

**NOTICE OF APPLICATION FOR FEDERAL CONSISTENCY REVIEW
LAKE MICHIGAN COASTAL ZONE PROGRAM**

Project Number: ER-17229

Name of Applicant: Florence Klecka

Address of Applicant:

Neighborhood Development Associates, LLC
724 West Washington Street
South Bend, IN 46601

Project Description: Rehabilitation of the Warren Building into 44 apartments at 717 Franklin Street, and the site west of the building (for use as parking)

Location of Project: Michigan City, IN

Send comments to the following no later than October 21, 2013:

Federal Consistency Review Coordinator, Environmental Unit
Division of Fish and Wildlife
Department of Natural Resources
402 West Washington Street, Room W273
Indianapolis, IN 46204
Electronic mail: environmentalreview@dnr.in.gov

Copies of the request, accompanying information and data are available for inspection at the following location:

Environmental Unit
Division of Fish and Wildlife
Department of Natural Resources
402 West Washington Street, Room W273
Indianapolis, IN 46204



From: fklecka.nda@comcast.net [mailto:fklecka.nda@comcast.net]
Sent: Thursday, October 03, 2013 12:27 PM
To: Molnar, Mike
Cc: Coastal
Subject: Comments required for Environmental Review for HOME funding

Mr. Molnar:

Please see the attached letter and attachments for Artspace Projects, Inc. They are applying for HOME funds through IHCDA to rehabilitate a vacant building into live/work space for LMI artists in Michigan City, and need a response from the Lake Michigan Coastal Program as part of the Environmental Review.

Please let me know if you need any other information. The application is due in a few weeks. I appreciate your help.

Florence Klecka
Neighborhood Development Associates, LLC
724 West Washington Street
South Bend, IN 46601
(574) 288-4369



Neighborhood Development

Associates, LLC

October 3, 2013

Lake Michigan Coastal Zone Program
Indiana Department of Natural Resources
402 West Washington Street, Room W267
Indianapolis, IN 46204

Re: Environmental Review for Uptown Artists Lofts, 717 Franklin Street, Michigan City

Greetings:

Artspace Projects, Inc. is in the process of preparing an Environmental Review for submittal and approval by the Indiana Housing and Community Development Authority (IHCD). We are requesting comment on Federal Consistency with the LMCP.

The project will entail the rehabilitation of the Warren Building, 717 Franklin Street, Michigan City, and the site west of the building (for use as parking). Once a six-story office building with 77,871 square feet of space, it has been vacant for at least 15 years. It is owned by Artspace Projects, Inc., and is being redeveloped into live/work space. The proposed use is 44 apartments for low- to moderate-income tenants, with the first floor containing non-residential space.

Rehabilitation is proposed to begin in August 2014 and be completed by August 2015. The applicant is requesting HOME funds in the amount of \$400,000. This is the only federal source of funds for this project. Total project cost is estimated to be \$11,533,019.

The contact person for Artspace Projects, Inc. is Sarah White, Director of Property Management, at 250 Third Avenue North, Ste. 500, Minneapolis, MN 55401. She can be reached via phone at (612) 465-0212, fax at (612) 333-9089, or via email at sarah.white@artspace.org.

Attached are the existing and proposed site plans, scope of work, the Lake Michigan Coastal Area map, aerial map, and USGS map, with the project site indicated. The building will not significantly expand, except to accommodate access into and out of the structure, as required by code.

Please contact me your comments as soon as possible. You may email your response to fklecka.nda@comcast.net. Thank you for your help.

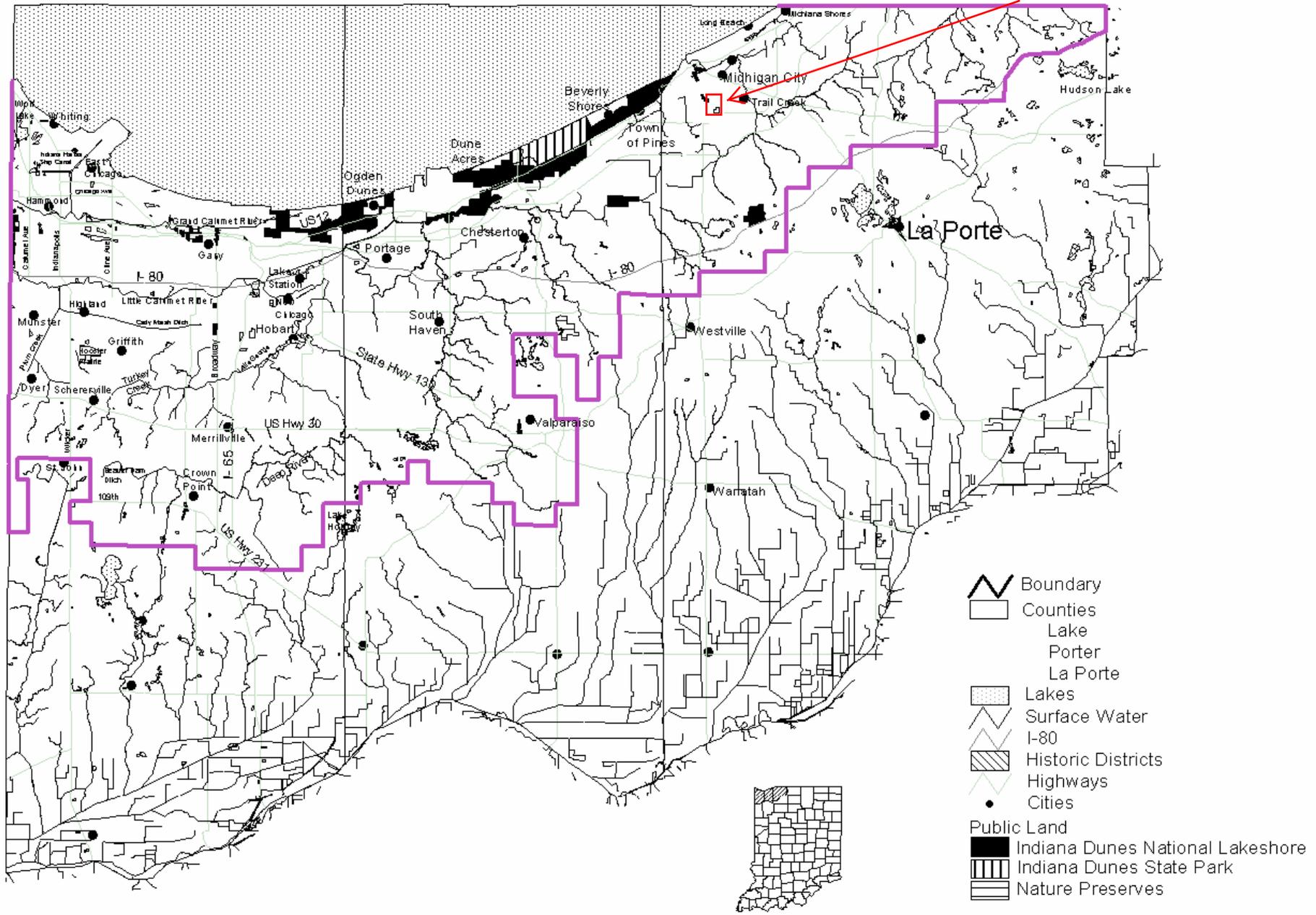
Sincerely,

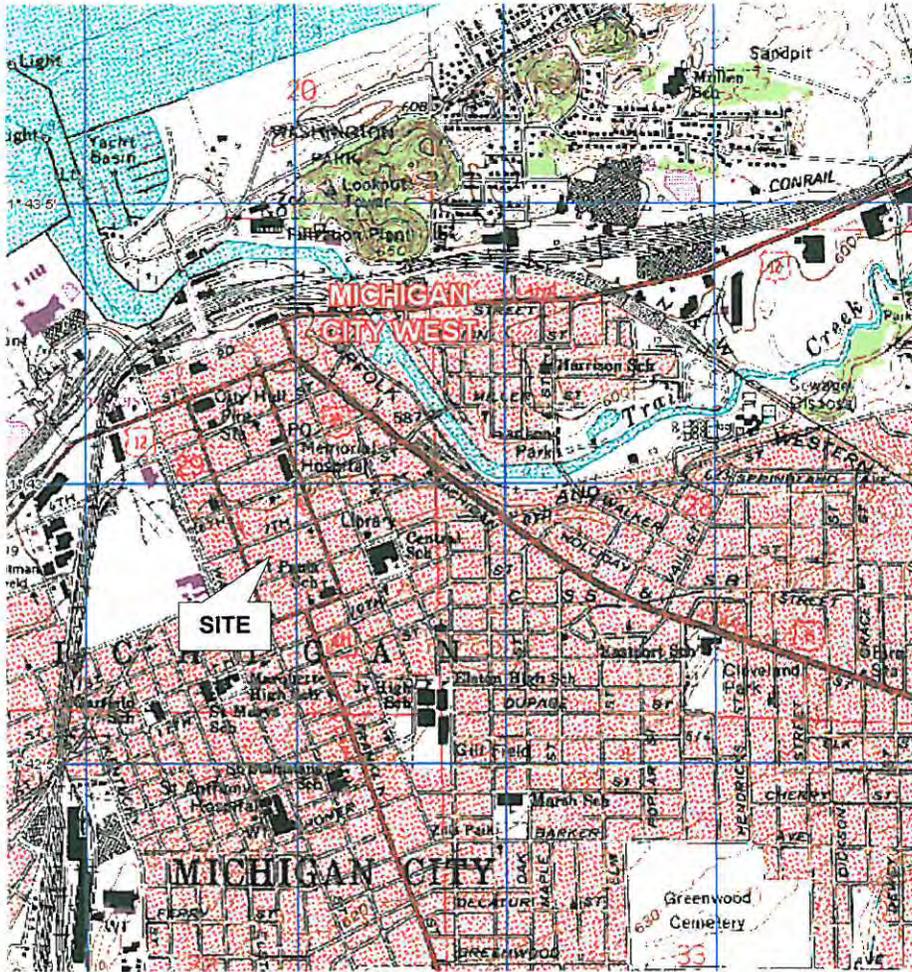
Florence Klecka

Grantwriting Consultant

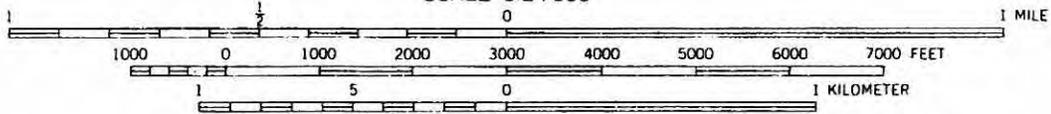
Lake Michigan Coastal Program Area

Project Site



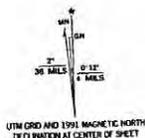


SCALE 1:24 000



CONTOUR INTERVAL 10 FEET
 NATIONAL GEODETIC VERTICAL DATUM OF 1929
 DEPTH CURVES AND SOUNDINGS IN FEET
 REFERENCE LEVEL 576.8 FEET, INTERNATIONAL GREAT LAKES DATUM

FIGURE 1



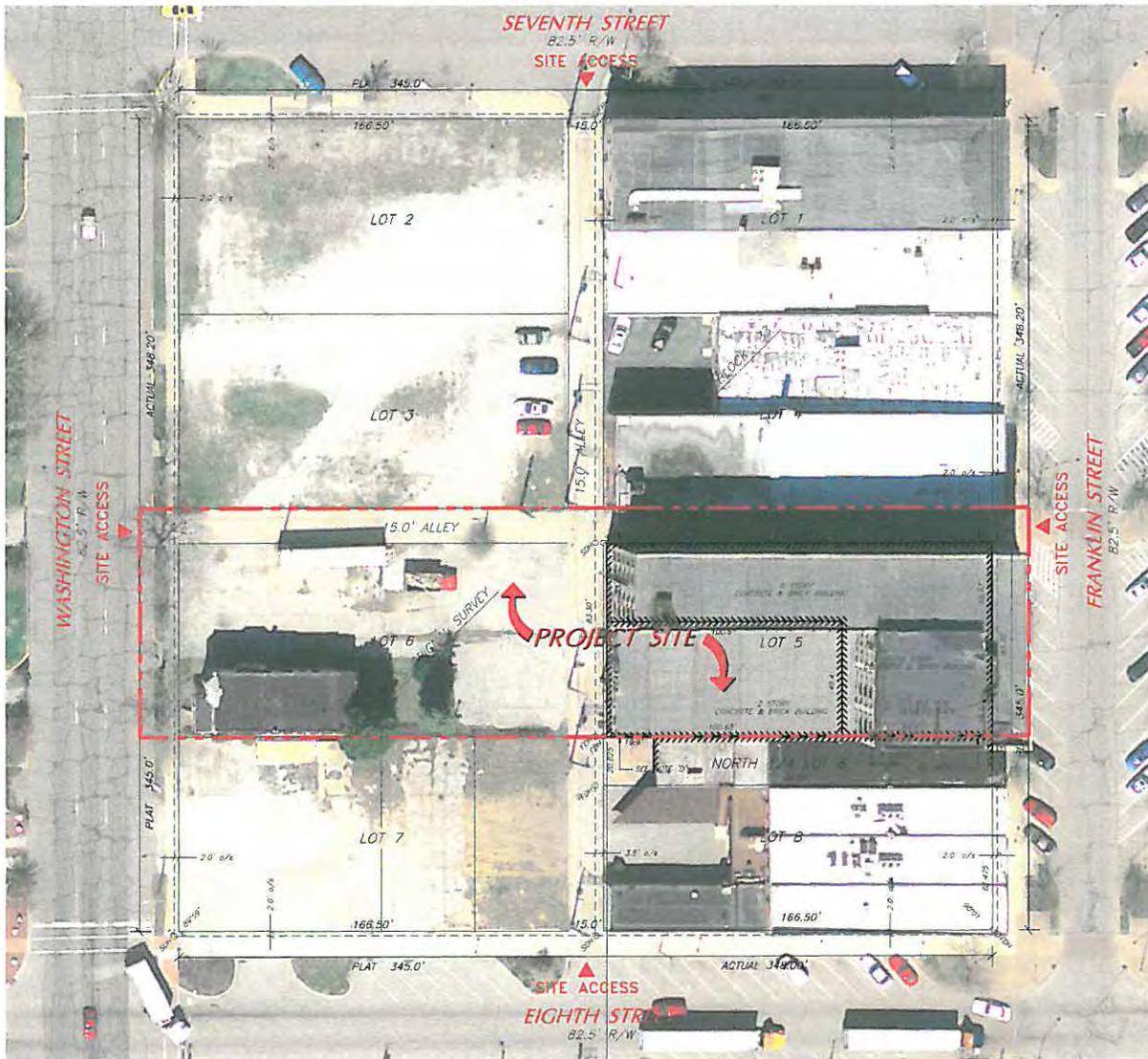
MICHIGAN CITY WEST, IN,
 QUADRANGLE 1980
 7.5 MINUTE SERIES (TOPOGRAPHIC)

ENVIRONMENTAL INCORPORATED

SITE LOCATION MAP
 ARTSPACE MICHIGAN CITY LOFTS
 717 FRANKLIN STREET
 MICHIGAN CITY, INDIANA 46360

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|----------|-----|--------|------------|--------|----------|
| DRAWN: | MLP | DATE: | 01/25/2012 | S.O.#: | AS1201 |
| CHECKED: | TBS | SCALE: | AS SHOWN | DWG#: | AS-DWG-1 |

2502 INVERNESS DRIVE, VALPARAISO, INDIANA 46383 Phone: 219-462-7576 Fax: 219-462-8659



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1126 LYNDENWAY EAST
SOUTH BEND, IN
46708

PRELIMINARY
NOT FOR
CONSTRUCTION
11.01.2011

**THE WARREN
BUILDING APARTMENTS**
717 FRANKLIN STREET
MICHIGAN CITY, IN 46360

FOR
ARTSPACE

250 THIRD AVE N, SUITE 500
MINNEAPOLIS, MN 55401
(612) 333-9012

**EXISTING
SITE PLAN**

DATE: NOVEMBER 1, 2011

REVISED:

NOVEMBER 1, 2011

C1.0

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