

## **PROJECT OVERVIEW and UNDERSTANDING**

The JJR Team has developed the following scope of work that coordinates the Marquette Plan Phase II and Porter County Transportation Plan efforts into a single process for a number of tasks, combining tasks such as public input, data gathering and assessment while providing two distinct sets of deliverables as required. The Basic Services outlined below are based on the following dual project understandings.

For the Marquette Plan Phase II (“MP2”) – the JJR Team understands that NIRPC seeks professional services for the development of a regional plan that creates a comprehensive land use vision for a select group of communities in Indiana’s Lake Michigan drainage basin and a strategy for implementation of that vision. The plan will be community-based and will use the newly adopted NIRPC Public Participation Plan for guidance. The project will be managed by NIRPC at the senior staff level and will involve an MP2-specific Advisory Committee representing a range of public and private entities who will work with the JJR Team.

For the Porter County Transportation Plan (“PCTP”) – the JJR Team understands that the corridor study area includes US-12 and US-20 in Porter County that parallels two major interstates I-94 & I-80/90 and also includes the commuter rail services of the South Shore C.S.S and S.B. interurban line between South Bend, Indiana, and Chicago, Illinois. The study area is defined as an approximately 14-mile section, stretching from County Line Road on the west and to County Line Road on the east. The northern boundary will be approximately 1/8 mile north of US-12 with the addition of Beverly Drive and the southern boundary will be approximately 1/8 mile south of US-20. The main goal of the Corridor Plan is to develop an economic redevelopment strategy for the areas along US-12 and US-20. The project will be managed by NIRPC at the senior staff level and will involve a PCTP-specific Advisory Committee representing a range of public and private entities who will work with the JJR Team.

## **PARTICIPATING KEY STAKEHOLDERS**

Numerous stakeholders will be involved in the Marquette Plan Phase II and/or the Porter County Transportation Plan projects. In many – but not all – instances, the stakeholders will be involved in both projects. Representatives of certain key stakeholder groups will be selected on one or both of the project-specific Advisory Committees. Key stakeholders will include:

- Municipalities
  - City of Portage
  - Town of Dune Acres
  - Town of Ogden Dunes
  - Town of Chesterton
  - Town of Porter
  - Town of Burns Harbor
  - Town of Michiana Shores

- Town of Pottawattamie Park
  - Town of Beverly Shores
  - Town of Pines
  - Town of Long Beach
  - Town of Trail Creek
  - City of LaPorte
  - City of Gary
  - City of Michigan City
- Counties
    - Porter County
    - LaPorte County
- Porter and LaPorte County Parks and Recreation
  - Porter and LaPorte County Commissioners and Planners
  - Northern Indiana Commuter Transportation District (NICTD)
  - The Port of Indiana
  - Save the Dunes Council
  - The Indiana Department of Transportation (INDOT) LaPorte District
  - The Indiana Department of Natural Resources (IDNR)
  - The IDNR Lake Michigan Coastal Program
  - The Indiana Department of Environmental Management (IDEM)
  - The Indiana Dunes State Park
  - The Indiana Dunes National Lakeshore -- National Park Service
  - Northern Indiana Public Service Company (NIPSCO)
  - Porter County Convention and Visitors Bureau
  - LaPorte County Convention and Visitors Bureau
  - The United States Army Corps of Engineers
  - Portage Redevelopment Commission
  - Chesterton Redevelopment Commission
  - Town of Porter Redevelopment Commission
  - Porter County Economic Development Alliance
  - Regional Bus Authority (RBA)
  - Regional Development Authority (RDA)
  - Industrial Companies along the corridor, such as Mittal Steel, Beta Steel, etc.

**Public Participation and Communication** -- Public participation is a crucial element of this planning process. Project concepts and issues must be effectively communicated to a diverse public audience. Project-specific Advisory Committees will be formulated to include representatives from local municipalities, coordinating agencies, and affected groups. The Advisory Committees will be established by NIRPC to provide oversight and guidance.

- The JJR Team will utilize NIRPC’s newly-adopted Public Involvement Plan as a guide during the public participation process. The public participation process will include the following:
  - Meetings with Porter County transportation corridor stakeholders to review access and related considerations.
  - Public Meetings to understand needs, desires, and markets and to present concept alternatives and final plans.
  - Visioning Sessions to identify public goals and objectives.
  - Planning Workshops to identify key desires, opportunities, and constraints related to the Corridor area.
  
- **Deliverables**
  - Public Participation Plan -- The JJR Team will develop public participation strategies and identify the appropriate levels of participation, topics, milestones and deliverables for the project-specific Advisory Committees.
  - The JJR Team together with NIRPC will prepare agendas, pre-meeting preparatory sessions, meeting minutes, memoranda and management of the project-specific Advisory Committees.
  - The JJR Team will conduct visualization techniques to assist stakeholders in evaluating physical images of natural and built environments. Stakeholders will view and evaluate a wide variety of alternative streetscapes, land uses, and street arrangements.

## **PROPOSAL ASSUMPTIONS**

The scope of services is based upon following assumptions:

- The client is responsible for providing all GIS data (when available) in useable electronic format. The data layers include:
  - Aerial photography
  - Existing streets
  - Existing bus routes
  - Traffic counts
  - Traffic projections
  - Current & projected population figures
  - Land use & zoning
  - Future & planned improvement projects
  - Previous and/or on-going transportation studies
  - Environmental data
  
- Any additional data layers that may be required for this project may also be provided by the client
- The client is responsible for providing all other data/reports listed in the Marquette Plan scope of services as digital or hard copy.

- The client is responsible for providing all other data/reports listed in the Porter County Transportation Plan scope of services as digital or hard copy.
- The client is responsible for sending out meeting invites for public meetings, updating the relevant websites, press releases, and arranging for meeting locations for the public input process

## **DATA COLLECTION and REVIEW**

Numerous existing plans and other data sources will help provide invaluable background for the Marquette Plan Phase II and/or the Porter County Transportation Plan projects. In many – but not all – instances, this existing data will be directly relevant to both projects. Key plans and other data will include:

- The Marquette Plan Lakefront Reinvestment Strategy, 2005 (Phase I)
- The City of Portage’s Master Plan and associated studies
- IDNR shoreline studies including Lake Michigan Coastal planning efforts
- NIRPC long-range plans including the 2005 Ped & Pedal Plan, the 2030 Plan, Greenways & Blueways Plan, and the Regional Watershed Framework Plan
- Trail Creek and Dunes Creek Watershed Plans
- Porter County Master Plan
- Town of Porter Comprehensive Plan, 2004
- Town of Chesterton Comprehensive Plan, 2004
- Other community plans as identified and/or provided by NIRPC
- Unit General Management Plan Amendment, IDNL, 1997
- US 12 Scenic Road Feasibility Study, 1991
- Little Calumet River Corridor Plan, 1991
- Regional Bus Authority (RBA) Strategic and Operation Plans, 2006
- Transportation Study, Indiana Dunes National Lakeshore, 1989
- Other plans, data sources, regulations or policies identified and/or provided by NIRPC

## **BASIC SERVICES**

### **PHASE 1 – PROJECT KICK-OFF/INVENTORY & ANALYSIS**

- Establish a Working Group – The JJR Team with NIRPC staff will establish a Working Group to meet in a monthly basis to provide an oversight and guidance for both projects.
- **Kick-Off Meeting** – The JJR Team and the Working Group will conduct a Kick-Off Meeting that will encompass both the MP2 and PCTP projects. There are several goals for this meeting, including:
  - Introduction of key project participants
  - Agreement as to general “rules of engagement” that will govern the projects
  - Determination of the membership of the Advisory Committees for each separate project

- Discussion of any up-to-the-minute recent developments or issues relevant to the projects
  - Review of the Management Plan
  - Hand-off of collected plans and other data for review by the JJR Team
- **Management Plan** -- The JJR Team will prepare a Management Plan that identifies key project elements and the timetable necessary for completion. NIRPC staff will review and comment on the Management Plan at the Kick-Off Meeting.
- **Data Collection, Evaluation, and Issue Identification** – The JJR Team and NIRPC will collect and review the data identified above, and other data as applicable, in order to characterize existing and projected future conditions, including:
  - growth and redevelopment areas along Porter County transportation corridors
  - growth trends, land use, housing, and travel patterns along Porter County transportation corridors
  - water and sewer systems along Porter County transportation corridors
  - transportation systems (including road networks, bicycle and pedestrian trails) along Porter County transportation corridors
- **Environmental Analysis** -- For Porter County Transportation corridors, the JJR Team will provide an environmental inventory of properties within the study area. Environmental impacts related to the design efforts shall be defined. The environmental inventory will include the following items:
  - Significant natural resources
  - Historic resources
  - Environmentally sensitive areas
- **Non-Motorized Modes of Transportation Inventory** – The JJR Team will conduct an inventory of non-motorized modes of transportation along the Porter County transportation corridors. This will include an assessment of the functional and aesthetic condition and location of transit, bicycle and pedestrian facilities as well as accessibility under ADA. Continuous pathways and gaps in connection and other substandard features will be noted and mapped.
- **Traffic Operations and Management** – The JJR Team with input from NIRPC will conduct a traffic analysis of the corridor to determine present and future volumes and impacts of turning movements and will include segment and intersection capacity and level of service trends and projections within the Porter County transportation corridors.
- **Infrastructure** – The JJR Team will evaluate and map the functional condition and location of elements of the roadway infrastructure system, including roadway facilities, public utilities and drainage.

- **Site Analysis** – The JJR Team will make site visits to become familiar with the Lake Michigan shoreline within the Phase II communities and gather data on physical elements that will impact the planning effort. Data will include information on land use and ownership, general conditions, and homeland security issues.
- **Base Mapping** – The JJR Team will review with NIRPC and compile base information from existing sources, such as aerial photos and GIS mapping, utilizing the 2005 Indiana Ortho-photography.
- **Deliverables**
  - A Management Plan
  - Base Maps -- GIS-coded base maps of the project area that will delineate paved areas, structures, vegetation, curbs, sidewalks and other similar details. GIS layers will include transportation elements, historic, environmental, cultural assets, land use and neighborhood boundaries (PCTP).
  - Base Maps – from data provided by NIRPC using aerial photos and GIS layers (MP2)
  - Environmental Inventory Map -- This section will include an environmental inventory map, and a development constraints map (PCTP).
  - Issues and Opportunities Map – The JJR Team will prepare a map that depicts regional and local land use and transportation issues, opportunities and constraints (MP2).
  - Meeting notes as appropriate

## **PHASE 2 – VISIONING**

- **Stakeholder Interview Forum** – The JJR Team will conduct interviews with key stakeholders in the project area. These stakeholders will be identified by the MP2 Advisory Committee and will include major property owners/managers, potential developers, environmental organizations and other interested individuals or groups. The interviews will be conducted over a week-long period with two interview forum sessions – one at a Porter County site, and one at a LaPorte County site.
- **Community Visioning Meetings** – The JJR Team will work with NIRPC and the PCTP Advisory Committee to lead a series of five community visioning meetings at locations convenient to residents from all eight municipalities and Porter County within the project area.
- **Deliverables**
  - Stakeholders Forum summary (MP2) – The JJR Team will prepare a written summary of key issues, opportunities discussed at the Stakeholders Forum
  - Community visioning summary report (PCTP) – The JJR Team will prepare a report that describes regional and local land use and

transportation issues, opportunities and constraints as identified throughout the Visioning process.

- Meeting notes as appropriate

### **PHASE 3 – CONCEPT ALTERNATIVES**

The JJR Team will develop a set of design principles, recommendations, plans, and guidelines for the development of three concept alternatives that will be sensitive to natural, historic, and cultural resources within the project area, tourism-related and economic development opportunities, and existing plans for each of the project municipalities.

The concept alternatives will include but not be limited to:

- Corridor Transportation plans and/or sub-area plans (up to three)
- Land Use and Urban Design plans and/or sub-area plans (up to three)
- Typical Streetscape plan concepts (up to three)

#### **Deliverables:**

- Transportation plan and/or sub-area plan concept alternatives (PCTP)
- Land Use and Urban Design plan and/or sub-area plan concept alternatives (MP2)
- Typical Streetscape plan concept alternatives (PCTP)
- The concept alternatives will be depicted using a combination of graphic sketches or renderings, and photo-simulations, adequate to convey major concepts to casual viewers.

### **PHASE 4 – DRAFT LAND USE and TRANSPORTATION PLANS**

Based upon the feedback to the concept alternatives developed in Phase 3, the JJR Team will develop a Composite Plan and a set of Sub-Area Plans that are sensitive to natural, historic, and cultural resources within the project area, tourism-related and economic development opportunities, and existing plans for each of the project municipalities.

The Composite Plan will include but not be limited to:

#### **Transportation Plan**

- Transportation Improvements – The JJR Team will make recommendations regarding improvements and changes for parking, traffic, numbers of lanes, drainage, utilities. Consultant will develop conceptual level plans based on traffic analysis to address issues such as the integration of pedestrian, bicycle and transit facilities as part of the corridor facility. Truck traffic and pedestrian safety are other key issues in this plan.
- Access Management Strategies -- The JJR Team will provide access management strategies to control access to the corridor adjacent land use. The JJR Team will consider the new access management study provided by INDOT that provide guidelines and strategies to attain a highest degree of safety and traffic flow.

- Intelligent Transportation Systems -- the Transportation Plan will define a strategy for the implementation of effective and applicable ITS technology particularly on US-20.

### **Land Use and Urban Design Plan**

The Land Use Plan will be prepared to promote developments that are consistent with the existing Comprehensive Plans and encourage balanced development within the project area. It will include:

- Land Use and Urban Design Plan -- The JJR Team will evaluate potential future development and redevelopment opportunities, with an emphasis on smart growth applications to encourage high-quality pedestrian-oriented development in strategic locations that are or could be served by transit. The consultant will make recommendations regarding changes in local zoning and ordinances as needed to reflect the desired outcomes of the corridor plan. The Land Use and Urban Design Plan will be developed concurrently with the corridor Transportation and the Streetscape Plans to strengthen the interrelationship between transportation and land uses.
- Streetscape Plan – The JJR Team will develop an identity for the corridor, so that residents and visitors recognize the corridor as a distinctive destination with a unique sense of place. The corridor will be treated with uniform program of signs, landscaping, banners, sidewalks, public arts, lighting, architectural elements, and any other features that will improve safety, accessibility, and appearance.
- Action Items -- The JJR Team will identify a preliminary list of Action Items within the project area that can be implemented by INDOT, cities, towns and Porter County.
- Catalytic Projects – The JJR Team will identify a list of potential catalytic projects for early implementation upon the completion of the plan.

### **Deliverables:**

- Regional Plan creating a comprehensive land use vision (M2)
- Transportation Plan (PCTP)
- Land Use and Urban Design Plan (PCTP)
- Streetscape Plan (PCTP)
- Preliminary list of Action Items
- Preliminary list of Catalytic Projects (PCTP)
- The plans will be depicted using a combination of quality three-dimensional (3-D) modeling, graphic sketches or renderings, and photo-simulations.

### **PHASE 5 -- Final Plan & Poster (MP2)/Final Corridor Study Report (PCTP)**

- **Final Project Deliverables (MP2)** -- The JJR Team will produce a two poster that graphically depicts the Final Marquette Plan Phase II, which will represent a comprehensive land use vision and an implementation strategy for communities within the Phase II region. This poster document will build upon 2005 Indiana State Ortho-photography, and will incorporate:

- The Final Composite Marquette Plan Phase II
  - Final Sub-Area Plans for catalytic projects in the Phase II communities
  - Final Typical Streetscape Plans for within the Phase II region
  - Depiction of the entire Marquette Plan – Phases I and II
  - 30 Copies of a summary report (as required by DNR, the Coastal Program Grant)
- **Final Project Deliverables (PCTP)** -- The JJR Team will produce a final report document that includes the project components listed above. The final document will include recommendations and lists of prioritized strategies, action items and estimated costs, in a readable text and graphic format.
    - 30 printed copies of the Draft Final Report will be provided to NIRPC staff, Working Group and the Advisory Committee at a minimum of two weeks prior to producing the final report.
    - 40 printed copies of the Final Report will be provided within 30 days of receipt of written feedback to the Draft Final Report
    - An electronic version of the Final Report suitable for internet posting
    - A PowerPoint presentation of the Final Report
    - Copies of all 3-D visualization models, graphic sketches or renderings, and GIS data files and maps developed during the project in State Plane West projection.
    - Formal, presentation-quality 3-D renderings for both MP2 & PCTP.