

# Objectives

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**Project objectives within this phase will be started either immediately upon adoption of the plan or within two years of adoption.**

The Whiting Lakefront Park Master Plan sets out 44 different project objectives in support of the vision and goals. Each of these project objectives (explained in detail in this chapter) are specific improvements that will be made within and around Whiting Lakefront Park. The City has limited financial resources and relies on funding from an established tax increment financing (TIF) district, as well as other available local, state, and federal funds. Because of finite resources, it was necessary to establish a phasing strategy and prioritize objectives to ensure the resources will be available to complete the objectives while still ensuring other City priorities are addressed.

### **Phase I: Immediate Execution to Two Years**

Project objectives within this phase will be started either immediately upon adoption of the plan or within two years of adoption. The City will allocate resources necessary for funding of these project objectives from existing and available tax increments from the TIF district, as well as through requested appropriations from the Northwest Indiana Regional Development Authority and federal grants and Congressional appropriations. The estimated total of probable cost for project objectives within this phase is between \$20.8 million and \$27.9 million (in 2008 dollars). The reason for the range is due to the potential variability in costs of materials and the fact that the individual design and engineering of each of these projects has not been completed. Through design and engineering, it will be determined what types of materials will be used, how extensive the design is, and other elements that will result in a more accurate estimate





of project costs. It is important we use these ranges at this point in time to help the City plan financially for the potential cost for each of these project objectives.

Overall Phase I projects are intended to begin immediately improving access to the lakeshore through removing the rubble rip-rap along the lake and establishing a Lakefront Promenade that will connect with Whihala Beach and the regional network of bicycle and pedestrian trails. The Whihala Beach small boat harbor, which is not currently functional, will be reconfigured and expanded to again allow for small-boat access to Lake Michigan. Furthermore, additional parking facilities will be added to the park, a new Lakefront Gazebo will be constructed to add an additional gathering and entertainment venue, and other aesthetic improvements will be provided to improve the overall experience for park visitors. The existing Gun Club building, which was a public works project constructed during the “New Deal,” will have its original structure restored while also expanding the facility to provide for additional meeting facilities for events. The ridge that runs along the southern boundary of the park will be reconfigured to create a seating bowl in proximity to the historic picnic pavilion to enhance its use as a concert venue for large events in the park.

Outside of the park, major improvements will be made along the railroad corridor to implement a quiet zone to reduce the whistle blows by the many trains that pass through Whiting each day. In order to implement this quiet zone, it is necessary to make major improvements to the railroad crossings at 117<sup>th</sup> Street and Front Street. The plan calls for closing automobile access to the park at 117<sup>th</sup> Street and putting in improved signals and crossing structures at Front Street. With these improvements, trains will no longer be required to sound their whistles at these locations. Overall, it will also drastically improve the safety of pedestrians and automobiles crossing these tracks to gain access to the park. Intersection improvements will also be made at Front Street and 119<sup>th</sup> Street and at 117<sup>th</sup> Street and Oliver Street. The Front Street/119<sup>th</sup> Street improvements will include tying the park trail system into a new extension of the regional trail network along Front Street and the addition of a left-turn lane on 119<sup>th</sup> Street to accommodate traffic into the park. The 117<sup>th</sup> Street/Oliver Street improvements will improve the safety of the intersection by creating a T-shaped intersection to reduce driver confusion. A federal grant has been submitted for reconstruction of 117<sup>th</sup> Street from Atchison Avenue to the park.

## Phase II: Two to Five Years

The estimated total of probable cost for project objectives within this phase is \$4.9 million to \$6.7 million (in 2008 dollars). The second phase of the project is currently projected to be paid for by additional TIF increment, as well as additional investment made by existing businesses within the TIF district. Further funding will be sought from other local, state, and federal sources.

During the early 20<sup>th</sup> century, trap and skeet shooting was a very common and popular activity within the park. Most of this activity took place along the southeastern shoreline. Unfortunately, the incremental impact of this activity resulted in a deposit of lead-based shot in the lake bed. Some estimates and studies performed by the US Army Corps of Engineers estimate this lead shot has migrated to within 500 feet of the existing shoreline and is mainly contained in this area. One of the potential options for environmental remediation is to fill this area to keep the lead shot from spreading or affecting humans, fish, or other wildlife. It is estimated this fill may add an additional



four to five acres of parkland to the existing Whiting Lakefront Park. The plan calls for this land to have a more natural feel, with native plantings, and allowing for the formation of natural dune and sand beach deposits along this portion of the lakeshore. Additional fish and wildlife habitat mitigation will create a natural oasis along this portion of Whiting Lakefront Park. This will serve as a great natural area along the lakeshore, as well as an educational, recreational, and interpretive opportunity for Whiting residents and visitors alike.



## Phase Future: Unallocated

The vision and goals outlined in the plan are long term. There were many ideas and projects that came out of the public participation process that fit with the vision and were important to include as part of the long-term strategy. Unfortunately it is hard to assign a timeline for implementation to some projects that may happen down the road. Phase Future is intended to serve as an area for projects that are not necessarily programmed for current or near future allocations of local funds necessary for their implementation. This does not mean these are not important projects (quite the contrary) but when prioritizing these projects, the City had to make the painful decision to wait on their implementation until funding and resources could be allocated at a later date.



The Phase Future opinions of probable costs range between \$10.0 million and \$15.7 million (in 2008 dollars). These projects include aesthetic and programmatic additions to the park, including installation of new playgrounds aimed at different child development ranges, the addition of a splash pad near the picnic area so children have a place to cool off under the watchful eye of their parents, rehabilitation and enhancement of the historic picnic pavilion, and an outdoor ice rink to expand the park's offerings during the winter months. Long-term implementation of the regional Marquette Plan calls for enhancing pedestrian access to the lakeshore. To improve pedestrian safety for residents in the nearby neighborhood, a pedestrian bridge would be built over the railroad tracks at 117<sup>th</sup> Street to allow for safe and unfettered access into Whiting Lakefront Park and Whihala Beach. This bridge would connect the neighborhood with the parks and the regional trail system.





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## Guide Sheet: Objectives

The project objectives each have a page in this section explaining detailed elements of the proposed project. Each page has a brief description of what the project is intended to entail. Each page also outlines the project's phase in which timeframe the project is to begin construction. Each page also gives an estimated cost range of what the individual project should cost. The following is a guide to help identify each element of the project objective.

**Cost Opinion:** The cost opinion for each project is based on 2008 cost figures. The range of cost is dependent on the elaborateness of the project.

**Phase:** The phase outlines the time period in which the project is expected to begin initial construction. Phase I reflects project initiation in zero to two years after the plan is adopted. Phase II reflects project initiation in two to five years after the plan is adopted. Phase Future reflects a long-term strategy.

**Project Number and Project Title**

 OBJECTIVES		...celebrate ...contemplate ...play! OBJECTIVES 
<b>Project Total Cost</b> LOW = \$370,000 HIGH = \$450,000	<b>9: Additional Path Connections</b> This project will provide for additional walking trail connections within Whiting Lakefront Park to link new improvements and amenities to the existing trail system and parking areas. The existing trail system within the park responds to current park needs; however, with the addition of the proposed improvement projects, it was necessary to reassess the path system. The additions to the park's trail system will be designed to serve a variety of users and provide connections to all park activity areas. A 10-foot multi-use perimeter path will allow movement along the park perimeter, while 6- to 8-foot paths through the park will provide connections to significant park features. All paths will be accessible to disabled patrons. Path materials may include asphalt, concrete, stamped textured concrete, and decorative pavers.	
<b>Phase I</b> 		Sonoma Coast State Beach trail signage, Sonoma County, California
		Paved asphalt multi-use path, Montgomery County, Pennsylvania
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**Project Site Location Map:** The project site location shows where each project is located in Whiting Lakefront Park or surrounding areas. Several projects are not specific to one site in the park.

**Project Detail:** The project detail illustrates the project site in more detail.

**Project Description:** The project description describes the project title. Each description outlines key elements of the project that are intended to be constructed during the appropriate phase.

**Example Renderings and Photographs:** Renderings and/or photographs are provided for each project to better illustrate the intended look and feel of the proposed project.



## Project Objectives Summary

	Project Objective	Project Total Cost - Low	Project Total Cost - High	Timeline
1	Replace the existing rubble shoreline with stone revetment or bio-engineered shoreline.	\$690,000	\$860,000	Phase 1
2	Create a Lakeshore Promenade to provide for pedestrian and bicycle access along the shoreline.	\$3,420,000	\$4,900,000	Phase 1
3	Provide for expansion and improvement of the Whihala Beach Boat Launch/Harbor.	\$1,670,000	\$2,170,000	Phase 1
4	Improve the intersection at 119 <sup>th</sup> Street and Front Street to provide for better access for larger vehicles into the park.	\$50,000	\$60,000	Phase 1
5	Improve the existing park road to provide for enhanced pedestrian safety, on-street parking, and better accommodations for vehicles with boat trailers.	\$1,020,000	\$1,220,000	Phase 1
6	Relocate existing baseball field/accommodate parking demands of visitors by creating a new off-street parking complex.	\$3,100,000/ \$780,000	\$4,080,000/ \$940,000	Phase 1
7	Reduce railroad whistle blows by closing the 117 <sup>th</sup> Street park access to vehicles and securing the location to comply with necessary "quiet-zone" improvement requests by the railroad companies.	\$90,000	\$370,000	Phase 1
8	Reduce railroad whistle blows by improving the railroad crossings along Front Street to comply with necessary "quiet-zone" improvement requests by the railroad companies.	\$2,100,000	\$2,270,000	Phase 1
9	Provide for additional walking trail connections within Whiting Park to link new improvements and amenities to the existing trail system and parking areas.	\$370,000	\$450,000	Phase 1
10	Rehabilitate and repair existing park trails.	\$160,000	\$190,000	Phase 1
11	Celebrate the 117 <sup>th</sup> Street and Front Street entries to Whiting Park with enhanced gateway art and signage.	\$490,000	\$980,000	Phase 1
12	Remove existing old boat harbor and rubble breakwater as part of a longer-term shoreline restoration program.	\$610,000	\$770,000	Phase 1
13	Improve the historic pavilion as a picnic and entertainment venue by providing for new restroom and concession facilities.	\$200,000	\$240,000	Phase 1
14	Renovate the historic Gun Club building to serve as a visitors center and meeting facility within the park.	\$520,000	\$850,000	Phase 1
15	Repair and rehabilitate existing playground equipment.	\$70,000	\$80,000	Phase 1
16	Improve the intersection at 117 <sup>th</sup> and Oliver streets.	\$160,000	\$180,000	Phase 1
17	Provide for enhanced landscaping, lighting, communications services and wayfinding during all Phase I activities.	\$2,620,000	\$3,230,000	Phase 1
18	Enhance the audience capacity for pavilion entertainment events.	\$120,000	\$160,000	Phase 1
19	Construct a Lakefront Gazebo as an additional entertainment venue.	\$460,000	\$1,430,000	Phase 1
20	Provide for better water access with a rubble-breakwater pier.	\$1,590,000	\$1,730,000	Phase 1
21	Extend the multi-use trail from its termination on Front Street into Whiting Park.	\$170,000	\$200,000	Phase 1
22	Install an irrigation system within the park to reduce labor and vegetation replacement costs.	\$370,000	\$500,000	Phase 1
23	Mitigate lead contamination along the eastern shoreline through a cap and fill program while also restoring the shoreline in the area to a natural beach and dune habitat.	\$1,280,000	\$1,640,000	Phase 2
24	Develop a system of walking trails through the new eastern park addition.	\$520,000	\$620,000	Phase 2
25	Enhance gathering spaces along the Lakeshore.	\$160,000	\$340,000	Phase 2
26	Develop a formal floral garden near the Lakefront Gazebo.	\$120,000	\$140,000	Phase 2
27	Develop designated active recreation facilities for events such as bocce ball and other activities in close location to designated picnic areas.	\$110,000	\$160,000	Phase 2
28	Provide for additional trail connections for Phase II amenities.	\$70,000	\$90,000	Phase 2
29	Provide for enhanced landscaping, lighting, communications services, and wayfinding during all Phase I activities.	\$890,000	\$1,070,000	Phase 2
30	Reconfigure the boat launch parking area for additional capacity.	\$950,000	\$1,100,000	Phase 2
31	Improve picnicking opportunities in the park by installing new shelters.	\$460,000	\$990,000	Phase 2



32	Enhance the Pavilion for larger entertainment events by installing a stage extension.	\$360,000	\$500,000	Phase 2
33	Enhance the Pavilion for larger entertainment events by installing a roof shell over the stage extension.	\$460,000	\$770,000	Phase Future
34	Improve child play opportunities by installing a tot lot playground.	\$70,000	\$100,000	Phase Future
35	Improve child play opportunities by installing a 2- to 5-year-old playground.	\$100,000	\$130,000	Phase Future
36	Improve child play opportunities by installing a 5- to 12-year-old playground.	\$160,000	\$390,000	Phase Future
37	Improve child play opportunities by installing a splash pad.	\$190,000	\$390,000	Phase Future
38	Provide for additional trail connections in Phase Future.	\$70,000	\$90,000	Phase Future
39	Provide for enhanced landscaping, lighting, communications services, and wayfinding during all Phase Future activities.	\$1,010,000	\$2,790,000	Phase Future
40	Extend the park road along the southern edge of the park reconnecting with Front Street.	\$1,120,000	\$1,360,000	Phase Future
41	Provide a safe connection to surrounding residential neighborhoods by constructing a bridge for pedestrians and bicyclists across the railroad tracks.	\$4,580,000	\$6,270,000	Phase Future
42	Establish a new consolidated park operations building to house equipment rental, concessions, and restrooms.	\$520,000	\$610,000	Phase Future
43	Supplement existing wintertime activities by constructing an open-air ice rink.	\$760,000	\$1,890,000	Phase Future
44	Enhance the aesthetic interest around the boat launch area with the establishment of a small formal park.	\$900,000	\$930,000	Phase Future

## Land-Use Objectives Summary

Land-Use Objective	
A	Provide additional residential opportunities north of 117 <sup>th</sup> Street between Oliver Street and new Whiting Lakefront Park entrance.
B	Provide mixed-use development opportunities along the eastern end of 119 <sup>th</sup> Street that can accommodate residential, commercial, or a mixture of both.
C	Provide commercial opportunities at the intersection of 119 <sup>th</sup> Street and Front Street that can accommodate mixed-use development, or commercial development.
D	Expand the Standard Diamonds Park facility to accommodate additional recreational opportunities.
E	Create a historic museum for the community as an additional attraction for tourists to Whiting Lakefront Park and the Whiting community.