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## Land Use Committee

Thursday, November 5, 2020 at 10:30 a.m.

Join Google Meet:

<https://meet.google.com/pgg-euft-unm>

Join by phone (US) +1 262-806-3502 (PIN: 605045186)

### Agenda

- 1.0 Call to Order by Chairman *Greg Stinson*
- 2.0 Minutes of August 6, 2020 (pp. 1-2)  
*For Discussion or Corrections Only*
- 3.0 Review of NOFA Applications
  - 3.1 New Roadways click [HERE](#)
  - 3.2 Planning 2020 click [HERE](#)
- 4.0 The next meeting is scheduled for Thursday January 7, 2021 at 10:30 am
- 5.0 Adjournment

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**LAND USE COMMITTEE MEETING**  
**NIRPC Virtual Meeting**  
**August 6, 2020**  
**Minutes**

This meeting was convened as an electronic meeting, pursuant to Governor Holcomb's Executive Order 20-04 and 20-09, extended by Executive Order 20-39. All persons were meeting remotely on a Google Meet platform that allowed for real time interaction and supported the public's ability to observe and record the proceedings. When the agenda item was provided for public comment, this was supported as well. A roll call was taken to motion and approve the agenda items.

Greg Stinson called the meeting to order at 10:34 a.m. with a roll call. In attendance were George Topoll, Kevin Breitzke, Richard Morris, and Kathryn Vallis.

NIRPC staff present were Eman Ibrahim, James Winters, Candice Eklund, Kevin Polette, Gabrielle Biciunas, Ty Warner, and Flor Baum.

The minutes of the March 5, 2020 meeting were approved on motion by Richard Morris and second by George Topoll. A roll call was taken, and the committee voted unanimously to approve.

James Winters presented on the plans for the upcoming Notice of Funding Availability (NOFA); general information and Quality of Place application. The NOFA will be open to receive applications from September 11th to October 21st. Similar to last year, a workshop will be conducted on September 29th to discuss any questions regarding the application. NIRPC staff will also be available for one-on-one assistance. Between November through February, the topical committees will review the applications. The Technical Planning Committee will meet February 9th to award the projects. In April, the TIP is expected to be adopted with all the new projects at the Commission Meeting. There will be two STC-related program applications: 1) New Roadways, and 2) Roadway Improvements. Generally, the applications are similar to the Past NOFA but the changes are noted.

- In the previous NOFA application, funds were set aside for risk. Now, funds will be set aside for future PE and ROW.
- Question 13A of the programming rules covers group 1, in which \$250K per year will be set aside for PE and ROW. Question 13B of the programming rules covers group 2, in which \$70K per year will be set aside for PE and ROW.
- Any project exceeding \$6 million and cannot be broken into phases shall be deemed a Transformative Project. It will be reviewed separately from the other NOFA projects by the TPC.
- All LPA's are to provide uninflated funding requests. NIRPC staff will put together a matrix and inflate all funding according to historical spending.
- Currently, there is no Federal Transportation Highway bill, therefore the funding overview amounts have not changed.
- Planning and Transit Oriented Development (TOD) have their own category.
- The New Roadways section will continue to be reviewed by STC. However, the Land Use Committee will also give input.
- The General Project Information section will be populated with all the risk. This includes, but is not limited to railroad involvement, ROW needs and type, Regional significance, and NEPA documentation.
- Lastly, the LPAs will submit all project applications and supporting materials through a Google Form. This has a couple benefits:

- A notification will be sent to Charles and the LPA and will include what was submitted.
- The project's general information will be accessible to the public on a Google spreadsheet after October 21st.

The Land Use Committee (LUC) will be reviewing the Quality of Place application and the Planning application. Charles Bradsky has received draft language from Eman to be entered into the application questions of the NOFA regarding what percentage of school-aged children are being driven to school. The data will be tracked by either a community or by census, but not by a specific street. Most of our data questions will have a source listed. Eman noted that the Transit Orientated Development Program (TOD) has been added as a stand-alone category that will include funding for planning and implementation.

Eman Ibrahim presented on NIRPC Transit Oriented Development (TOD) Update. As part of the implementation of the 2050 Plan, it was recommended to have a TOD project for the station area within the area. The main goal is to bring vitality and livability to transit station areas by developing a TOD typology for every station area to create a framework for future enhancements based on their attributes. The TOD map areas are divided into 3 categories. The TOD I focus is on the urban core and/or downtown area where the grid system is prominent. TOD II focuses on suburban communities where the grid system is less. TOD III focuses on the commuter community where there is minimal, to no grid system. Walk scores and bike scores were also taken into consideration to help NIRPC staff define what improvements are needed. Housing units per acre and density of housing were measured to evaluate the stations. The TOD score has five categories to evaluate and score readiness of the selected 16 station areas throughout the region. Three categories will identify how to invest in a TOD area and what type of investment should communities apply for. Projects requesting TOD funding must be located within the 16 TOD eligible area. Funding grants will include planning and implementation.

Eman presented on the E-Commerce Project Update which is part of the 2050 Plan implementation. e-commerce directly impacts the transportation network, projecting a 40% expansion in urban freight by 2050. Urban logistics of transportation will be impacted with further expansion of e-commerce, changing roadway system use and needs. Land use and retail will also be impacted by e-Commerce in The Region. Large retail stores are being vacated and these vacant retail spaces need a plan to be repurposed. However, E-commerce is also a good opportunity for job increase and to improve the economy. Northwestern Indiana is within the 100-mile radius of the nearest regional fulfillment market. The Region also has a freight hub and interstate system that links east to west. Examples of repurposed retail space were presented. The committee is mindful that retail space is usually rented and the building space either needs to be sold or subsidized. Data was collected to capture e-commerce accessibility. NIRPC staff defined criteria to develop a potential location for an e-commerce facility. This includes proximity to airports, railroad stations, and manufacturing hubs. Additional criteria encompass utilities availability, as well as locations of minimum environmental impact.

There were no community updates.

The next meeting of the Land Use Committee will be on November 5, 2020 at 10:30 a.m.

Hearing no other business, on motion by George Topoll and second by Kevin Breitzke, the meeting adjourned at 12:00 p.m.