

Coastal Connections 2006 Land Use Roundtable

*Strategies for Linking Redevelopment and Green
Space Protection*

in

Northwest Indiana

April 27, 2006

Indiana University Northwest

Great Lakes Commission Roundtable Series

The Great Lakes Commission is continuing existing activities funded by U.S. EPA to organize and conduct a series of roundtables in individual Great Lakes states. The roundtable series aims to inform and educate state and local officials and other key opinion leaders about policies and tools for linking brownfields redevelopment and greenfields protection.

<http://www.glc.org/landuse/>

A Partnership with the Great Lakes Commission

- Implementation of 2001 Bridges Project
- Basin-wide approach
- Linking redevelopment and protection
- Promote efficient land use
- Identify successful policies and programs
- Correct weaknesses and gaps
- Promote transferability of success

Review of the Bridges Project

The Bridges Project Involved 5 Principal Activities:

- 1. Information management and outreach through development of a regional website on sustainable land use issues. (www.glc.org/bridges)**
- 2. Research and analysis of Great Lakes brownfields cleanup and redevelopment policies**
- 3. Research and analysis of Great Lakes greenfields protection policies**
- 4. Conducted workshops to garner input into development of community-level recommendations for improving public involvement in decision making**
- 5. Development of a Strategic Actions for linking brownfields redevelopment and greenfields protection for adoption and implementation by public/private sectors**

Development of Regional Steering Committee

- Steering Committee comprised of state agency representatives, academic institutions, NGO's; local governments, regional planning agency; opinion leaders
- Steering Committee will guide all project activities and outcomes
- Steering Committee will advise GLC staff
- Steering Committee co-chairs were solicited
- Co-chairs had a leadership role in organizing and coordinating Steering Committee

Roundtable Planning Process

- **Form Steering Committee**
- **Identify Regional Goals and Objectives**
- **Form Advisory Group**
- **Develop Content for a One-Day Roundtable Event**
- **Review the 32 Strategic Actions Recommended in the Bridges Report**
- **Identify Strategic Actions Relevant to NWI**
- **Analyze Strategic Actions Relevant to NWI**
- **Engage University Graduate Students in the Project Through Research**
- **Formulate Roundtable Agenda**
- **Identify Participants**
- **Organize and Conduct Policy Roundtable**
- **Produce and Distribute Roundtable Summary**

How we went from 32 Strategic Actions to 7 : Focusing on Northwest Indiana Issues

- **Strategic Actions were inventoried**
- **Steering Committee Reviewed the 32 Actions and organized them into categories:**
(1) State Planning Goals; (2) State Farmland Protection Goals; (3) Comprehensive Planning; (4) Implementation Planning; (5) Financial Incentives for Brownfield Redevelopment; (6) Private Sector Financial Strategies; (7) Regional Governance for Controlling Sprawl.
- **Develop Teams for review and recommendations**
- **Review, Review, Review**

Issue Areas Defined

- Brownfields
- Greenfields
- Redevelopment and Protection Linkages

Linking Issues to 7 Strategic Actions

Actions 1,2,3,4,5 are state actions to address Brownfields and Greenfields linkage.

- **Development of Local Comprehensive Plans**
- **Consistency between Zoning Ordinances and Comprehensive Plans**
- **Sustainable Brownfield Redevelopment**
- **Interagency Coordination for State Funded Projects**
- **Linking Brownfields Funding with Planning**

Linking Issues to 7 Strategic Actions

Action 6 is a local action to address Brownfields and Greenfields linkages

- 6. Inventory Wildlife Habitat, Farmland, Cultural/Historical Resources**

Action 7 is a local action to address Brownfields and Urban Revitalization

- 7. Sustainable Small-Scale Infill Development**



7 Strategic Actions to Address Brownfields and Greenfields Linkages

1. Development of Local Comprehensive Plans

Encourage the development of local comprehensive plans and provide funding to support their development. Such funding should be contingent on plans that reflect state/regional planning goals or that include designated areas for growth and also for protection; promote urban revitalization, greenfields protection and transit and/or pedestrian oriented development patterns that enhance neighborhoods and reduce public infrastructure and service costs and discourage sprawl; and are prepared through local interjurisdictional agreements or in cooperation with other municipalities.

2. Consistency Between Zoning Ordinances and Comprehensive Plans

Zoning ordinances are a tool for implementing land use plans. When used alone, zoning ordinances often result in unplanned, relatively uniform low-density development that conforms to minimum building code requirements, but does not address how and when a community should grow. Zoning ordinances need to be used as a tool for implementing a comprehensive plan, not as a development growth policies themselves.

3. Sustainable Brownfield Redevelopment

States, in partnership with the private sector, can create or improve pollution prevention and green building and design initiatives for application to brownfields redevelopment. Such sustainable Brownfield redevelopment ensures that government policies are not working at cross purposes. Builders, developers and architects in particular can provide leadership in advancing and demonstrating the benefits of “green” or sustainable design and practices in the building/development industry.

4. Interagency Coordination for State Funded Projects

Ensure more efficient implementation of state programs and more effective expenditure of state funds by ensuring that publicly funded projects are coordinated among state agencies and implemented consistent with statewide goals /policies related to land use planning, growth, and development.

5. Link Brownfields Funding with Planning

States can link Brownfields cleanup and redevelopment funding to a strategic growth plan that has a strong urban revitalization / urban development component, resulting in a more comprehensive approach to Brownfields redevelopment that is well planned to serve the short and long term needs of the community.

6. Inventory Wildlife Habitat, Farmland, Cultural/Historic Resources

Proactive policies that anticipate development proposals should be encouraged in areas on the urban fringe where development pressures are often intense. Inventories of natural and cultural/historical features and prime farmland for tracts of undeveloped land can aid in the planning process, the development of mitigation/protection measures, and/or allow developers to modify their plans.

7. Sustainable Small Scale Infill Development

Fee incentives and permit expediting can be used to promote small scale infill development where other incentives such as tax forgiveness, site preparation, liability waivers, interest reductions, and job training are more difficult to obtain

Policy Summaries Developed for 7 Strategies

Policy Strategies for Strategic Actions include:

Rational

Progress to date in Indiana

Best Practices in Other States

Implementation Options

Indiana Policy Summaries

- A. Development of Local Comprehensive Plans (SA #1)**
- B. Consistency between Zoning Ordinances and Comprehensive Plans (SA # 2)**
- C. Inventory of Indiana Wildlife Habitat, Farmland, Cultural & Historic Resources (SA #6)**
- D. Link Brownfields Funding with Planning (SA #5)**
- E. Interagency Coordination for State Funded Projects (SA #4)**
- F. Sustainable Infill and Brownfield Redevelopment (SA #3 & #7)**

Roundtable Goal : Building Consensus

Implementation Options for Northwest Indiana Identified Priorities

The key objective of the Roundtable is to build consensus around ways to implement selected policies in the interest of advancing sustainable land use in the region.

**For Additional Information
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