



FAQs from Public Workshop #1
Questions for Munster, IN
Updated 1/4/17

Q) Maybe no new taxes, but can't our existing taxes be spent on better projects?

This question seems to assume that existing tax dollars will be taken from current obligations in Town and shifted to others. This is not an accurate assumption. There is no plan or proposal before the Town Council to such a thing.

Q) Will properties within the proposed TOD locations remain residential or be rezoned commercial designation?

One possibility would be to have this area rezoned as a mix-use district – meaning that it would have both a residential and commercial aspect. There isn't a set plan that is being considered at the moment.

Q) You have called for a 50% reduction in VMT. Can you explain the impact that would have on local manufacturing such as steel, oil (BP) and auto (Ford plant)?

Any reductions in vehicle usage and vehicle miles travelled, will take place voluntarily and over many years, as persons choose commuter rail over auto travel.

Q) You spoke of property values near train stations increasing. How would you describe this extension being different than the east-running South Shore currently and explain the low property values in most areas this line has stations in?

Development around transit requires planning and the coordination of both the municipality and the rail authority. The 100-year-old South Shore line is surrounded by older communities whose property values are being driven today by factors that have nothing to do with rail. The RDA and the municipalities are working on planning and investment strategies that will bring both developers and new residents to the areas near the transit stops, in order to produce this demand for transit accessible development and the higher property values that comes with it.

Q) How can I continue to participate in this planning process?

For more information on the West Lake TOD planning process, please visit: westlaketod.civicpage.com