



Trail Creek Area Mixed-Use Study, Including Housing/Residential; Developer RFP & Proposal Review

Michigan City, Indiana

Located on the shores of Lake Michigan in Northwest Indiana's LaPorte County, Michigan City lies less than 60 miles east of Chicago. Michigan City is proximate to many regional residents, visitors and recreation options. It has access to Chicago via the interurban South Shore Line and with I-94 skirting its southern border. There is also a significant second-home population in the area. In the early 2000s, the city focused on redevelopment of an area along Trail Creek just across the Creek from the Blue Chip Casino and just south of the central business district.

With acquisition of many of the parcels within the area either underway or completed, the City hired HSP to help it move into redevelopment of the area. First, HSP completed an analysis of comparable projects to expose Michigan City to what creative waterfront mixed-use projects have been developed elsewhere, including a housing and residential analysis. This helped to inform the developer selection process. HSP's second phase included the development and management of the RFQ process for developers as the City worked to implement the Trail Creek vision. The process included development of the RFQ, a pre-response conference and tour, an evaluation of submittals and management of the interviews. The Redevelopment Commission received seven qualified responses and moved forward with the project.

Client: Michigan City

Time Period: 2009 - 2012