

appendix B

**plan
summaries**

PLAN SUMMARY



Liveable Centers Plan 2025

The Gary Liveable Centers Plan 2025, completed in 2015, is part of the Gary Northside Revitalization Initiative and the Northern Indiana Regional Planning Commission's (NIRPC) Liveable Centers initiative to concentrate future growth in existing central locations within the region. In Gary, the proposed Liveable Centers are defined as the three neighborhoods of Horace Mann, Downtown, and Emerson. The Plan lays out policies and implementation strategies to enhance alternative transportation, improve access, and expand quality of life in these three neighborhoods.

WHAT PROGRESS HAS BEEN MADE TOWARDS IMPLEMENTING THE PLAN?

Since the Plan was adopted, the City has implemented a number of the Plan's recommendations. Recently completed or ongoing projects include Bus Rapid Transit (BRT) along Broadway, street repaving, and transit improvements at Gary Metro Center as well as the Facade Improvement Program, Downtown Public Art Challenge, and ArtHouse project.



PLAN OBJECTIVES

- Create opportunity zones for revitalization
- Focus new development around major anchor uses, gateways, + institutions
- Make Downtown vibrant
- Create a sense of place or identity for each neighborhood
- Encourage mixed use
- Foster Adaptive Reuse
- Promote green infrastructure + building
- Improve road connections + safety
- Foster active transportation + living
- Make Gary a Gigabit City
- Promote creative living + culture

HOW DOES THIS PLAN RELATE TO THE COMPREHENSIVE PLAN?

The Gary Liveable Centers Plan 2025 includes a number of neighborhood revitalization strategies that will be scaled up to the City level in the Comprehensive Plan update. In addition, the proposed opportunity areas and corridor improvements recommended in the Plan, such as the creation of a Riverfront District along the Grand Calumet River, will be incorporated into the land use and transportation frameworks of the Comprehensive Plan.

PLAN SUMMARY



University Park East: Blueprint for Change

The University Park East: Blueprint for Change is the culmination of a two-year long community planning effort to develop a comprehensive revitalization plan for the University Park-East (UP-East) neighborhood. The UP-East neighborhood is bounded by I-65 to the east, East Ridge Road/ West 37th Avenue to the south, Broadway to the west, and I-80/94 to the north and is home to Gary's two institutions of higher education - Indiana University Northwest (IUN) and Ivy Tech Community College. The Plan strategies and actions revolve around three overarching themes, outlined below.

WHAT PROGRESS HAS BEEN MADE TOWARDS IMPLEMENTING THE PLAN?

Since the Plan was adopted in 2016, the City has made progress in implementing the Plan's recommendations including a Community Healthnet health care facility planned just south of Ivy Tech, installation of Bus Rapid Transit (BRT) along Broadway, street repaving, a Facade Improvement Program for businesses along Broadway, and demolition of the Colonial Gardens public housing development.

KEY THEMES

INVEST IN OURSELVES

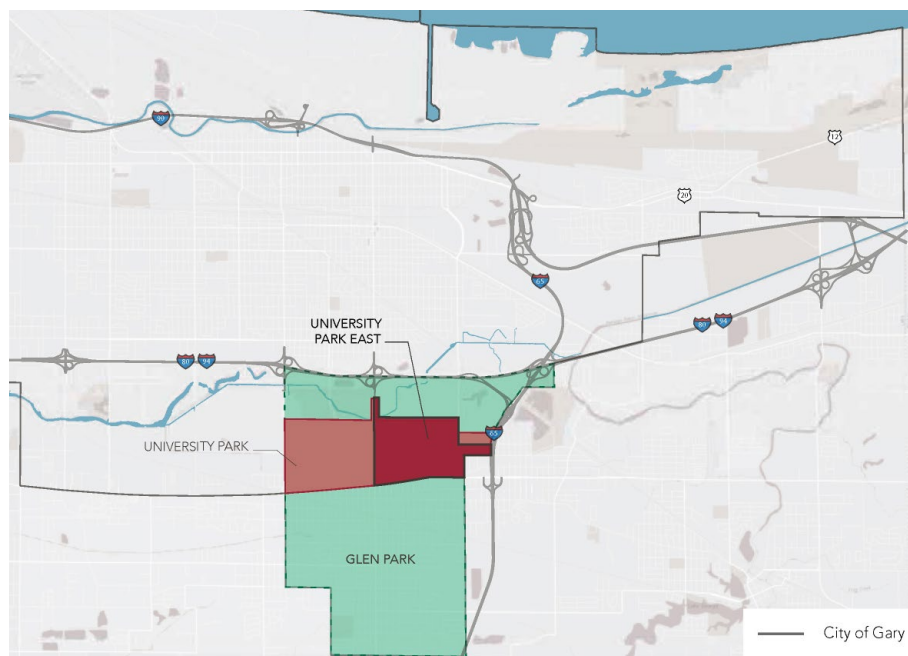
- Prioritize the development of our youth
- Connect residents to services that foster well-being
- Prepare the workforce
- Establish an information network to share resources + promote engagement

ELEVATE OUR STRENGTHS

- Inspire resident involvement + collaboration
- Ensure quality rental housing
- Address the needs of existing homeowners + grow future homeowners
- Foster stronger police-community relationships
- Support existing businesses

PREPARE FOR OUR FUTURE

- Grow local entrepreneurship
- Increase multi-modal transportation options
- Reclaim the residential landscape
- Focus on the environment + open space
- Prime the pump for future investment



HOW DOES THIS PLAN RELATE TO THE COMPREHENSIVE PLAN?

The University Park East: Blueprint for Change clarifies strategies and physical improvements for the UP-East area, providing a more recent and refined vision that will be incorporated into the land use and transportation frameworks of the Comprehensive Plan. The Plan also includes a number of economic development, revitalization, and housing strategies that will be scaled up to the City level in the Comprehensive Plan update.

PLAN SUMMARY

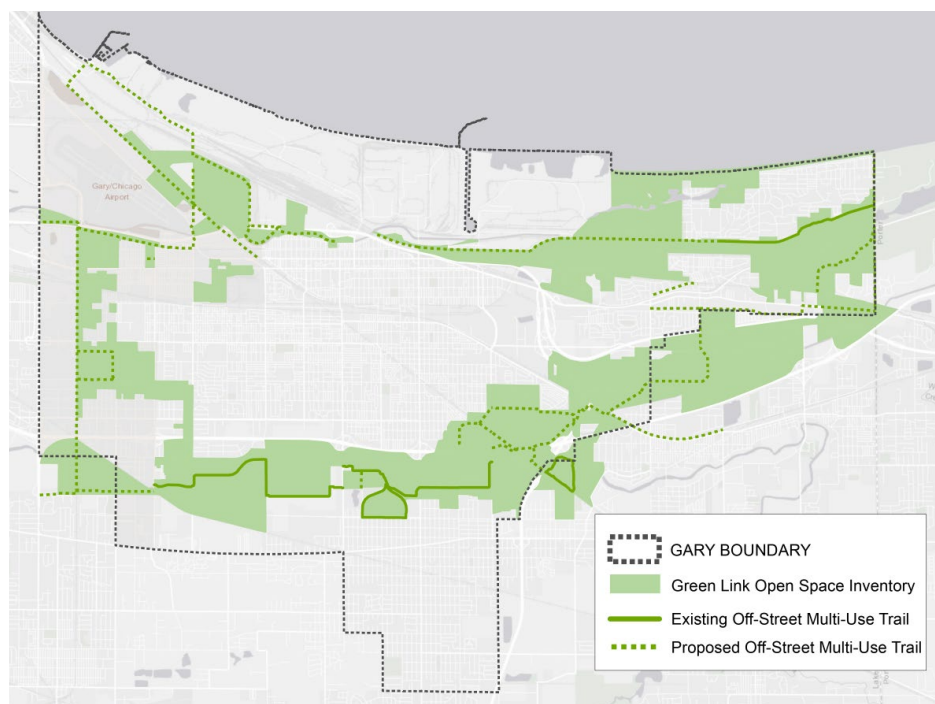


Gary Green Link Master Plan

The Gary Green Link Master Plan, completed in 2005, outlines implementation and management measures to create a natural resources greenway and recreation corridor, the Gary Green Link, which will ring the City of Gary, connecting the Grand Calumet River, the Little Calumet River, and the Lake Michigan shoreline. The dune and swale habitat is unique to the Southern Lake Michigan coast and is known for its remarkable ecological diversity. The Gary Green Link Master Plan addresses this with a plan to protect natural areas, connect them with multi-use trails, and interpret Gary's natural history and natural areas, economic history, and social history.

WHAT PROGRESS HAS BEEN MADE TOWARDS IMPLEMENTING THE PLAN?

To date, 9.6 miles of the Gary Green Link already exists – the Ambridge Mann segment (1.1 miles), the Miller Marquette Trail segment (2.1 miles), and the Little Calumet River Basin Trail segment (6.4 miles). The City is actively working to allocate properties for conservation purposes and additional trail connections are planned for construction by 2020.



PLAN OBJECTIVES

- Protect/restore significant natural resources + open spaces
- Provide new recreational facilities, in the form of bicycle, pedestrian, + multi-use trails
- Improve access to existing recreational amenities
- Create connections to Gary's natural areas, neighborhoods, + surrounding communities
- Provide alternatives to motorized transportation
- Strengthen a sense of pride in Gary citizens
- Educate the public on Gary's natural and industrial history
- Promote economic development

HOW DOES THIS PLAN RELATE TO THE COMPREHENSIVE PLAN?

The Gary Green Link will be incorporated into the open space framework of the Comprehensive Plan. In addition, there is an opportunity to carry over recommendations and implementation strategies from the Green Link Master Plan, such as:

- develop model ordinances (e.g. landscape ordinances, stormwater ordinances),
- develop restoration best management practices for rivers, and
- establish a public relations campaign to promote awareness and stewardship of natural areas.

PLAN SUMMARY

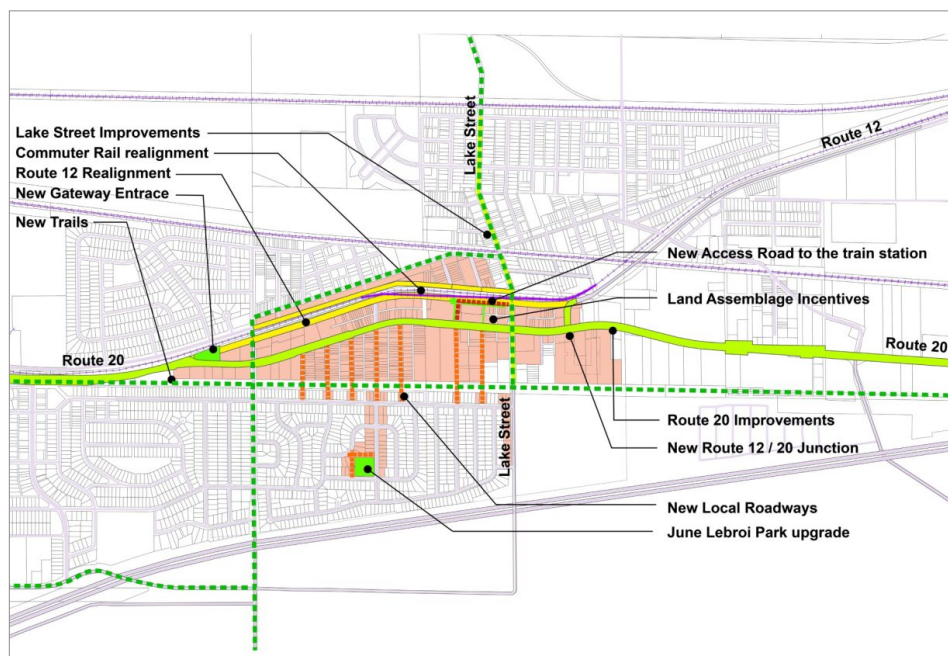


East Lakefront Area Economic Development Plan

In 2015 the Gary Redevelopment Commission prepared an Economic Development Plan for the East Lakefront Area of the City. The East Lakefront Area, centered around Miller Station and Lake Street, is generally bounded by the City's and Lake County's corporate limits at County Line Road to the east, 15th Ave and the City's corporate limits with Lake Station to the south, Lake Michigan to the north, and I-65 to the west. The Plan established this area as an Economic Development Area, which will allow the Redevelopment Commission to develop financing options to fund public improvements and spur private investment. In particular, the Plan aims to encourage transit-oriented development around the Miller Station, improve mobility, support new and existing light industrial/manufacturing uses in the area, and revitalize the Lake Street corridor.

WHAT PROGRESS HAS BEEN MADE TOWARDS IMPLEMENTING THE PLAN?

Since the Plan was adopted, the City has secured funding for complete streets improvements along Lake Street and US-12/20 (construction starting 2019), rerouting of US-12, and improvements at Miller Station. Additionally, the City has installed bikeshare in several locations and established a Facade Improvement Program for businesses.



PLAN OBJECTIVES

- Stimulate increases in property values + the tax base
- Diversify the City's economic base
- Encourage private investment
- Eliminate substandard, dilapidated, and obsolete buildings
- Establish a consistent pattern of land use
- Facilitate the assembly of land into developable parcels
- Provide safe, efficient, and attractive traffic circulation that supports numerous modes of transportation

HOW DOES THIS PLAN RELATE TO THE COMPREHENSIVE PLAN?

The East Lakefront Area Economic Development Plan includes a number of funding and financing strategies that will be scaled up to the City level in the Comprehensive Plan update. In addition, the proposed mobility improvements recommended in the Plan, such as the complete streets improvements along Lake Street, will be carried forward into the transportation framework of the Comprehensive Plan.

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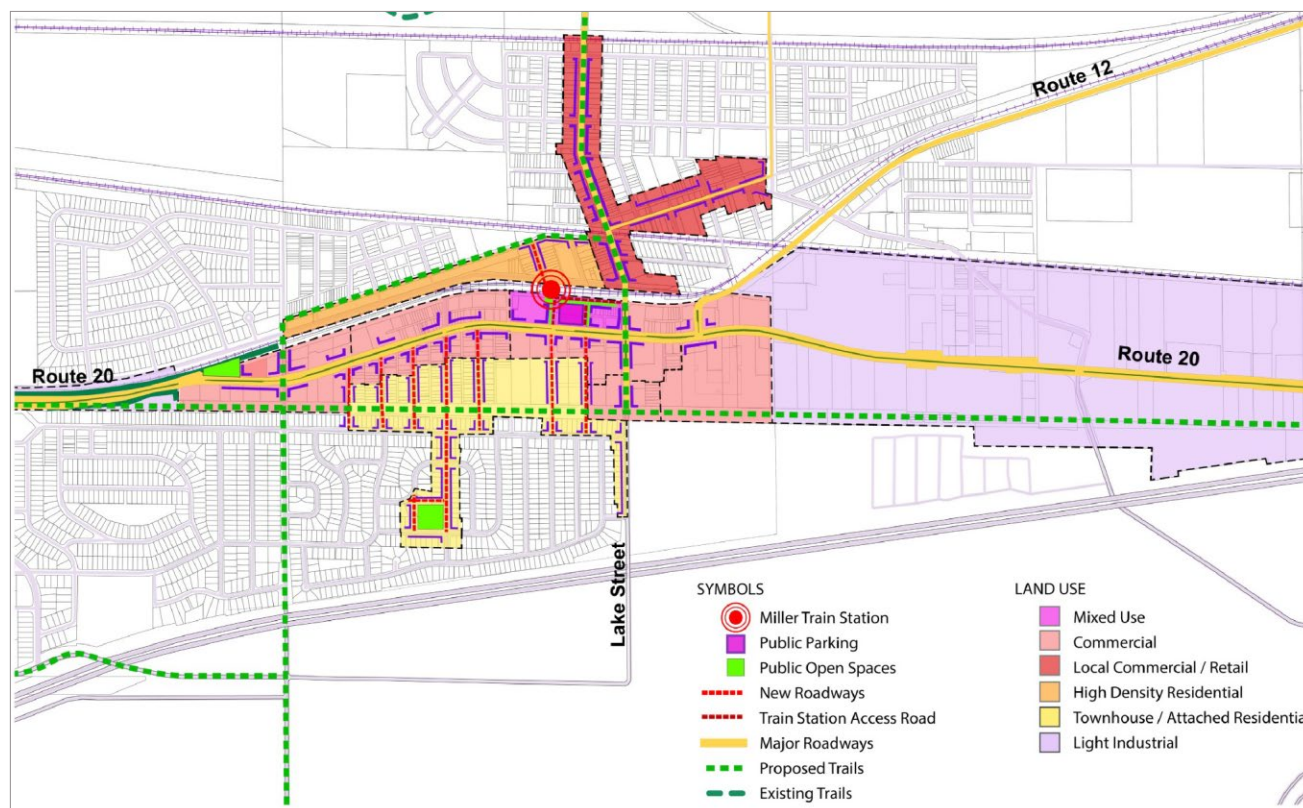


Lakefront District Plan: Zoning + Form-based Code

This Plan builds upon the East Lakefront Area Economic Development Plan, a revitalization strategy for Gary's lakefront neighborhoods. The Lakefront District, centered around Miller Station and Lake Street, is generally bounded by the City's and Lake County's corporate limits at County Line Road to the east, 15th Ave and the City's corporate limits with Lake Station to the south, Lake Michigan to the north, and I-65 to the west. The Plan establishes zoning and land use design guidance to facilitate redevelopment and revitalization of the Lakefront District. The Plan aims to promote higher density, mixed use development in the areas within walking distance of Miller station, and locate lower density commercial and industrial uses at the periphery of the area. Several key infrastructure projects will serve to catalyze transit-oriented development around the station: realignment of the rail tracks, relocation of Miller station, and closing a portion of Route 12 west of Lake Street.

WHAT PROGRESS HAS BEEN MADE TOWARDS IMPLEMENTING THE PLAN?

The Plan established new transit-oriented zoning districts and associated design guidelines that have since been incorporated into the Citywide zoning code. In addition, the City has secured funding for key infrastructure projects recommended in the Plan, including closure of the portion of US-12 west of Lake Street (2018-2019), complete streets improvements along Lake Street and US-12/20 (construction starting 2019), and improvements at Miller Station.



HOW DOES THIS PLAN RELATE TO THE COMPREHENSIVE PLAN?

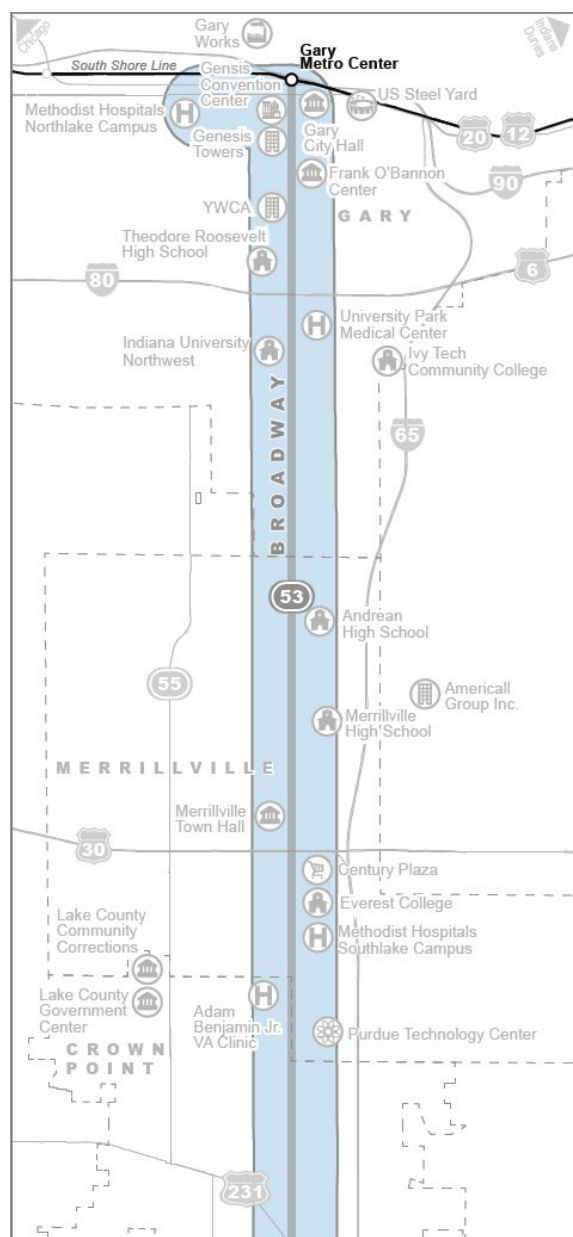
The circulation, zoning, and land use form-based guidance established in the Lakefront District Plan: Zoning + Form-based Code will be incorporated into the transportation and land use frameworks and the citywide land use designations in the Comprehensive Plan.

PLAN SUMMARY



Livable Broadway Regional Plan

The Livable Broadway Regional Plan, completed in 2015, is part of the Northern Indiana Regional Planning Commission's (NIRPC) Liveable Centers initiative and seeks to make Broadway a more livable corridor by enhancing economic development, environment, and land uses that will lead to improved bus service within and between Gary, Merrillville, and Crown Point. The Plan covers a 14-mile segment of Broadway starting in Crown Point and ending at Gary Metro Center, which is also the terminus of many of the GPTC bus routes and an important connection to the South Shore Line. The Plan recommends strategies for improving transit service along Broadway and creating a transit supportive environment such as installation of Bus Rapid Transit (BRT), improved transit infrastructure and amenities, walkability and traffic-calming measures, and transit-supportive land uses.



WHAT PROGRESS HAS BEEN MADE TOWARDS IMPLEMENTING THE PLAN?

In 2017, \$11 million worth of improvements were implemented along Broadway, including road reconstruction, abandoned bridge removal, new bus station construction, lighting, and crosswalks improvements. In addition, the City has established a Facade Improvement Program for businesses along the corridor.

PLAN RECOMMENDATIONS

- Improve transit frequency, reliability, + speed
- Implement BRT along Broadway
- Improve transit stops, signage, and amenities
- Improve pedestrian and bicycle connections, walkability, + placemaking
- Institute traffic calming measures
- Promote transit supportive densities + mixed use for development along the corridor
- Reduce surface parking lots
- Encourage pedestrian-oriented building design
- Promote green streets

HOW DOES THIS PLAN RELATE TO THE COMPREHENSIVE PLAN?

The proposed transit, infrastructure, and streetscape improvements recommended in the Plan will be carried forward into the transportation framework of the Comprehensive Plan. In addition, many of the Plan's land use strategies may be incorporated into the Comprehensive Plan's land use framework for development bordering the corridor.

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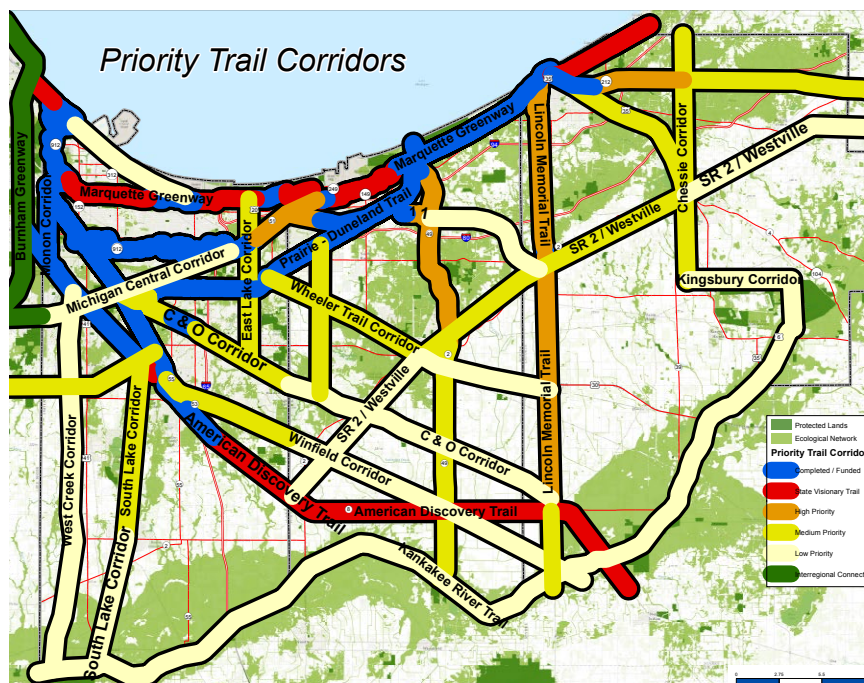


Greenways and Blueways Plan

The Greenways and Blueways 2020 Plan, drafted by the Northwestern Indiana Regional Planning Commission (NIRPC) in 2016, identifies bands of existing habitat within the regional green infrastructure vision landscape that could connect the scattered and fragmented open spaces across Northwest Indiana. In particular, the Plan focuses on trails and conservation lands (greenways), and watersheds (blueways) and identifies how each fits within the overarching goals of conservation, recreation, and transportation. The Gary Green Link is one of the key projects that will help achieve this vision.

WHAT PROGRESS HAS BEEN MADE TOWARDS IMPLEMENTING THE PLAN?

NIRPC is currently in the process of securing funding to complete the Marquette Greenway, a 51-mile lakefront trail connecting Chicago with Michigan through Northwest Indiana. The project area includes 11 miles of the northern portion of the Gary Green Link. To date, 9.6 miles of the Gary Green Link already exist and the City is actively working to construct new trail connections and allocate additional properties for conservation purposes.



PLAN OBJECTIVES

- Protect/restore significant natural resources + open spaces
- Increase public access to natural areas
- Encourage riparian conservation buffers along priority blueways
- Encourage regional coordination + planning in trail development
- Improve connections between regional destinations
- Promote the benefits of bicycle + pedestrian networks
- Increase bicycle + pedestrian access to/from transit + multi-modal facilities
- Reduce ecological impacts of transportation networks through green infrastructure

HOW DOES THIS PLAN RELATE TO THE COMPREHENSIVE PLAN?

Existing and planned greenways and blueways identified in this Plan will be carried forward into the open space framework of the Comprehensive Plan. In addition, relevant regional open space goals will be integrated into the Comprehensive Plan's open space and conservation policies.

PLAN SUMMARY



Northwest Indiana Regional Development Authority COMPREHENSIVE STRATEGIC PLAN

The Northwest Indiana Regional Development Authority (RDA) is a regional agency whose mission is to catalyze growth and development through investments in air and rail transportation, shoreline development, and specific economic development projects. The RDA's 2016 Comprehensive Strategic Development Plan focuses on building a commuter rail asset that will provide the connectivity to Chicago that will attract new residents, create jobs, and build the regional economy. The Plan proposes two key rail projects: the West Lake Corridor Extension and the South Shore Double Tracking. The South Shore Double Tracking project, which will include installing parallel "double tracking" as far east as Michigan City, will improve Gary residents' access to high-paying jobs in Chicago by providing faster transit times and greater system reliability.

PLAN OBJECTIVES

- Enhance regional connectivity
- Incentivize development around stations
- Catalyze station area improvements to enable communities to pursue transit-oriented development

WHAT PROGRESS HAS BEEN MADE TOWARDS IMPLEMENTING THE PLAN?

Construction of the South Shore double tracking will begin in 2020, with operation planned for 2021.



HOW DOES THIS PLAN RELATE TO THE COMPREHENSIVE PLAN?

The RDA Comprehensive Strategic Plan includes high-level land use frameworks and development guidelines to encourage transit-oriented development around the Gary Metro and Miller stations, which may be incorporated into the Comprehensive Plan's land use framework and policies.

PLAN SUMMARY



Marquette Plan 2015

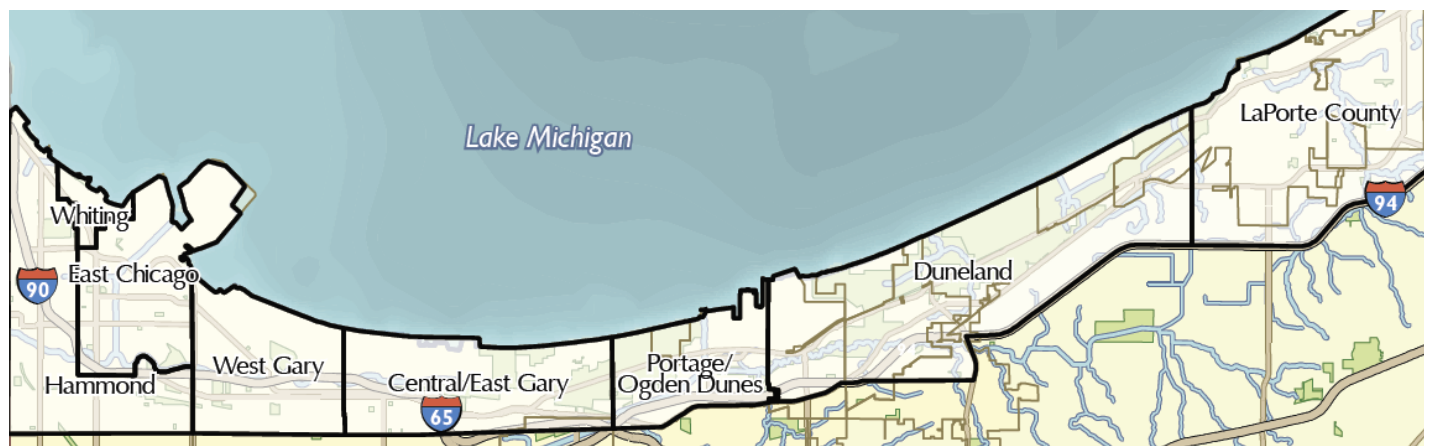
The Marquette Plan 2015 is a regional comprehensive and collaborative vision to create a livable and accessible waterfront along Lake Michigan's shoreline. The plan prioritizes improving the physical, social, and economic connections throughout Northwest Indiana's lakefront communities, expanding and improving the region's trail and transportation infrastructure, and protecting the long term health of the environment and natural resources. The Plan includes a high-level vision and development strategies for the Gary West Lakefront and Gary Downtown/East Lakefront areas.

PLAN OBJECTIVES

- Improve the physical, social, + economic connections throughout Northwest Indiana's lakefront communities
- Expand + improve the region's trail + transportation infrastructure
- Protect the long term health of the environment + natural resources

WHAT PROGRESS HAS BEEN MADE TOWARDS IMPLEMENTING THE PLAN?

In the last few years, the City has completed several local community plans that establish detailed land use and circulation frameworks for the Gary Downtown and Lakefront districts, including the Livable Centers Plan 2025, the East Lakefront Area Economic Development Plan, and the Lakefront District Plan: Zoning and Form-based Code.



HOW DOES THIS PLAN RELATE TO THE COMPREHENSIVE PLAN?

Relevant land use, transportation, infrastructure, recreation and conservation, historic preservation, and neighborhood revitalization policy recommendations from the Marquette Plan 2015 will be carried forward into the Comprehensive Plan. In addition, the Comprehensive Plan may incorporate new and innovative strategies proposed in the Marquette Plan such as rightsizing and land banking, designating Midtown Gary and Miller Beach as arts and culture districts, and encouraging green deconstruction projects.