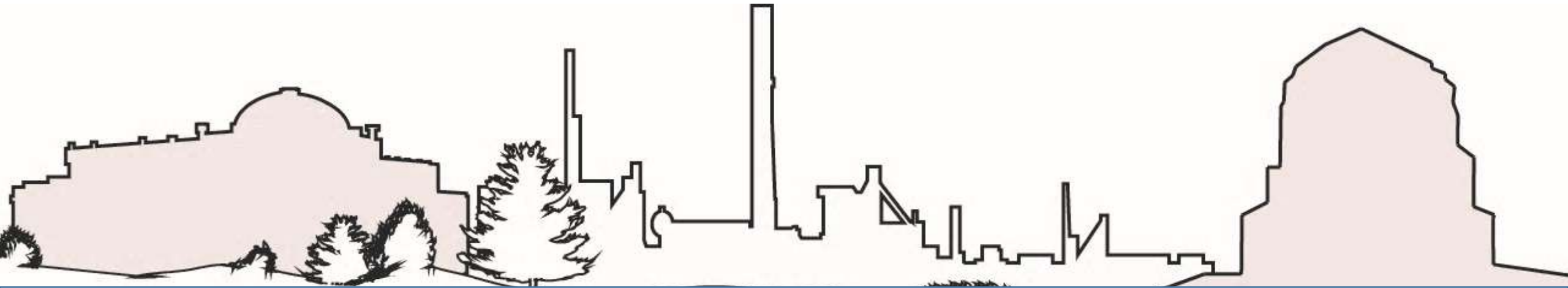




GARY COMPREHENSIVE PLAN UPDATE

July 18, 2019



Joe van Dyk – Former Director of Planning & Redevelopment

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

JULY 2019

PHASE ONE: Data Collection	PHASE TWO: City-led Public Meetings	PHASE THREE: Production
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PHASE I: GATHERING INFO

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.

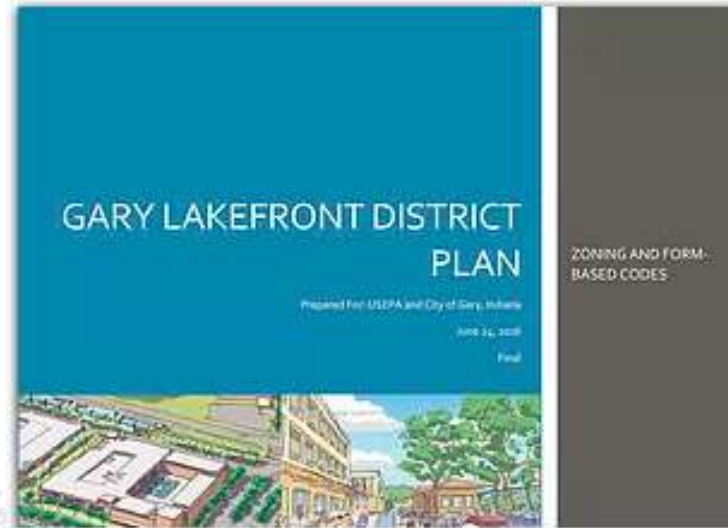
Plan Consolidation. Reviewed and incorporated all existing and adopted plans into a single place.

Citizen Advisory Committee. Community leaders led focus groups, discussions, and working sessions within their own circles in their own way and reported back to City team.



PHASE I: PLAN REVIEWS

The City Team reviewed all previously adopted plans – some further along than others – and looked at what was emphasized already. We put it all in one place and found common recommendations...



PHASE I: DATA ANALYSIS

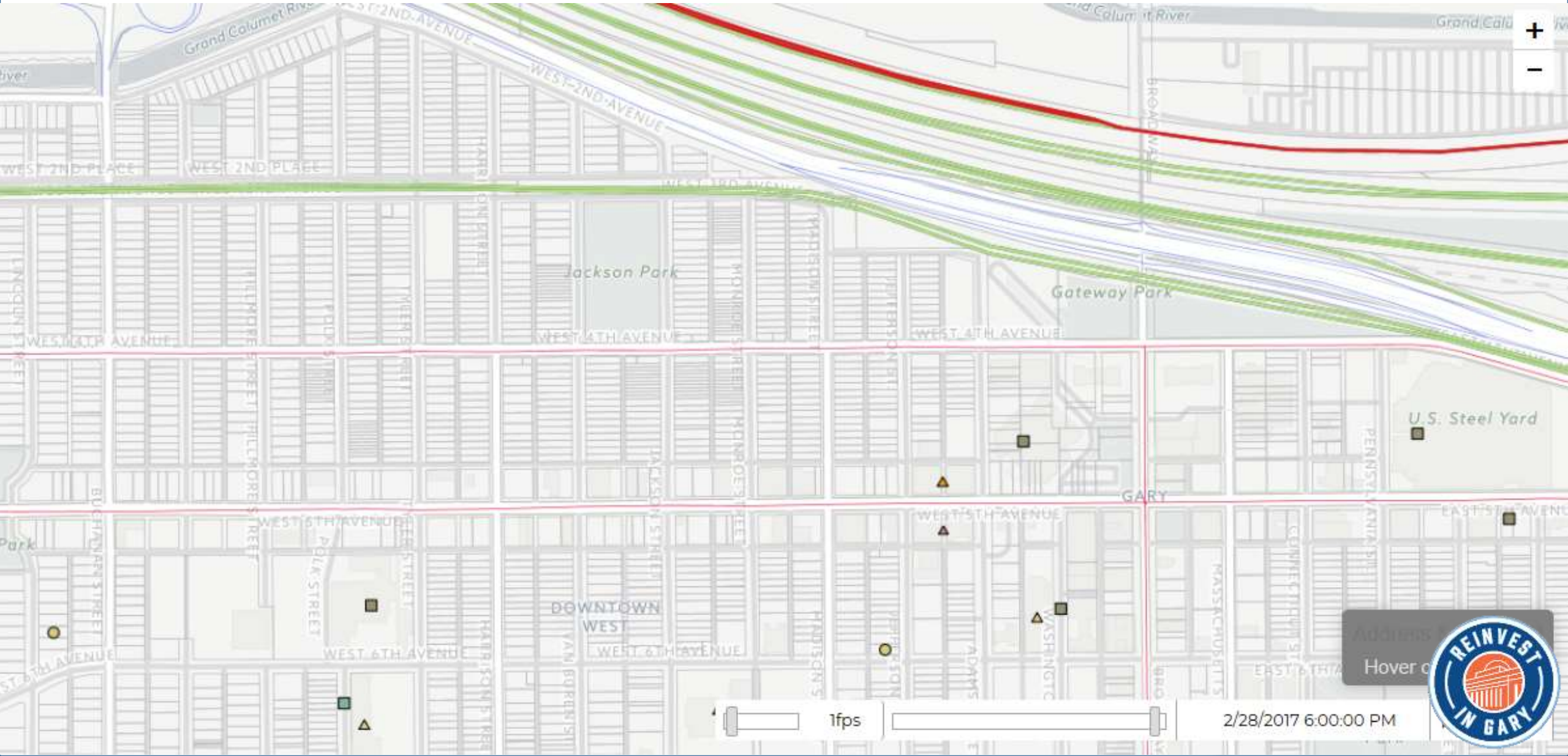
Gary Space Time Analytic Data System (G-STADS): the central database of Gary information from city, county, GSD, and publicly available sources. (www.garycounts.org)

We used data to make informed recommendations on the city's future...

...and share what we learned in public workshops on a neighborhood-by-neighborhood basis (more on that later) so residents have the same knowledge.



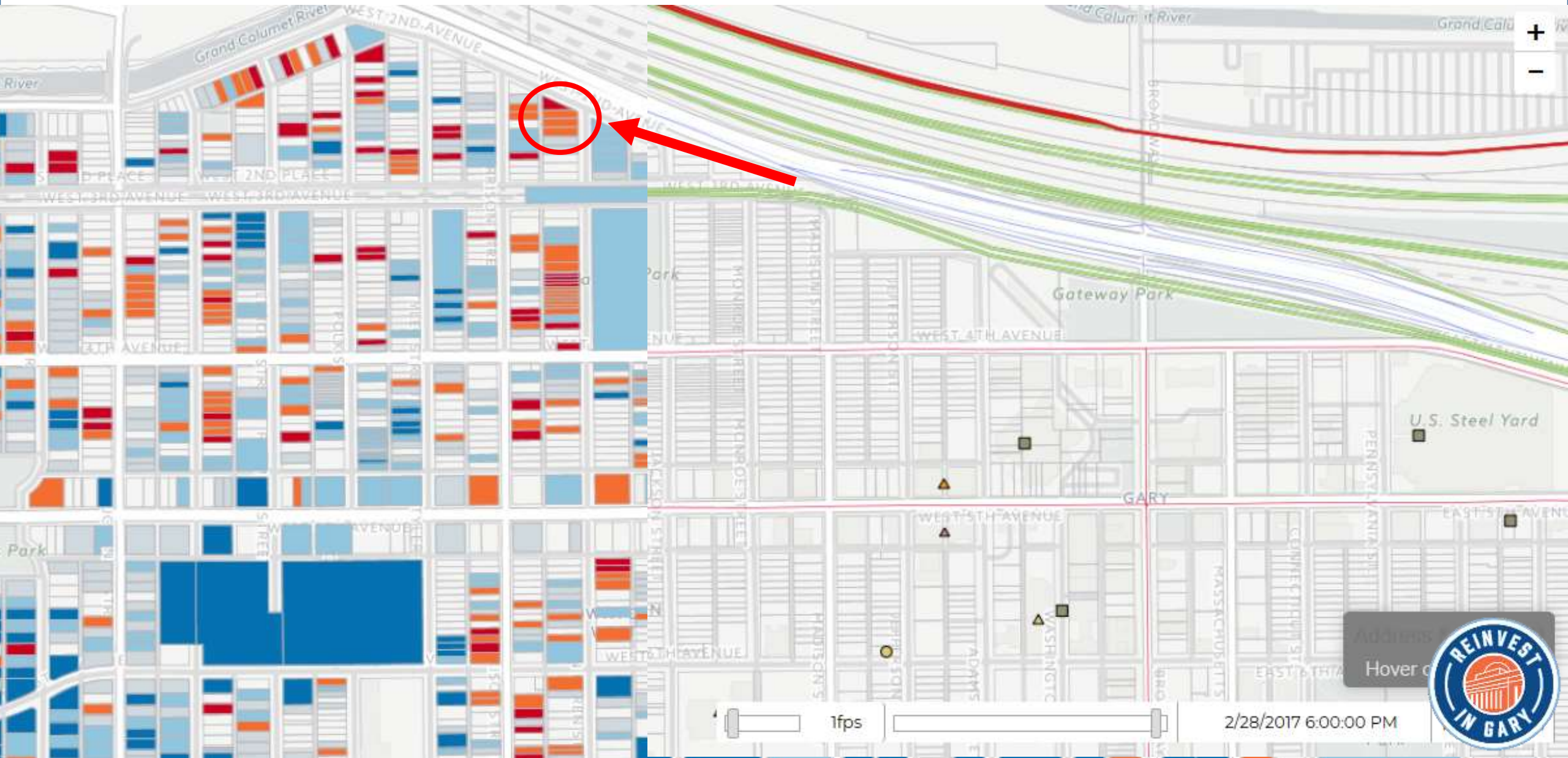
PHASE I: DATA ANALYSIS



PHASE I: DATA ANALYSIS




PHASE I: DATA ANALYSIS



PHASE I: DATA ANALYSIS

Parcel Information




Google © Google, Inc.

232-34 VAN BUREN APPR ST

Parcel ID: 45-08-04-202-001.000-004

Service Index

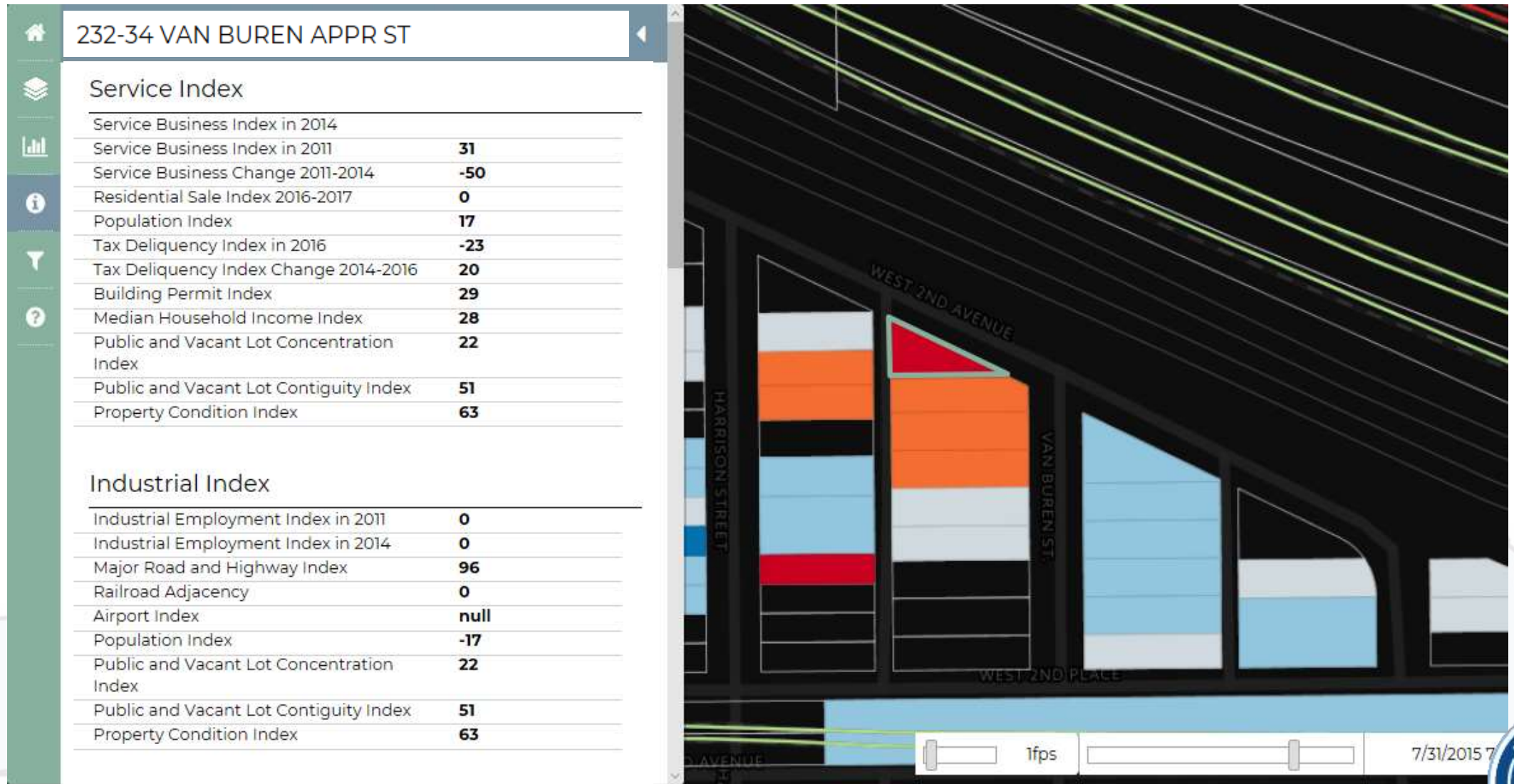
Service Business Index in 2014	
Service Business Index in 2011	31
Service Business Change 2011-2014	-50
Residential Sale Index 2016-2017	0



1fps 7/31/2015 7



PHASE I: DATA ANALYSIS



PHASE I: CITIZEN ADVISORY COMMITTEE

A team of two dozen community leaders focused on the following topics and led small discussions and meetings on their own terms. They provided meeting notes and write-ups of their findings.

Arts & Culture

Civics

Small Business

Education & Employment

Public Health & Safety

Parks

...the CAC's findings helped us focus on what people care about and informed our neighborhood workshops.



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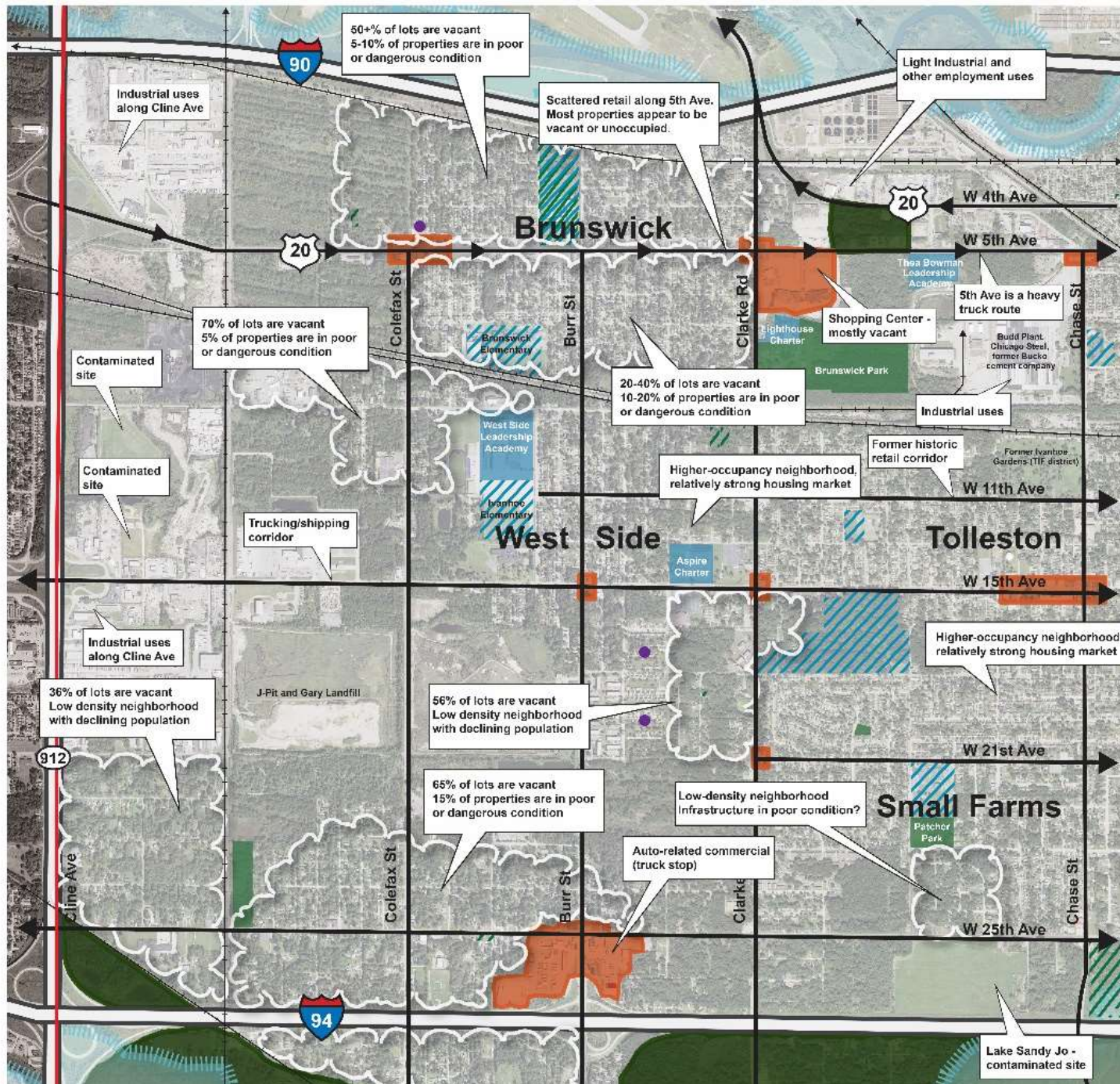


PHASE II: NEIGHBORHOOD WORKSHOPS

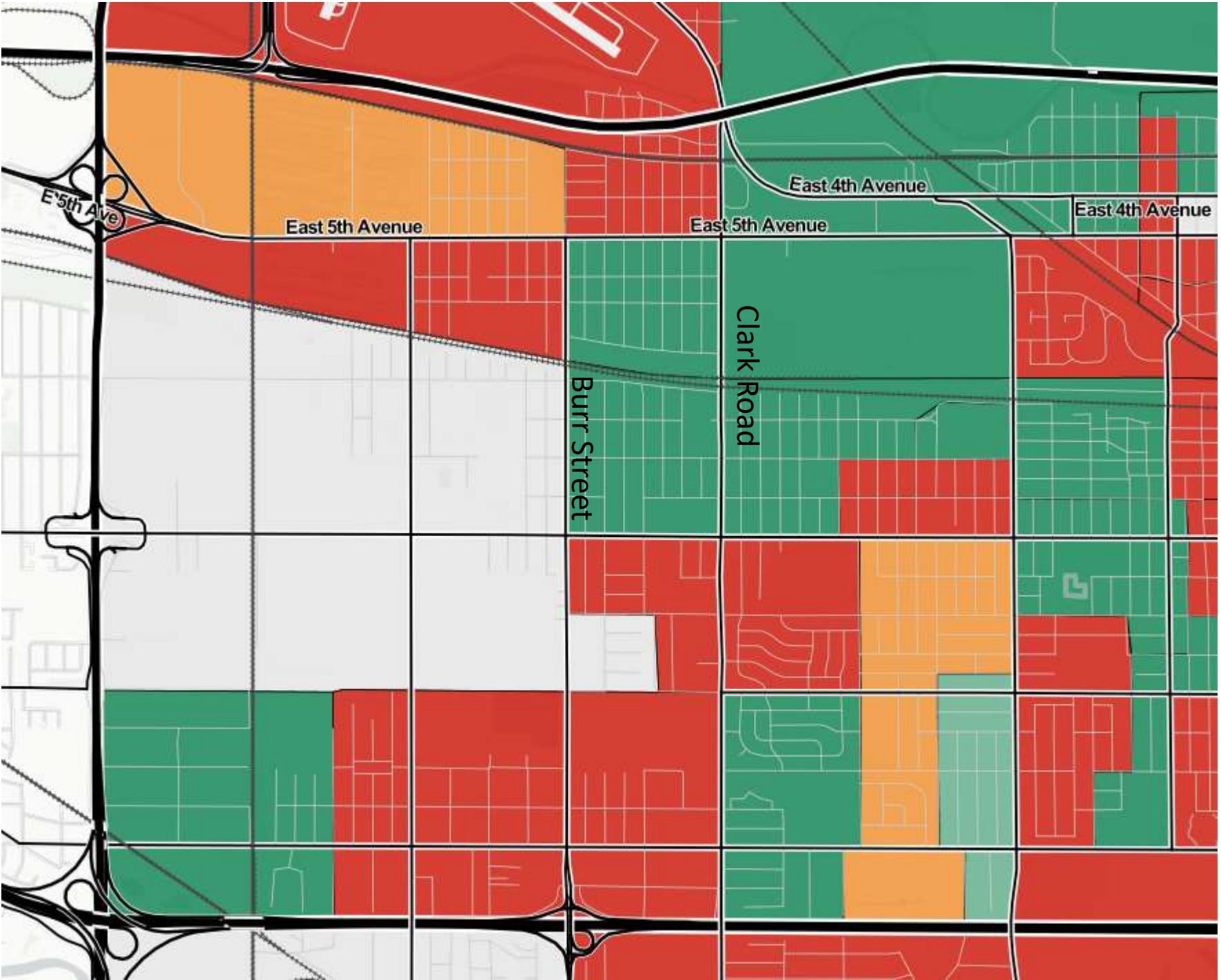
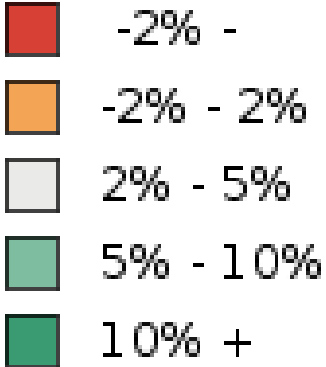


This winter, the City Team led neighborhood workshops covering 14 different subareas of the city. We shared what we learned from data collection, we looked at maps, and we discussed unique characteristics of each neighborhood with residents.





POPULATION CHANGE (2013-2016)

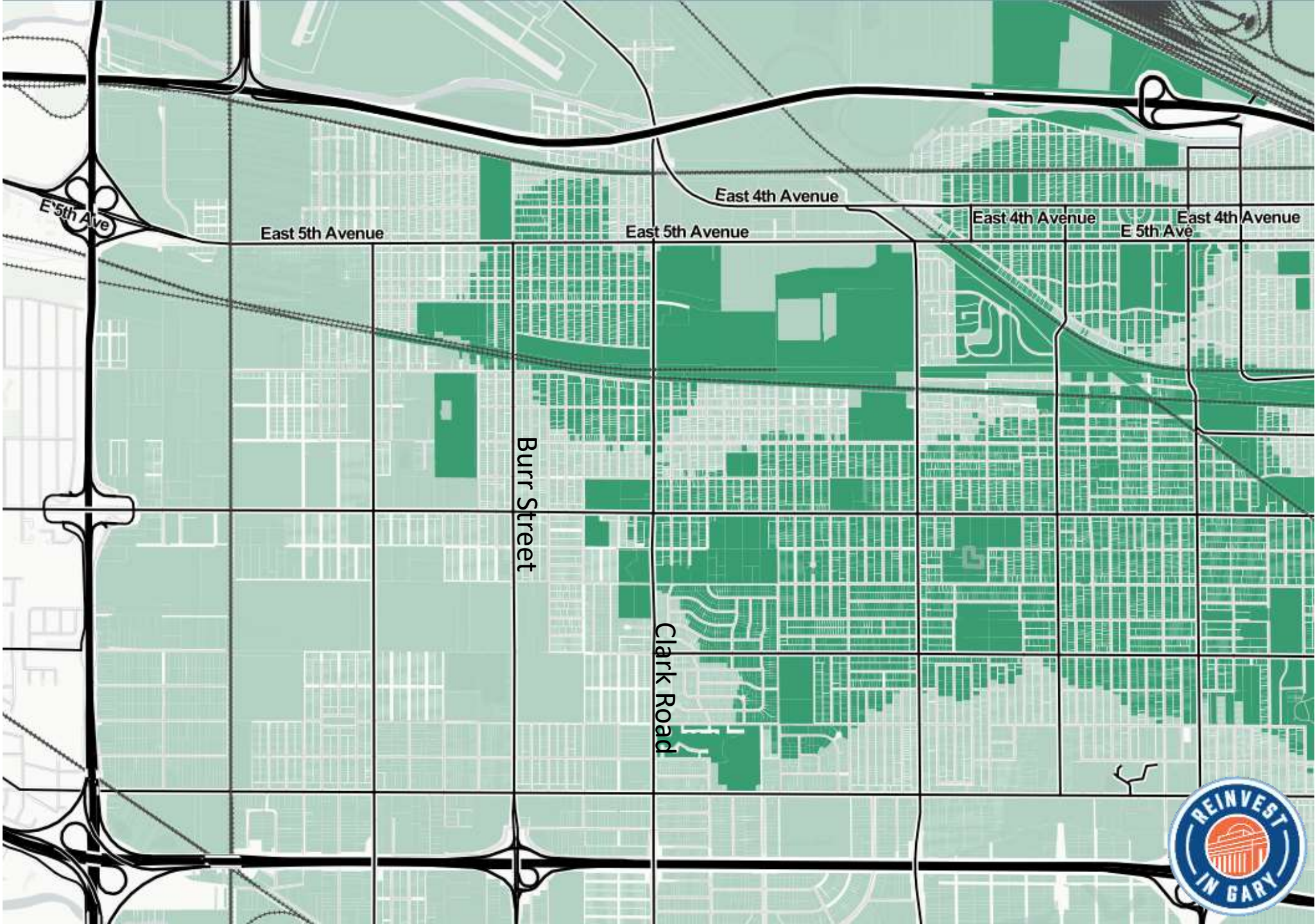


(garycounts.org)





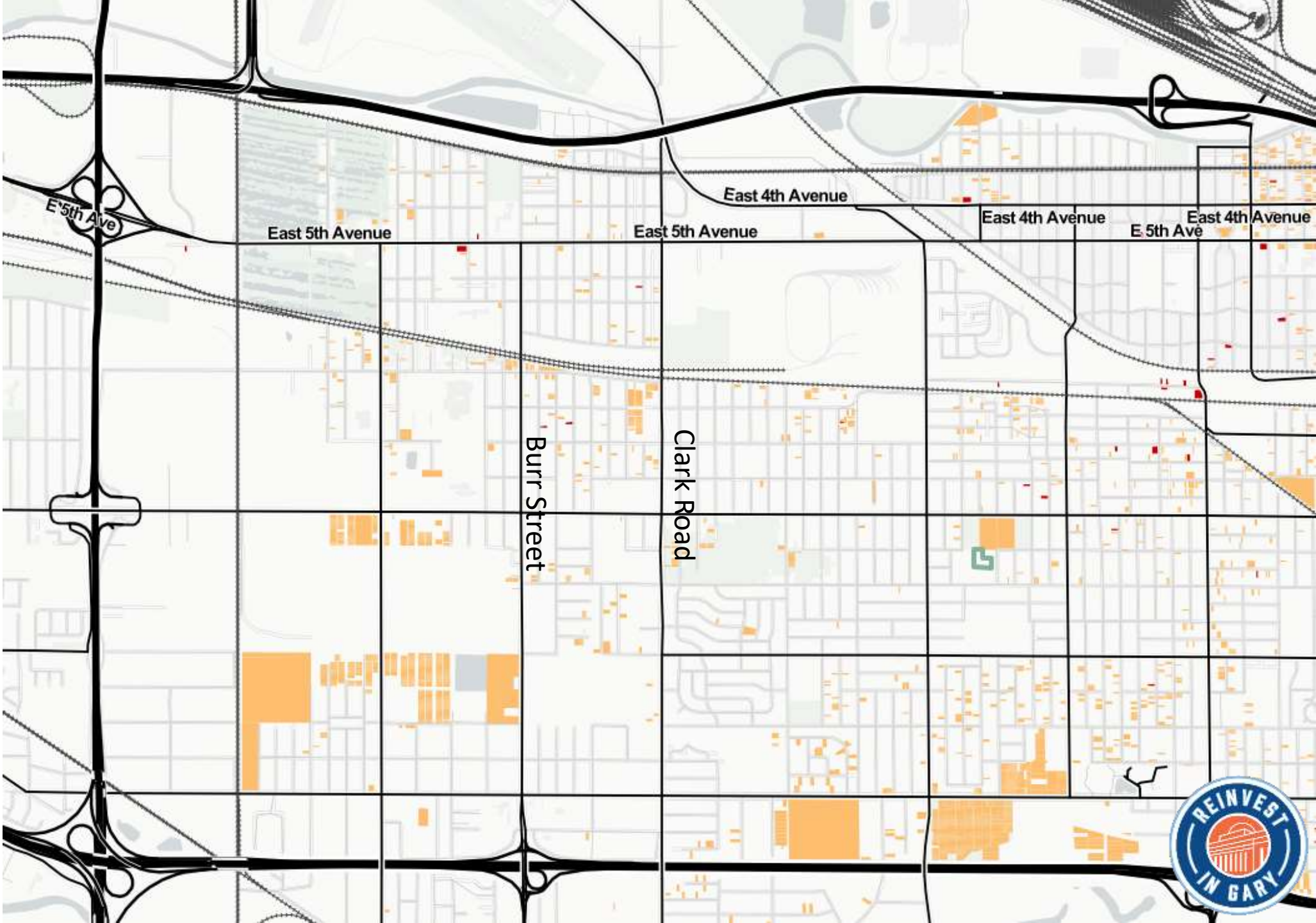
TAX DELINQUENCY CHANGE (2014-2016)

- Increasing
- Decreasing
- Decreasing More



CITY-OWNED PROPERTY

-  No Structure
-  Vacant Structure



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?**



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PHASE III: BRINGING IT ALL BACK HOME

KEY FINDINGS...

1. Many neighborhoods in the city were built for an entirely different city in time. We need to **adapt to Gary in 2019** and beyond, making room for a wide range of uses in these neighborhoods.
2. Residents are worried that **Gary's size** makes it hard to maintain; the city's physical condition, namely **blight**, was the number one concern voiced in neighborhood workshops.



PHASE III: BRINGING IT ALL BACK HOME

KEY FINDINGS...

3. Gary's extensive **natural assets** are both valued by residents and provide value as we modernize our infrastructure.
4. Investments serve the greatest benefit in and around existing **community anchors** like IUN, downtown, Lake Street, and along Broadway in Glen Park.
5. There is **not enough land designated for employment**. Largely vacant residential areas can serve a new role for Gary in the future.



PHASE III: THE PLAN

Flexibility. Gary is working from a rigid, old playbook. The current city plan is based on land use designations from the 1960s.

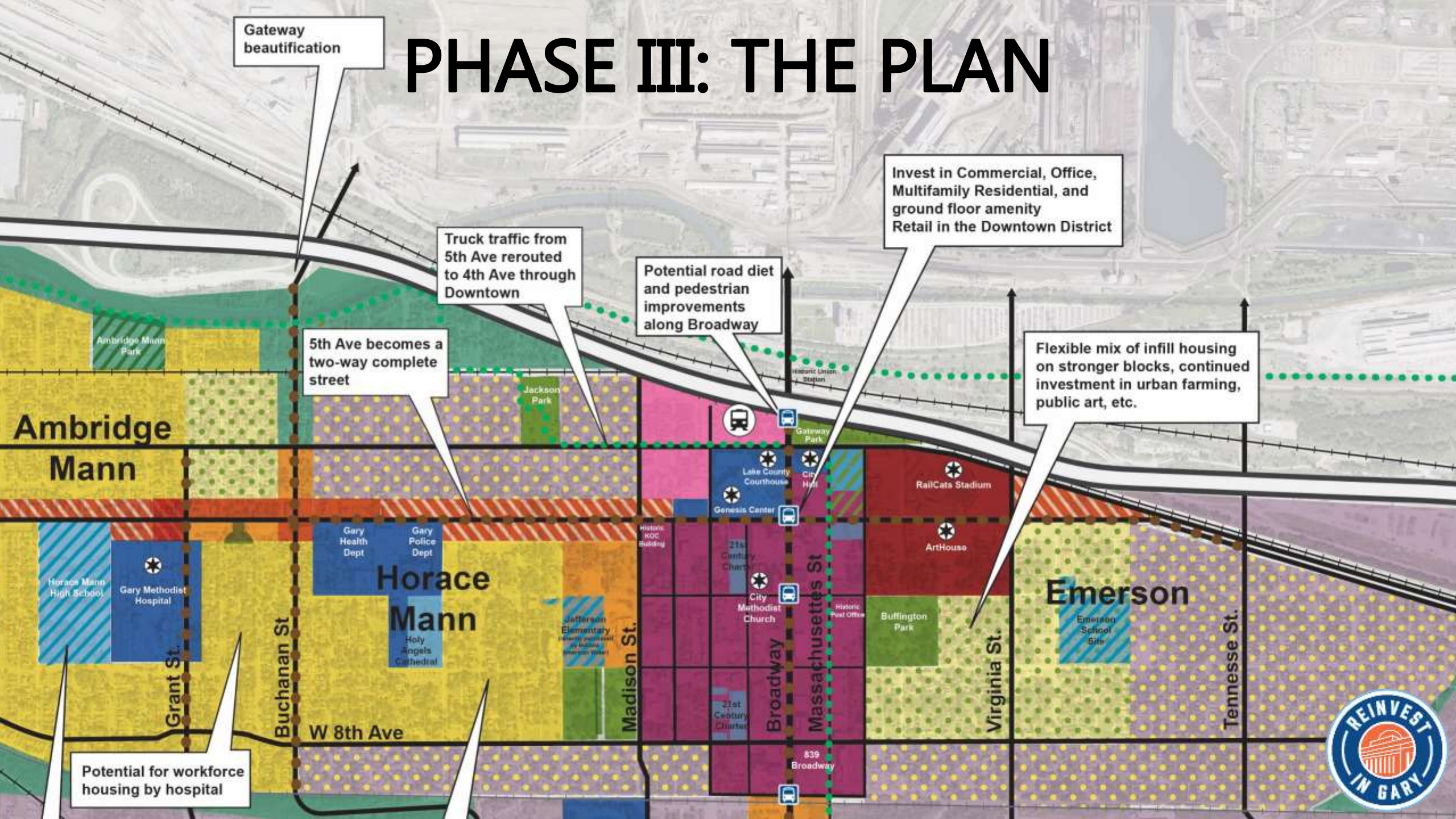
Vacant Land. Many neighborhoods have experienced significant abandonment leaving large scale vacancy. These will serve a new role going forward.

Building on Success. Certain areas of the city are stable or experiencing growth. Investments and future development should build on that.

Existing Plans and Ideas. A lot of good information, good ideas, and public feedback has been gathered over the years. Keep what works.



PHASE III: THE PLAN



Gateway beautification

PHASE III: THE PLAN

Invest in Commercial, Office, Multifamily Residential, and ground floor amenity Retail in the Downtown District

Truck traffic from 5th Ave rerouted to 4th Ave through Downtown

Potential road diet and pedestrian improvements along Broadway

5th Ave becomes a two-way complete street

Flexible mix of infill housing on stronger blocks, continued investment in urban farming, public art, etc.

BUILD ON CURRENT INITIATIVES

Potential for workforce housing by hospital



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INCORPORATE EXISTING PLANS

Potential for workforce housing by hospital



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UTILIZE DATA AND PUBLIC INPUT TO ENABLE CHANGE

Potential for workforce housing by hospital



FOR MORE INFORMATION:

Visit our **Public Exhibit at ArtHouse**. Maps and information will be on display Monday July 22nd through August 23rd...

Visit www.reinvestingary.org to review meeting notes, and our new planning recommendations...

Visit www.garycounts.org to utilize interactive maps and property information on every single parcel in Gary

