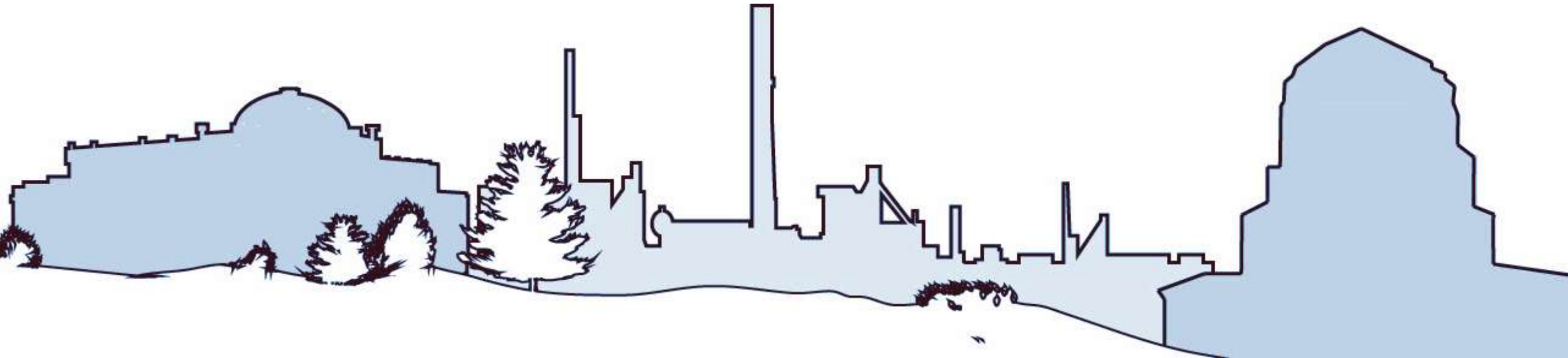




GARY COMPREHENSIVE PLAN UPDATE:

Horace Mann/Ambridge Mann
Neighborhood Workshop

March 25, 2019



TONIGHT'S PURPOSE:

1. Share information on the Horace Mann/Ambridge Mann Neighborhoods
2. Update the neighborhood on existing and planned initiatives that affect the area
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>



KEY COMPONENTS OF EXISTING PLANS FOR HORACE MANN/AMBRIDGE MANN

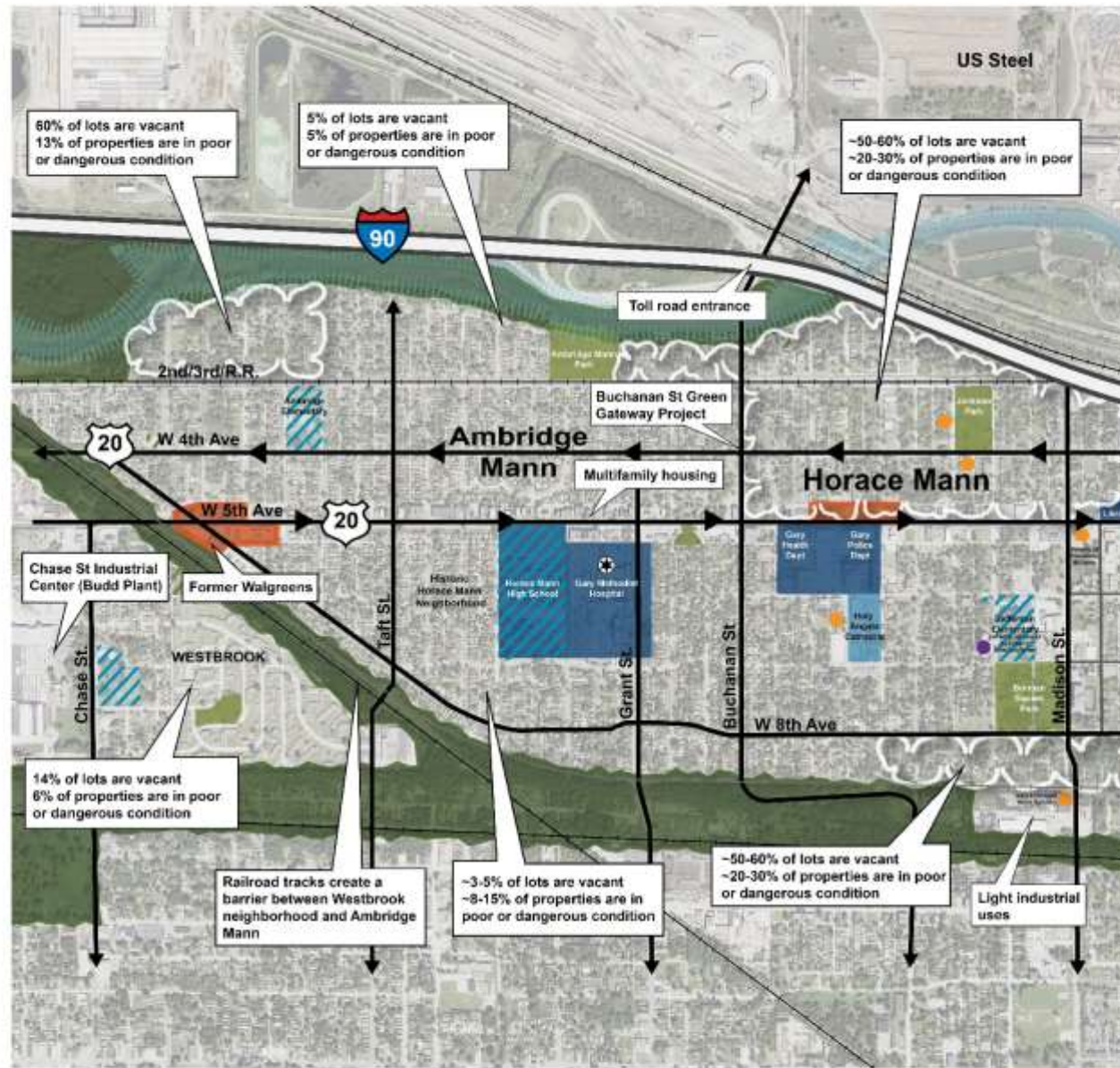
2008 Comprehensive Plan, Gary Green Link Plan, Livable Centers Plan include these key points:

- Opportunity to better connect with the Grand Calumet River
- Workforce housing and building out from Methodist hospital
- Heavy, fast-moving traffic negatively impacts businesses on 4th, 5th Avenue
- Residential areas largely in good condition, beautiful historic residences
- What becomes of Horace Mann HS



HORACE MANN and AMBRIDGE MANN IN MAPS





AMBRIDGE MANN + HORACE MANN

- 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



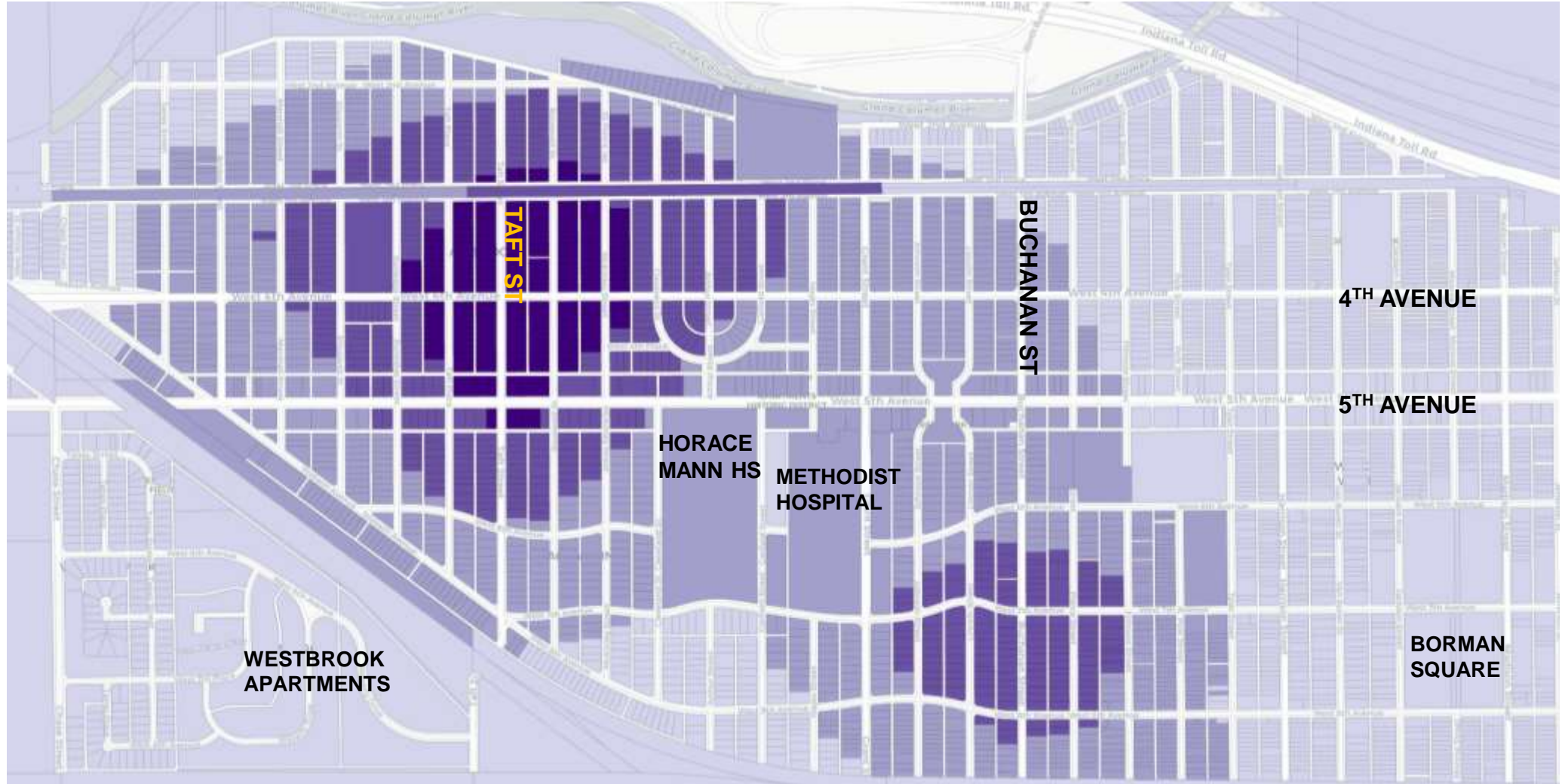
PROPERTY CONDITION SURVEY (2014)

- Excellent
- Good
- Fair
- Poor
- Dangerous



POPULATION DENSITY

- Lowest
- Low
- High
- Highest



TAX DELINQUENCY

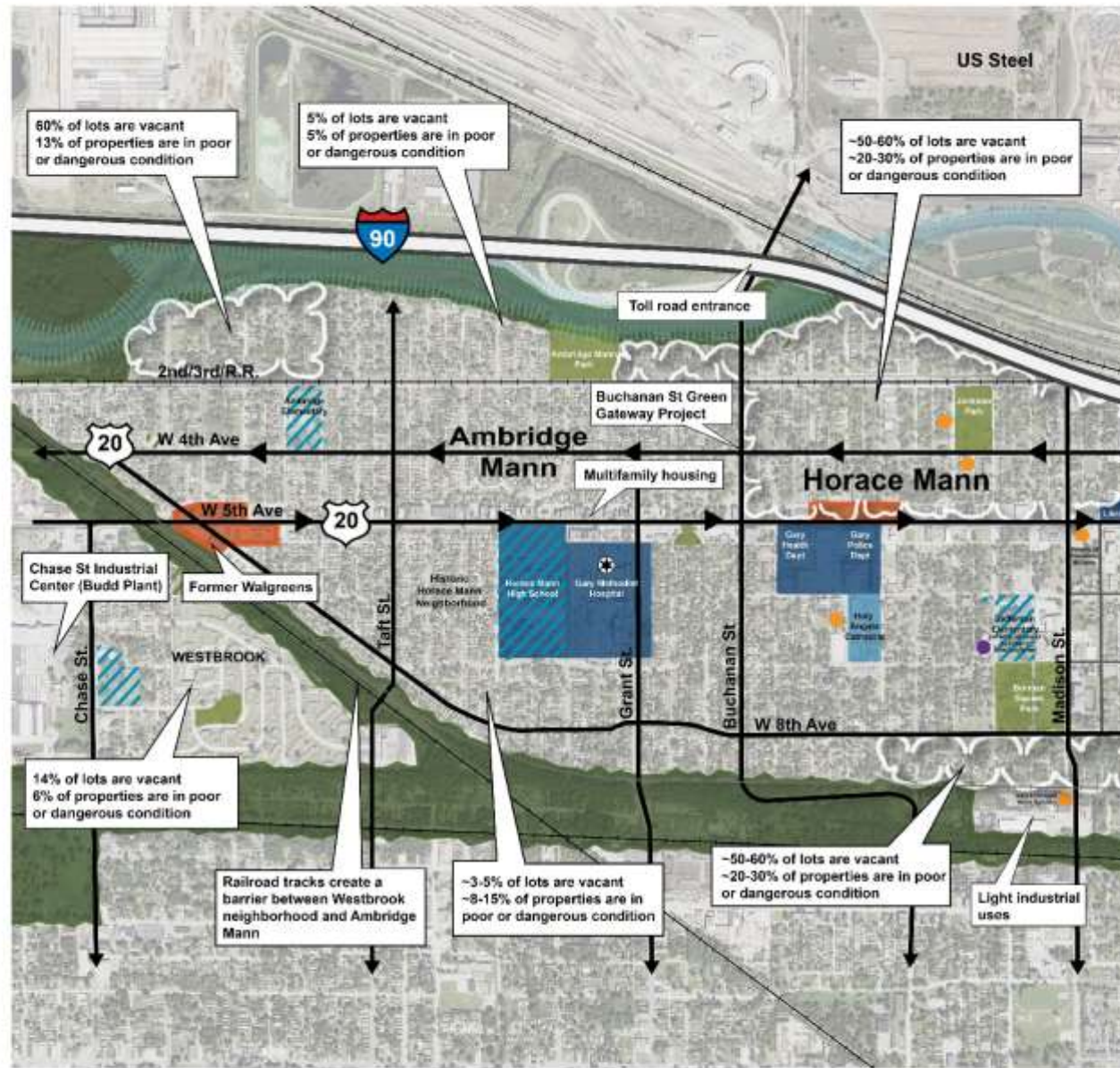
- Higher
- High
- Medium
- Low
- Lower



TAX DELINQUENCY CHANGE (2013-2016)

- Increasing
- Decreasing
- Decreasing More





AMBRIDGE MANN + HORACE MANN

- 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

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 each table's large map 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?**



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>



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