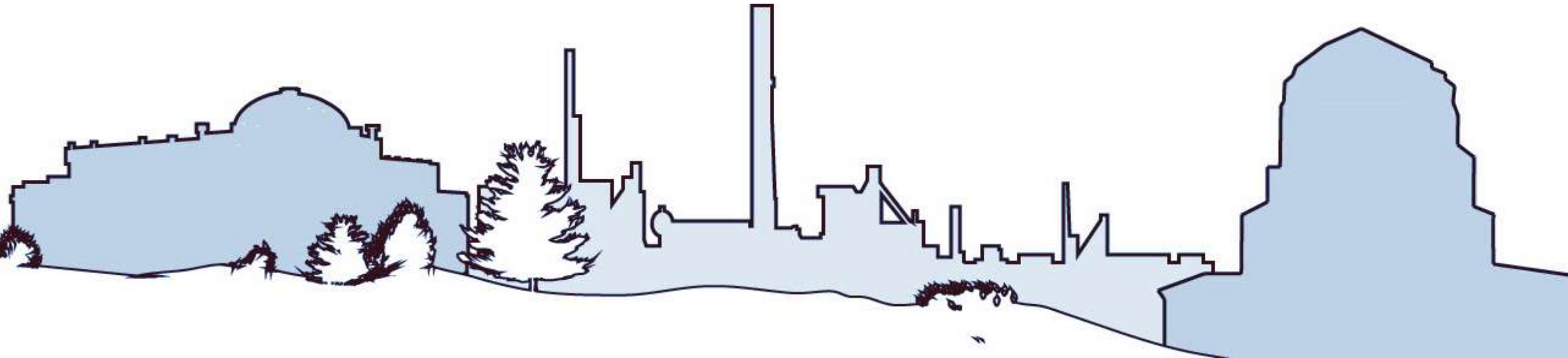




GARY COMPREHENSIVE PLAN UPDATE:

Tolleston and Small Farms Neighborhood Workshop

March 18, 2019



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TONIGHT'S PURPOSE:

1. Share information on the Tolleston and Small Farms 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 TOLLESTON AND SMALL FARMS

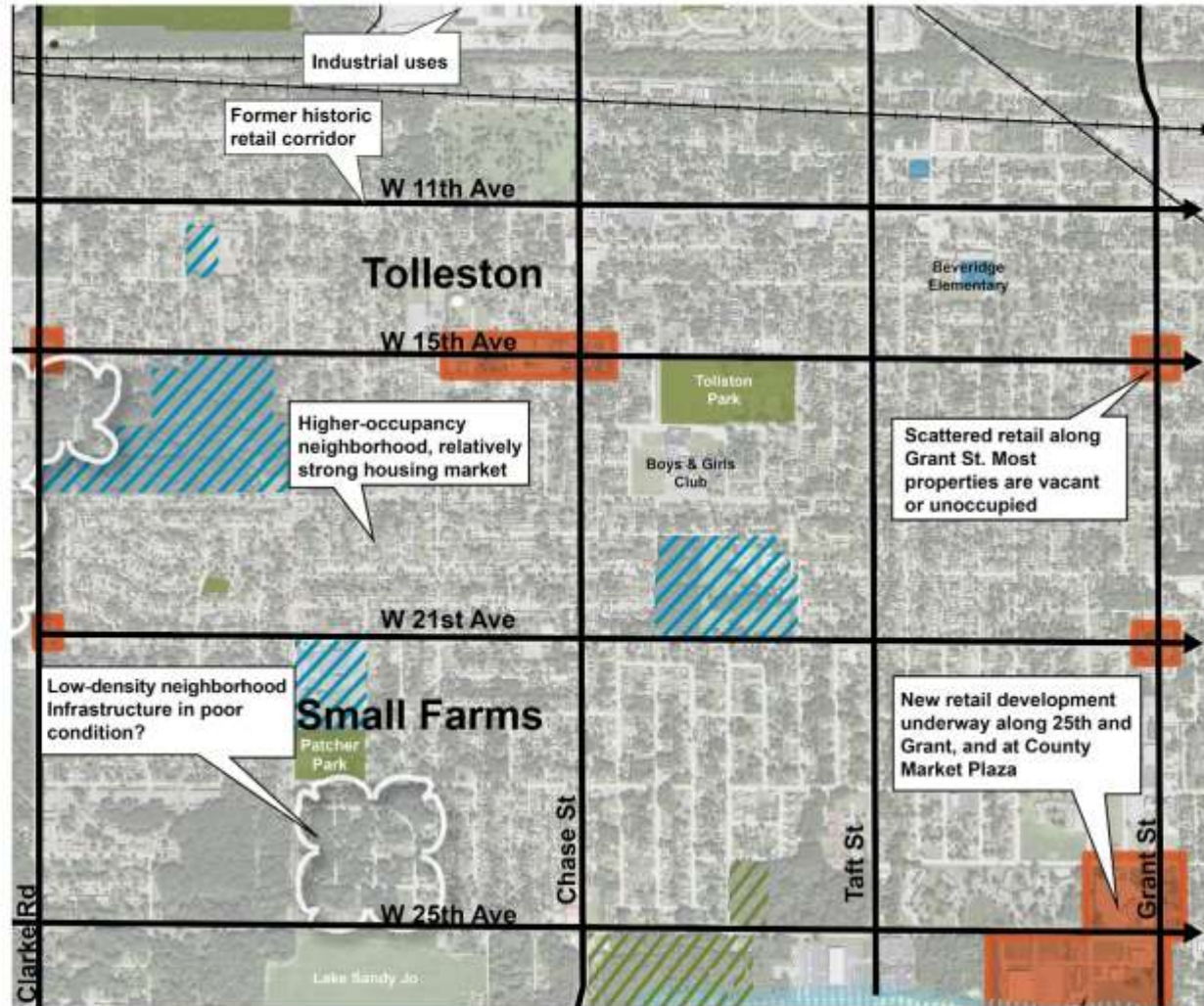
2008 Comprehensive Plan and Gary Green Link Plan include these key points:

- I-80/I-94 interchanges at Grant and Burr create prime opportunities for new commercial development
- Stronger than average housing market compared to other Gary neighborhoods; infill housing
- More than half the single family homes in Tolleston are owner occupied
- Several potential redevelopment sites
- Plenty of green space



TOLLESTON AND SMALL FARMS IN MAPS



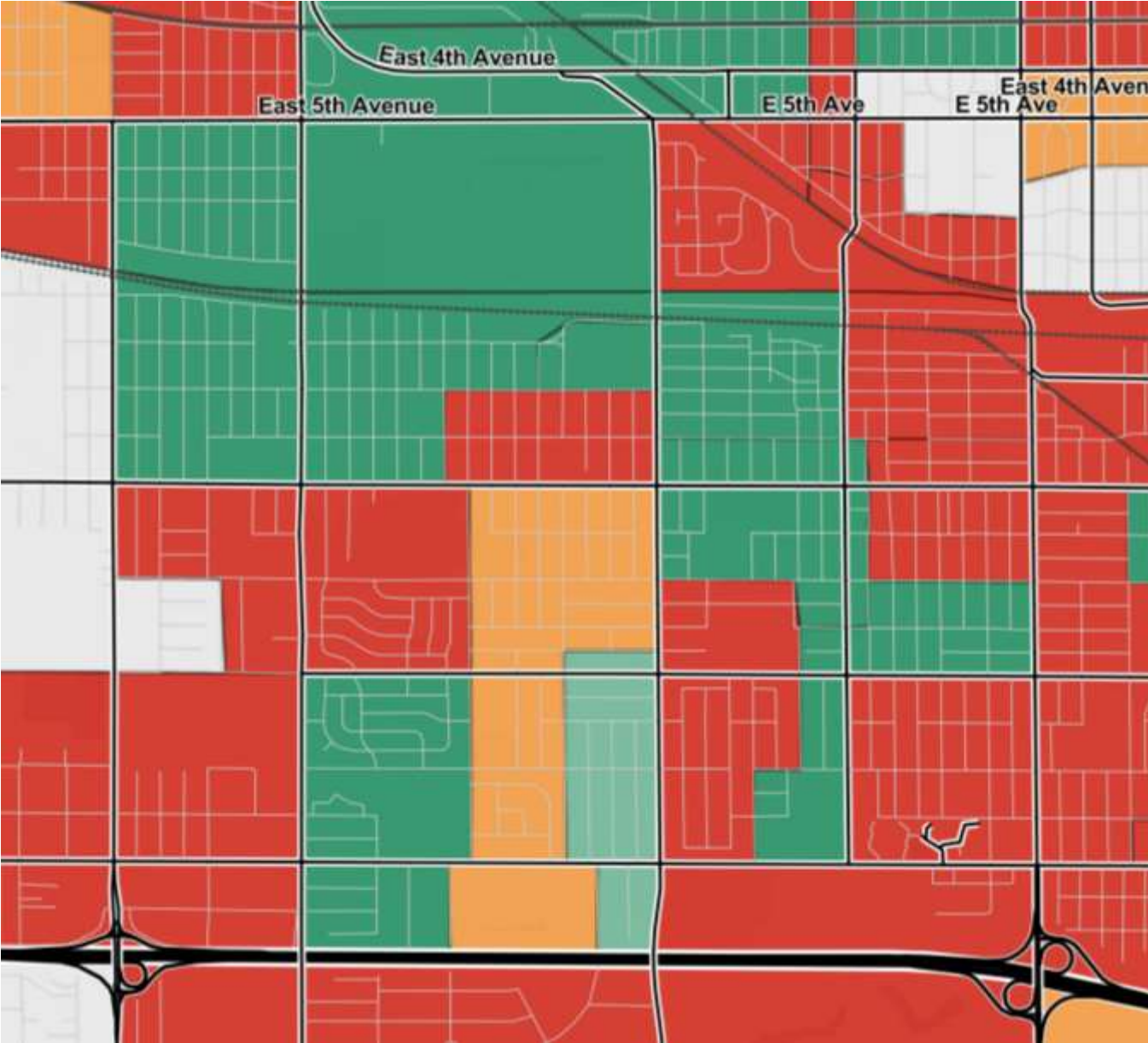


TOLLSTON + SMALL FARMS



POPULATION CHANGE (2013-2016)

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

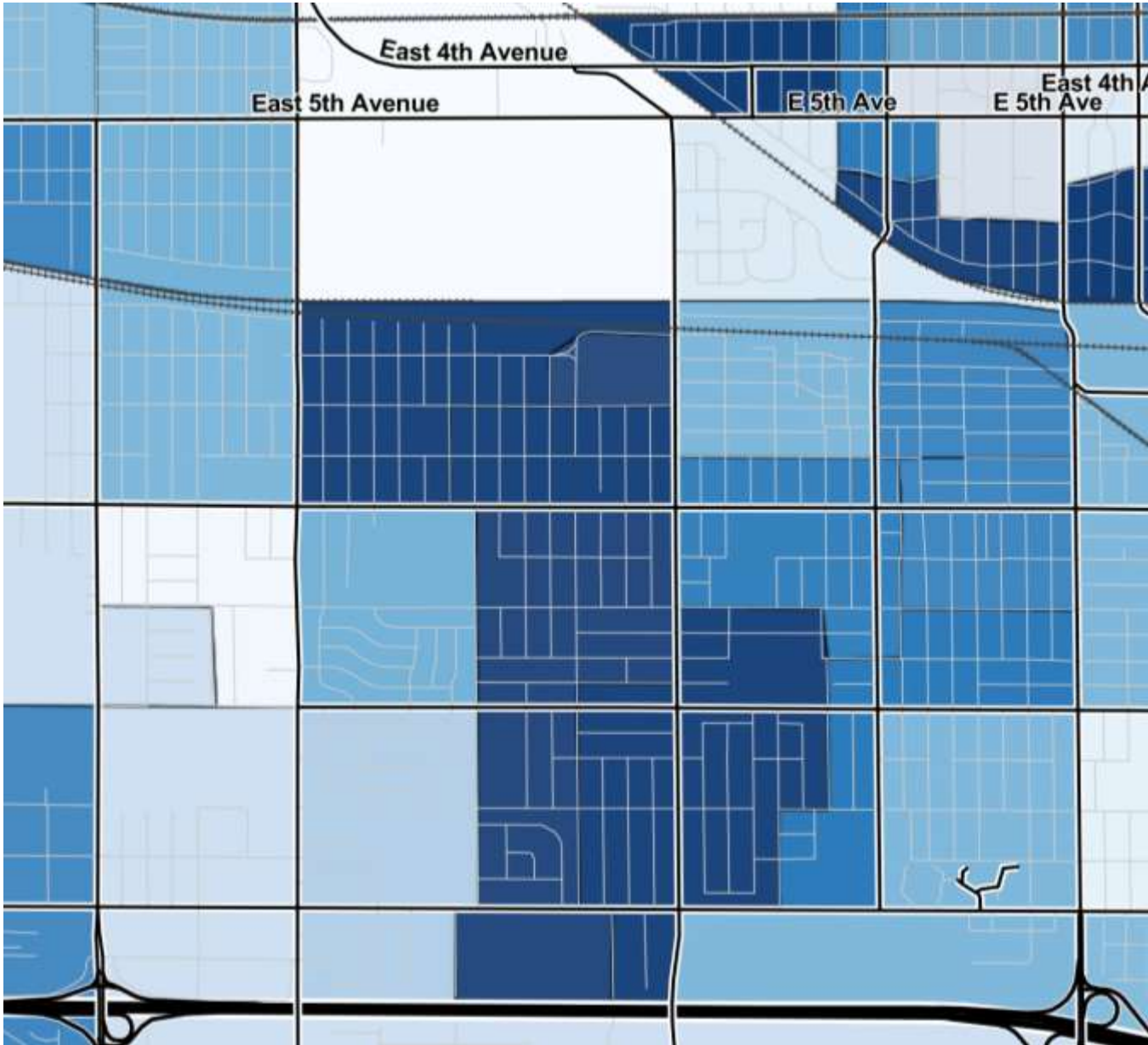


(garycounts.org)



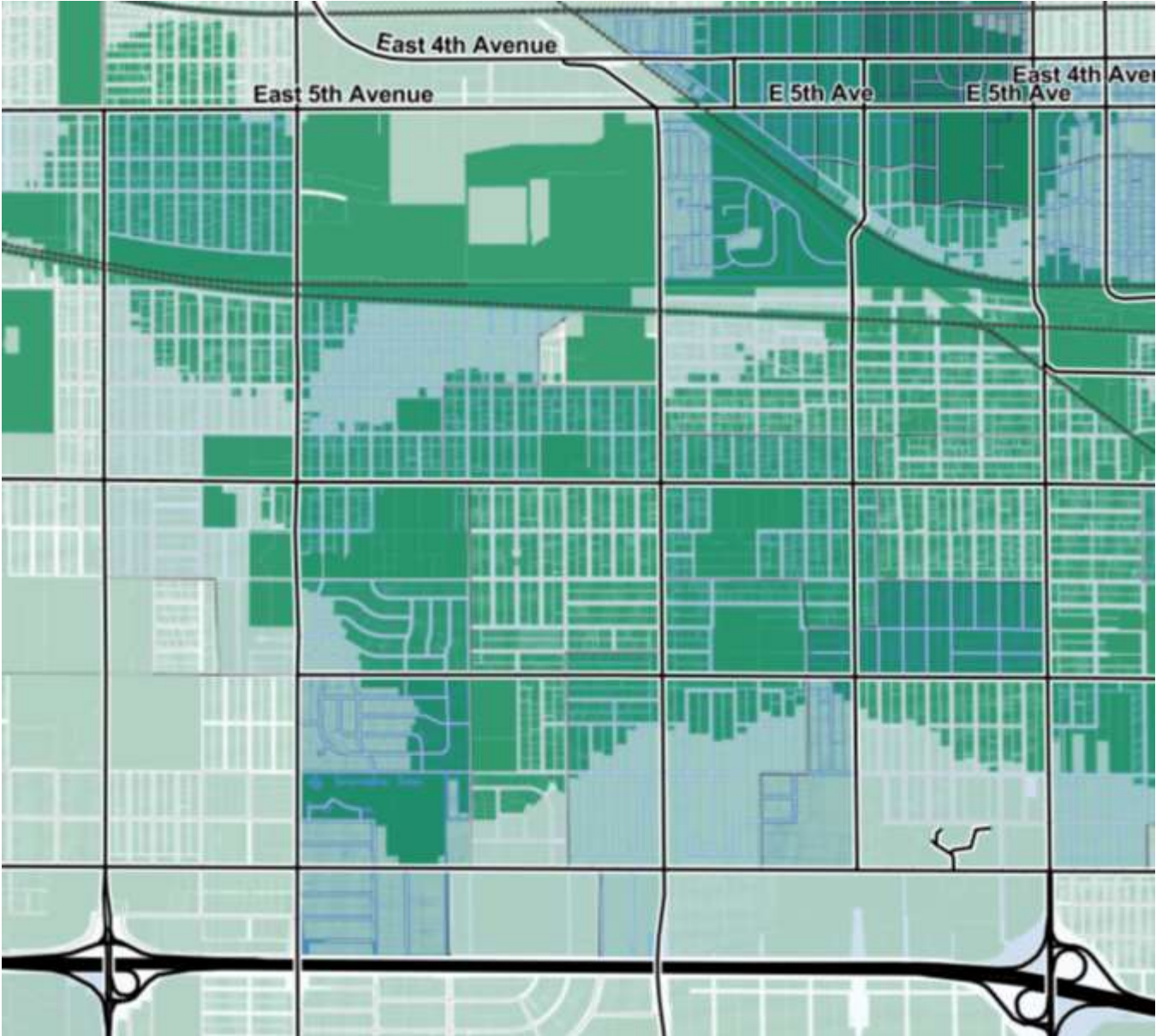
PCT. OWNER OCCUPIED

- 0% - 30%
- 30% - 40%
- 40% - 60%
- 60% - 80%
- 80% +

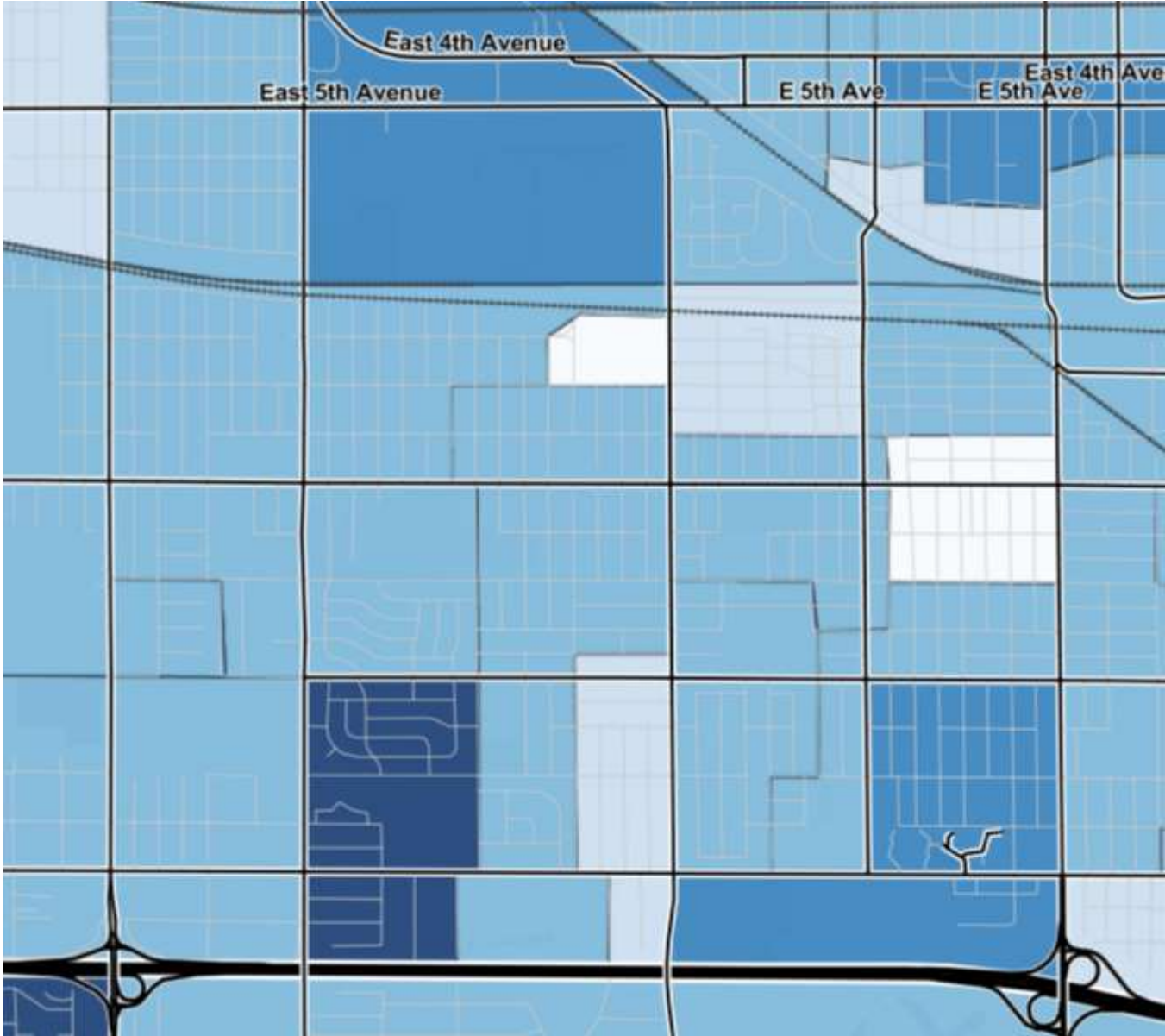
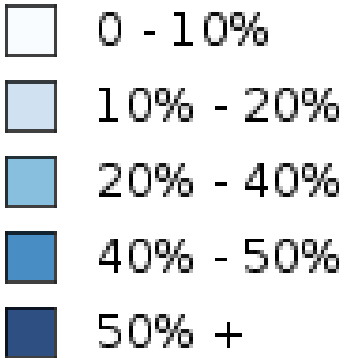


TAX DELINQUENCY CHANGE (2014-2016)

- Increasing
- Decreasing
- Decreasing More



HOUSEHOLDS WITH CHILDREN UNDER 18



(garycounts.org)





TOLLSTON + SMALL FARMS

- Existing Trails
- Proposed Trails
- Nature/Greenlink Open Space
- Active Parks
- Inactive Parks
- Floodplain
- Active Schools
- Inactive Schools
- Retail/Services
- Gary Housing Authority Site



GROUP DISCUSSION

INSTRUCTIONS: Please spend 10 minutes brainstorming and writing comments and ideas on your individual maps. We will then break into small groups where you will discuss the following questions. Please designate a note taker to write comments under each discussion question and mark up your maps with your ideas.

- 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 YOUR NEIGHBORHOOD 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