

MARQUETTE MALL AND OFFICE TOWER PROPERTY

MICHIGAN CITY, INDIANA

MAY 20, 2022



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OVERVIEW

The face of retail has changed and will continue to change. People are no longer as interested in going to the big box mall and are instead drawn to more experience-oriented, mixed-use environments where they can shop, eat, play, and live. In response to this change, 20th-century malls across the country are being transformed into vibrant 21st-century mixed-use neighborhoods. The Marquette Mall and Office Tower property in Michigan City, Indiana, is an underutilized mall with the great potential to become a vibrant retail-commercial-residential neighborhood. The City of Michigan City has recognized this potential and commissioned planning consultant Town Planning and Urban Design Collaborative (TPUDC) to create a vision for the property.

The Marquette Mall was once a thriving mall in the center of the city but has been predominantly vacant for decades. It is in a prime location in a TIF District at the busiest intersection in the City and two miles from the South Shore Commuter train that goes into downtown Chicago. There is market demand for a variety housing types in the area but a lack of options, making this site ideally situated for a mixed-use development. The vision presented in this booklet is intended to show concepts of what the property could be and does not need to be the final plan. Both the City and community are eager to work with a developer to transform this 20th-century mall into a 21st-century live-work-play neighborhood.



THE TEAM



Town Planning & Urban Design Collaborative Master Planning · Design · Public Process · Entitlements

Town Planning & Urban Design Collaborative (TPUDC) is a national planning and urban design firm located in Franklin, TN. With a wealth of experience in the planning, coding and development industries, TPUDC brings a developer's sensibilities to the creation of the firm's master plans. Our work pushes conventional practice and employs time-tested placemaking principles to create buildings, civic spaces and streets that are vibrant and enduring, with the full contextual range of mixed-use, pedestrian-friendly environments. We have worked with municipalities across the country on mall and suburban retrofit vision plans, showing how these underutilized sites can be transformed into vibrant mixed-use areas.



Michigan City, Indiana Planning & Inspection Department

The Planning & Inspection Department promotes the comprehensive growth and sustainability of the City and its neighborhoods. The department oversees the City's zoning and land use policies and, through its economic development and housing bureaus, employs a variety of resources to encourage business and real estate development.

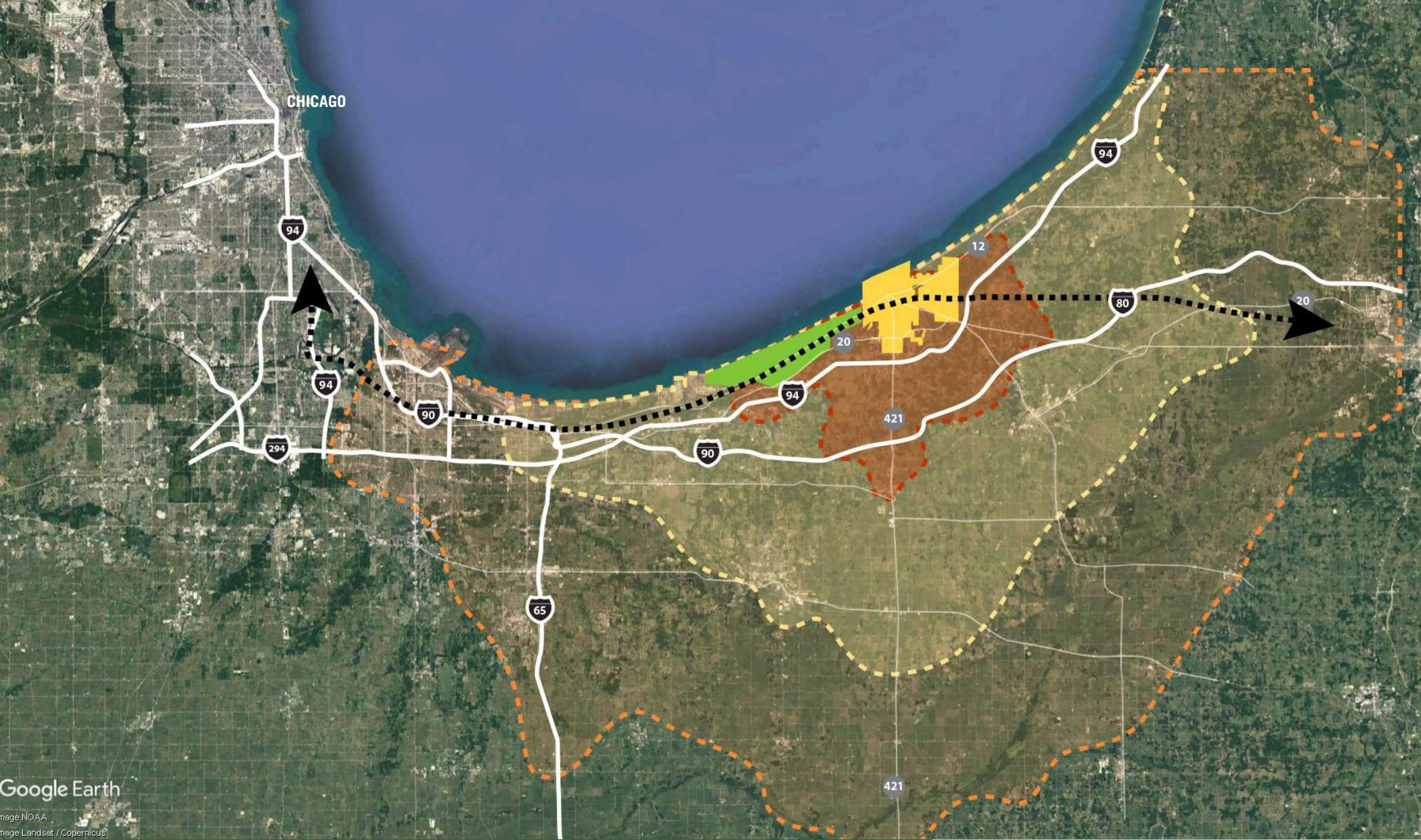
Redevelopment Department

The Redevelopment Department is dedicated to urban renewal and economic growth, using acquisition, clearance, disposition of land, and public improvements to reclaim blighted land for new development. The work of the department focuses on corridors and neighborhoods that are underused and in need of reinvestment using funding from special benefit taxes provided by state law known as tax incremental financing or "TIF", which encourage redevelopment and benefit all taxable property within the boundaries of the city.



Economic Development Corporation

Economic Development Corporation Michigan City (EDCMC) is a private nonprofit organization. The EDCMC is dedicated to attracting new companies, helping existing businesses, spurring entrepreneurial efforts, developing educational opportunities and cultivating a strong workforce. They work toward this by uniting private and public sectors, business and community leaders and government and industry officials – all to incite economic growth.



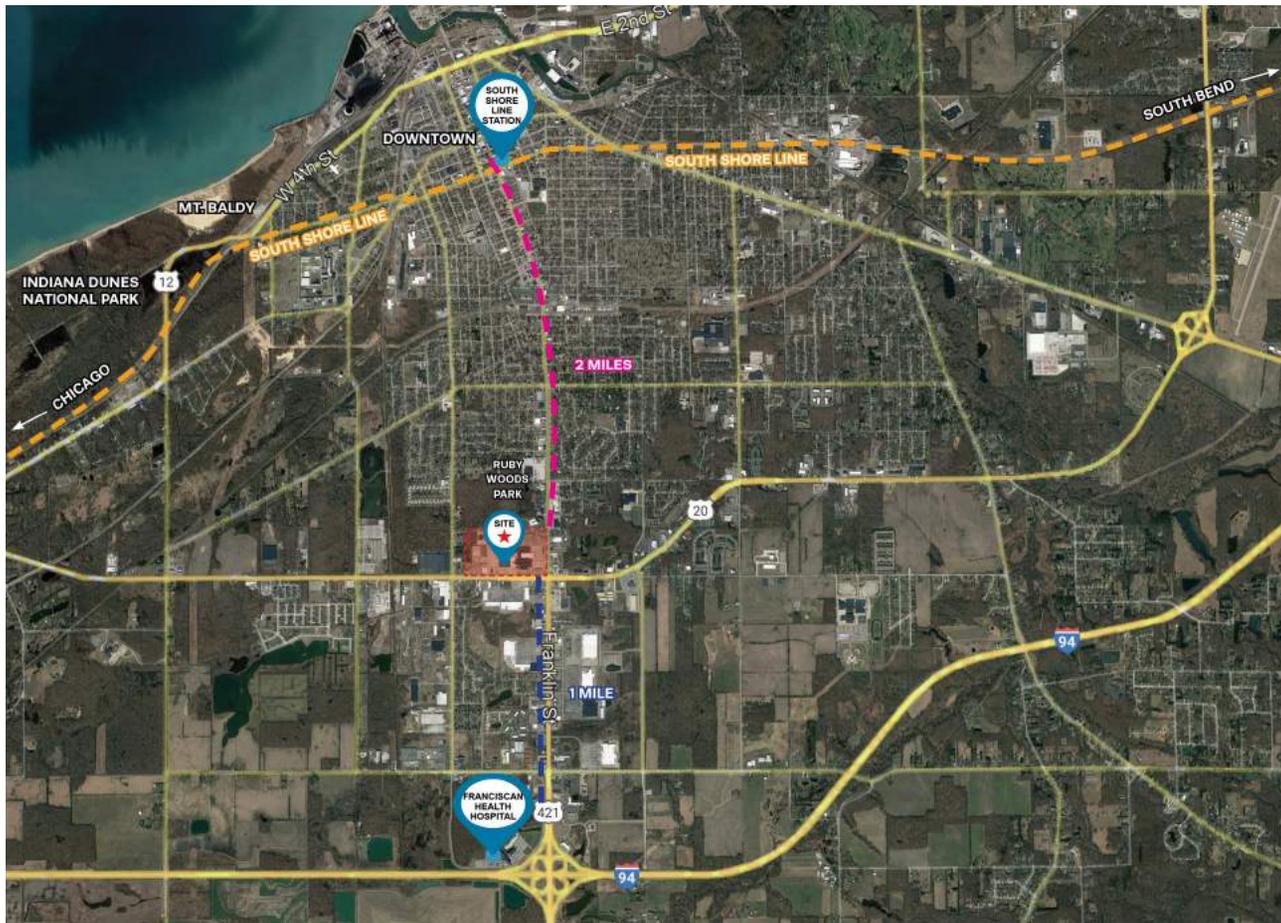
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REGIONAL CONTEXT

- City of Michigan City
- Indiana Dunes National Park
- South Shore Line
- 15 Min Driving Distance
- 30 Min Driving Distance
- 45 Min Driving Distance

REGIONAL CONTEXT

Michigan City, Indiana is a vibrant, diverse community on the shores of Lake Michigan that is welcoming to new businesses and residents. It is well situated in the region, approximately 60 miles east of downtown Chicago. The South Shore Commuter train, which runs from South Bend, IN to downtown Chicago and stops in Michigan City, is a convenient way for visitors and residents to travel around the region. The South Shore Commuter train is currently underway on a double track improvement project with a new station at 11th Street and Franklin St, projected to be completed in two years. The Marquette Mall and Office Tower property is ideally located within Michigan City, two miles south of the new South Shore line stop and one mile north of the Franciscan Health Hospital at the US 421/Franklin Street and Interstate 94 interchange.



Greater Site Map



Indiana Dunes National Park



South Shore Line - New 11th Street Station Rendering





THE PROPERTY

THE PROPERTY

The Marquette Mall and Office Tower property is ideally located at the busiest intersection in the City, US 20 and US 421/Franklin Street. US 20 is a popular alternate route to the Interstate 94 Toll Road and heavily traversed. US 421/Franklin Street connects Interstate 94 to downtown Michigan City, the lakeshore and Indiana Dunes National Park. The property is located within a Tax Increment Financing (TIF) District to encourage redevelopment.

There are three principal owners for the total 62.58 acres that make up what we refer to as the Marquette Mall and Office Tower property, as shown on the map below. The vacant Sears 13.23 acre parcel (outlined in orange) is currently listed for sale. The Sears building totals approximately 119,420 square feet. There is an active bank on that parcel at the corner of St. John and Franklin Street. The parcels outlined in red, totaling 32.89 acres are under one ownership. The owner has a property manager on site to take care of the mall, seven story office tower, and out parcel buildings totaling 593,155 square feet. The mall building has been predominantly vacant for decades. There are currently five tenants: Planet Fitness, GNC, Sake Asian Fusion, Visit Michigan City LaPorte convention and visitors bureau, and a daycare center. The seven story approximately 68,000 square foot office building, attached to the mall, is under 20% leased. There is a post office on the ground floor which is actively used and brings people to the property. The 40,000 square foot Ace Hardware is an active business that has been serving the community since the 1980s. They own the Ace Hardware, as well as the vacant movie theater and two parcels along US 20 totaling 16.46 acres (outlined in blue). The owners are very interested in being part of the redevelopment of the property. There is a wetland located behind the Ace Hardware building that could be transformed into an amenity for the site. The Walgreens at the corner of US 20 and US 421/Franklin Street is separately owned and not included in what we refer to as the property, but the concept plan shows how it can be integrated into the development to improve the pedestrian condition of the busy intersection.

The following pages provide views from the roof of the office tower and images of the interior and exterior existing site conditions. The office tower is the tallest building outside of downtown.



Property & Ownership Map





Northeast View



East View



Southeast View



Southeast View



South View



Southwest View



Southwest View



West View



North View



Office Tower



Kabeln Ace Hardware



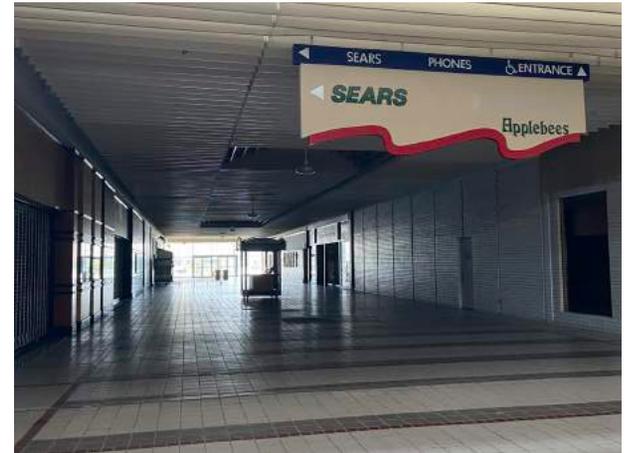
Vacant Movie Theater



Office Tower



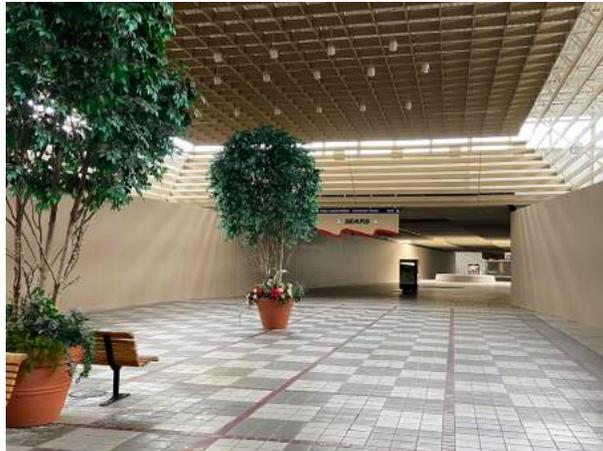
Wetland



Interior Mall Corridor - JC Penney Facing Entrance



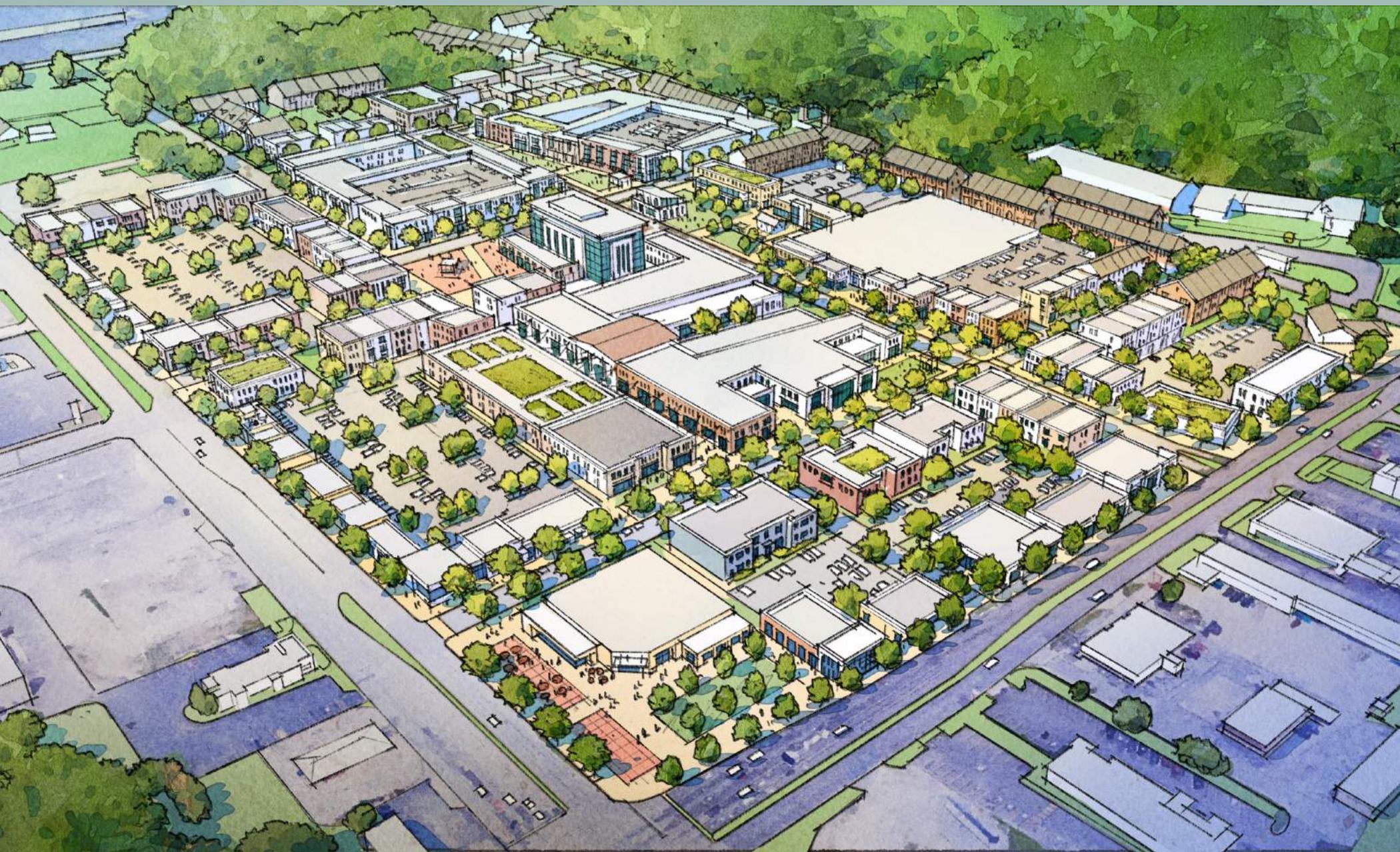
Office Tower - Interior



Interior Mall Corridor - JC Penney Facing Sears



Interior Mall Corridor - JC Penney Facing Carsons



NOTE: This illustration is for discussion purposes only. It is intended to convey planning principles.

PLANNING & DESIGN PRINCIPLES

This concept plan for the Marquette Mall and Office Tower property addresses the changing face of retail. It transforms the property from a primarily vacant mall and office tower within a sea of parking into a live-work-play environment. It offers consumers the smaller format, experiential retail in a mixed-use environment that they are looking for and provides a mix of housing types that Michigan City needs.

In the plan, the core of the mall structure is preserved, but transformed into a lively, welcoming environment. The indoor mall corridor that connects the repurposed anchors is now open air in places, creating an indoor/outdoor active, welcoming paseo with shops and cafes fronting onto it.

The office tower is maintained and integrated into the development with lower-scale commercial buildings lining the ground floor along the street. A pedestrian passage behind the tower provides an active connection to the central plaza.

The property will welcome new visitors and residents with numerous community events and amenities like public parks and plazas, surrounded by shops and restaurants. A new trailhead will provide access into the Ruby Woods park just across the street.

New east-west and north-south tree-lined streets with sidewalks offer connections through the site and divide the property into pedestrian scaled blocks. Parking is provided throughout the site along the street, as well as in wrapped structured parking or lined surface parking lots.

US 20 and US 421/Franklin Street still allow for more auto oriented businesses, but the parking has been moved to the center of the new blocks to create a better pedestrian environment along the corridors. These buildings are lower scale to allow views into the development with rooftop patios

that provide places for people to enjoy watching the city go by.

Kabelin Ace Hardware has been moved into the ground floor of a mixed-use building at the end of the main street, allowing for the existing building to be replaced by townhomes fronting the wetland pond. Small maker spaces adjacent to the new Ace Hardware provide a place for artisans and craftspeople to create and sell in an active creative environment.

The plan provides the mix of housing that is missing in the area for hospital workers and others who are looking for something other than single-family homes. From townhomes, to four- to six-plexes, to larger multifamily buildings, options are provided that will attract a wide range of residents. Live/work units throughout the site provide places for small commercial or offices with residential units above.

The plan offers that live-work-play environment that is desired by today's market and adds to the character of Michigan City.

DESIGN CONCEPTS

- Mixed-Use
- Artisan/Maker spaces
- Experiential retail
- Vibrant
- Pedestrian friendly
- Contextual design
- Sustainable
- Food and Market Hall
- Variety of open spaces/plazas
- Mix of housing types



CONCEPT PLAN

- | | | | |
|---|--------------------|---|-------------------|
|  | Existing Buildings |  | Townhomes |
|  | Mixed-Use |  | Maker/Artisan |
|  | Live/Work |  | Civic |
|  | Multi-Family |  | Parking Structure |



KINTZELE RD

ALDERSON CT

E US 20

FRANKLIN ST



Mixed-Use Town Center Mall Retrofit



Active Pedestrian Friendly Streets



Outdoor Plazas with Dining



Market/Food Halls



Multi-Family Buildings



Maker/Artisan Spaces



Paseo - Pedestrian Shopping Plazas

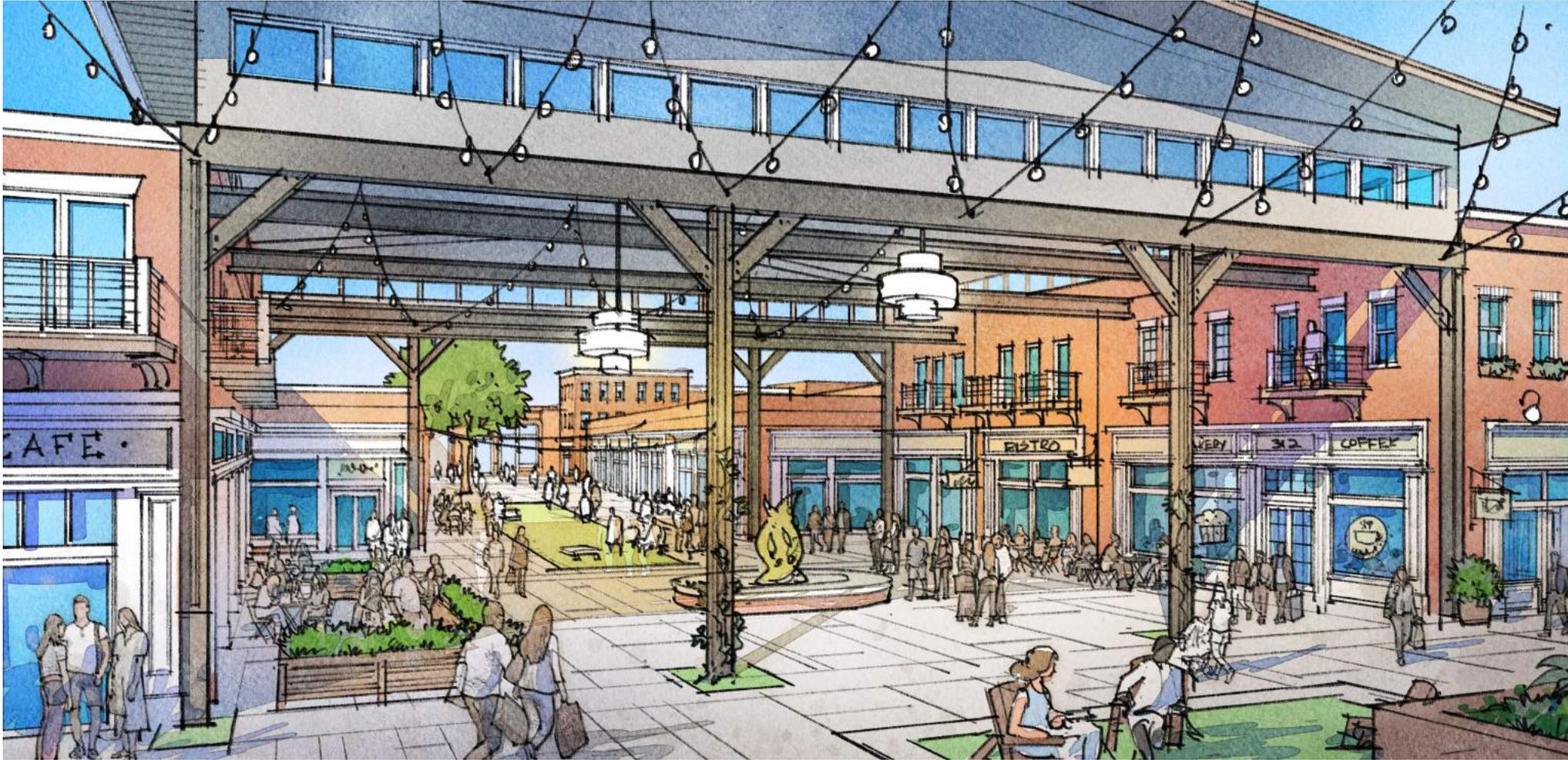


Live/Work Units



Townhomes

PASEO

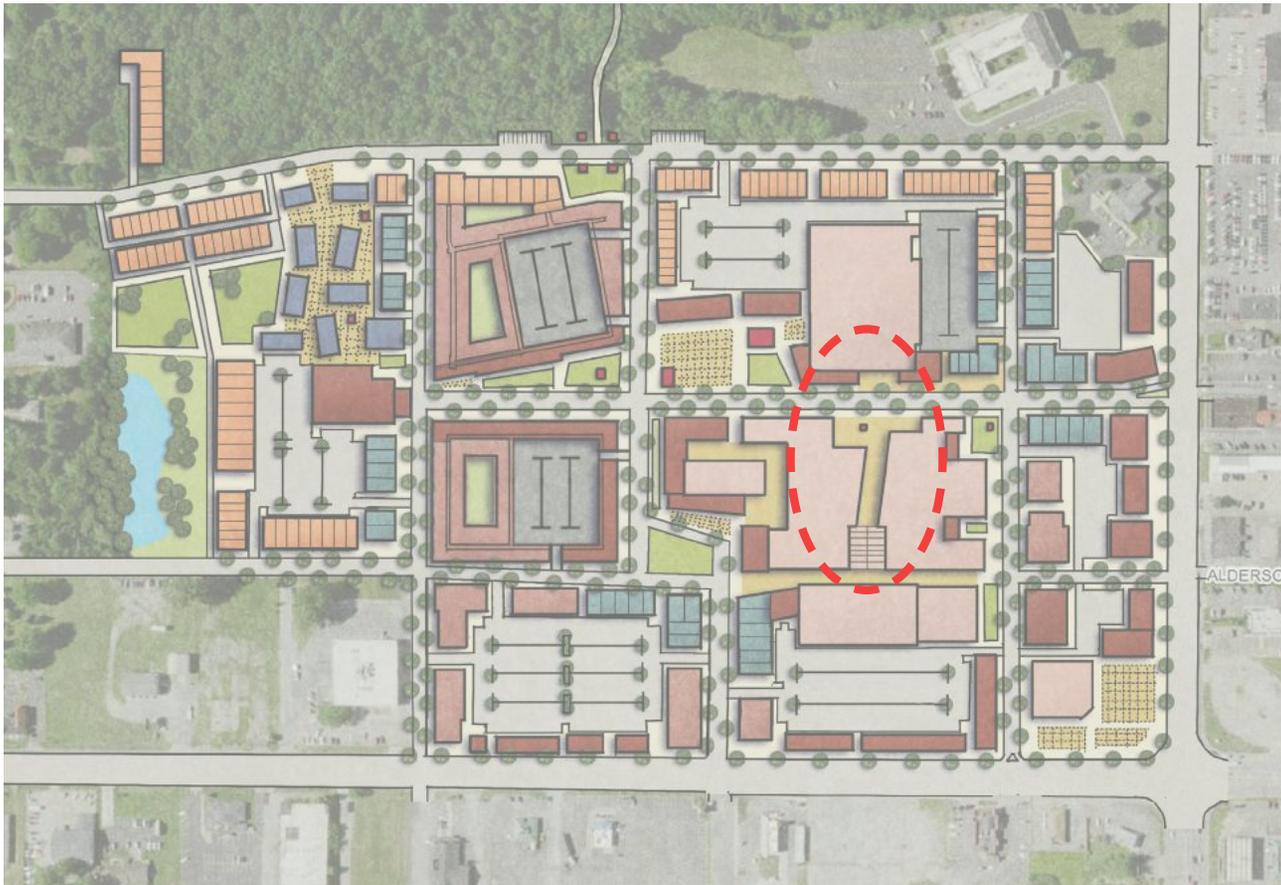


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01

Paseo

The existing indoor mall corridor is transformed into a welcoming indoor/outdoor active paseo with shops and cafes fronting on to it. A paseo - a plaza for strolling - is activated with bistro tables, vegetation, and areas to sit and enjoy the space. String lights across the paseo create a welcoming environment and nighttime illumination. The vacant Sears anchor at the end is repurposed into a food and market hall, offering small retail spaces for local vendors.



Key Map



CENTRAL PLAZA

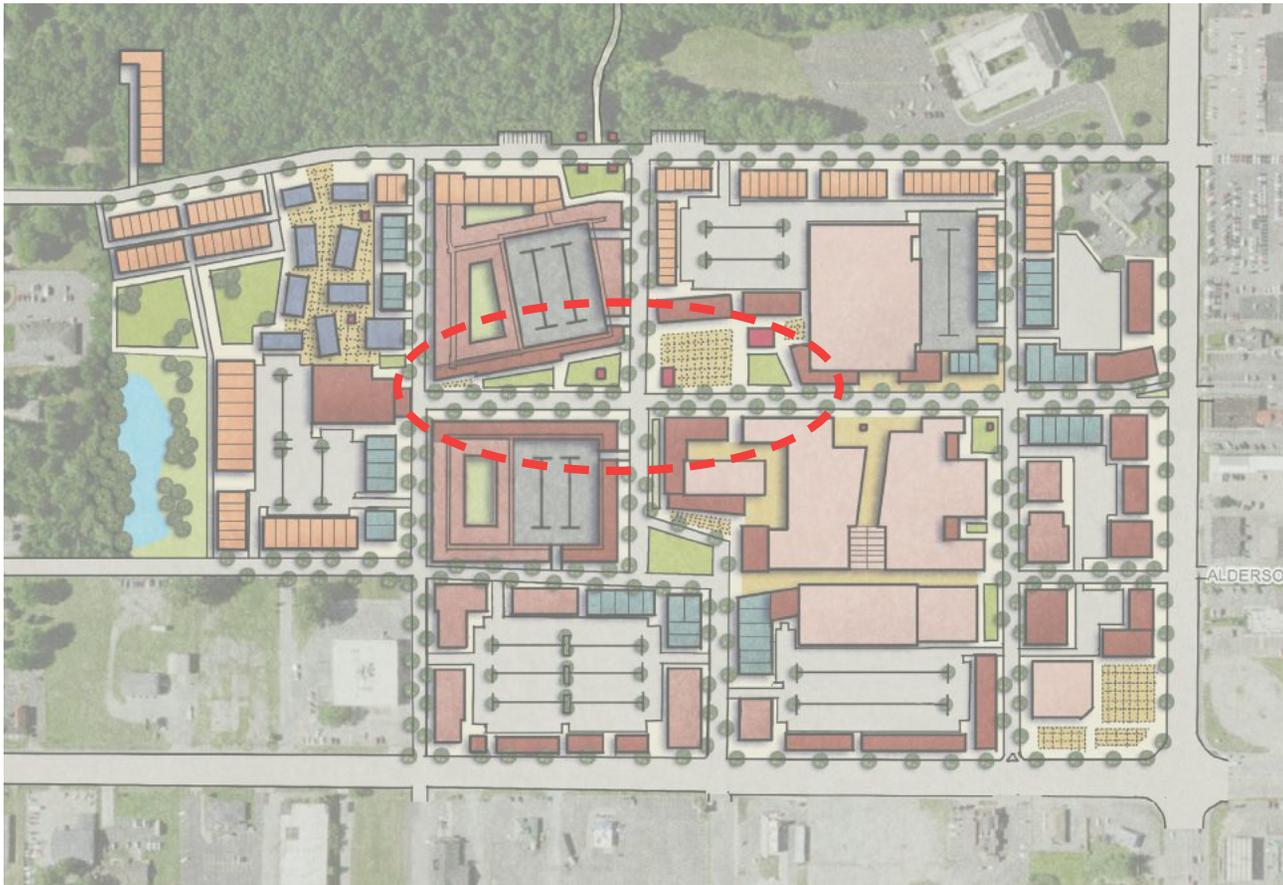


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02

Central Plaza

A central plaza is integral to the plan. It provides a gathering place for residents and visitors and can host a variety of activities and events. It is framed by shops and restaurants with seating in the plaza. Market stands allow a place for farmers markets or makers to sell their goods. The plaza extends along the main street, drawing people through the site.



Key Map



NEIGHBORHOOD STREET

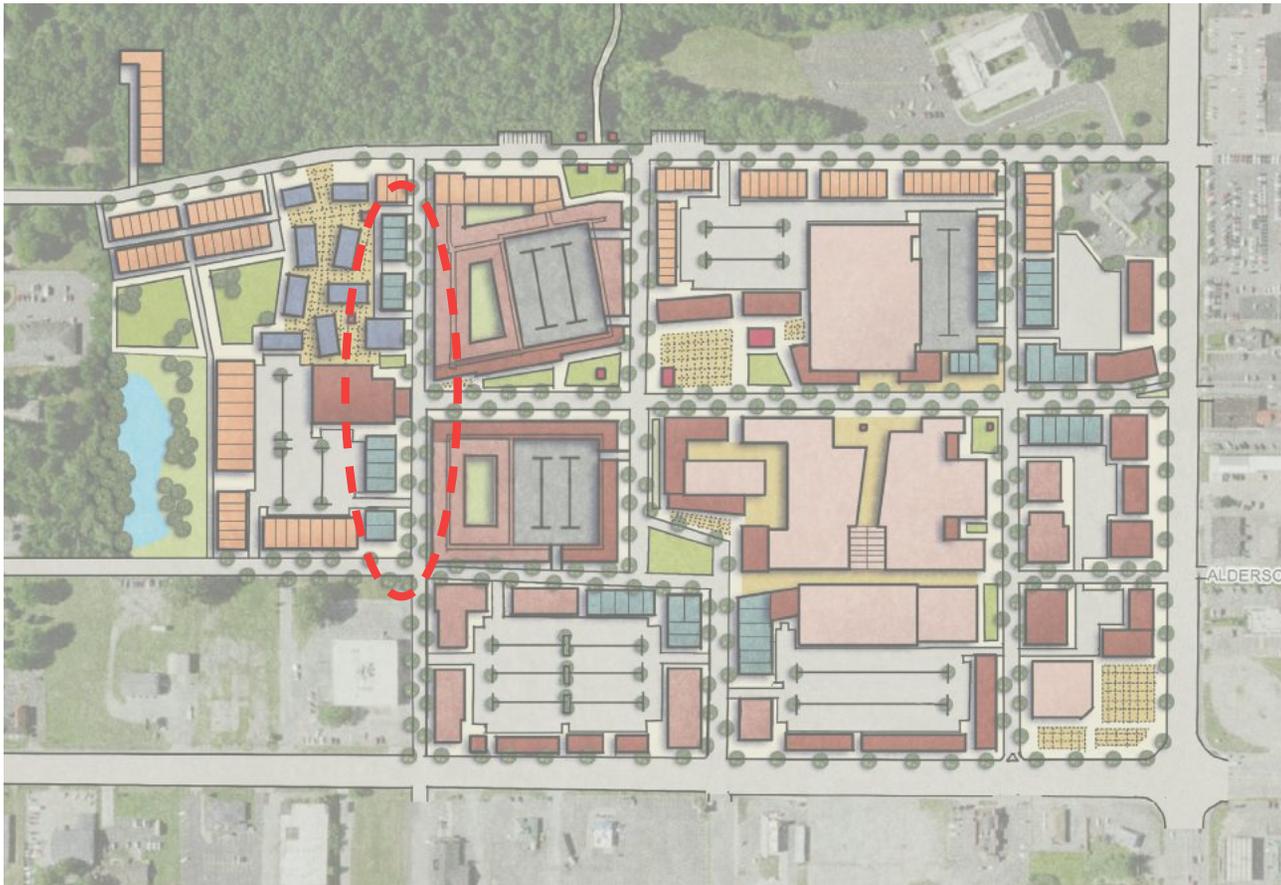


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03

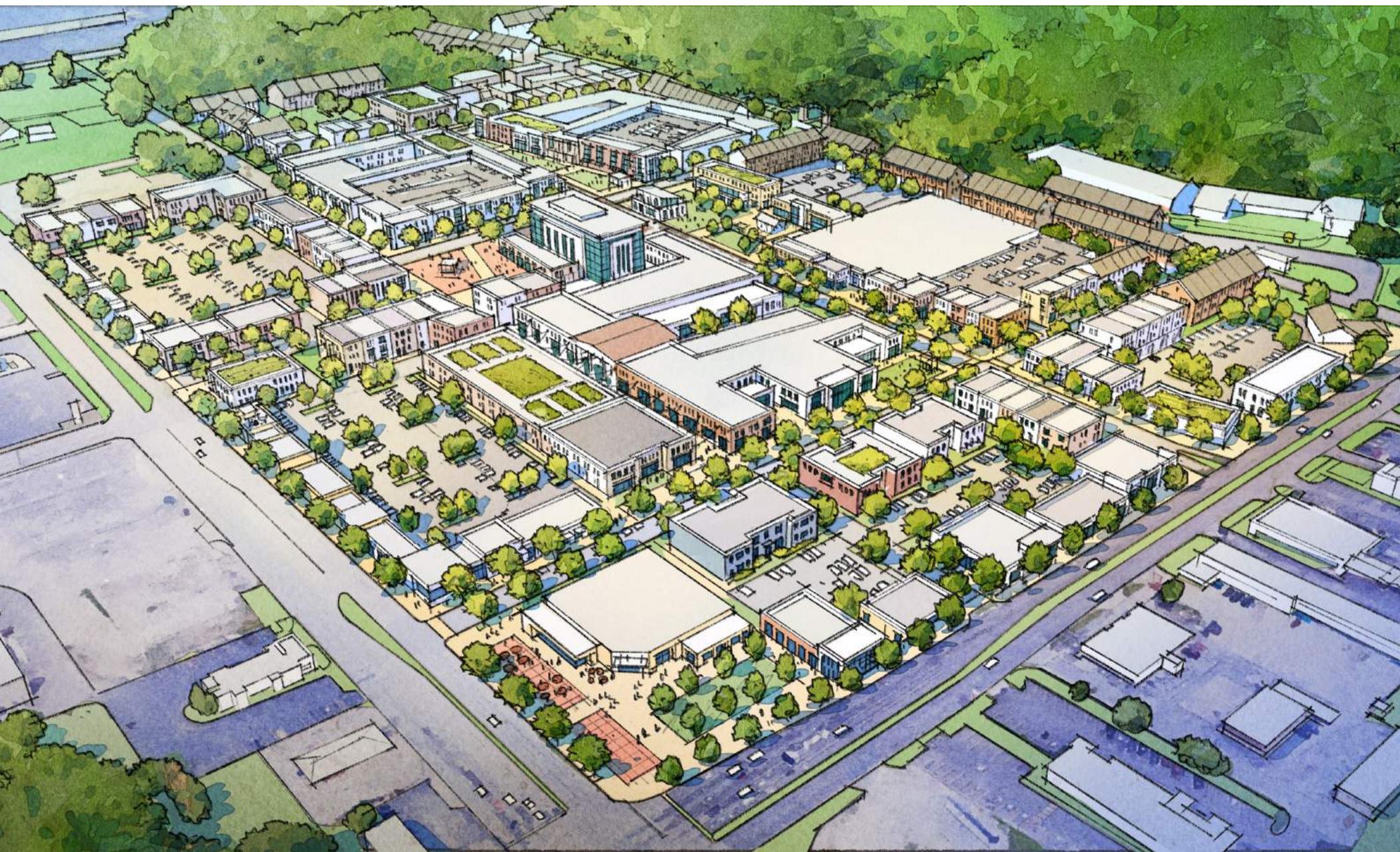
Neighborhood Street

Neighborhood streets are designed to be safe and walkable. Street trees and on-street parking buffer pedestrians from traffic. The wide sidewalks along the tree-lined streets connect townhomes with the central plaza and commercial areas. Townhomes, multifamily and live/work units front onto the street, providing eyes on the street. Cafes with bistro tables and outdoor seating activate the street.



Key Map





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CONTACT INFORMATION



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Economic Development Corporation**

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KEY POINTS

- **City of Michigan City and property owners motivated**
- **Located in TIF District**
- **Highest Traffic Count in Michigan City and LaPorte County**
- **City will put into place proper zoning**