



Whiting Lakefront Park

...celebrate ...contemplate ...play!

Application from the City of Whiting, Indiana
for Financial Support from the
Northwest Indiana Regional Development Authority
for implementation of the Whiting Lakefront Park
Master Plan



AMERICAN
STRUCTUREPOINT
INC.



Northwest Indiana Regional Development Authority Application for Financial Support General Instructions

The RDA Board requires that every applicant for funding submit this application form. There are no minimum or maximum length requirements to any question or to the form as a whole. Brevity though is always appreciated, as long as the response is complete. Answers should be detailed and specific as well as focused.

Supporting materials (e.g. studies, plans, reports, etc.) in general should be referred to and the findings summarized in the answers, with the unabridged supporting materials attached to or submitted with the completed application.

The Board or its staff may request clarification and/or supplements to any given answer.

The applicant may submit any additional responses and/or materials it wishes. These should be given after the last response to the Board's questions and identified as supplemental information, materials, etc.

Date of filing: 01/26/2010
Mo. / Day / Year

Applicant: City of Whiting, Indiana
Contact person: Hon. Joseph M. Stahura
Mailing address: 1443 119th Street
Whiting IN 46394
City State ZIP
Phone: (219) 659-7700
Email: jstahura@whitingindiana.com

Applicant's legal status: Third class city as defined by IC 36-4-1-1

- Attach cites to any statutes, ordinances or other laws and rules that specifically establish the applicant, control its activities, and document its capacity to receive and spend funds.
- Attach a copy of any Articles of Incorporation, by-laws, rules, ordinances, specific government pacts, and related documents.

Project description

Executive summary (500 words)

- Attach extended description See Appendix A

Economic Impact Statement

Executive summary (250 words)

See Appendix B

- Attach extended economic impact analysis, citing quantitative data including projected impact on jobs and salaries, goods and services purchased in Northwest Indiana, population growth, and so on. Include a description of methodology.



Quality of Life Impact Statement

Executive summary (250 words) See Appendix C

- Attach an extended analysis of the projected impact of the project on the environment in Northwest Indiana. Also provide an analysis of the potential of the project to improve social circumstances for residents of Northwest Indiana. Include a description of methodology.

Funding Request and Financial Analysis

Total project cost: \$41,893,000
Funds requested from RDA: \$19,445,000

Total funds from other sources, both received and requested.

Federal: \$2,475,000
State: \$75,000
Local: \$15,512,000
Private investment: \$2,000,000

See Appendix D

- Attach a detailed explanation of the request from the board. Is the request for a specific part of a larger project and if so, define the specific project. Is the request for an outright grant, a loan, an investment to be repaid. Indicate the required flow of funds (single year/multiple years) If bonds are to be issues, are they to be issued by the applicant, the RDA or a third party? Indicate the terms of guarantees and repayment by Applicant by year.
- Attach a detailed explanation of the funds from other sources. The amount of financing received or promised from each source, its nature (bonds, loans, grants...), and full payment information.

Project Timeline See Appendix E

- Identify the start date, completion date and significant milestones for the specific project.

Supporting Materials See Appendix F

- Attach unabridged copies of all studies, reports, surveys and other documents supporting this application.
- Attach a statement of the relationship, if any, between this project and any other existing or proposed economic development project for Northwest Indiana.
- Attach any disclosure statements regarding relationships you may have with RDA board members or employees.
- Attach a copy of the ethics guidelines to which the applicant adheres.
- With respect to projects undertaken by the authority, the applicant shall set a goal for participation by minority business enterprises of fifteen percent (15%) and women's business enterprises of five percent (5%), consistent with the goals of delivering the project on time and within the budgeted amount and, insofar as possible, using Indiana businesses for employees, goods, and services. The complete citation can be found in IC 36-7.5-2-8(b) (<http://www.in.gov/legislative/ic/code/title36/ar7.5/ch2.pdf>)



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Appendix A

Executive Summary

Vision Statement - Whiting is a close-knit and vibrant community built upon the industriousness of its citizenry. It prides itself on its historic park, which serves as a center of recreation for residents and visitors alike. The City sees its park as an easily accessible and inviting retreat for year-round recreation and a place to commune with fellow neighbors and nature alike. In the spirit of the Marquette Plan, it provides for pedestrian and bicycle connections to a regional trail network and a safe and engaging connection for people to visit the Lake Michigan waterfront. It is a park that exemplifies the richness and vitality of Whiting and its citizens—a place to celebrate, a place to contemplate, and a place to play.

The purpose of the Whiting Lakefront Park redevelopment is to set a new focus on improving the wonderful amenity known as Whiting Lakefront Park. With a regional emphasis placed on connecting with the lakeshore through the Marquette Plan, Mayor Joseph M. Stahura saw an opportunity to improve upon this existing jewel along Lake Michigan. Better connection with the park and lakeshore will serve to increase Whiting's amenity value within the region and improve the quality of life for its residents and visitors.

In September 2009, the City of Whiting adopted the Whiting Lakefront Master Plan as an amendment to the comprehensive plan for Whiting that specifically called for an additional focus on development, amenities, and connection with the lakefront. This plan was the culmination of a year-long planning process to develop a new long-term vision for the lakeshore that would result in immediate and lasting improvements to the park. The process included a large amount of public participation to draw upon the creativity and desires of Whiting's residents. The public participation process included numerous focus groups, a survey of local businesses, stakeholder engagement interviews, regional coordination, and a three-day public design charrette.

Due to the excitement generated from the Whiting Lakefront Master Plan, the City has continued to build a strong and positive public-private partnership with BP. This relationship has resulted in financial support for implementation of the plan and growing excitement from BP's business operations staff in further developing this relationship. The City has also attracted interest from Whiteco Industries, Inc.(Whiteco), in the private development opportunities outlined in the plan. The City has begun initial discussions with Whiteco to explore the opportunities for potential condominium and commercial development in the project area.

Project Goals

- Provide for connectivity for pedestrians, bicycles, watercraft, and automobiles throughout Whiting Lakefront Park
- Link Whiting Lakefront Park to the regional multi-use trail network
- Improve upon natural habitat opportunities along the Lake Michigan shoreline
- Improve human connection to the lakefront through better access and amenities
- Preserve Whiting Lakefront Park's history and value to the community
- Improve upon Whiting Lakefront Park as an economic asset and attraction for the Whiting community

- Provide for year-round recreational opportunities within Whiting Lakefront Park
- Expand opportunities for additional residential and commercial development around Whiting Lakefront Park and 119th Street
- Improve the connection between Whiting Lakefront Park and 119th Street

The Whiting Lakefront Park Master Plan sets out 44 different project objectives in support of the vision and goals. Each of these project objectives (explained in detail in this chapter) are specific improvements that will be made within and around Whiting Lakefront Park. The City has limited financial resources and relies on funding from an established tax increment financing (TIF) district, as well as other available local, state, and federal funds. Because of finite resources, it was necessary to establish a phasing strategy and prioritize objectives. This provides resources to be available to complete the objectives while still ensuring other City priorities are addressed. Twenty-three major projects are outlined as priorities for the initial phase of this project as identified in this grant application.

Phase I Projects

Phase I projects are intended to begin immediately by improving access to the lakeshore through removing the rubble riprap along the lake and establishing a Lakefront Promenade that will connect with Whihala Beach County Park and the regional network of bicycle and pedestrian trails. The Whihala Beach County Park small boat harbor, which is not currently functional, will be reconfigured and expanded to again allow small-boat access to Lake Michigan. Furthermore, additional parking facilities will be added to the park, a new Lakefront Gazebo will be constructed to add an additional gathering and entertainment venue, and other aesthetic improvements will be provided to improve the overall experience for park visitors. The existing Gun Club building will have its original structure restored while also expanding the facility to provide for additional meeting facilities for events. The ridge that runs along the southern boundary of the park will be reconfigured to create a seating bowl in proximity to the historic picnic pavilion to enhance its use as a concert venue for large events in the park.

Outside of the park, major improvements will be made along the railroad corridor to implement a quiet zone, which will reduce whistle blows by the many trains that pass through Whiting each day. In order to implement this quiet zone, it is necessary to make major improvements to the railroad crossings at 117th and Front Street. The plan calls for closing automobile access to the park at 117th Street and putting in improved signals and crossing structures at Front Street. With these improvements, trains will no longer be required to sound their whistles at these locations. Overall, it will drastically improve the safety of pedestrians and automobiles crossing these tracks to gain access to the park. Intersection improvements will also be made at Front and 119th Street and at 117th and Oliver Street. The Front/119th Street improvements will include tying the park trail system into a new extension of the regional trail network along Front Street and the addition of a left-turn lane on 119th Street to accommodate traffic into the park. The 117th/Oliver Street improvements will improve the safety of the intersection by creating a T-shaped intersection to reduce driver confusion. A federal grant has been submitted for reconstruction of 117th Street from Atchison Avenue to the park.

During the early 20th century, trap and skeet shooting was a very common and popular activity within the park. Most of this activity took place along the southeastern shoreline. Unfortunately, the incremental impact of this activity resulted in a deposit of lead-based shot in the lake bed. Some estimates and studies performed by the US Army Corps of Engineers (USAEC) estimate this lead shot has migrated to within 500 feet of the existing shoreline and is mainly contained in this area. One of the potential options for

environmental remediation is to fill this area to keep the lead shot from spreading or affecting humans, fish, or other wildlife. It is estimated this fill may add an additional two acres of parkland to the Whiting Lakefront Park. The plan calls for this land to have a more natural feel, with native plantings, and allowing for the formation of natural dune and sand beach deposits along this portion of the lakeshore. Additional fish and wildlife habitat mitigation will create a natural oasis along this portion of Whiting Lakefront Park, as well as provide educational, recreational, and interpretive opportunities for Whiting residents and visitors alike.

Phase I Project Descriptions

Project 1 - Lakeshore Promenade, Fishing Pier, and Shoreline Protection [\$7.49 million]

RDA funding is requested for this project in the amount of \$7,465,000

This project will replace the existing rubble shoreline with stone revetment or bio-engineered shoreline. The existing rock, concrete, and debris at the shoreline is unsightly and limits access to the waterfront. The solution is a new shoreline treatment that will provide the park with an attractive, durable, and organic edge along Lake Michigan.

A Lakeshore Promenade along the shoreline will be constructed to provide for pedestrian and bicycle access along the water. At the present time, there is no planned path near the water allowing park visitors to move fluidly along the shoreline. The Lakeshore Promenade will enable visitors to stroll, bike, or rollerblade along the water's edge while enjoying recreation opportunities and exceptional views. The promenade provides a connection along the lakeshore and access to the newly designed path system leading into the business district and residential community.

The existing location of the concrete and steel pier is not ideal for maximizing fishing opportunities and requires substantial storage space onshore during the winter months. The deck elevation is also high for optimal fishing, given the water levels at present. The existing concrete and steel fishing pier will be removed in order to construct a new pier near deeper waters. The new fishing pier will be constructed of rock rubble with a concrete platform for pedestrians to gain access. The new rubble breakwater pier will extend approximately 200 feet into Lake Michigan to access deeper waters for anglers. A 10-foot-wide concrete walk will continue from the promenade and connect to the concrete viewing/fishing platform.

Project 2 – Whihala Beach County Park Small Boat Harbor and Parking Improvements [\$2.63 million]

RDA funding is requested for this project in the amount of \$2,458,000

This project will provide for expansion and improvement of the Whihala Beach County Park boat launch/harbor. There are currently two boat ramps at Whihala Beach County Park and, due to their current position along the shoreline and lack of protection, erosion and sediment is often built up along the launch, making it hard or even impossible for boats to be launched. In order to allow additional and safe access for boaters to Lake Michigan, the existing boat launch will be replaced with three boat ramps, one small craft ramp, and approximately six to eight short-term transient boat docks. The existing breakwater rubble wall will be extended and reconfigured to better protect the launch area and help prevent future erosion and sediment buildup at the new boat launch site. The concrete launch pad will be modified and improved to accommodate the new ramps. The harbor will require dredging to allow proper depths for boat travel and docking. The parking lot for the small boat harbor will be reconfigured for additional capacity and safer access for trailer vehicles to access the small boat harbor facility.

Project 3 – Vehicle Access Improvements to the Lakeshore and Quiet Zone Establishment [\$2.12 million]

RDA funding is requested for this project in the amount of \$2,043,000

Current access to the lakeshore includes crossing two major at-grade crossings each requiring more than 80 trains daily to sound their whistle through the Whiting community. Improving and consolidating access opportunities within the park will improve safety for park visitors, improve the quality of life for Whiting residents by reducing whistle blows and also serve to improve railroad operations by reduction of an at-grade crossing and increasing opportunities for train storage. Automobile park access at 117th Street will be closed and used only for an emergency and maintenance entrance. Additional emergency access is still available through Whihala Beach County Park’s emergency access location on the west side of the park. Access for pedestrians at this location will be maintained. The Front Street entrance would serve as the primary access to the park, which has the benefit of increasing traffic flow along 119th Street (Whiting’s main street). Improvements to intersections at 117th and 119th Street will accommodate increased traffic flows while also improving pedestrian crossing safety. Improvements to railroad signaling will include double-gates with medians and constant-warning devices to improve crossing safety while also reducing and sometimes eliminating whistle blows by trains. Whiting is working with the railroads to leverage local money to share the costs of these improvements. Signature gateways into the park will be created celebrating Whiting’s past and future. The regional trail extension will be linked along Front Street into Whiting Lakefront Park to the Promenade. This trail will then eventually be extended through the City of Hammond into Chicago.

Project 4 – Improvements to Existing Park Road [\$2.22 million]

RDA funding is requested for this project in the amount of \$2,144,000

This project will improve the existing park road to provide for enhanced pedestrian safety, on-street parking, and better accommodations for vehicles with boat trailers. The existing road through the park does not adequately address large vehicle traffic, parking along the loop road, and pedestrian safety. The new plan will respond to Whiting’s needs by addressing all three areas of concern. Vehicles will enter from Front Street and continue along the two-lane road through the park. The existing 24-foot-wide asphalt road will be resurfaced and improved with crosswalks and pavement changes at significant intersections. Angled parking will be provided at intervals on the park road for patrons to view the lake and access amenities within the park. A new turnaround will be incorporated in front of the 117th Street emergency access road. For the purpose of slowing traffic, neck downs will be incorporated at pedestrian crossings to give the illusion of a narrowed roadway. Bio-swales will be located along the road to control the runoff from the paved areas. Street trees will be spaced evenly or in groupings along the loop road. Additional improvements will include light poles every 50 feet on both sides of the roadway and a 10-foot walkway running along the entire loop road. Lighting will include poles, banner hangers, and decorative arms.

Project 5 – Whiting Park Off-Street Parking and Baseball Field Relocation [\$941,000]

RDA funding is requested for this project in the amount of \$880,000

This project will relocate the existing baseball field to accommodate parking demands of visitors by creating a new off-street parking complex. The existing baseball field located in the park will be relocated in partnership with the Whiting School Corporation and Calumet College of St. Joseph. Design of the new lighted baseball field will meet current play standards for NAIA and high school athletics. The new

facility will also include lighting for night play, training, and support facilities. A new 122-vehicle parking lot will be located east of the pavilion and provides access to all park attractions. The park will utilize “green” principles by integrating bio-swales into the design for the purpose of treating and retaining stormwater.

Project 6 and 7 – Additional Walking Path Connections and Rehabilitation of Existing Pathways [\$531,000]

No RDA funding is requested for this project.

This project will provide for additional walking trail connections within Whiting Lakefront Park to link new improvements and amenities to the existing trail system and parking areas. The existing trail system within the park responds to current park needs; however, with the addition of the proposed improvement projects, it was necessary to reassess the path system. The additions to the park’s trail system will be designed to serve a variety of users, including the disabled, and provide connections to all park activity areas. Existing pathways will be repaired, resurfaced and, in some cases, expanded to accommodate current design best practices.

Project 8 – Eastern Shoreline Restoration and Habitat Restoration Area [\$3.04 million]

RDA funding is requested for this project in the amount of \$1,036,000

The eastern shoreline currently consists of rubble rip-rap and vertical seawall. The lake area at this location is rather shallow and creates great opportunities for surfing. The plan calls for removal of the rubble and seawall and the addition of fill to create a natural park and beach area. This parkland will be developed as a natural and intimate area with winding nature trails. The shoreline will be a reconstructed natural shoreline with natural sand beach and dune habitats.

Project 9 – Pavilion Rehabilitation and Improvements [\$745,000]

No RDA funding is requested for this project

This project will improve the historic pavilion as a picnic and entertainment venue by providing for new restroom and concession facilities. The existing restroom facility, north of the pavilion, is no longer adequate to serve the needs of park visitors. These restrooms will be removed and a new concession/restroom facility built east of the pavilion. The new facility is situated for easy access from the loop road, promenade, parking lot, play parks, and pavilion.

Project 10 – Renovation of the Gun Club Building [\$852,000]

No RDA funding is requested for this project

This project will renovate the Gun Club building to serve as a visitor’s center and meeting facility within the park. At the present time the Gun Club has fallen into disrepair, and Whiting residents are unable to fully utilize this important building. In order to create gathering opportunities in the building, the rear addition of the Gun Club will be removed, and the original two-story core structure will be renovated. The expansion will include additional meeting space and restroom facilities.

Project 11 – Existing Playground Improvements [\$70,000]

No RDA funding is requested for this project

This project will repair and rehabilitate existing playground equipment. Playgrounds are one of the most favored components of a park for children and are often the most used equipment within a park. Playground equipment is continually improved upon with safety features and design. In order to ensure the safety and upkeep of the existing playground equipment, an assessment will be performed to identify the appropriate repairs of the play equipment.

Project 12 – 117th Street Intersection Improvements [\$157,000]

No RDA funding is requested for this project

This project will improve the intersection at 117th and Oliver streets. At the present time, a raised planter is located in the street at this location. Residents have difficulty maneuvering around the planter, and City officials have the added responsibility to maintain the street corridor. The landscape planter located in the roadway at the intersection of 117th and Oliver Street will be removed and the intersection reconfigured in a “T” formation. Crosswalks will be added for the safety of pedestrians and landscaping will be included along the streetscape. These improvements will provide for safer pedestrian crossings and an unobstructed improved roadway for motorists.

Project 13 and 20 – Landscaping and Lighting Improvements [\$4.67 million]

RDA funding is requested for this project in the amount of \$3,419,000

This project will provide for enhanced landscaping, irrigation, lighting, communication services, and wayfinding during all Phase I activities. When properly located and planned, landscaping, lighting, communication services, and wayfinding can make any visit to the park more enjoyable. Sustainability and maintenance are high-priority factors for placement and selection of plant materials. Residents will be provided with designated areas to continue Whiting’s tradition of memorial tree planting. Lighting will be located throughout the park and along the paths at approximately 50- to 70-foot intervals. Buildings and gathering areas will be appropriately lit for enhancement and safety. Underground power and communications will be provided to all buildings requiring a connection, including the pavilion, Gun Club, gazebo, both concession/restroom buildings, and picnic shelters. A system of wayfinding signage and markers will be utilized throughout the park.

Project 14 – Formation of Seating Bowl for Pavilion Events [\$121,000]

No RDA funding is requested for this project

This project will enhance the audience capacity for pavilion entertainment events. The hillside facing the pavilion is ideal for patrons to enjoy the numerous performances held in the pavilion; however, seating is limited due to the ridgeline. The current configuration of the hillside could be modified to increase and improve hillside seating. This will be achieved by filling the area southeast of the pavilion, thereby resulting in additional hillside seating for park guests to enjoy special events.

Project 15 – Lakefront Gazebo [\$1.43 million]

No RDA funding is requested for this project

This project will construct a Lakefront Gazebo as an additional entertainment venue. At the present time, park guests do not have a special event structure near Lake Michigan for celebrations. The Lakefront Gazebo is intended to be a special place for ceremonies and gatherings. Due to its location, the Gazebo will boast spectacular views of the Chicago skyline and Lake Michigan. The location of the Gazebo will allow for direct access to the promenade paths, viewing platforms, and the formal garden. The Gazebo

will be constructed in a traditional steel- and wood-framed structure, with stone accents and span 50 feet to allow sizable event gatherings. The Gazebo will feature a sound system for event days. In addition, lighting and landscaping will be provided at the Gazebo.

Project 16 – Irrigation System in Park [\$372,000]

No RDA funding is requested for this project

In order to reduce labor expenses for manual watering, an automatic irrigation system will be installed. This will allow labor resources to be shifted towards new facilities in the park and reduce the need for new staff.

Project 17 – Special Event/Lakeside Gathering Space [\$341,000]

No RDA funding is requested for this project

The special event/lakeside gathering space will be designed as a multi-functional area exceptional for informal gatherings and special lakeside events. The central paved area will lead to a viewing platform on Lake Michigan. Perimeter seating, arbors, and landscaping are located throughout the gathering space for visitors to enjoy views of Lake Michigan and the Chicago skyline.

Project 18 – Formal Garden [\$116,000]

No RDA funding is requested for this project

This project will develop a formal flower garden near the Lakefront Gazebo. There is currently no formal garden in the park. The new park design includes a formal garden as an uplifting, unexpected refuge within the lakefront park. The formal garden will include geometric patterns with colorful plantings and seating. Opportunities exist throughout the garden for a sculpture or fountain as a feature element. The formal garden will be located in close proximity to the Gazebo and the Gun Club to complement special events. It is located near the promenade and multi-use trails for park guests to discover the garden as they walk, bike, or skate along the lakeshore.

Project 19 – Family Recreation Activity Areas [\$692,000]

No RDA funding is requested for this project

This project will develop designated active recreation facilities for events such as bocce ball and other activities in close proximity to designated picnic areas. The current park does not have well-defined active recreation areas or picnic amenities that should accompany such areas. The new park offers a designated active recreation facility in close proximity to picnic shelters and amenities. The recreation area will be graded out to include open lawn area for bocce ball, bean bag, badminton, frisbee, and other family recreational activities. This project will improve picnicking opportunities in the park by installing new shelters. There is currently ample green space throughout the park for visitors to spread out along the grass and enjoy a picnic. The park currently offers a limited number of picnic table areas for visitors to enjoy. New picnic shelters will be located near the recreation areas and playgrounds.

Project 21 – Standard Diamonds Park [\$4.63 million]

No RDA funding is requested for this project

Major active recreation facilities, such as the tennis courts and baseball field, will be moved out of Whiting Lakefront Park. It is the intention of the City to refocus organized recreation activities on



Standard Diamonds Park. The park will be expanded through subsequent property acquisition, and additional facilities (such as the relocated baseball diamond, T-ball, tennis courts, and playgrounds) will be added. The existing Little League field will be preserved. The park will also be integrated into the regional trail system, which will also provide direct pedestrian access with 119th Street and Whiting Lakefront Park. The City is currently developing a master plan for the expansion of Standard Diamonds Park.

Project 22 – Whiting-Robertsdale Historical Museum [\$6.8 million]

No RDA funding is requested for this project

Whiting's rich history has shaped the community it is today. The railroads and Standard Oil Company played important roles in the formation of Whiting. The railroads helped bring settlers to the community, including Pop Whiting, who found Whiting when he ditched his train along the tracks. Shortly after settlers moved in, the Standard Oil Company started to build a refinery and the community's history changed forever. Over the years, the railroads continue to be a major source of industrial transportation and Standard Oil has changed hands to Amoco and now BP. Whiting's rich history is important to the area and has a large impact on the City today. The Whiting-Robertsdale Historical Museum will not only celebrate the area's railroad, oil and industrial heritage but also serve as an anchor that will draw visitors to Whiting and the 119th Street corridor. The museum will be built along the active rail corridor and have a viewing stand to watch the more than 80 trains pass through Whiting on any given day. In conjunction with the museum, there will be a multi-use facility that will provide space for meetings, gatherings, and catered events. This facility will not only serve as an additional meeting venue for Whiting organizations, but will also provide meeting facility services to Whiting's industrial and commercial residents.

Project 23 – Whiting Public Works Facility Relocation [\$2.3 million]

No RDA funding is requested for this project

The existing public works facility is located on property BP has requested for future expansion. Relocating the facility will allow for consolidation of services and overall reduce maintenance costs associated with a new facility.

Phase II Projects (Not included in this Grant Application)

The vision and goals outlined in the plan are long term. There were many ideas and projects that came out of the public participation process that fit with the vision and were important to include as part of the long-term strategy. Unfortunately, it is hard to assign a timeline for implementation to some projects that may happen down the road. Phase II is intended to serve as an area for projects that are not necessarily programmed for current or near future allocations of local funds necessary for their implementation. This does not mean these are not important projects (quite the contrary), but when prioritizing these projects, the City had to make the painful decision to wait on their implementation until funding and resources could be allocated at a later date. The Phase II opinions of probable costs range between \$10.0 million and \$15.7 million (in 2008 dollars). These projects include aesthetic and programmatic additions to the park, a pedestrian bridge at 117th Street to create a safe route from the surrounding neighborhoods into the park, installation of new playgrounds aimed at different child development ranges, the addition of a splash pad near the picnic area so children have a place to cool off under the watchful eye of their parents, rehabilitation and enhancement of the historic picnic pavilion, and an outdoor ice rink to expand the park's offerings during the winter months.



Appendix B

Economic Impact Analysis of Whiting Lakefront Park Master Plan on Lake and Porter Counties (Design and Construction)

Summary

The total estimated cost for design and construction of Phase I and II activities is \$42,643,000. The project is expected to span a four-year period with design activity commencing in late 2009 and all activity completed in 2012. The overall impact of construction investment in the lakeshore will result in the creation of approximately 447 local full- and part-time jobs over the course of the project resulting in a total impact of over \$62.8 million. The largest effects will be felt in the construction industry which will see the generation of over 200 full- and part-time jobs.

Impact Summary

Impact Type	Employment	Labor Income	Value Added	Output
Direct Effect	259	\$16,379,670	\$17,228,510	\$38,682,760
Indirect Effect	73.2	\$3,631,430	\$5,123,714	\$11,668,460
Induced Effect	115.1	\$3,840,793	\$7,344,897	\$12,471,310
Total Effect	447.3	\$23,851,890	\$29,697,120	\$62,822,520

Source: American Structurepoint, Inc. and Minnesota IMPLAN Group

Methodology

IMPLAN Professional 3.0 developed by Minnesota IMPLAN Group was the input-output impact model used for this study. The study area was defined as the boundaries of the Northwest Indiana Regional Development Authority, which includes Lake and Porter Counties in Indiana. For this reason, the model may not capture overall economic benefits of job creation and total output that may be felt in the immediate Chicago metropolitan area which is a more defined economic unit. Data for Lake and Porter counties in 2008, the latest data set available as of the date of this study, were used within the model. Expenditures were allocated in the model in the year the expenditure was to take place. All results are in 2009 dollars, unless otherwise noted.

Findings

An assumption of the model is that all project costs fall within construction and architectural, engineering, and related services. As none of the current projects have been through any preliminary engineering it is not possible to further refine direct spending in other industries or commodities at this time. It is assumed additional government expenditures for legal and related services will be necessary, but are not currently estimated. It is also argued these expenditures would happen regardless of specific projects and are thus already accounted for in regional trade flows.

The table below shows the estimated total impact of employment (direct, indirect, and induced) for the top ten most impacted industry groups. Total impacts capture the actual employment from the project expenditures, the employment generated by industries purchasing from other industries, and the employment generated from new household income being spent in the local economy. Approximately 447 local full- and part-time jobs will be created over the course of the design and construction of the project.



It is important to note, as this is construction spending, these job impacts will be temporary as this type of spending will not be sustained on an on-going basis by this project. Of those 447 jobs, 268 will be created within the construction and design industries while the remainder will be created in industries that would typically provide services to households such as medical care, eating and drinking establishments, and retail. Overall, one job will be created for every \$95,348 in spending on this project. For every one job directly created on this project an additional 0.72 jobs are created in the local economy.

Top 10 Industry Employment Impacts

	Description	Total Employment	Total Labor Income	Total Value Added	Total Output
36	Construction of other new nonresidential structures	217.9	13,455,776	14,253,952	32,349,056
369	Architectural, engineering, and related services	60.2	3,925,416	3,981,208	7,275,392
413	Food services and drinking places	19.5	310,730	461,025	979,624
397	Private hospitals	7.4	386,590	405,996	803,262
394	Offices of physicians, dentists, and other health practitioners	7.4	541,578	628,370	912,776
329	Retail Stores - General merchandise	6.5	144,246	214,800	336,535
360	Real estate establishments	6.3	130,165	603,888	765,388
382	Employment services	5.3	138,378	149,446	197,348
324	Retail Stores - Food and beverage	5.0	168,426	253,703	388,838
320	Retail Stores - Motor vehicle and parts	4.8	198,687	248,648	339,002

Source: American Structurepoint, Inc. and Minnesota IMPLAN Group

The table below shows the total output produced by project spending. The project expenditures of \$42.6 million will result in a total output of \$62.8 million in the local economy over the course of the project. For every \$1 of spending on the Whiting Lakefront project, \$1.47 of total economic activity is generated within the local economy. The 2008 gross regional product (measure of overall economic wealth) of the study area was estimated by the IMPLAN model at \$23.6 billion (2008 dollars). The project will add an additional \$29.3 million (2008 dollars) to the gross regional product over the course of the study.

Top 10 Output Impacts

	Description	Employment	Labor Income	Value Added	Output
36	Construction of other new nonresidential structures	217.9	\$13,657,630	\$14,467,790	\$33,712,280
369	Architectural, engineering, and related services	60.2	\$3,984,302	\$4,040,931	\$7,275,404
115	Petroleum refineries	0.3	\$62,884	\$88,167	\$2,545,924
361	Imputed rental activity for owner-occupied dwellings	0	\$0	\$1,510,619	\$2,217,877
413	Food services and drinking places	19.5	\$315,391	\$467,940	\$982,268
394	Offices of physicians, dentists, and other health practitioners	7.4	\$549,703	\$637,797	\$921,394
319	Wholesale trade businesses	4.7	\$319,405	\$547,843	\$849,522
397	Private hospitals	7.4	\$392,389	\$412,087	\$819,648
360	Real estate establishments	6.3	\$132,118	\$612,948	\$784,523
354	Monetary authorities and depository credit intermediation activities	3.6	\$170,137	\$446,251	\$625,346

Source: American Structurepoint, Inc. and Minnesota IMPLAN Group

Appendix C

Quality of Life Impact Statement

The Northwest Indiana Quality of Life Council in their “2008 Quality of Life Indicators Report” outlined a number of indicators important to gauging the quality of life within the Northwest Indiana region. The Whiting Lakefront Park redevelopment specifically is aimed at improving Whiting’s quality of life and addresses the following indicators.

- *Economic Development: A Thriving Community* – Calling for in the community’s redevelopment and comprehensive plans, the Whiting Lakefront Park redevelopment project aims to improve commercial viability along 119th Street business district, utilize the quality of life enhancements of Whiting Lakefront Park to attract new commercial investment, and has also worked to develop a cooperative relationship with BP to retain high wage jobs and attract new business operations investment within the community.
- *Environment: A Community in Balance with its Environment* – As outlined in the Marquette Plan, the Whiting Lakefront Park redevelopment project is focused on improving access to one of the greatest natural resources throughout the Midwest, the Lake Michigan shoreline. Furthermore, the project specifically aims to reduce impervious surface, utilize green best practices for stormwater treatment, utilize LEED principles for new development, improve shoreline access, and replace hard shoreline with beach, dune, and natural habitat. The plan also specifically aims to substantially increase recreational opportunities for all residents and visitors.
- *Housing: A Community of Open and Viable Neighborhoods* – Land use focus within the plan includes a focus on in fill housing near the lakeshore, including identification of senior housing opportunities along 119th Street, and medium to high density multi-family housing on 117th Street near the lakeshore. These infill opportunities will combat sprawl, help create a more diverse housing stock within Whiting, provide for housing opportunity for a more diverse population, and improve affordability for families seeking home ownership in the greater Chicago metropolitan area.
- *Health: A Healthy Community* – Currently the Northwest Indiana region scores worse for physical activity, heart disease rates, diabetes mellitus rates, and persons with unhealthy weight rates than the nation as a whole. The project seeks to increase the total park acreage, increase the amount of active recreation space, and improve hiking, walking and bicycling facilities throughout the community. The plan also calls to link Whiting Lakefront Park with the regional trail system and eventually with Chicago.
- *Civic Engagement: A Community of Engaged and Caring Citizens* – The Whiting Lakefront Park Master Plan, adopted into the Whiting Comprehensive Plan, served as the impetus for redevelopment of the lakefront. The plan was built on strong public participation through focus groups, a large stakeholder committee, community surveys, and a three-day planning charrette in which participants contributed their ideas for the future of the lakefront and the community as a whole. The citizen engagement has led to widespread support for the plan. Furthermore, the process has also strengthened public-private partnerships with corporate citizens, such as BP, who are now contributing significant financial support for the redevelopment.



Appendix D

Summary

Estimated total project costs	\$41,893,000
City of Whiting contribution	\$17,898,000
Other non-RDA contributions (<i>Federal, state, regional, and private</i>)	\$4,550,000
Requested RDA grant contribution	\$19,445,000
Local/Other contribution percentage	54 percent
RDA funding percentage	46 percent

Funding Request

The City of Whiting is requesting a three-year grant from the Northwest Indiana Regional Development Authority for implementation of the Whiting Lakefront Park Master Plan. This ambitious redevelopment project is the culmination of 18 months of planning, resulting in 23 projects that together create significant improvement in access, natural amenity, economic development, and enhancement of the quality of life for Whiting and Northwest Indiana. We are estimating the total project costs will be approximately \$41.9 million. This does not include approximately \$17 million worth of related projects that were recently completed or currently under construction necessary for development of the lakeshore.



Recently Completed or Near-Completion Related Projects		
USACE Whiting Park Water and Sewer Extensions		\$2,392,575
Lakefront Park Trail Connector		\$1,770,650
Whiting Lakefront Planning		\$342,500
Whiting Preliminary Planning & Acquisition		\$990,000
Service Lumber Property Acquisition		\$661,000
Standard Avenue/Front Street Reconstruction		\$8,625,000
Whiting Park Playground/Pavilion Improvements		\$350,000
Water and Sewer Improvements 119th St/Front Street		\$975,000
Waterline Network Improvements		\$850,000
TOTAL		\$16,956,725
Previous and Expended Funding for Project		
USACE Infrastructure Grant	Federal Appropriation	\$1,500,000
Northwest Indiana RDA Grant - (7/10/2008)	NWI RDA	\$2,563,225
City of Whiting Water Funds	City of Whiting	\$100,000
City of Whiting TIF Reserves - Park Improvements	City of Whiting	\$275,000
Lake County Solid Waste Management District Grant	Lake County	\$75,000
Standard Avenue/Front Street Allocation (STP)	Federal Appropriation	\$1,300,000
US HUD CDBG Grant	Federal Appropriation	\$36,000
City of Whiting STP Match - TIF Reserves	City of Whiting	\$325,000
City of Whiting Shoreline Improvement Funds	City of Whiting	\$625,000
City of Whiting TIF Bonds - Water and Sewer Infrastructure	City of Whiting	\$975,000
City of Whiting TIF Bonds - Front Street/Standard Avenue	City of Whiting	\$7,000,000
City of Whiting TIF Reserves - Waterline Network	City of Whiting	\$850,000
City of Whiting NWI RDA Grant #1 Match - TIF Reserves	City of Whiting	\$990,000
BP Grant for USACE Grant Match	BP	\$342,500
TOTAL		\$16,956,725

The City has taken a very conservative approach planning for the project. Although the overall vision is ambitious, the City has developed a phased strategy knowing it has significant finite resources to achieve its goals. The City's first priority was to look from within to secure financing for the project. To date, the city has secured over \$20 million in funding for the project. It has established a TIF district, which includes the area within the scope of the Whiting Lakefront Park planning area. Bond Counsel is estimating a total current bonding capacity available for construction based upon current assessments of \$15,962,000. Of the full capacity, \$750,000 has been pledged for other projects and financing costs are estimated at \$2,041,400 leaving a total of \$13,170,600 available for project implementation. The bonds will be issued by the City of Whiting Redevelopment Commission. As a TIF bond, these bonds are backed by the taxing authority of the City of Whiting. The projected interest rate for these bonds will be at 6.0 percent with an estimated debt retirement of 12 years. The City has also pledged \$300,000 in TIF cash reserves to the project to begin engineering and design services.



Current Secured Funding for Project		
Investment Type	Source	Amount
USACE Section 125	Federal Appropriation	\$2,000,000
Bicycle/Pedestrian Trails Allocation for Lakefront (STP)	Federal Appropriation	\$475,000
City of Whiting TIF Cash Reserves	City of Whiting	\$300,000
Lake Michigan Marina Commission Grant	Marina Commission	\$75,000
BP Grant	BP	\$2,000,000
City TIF Bonding	City of Whiting	\$15,212,000
TOTAL		\$20,062,000

The City has also developed a public-private partnership with BP, the largest corporate citizen within the City of Whiting. BP has pledged \$2,000,000 in match money for the purpose of pursuing federal, state, and regional funding for the project. BP has also pledged \$342,500 as a match for an existing \$1,500,000 USACE appropriation for water and wastewater improvements within Whiting Lakefront Park. The City is also working closely with BP on a number of in-kind land contributions and land swaps for expansion of the Standard Diamonds Park, as well as relocation of the City maintenance garage and property for a railroad museum and multi-use center.

The City has also worked closely with Congressman Visclosky's office to secure \$2,475,000 in federal appropriations for implementation of the plan. These appropriations include \$2,000,000 in USACE Section 125 money for shoreline improvements, as well as \$475,000 in surface transportation money to be used for pedestrian/bicycle trails and facilities within Whiting Lakefront Park. The City has also secured a \$75,000 grant from the Lake Michigan Marina Commission for lakeshore improvements. The City will continue to work to identify and secure additional federal funding as opportunities become available.

Proj. No.	Short Description	City of Whiting	FHWA	Marina Commission	BP	USACE	RDA	Total Project Cost
1	Lakeshore Promenade, Fishing Pier and Shoreline Protection	\$25,000					\$7,465,000	\$7,490,000
2	Whihala Beach Small Boat Harbor/Parking Improvements	\$95,000		\$75,000			\$2,458,000	\$2,628,000
3	Whiting Park Access and Entrance Improvements	\$76,000					\$2,043,000	\$2,119,000
4	Improvements to Existing Park Road w/ Turnaround Addition	\$79,000					\$2,144,000	\$2,223,000
5	Whiting Park Off-street Parking Lot	\$61,000					\$880,000	\$941,000
6	Additional Walking Path Connections	\$46,000	\$328,000					\$374,000
7	Repair and Improvement of Existing Park Pathways	\$10,000	\$147,000					\$157,000
8	Eastern Shoreline Restoration and Habitat Restoration Area					\$2,000,000	\$1,036,000	\$3,036,000
9	Pavilion Rehabilitation and Improvements	\$745,000						\$745,000
10	Renovation of the Gun Club Building	\$852,000						\$852,000
11	Existing Playground Improvements				\$70,000			\$70,000
12	117th Street Intersection Improvements	\$157,000						\$157,000
13	Phase I Landscaping and Lighting	\$208,000					\$3,019,000	\$3,227,000
14	Formation of Seating Bowl for Pavilion Events				\$121,000			\$121,000
15	Lakefront Gazebo	\$1,428,000						\$1,428,000
16	Irrigation System in Park	\$20,000			\$352,000			\$372,000
17	Special Event/Lakeside Gathering Space				\$341,000			\$341,000
18	Formal Garden				\$116,000			\$116,000
19	Family Recreation Activity Areas	\$692,000						\$692,000
20	Phase II Landscaping and Lighting	\$673,000					\$400,000	\$1,073,000
21	Standard Diamonds Park	\$4,631,000						\$4,631,000
22	Whiting-Robertsdale Historical Museum	\$5,800,000			\$1,000,000			\$6,800,000
23	City of Whiting Public Works Facility	\$2,300,000						\$2,300,000
TOTAL		\$17,898,000	\$475,000	\$75,000	\$2,000,000	\$2,000,000	\$19,445,000	\$41,893,000



The total financing that the City of Whiting has assembled for this project is \$20,062,000. Overall the City will pledge a total of \$21,831,000. The remaining \$1,769,000 funding gap will be covered through pursuing future grants, federal funding opportunities, as well as expected increases in increment from continuing investments within the TIF district. The total cost opinions for design, construction, and property acquisition is \$41,893,000. The City of Whiting requests a grant in the amount of \$19,445,000 over a three-year period for lakeshore improvement projects that are a part of the master plan that will improve public access and economic development opportunities for Whiting residents as well as the region. These projects have a direct relationship to the successful regional implementation of the Marquette Plan as well as improving quality of life and environmental quality for all residents.



Whiting Lakefront Development
 Estimated RDA Draw Schedule

Proj. No.	Short Description	RDA	Total Project Cost	2009			
				Q1	Q2	Q3	Q4
1	Lakeshore Promenade, Fishing Pier and Shoreline Protection	\$7,465,000	\$7,490,000	\$0	\$0	\$0	\$0
2	Whihala Beach Small Boat Harbor/Parking Improvements	\$2,458,000	\$2,628,000	\$0	\$0	\$0	\$0
3	Whiting Park Access and Entrance Improvements	\$2,043,000	\$2,119,000	\$0	\$0	\$0	\$0
4	Improvements to Existing Park Road w/ Turnaround Addition	\$2,144,000	\$2,223,000	\$0	\$0	\$0	\$0
5	Whiting Park Off-street Parking Lot	\$880,000	\$941,000	\$0	\$0	\$0	\$0
8	Eastern Shoreline Restoration and Habitat Restoration Area	\$1,036,000	\$3,036,000	\$0	\$0	\$0	\$0
13	Phase I Landscaping and Lighting	\$3,019,000	\$3,227,000	\$0	\$0	\$0	\$0
20	Phase II Landscaping and Lighting	\$400,000	\$1,073,000	\$0	\$0	\$0	\$0
TOTAL		\$19,445,000	\$22,737,000	\$0	\$0	\$0	\$0
				\$0			

All numbers in 2008 dollars unless otherwise noted



Whiting Lakefront Development
 Estimated RDA Draw Schedule

Proj. No.	Short Description	RDA	Total Project Cost	2010			
				Q1	Q2	Q3	Q4
1	Lakeshore Promenade, Fishing Pier and Shoreline Protection	\$7,465,000	\$7,490,000	\$163,000	\$90,000	\$90,000	\$90,000
2	Whihala Beach Small Boat Harbor/Parking Improvements	\$2,458,000	\$2,628,000	\$109,100	\$30,000	\$30,900	\$0
3	Whiting Park Access and Entrance Improvements	\$2,043,000	\$2,119,000	\$0	\$1,000,000	\$1,043,000	\$0
4	Improvements to Existing Park Road w/ Turnaround Addition	\$2,144,000	\$2,223,000	\$0	\$0	\$1,250,000	\$0
5	Whiting Park Off-street Parking Lot	\$880,000	\$941,000	\$0	\$0	\$600,000	\$280,000
8	Eastern Shoreline Restoration and Habitat Restoration Area	\$1,036,000	\$3,036,000	\$0	\$0	\$0	\$0
13	Phase I Landscaping and Lighting	\$3,019,000	\$3,227,000	\$0	\$0	\$50,500	\$0
20	Phase II Landscaping and Lighting	\$400,000	\$1,073,000	\$0	\$0	\$0	\$0
	TOTAL	\$19,445,000	\$22,737,000	\$272,100	\$1,120,000	\$3,064,400	\$370,000
				\$4,826,500			

All numbers in 2008 dollars unless otherwise noted



Whiting Lakefront Development
 Estimated RDA Draw Schedule

Proj. No.	Short Description	RDA	Total Project Cost	2011			
				Q1	Q2	Q3	Q4
1	Lakeshore Promenade, Fishing Pier and Shoreline Protection	\$7,465,000	\$7,490,000	\$1,025,000	\$2,000,000	\$3,000,000	\$1,007,000
2	Whihala Beach Small Boat Harbor/Parking Improvements	\$2,458,000	\$2,628,000	\$500,000	\$830,000	\$958,000	\$0
3	Whiting Park Access and Entrance Improvements	\$2,043,000	\$2,119,000	\$0	\$0	\$0	\$0
4	Improvements to Existing Park Road w/ Turnaround Addition	\$2,144,000	\$2,223,000	\$0	\$0	\$0	\$0
5	Whiting Park Off-street Parking Lot	\$880,000	\$941,000	\$0	\$0	\$0	\$0
8	Eastern Shoreline Restoration and Habitat Restoration Area	\$1,036,000	\$3,036,000	\$1,036,000	\$0	\$0	\$0
13	Phase I Landscaping and Lighting	\$3,019,000	\$3,227,000	\$198,500	\$250,000	\$250,000	\$1,500,000
20	Phase II Landscaping and Lighting	\$400,000	\$1,073,000	\$0	\$0	\$0	\$204,000
	TOTAL	\$19,445,000	\$22,737,000	\$2,759,500	\$3,080,000	\$4,208,000	\$2,711,000
				\$12,758,500			

All numbers in 2008 dollars unless otherwise noted



Whiting Lakefront Development
 Estimated RDA Draw Schedule

Proj. No.	Short Description	RDA	Total Project Cost	2012			
				Q1	Q2	Q3	Q4
1	Lakeshore Promenade, Fishing Pier and Shoreline Protection	\$7,465,000	\$7,490,000	\$0	\$0	\$0	\$0
2	Whihala Beach Small Boat Harbor/Parking Improvements	\$2,458,000	\$2,628,000	\$0	\$0	\$0	\$0
3	Whiting Park Access and Entrance Improvements	\$2,043,000	\$2,119,000	\$0	\$0	\$0	\$0
4	Improvements to Existing Park Road w/ Turnaround Addition	\$2,144,000	\$2,223,000	\$0	\$447,000	\$447,000	\$0
5	Whiting Park Off-street Parking Lot	\$880,000	\$941,000	\$0	\$0	\$0	\$0
8	Eastern Shoreline Restoration and Habitat Restoration Area	\$1,036,000	\$3,036,000	\$0	\$0	\$0	\$0
13	Phase I Landscaping and Lighting	\$3,019,000	\$3,227,000	\$500,000	\$270,000	\$0	\$0
20	Phase II Landscaping and Lighting	\$400,000	\$1,073,000	\$0	\$196,000	\$0	\$0
	TOTAL	\$19,445,000	\$22,737,000	\$500,000	\$913,000	\$447,000	\$0
				\$1,860,000			

All numbers in 2008 dollars unless otherwise noted



Operations and Maintenance

A consideration in expanding any public facilities will be the on-going costs to maintain and operate those facilities in future years. The City of Whiting was very concerned throughout the course of the project to assure capital improvements within the Whiting Lakefront Park Master Plan were accounted for in future city budgets.

The investments along the west side of Whiting Lakefront Park fall within Whihala Beach County Park. It is intended the County will continue to operate and maintain these facilities. Since the parking and small boat harbor improvements are a rehabilitation of existing facilities, there is no expected impact to the County for maintenance and operations. Maintenance due to enhancement of existing facilities such as the pavilion, gun club, roads and trails, or relocated facilities such as the baseball field are already accounted for in existing park and recreation fund and capital expenditure budgets.

The replacement of the rubble riprap and fishing pier with a stone revetment and breakwater pier will actually lower existing maintenance demands on existing park staff due to the lower amount of maintenance required for these facilities. Minor periodic replacement or rearranging of stone will be required due to severe weather and ice events.

The total amount of park land may increase by up to two-acres within Whiting Lakefront Park to account for the eastern shoreline restoration. As this area is expected to be maintained as natural area, existing park staff will be used for routine maintenance and care. It is expected that additional beach sand may be needed on a periodic basis to account for losses due to erosion during severe weather events. This cost can be accommodated in the current city capital budgets.

Facilities which will be added or expanded include additional park trails and gardens. A current analysis of full-time and seasonal employees using a marginal costing approach show current staff have the capacity to handle additional responsibilities for park maintenance such as pruning, planting, mowing, etc. In addition to seasonal staff hired during the growing season, one full-time position will be eliminated from the City's community center and reallocated to park maintenance staff. This new position will provide necessary capacity to handle future maintenance needs.

Appendix E

Project Timeline

Proj. #	Project Description	2009				2010				2011				2012			
		Q1	Q2	Q3	Q4												
1	Lakeshore Promenade, Fishing Pier and Shoreline Protection																
2	Whihala Beach Small Boat Harbor/Parking Improvements																
3	Quiet Zone/Whiting Park Entrance/Access Improvements																
4	Improvements to Existing Park Road w/ Turnaround Addition																
5	Whiting Park Off-street Parking Lot																
6	Additional Path Connections																
7	Repair and Improvement of Existing Park Pathways																
8	Eastern Shoreline Restoration and Habitat Restoration Area																
9	Pavilion Rehabilitation and Improvements																
10	Renovation of the Gun Club Building																
11	Existing Playground Improvements																
12	117th Street Intersection Improvements																
13	Phase I Landscaping and Lighting																
14	Formation of Seating Bowl for Pavilion Events																
15	Lakefront Gazebo																
16	Irrigation System in Park																
17	Special Event/Lakeside Gathering Space																
18	Formal Garden																
19	Family Recreation Activity Areas																
20	Phase II Landscaping and Lighting																
21	Standard Diamonds Park																
22	Whiting-Robertsdale Historical Museum																
23	City of Whiting Public Works Facility																

▲	Commencement of construction
	Non-RDA funded project
	RDA funded project

Appendix F

Copies of all Studies, Repeals, Surveys, and Other Documents Supporting This Application

- 2009 Whiting Lakefront Park Master Plan
- 2009 Revitalization Plan for the Redevelopment Area, 4th Amendment

Relationship of Project with Any Other Existing or Proposed Economic Development Project in Northwest Indiana

The project is directly related to present RDA funding for a USACE project for extending sewer and water connections through Whiting Park from the City of Hammond. This grant also funded the Whiting Lakefront Park Master Plan, comprehensive plan update and development ordinances update.

Furthermore this project has developed a strong public-private partnership with BP, a major employer within Whiting and the Northwest Indiana region. This partnership is resulting in financial contributions from BP to serve as matching funds for federal and regional money that may be devoted to the lakefront improvements. This project has also sparked interest from Whiteco for private development areas identified within the Whiting Lakefront Park Master Plan including potentials for multi-family residential condominiums and commercial hotel development.

Full Disclosure on Relationships with RDA Employees and Board Members

There are no known financial, romantic, or familial relations between City of Whiting administration leadership or their heirs and the RDA Board or its employees.

Northwest Indiana Regional Development Authority MBE/WBE Goals

It is the intention of the City of Whiting to meet RDA's goals as related to the use of minority and women business enterprises within the scope of this project.

Ethics Policy in Which the Applicant Adheres

SHARED CODE OF ETHICS AND VALUES OF THE COMMUNITIES OF CROWN POINT, HIGHLAND, MUNSTER, WHITING, AND SCHERERVILLE

Preamble

The proper operation of the government of our communities requires all official representatives be effective, independent, objective, and accountable to the people they serve. To ensure these qualities are upheld, the communities have adopted this Code of Ethics and Values to promote and maintain the highest standards of personal and professional conduct in our community. All elected and appointed officials, employees, volunteers, and others who participate in our government are required to subscribe to this Code, understand how it applies to their specific responsibilities, and practice these core values in their work. Because we value the public's confidence and trust in our services and its decision-makers,

our character and behaviors must meet the most demanding ethical standards and demonstrate the highest levels of achievement in following this code.

Our Values

Honesty/Integrity

- To act with moral courage.
- To make decisions for the public's best interests, even when they may not be popular.
- To not engage in any business that would be – directly or indirectly – inconsistent with the conscientious performance of my public duties.
- To make no private promises of any kind that may unduly influence my public duties.
- To accept the responsibility to (1) expose corrupt practices and/or behaviors and, (2) where empowered to do so, protect any public employee from retaliation who has exposed corrupt practices and/or behaviors.

Respect/Civility

- To treat others as I would wish to be treated.
- To accomplish the goals and responsibilities of my individual position, while respecting my role as a member of a team and the community at large.
- To act in a professional and responsive manner.
- To work together in a spirit of tolerance and understanding.
- To work to build consensus and accommodate diverse opinions.
- To communicate effectively by listening carefully, asking questions and responding in a way that adds value to conversations.

Accountability/Responsibility

- To not participate in any decision where I have a conflict of interest or from which my family, business and professional associates or I may personally benefit.
- To not use my position, public property, or public resources for the personal benefit of myself, my family or my business and professional associates.
- To never solicit or accept any favor or benefit for my family, my business and professional associates, or myself that might be construed as influencing the performance of my public duties.
- To make full public disclosure of the nature of any conflict of interest prior to any action taken.
- To avoid disclosing or abusing the information I gain by virtue of my position for the personal benefit of myself, my family, or businesses and professional associates.
- To not engage in direct competition with our respective community while I am an employee, an appointed official, or an elected official.
- To support the public's right to know the truth and encourage diverse and civil public debate in the decision-making process.



Fairness/Justice

- To promote non-discrimination in my decision making for our respective community and to make decisions based upon the merits of the issue at hand.
- To recognize the function of government to serve the best interests of the citizens.
- To use my authority to promote the efficient and effective delivery of public services.
- To refrain from proposing services where adequate resources are not available.
- To work to remedy the imbalance where inadequate resources adversely affect the best interests of the citizens.

Behavior inconsistent with the values set forth in this code may be redressed by the traditional instruments of governance including state law, ordinances, and work rules.