TAB Technical Assistance to Brownfields | Kansas State University

GreenRoots Initiative™

TOLLESTON (GARY, IN) BROWNFIELDS INVENTORY WORKSHOP

May 18th, 2026

This project has been funded wholly or in part by the United States Environmental Protection Agency under assistance agreements to Kansas State University (TR-83684001 and TR-84027001). The contents of this document do not necessarily reflect the views and policies of the Environmental Protection Agency, nor does the EPA endorse trade names or recommend the use of commercial products mentioned in this document.

delta institute

ksutab.org

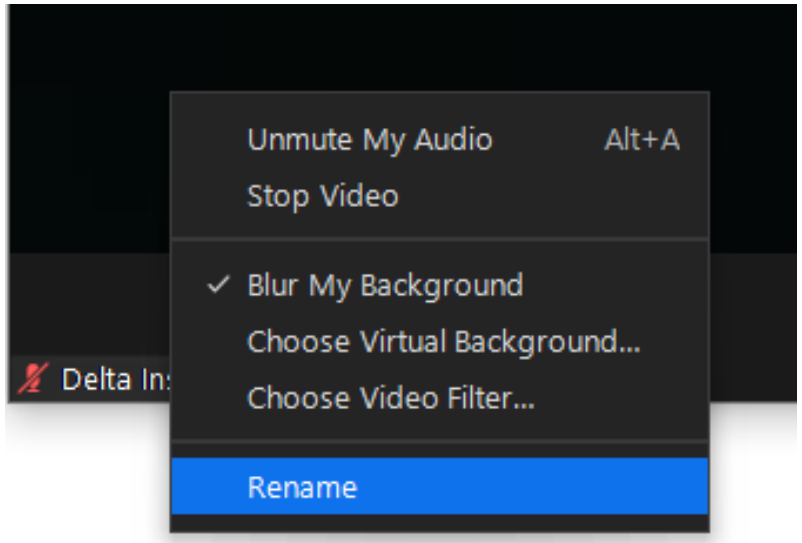
OUR AGENDA FOR TODAY

- Welcome, Introductions + Icebreaker
- Review of GIS Data & Prioritization Approach + Discussion
- Break
- Scenario Analysis & Action Strategy
- Closing Discussions & Next Steps

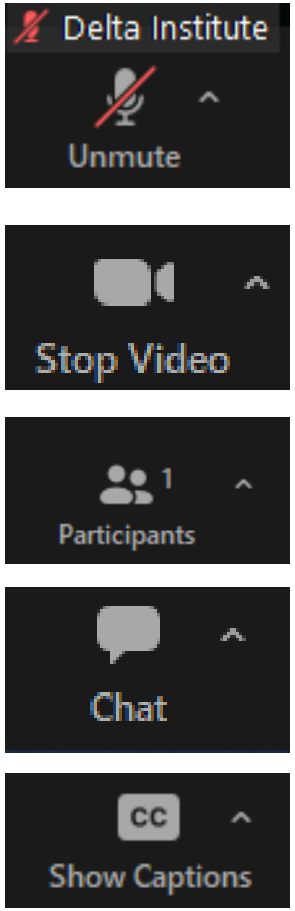
HOUSEKEEPING FOR OUR CONVERSATION TODAY

For Zoom

- Please take a moment to check your preferred audio, background, and name. You may click on the 3 dots by your current name to access Zoom's menu.



- Please keep your **Mic muted** when not speaking to reduce background noise.
- Please use your **Video** in line with your comfort, and have on when you ask questions or engage in discussion.
- Review your appearance in the **Participants roster**.
- Engage in **Chat** as a non-verbal way to engage.
- Turn on **Captions** if helpful for your engagement and enjoyment



TAB Technical Assistance to Brownfields | Kansas State University | delta institute

ICE BREAKER ACTIVITY

- Your name + organization (or role in the community)

“Think of a redevelopment project you’ve seen (anywhere). What’s one thing that made it successful or unsuccessful?”

Kansas State University: Technical Assistance to Brownfields (TAB)

- Nationally funding program by U.S. EPA
- Technical assistance for communities, nonprofits, regional councils and tribes revitalizing communities through brownfields redevelopment
- Services provided are free and tailored to meet specific needs

You've Got a Friend in TAB

TAB providers can fill gaps and help support overall project goals.

- Help identifying your community's brownfields
- Strategic planning and reuse visioning
- Solar and Green Energy Strategies
- Economic feasibility and Market Impact/Analysis
- Community outreach and input
- Educational workshops
- Help identify funding sources
- EPA Brownfields Grants-strategy development and application reviews

Contact Beth Grigsby, Assistant Regional Director for Kansas State University TAB program beth27@ksu.edu or 317-601-3839 for more information! Check out our Website: How We Can Help | KSU TAB - Technical Assistance to Brownfields

GIS Data & Prioritization Approach

Quick Review

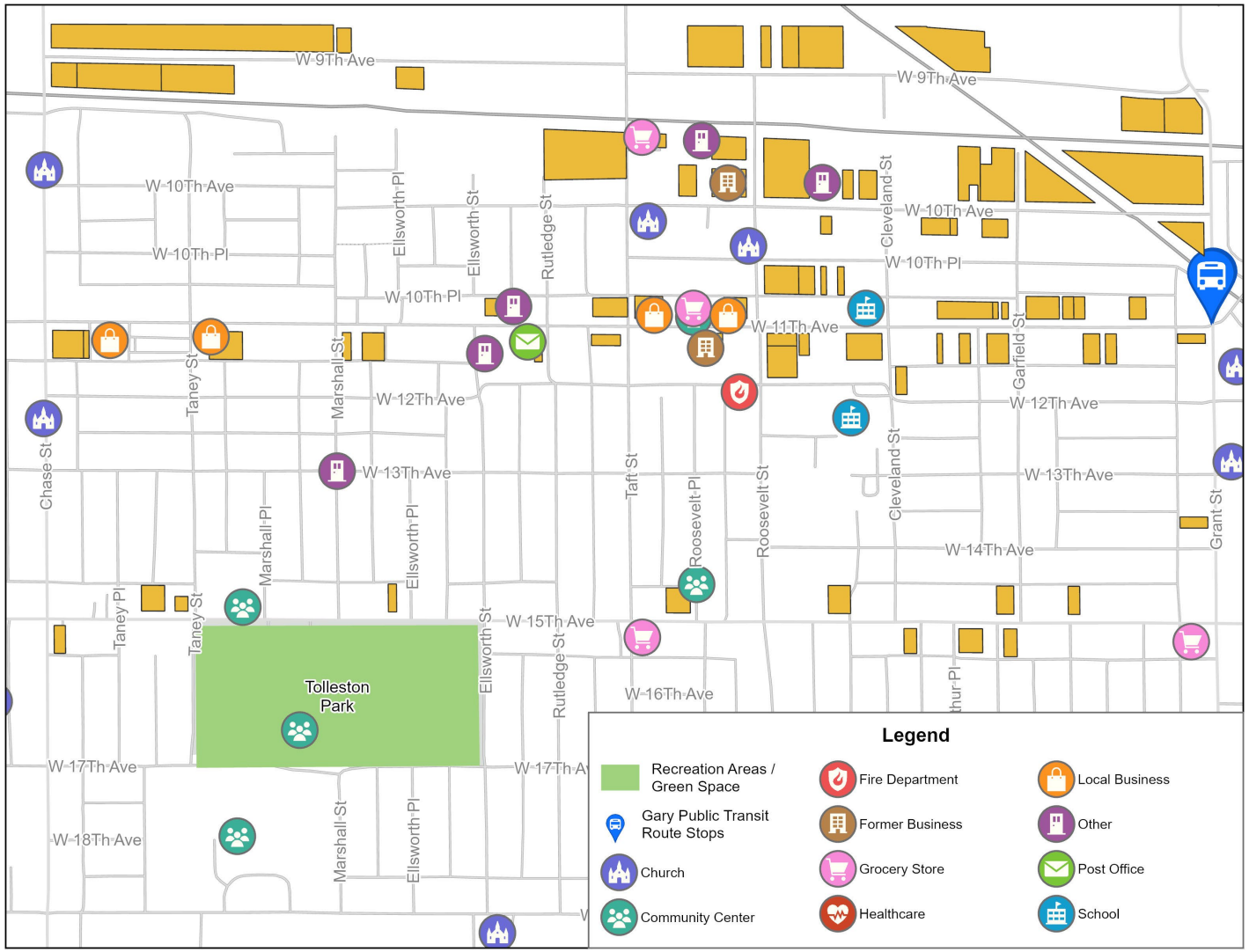
- Prior to the workshop in March, Delta Institute used the Brownfield parcel data collected by GreenRoots Initiative to create a map of 82 parcels in the Tolleston neighborhood.
- Delta used desktop research to identify community assets, but requested help from you in the community to fill in the gaps.

Community Asset Mapping

- You helped us figure out what was missing from this map:

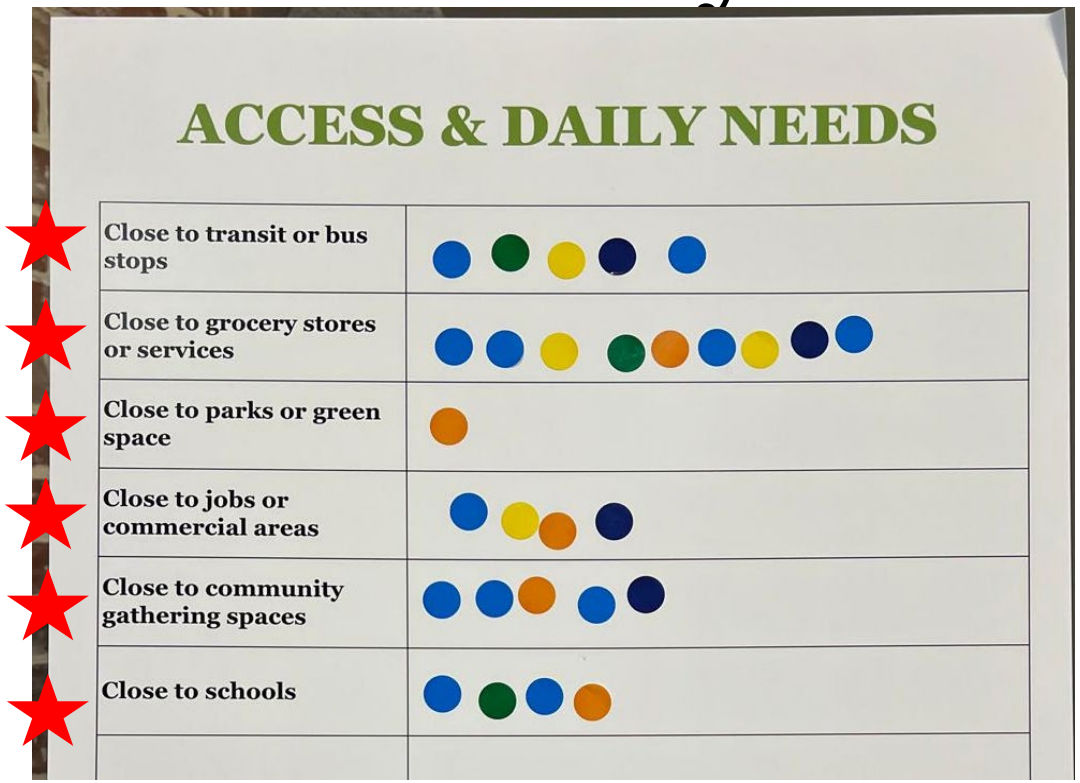
Community Asset Mapping

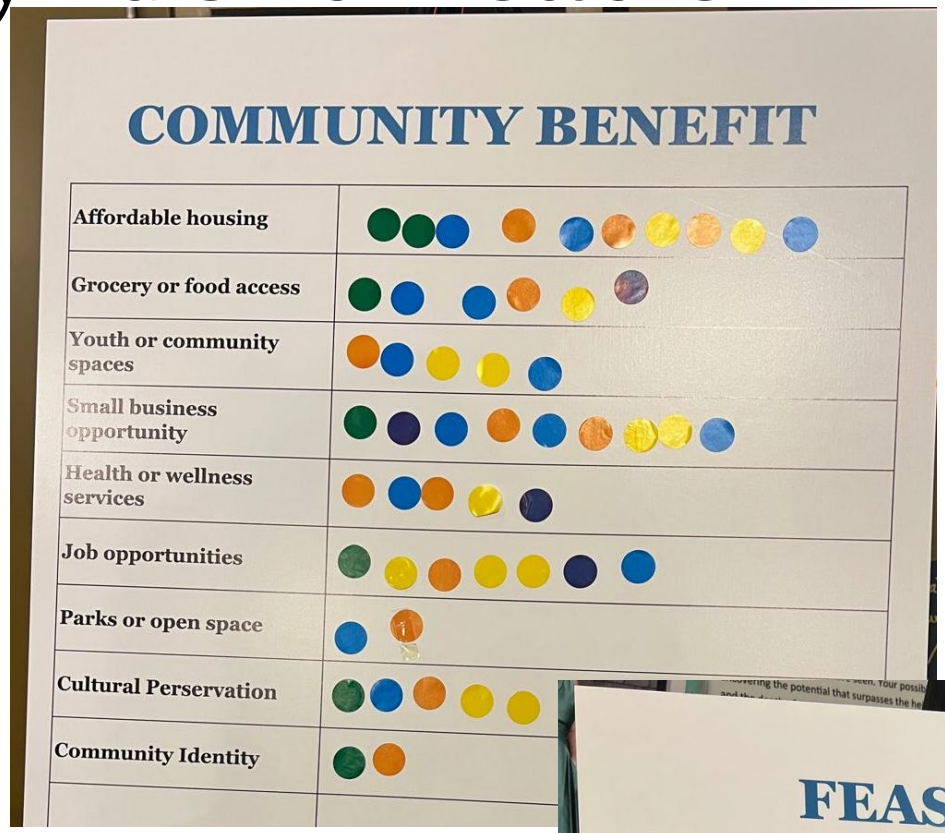
- and identified **24 additional community assets**

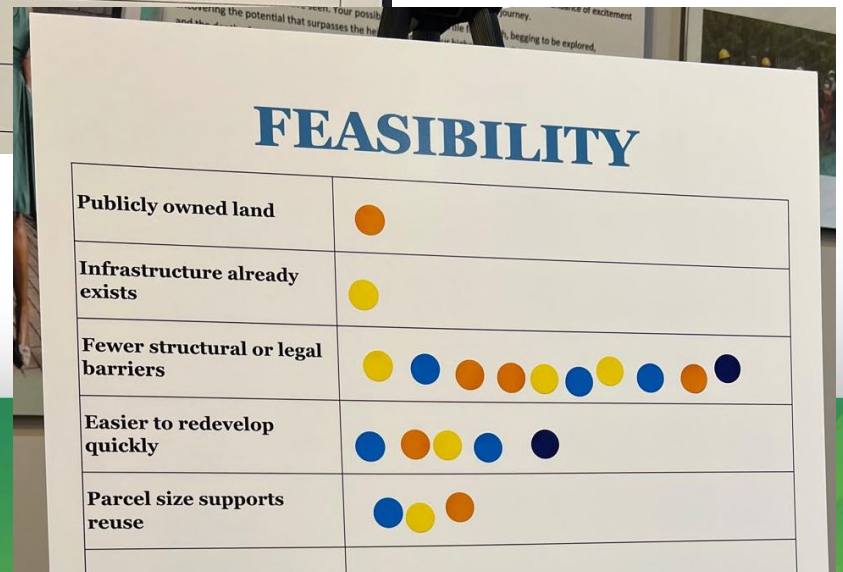


- Community assets included:
  - Public Schools
  - Post Offices
  - Local Businesses
  - Grocery Stores
  - Healthcare providers
  - Community Centers/Recreation Aras
  - Churches
  - Former Businesses

Community Priority Identification



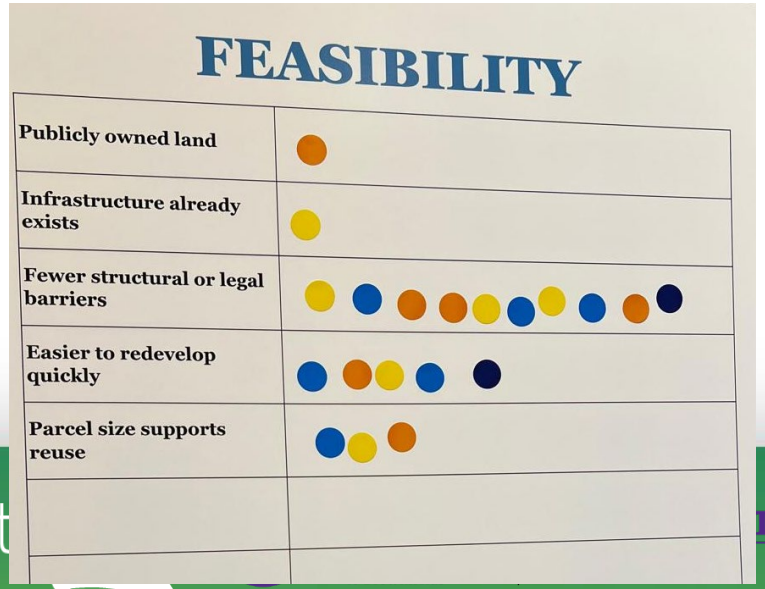




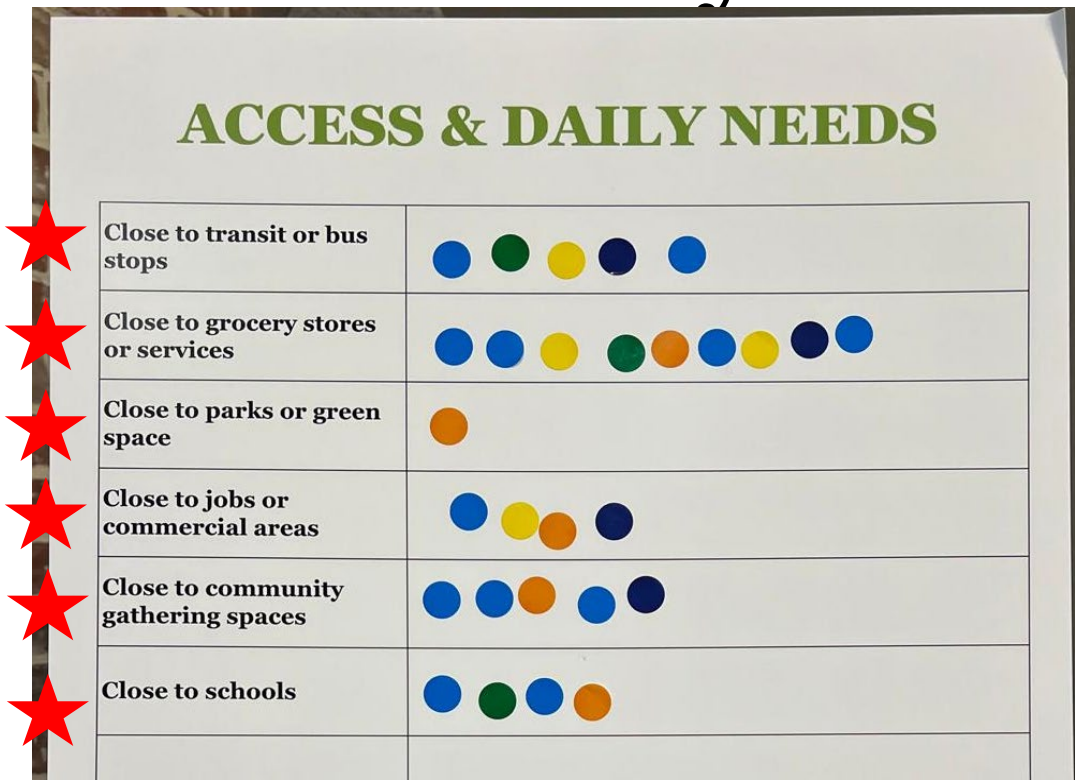
TAB Technical Assistance to Brownfields | Kansas State University

Community Priority Identification

- Community benefit priorities received the most votes (dots).
- These will come into play later in the redevelopment and strategizing portion of the work.



Community Priority Identification



- 8 of these priorities were “mappable”

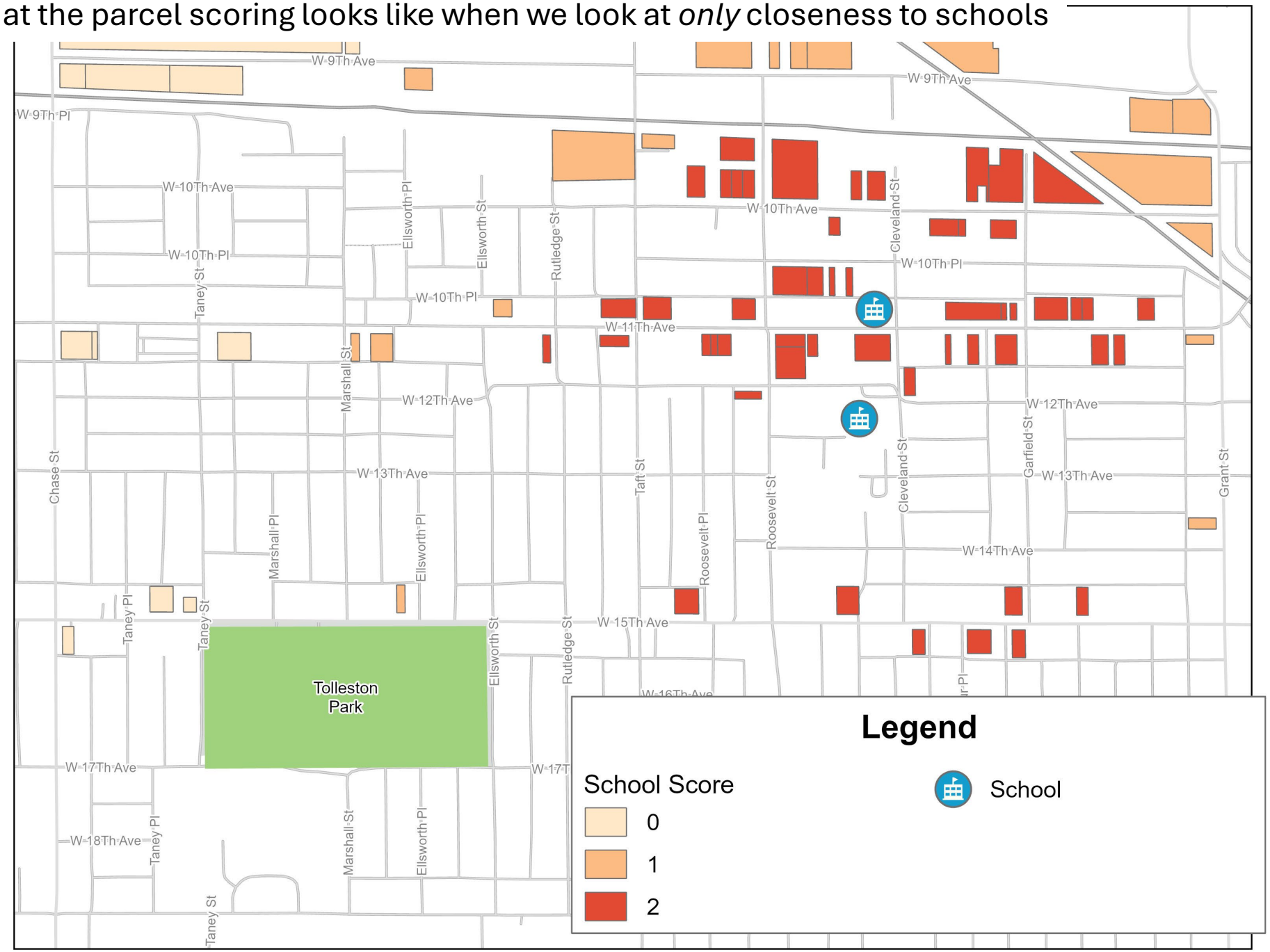
Mapping the data

We used geospatial analysis (GIS) software to map the community assets and priority data.

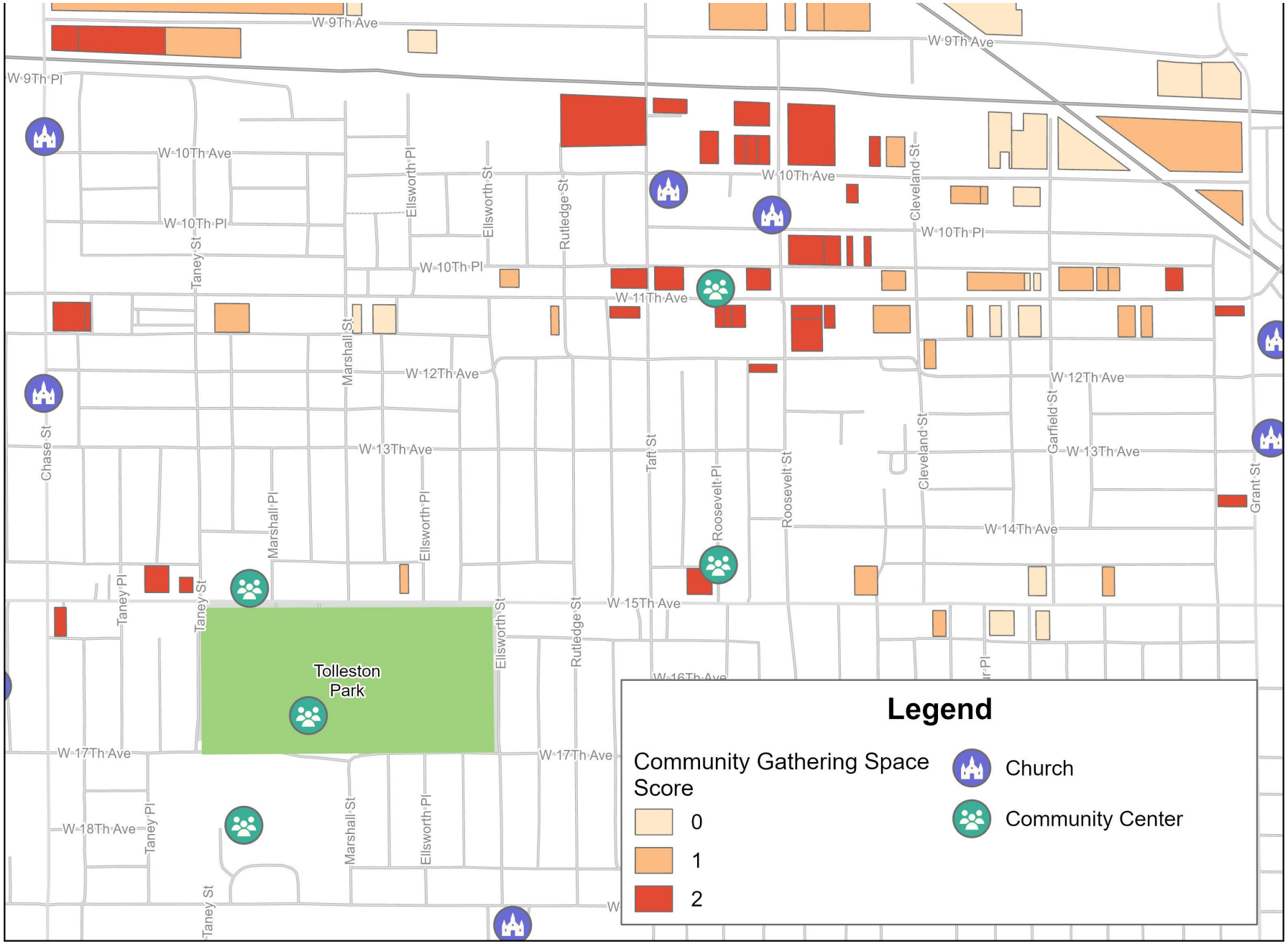
This software allows us to layer information together – we created layers for each measurable criteria to give each parcel a **score.**

We used spreadsheet software (Microsoft Excel) to rank the parcels.

Example of what the parcel scoring looks like when we look at *only* closeness to schools



Example of what the parcel scoring looks like when we look at *only* closeness to community gathering spaces



Example of what the parcel scoring looks like when we look at *only* closeness to commercial areas

Assigning Weights

- A weight tells the software, “this priority matters more” – the more votes received, the higher weight it was assigned.
- So, highly voted priorities had more influence on the final parcel rankings.
    - Example: Imagine you are looking for a new apartment…

How Weights Affect Rank

- We used GIS to calculate how well a parcel meets each measurable criteria selected **(score).**
- Then, each criterion score gets multiplied by it's assigned **weight.**

score x weight = prioritization score

How Weights Affect Rank

Parcels	Proximity to Nearest Public Transit Score	Weight	Proximity to Grocery Store or Service Score	Weight	Proximity to Nearest Jobs or Commercial Area Score	Weight	Raw Score	Weighted Score	Rank
Parcel A	2	0.3	2	0.4	2	0.3	6	2	1
Parcel B	1	0.3	2	0.4	2	0.3	5	1.7	2
Parcel C	1	0.3	2	0.4	1	0.3	4	1.4	3
Parcel D	0	0.3	2	0.4	2	0.3	4	1.4	4
Parcel E	1	0.3	1	0.4	2	0.3	4	1.3	5
Parcel F	2	0.3	0	0.4	2	0.3	4	1.2	6
Parcel G	0	0.3	1	0.4	0	0.3	1	0.4	7

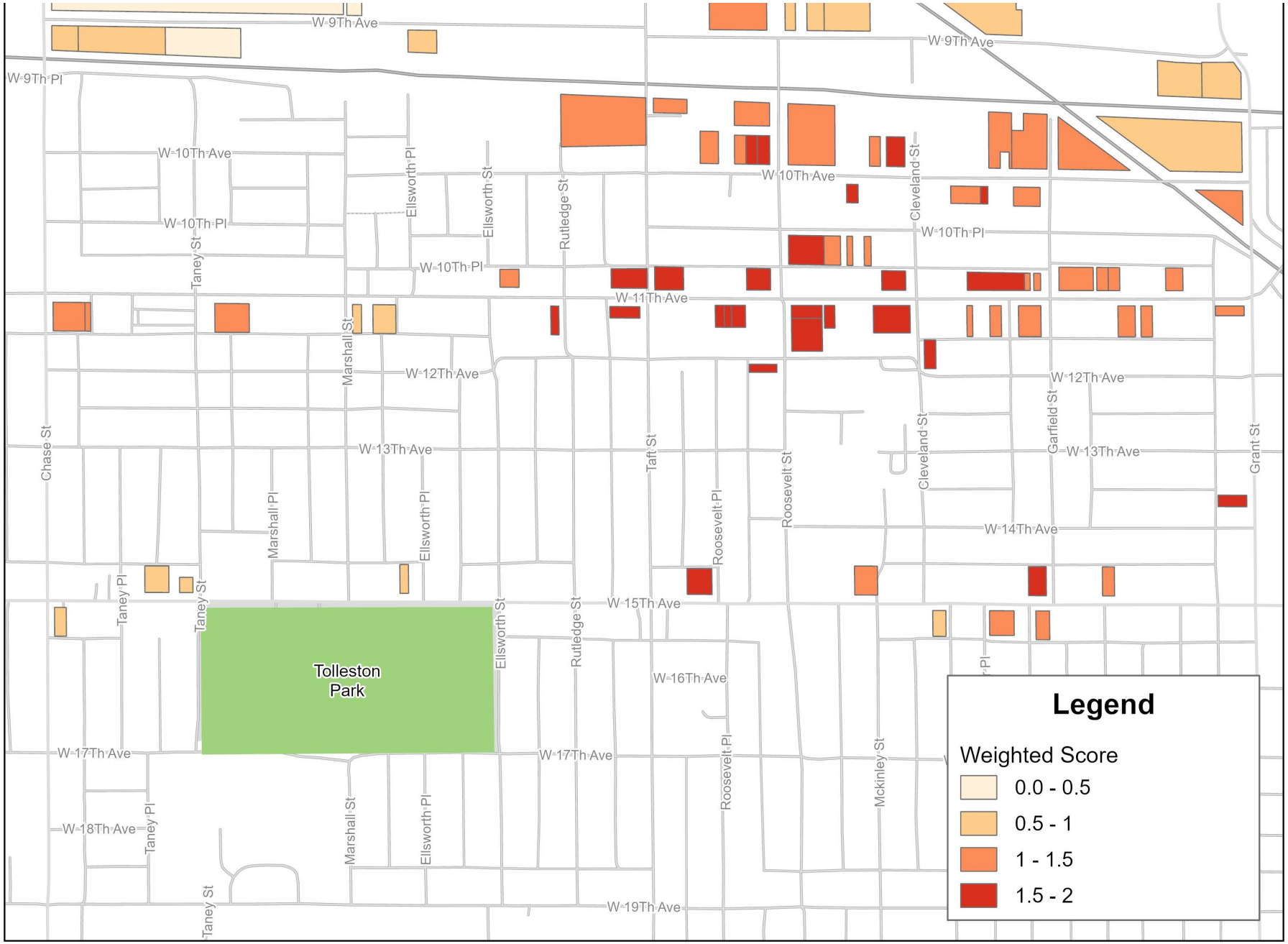
Parcel A's Score

$$\frac{(2 * 0.3 + 2 * 0.4 + 2 * 0.3)}{(0.3 + 0.4 + 0.3)} = 2$$

How did we assign weights?

- We looked at how many votes each of these “mappable priorities” received

This is the result of the analysis - brownfield parcels received a final score based on the total of all factors.




W 9Th Ave
W 9Th Pl
W 10Th Ave
W 10Th Pl
W 11Th Ave
W 12Th Ave
W 13Th Ave
W 14Th Ave
W 15Th Ave
W 17Th Ave
W 18Th Ave
Ellsworth Pl
Ellsworth St
Rutledge St
Taney St
Marshall St
Marshall Pl
Chase St
Taft St
Roosevelt Pl
Roosevelt St
Cleveland St
Garfield St
Grant St
Taney Pl
Tolleston Park
Legend
Weighted Score
0.0 - 0.5
0.5 - 1
1 - 1.5
1.5 - 2
Comercially Zoned Areas
Recreation Areas / Green Space
Gary Public Transit Route Stops
Church
Community Center
Fire Department
Former Business
Grocery Store
Local Business
Post Office
School

Final Brownfields Parcel List

- These scores can serve as a planning tool, not a final redevelopment decision (as illustrated in the second half of this slideshow)
- A higher-ranked parcel means….
  - Based on the measurable priorities identified by the **community, the site may have stronger potential for redevelopment opportunity.**
- It does NOT necessarily mean
  - It should or will be redeveloped first
  - It is easier to acquire
  - It has no challenges

BREAK
(10 MINUTES)

We Want to Hear Your Feedback

Please provide feedback on today's event:

Click this link:

Green Roots Initiative Spring 2026

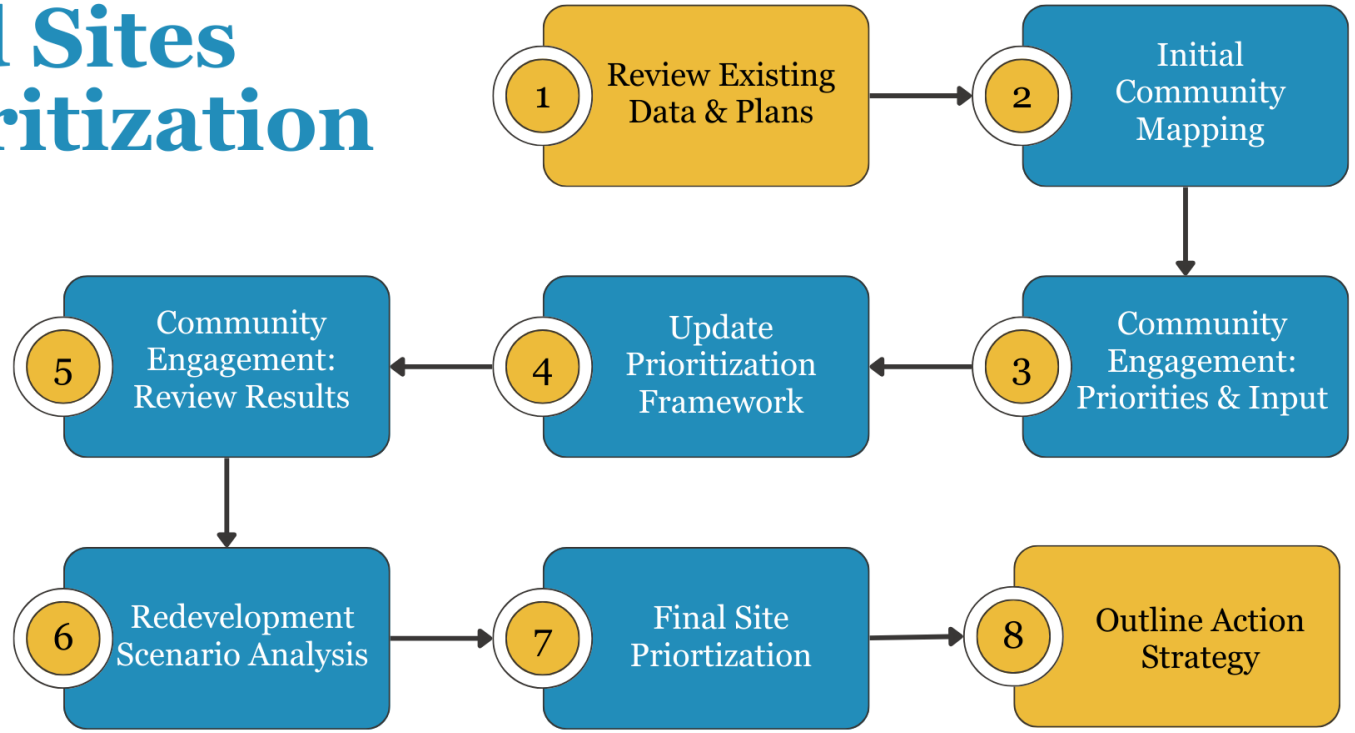
Or, Scan this QR image from your smartphone

delta institute

TAB Technical Assistance to Brownfields

Kansas State University

Brownfields and Vacant Land Sites Prioritization



Tolleston Scenario Analysis

- **Result:** Two parcels emerged as the highest-ranked redevelopment opportunities
- **Next step:** Redevelopment scenario analysis to explore realistic site outcomes aligned with community
- **What we looked at during scenario analysis:**
  - Size of the property
  - Current zoning and nearby land uses
  - Access to roads, utilities, and nearby services
  - Possible environmental or redevelopment challenges
  - What types of development could realistically fit on the site
  - How the project could support neighborhood needs and goals

Scenario Example #1

2233 W 11th Ave, Gary, IN (.07 acres)

Potential Redevelopment Scenario

- Duplex or multi-unit housing
- Flexible mixed-use building with residential above small commercial space

Why This Site Ranked High

- Easy to redevelop
- Walkable location
- Supports housing goals
- Good opportunity for small investment

Potential Community Benefits

- More housing options
- Supports local businesses
- Improves vacant property
- Encourages neighborhood investment

Scenario Example #2

2173–2179 W 10th Place, Gary, IN (.45 acres)

Potential Redevelopment Scenario

- Multi-family housing
- Mixed-use development
- Small business or retail space

Why This Site Ranked High

- Larger redevelopment opportunity
- Flexible site layout
- Supports housing and jobs
- Located near existing neighborhood assets

Potential Community Benefits

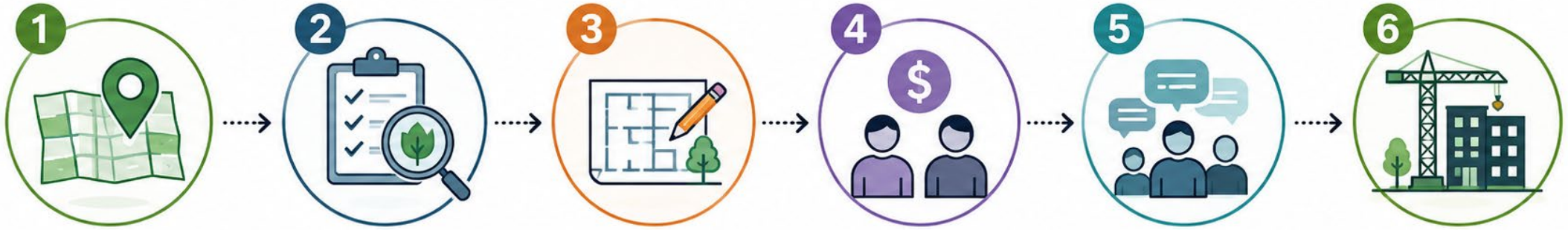
- New housing opportunities
- Job and business growth
- Improved neighborhood appearance
- Long-term community investment


GARY, IND. VOL. 3
305
(55-59)
Emil Woldt's 1st. Add. to Tolleston
W. ½ of Blk. A
Between W. 11th. Av. & W. 12th. Av.
Corner Sub.
E. ½ of Blk. A.
Between W. 11th. Av. & W. 12th. Av.
Original Town of Tolleston
N. ½ of Blk. 27 & all of Blk. 25.
F. Borman's Re-Sub. of Lots 11 to 18, Blk. 27
S. ½ of Blk. 27
301
W. 10TH PL.
26
27
W. 11TH AV.
CHURCH
POST OFFICE
PUBLIC LIBRARY
TOLLESTON BRANCH
TAFT
ROOSEVELT ST.
306

From Scenario to Action

- A scenario is a vision
- An action strategy is how we get there
- **Includes:**
  - Where to start
  - Who needs to be involved
  - What resources are needed
  - What happens first vs. later

Turning a Scenario into Action



Focus on 1–2 priority sites

Choose the sites that best match community needs and goals.

Environmental Assessment

Review past uses, check for possible contamination, and understand any environmental concerns.

Site Feasibility & Planning

Evaluate zoning, access to utilities, site conditions, and possible uses. Estimate costs and confirm what's possible.

Partnership & Funding Strategy

Identify partners and explore grants and funding sources. Work with the city and local organizations.

Community & Developer Engagement

Share ideas, get feedback, and work with developers and residents to build the right plan.

Implementation & Redevelopment

Secure approvals and funding, prepare the site, and move forward with redevelopment to create lasting community benefits.

Turning a Scenario into Action

Step 1: Focus on 1–2 priority sites

Step 2: Check Environmental Conditions

- Study past site uses
- Identify possible contamination concerns
- Determine whether cleanup may be needed
- Review property ownership and legal issues

Step 3: Study Site Opportunities

- Look at zoning and nearby land uses
- Review road, utility, and infrastructure access
- Explore what types of development fit the site
- Estimate possible redevelopment costs

Turning a Scenario into Action

Step 4: Build Partnerships & Find Funding

- Connect with developers and community partners
- Explore grants and cleanup funding
- Work with local organizations and the city
- Identify possible funding sources

Step 5: Continue Community Input

- Share redevelopment ideas with residents
- Gather feedback from the community
- Talk with developers and business owners
- Identify uses that benefit the neighborhood

Step 6: Move Toward Redevelopment

- Finalize redevelopment plans
- Secure funding and approvals
- Prepare sites for redevelopment
- Track long-term neighborhood benefits

Turning a Scenario into Action

Step 1: **Focus on 1–2 priority sites** *(Example Preliminary Homework for 2173-2179 W. 10th Place)*

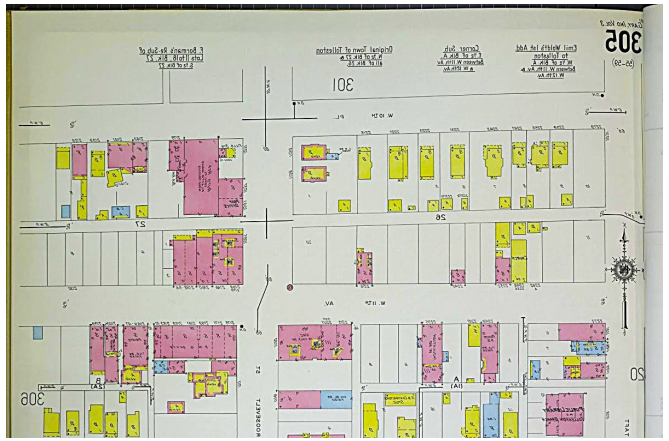
- **Site Inspection:** Former Commercial/Retail Site: Cracked/Broken Concrete Foundation; Overgrown vegetation, Dumping: Abandoned for over a year
- **Sanborn Maps:** Indicates a Filling Station at the site along with an Auto Repair site
- **Adjacent Area**: Residential, Schools
- **Former Site Use:** Auto repair, auto maintenance, car wash, Gas, service station
- **Indiana Brownfields Files or IDEM Virtual File Cabinet**: No Files Available

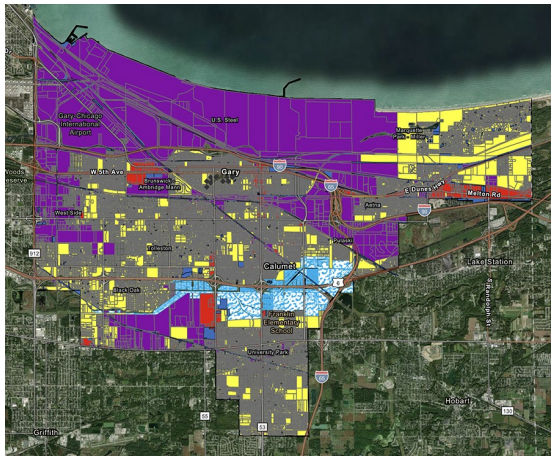
- Preliminary Conclusions: Environmental Assessment Required (Phase I and Phase II) due to former operations on site and potential underground storage tanks on property

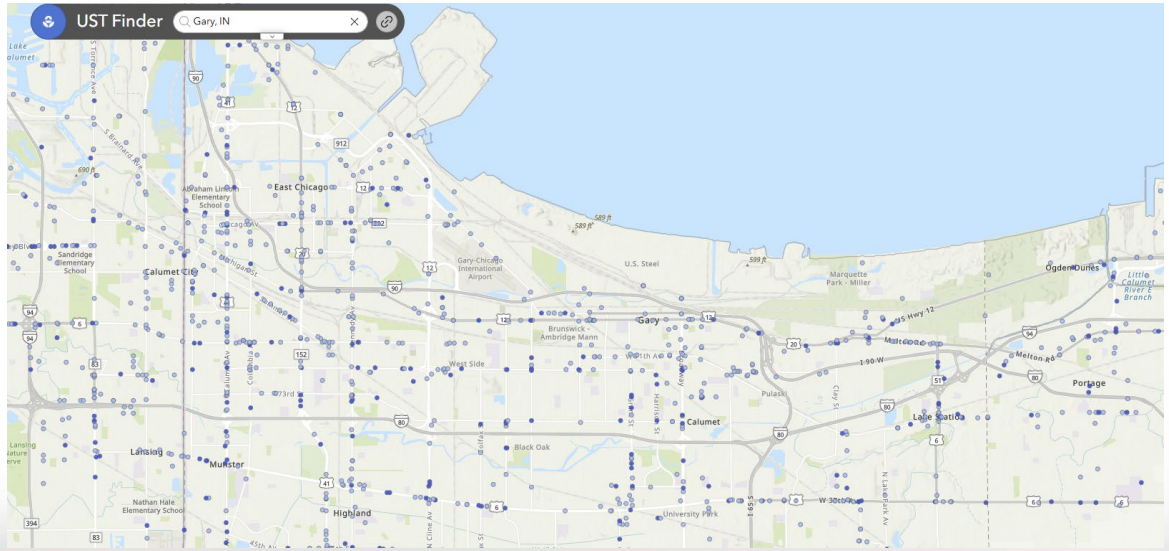
1950's Sanborn Map:2173–2179 W 10th Place

Possible Environmental Challenges

- Look at old Sanborn maps and city records
- Review zoning and nearby land uses
- Use EPA and state environmental websites
- Check for known brownfield or underground storage tank (UST) sites
- Identify possible contamination or redevelopment concerns
- Help determine whether more environmental review may be needed







Discussion Questions

- What stands out?
- What's missing?
- What feels realistic or impactful? Do you think it will work in your neighborhood?
- What concerns or trade-offs exist?
- If someone else used this framework, what would you want them to consider?

Green Roots Initiative – Key Resources & Contacts

Where to Find Materials

- Workshops 1-4 Presentations and Resources: https://www.ksutab.org/event/green-roots-initiative-workshop-series
- Workshops recap & Gary redevelopment resources: www.garytownmakers.org

Who to Contact

General Brownfield Information, Environmental Conditions and State Funding (Workshops 1 - 2):

- Beth Grigsby, KSU TAB, beth27@ksu.edu, (m) 317-601-3839
- John Morris, Indiana Brownfields Program (IBP**),** jmorris@ifa.in.gov, (p) 317-234-0235

Environmental Records Tools (Workshop 2)

- Lori Bebinger, IBP**,** Lbebinger@ifa.in.gov , (p) 317-234-8099

GIS, Prioritization, Scenario Analysis and Action Strategy (Workshops 3 & 4)

- Jamie Zouras, Delta Institute**,** jzouras@delta-institute.org ,(p) 312-554-0900 ext.15

We Want to Hear Your Feedback

Please provide feedback on today's event:

Click this link:

Green Roots Initiative Spring 2026

Or, Scan this QR image from your smartphone

delta institute

TAB Technical Assistance to Brownfields

Kansas State University

TAB Technical Assistance to Brownfields | Kansas State University

THANK YOU

This project has been funded wholly or in part by the United States Environmental Protection Agency under assistance agreement (41-84066501) to Kansas State University. The contents of this document do not necessarily reflect the views and policies of the Environmental Protection Agency, nor does the EPA endorse trade names or recommend the use of commercial products mentioned in this document."

delta institute