development might have on the community

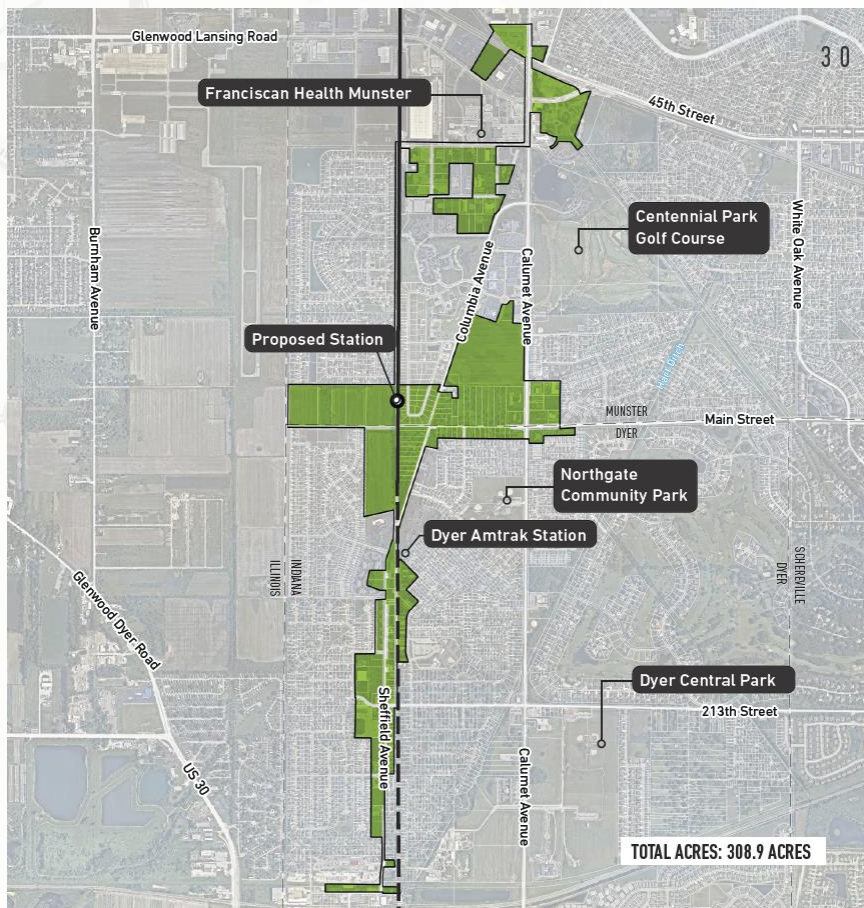
Review of infrastructure capacity and an understanding of any upgrades that would be needed to support development

Update future land use mapping for forthcoming town led Comprehensive Plan

Review and update of Zoning Code focused on TOD, parking, mixed-use, infill, and frontages

TOD Group A Progress

Initial Town of Munster Main Street Priorities:



Joint development potential for NICTD commuter parking lot site in the near-term and long-term

Concept planning for Main Street and trail integration. This would precede town led engineering work.

Review and update of Zoning Code focused on TOD, parking, mixed-use, office, and frontages

TOD Group A Progress

Initial City of Hammond Priorities:



Development potential for priority sites near the Gateway Station in the near-term and long-term

Connectivity planning for Hohman Avenue and State Line Avenue focused on reducing truck traffic and improving the user experience between the Gateway Station and future Downtown Station

Development testing with 3D massing of concepts at multiple thresholds for station area sites to advance concepts recommended in the Downtown and West Lake Plans

Determination of potential impacts (TIF/TDD dollars, population, parking) multiple densities of development might have on the community

Review of infrastructure capacity and an understanding of any upgrades that would be needed to support development

Update future land use mapping to incorporate into a future city led area plan

Review and update of Zoning Code focused on TOD and advancing previously recommended zoning framework (Downtown and West Lake Plans) and appropriate infill development

TOD Group A Progress

Initial City of Portage Priorities:



Development potential for priority sites near the Portage/Ogden Dunes Station in the near-term and long-term

Connectivity planning for US 12 and the future extension of Burns Parkway informed by previous city planning and the Marquette Plan

Development testing with 3D massing of concepts at multiple thresholds for station area sites to advance concepts recommended in the Portage Northside Master Plan (2005)

Determination of potential impacts (TIF/TDD dollars, population, parking) multiple densities of development might have on the community

Review of infrastructure capacity and an understanding of any upgrades that would be needed to support development

Update future land use mapping to incorporate into future city led updates to the Northside Master Plan

Review and update of Zoning Code focused on TOD and advancing the City's PD district zoning

Preparation for city led RFP process for a 43 acre site

TOD Group A Progress

Initial Michigan City Priorities:



Development potential for priority sites near the 11th Street Station in the near-term and long-term

Connectivity improvements to Franklin Street and other downtown streets

Development testing with 3D massing of concepts at multiple thresholds for station area sites

Determination of potential impacts (TIF/TDD dollars, population, parking) multiple densities of development might have on the community

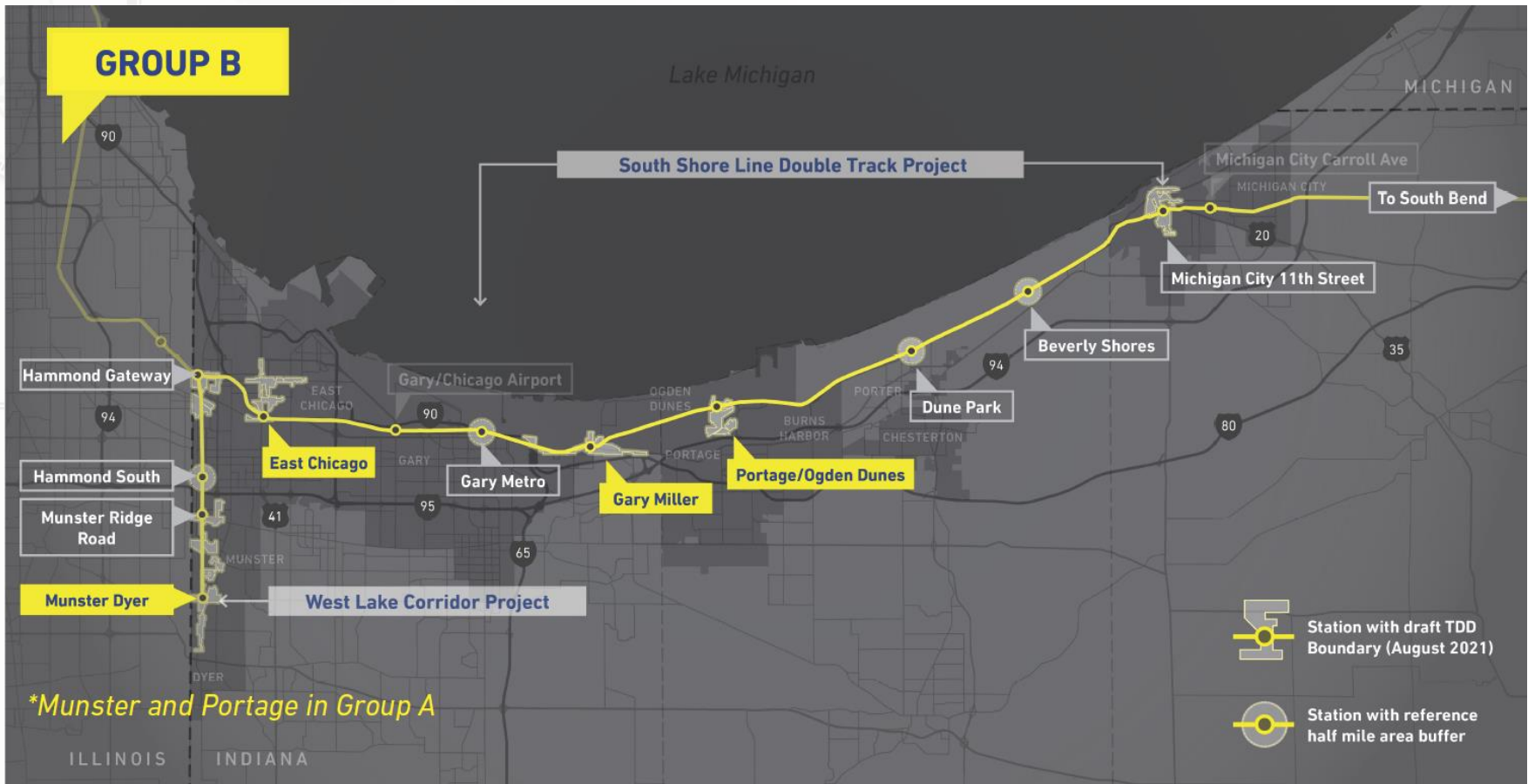
Review of infrastructure capacity and an understanding of any upgrades that would be needed to support development

Update future land use mapping to incorporate into future city led updates to the Momentum Plan

Review and update of Zoning Code focused on TOD and expanding the City's existing TOD overlay

TOD Group B

Process commencing this fall



Marc Bleyer
Skyler York

Development Update



DEVELOPMENT

Industry Days

Munster and Portage

- September 22, 2021
- Seven development groups participated
- AJ Monroe of Portage described key opportunities and current planning activities in Portage
- Dustin Anderson of Munster expressed an avid interest in working with developers but noted a limited number of town-owned parcels available

Hammond

- October 27, 2021
- Ten development groups participated
- Hammond officials described key upcoming opportunities in Gateway and the downtown area
- Key questions raised on how income tax increment will function and how proceeds will be allocated

Michigan City RFP

- Developer information session – October 5
- Intent to submit deadline – October 29
 - Three groups submitted
- Final submission deadline – December 10

11th Street Central

MICHIGAN CITY, INDIANA

A Mixed-Use, Multi-Modal Hub for Lake Michigan's South Shore
REQUEST FOR PROPOSALS

Release: September 15, 2021

Developers' Questions Due Date: October 15, 2021

Responses Due Date: December 10, 2021, 4 pm CDT

City of Michigan City
100 E Michigan Boulevard
Michigan City, IN 46360
Phone: (219) 873-1419

Attn: Skyler York, Executive Director of Economic Development

Procurement Coordinator: Debbie Wilson, Michigan City, Department of Planning and Development, debbiew@emichigancity.com, (219) 873-1419 x2027

Michigan City RFP

The three teams below submitted notices of intent to submit responses to the Request for Proposals:

Development Team

Farpoint/Wabash

Flaherty & Collins

NWI Development

Team Members

Scott Goodman, Farpoint
Barry Schain, Wabash

Flaherty & Collins Properties
Meticulous Design
American Structurepoint

NWI Development Group
Tonn and Blank Construction
ASA, LLC

David Wellman

2022 Outlook



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2022 TDD BOUNDARY AND ENGAGEMENT STATUS

Public Engagements Completed:

- Munster Ridge Road
- Munster/Dyer Main Street
- Portage/Ogden Dunes
- Gary Miller
- East Chicago
- Hammond Gateway
- Michigan City

Draft TDD Boundary In process:

- Beverly Shores
- Porter/Dune Park
- Gary Metro
- Hammond South
- South Bend Airport



Upcoming Industry Days

| Locality | Timeframe |
|--------------|--------------|
| Gary Miller | Jan/Feb 2022 |
| East Chicago | Q1 2022 |
| Dyer | Q2 2022 |

NEXT STEPS & QUESTIONS

- **Reappointment Letters**
- **2022 Meeting Calendar**
- **Election of new chair at first meeting of 2022**