



RFQ: Indiana State Prison Redevelopment Strategy

Introduction: The Indiana State Prison is located less than one thousand yards from the shore of Lake Michigan and the Indiana National Dune Park and approximately a half a mile from the South Shore Commuter Rail Line within the newly established Transit Development District (TDD). The prison is also proximal to the NIPSCO Michigan City coal fire generation facility which is scheduled to be shuttered and demolished by 2028. The Indiana State Prison’s adjacency to major residential and visitor assets in Michigan City is a barrier to economic growth.

The Reimagining Michigan City – Prison Relocation Study is a comprehensive impact study of moving the prison out of downtown Michigan City/the lakefront, and reimagining that land for recreation, retail, restaurant, residential, and mixed-use space. This will create an opportunity for Northwest Indiana to grow talent, attract investment and raise per capita income, while tying together the TDDs of the soon to be double tracked commuter rail line and reclamation of the lakefront. The Brookings Institute’s Bass Center for Transformative Placemaking & the Local Initiatives Support Corporation (LISC) are currently working with the EDCMC and have created a playbook, after a year of community convening, to be published nationally as a guide for other small cities, that will help transform the East/West Side and Midtown Corridor of Michigan City, as these areas have historically not seen investment. This study will further the work of the Brookings/LISC study, particularly in regard to Agenda Item 6.1, “Advocate to Transform Legacy Sites – Explore State Prison Reuse Options.”

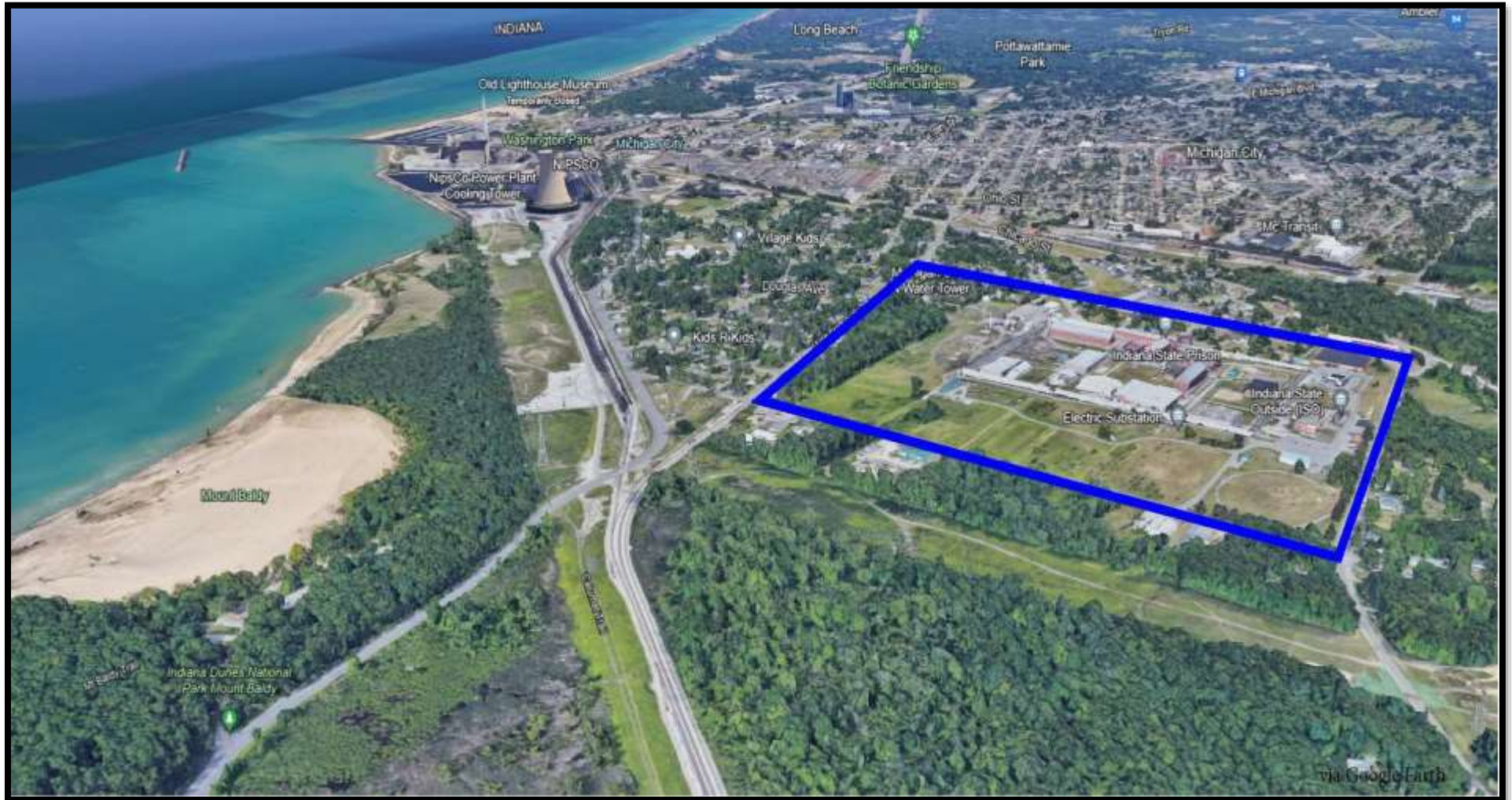
The goal of these efforts is to create a resilient development of this site that will by virtue of its redevelopment create additional value and amenities for the existing neighborhood. Ideally it will reconnect the site seamlessly into the existing neighborhood, as well as provide more direct access to the Indiana National Dunes Park. With this in mind, the mixture and location of various land uses must be carefully evaluated. An important component of this exercise will be engagement of stakeholders and gaining support from the adjacent residents/businesses. Paramount to the analysis and engagement is crafting a strategy based on accurate data that will lead to a realistic actionable redevelopment of the site that benefits Michigan City residents and businesses alike.

With any use that is over one-hundred years old there will be environmental concerns and remediation. This study is not meant to tackle all the analysis that will need to be completed. However, the intention is to determine what environmental and historical review will need to be completed. As part of this analysis the goal is to determine best practices and assemble all existing available information.

Budget: NTE \$240,000

Issuer: EDC Michigan City

Timeline: The study will be convened in Spring 2024 and will result in an adopted vision by December 2026.



Background on site: Construction on the Indiana State prison began in 1860 and was completed in 1868. In August of 2023 it was announced this facility would be closed once a new facility was constructed in Westville. The site, including the prison and ancillary services, sits on approximately 103 acres. It is abutted by the Indiana Dunes National Park and downtown Michigan City. The upgraded NICTD South Shore double track project is nearing completion and runs along the northern border of the site. In the coming years, the NIPSCO plant will be decommissioned and redeveloped. The current city comprehensive plan does not consider the possibility of prison closing and the potential redevelopment opportunities of the site.

Vision: Michigan City wants to continue the momentum of the double track, national park, and downtown renaissance throughout all neighborhoods within the city. Redeveloping this site will breathe new life into the west side of the city. It is important to be mindful of how this new development impacts existing properties and the existing plan for the west side. The vision is to create a new neighborhood node that is walkable and provides amenities within the site and for the existing neighborhood while also being an attraction. Think of the land use pattern more similar to how neighborhoods were built— pre-car centric design with ability to walk to shops, schools, services, and employment. A mix of multifamily, mixed use, and single family will be the ideal bulk of the area. Take into consideration how living and work have changed since the pandemic, as well as the affordability of homeownership. How can we design a development that allows for cradle to the grave that is attractive to young professionals, families, and seniors while providing the necessary amenities for each group? We envision 3-5 story multi-family with other gentle density throughout. This can take the form of live/work units, accessory commercial or accessory dwelling units, multigeneration housing, micro-units, etc. The preference is to reestablish and connect to the existing grid pattern while also creating an interesting and engaging design. For example, a public square, market, or piazza similar to those seen internationally that is bracketed by apartment, condo, or mixed-use buildings. With the national park adjacent to the neighborhood, look at the ecology as it can be incorporated into the built environment and stormwater management. With the biodiversity that exists along the Lake Michigan shoreline, this redevelopment can highlight the uniqueness of the south shore. Consider the redevelopment options from creating the master plan and whether parcelizing and allowing piecemeal development, master development, public private partnership, or another model. Finally, it will be important to learn if the public wants to use any existing buildings on-site as adaptive re-use. And if so, will that be feasible. Considering the long history of the site, efforts to incorporate some best practices in historic preservation should be considered as part of the redevelopment strategy. How this “new” neighborhood connects to the shoreline and downtown will be as essential as the development itself. This redevelopment is not meant to be an island upon itself, but something folding into an updated fabric of the community. Identifying gaps in development within the city generally and understanding how connectivity will work, especially to the lakefront, downtown, and the south shore station.

Public Engagement: Will be a joint effort with the awardee, city, state, and EDCMC. We envision a 12 plus-month engagement process. During the initial steering committee meetings, we will determine the external site and industry impacts collectively. Considering there have been many traditional planning processes in the past 5 plus years, there will be some “public engagement” fatigue. It is paramount to obtain input from stakeholders that typically are willing/able to participate. Having an innovative approach will be essential and any submission can include novel approaches.

Deliverable:

- draw from existing comprehensive plan, TDD study/analysis, Brookings Institute/LISC small cities playbook, LaPorte county housing study.
- provide examples of other successful former prison site redevelopments. Preferably in cities of under 100k residents and of a similar socio-economic framework.
- at least three (3) alternatives for site redevelopment with examples of similar successful efforts (include renderings, site plans, and real-world photos). Creativity/innovation matters.
- understanding the connection of pedestrian, bike, personal vehicles, freight, and public transportation infrastructure. Specifically route and design for direct access to Lake Michigan via the national park and connection to the South Shore station/downtown via a multi-modal boulevard.

- understanding what site remediation and development preparedness should occur prior to transfer and determine responsible parties.
- analysis of off-site improvements needed and magnitude of cost (utilities, infrastructure, land acquisition etc.) for proposed redevelopment.
- determination of what environmental analysis needs to be completed prior to and after site transfer.
- potential external impacts the closure of the ISP will have on Michigan City utilities (water usage), business, infrastructure, and tax base.
- strategy to ensure transition of site has minimal negative impacts to existing west side residents/business.
- using the housing study (and any other further research) to determine where and what types of housing (including affordable) will be feasible to program into the site and what steps are necessary to ensure they come to fruition.
- If built out as proposed what would the potential tax revenue be to Michigan City and LaPorte county and how would it impact the budget and underlying municipal and utility services (including Police, Fire, EMS, and schools).
- innovative stakeholder and public engagement that meaningfully incorporates the needs and wants of the existing adjacent residents and business owners. As part of the engagement process, setting up a website/social media to keep all stakeholders apprised and allow for non-linear participation in the process.
- create a playbook on how to achieve the desired outcomes. E.G zoning, subdivision, infrastructure improvements, access to capital, off-site/on-site order of operations of development, land acquisition, financing options, and incentives (local/state/federal). As part of this evaluate what specific partners and uses are essential to make the overall development successful.
- final work product will be two documents. 1. Prison site analysis and development testing (75%+/-) 2. Sub-area plan that can be amended into the existing comprehensive plan (25% +/-). Emphasis on ability to adopt and integrate into multiple existing development and planning endeavors within the city.

Decision making matrix: (scale of 100 numbers can be positive or negative)

The review team will consist of representatives from Michigan City and EDC MC

- Viability of previous plans created (30)
- Capacity (15)
- Originality (30)
- Cost containment (5)
- Local knowledge/partnerships (15)
- Approach to public engagement (5)

Submission format: Please submit in the following order.

- 1) single page executive summary including scope outline, timeline, and general breakdown of anticipated costs.
- 2) examples of similar successful redevelopment projects with a brief description on how they could directly translate to Michigan City
- 3) proposal showing qualifications, key personnel, capacity, and allocation of resources to complete project.
- 4) public engagement strategy

Please limit submission to 10 pages or less. Partnerships and local collaboration are encouraged, however not at the expense of the final product. Any questions during the RFQ period shall be directed at Aj Bytnar via the following contact information.

RFQ release date: January 31

Response due date: March 15

Anticipated award date: 30 +/- from close date

Submit a digital copy via pdf or direct link to shared site to: **Aj Bytnar, ALB Development Advisors c/o EDC MC** Ajbytnar@albda.biz

Reserved Rights:

- The EDCMC reserves the right to reject any and all proposals submitted.
- The EDCMC will not reimburse any costs incurred by a respondent in the preparation of a response to this RFQ.
- The EDCMC may or may not conduct interviews with the respondents to assist in making final determination.
- Should it become necessary to revise any part of or provide additional information necessary to adequately interpret provisions and requirements of this RFQ, or respond to written inquiries concerning this RFQ, the EDCMC reserves the right to issue an addendum to this RFQ by posting on the EDCMC's website.
- The EDCMC reserves the right to extend any portion of the timeline communicated in this RFQ.
- Responses to the RFQ, once tendered to the EDCMC, become the property of the EDCMC. Any restrictions on the use of data in a proposal must be clearly stated in the proposal, and although the EDCMC will try to accommodate requests for confidentiality, the EDCMC does not guarantee the security of any element of a proposal.
- No member, officer, or employee of the EDCMC or member of the EDCMC board, or of a local public body or agency having jurisdiction over the Site, may have any interest, direct or indirect, in any sales and/or development agreement or proceeds thereof.
- The EDCMC reserves the exclusive right to own, possess and utilize all work products, schematics, financial information, and other documentation obtained as a result of this RFQ as the EDCMC determines in its sole discretion. Submittal of a response to this RFQ shall be deemed the respondent's agreement to this reserved right without the necessity of any further agreement between the parties.