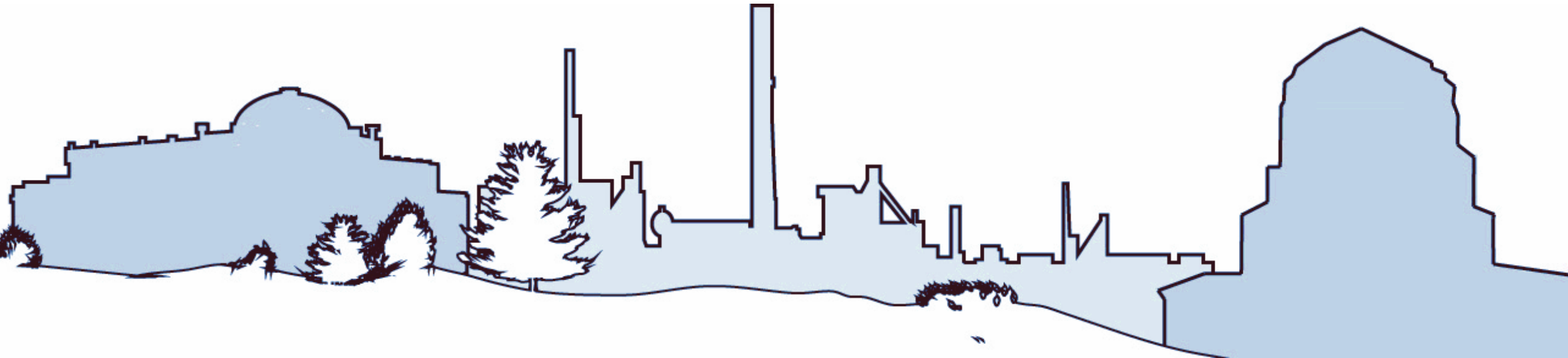




GARY COMPREHENSIVE PLAN UPDATE:

Emerson/Downtown Neighborhood Workshop

January 22, 2019



TONIGHT'S PURPOSE:

1. Share information on the Downtown and Emerson Neighborhoods
2. Update the neighborhood on existing and planned initiatives that affect the neighborhood
3. Gather input to make sure land use, zoning, and planning decisions reflect priorities of our residents.



THE GARY COMPREHENSIVE PLAN IN A NUTSHELL

Gary's Comprehensive Plan is a long-range tool to establish and guide city-wide policy decisions. It is a **unified vision** for the future and a blueprint for how Gary will promote growth and adapt to change.



THREE BIG GOALS

1. Consolidate all existing plans – formal and informal – in a **single document**.
2. Provide a **regulatory framework** that is flexible and adaptable, and fosters growth into the future.
3. Create a **blueprint for investment** (both public and private) that supports the priorities of our residents and businesses.



JANUARY 2018

NOVEMBER 2018

APRIL 2019

JUNE 2019

PHASE ONE: Data Collection	PHASE TWO: City-led Public Meetings	PHASE THREE: Production
<p>Purpose: Gather information from all manner of sources (existing plans, data, infrastructure conditions, priority projects, focus groups)</p> <p>Outcomes: (1) from City team: a comprehensive set of plans and data (2) from CAC team: Important insight, often from those who would not typically participate in a “City” plan</p>	<p>Purpose: Use information gathered to make choices at the neighborhood level and city-wide using a common language that matches our citizens’ priorities.</p> <p>Outcomes: Informed land use map, Coherent guide to create new zoning code, Firm priorities that cross neighborhood boundaries</p>	<p>Purpose: Create a plan that is truly comprehensive</p> <p>Outcomes: Land Use Plan and Associated Zoning Map; Zoning Ordinance/(Re)Development Code; Draft ordinances; Accessible Plan for numerous audiences</p>



WHAT HAVE YOU PEOPLE BEEN DOING? WORK TO DATE

Data Collection. Gathered and consolidated all files relative to land, property ownership, infrastructure, roads, stormwater, tax collection, natural areas into a single place for analysis.

Plan Consolidation. Reviewed and incorporated all existing and adopted plans into a single place.

Social Data Gathering. Community leaders led focus groups, discussions, and working sessions within their own circles in their own way and reported back to City team.



WHAT HAVE YOU PEOPLE BEEN DOING? WORK TO DATE

Economic Analysis. Conducted an historical analysis of economic conditions and existing realities; reviewed tax revenue relative to taxes paid; analyzed industrial trends and land development patterns; conducted SWOT analysis of Gary's economy

Natural Analysis. Created a green infrastructure plan, based on flooding, natural areas, high-value ecologies, and land use patterns.

Land Use Analysis. Review all existing conditions, including planned projects and those underway.



KEY COMPONENTS OF EXISTING PLANS FOR EMERSON AND DOWNTOWN

The **2008 Comprehensive Plan, Livable Centers Plan 2025, Livable Broadway Regional Plan, and Gary Green Link Master Plan** include these key points:

- Focus new development around major anchor uses, gateways, and institutions
- Make the neighborhood more walkable and bikeable, and improve transit options and access
- Continue to tackle residential and commercial blight
- Encourage adaptive reuse to address our changing demographics and economy

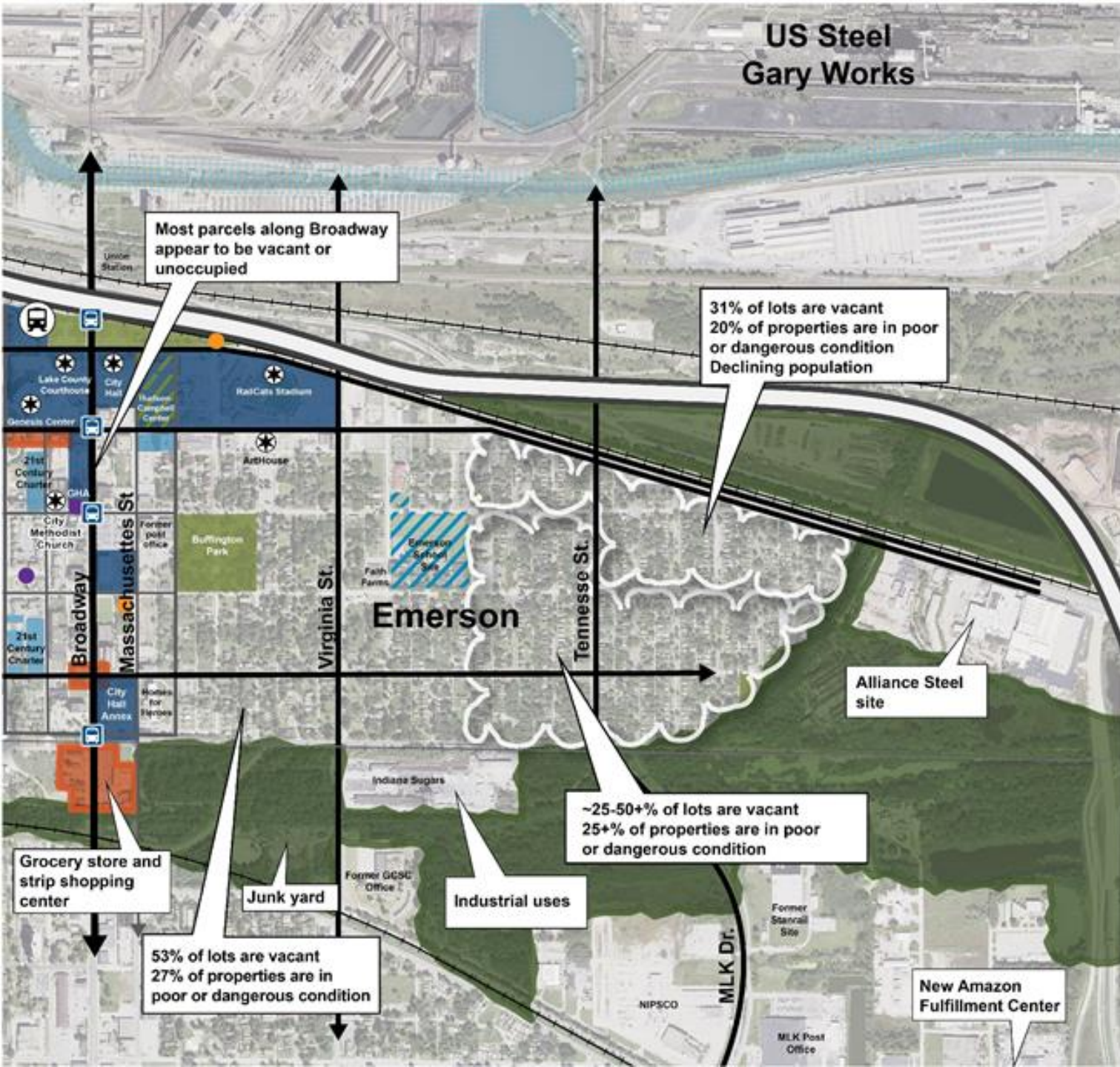


DOWNTOWN AND EMERSON IN MAPS



US Steel Gary Works

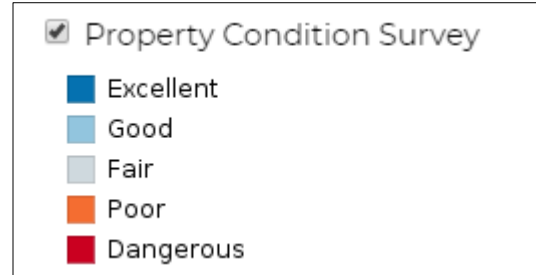
DOWNTOWN + EMERSON



-  GPTC Broadway Metro Express Stops
-  Retail/Services
-  Active Parks
-  Gary Housing Authority Site
-  Public/Institutional
-  Inactive Parks
-  Historic Landmarks or Sites of Historic Importance
-  Nature/Greenlink Open Space
-  Active Schools
-  Floodplain
-  Inactive Schools



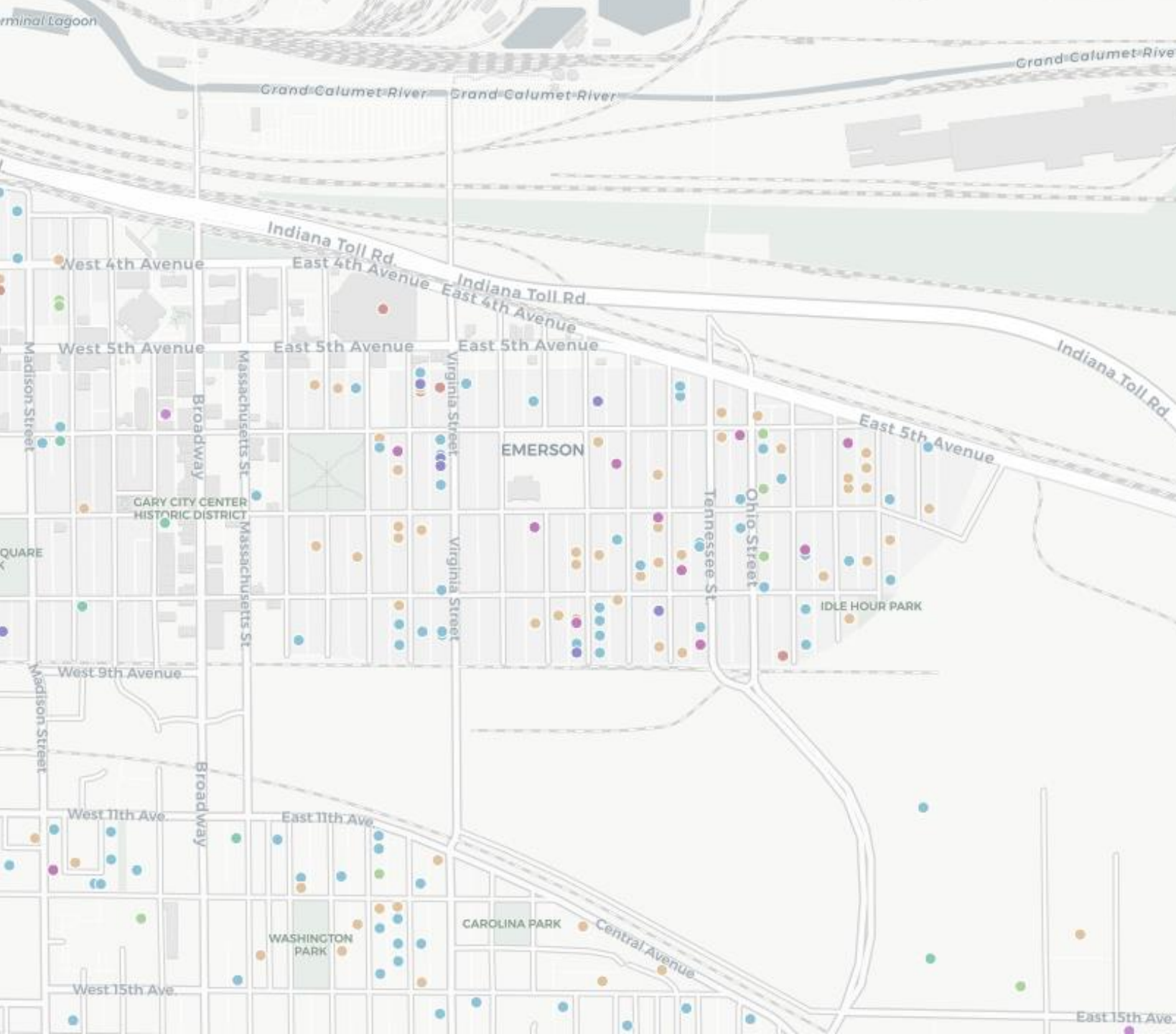
PROPERTY CONDITION SURVEY (2014)



www.garycounts.org



BUILDING PERMITS ISSUED



Building Permits

- Building Permit
- Carpentry Permit
- Concrete Permit
- Demolition Permit
- Electrical Permit
- Excavation Permit
- Fence
- Fencing Permit
- Garages Permit
- HVAC Permit
- Landscaping Permit
- Masonry Permit
- Painting Permit
- Plastering Permit
- Plumbing Permit
- Roofing Permit
- Sewer Permit
- Tuck-Pointing Permit
- Other

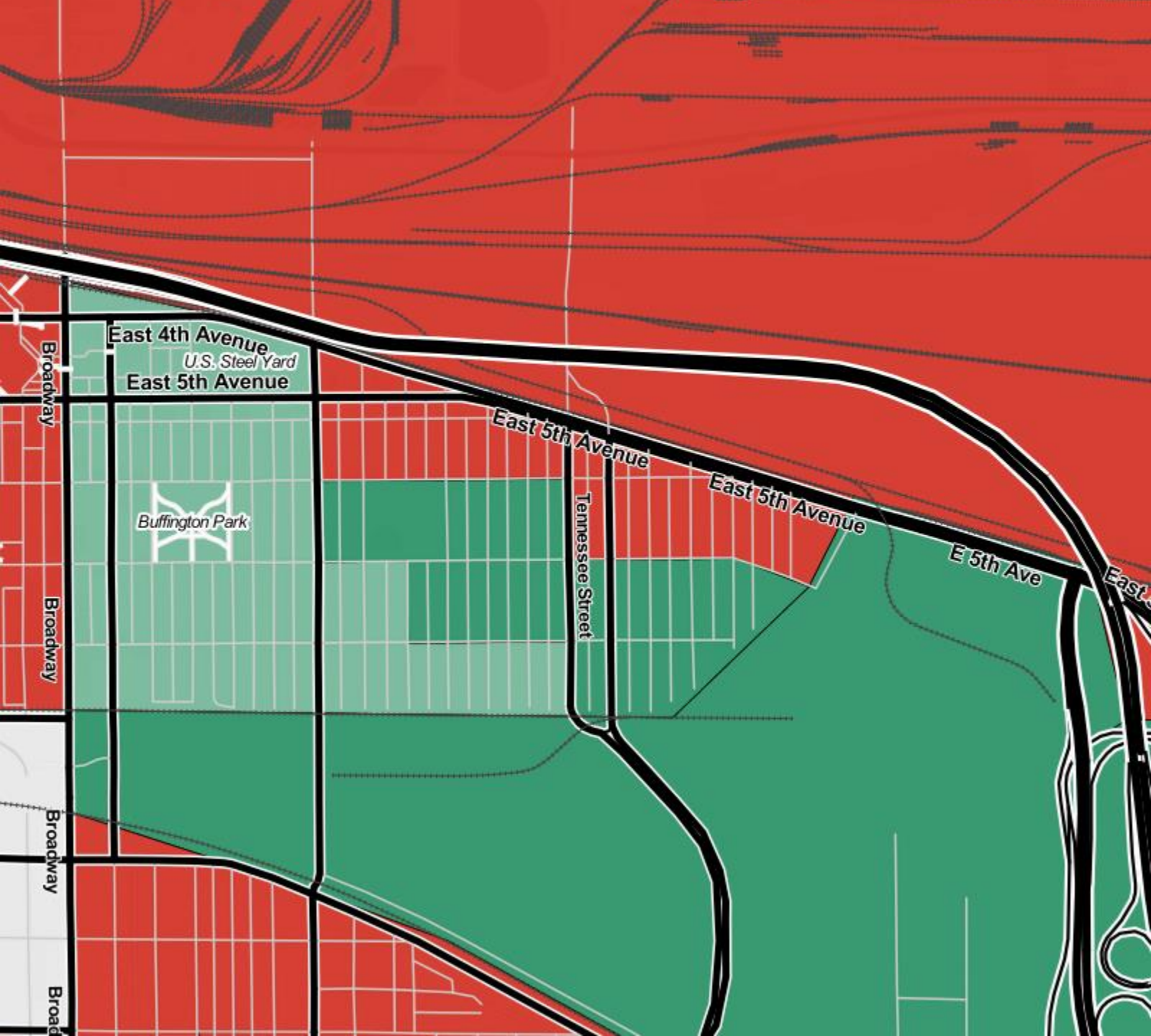
www.garycounts.org



3-YEAR POPULATION CHANGE (2013-2016)

☑ 3-year Population Change, 2013-2016

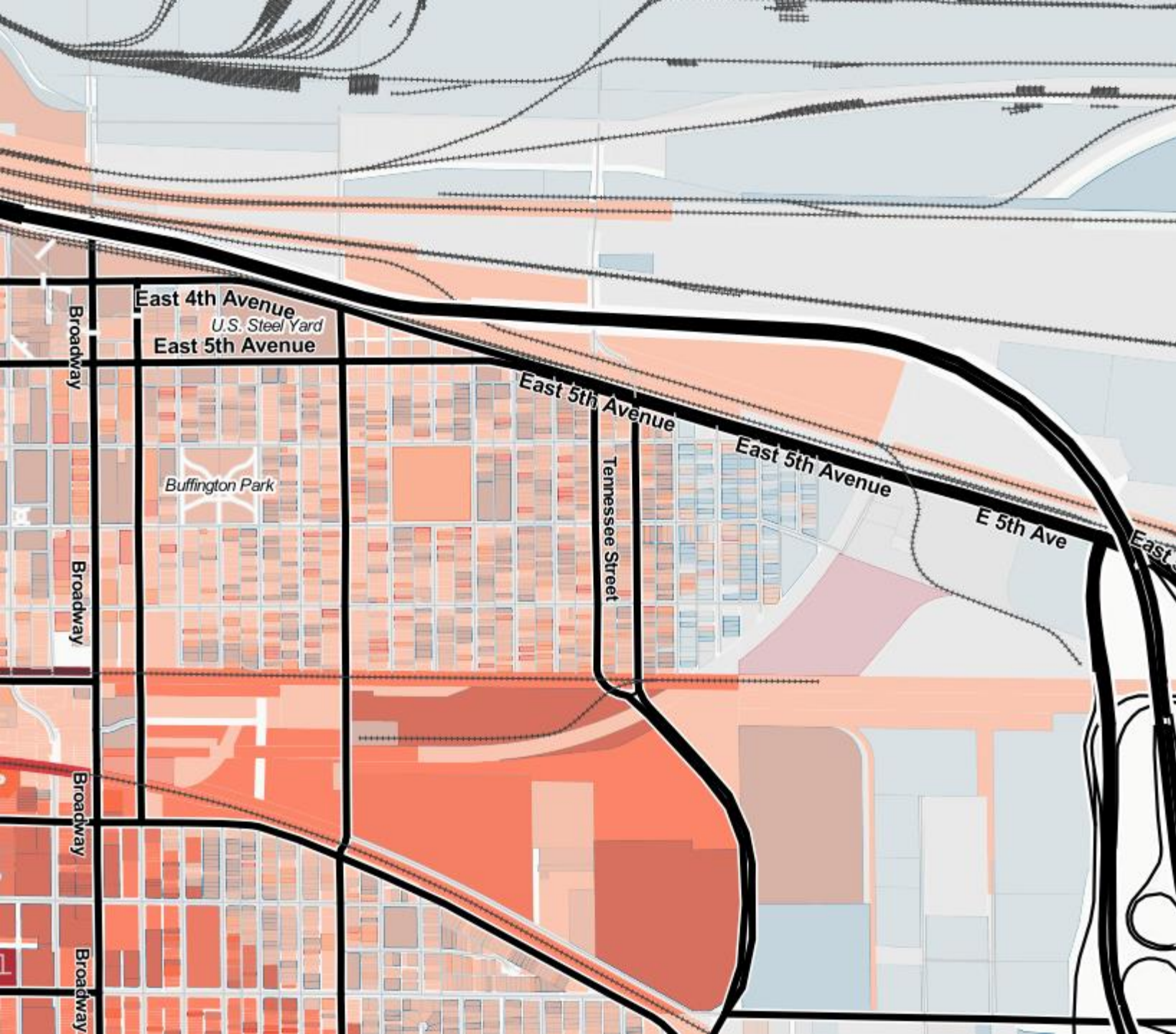
- 2% -
- 2% - 2%
- 2% - 5%
- 5% - 10%
- 10% +



www.garycounts.org



TAX DELINQUENCY INDEX (2016)



Tax Delinquency, 2016

- Higher
- High
- Medium
- Low
- Lower

www.garycounts.org



TAX DELINQUENCY CHANGE (2014-2016)



Tax Delinquency Change, 2014-2016

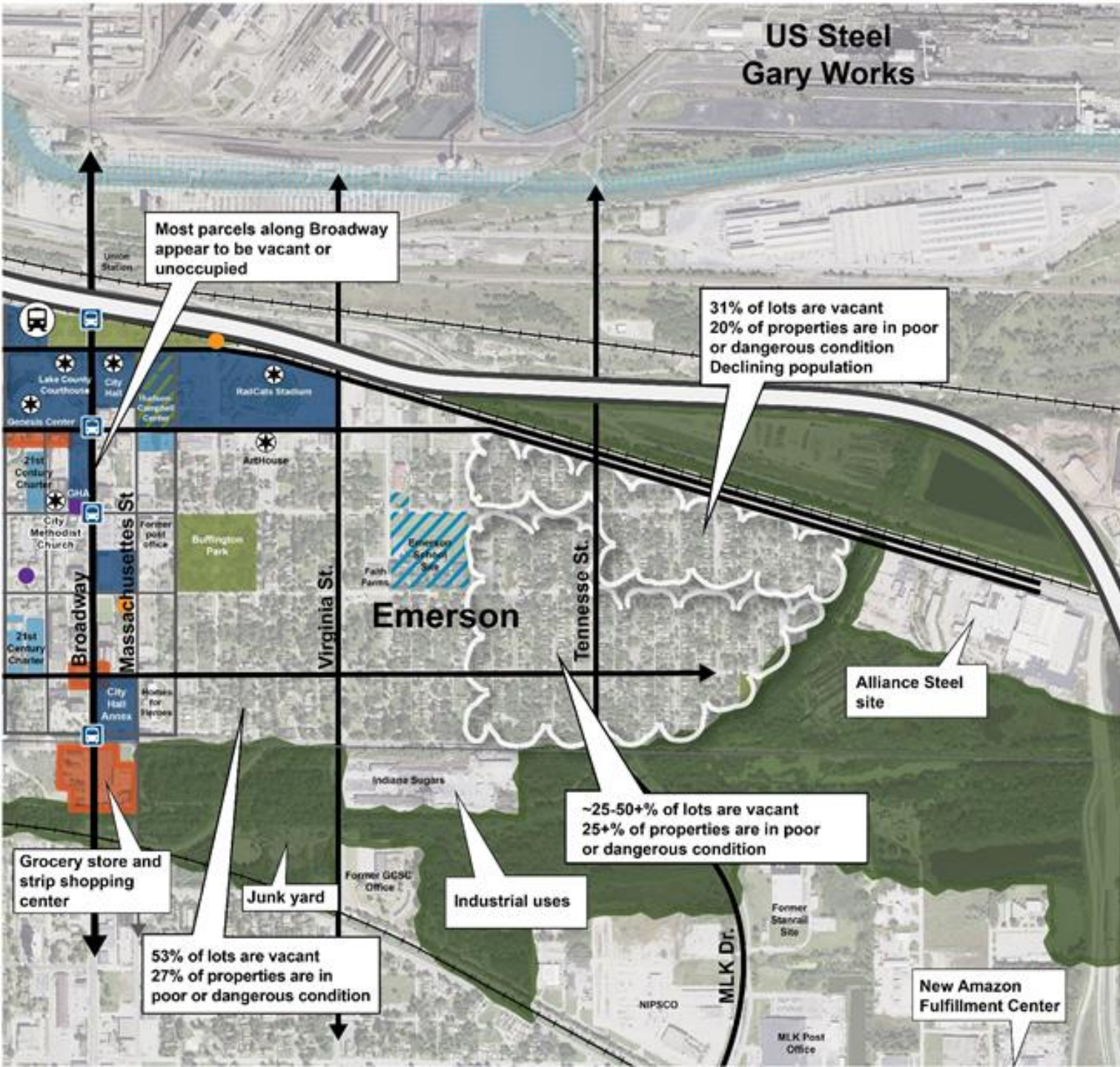
- Increasing
- Decreasing
- Decreasing More

www.garycounts.org



US Steel Gary Works

DOWNTOWN + EMERSON



-  GPTC Broadway Metro Express Stops
-  Retail/Services
-  Active Parks
-  Gary Housing Authority Site
-  Public/Institutional
-  Inactive Parks
-  Historic Landmarks or Sites of Historic Importance
-  Nature/Greenlink Open Space
-  Active Schools
-  Floodplain
-  Inactive Schools



GROUP DISCUSSION

- 1. WHAT DO YOU LOVE ABOUT YOUR NEIGHBORHOOD?**
- 2. WHAT ARE THE 3 BIGGEST OPPORTUNITIES YOU SEE IN YOUR NEIGHBORHOOD?**
- 3. WHAT IS YOUR VISION FOR DOWNTOWN AND EMERSON IN 10 YEARS?**



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HAVE MORE TO SAY? THREE WAYS TO PROVIDE ADDITIONAL FEEDBACK:



ONLINE (best way): www.reinvestingary.org

TELEPHONE: Call the planning office for more info at (219) 886-1531

IN PERSON: All meeting minutes and plan information is available at the offices of planning and redevelopment at 504 Broadway, S200 downtown.

Neighborhood Meeting calendar available at www.reinvestingary.org