

Land Use Committee Meeting
Wednesday, August 14, 2013
NIRPC Packer Room

Members & Visitors: Sergio Mendoza, Craig Phillips, Anne Anderson, Jodi Coblentz, David Wright

NIRPC Staff: Eman Ibrahim, Jack Eskin, Gabrielle Biciunas, Sara Geinosky, Meredith Stilwell

1. Call to Order by Chairman

In the absence of Chairman Murphy, the meeting was called to order by Sergio Mendoza at 10:06 a.m.

a. Introductions

Self-introductions were made by members, visitors and staff present.

b. Approval of the July 17, 2013 Minutes

Sergio Mendoza's name was incorrectly listed in the minutes as Sergio Garcia. With the correction to be made, Craig Phillips motioned for the July 17, 2013 minutes to be approved. With second by Anne Anderson and no opposition, the minutes were approved.

2. Regional Land Use Planning

a. Creating Livable Communities (CLC) Program

Review of Draft Application

During the last meeting the draft application was reviewed and comments received for minor changes. The application was updated to reflect those changes and provided, along with a handout explaining the program. As part of NIRPC's 2040 Comprehensive Regional Plan implementation which places emphasis on the revitalization of urban core areas the 41 communities in the region are being met with to establish livable center boundaries. 19 have been met with so far and Merrillville, Hobart, Griffith and St. John are the large communities that still need to be met with. A workshop will be held around the end of August or beginning of September for the small communities. The project needs to wrap up quickly as the new CLC Program funds are dependent upon the mapping of the livable centers.

The CLC Program is to help planning in livable and neighborhood centers and encourages movement in the centers without cars. Eman briefly explained the program requirements to the group. \$400k has been identified for 2 years from STP Group 1 funds. Craig Phillips asked if group 2, La Porte County, is eligible for the funding and they are not because this is programmed from group 1, Lake and Porter County. Eman noted that maybe the next round funding can be identified for La Porte County. Different funding is being sought to add to the program. Communities have to provide at least a 20% match. During the July meeting it was decided the scoring percentages for the application criteria would be decided at this meeting.

Eman reviewed the Application Guidelines/Review Criteria with the group before percentages were to be decided. The group was asked to review and decide percentages individually and then discussion would take place. Discussion was held regarding the individual scorings and resulted in the following:

- 1. Project Impact = 15%**, with 5% points each for (a): The study goals, need, purpose, and timeline, (b): Integration of land use policies/regulations and transportation investments with urban design tools, and (c): Demonstration of regional significance
- 2. Fulfill CLC program goals within the project area. The description of your project must address the 2040 Plan goals and objectives = 20%**

3. **Promote economic development by identifying:** (a) Innovative approaches to economic retrieval and (b) Using existing infrastructure = **15%**
4. **Promote living places with easy access to jobs and services = 5%**
5. **Create quality mixed use and walkable places = 10%**
6. **Improve street network connectivity = 5%** (NOTE: Craig Phillips suggested wording be changed to be improve street/non-motorized network connectivity)
7. **Increase the desirability for redevelopment through transportation investments in areas served by existing infrastructure at transit station, corridors, and centers = 10%**
8. **Create the groundwork for future implementation projects:** (a) Partnerships and/or potential investment by developers within the project area = **5%**
9. **Improve environmental quality = 7%**
10. **Promote Green Alley development and sustainable design = 8%** (NOTE: It was suggested to reword to say something similar to Promote BMPs such as Green Alley development and sustainable design)

Eman confirmed the percentages decided upon with the group and everyone was agreeable with what was decided.

The study deliverables were discussed and suggestions for changes were made. #9: *Basic analysis of potential market feasibility of the proposed projects to ensure the proposed plan is realistic* will now include *for implementation* at the end. The wording in #10 was changed to reflect the *most recent comprehensive plan adopted* as opposed to *in the last 10 years*. Craig suggested adding stronger language regarding walkability and Gabrielle noted at the last meeting it was decided to add language to the deliverables to incorporate an end product such as a report, etc. It was decided to add #15 to the deliverables for an end product.

The application and instructions were provided for review by the Committee and were explained by Eman. It was asked if every project has to have an ERC. Jodi Coblenz from DLZ was present and noted that all INDOT funded projects are now required to have ERCs. Eman will add a secondary contact to the application form. Craig Phillips felt there should be a place for a signature or place for the person's name filling out the application added. Eman will add signature and date line. Discussion was held to clarify what a community-based nonprofit organization was under eligible recipients. Eman stated it is more like the Forum, a neighborhood assoc., Save the Dunes, etc.

1. ***Application Release Date***

The application will be ready at the September meeting for recommendation and have a release date of October 21 which is the Monday after the NIRPC Commission meeting on October 17. The deadline for submissions will be on or around November. An advisory committee comprised of Land Use Committee members will review and score applications.

3. Local Communities Update

a. Current or Proposed Studies, Plans and Projects

- Craig Phillips announced Michigan City is finalizing the contract with consultant for the Lake Michigan Gateway Implementation Strategy which is being paid for by the Redevelopment Commission. NIRPC will be a stakeholder in the process.
- The management oversight group of NICTD and Michigan City has chosen a preferred alignment for the 10th and 11th street corridor with a station in the vicinity of Franklin Street. NICTD had specific design criteria and although felt excessive, Michigan City found a way to

make it work. Very few properties will need to be cleared. The planning funds came from TIGER II and the construction monies are up to NICTD. The environmental assessment or impact statement is the next step. Every crossing will be a new secured standard crossing and although there will be street closures most of those streets are minor local streets that will be modified. TOD zoning has already been established. The tracks will be as close to street level as possible and will be in their own dedicated, properly drained channel. Craig noted the current South Shore station has been purchased by a local investor and is being renovated to include four loft apartments upstairs and a couple of restaurants on the main floor.

- David Wright announced the \$50k NOAA/DNR funding has been released and is being used to match \$200k FTA dollars for the Broadway Corridor Study. Official confirmation will be sent out shortly and the contract will probably be signed this week. The study involves Merrillville, Gary and Crown Point. Hobart and Lake Co. will probably be added as stakeholders. An RFP for consultants will be released late fall or early winter.

- Sergio Mendoza announced IDNR will be meeting with representatives from the Illinois Coastal Program and will be talking about bi-state projects. At the August 21 Coastal Advisory Board meeting a proposal for a small grants application from the city of East Chicago their sub area plan for turning a former elementary school into a higher education facility will be discussed for approval. The current East Chicago green infrastructure project will be blended with this proposal and hopefully result in a bigger project. Leadership Northwest Indiana's high school program, SLICE interviewed professionals in their field of interest and one of the fields is infrastructure development and Sergio has been asked to co-coach that group. The kids want to look into doing a scenic trail from Illinois to the Michigan and Indiana state lines and are required to do their own research.

4. Announcements

a. Next Meeting Wednesday September 18, 2013 @ 10:00 a.m.

Craig Phillips motioned to adjourn. With no opposition the meeting adjourned at 11:36 a.m.