



Stakeholder Interviews

August 23-30, 2016

MUNSTER

GENERAL

- Munster is a very safe community (10th safest in Indiana)
- Has a very affluent community – many work in Chicago so would be supportive of a TOD
- Aging population - 68% don't have kids in school
- No increase in student enrollment in schools
- People like and use the Monon trail
- Egress/Ingress is a key factor for banks when underwriting loans for new development (not so much parking)

CHALLENGES

- Residents have a poor perception of affordable housing (think of towers on the South side of Chicago)
- People are concerned about their property values going down
- If affordable housing is added, schools will have to add more social service programs for higher-need students
- Munster doesn't have an identity

ASPIRATIONS

- Find local talent for businesses
- Provide housing at all scales
- Need sidewalks everywhere
- Would like to see a walkable community
- Value landscaping and lighting
- Cutting edge efforts (living building challenge, LEED-ND, green buildings, permeable paving, etc.)
- Commercial along Ridge Ave should be evaluated in a comprehensive way
- Munster side would be okay connecting to Dyer through development
- Munster should have a town center (Flossmoor, Ft Wayne, Carmel)

HAMMOND

GENERAL

- Schools are under capacity
- People don't walk and transit system is poor
- Need a lot of parking because people will be coming from Illinois
- Current Hammond station is at 100% capacity
- Relocation due to Gateway station went up from 60 homes to 150 homes (compensated for home value and relocation)

CHALLENGES

- Area is prone to flooding
- Truck traffic on Chicago is concerning
- Don't want Hammond Gateway area competing with the Downtown area
- Don't want people parking on residential streets (Hammond South Station)
- Concerned about noise at Hammond South Station (can it be a quiet zone?)

ASPIRATIONS

- Create a transit hub
- Transportation amenities for those that are disabled.
- Create more job training programs
- TOD could attract younger families to bring more kids in
- Create a destination (central green space or plaza) in the middle of the station area
- Allow bikes to connect to Monon Trail
- Hammond Gateway would be the first thing people see when they arrive in Hammond
- Want a small parking footprint (Hammond South Station)

DYER

GENERAL

- Haven't seen any examples of stations with a thriving area around them
- Don't want big box stores
- How will TOD affect property values?
- Young people are leaving Dyer – no jobs, no transportation

CHALLENGES

- Church intersection is a big problem, especially on Sundays
- Concern over crime in Lansing, Dalton, etc. coming into Dyer – “keep Dyer sanitized”
- There is a stigma with rentals in Dyer
- Concern about train being used for crime and drug trafficking
- Concern about noise coming from layover facility

ASPIRATIONS

- More landscaping and art
- Sustainable stormwater management (permeable pavers?)
- Connection between Joe Orr and Main Street
- Keep young people in Dyer with jobs and transportation