

Coastal Connections 2006 Land Use Roundtable: Strategies for Linking Redevelopment and Green Space in Northwest Indiana April 27, 2006

Attendance

More than 60 decisionmakers and regional stakeholders attended the roundtable. A complete list of attendees is provided in the appendix. See Table 1 for a breakdown of groups/interests represented.

Welcoming Remarks

Kyle Hupfer, Director, Indiana Dept. of Natural Resources (DNR)

The Indiana Department of Natural Resources is the largest land holder in the state of Indiana; the federal government is the second largest. Mr. Hupfer described the principal land use activities that the DNR undertakes:

- Land preservation
- State parks for recreation
- Trails Plan – Announced by the Governor in April. The plan establishes a system of trails throughout the state, providing for interconnectivity of green corridors. Communities can incorporate the trails identified in this state plan in their own planning activities.
- Future economic impact analysis of natural resources and parks - \$1 billion generated from fishing in Indiana
- Northwest Indiana DNR project:
 - Levee system for flood control
 - \$700 million toward Grand Calumet River cleanup

Proposed future activities:

- The development of an online clearinghouse of natural resource databases housed under the DNR website which will be realized in 3 years.

Know the Audience; Know the Issues

Dean Solomon, Program Coordinator, Michigan State University Extension

Using TurningPoint®, an electronic voting system, the attendees identified themselves into the following categories:

Table 1: Participants Categorized by Groups/Interests

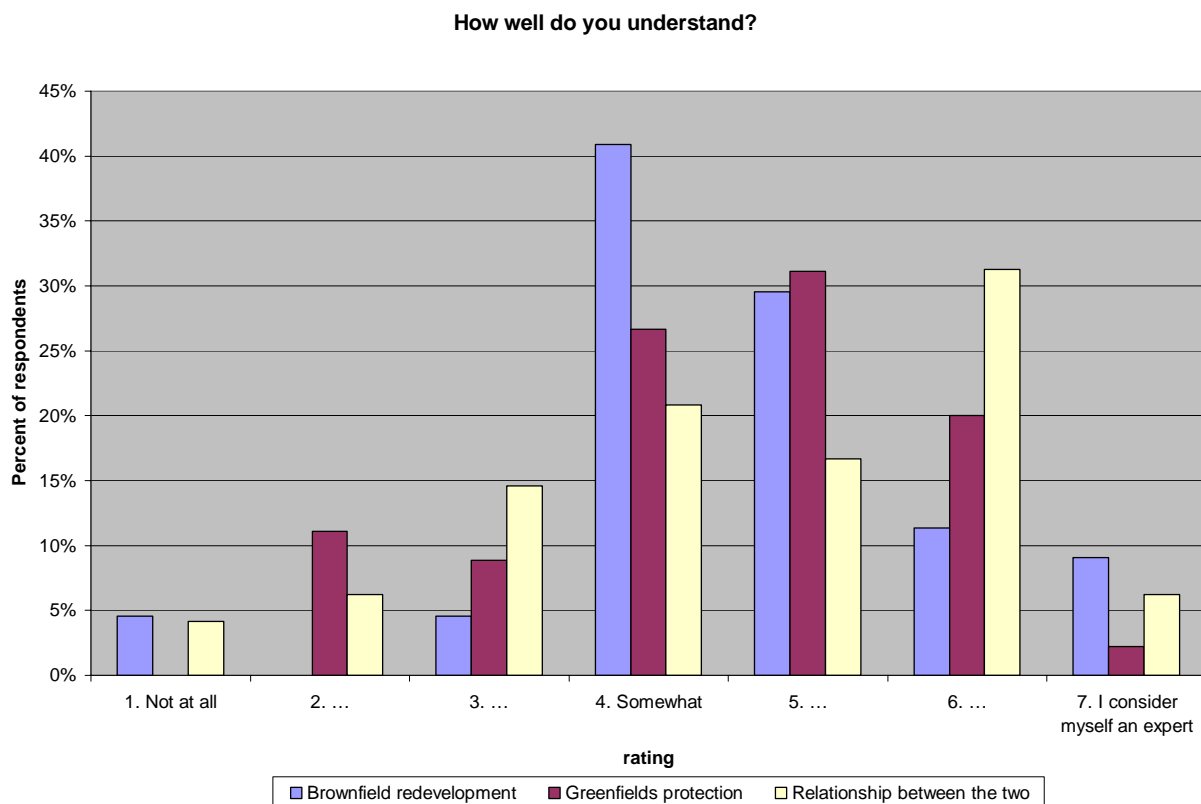
<i>46 responses</i>		
Group	Number	Percent
Elected official	3	7
Regional/local agency representative	6	13
State agency representative	8	17
Business representative	3	7
Community representative	2	4
Academic	10	22
Non-governmental organization	5	11
Other	9	20

In a series of questions, participants were shown lists of brownfield redevelopment and greenfield policy issues and were asked to rate their understanding of each of the issues in Table 2 below.

Table 2: Policy Issues Lists

Brownfield redevelopment issues	Greenfield protection issues
<ul style="list-style-type: none"> Federal and state programs (and the laws that authorize them) impacting brownfields Process of a brownfields redevelopment project in your community Complexities of state and federal regulations in redevelopment of brownfields and brownfield sites with contamination State and federal funding mechanisms for your brownfields redevelopment project 	<ul style="list-style-type: none"> Threats to protecting greenfields State policies to protect greenfields Farmland protection policies/programs Community planning tools to protect greenfields

As the following chart indicated, a large majority of participants understood the issues and relationships between them at least “somewhat” or more. They rated their understanding of greenfield protection a little better than brownfield redevelopment, and indicated a good understanding of the relationship between these issue sets. In general, the group began the workshop believing that they were fairly knowledgeable about greenfield and brownfield issues.



Issues Briefing: Brownfields, Greenfields, Redevelopment and Protection Linkages

The session provides a general overview of land use issues, forming the foundational understanding of the policy strategies and implementation options to be discussed in the afternoon.

Jim McGoff, Director of Environmental Programs, Indiana Finance Authority

Mr. McGoff gave a basic overview of the brownfields and the Indiana Brownfield Program. The state defines a brownfield site as a parcel of real estate abandoned, inactive or underutilized on which expansion, redevelopment or reuse is complicated because of the presence or potential presence of a hazardous substance, a contaminant, petroleum or petroleum product. Examples of brownfields include gas station, dry cleaning facility, foundry, railroad yard, old school, grain elevator and landfill. The number of brownfields in the state is not known; the state estimates the total to be 10,000 statewide. The land use impact of brownfields and the importance of their redevelopment were highlighted. The obstacles to brownfield redevelopment include environmental contamination, assessment/cleanup costs, liability, economic development climate and viability of reuse. The Indiana Brownfield Program can help overcome these obstacles providing education, financial, technical and legal assistance. More information about brownfields is available in *Brownfield Basics* at www.glc.org/landuse/inroundtable/documents/brownfields_basics_final.pdf.

Bob Thompson, Executive Director, Porter County Planning Commission

Mr. Thompson defined a greenfield as a site in a rural, suburban or urban area that has not been developed for commercial, residential or industrial uses. Greenfields include forested areas, grasslands and agricultural areas. Greenfields may also include formerly developed sites that have been restored to their natural state or to another form of green open space. Types of greenfields include parks and open space in urban/developed areas; large parks, forests, prairies and recreation areas in a region; and all cropland and pastureland including prime farmland. Benefits of open space preservation include increased economic development, enhanced real estate values, increased recreational opportunities, natural environment preservation and community character preservation. Mr. Thompson discussed the ways that open space preservation is incorporated into the planning activities of Porter County, including its open space ordinance.

Chris De Sousa, Professor, University of Wisconsin, Milwaukee

Dr. De Sousa gave an overview on the linkages between brownfields redevelopment and open space protection. To address these linkages, he focused on the economic, environment and social benefits of brownfields redevelopment.¹

Economic Benefits

The 2003 U.S. Conference of Mayors' study found that 74 U.S. cities have already created over 83,000 new jobs, and 45 of those cities have added \$90 million to local tax revenues. Dr. De Sousa recently carried out a study for Milwaukee County and found that the 127 projects undertaken from 1995 to 2000 averaged about \$5.6 million in redevelopment per project and created an average of 80 jobs each. The city of Milwaukee retains very good data on their projects and their ratio of city investment to private investment has been quite solid with \$1 public brownfields dollar generating \$57 dollars in private investment. In addition, recent research has provided more evidence on the implications of brownfield redevelopment to economic conditions in the surrounding community. A study by Hara Associates revealed that the value of commercial property surrounding a brownfield redevelopment typically increases by 10 percent and the value of residential property by 30 percent.

¹ The following are additional references:

Policy Performance and Brownfield Redevelopment in Milwaukee, Wisconsin, *The Professional Geographer*, 57(2), 2005, pp. 312-327.

The Greening of Brownfields in American Cities, *Journal of Environmental Planning and Management*, 47(4), 2004, pp. 579-600.

Turning Brownfields into Green Space in the City of Toronto, *Landscape and Urban Planning*, 62(4), 2003, pp. 181-198.

Brownfield redevelopment in Toronto: an examination of past trends and future prospects, *Land Use Policy*, 19(4), 2002, pp. 297-309.

Environmental Benefits

Re-using urban land contributes to the preservation farmland and open space in the periphery. A recent study in the U.S. by Deason et al. found that 4.5 acres of greenfield land are required to accommodate the same development as 1 acre of brownfield. In the case of brownfield and greenfield projects in the Greater Toronto Area, Dr. DeSousa found that 1.75 acres of greenfield land were required to support the same population living on 1 acre of urban brownfield, and that 1.25 acres of greenfield land were required to support the same number of industrial workers on 1 acre of urban brownfield.

An indirect benefit of redeveloping urban brownfields versus greenfields is the simple fact that it minimizes the transportation-related externalities (e.g., parking, accidents, pollution and health costs) imposed by those living on greenfields. The last environmental benefit, that is perhaps the most important for the health of the Great Lakes ecosystem and the most difficult to quantify, is brownfields revitalization that restores the natural environment as it relates to conserving land, promoting the diversity of flora and fauna, protecting water quality, and fostering human environment interaction.

Community Benefits

Dr. De Sousa conducted a survey on the community benefits of “greened” brownfields. The obvious benefit of these projects was that people engaged in physical activities related to walking, jogging, biking and using playgrounds. Brownfields redevelopment also helps spark neighborhood revitalization and improve a community’s quality of life, which was the second most important benefit to brownfields redevelopment according to the study carried out by the U.S. Conference of Mayors.

By placing a monetary value on many of those environmental, social and economic benefits, Dr. DeSousa calculated the public benefits of brownfields versus greenfield development in Toronto and found that keeping new development off greenfields and on brownfields is worth over \$40,000 per acre per year, and keeping residential development on brownfields and off greenfields is worth \$30,000 per acre per year.

Strategic Actions Briefing

Reggie Korthals, Director of Environmental Management Planning, Northwestern Indiana Regional Planning Commission

Ms. Korthals gave an overview of the roundtable planning process. She described the process of how the Steering Committee prioritized key strategic policy actions for northwest Indiana and how they developed into the policy summaries (www.glc.org/landuse/inroundtable/documents/in_roundtable_packet.pdf) discussed during this roundtable. Thirty-two policy strategies (called “strategic actions”) were identified through the Great Lakes Commission’s Bridges project; of those 32 strategic actions, the Steering Committee determined 7 actions to be relevant priorities for the roundtable discussions. Two of the strategic actions were combined into one called “Sustainable Infill and Brownfield Redevelopment.”

Strategic Actions that Work: Case Studies of Successful Redevelopment and Protection

This session highlights three northwest Indiana case studies of successful brownfield redevelopment and greenfield protection projects.

Mayor Leigh E. Morris, City of La Porte

Mayor Morris described the redevelopment project of 122 acres of brownfields in the city of La Porte called NewPorte Landing. Underway for 5 years, public involvement, extensive market analysis, and strong attention to onsite environment issues were key components of the NewPorte Landing redevelopment project. The 122 acres site is divided into 5 zones:

- Zone 1 – municipal landfill
- Zone 2 – industrial dump and foundry
- Zone 3 – industrial complex
- Zone 4 – manufacturing complex and a lake
- Zone 5 – former gas plant

Zone 2 will have single family homes that will house 100-200 residents. Zone 3 will be developed into a retail/commercial area, and Zone 5 will be a recreational area. Design standards were created for the new development. Indiana Financial Authority, Indiana Dept. of Environmental Management and the U.S. EPA all supported this project.

Al Walus, General Manager, Sanitary District of Michigan City

Mr. Walus gave an overview of Michigan City's green space preservation initiative which is composed of chain of parks within the city's Trail Creek area. Within this area, the city has developed a flood control project that incorporates unique ecological features:

- 132 individual wetland pod areas, including 19,200 wetland plants of 30 different varieties.
- 7.5 acres of native sedge meadow
- 7.3 acres of native emergent wetland seeding
- 670 native tree plantings
- 640 native shrub plantings

Mr. Walus also discussed the Ruby Woods preservation project. Ruby Woods was an area of private woods zoned for residential housing in 1993. Private funding did not materialize at the time and the forest remained until 2002 when a private developer proposed multi-family affordable housing within an 11 acre parcel of the forest. The presence of wetlands within the proposed apartment complex development became an issue with the U.S. Army Corps of Engineers. In 2003, Michigan City purchased 23 acres of the private forest for a passive park walking trail through the forest.

Jim Hitz, Executive Director, Taltree Arboretum

Mr. Hitz described the Taltree Arboretum, a 300 acre preserve completely supported by the private sector. The vision of Taltree is to improve quality of life and increase economic vitality in the South Lake Michigan region by preserving green space, establishing significant woody plant collections in beautiful display gardens, hosting cultural events and encouraging people to enjoy, appreciate, and take pride in our natural heritage. It contains woodland, wetlands and prairies with a variety of flora and fauna. It also is a venue for many recreation activities including concerts, hiking and family events. It receives about 10,000 visitors per year.

Brownfield Redevelopment and Greenfields Protection: Progress to Date in Indiana

Sashi Sekhar, Indiana University Northwest

Ms. Sekhar spoke on behalf of the Indiana University Northwest graduate students that conducted research on the brownfield/greenfield strategic actions, and options for implementing these actions. She highlighted the progress to date on the 6 strategic actions, which is summarized below. For full details of Indiana's progress on these strategic actions refer to the following webpage:

www.glc.org/landuse/inroundtable/documents/in_roundtable_packet.pdf

A. Development of Local Comprehensive Plans – Indiana law (IC 36-7-502) establishes basic requirements of a comprehensive plan. A statewide educational program, Purdue University's *Planning with Power*, links land use planning with watershed planning at the local level. Many regional planning initiatives exist in northwest Indiana such as Ped and Pedal Plan and Marquette Greenways Plan.

B. Consistency between Zoning Ordinances and Comprehensive Plans – Indiana law (IC 36-7-4-601) allows local legislative bodies (e.g.,) city and town council to adopt zoning ordinance but only after a comprehensive plan has been developed. The law offers little to no guidance on how zoning can be done in ways that are more sustainable (i.e., accommodate growth while protecting community character and natural resources, and how to provide public facilities and infrastructure that are financial sustainable in the long-term). As such, many communities zone in reaction to or against something, rather than using it as a proactive tool to implement a vision or plan. Still, some communities are bucking the trend.

C. Inventory of Indiana Wildlife Habitat, Farmland, Cultural and Historic Resources – Many different sources exist for natural, cultural and historic features data, but these sources are not well coordinated within the state. There is no systematic effort to coordinate all of these inventory activities in a way that is useful for planning entities. Indiana Biodiversity Initiative and Planning with Power educate local governments on the benefits of incorporating inventories in to the comprehensive planning process and provide assistance to revise plans accordingly.

D. Link Brownfields Funding with Planning – Although having a comprehensive plan is not a requirement to receive funding through the Indiana Brownfields Program, those applicants that do have a plan and that have a redevelopment project that fits into the overall community plan receive additional consideration during the scoring process. Having a reuse plan for individual sites is, however, part of threshold criteria for grant awards. The U.S. EPA provides seed funding for assessment (including planning activities) to help Indiana communities launch their redevelopment programs. At this time there is no state funding specifically for planning activities.

E. Interagency Coordination for State-Funded Projects – Indiana Dept. of Environmental Management spearheaded an effort to create the *Interagency Brownfields Task Force* (currently inactive) as a way to coordinate the resources of state and federal agencies for brownfields redevelopment. The Indiana Brownfields Program Financial Resources Coordinator as a representative of the Indiana Finance Authority and member of the Fast Access Site Team coordinates related state funding. Other state interagency coordination initiatives include the Marquette Plan Phase I and Phase II and Northwest Indiana Regional Development Authority, among others.

F. Sustainable Infill and Brownfield Redevelopment – No specific state program exists to promote sustainable redevelopment of sites. The following are related state initiatives:

- Indiana Brownfields Program’s grant scoring includes consideration of comprehensive plans, green building and energy efficiency.
- Indiana Finance Authority administers the Pilot Shovel Read program to help communities certify sites as “ready for development”.
- State resources are available through Indiana Dept. Environmental Management’s Office of Pollution Prevention and Technical assistance to finance projects that identify or implant energy efficiency technologies.
- A newly-created Office of Energy is responsible for administering various energy related grant programs, including the Renewable Energy Demonstration Project grant program and the Alternative Energy Systems grant program.

Luncheon Keynote

Tim Sanders, Executive Director, Northwest Indiana Regional Development Authority (RDA)

Mr. Sanders presented an overview of how the RDA was created, its purpose and how it will operate in northwest Indiana. The RDA formally was established on September 1, 2005, and funded in January 2006. It was created to meet the needs of the greater Chicago transportation system and other infrastructure growth; O’Hare, Midway and surface transport use is at capacity and growth will be expected in northwest

Indiana. The RDA will coordinate activities with federal, state, regional and local agencies to leverage investment in the northwest Indiana region. The RDA will support the following transportation infrastructure projects: the Gary/Chicago Airport, the South Shore Railroad, a regional bus system and the Lake Michigan Shoreline Development.

The RDA partners with member cities, counties and the state to enhance economic growth in northwest Indiana. The cities of East Chicago, Gary and Hammond join Lake and Porter counties to contribute \$3.5 million each per year (\$17.5 million annually). The state contributes up to \$10 million per year from Indiana Toll Road revenues. State funding needs reauthorization by 2008 following the State Budget Committee and Indiana Office of Management and Budget MB review and approval of RDA’s strategic business development plan.

The RDA’s vision is to “be a catalyst for transformation of the northwest Indiana economy to robust world class status.”

Wanted: Ideas for Implementing Strategic Actions in NW Indiana

Roundtable participants discussed implementation options presented in the Policy Summaries (www.glc.org/landuse/inroundtable/documents/in_roundtable_packet.pdf) as next steps for northwest Indiana and the state in promoting brownfields redevelopment and greenfields protection. Each breakout group was charged with selecting the top three implementation options that were most valuable to northwest Indiana at this time. Obstacles and modifications to these implementation options were also discussed. Below are the results from each breakout group session.

Table 3: Breakout Session One - Plans, Ordinances and Inventories

Priority Implementation Options	Rationale	Primary Obstacles to each Implementation Option	Modifications to Implementation Option to Ensure Action
A1. State funding for planning	The state needs to play a bigger role in land use	Current state leadership	Consider local funding such as real estate transfer tax or local fees
A2. State smart growth task force		Current state leadership, home rule and lack of state vision for land use	
B2. Develop model ordinances	NIPRC could help its member constituents by developing model ordinances		

Other implementation options considered valuable for the region are listed below:

- A4. Statewide funding for technical assistance
- B1. State incentives for zoning consistency with plans
- B3. Enact legislation requiring zoning consistency with plans
- C2. Interagency coordination of data
- C5. Enact legislation for farmland protection

Additional implementation options were proposed:

- Growth/natural resource impact simulation models to inform state decisionmakers
- Reinvent state planning agency or state planning board

Table 4: Breakout Session Two - Sustainable Redevelopment and Infill

Priority Implementation Options	Rationale	Primary Obstacles to each Implementation Option	Modifications to Implementation Option to Ensure Action
F2. State brownfield grant and loan programs	It's an existing criteria for ranking and funding projects can be adjusted relatively quickly and simply, and the effects would likely be substantial.	Need to be sure practices are actually completed	If practices are not completed, consequence could be that grants become loans
F4. Expedited permits	A valued incentive for investors/developers/more certainty in timing/relatively inexpensive to implement	May need to hire extra staff to process permits more quickly	
F7. Private-sector financial incentives	Currently more difficult to get financing/make it easier/incentive for developer/target incentive toward particular parcels	Initial lack of buy-in, possible "green washing"	Make business case, tie in to LEED criterion to avoid "green washing"

Other implementation options considered valuable for the region are:

F12. Liability bonds

F13. Recognition programs

Additional implementation options were proposed:

- Frozen property tax
- Stormwater fees with rebates

Table 5: Breakout Session Three - Sustainable Redevelopment and Infill

Priority Implementation Options	Rational	Primary Obstacles to each Implementation Option	Modifications to Implementation Option to Ensure Action
D1: Link local funding to updated plans	This incentive will motive communities to improve its land management practices	-lack of funding to create/update plans -lack of knowledge of funding opportunities create plans -lack of partnerships/information sharing between communities -lack of racial and economic diversity	-creating regional master plan -NIRPC + partners create standards for use in updating/creating plans -making plan development a priority
D2: Make local planning consistency a state funding eligibility criterion	An easy change to existing guidelines.	-coordination of criteria used by reviewing agencies -lack of local plans in place	-developing educational tools for implementation options (incorporate education into the implementation)*
E2: Build capacity to coordinate coastal projects	Could be done on an equal playing field where all coastal communities benefit. Capacity exists with a funding mechanism and is geographically specific.	-lack of cooperative leadership -lack of communication and information exchange	-sharing resources -allocation of additional local funding for coastal region

* Note: education tools apply to each priority implementation option

Which Way Forward? Evaluating Implementation Options

Dean Solomon, Program Coordination, Michigan State University Extension

Prior to this session, participants worked in small groups to identify the most important implementation options from the original list of 29. In this exercise, participants rated the 9 top implementation options (three from each small group) for their importance, achievability and cost effectiveness. Using the electronic voting system, participants rated each implementation option for each criterion, and then viewed the following results chart.

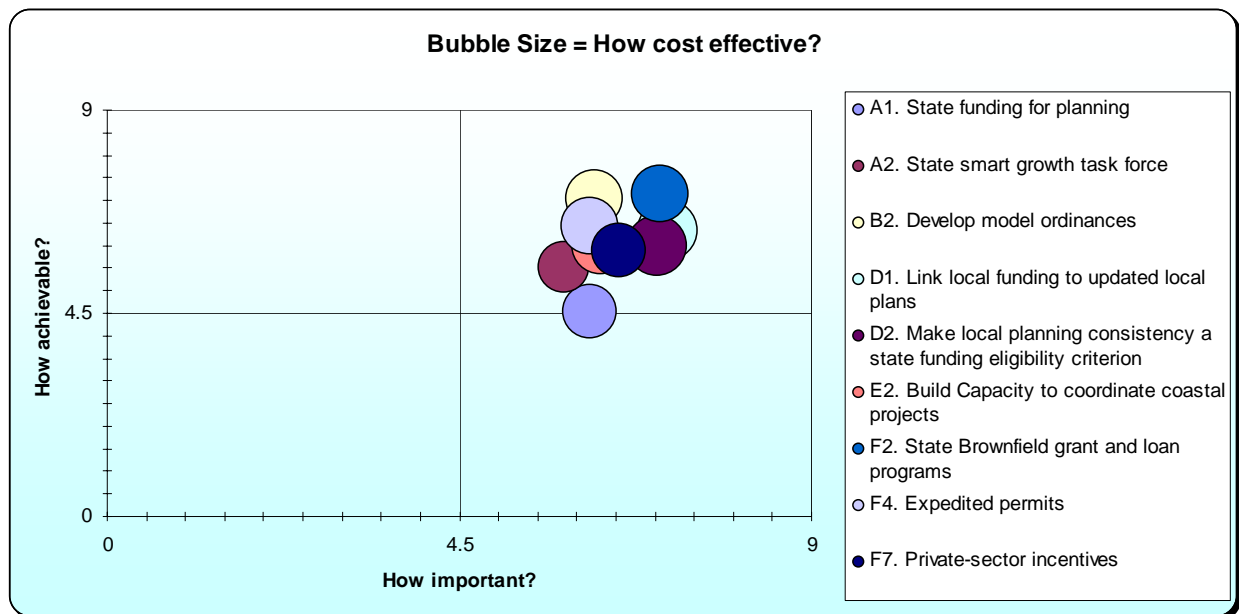


Table 6: Voting Results

Implementation Options (1=not at all, 5=somewhat,9=very, very)	How important?	How achievable?	How cost effective?
A1. State funding for planning	6.17	4.52	5.90
A2. State smart growth task force	5.83	5.50	5.73
B2. Develop model ordinances	6.23	7.03	7.03
D1. Link local funding to updated local plans	7.17	6.33	7.34
D2. Make local planning consistency a state funding eligibility criterion	7.03	6.00	7.31
E2. Build Capacity to coordinate coastal projects	6.30	6.00	6.69
F2. State Brownfield grant and loan programs	7.07	7.14	7.20
F4. Expedited permits	6.17	6.41	6.59
F7. Private-sector incentives	6.54	5.90	6.47

Average responses for all implementation options clustered in the upper right corner of the chart, indicating that all were important and achievable. Cost effectiveness scores were similarly positive. In retrospect, it makes sense that these remaining nine options all rated highly, since lower priority implementation options were “discarded” during the small group breakout sessions earlier in the program.

Mike Molnar, Program Manager, Indiana DNR Lake Michigan Coastal Program

The results of the voting exercise were viewed and discussed in plenary. The discussion focused on those implementation options that were *most important*, and how to make them more achievable since the

majority of the participants thought that achievability was a key criteria. What were the obstacles to implementation and how to overcome those obstacles were further discussed.

The three implementation options that were voted to be most important are:

F2. State grant and loan program

D1. Link local funding to updated plans

D2. Make local planning consistency a state funding eligibility criterion

F2. State grant and loan program – Voted to be most achievable because it only requires a change in state guidelines to be put into place and funding resources are already in place. Two concerns about its implementation were raised; (1.) the lack of staffing and measurable criteria needed to conduct post-project monitoring and (2.) the perception that the guideline change will be another obstacle to brownfield redevelopment.

D1. Link local funding to updated plans – Voted to be the second most achievable. An obstacle to its implementation is the extreme fragmentation of the local government. Local governments working with the Northwestern Indiana Regional Planning Commission will aid in overcoming this obstacle. A real estate transfer tax is a potential funding source for land use planning.

D2. Make local planning consistency a state funding eligibility criteria – Voted to be the third most achievable. Lack of local comprehensive plans among localities in the region was an obstacle. To overcome this obstacle, a regional plan is need that can provide a blueprint for localities in northwest Indiana. It is also necessary for the state agencies responsible for transportation, economic development and the environment to coordinate so that their funding guidelines are consistent.

The types of issues highlighted in the discussion demonstrate that importance of several the strategic actions found in the Great Lakes Commission 2001 Bridges Report, such as:

1. Establish a special commission or task force to evaluate real estate tax policies as they pertain to greenfields protection and brownfields redevelopment/urban revitalization. Such an effort should include an assessment of the potential for: a greenfields conservation tax; a *real estate transfer tax*; split taxation system whereby land (not buildings) is taxed in certain areas; and regional tax sharing.

4. Require *coordination among state agencies for state-funded projects* that will directly result in changes in land use and establish a process for multiagency evaluation of such projects that: a) ensures that such projects support state planning goals and/or the mutual goals of greenfields protection and brownfields redevelopment/urban revitalization and b) requires the consideration of alternatives where the project is inconsistent with local land sue plans.

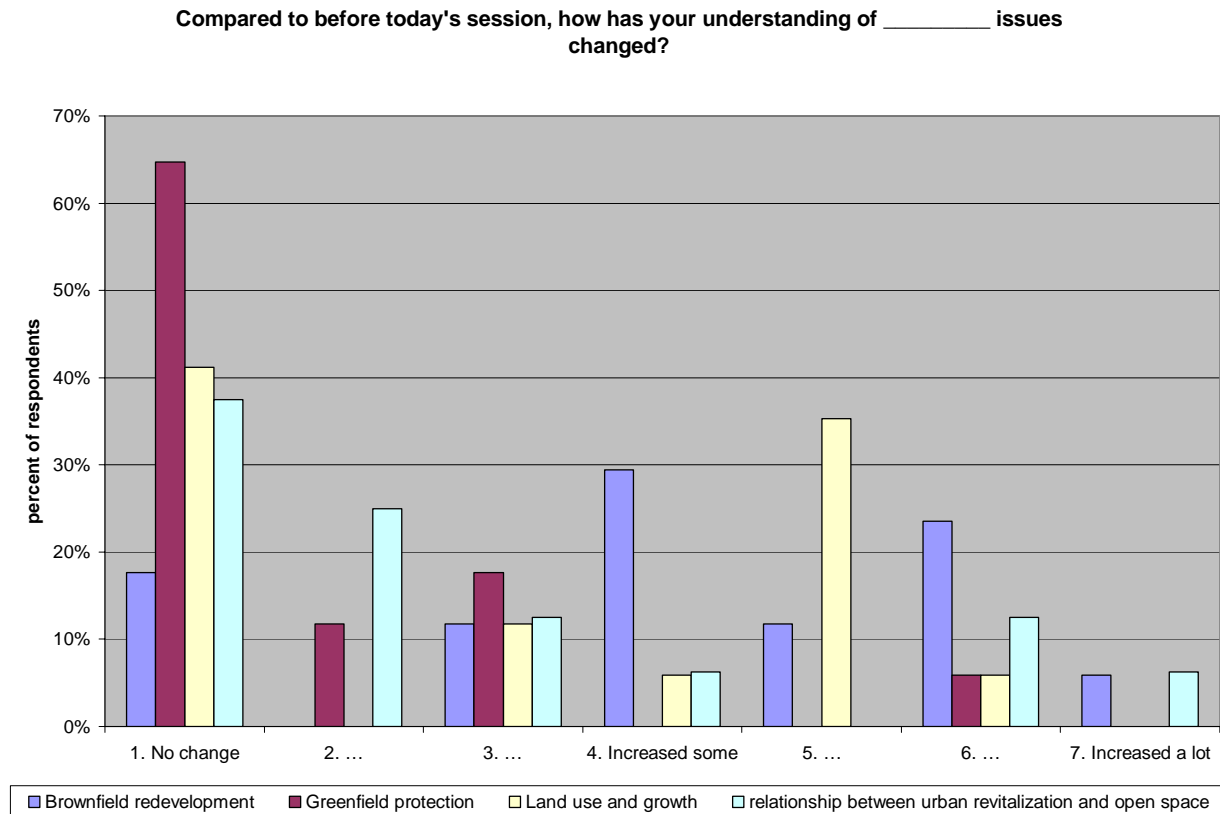
Other concerns related to brownfield redevelopment were raised:

- Public health needs to be considered when redeveloping brownfields within an urban residential area. To address this need, the state human health representative should be involved in these land use discussions.
- The Department of Agriculture and the Soil and Water Districts, although invited, have not been engaged in these discussion and need to be.
- The implementation option, B2. Develop Model Ordinance, should be accomplished by the Northwestern Indianan Regional Planning Commission.
- Eminent domain should have been discussed in the NewPorte Landing redevelopment project.

Assessing Today's Efforts

Dean Solomon, Program Coordination, Michigan State University Extension

At the end of the roundtable, participants were asked to rate the degree to which their understanding of brownfield, greenfield, land use and the relationships between them had changed compared to before the session. Less than one-half of the original participants remained for the evaluation session.



Overall, participants reported little change in their understanding of issues compared to before the workshop. The greatest increase was in brownfield redevelopment (average = 4.12), the least in greenfield protection (average = 1.76).

The information gathered on the participants' self perception and understanding of the issues was used to assess how well the roundtable objectives have been met. Performance indicators were developed to measure the achievement for the following objectives:

Objective 1 - Improve the collective understanding of land use and growth issues in the region, particularly the interplay among brownfields redevelopment, open space protection, and sustainable economic development/redevelopment.

Performance Indicator - Through self-evaluation at the beginning and end of the roundtable, at least 50 % of participants will claim an increased understand of these issues.

Outcome - In the strictest sense, this indicator was met for all issue sets, except greenfield protection, where over 50 percent of the participants indicated "no change" in their understanding. However, increased understanding in other issues was modest, with only one topic, brownfield redevelopment, with average increases greater than "some." It is important to remember that this

audience was relatively knowledgeable at the beginning of the workshop, with 80 to 90 percent of respondents rating their understanding greater than “somewhat.”

Objective 2 - Identify specific strategies that have high potential to promote sustainable land use, including the pros and cons and success stories of their use.

Performance Indicator - Roundtable participants will generate an agreed upon list of at least 5 items to further sustainable land use in the region.

Outcome - All nine implementation options rated high, meeting the workshop objective to “identify specific strategies that have high potential to promote sustainable land use.”

Below are two other additional objectives and performance indicators that were development to measure the success of the roundtable.

Objective 3 - Promote the awareness of the relationship between economic development and land use decisionmaking.

Performance Indicator - Feature 2-4 case studies that showcase the relationship between economic development and land use in the Northwest Indiana region from both the community and business economic perspectives.

Outcome –

- Using the cities of Toronto and Milwaukee as case studies, Dr. De Sousa explained the economic benefits of brownfield redevelopment and green space protection.
- Mayor Morris described the economic and community benefits of the Newporte Landing redevelopment project to the city of La Porte.
- Mr. Walus presented two case studies of green space protection in Michigan City: the restoration of the city’s Trail Creek area and the Ruby Woods preservation project.
- Mr. Hitz described the Taltree Arboretum, a 3000 acre private preservation project.

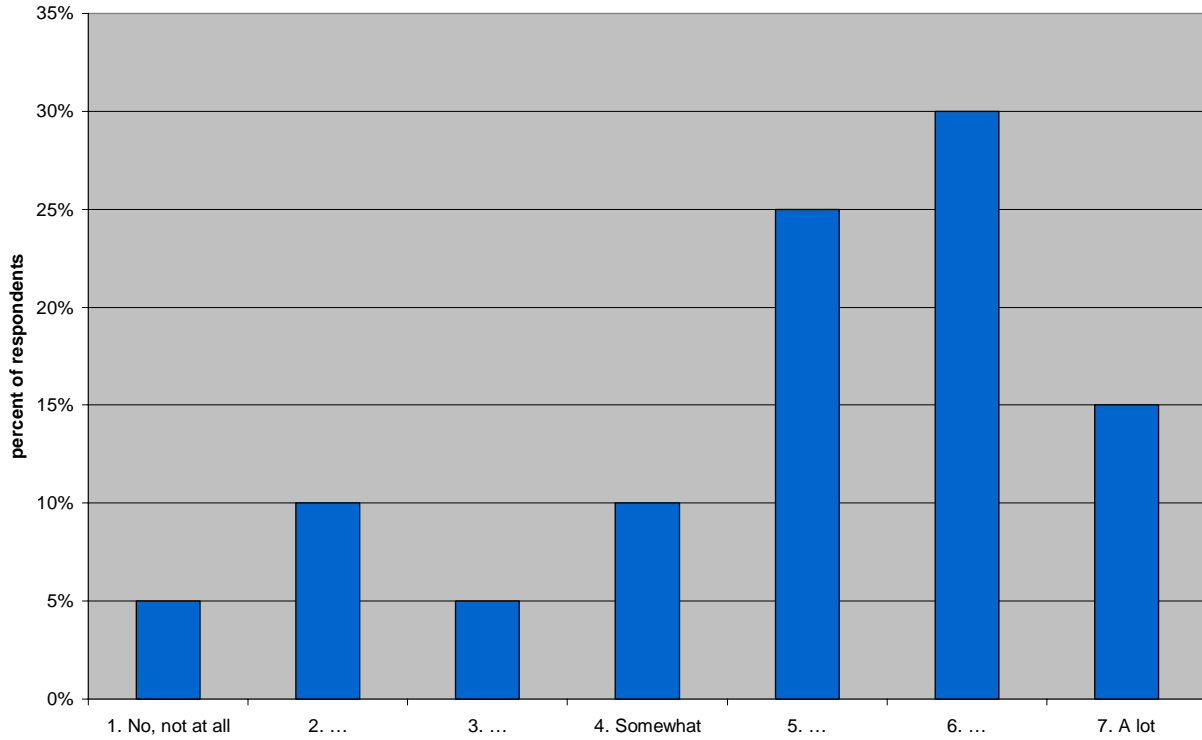
Objective 4 - Facilitate dialogue among state, regional and local decisionmakers to advance selected strategies to promote sustainable land use.

Performance Indicator - At least 30 relevant decisionmakers at multiple levels and sectors participate; roundtable offers opportunities for participants to share ideas; measured by types of sessions offered during the day (e.g., discussion time, Q&A).

Outcome – See the agenda provided in the Appendix.

Finally, participants rated the voting system as a tool in this process and their intent to use information gained in the workshop. The majority (90%) found the computerized voting to be a useful tool in prioritizing implementation options for northwest Indiana. Importantly, the majority (80%) plan to incorporate the implementation options discussed at the roundtable in their work. See chart below.

Do you plan to incorporate the implementation options discussed today in your work?



Wrap-up

The next step will be taking these findings and materials conveying such to the Northwestern Indiana Regional Planning Commission's conference "Smart Growth Score Card – How Does Northwest Indiana Measure Up?" planned for fall, 2006.

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Strategies for Linking Redevelopment and Green Space
in Northwest Indiana
April 27, 2006

APPENDIX

**Coastal Connections 2006 Land Use Roundtable
Indiana University Northwest Campus**

April 27, 2006
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