

REGIONAL DEVELOPMENT AUTHORITY

TDD Steering Committee

Quarterly Update to Committee

November 20, 2019

ILLINOIS

INDIANA



AGENDA

1. Welcome & Team and Committee Introductions
2. RDA Update on the progress of the rail projects
 - i. Rail projects – schedule and deadlines
 - ii. Legislative fiscal update
3. Community Meeting Update
4. Spotlight on Public Meetings
5. Next steps and questions
6. Committee Housekeeping

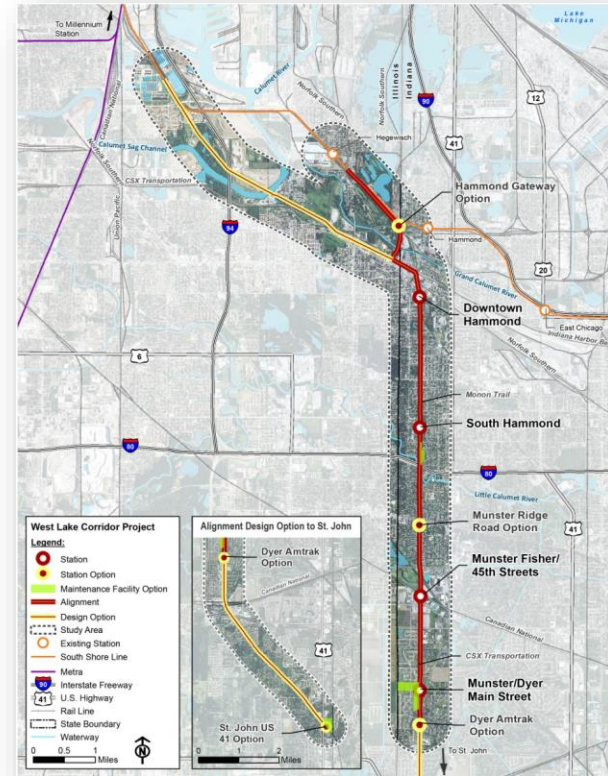
TEAM INTRODUCTIONS

RDA	Policy Analytics	KPMG	MKSK
Bill Hanna	Bill Sheldrake	Vince Dolan	Eric Lucas
Sherri Ziller	Jason O'Neill	Oscar Bedolla	Aaron Kowalski
Dave Wellman	David Reynolds	Tom Harmening	Luis Huber-Calvo

RAIL PROJECTS UPDATE

West Lake Corridor Project

- 9-mile extension to Dyer, Indiana
- First extension of commuter rail in NW Indiana in over a century
- Project Cost: Estimated \$816 million
- West Lake has received permission to “enter into engineering” from the FTA. In this phase, NICTD will complete all design and engineering work. Part of the cost of this will be reimbursed by FTA.
- Entry into engineering is the final stage before negotiating a full funding grant agreement (FFGA).
- The only projects that have reached this stage and not received federal matching funds are those that were cancelled by their sponsors.



RAIL PROJECTS UPDATE

Double Track Project

- 25 mile project area, 16 miles new 2nd track, 4 new bridges, 3 new hi-level boarding platforms, 7 new hi-speed crossovers, closing 20 grade X-ings in Michigan City, train/car separation in Michigan City.
- Estimated cost: \$416 million
- The RDA's financial plan was completed and approved by the RDA board, IFA, NICTD and the State Budget Committee.
- The project application to the FTA was submitted at the end of June.
- Michigan City finalized its \$12 million contribution in late August.
- We hope to hear from FTA before the end of 2019 or in early 2020. All signs are that like West Lake, the project will be approved to enter into engineering.



A light gray map of Northwest Indiana is visible in the background. It shows major roads like I-90 and I-80, and the state boundary between Illinois and Indiana. Four white circular markers are placed along the I-90 corridor, corresponding to the community meeting locations listed in the text.

Community Meeting Updates

- Munster – May 24, 2019
- Dyer – July 15, 2019
- Michigan City – July 30, 2019
- Hammond – October 7, 2019



Public Meetings Discussion

OUR PROCESS

working with
communities

OVERVIEW OF PROCESS

Where We Are Today

OUR PROCESS WORKING WITH COMMUNITIES

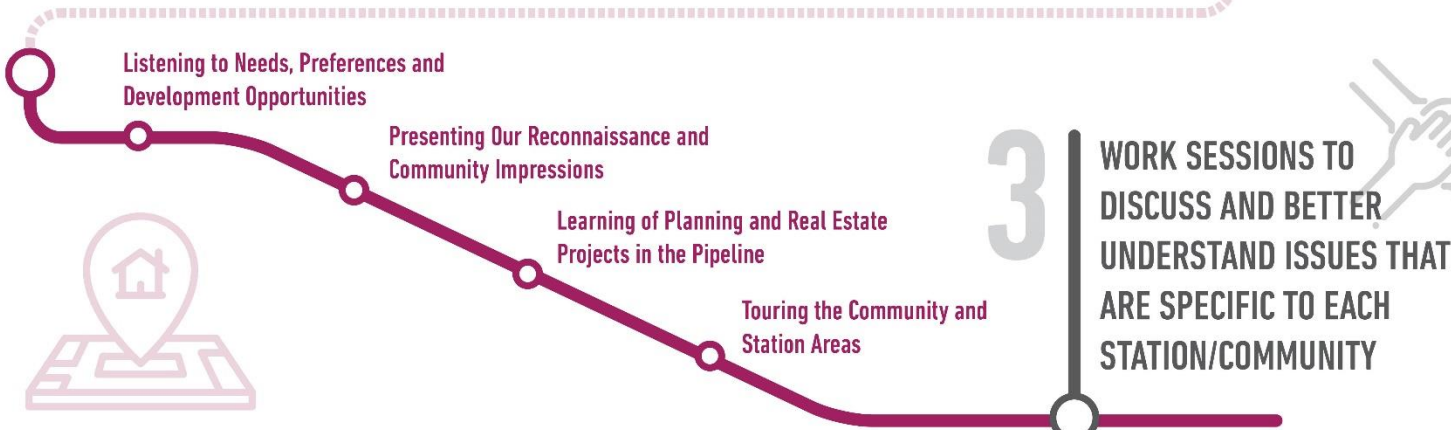
1

RECONNAISSANCE AND BECOMING FAMILIAR



2

COMMUNITY LEADERSHIP WORKSHOPS



3

WORK SESSIONS TO DISCUSS AND BETTER UNDERSTAND ISSUES THAT ARE SPECIFIC TO EACH STATION/COMMUNITY



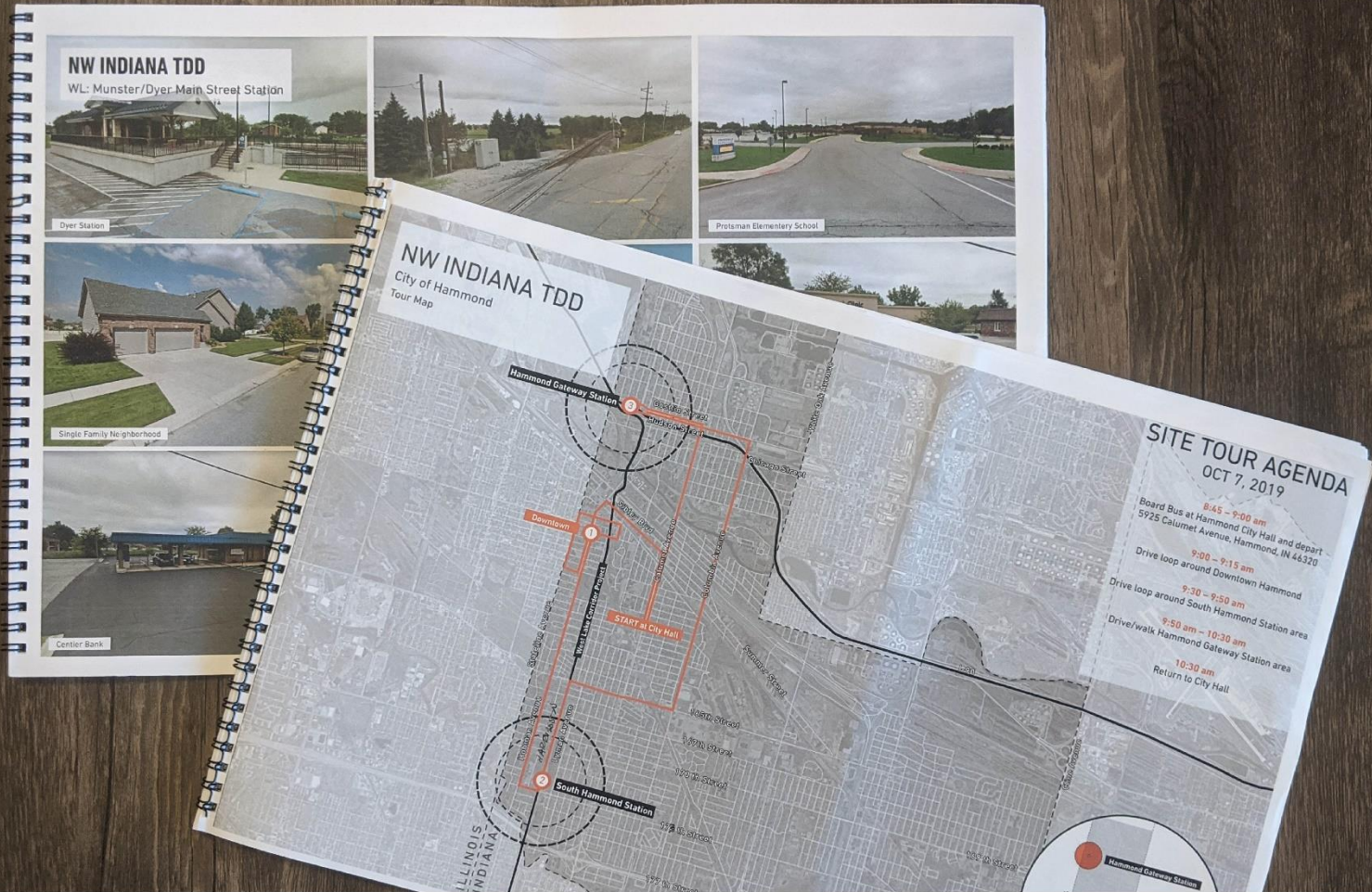


RECONNAISSANCE

becoming
familiar with the
station area and
community

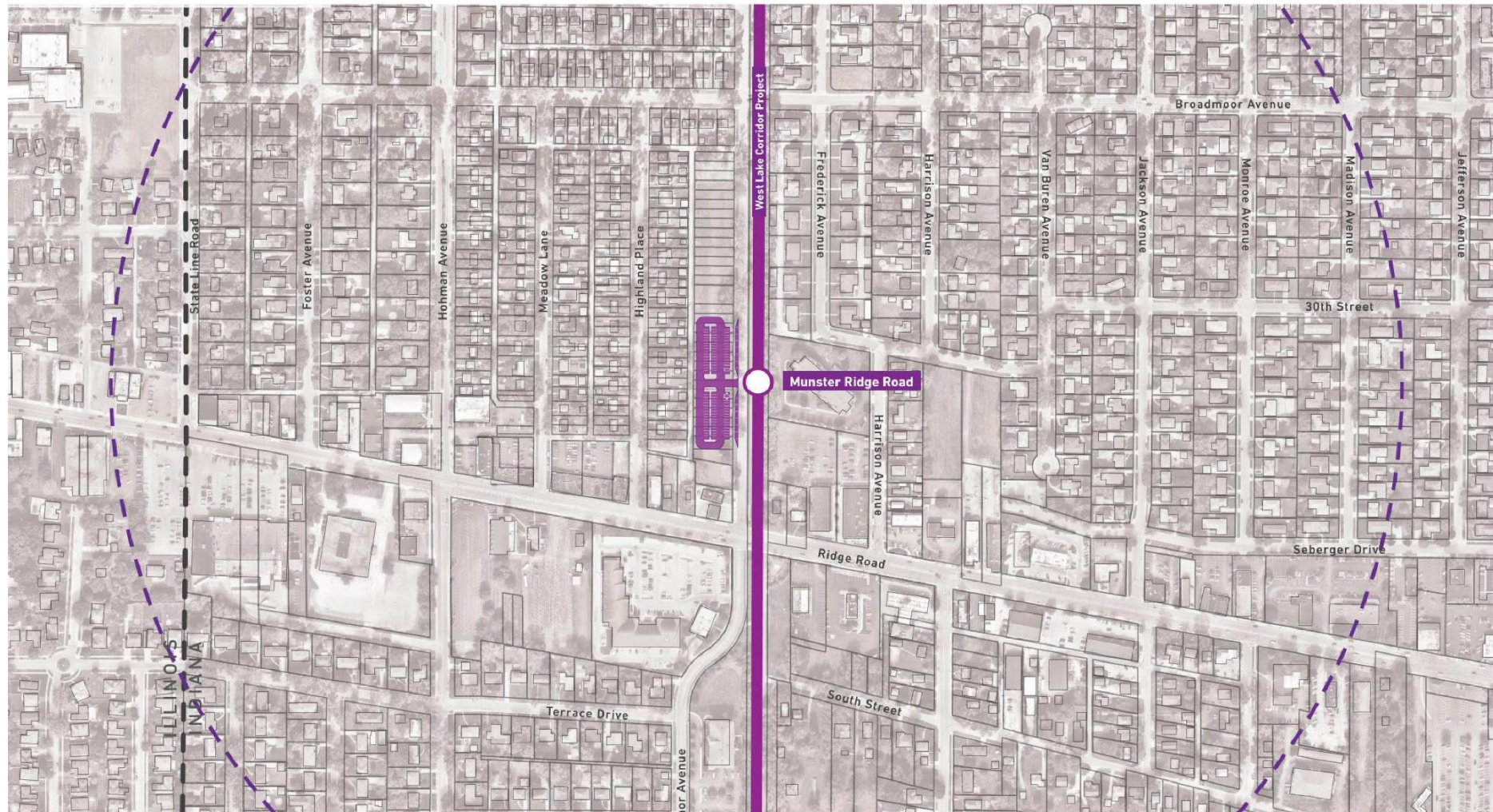
INITIAL IMPRESSIONS PACKET

Inventory of Each Station Area



STATION AREA MAPPING

Understanding the Context



STATION AREA MAPPING

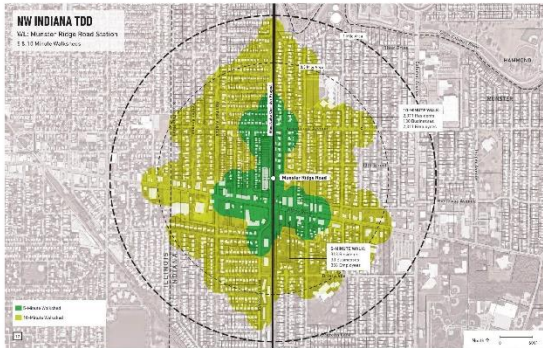
Capturing Impressions



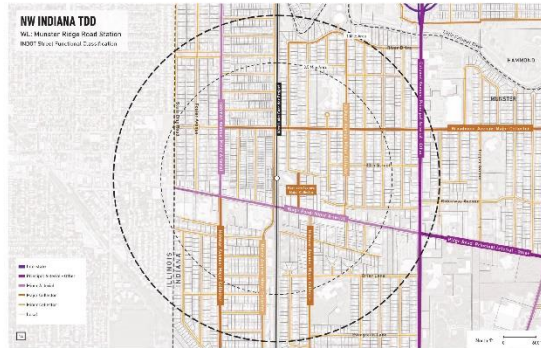
North ↗

STATION AREA MAPPING

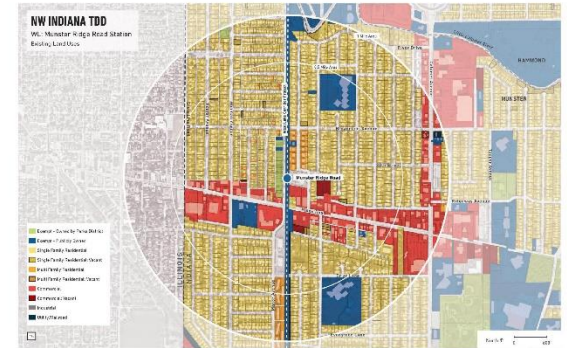
Station and Community Inventory



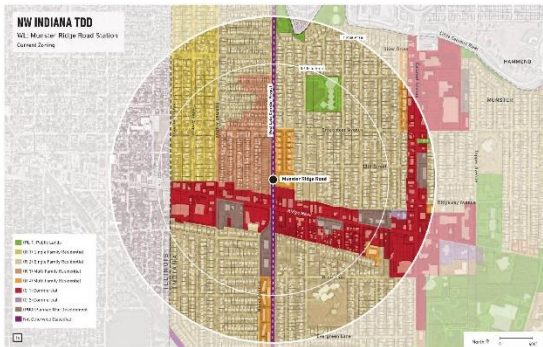
5 & 10 Minute Walk



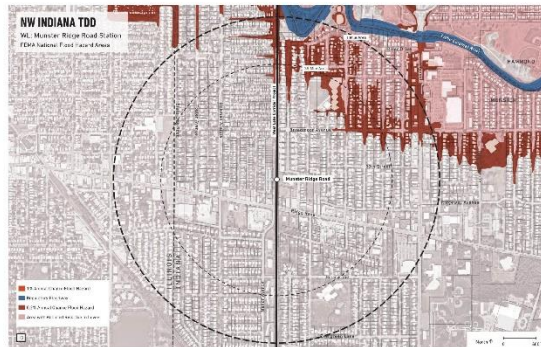
INDOT Classification



Existing Land Use



Zoning



Floodplain



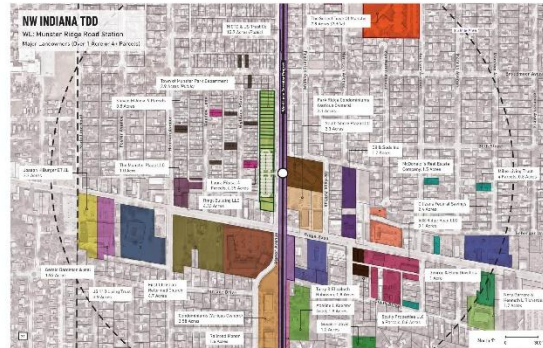
Existing TIF Districts

STATION AREA MAPPING

Beginning to Understand the Opportunities



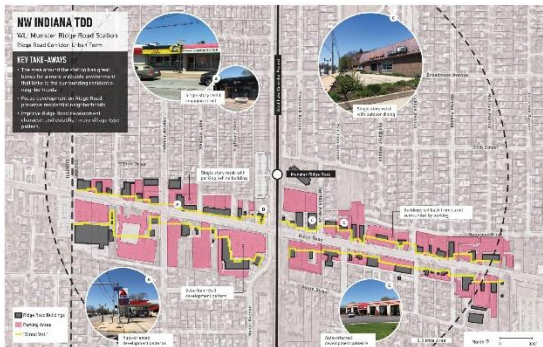
Parcel Sizes



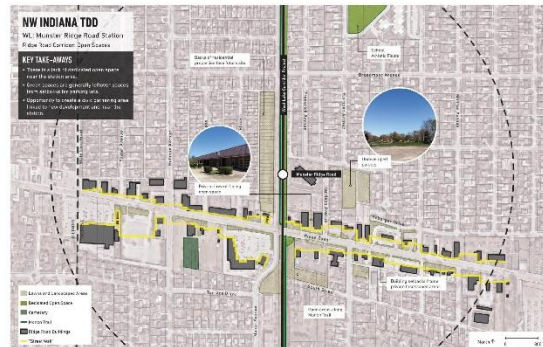
Major Land Owners



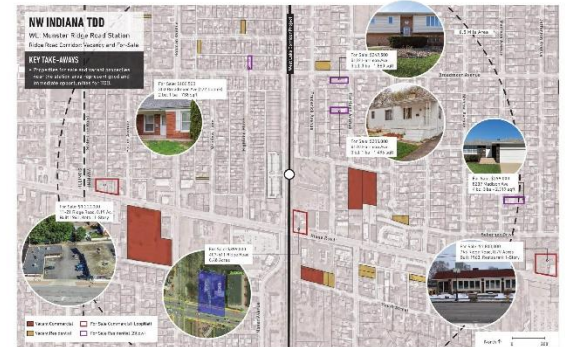
Assessed Value Growth



Urban Form



Open Space



Vacancy and For-Sale

STATION AREA MAPPING

Understanding Existing Conditions



PREVIOUS PLANNING EFFORTS

Researching Previous and On-going Efforts

Westlake Transit-Oriented Development | September 2017

Consultant Team: Farr Associates, GB Placemaking, Strategic Economics, Sam Schwartz Engineering



Monster Ridge Road Station

- Current land uses are mostly residential, with some older commercial. Vacancies in the area provide an opportunity for redevelopment.
- Station access is limited due to poor street connectivity.
- Vision: Transform the Ridge Road and Manor Avenue intersection into a mixed-use transit core (retail and multi-family) near new pocket parks and open spaces.
- Program:
 - 92,000 SF Mixed-Use (Parking: 1-1.5 Spaces/Unit)
 - 6,500 SF Restaurant
 - 22 Townhomes.

Monster/Dyer Station

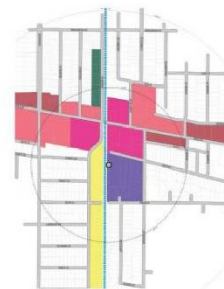
- Large amounts of vacant land available, with few road connections and little pedestrian and bike infrastructure.
- Few residents of nearby households currently commute to Chicago.
- Vision: Develop a new residential neighborhood with multi-family and townhome units, anchored by two neighborhood parks and some neighborhood services.
- Program:
 - 558 Apartments (Parking: 1-1.5 Spaces/Unit)
 - 199 Townhomes
 - 10,000 SF Commercial
 - 2 Acres of Parks/Open Space

RDA Comprehensive Strategic Plan | September 2016

Consultant Team: Policy Analytics, Structurepoint

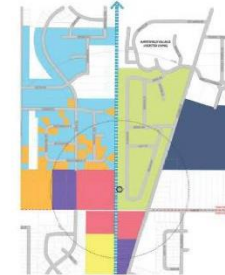
Overall Findings:

- Over the next 30 years, the West Lake project is expected to support 2,500 annual non-rail jobs in Northwest Indiana. (5,700 jobs when paired with South Shore project).
- Planned transit improvements will catalyze an estimated \$2.3 billion in capital investments by 2040 (\$1.9 billion private and \$400 Million public)
- Fiscal Impact: The West Lake Corridor is expected to raise \$171 Million in state sales tax and \$101 Million in state income tax over the next 20 years (\$502 Million when paired with South Shore project).
- TIF revenues over 20 years are projected to generate \$207M for the West Lake Corridor station areas, and \$227M for stations along the South Shore.



Monster Ridge Road Station

- The area around the station will increase in density, up to a maximum of 40 units per acre
- Short Term: Mixed-use development at the southeast intersection of Ridge Road and Manor Ave
- Mid Term: Mixed-use near station
- Long Term: Additional mixed use and commercial uses along Ridge Road



Monster Dyer Station

- Transform into a neighborhood containing mixed-use, retail, recreation, office, and residential
- Short Term: Construction of a mixed use hub near station
- Mid Term: High density multi-family housing & traditional neighborhood
- Long Term: Infilling existing neighborhoods & regional office campus

Town Of Munster Comprehensive Plan | 2010

Consultant Team: GINKGO Planning & Design, Inc. with Linden Group, Inc. and Robinson Engineering, Ltd.

Relevant Plan Principles

1. Promote Sustainable Growth: Concentrate at strategic redevelopment areas.
2. Support transit as critical to a prosperous town
3. Create a legacy of unique parks and open spaces: Provide new open spaces
6. Redevelop old areas as walkable, mixed use centers



Ridge Road Recommendations

- Consolidate curb cuts
- Make a safe bike crossing at Manor Av & Ridge Rd.
- Extend Seberger Dr. to Harrison Ave. (5)
- Extend Van Buren to Seberger Dr. (6)
- Close portion of Harrison Ave. (7)
- Extend Harrison Ave to extended Seberger Dr. (8)
- Re-align Jackson Ave (9)
- Extend Monroe Ave to Ridge Rd. (10)
- Create new neighborhood park on

COMMUNITY DEMOGRAPHICS

Summarizing Community Profile / Demographics



Median Household Income



Population Density



Population Growth Rate

1. A demographic and economic profile is conducted to inform a market analysis of the station area.
2. This analysis provides insight into the potential demand for housing and services.
3. Economic indicators are used to inform projections of market capacity and development potential.

MARKET

Real Estate Market Analysis

1 mile radius Office - Market Statistics

Number of Office Properties	47
Available Office Area (Sq. Ft.)	447,565
Occupied Office Area (Sq. Ft.)	424,882
Occupancy (%)	94.9%
Average Gross Market Rent per Sq. ft.	\$20.00

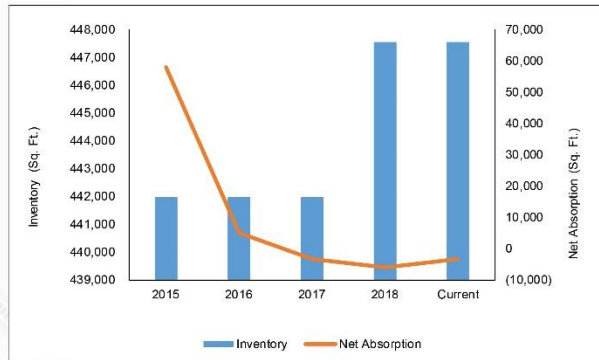
Existing Office supply in 1 mile radius

Address	City	Built	Area
Example	Example	1961	120,218
Example	Example	1961	31,472
Example	Example	1965	27,250
Example	Example	2005	26,000
Example	Example	1990	24,303
% of Total			51.2%

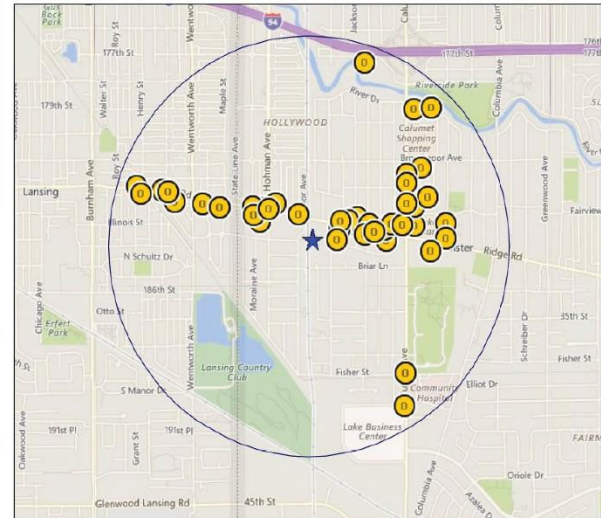
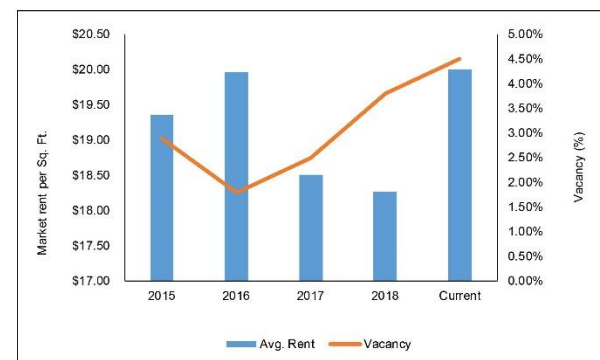
1 mile radius Office - Population and Employment Statistics

Total 1 mile population	11,919
Number of employees	10,326
% employed	86.6%
Number of employees occupying office spaces	1,953
% employees occupying office space	18.9%

Office - Inventory and Net Absorption Analysis



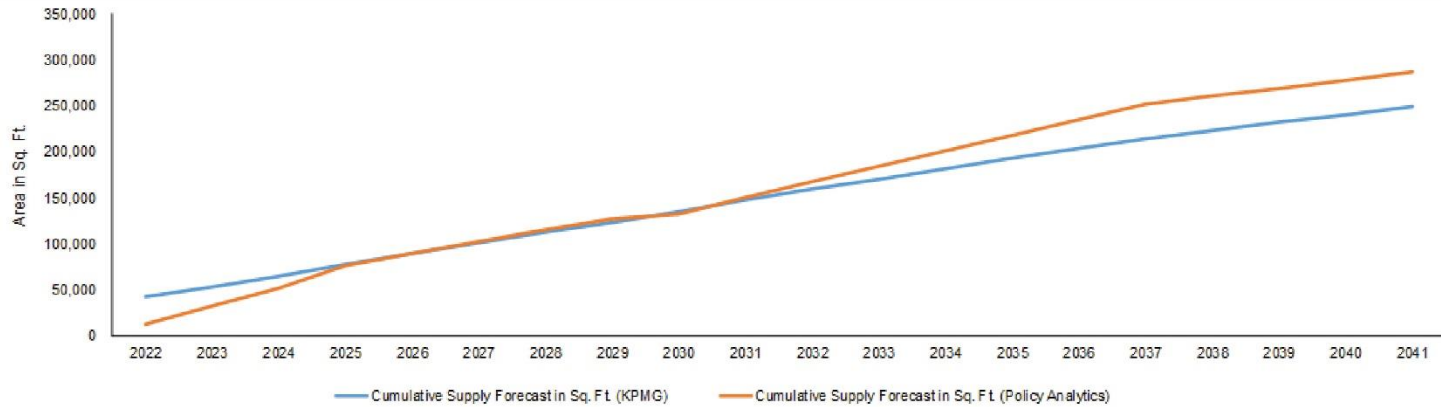
Office - Market Rent and Vacancy Analysis



MARKET

Demand and Absorption Analysis

KPMG vs. Policy Analytics Cumulative Supply Forecasts

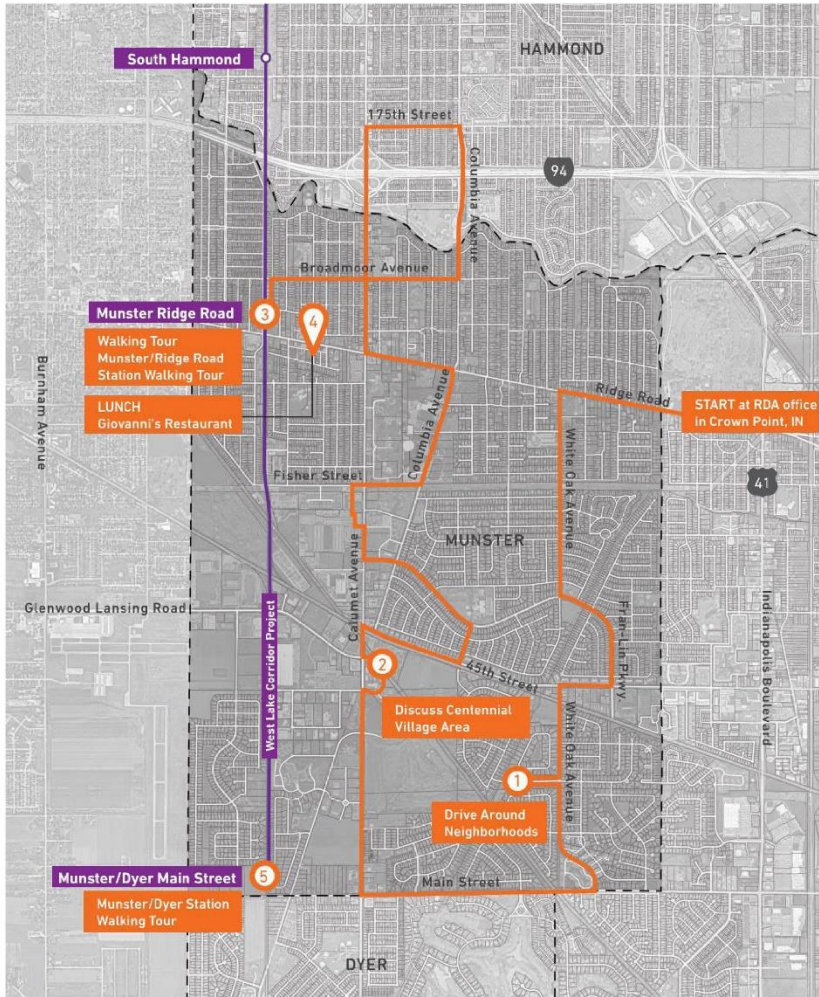


KPMG Supply and Demand Analysis



STATIONS

Visiting Station Areas





COMMUNITY LEADERSHIP WORKSHOPS

process for
working with
community
leaders

WORKSHOPS

Community Leadership

1. **Listening to Needs, Preferences and Development Opportunities**
2. **Presenting our Reconnaissance and Receiving Community Impressions and Feedback**
3. **Learning of Planning and Real Estate Projects in the Pipeline**
4. **Touring the Community and Station Areas**





WORK SESSIONS


understanding
each station and
community needs

WORK SESSIONS

Internal and External Collaboration

1. Flexible and Focused Small Group Meetings
2. Collaborative Team Approach



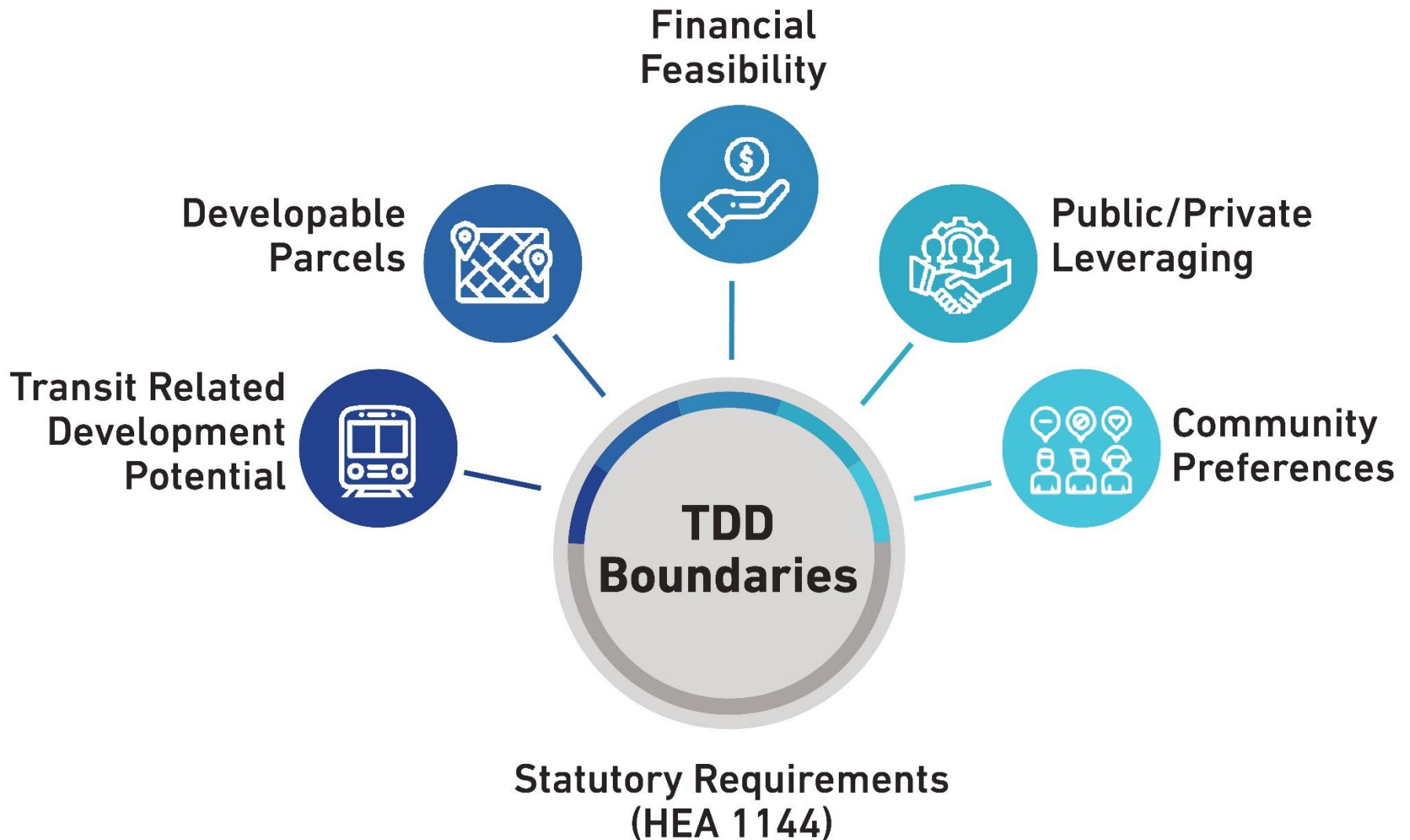


INITIAL TDD BOUNDARY CONSIDERATIONS

starting points
for discussion

TDD BOUNDARIES

Creation of TDD Boundaries



STATUTORY REQUIREMENTS

Understanding Area Requirements

1. **Transit development districts are contiguous boundaries drawn around station areas, and must be no more than 0.5 square miles in area.**
2. **After consultation with local communities, two public hearings must be held before the RDA approves TDD boundaries for review by the State Budget Committee.**
3. **Transit development districts capture the incremental growth in local property and income tax revenue, for use in public investment related to the station area.**

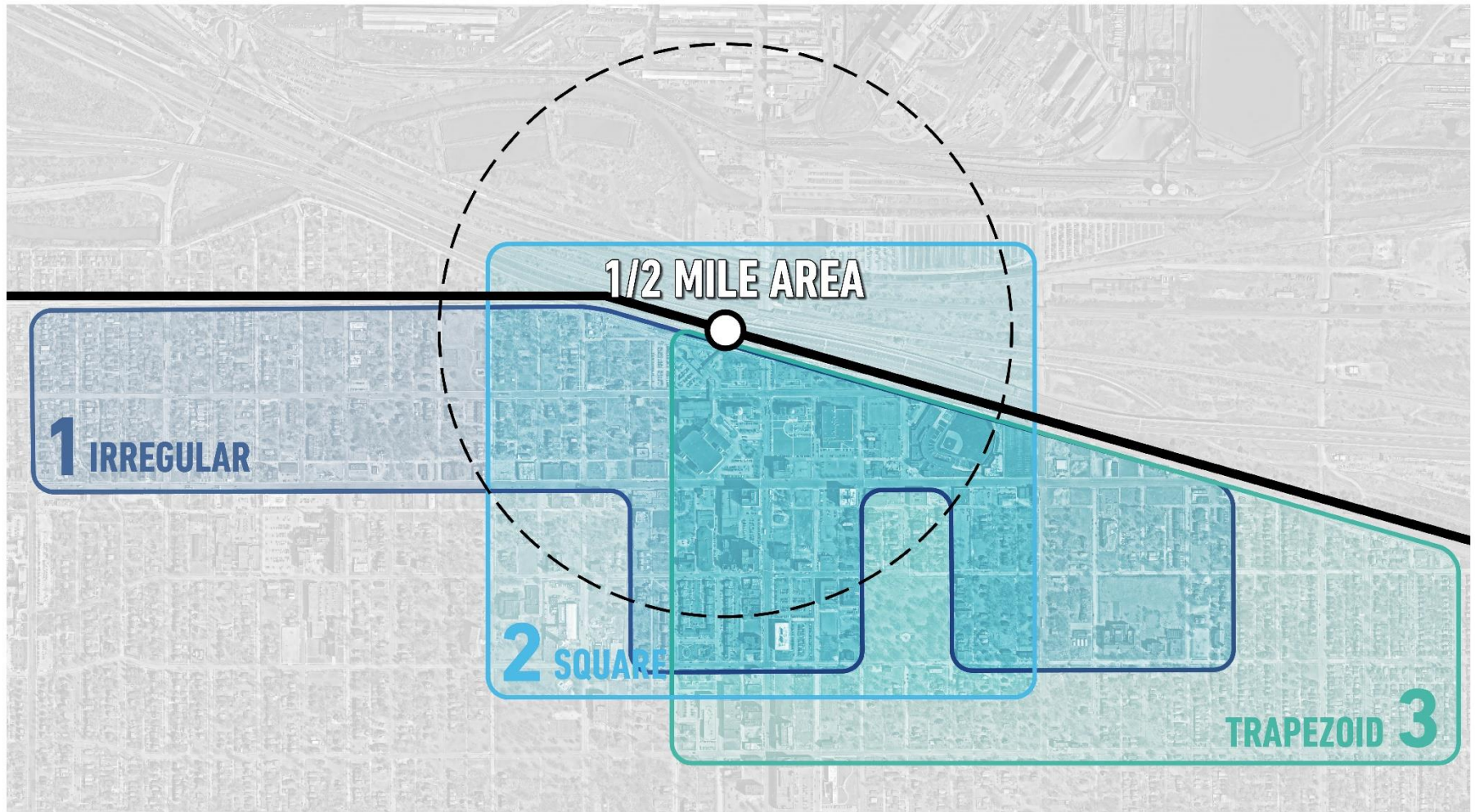
DEVELOPMENT POSSIBILITIES

Considering What is Possible



DEVELOPMENT PARAMETERS

Vetting the Parameters and Geographic Areas





PUBLIC MEETING #1

preparing for
community
interaction

PUBLIC MEETING #1

Preparing for Community Interaction

1. Sharing out information we've learned
2. Incorporating Interactive Exercises to gain feedback
3. Setting up what we'll discuss at Public Meeting #2: TDD Boundary Scenarios





COMMUNITIES

current and
upcoming

COMMUNITIES

Current & Upcoming Station Areas

Current

Munster (Ridge Road & Main Street)

Dyer (Main Street)

Hammond (Gateway & South)

Michigan City (11th Street)

Upcoming

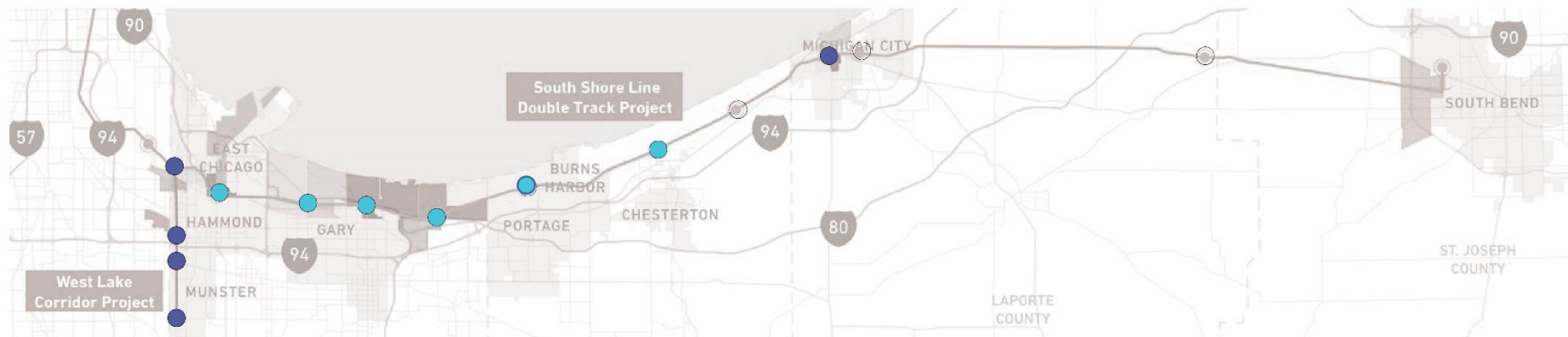
East Chicago

Gary (Downtown)

Gary (Miller)

Portage / Ogden Dunes

Chesterton/Porter (Dune Park)





OUR NEXT STEPS

what to expect
moving forward

OUR NEXT STEPS

What to Expect Moving Forward

1. **Preparing for initial boundary considerations and Public Meeting #1**
2. **Developing a work plan to get from Public Meeting #1 to Public Meeting #2**
3. **Meeting with additional communities**



THANK YOU

we appreciate
your time

HOUSEKEEPING

1. Outstanding Appointment/Reappointment letters
2. 2020 meeting calendar

Proposed: 11 a.m. at the PTC in Crown Point on:

February 19

May 20

August 19

November 18