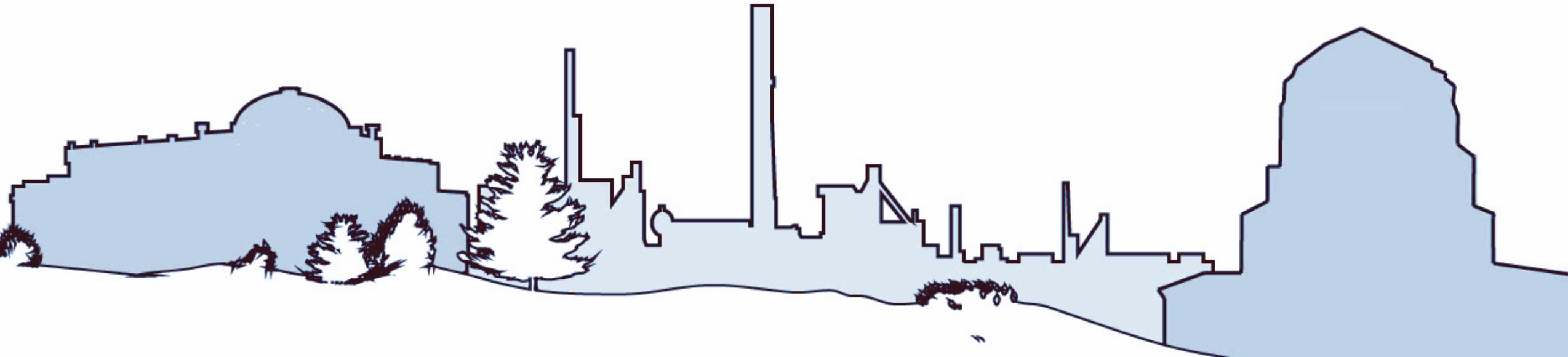




# GARY COMPREHENSIVE PLAN UPDATE:

## **Miller Neighborhood Workshop**

January 17, 2018



# TONIGHT'S PURPOSE:

1. Share information on the Miller Neighborhood
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

<b>PHASE ONE: Data Collection</b>	<b>PHASE TWO: City-led Public Meetings</b>	<b>PHASE THREE: Production</b>
<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 THE MILLER NEIGHBORHOOD

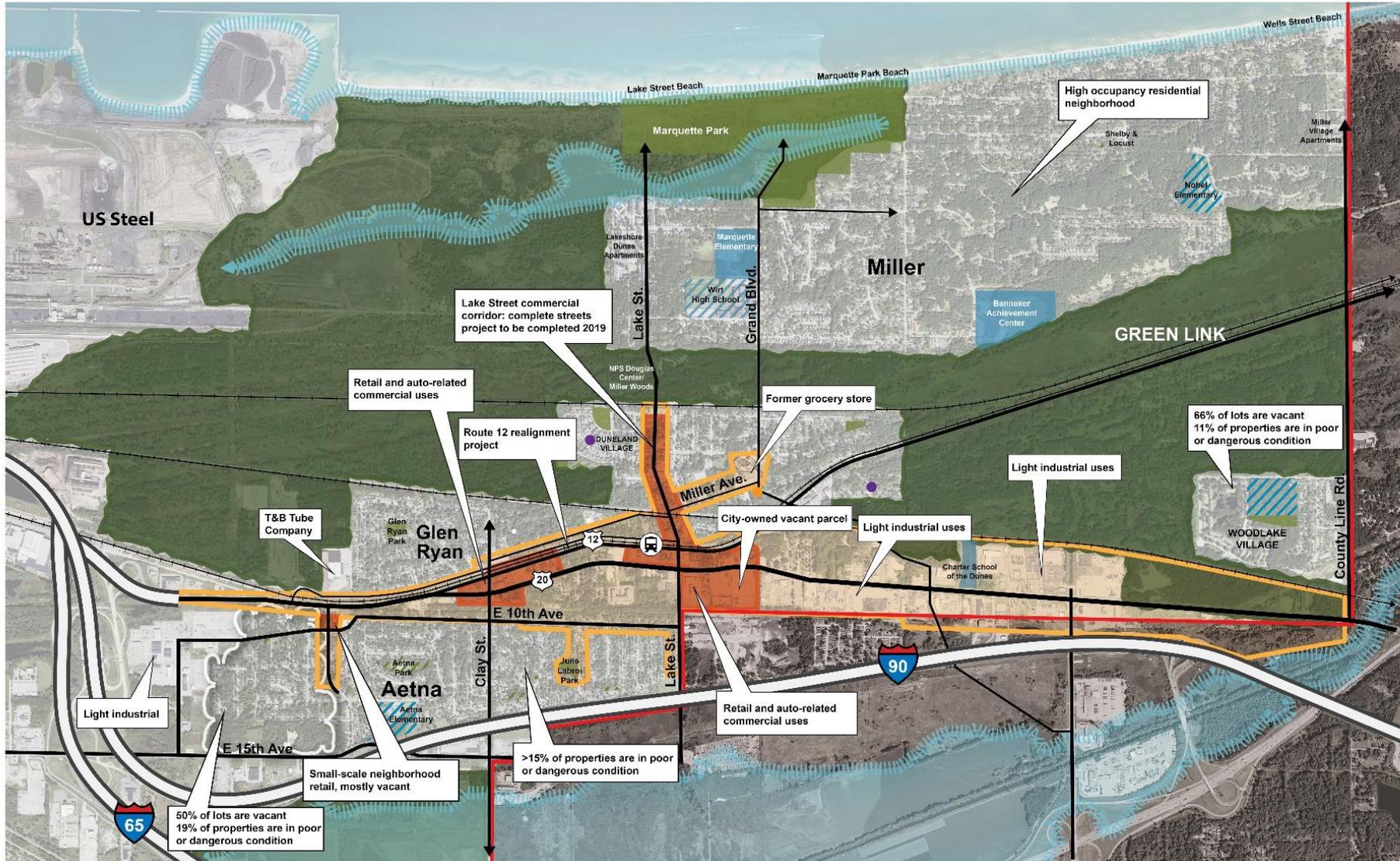
**East Lakefront Plan, 2008 Comprehensive Plan and Gary Green Link Plan, Marquette Plan** include these key points:

- Continue development opportunity around the Miller South Shore station
- Highlight the beauty of the lakefront and National Lakeshore to the benefit of eco-tourism
- In-fill housing that supports the existing healthy residential market
- Improvements to “downtown” Lake Street that promotes small business
- Full utilization of Marquette Park and shoreline as a public good



# MILLER IN MAPS





## AETNA, MILLER, + GLEN RYAN

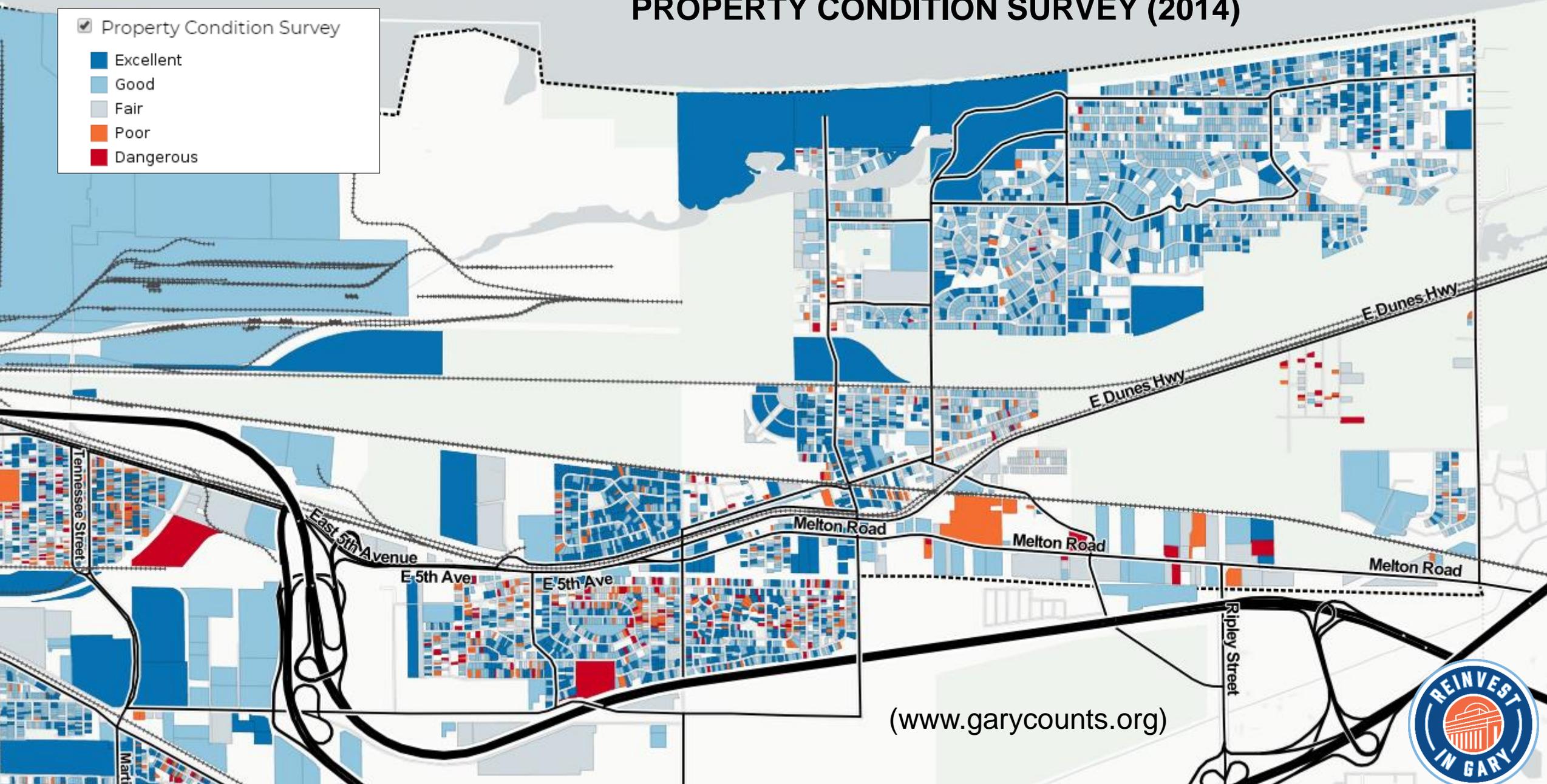
- Nature/Greenlink Open Space
- Active Parks
- Inactive Parks
- Floodplain
- Historic Landmarks or Sites of Historic Importance
- Active Schools
- Inactive Schools
- Retail/Services
- East Lakefront Economic Development Area
- Gary Housing Authority Site



# PROPERTY CONDITION SURVEY (2014)

Property Condition Survey

- Excellent
- Good
- Fair
- Poor
- Dangerous



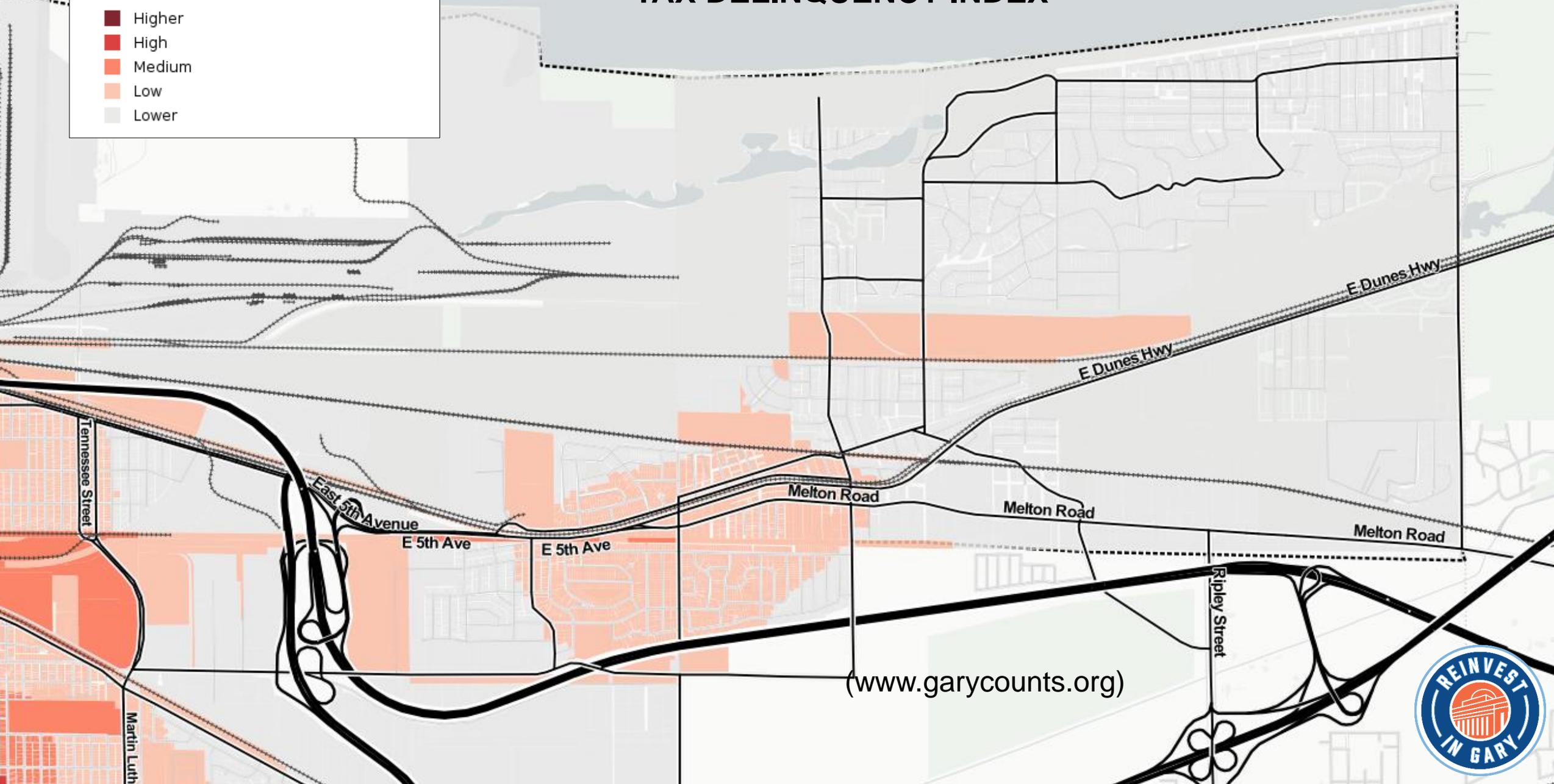
([www.garycounts.org](http://www.garycounts.org))



# TAX DELINQUENCY INDEX

Tax Delinquency, 2016

- Higher
- High
- Medium
- Low
- Lower



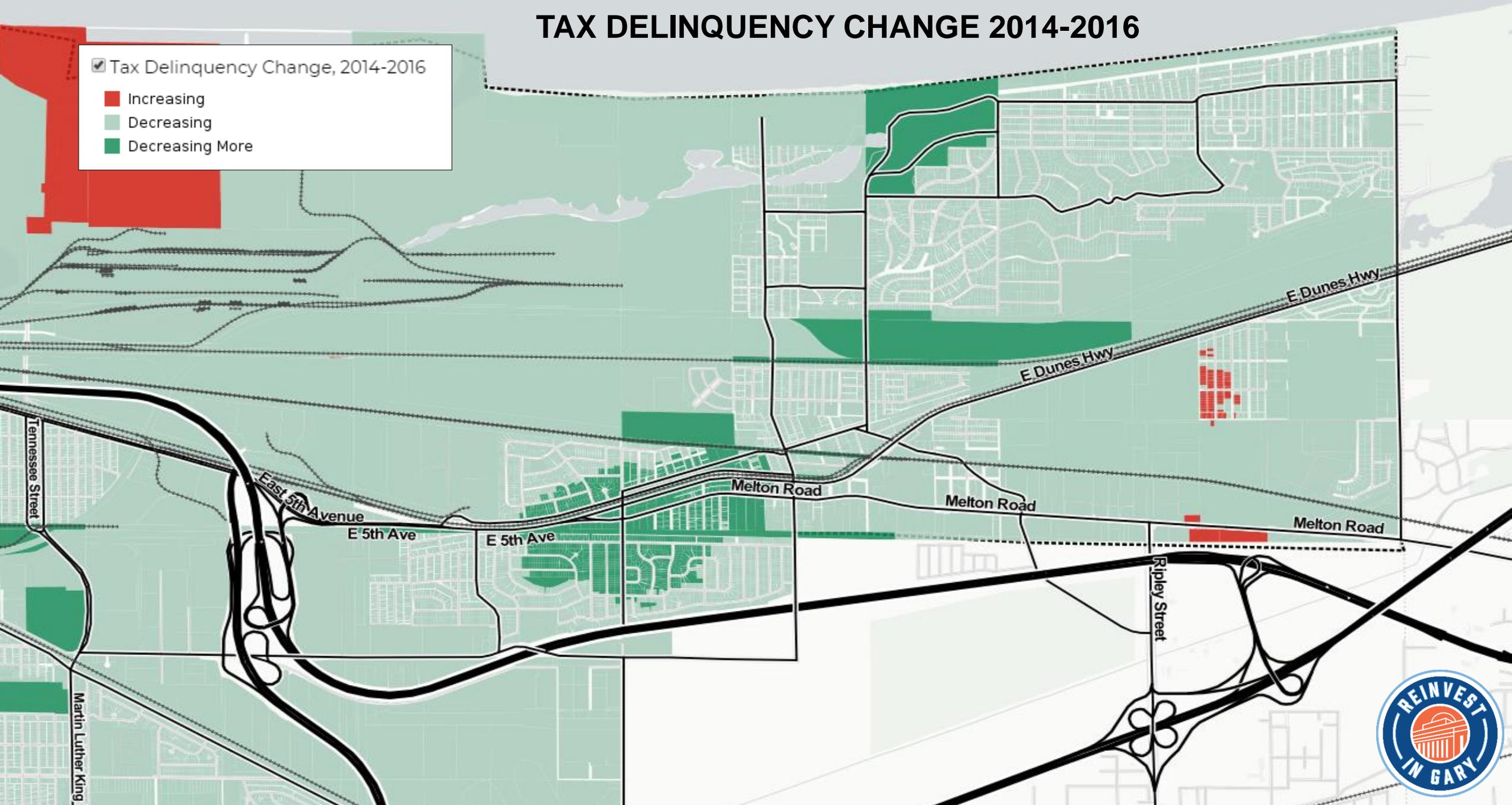
([www.garycounts.org](http://www.garycounts.org))



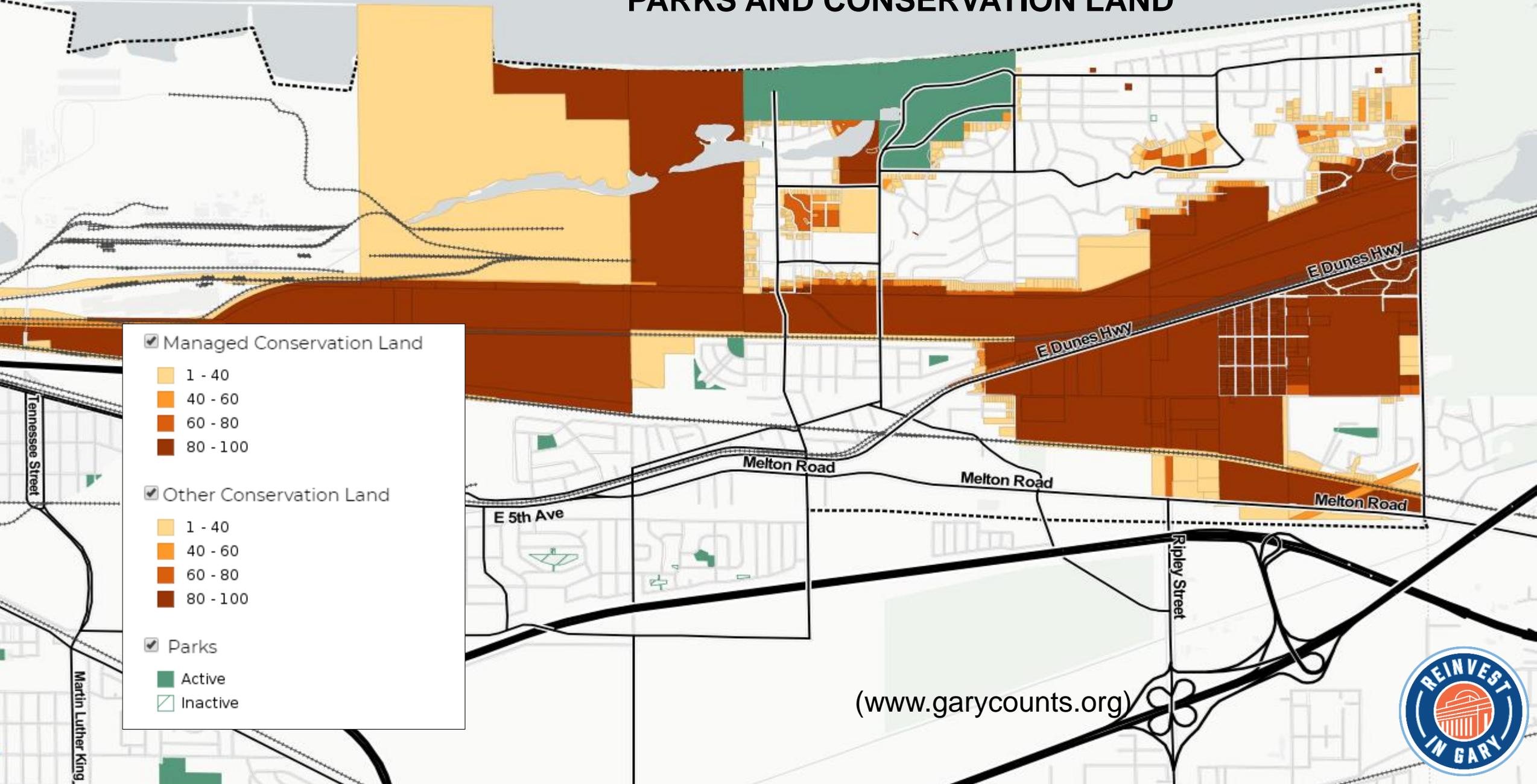
# TAX DELINQUENCY CHANGE 2014-2016

Tax Delinquency Change, 2014-2016

- Increasing
- Decreasing
- Decreasing More

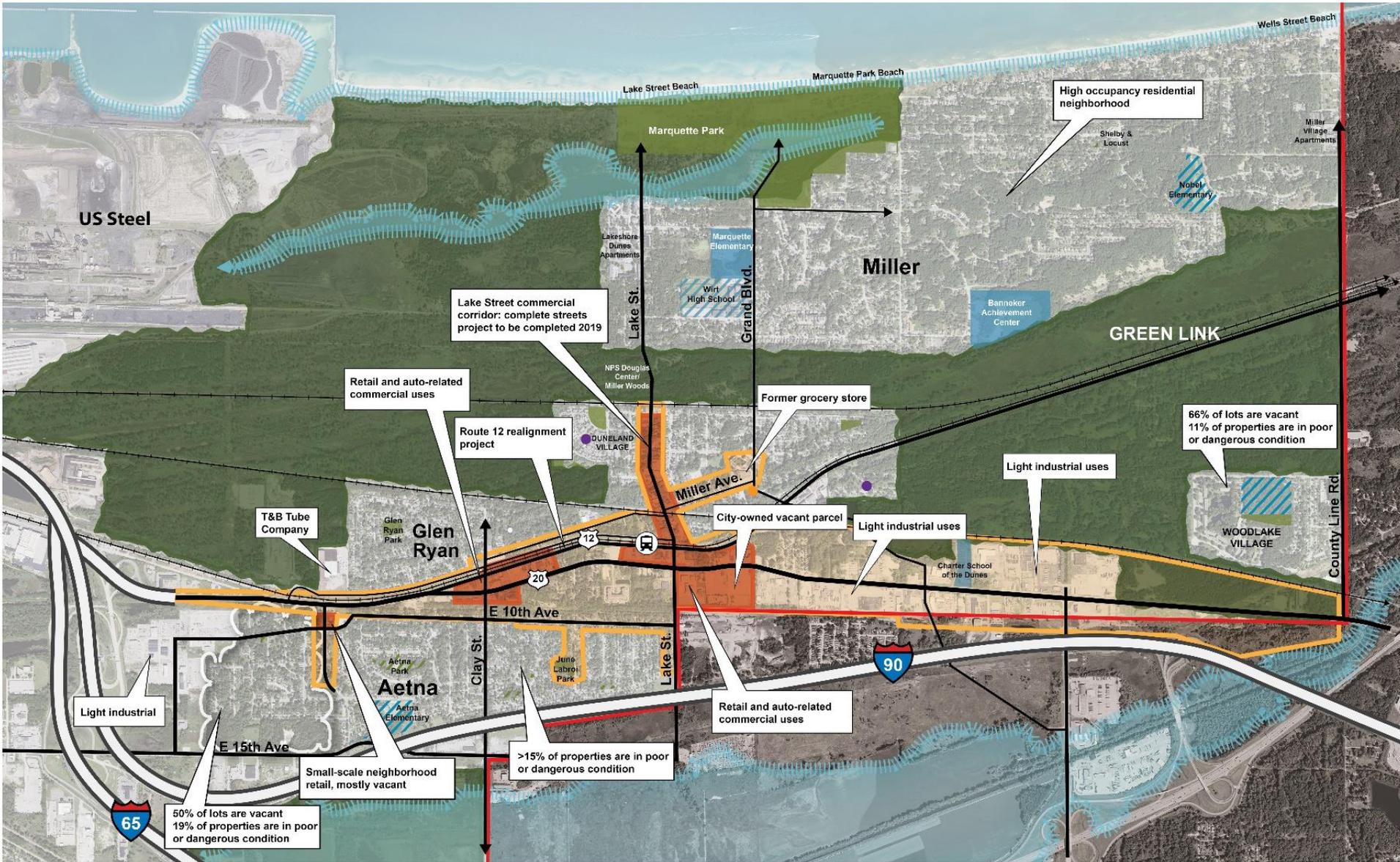


# PARKS AND CONSERVATION LAND



([www.garycounts.org](http://www.garycounts.org))





# AETNA, MILLER, + GLEN RYAN

- Nature/Greenlink Open Space
- Active Parks
- Inactive Parks
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- Inactive Schools
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# GROUP DISCUSSION

- 1. WHAT DO YOU LOVE ABOUT YOUR NEIGHBORHOOD?**
- 2. NAME THREE THINGS TO FOCUS ON IN OUR PLAN**
- 3. WHAT IS YOUR VISION FOR MILLER IN 10 YEARS?**



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



**ONLINE (best way):** [www.reinvestingary.org](http://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](http://www.reinvestingary.org)*