



City of Gary
**Marquette Park Lakefront
East Master Plan**

Application for Financial Support from the
Northwest Indiana Regional Development Authority (RDA)

Original Submittal: January 29, 2009
Revised Submittal: June 23, 2009



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Application for Financial Support

from the Northwest Indiana Regional Development Authority

Date of Filing and Applicant Information

Date of filing: January 29, 2009
(Revised June 23, 2009)

Applicant: City of Gary
Contact person: Christopher A. Meyers
Director of Planning
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Gary, Indiana 46402
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Applicant's legal status: Municipality

Project Manager: Hitchcock Design Group
Contact person: Joel Baldin, ASLA
Senior Associate and Project Manager
Mailing address: 180 North Wacker Drive, Suite 003
Chicago, Illinois 60606
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Email: jbaldin@hitchcockdesigngroup.com



Indiana Dunes National Lakeshore: Gary, Indiana

Our responses to specific requirements of the Northwest Indiana Regional Development Authority Application for Financial Support General Instructions are listed below:

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.

As determined by law detailed in the Indiana Code, receipt and expenditure of funds by the applicant, the City of Gary, shall comply with the Indiana Code and requirements set by the State Board of Accounts.

Attach a copy of any Articles of Incorporation, by-laws, rules, ordinances, specific government pacts, and related documents.

Gary is State of Indiana municipality that meets all requirements in Indiana Code 36-7-4.

Northwest Indiana
Regional Development
Authority

City of Gary

Geraldine Tousant, Deputy Mayor

Christopher Meyers, Director
Department of Planning

Caren Jones, Superintendent
Department of Public Parks

Project
Management Staff

Hitchcock Design Group
Joel Baldin, ASLA
Senior Associate and
Project Manager

Marquette Park Lakefront East Board

Voting Members

City of Gary Departments:

Board of Parks Commissioners

Department of Parks Superintendent

Department of Planning Director

Department of Environmental Affairs
Director

Department of Economic Development
Director

Non-voting Members

Advisory Committee:

Miller Citizens Corporation (MCC)

Miller Business Association (MBA)

1st District Council Person

Indiana Department of Natural Resources

National Park Service (NPS)

Save the Dunes Council, Inc.

U.S. Steel

Society for the Restoration of the Gary Bathing
Beach Aquatorium and Octave Chanute's Place in
History

South Shore CVA

Project Organization

The City of Gary is submitting this application for the development of the Marquette Park Lakefront East Master Plan. The City seeks RDA support for the necessary due diligence and master planning for future phases. The project has been divided into two distinct phases.

Phase 1: Due Diligence and Master Planning

To re-establish Marquette Park as a venerable destination along the Lake Michigan shore, the City of Gary is requesting financial assistance for the due diligence and master planning efforts necessary to create the Marquette Park Lakefront East Master Plan.

Phase 2: Capital Improvement Projects

Upon completion of Phase 1, the City of Gary and project team will have a list of recommended improvements for potential implementation in the Marquette Park Lakefront East project area.

Organizational Flow Chart

The diagram on the adjacent page illustrates the oversight and reporting model for this project. The Marquette Park Lakefront East Board is the entity created for the oversight and implementation of the Marquette Park Lakefront East Master Plan. The Board is comprised of voting members from four City of Gary departments and the Lakefront East Advisory Committee, a body of non-voting members serving in an advisory capacity. The Project Management Staff will support the Board and the City of Gary and provide coordination and management of consultants and contractors involved in the due diligence and implementation. The Staff will also serve as liaison between the RDA and the Board and a conduit for information dissemination and two-way reporting between these governing entities. As this project progresses and the due diligence reports arrive, the Project Management Staff will also be responsible for political and stakeholder alignment and developing funding strategies to ensure implementation.



Marquette Park Pavilion: Gary, Indiana

Project Description

Executive Summary

Marquette Park, situated along the South Shore of Lake Michigan, is one of Northwest Indiana's most admired yet underutilized lakefront parks. Upon completion, the Marquette Park Lakefront East Master Plan will identify improvements to re-establish Marquette Park as a unique destination along the Lake Michigan shoreline as well as enrich the local community's overall quality of life (see Marquette Park Location Map, page 15). Additionally, increased patronage at Marquette Park aligns with and supports the two other catalytic projects recommended by The Marquette Plan – the enhanced streetscape within the Miller Lake Street commercial corridor and the completion of the multi-use trails which are also identified in the Gary Green Link Master Plan.

When complete, the Marquette Park Lakefront East Master Plan will identify improvements that:

- enhance access to and circulation within the park
- preserve and strengthen the park's natural features
- provide new recreational and educational amenities
- restore signature historic facilities
- reinvigorate the park as a regional destination

Collectively, these improvements will help to re-establish Marquette Park as a unique lakefront destination within northwest Indiana and improve Gary's overall quality of life. In addition, increased use of the park aligns with the Northwest Indiana Regional Development Authority's (RDA) Comprehensive Economic Development Plan.

At this time, Gary seeks Northwest Indiana Regional Development Authority support for the necessary due diligence and master planning to create the Marquette Park

Lakefront East Master Plan. This plan, identified as Phase 1, will identify proposed improvements and project costs as well as help Gary and northwest Indiana create a place that is not only more attractive, but is generally more sustainable – not just environmentally, but functionally, culturally, and economically, as well. Phase 2 will include the capital improvement projects that will be identified in the master plan (see Marquette Park Site Improvements, page 17). In order to start to consider and evaluate these capital improvements, Gary and the project team has started to identify a preliminary list and project costs associated with these projects. These are identified in the Extended Project Description (see this page).

A schedule has also been developed by the City of Gary and the project team (see Project Timeline, page 36). If approved by the RDA, the project team is prepared to start immediately and complete Phase 1 by October 2009. Since this property is currently owned by the City of Gary and the capital improvements projects should not require items with long lead times, such as property acquisition and environmental remediation, the project team envisions the completion of construction documentation in the second half of 2009 and the early half of 2010, with construction beginning in 2010. If funding becomes available, a few projects may also be fast tracked and started in fall of 2009.

Extended Project Description

Phase 2: Capital Improvement Projects

Once the due diligence and master plan are complete in Phase 1, the project team will be equipped with a final list of recommended improvement projects and redevelopment scenarios. In order to evaluate these capital improvements, the City of Gary and the project team have identified the following preliminary list of potential projects and their associated costs:



1. Recreation Pavilion

Designed by George Maher & Son, the Recreation Pavilion is a stunning example of Prairie School and Italian Renaissance architectural styles. Located on the east end of the lagoon in the heart of the park, the pavilion is the architectural focal point of the park. Further improvements will:

- restore the historic pavilion, surrounding natural areas, gardens, and hardscapes
- restore the historic riverwalk along the lagoon and the historic bridges within the lagoon
- improve parking facilities to clearly define driveways, parking stalls, and pedestrian pathways and to enhance visitors' comfort and safety

- incorporate landscape restoration and environmentally sustainable features such as permeable pavers, bio-swales, and native plants
- improve facility operations and market opportunities
- add interpretive signage that highlights the Pavilion’s historic legacy
- restore the historic waterfall
- create a sidewalk link to the Father Marquette statue
- design appropriate exterior lighting for the pavilion

2. Gary Bathing Beach Pavilion “Aquatorium”

The Chanute Aquatorium Society has done an outstanding job rehabilitating this National Historic Landmark designed by George Maher & Son. Today the restored east wing and restored courtyard are heavily booked for both public and private events throughout the year. Further improvements will:

- restore the historic west wing into the Chanute Wing featuring the history of Octave Chanute and the Tuskegee Airmen
- develop a Chanute Memorial Garden
- install an exact replica of Octave Chanute’s glider flown at the Indiana Dunes in 1896
- provide a complete kitchen in order to provide a facility that can host additional events
- improve parking facilities to clearly define driveways, parking stalls, and pedestrian pathways and to enhance visitors’ comfort and safety
- incorporate landscape restoration and environmentally sustainable features such as permeable pavers, bio-swales, and native plants
- add interpretive signage that highlights the Aquatorium’s historic legacy
- restore the exterior and interior concrete block and cast concrete facade

3. Children’s Playground

Designed to provide a unique play environment for children along the lakefront, the playground has provided this use for generations but is in need of some update and repair. Playground improvements will:

- restore the playground so the playground is code compliant
- update the playground surfacing
- improve pedestrian connections to the surrounding parking lots and landscape
- incorporate landscape restoration and environmentally sustainable features such as permeable pavers, bio-swales, and native plants
- add interpretive signage that highlights and educates children about the natural environment



4. Father Marquette Statue

Commissioned and Erected in 1932, the statue of Father Marquette honors the legacy of the parks' namesake who died nearby. Designed by the prominent sculptor, Henry Hering, the actual bronze piece is in good condition but the surrounding site needs enhancement. Improvements will:

- restore the historic garden and hardscape around the statue
- add interpretive signage that highlights the statue's historic legacy
- restore the bronze statue as needed and surrounding limestone pedestal
- design exterior lighting
- restore the drainage around the statue area and the irrigation system



5. Lake Street Beach

Lake Street Beach Improvements will make this portion of the park as desirable and hospitable as other destinations along the lakefront. Beach improvements will:

- provide a permanent boat launch
- provide a new concession facility with toilets
- improve parking facilities to clearly define driveways, parking stalls, and pedestrian pathways and to enhance visitors' comfort and safety
- incorporate landscape restoration and environmentally sustainable features such as permeable pavers, bio-swales, and native plants
- enhance and provide accessible public access to the beach and surrounding natural areas as well as provide connections to the other main features of the park such as the Aquatorium and the Pavilion

6. Armory

Redevelopment of the former National Guard Armory site provides the opportunity to create a new public amenity or a private sector destination that attracts new visitors.

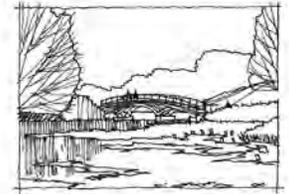
Opportunities for this site include:

- Private / Public partnership to redevelop this site
- development of a "Lakefront Learning Campus" as identified in The Marquette Plan
- the creation of a new private venture such as a combination of a bed and breakfast with a full service restaurant

7. Lagoon

Maintenance and management of the existing natural areas are critical to the preservation of this unique ecosystem. Natural area improvements will:

- restore and enhance the existing shoreline, natural areas, and island
- dredge the lagoon
- enhance and provide accessible public access points to the shoreline and the surrounding natural areas
- provide a permanent boat launch for small non-motorized pleasure craft
- add interpretive signage that highlights the natural environment and lagoon's historic legacy
- restore the Japanese Moon bridge and the Steel bridge



8. Marquette Beach Parking Facilities

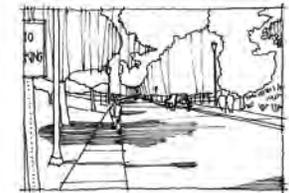
Convenient and attractive parking facilities are among the most important features of hospitality-focused destinations. Improvements to the parking facilities will:

- provide clearly delineated driveways, parking stalls, and pedestrian pathways to enhance visitors' comfort and safety
- incorporate environmentally sustainable features such as permeable pavers, bio-swales, and native plants

9. Infrastructure

Convenient, well lit, attractive roads and necessary infrastructure will enhance the overall experience for the park users and visitors. Infrastructure improvements will:

- improve existing roads, infrastructure, and incorporate traffic calming devices
- restore pedestrian connections to the surrounding landscape
- add historic lights that were originally a part of the historic park
- restore the historic pedestrian path between the Recreation Pavilion and the Aquatorium
- incorporate sustainable storm water features such as permeable paving and bio-swales
- add wayfinding signage so Marquette Park, downtown Miller Beach, and the Miller Beach community can be easily located by park users and visitors
- replace the waterline that feeds the Aquatorium and the future bandshell



10. Natural Areas

Maintenance and management of the existing natural areas are critical in the preservation of this unique ecosystem. Natural area improvements will:

- restore and enhance existing natural areas
- enhance and provide accessible public access points to the beach and the lakefront

- restore historic bridle paths as pedestrian paths
- add interpretive signage that highlights the natural environment and region's historic legacy
- remove tennis court and construct a new bandshell



11. Shoreline and Beach

The shoreline and beach along Marquette Park, Lake Street Beach, and the Miller Beach community are the collective focal point of the community and need to be preserved and enhanced to attract new visitors and existing users and to compel them to return again and again. Key lakefront improvements will:

- restore and enhance existing natural features
- remove obstructions within the public right-of-way
- enhance and provide accessible public access points to the beach
- add interpretive signage that highlights the natural environment and region's historic legacy

12. Capital Improvement and Management Plan

A Capital Improvement and Management Plan is critical to the future success of the project. Due diligence will study:

- public / private partnerships
- development of a park advisory group such as “Friends of Marquette Park” or “Marquette Park Conservancy”
- training of park staff
- development of capital improvement and management plans
- development of stewardship programs

**11x17
ACCORDIAN
FOLD LOCATION
MAP**

**11x17
ACCORDIAN
FOLD SITE
IMPROVEMENTS
MAP**

Economic Impact Statement

Executive Summary

Cities across the nation, but particularly in the Great Lakes region, are capitalizing on the value of their waterfronts. For example, Chicago and Milwaukee are leveraging millions of dollars in public and private investment to develop new parks, trails and real estate along their lakes and rivers. The City of Gary believes that redeveloping Marquette Park, introducing new development and enhancing connections to the surrounding neighborhoods will have tremendous positive impacts on Northwest Indiana's economy.

From his preliminary review of Gary's plan, Dan Martin, Vice President with Economic Research Associates, wrote:

“Research shows that the development and redevelopment of neighborhood and community parks can significantly impact the property values of surrounding land uses. This leads to positive fiscal impacts on the community and other applicable taxing jurisdictions.

What is true for smaller parks is true for regional park facilities, too – especially ones that offer residents and visitors unique experiences, special recreational opportunities, or natural assets. Marquette Park's location right on the lakefront, its diverse landscape design, mix of facilities and the unusual recreational experience it offers qualify it as a premier regional park asset in the bi-state region. An upgrade, update, and possibly new facilities would make the park more relevant to the interests of today's population and return it to the status of a destination facility. Following a reintroduction to the region, it would generate new economic and fiscal impacts. The broader plans for the redevelopment of the Lake Michigan waterfront, when implemented, will significantly impact life in and the economy of the region. This



Father Marquette Statue: Gary, Indiana

will be the result of a broad array of new recreational facilities, opportunities and developments of many types. Marquette Park is a good place to begin this effort as it is in good shape but could be notably better. Its redevelopment at this time would create a renewed destination of the waterfront and clearly illustrate the broader potential of the entire lakefront by making the water's edge a larger part of the life of the region.”

As part of the request for due diligence and master planning, the City of Gary is requesting support for economic impact studies to be performed by a nationally recognized expert in the economic impact analysis of projects of this scope.



Marquette Park Beach: Gary, Indiana

Quality of Life Impact Statement

Executive Summary

The proposed redevelopment of Marquette Park will positively impact many of the Quality of Life Indicators established by the Northwest Indiana Quality of Life Council and will ultimately improve all of the indicators in the long term.

Direct Quality of Life Impacts:

Economic	Providing a driving force in the economy by means of supplying customers for nearby businesses, creating jobs from new construction as well as redevelopment, increasing tax revenue for the city, and creating a self sustainable park through increased tourism and use. This project will serve as a catalyst to attract even more interest and investment in the region.
Environmental	Restoring and enhancing existing natural areas, promoting sustainable design, and showcasing the lakefront and its unique ecological habitat.
Health	Providing recreational opportunities in the form of trail systems and open space to encourage physical activity and decrease obesity; both noted as major areas of concern in the 2005 Epidemiological Report on the Health Concerns of Northwest Indiana.
Housing	Revitalizing the former Armory site and enforcing connections to the existing neighborhoods along the lakefront in Gary.
Transportation	Improving access within the park as well as enhancing connections to the Lake Street commercial corridor, the Shelby Street commercial area, and the nearby expressway system.



Entrance to Lake Street Beach: Gary, Indiana

Cultural/ Recreational	Encouraging activities and events along the lakeshore and within this historic park will strengthen family, social, cultural, and community ties, while also providing public recreational opportunities along and in Lake Michigan.
Government/ Civics	Encouraging inter-municipal cooperation to increase the overall quality of life for Northwest Indiana residents by approaching planning and redevelopment from a regional standpoint.

Extended Quality of Life Analysis

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.

Quality of Life, although difficult to measure, has been assessed by the Northwest Indiana Quality of Life Council (QLC) in their most recent report, published in 2004. The report established Quality of Life Indicators to help gauge quality of life levels for residents in Northwest Indiana. The QLC has focused their leading indicators around the principle of sustainability which encompasses three primary components: economic prosperity, environmental stewardship, and social responsibility.

The information in the following table, taken from the QLC's 2004 report, suggests many areas for improving the Quality of Life in the region.

Northwest Indiana Quality of Life Indicators:

Chapter Title	Indicator Type	Grade	Trend
A Diverse Community	Demographic	D	Hopeful
A Thriving Community	Economic	D	Promising
A Community of Opportunity	Income	D	Stagnant
A Community of Balance with its Environment	Environment	C+	Improving
A Learning Community	Education	C-	Mixed
A Healthy Community	Health	I	Unknown
A Community of Viable & Open Neighborhoods	Housing	C	Opportunity
An Accessible Community	Transportation	D	Disappointing



Marquette Park Lagoon: Gary, Indiana

A Safe Community	Public Safety	B-	Encouraging
A Community that Appreciates the Arts & Celebrates Life	Cultural/ Recreational	B	Vibrant
A Community of Engaged & Caring Citizens	Government/ Civics	B-	Emerging

Source: Quality of Life Indicators Report, Northwest Indiana Quality of Life Council, September 2004.

Additionally, the American Society of Civil Engineers (ASCE) 2009 Infrastructure Report Card for America’s Infrastructure gives Public Parks and Recreation a C-grade, and further states:

“Parks, beaches, and other recreational facilities contribute \$730 billion per year to the U.S. economy, support nearly 6.5 million jobs, and contribute to cleaner air and water and higher property values. Despite record spending on parks at the state and local level, the acreage of parkland per resident in urban areas is declining. While significant investments are being made in the National Park Service for its 2016 centennial, the agency’s facilities still face a \$7 billion maintenance backlog.” (Source: American Society of Civil Engineers, “Report Card 2009 Grades,” <http://www.asce.org/reportcard/2009/grades.html>)

The proposed lakefront redevelopment in Gary will directly impact, in a positive way, many of the Quality of Life Indicators, and will ultimately improve all of the indicators in the long term.



Marquette Park Beach: Gary, Indiana

Funding Request and Financial Analysis

The Marquette Park Lakefront East area has been the benefactor of public and private investments related to the restoration and protection of this historic resource. The on-going restoration efforts of the Gary Bathing Beach Aquatorium by the Chanute Aquatorium Society and the development of The Marquette Plan and the Gary Green Link Master Plan reflect the important first steps in the economic revitalization of this area. The City of Gary recognizes the need for a broader range of public and private investments that will improve the quality of life for their community through the development of a master plan and implementation strategy.

Along with past and present funding, the City of Gary is requesting RDA funding to perform the due diligence and planning efforts necessary to achieve the following goals related to project financing:

1. Develop a strategy for the funding necessary to implement the Phase Two Improvement Projects prioritized in the master plan.
2. Create a regional destination within northwest Indiana that attracts private sector investments for residential and commercial development to achieve the economic impacts and quality of life improvements identified in the master plan.
3. Create a recreation and educational destination within northwest Indiana through the protection and restoration of the native ecology and historic park.



Marquette Park Lagoon: Gary, Indiana

Detailed Explanation of Request

Phase One - Due Diligence and Master Planning	Consultant	Cost
Planning, Landscape Architecture and Project Management	Hitchcock Design Group	\$96,500
Historic Preservation and Reuse / Architecture	Bauer Latoza Studio Kil Architecture / Planning*	\$25,000 N.I.C.
Marketplace Evaluation and Analysis	Goodman Williams	\$30,000
Civil and Transportation Engineering / Base Data	DLZ	\$28,500
Biology and Dune Ecology	JFNew	\$10,000
Park Operations and Management	PROS Consulting	\$50,000
	Total Phase 1 RDA Funding Request	\$240,000

* Consultant will be contracted directly with the Society for the Restoration of the Gary Bathing Beach Aquatorium and Octave Chanute's Place in History.

Upon completion of the due diligence and master planning efforts, the project team will have a comprehensive plan identifying a magnitude of improvement projects and redevelopment scenarios. The City of Gary and the project team have identified the following list of potential improvements projects and their preliminary costs necessary to establish Marquette Park as a regional lakefront destination.

Phase Two - Improvements Projects	Consultant	Cost
1. Recreation Pavilion	Hitchcock Design Group Bauer Latoza Studio DLZ	\$4,000,000
2. Gary Bathing Beach Pavilion "Aquatorium" Improvements	Hitchcock Design Group Bauer Latoza Studio Kil Architecture / Planning	\$1,500,000
3. Children's Playground	Hitchcock Design Group DLZ	\$200,000
4. Father Marquette Statue	Hitchcock Design Group Bauer Latoza Studio	\$150,000
5. Lake Street Beach	Hitchcock Design Group Bauer Latoza Studio DLZ JFNew	\$2,800,000



Indiana Dunes National Lakeshore: Gary, Indiana

6. Armory	Hitchcock Design Group Bauer Latoza Studio DLZ JFNew	\$3,800,000
7. Lagoon	Hitchcock Design Group JFNew	\$2,000,000
8. Marquette Beach Parking Facilities	Hitchcock Design Group DLZ JFNew	\$4,000,000
9. Infrastructure	Hitchcock Design Group DLZ	\$5,500,000
10. Natural Areas	Hitchcock Design Group JFNew	\$2,800,000
11. Shoreline and Beach	Hitchcock Design Group JFNew	\$500,000
12. Capital Improvement and Management Plan	Hitchcock Design Group Bauer Latoza Studio DLZ JFNew PROS Consulting	Included
	Total Phase 2 RDA Funding Request	\$27,950,000

Detailed Explanation of Funds from Other Sources

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	Date	Funding Source	Cost
Aquatorium restorations and improvements	1993-2008	Chanute Aquatorium Society	\$2,311,500
Marquette Park Improvements	1998-2008	Gary Parks Department	\$425,000
Garden Club Projects	1999-2009	Garden Club	\$8,000
Gary Green Link Master Plan	2005	Lake Michigan Coastal Program Grant	\$200,000
The Marquette Plan	2005	City of Gary	\$8,000
Miller Woods Stewardship	2006	Indiana Dunes National Lakeshore	\$8,000



Aquatorium at Marquette Park: Gary, Indiana

Marquette Park Lagoons Water Quality and Public Education Assessment Project	2007	Lake Michigan Coastal Program Grant, Gary Sanitary District, Department of Environmental Affairs	\$166,000
Ramp Improvements and Signage	2007	Save the Dunes Council, Inc.	\$6,500
Dune Restoration	2007-2008	Indiana Department of Natural Resources	\$25,000
Gary Air Show	2007-2008	South Shore CVA	\$5,300
Marquette Park Lagoon Habitat Restoration Project	2008	National Fish and Wildlife Foundation, Gary Sanitary District, Parks Department, Environmental Affairs	\$57,855
Marquette Park Interpretive Signs	2008	Horvath Communications	\$5,000
Marquette Park Bandshell Design Services	2009	United Water and the City of Gary Parks Department	\$17,000
City of Gary Master Plan	2009	City of Gary/ East Chicago/ Hammond Empowerment Zone	\$30,000
Marquette Lagoon Annual Clean Water Celebration	Annual Event	Gary Storm Water Management District	\$10,000
US Steel Corrective Action	Ongoing	US Steel	Multi-million
US Steel River Dredging and Containment	Ongoing	US Steel	Multi-million
Shoreline Management Planning Project for Gary Shoreline East	Ongoing	Coastal Grant (\$20,000) City of Gary (\$10,000), In-kind services (\$10,000)	\$40,000
Grand Calumet River Area of Concern Habitat Restoration	Ongoing	NOAA Grant	\$593,000
Total Past, Present, and Upcoming Project Costs			\$3,916,155

Preliminary Project Timeline

The following timeline identifies the start date, completion date and significant milestones for the Marquette Park Lakefront East Master Plan. This is preliminary projected timeline Hitchcock Design Group and the City of Gary will fast track wherever possible.

Submit Grant Application	Review Grant Application	Approve Grant Application	Phase 1: Due Diligence and Master Planning	
			Opportunity Analysis	Alternative Strategies
			<ul style="list-style-type: none"> a. Hold kick-off meeting b. Prepare public involvement strategy c. Collect readily available data and potential financial resources d. Develop base maps e. Gather existing plans and ordinances f. Conduct site visit g. Generate site analysis h. Prepare summary memorandum i. Conduct review meeting with the City 	<ul style="list-style-type: none"> a. Interview representatives b. Conduct design charrette c. Prepare design charrettes summary memorandum d. Conduct review meeting with the Task Force e. Generate series of schematic design concepts f. Prepare schematic design concept in appropriate media and techniques g. Conduct review meeting with the Task Force
Jan 28, 2009	Feb 2009	Mar - Jun 2009	Jul - Aug 2009	Sep - Oct 2009

		Phase 2: Capital Improvement Projects				Implementation
Final Master Plan	<ul style="list-style-type: none"> a. Prepare preliminary Marquette Park: Lakefront East Master Plan b. Develop potential cost estimate matrix c. Prepare implementation plan d. Identify potential funding e. Conduct review meeting with the Task Force f. Refine cost data g. Incorporate cost estimate, funding data, and implementation plan h. Prepare Final Master Plan 	Schematic Design	Design Development	Construction Documents	Bidding and Negotiation	
Nov - Dec 2009						Jan - Jul 2010



Wildflowers At The Dunes: Gary, Indiana

Supporting Materials

The following information and related attachments are included in this application as supporting materials, per the requirements of the Northwest Indiana Regional Development Authority Application for Financial Support General Instructions.

1. *Attach unabridged copies of all studies, repeals, surveys and other documents supporting this application.*

Please see section labeled “Studies, Repeals, Surveys and Other Documents.”

2. *Attach a statement of the relationship, if any, between this project and any other existing or proposed economic development project for Northwest Indiana.*

As a regional park and destination for northwest Indiana, Marquette Park plays an important role in the mission of the Northwest Indiana Regional Development Authority. Shoreline Development is one the four targeted investments and this park directly meets this criteria. As a regional destination and historic park along the eastern border of Gary, a redeveloped park will provide a driving force in the economy by means of supplying customers for nearby businesses, creating jobs from new construction as well as redevelopment, increasing tax revenue for the city, and creating a self sustainable park through increased tourism and use. This will be the eastern anchor of Gary’s revitalized shoreline with the South Shore Lakefront project being the western anchor and the Gary Green Link Trail serving as the connector.

3. *Attach any disclosure statements regarding relationships you may have with RDA board members or employees.*

The City of Gary and its representative Christopher A. Meyer, Director of the Department of Planning, have no relationships with any Northwest Indiana



Tuskegee Airmen Statue: Gary, Indiana

Regional Development Authority board members or employees. Likewise, Joel Baldin, Senior Associate with Hitchcock Design Group, does not have any relationship with the RDA.

4. *Attach a copy of the ethics guidelines to which the applicant adheres.*

Please see section labeled “Applicant’s Ethics Guidelines.”

5. *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>).*

With the addition of PROS Consulting and a related modest increase in overall due diligence /planning costs, current Phase 1 minority business enterprise thresholds are 3.1% lower than State minimum thresholds. In Phase 2, the City commits to full compliance with minority business hiring and participation.

Minority Business Enterprise (MBE):	DLZ	11.9%
Woman-owned Business Enterprise (WBE):	Bauer Latoza Studio, Ltd.	22.9%

MBE / WBE Certification Letters for the aforementioned firms are included on subsequent pages of this application. Bauer Latoza Studio, Ltd., a WBE recognized and duly certified as such by the City of Chicago, is in the process of renewing its State of Indiana WBE certification. Goodman Williams is WBE certified in the City of Chicago and will pursue certification in the State of Indiana.

Additionally, Hitchcock Design Group, a registered corporation in the State of Illinois and Indiana, shall strive to conform to the requirements of the Buy Indiana initiative. We have also selected additional project team members with offices in Indiana. JFNew is located in Walkerton and Indianapolis, Indiana. Bauer Latoza, Ltd. has a local office in Gary, Indiana. DLZ has two offices in close proximity to Gary- one in Hammond and one in Burns Harbor, and PROS Consulting is located in Indianapolis.



Boat Landing: Gary, Indiana

**DLZ
MBE
CERT. LTR.**

**BL
WBE
CERT. LTR.**

**BL
WBE
CERT. LTR.**

Letters of Support

Letter of Support from the City of
Gary Department of Public Parks

Letter of Support from the City of
Gary Department of Environmental
Affairs

Letter of Support from the South
Shore CVA

Letter of Support from the United
States Department of Interior
National Park Service

Letter of Support from the Indiana
Department of Natural Resources

Letter of Support from the United
States Steel Corporation

Studies, Reveals, Surveys and Other Documents

The Marquette Plan: The Lakeshore
Reinvestment Strategy (Excerpt)

Gary Comprehensive Plan (Excerpts)

Marquette Park East Lagoon
Sediment Assessment

Vegetation and Wildlife
Assessment Report

Marquette Park Lagoon Fish Habitat
Improvement Project

The Department of Parks Master
Plan Update, 2003-2008 (Excerpt)

This document is approved by the Department of Parks Board of
Commissioners; the 2008-2013 Plan Update is currently being
revised as part of City of Gary's overall developmental scheme.

Grand Calumet River Area of
Concern (GCR AOC) Habitat
Restoration - NOAA Application

Applicant's Ethics Guidelines
State of Indiana Executive
Order 05-12

City of Gary Policies and Procedures:
Ethics

Memorandum of Understanding
between the City of Gary and The
Society for the Restoration of the
Gary Bathing Beach Aquatorium and
Octave Chanute's Place In History,
Inc.

