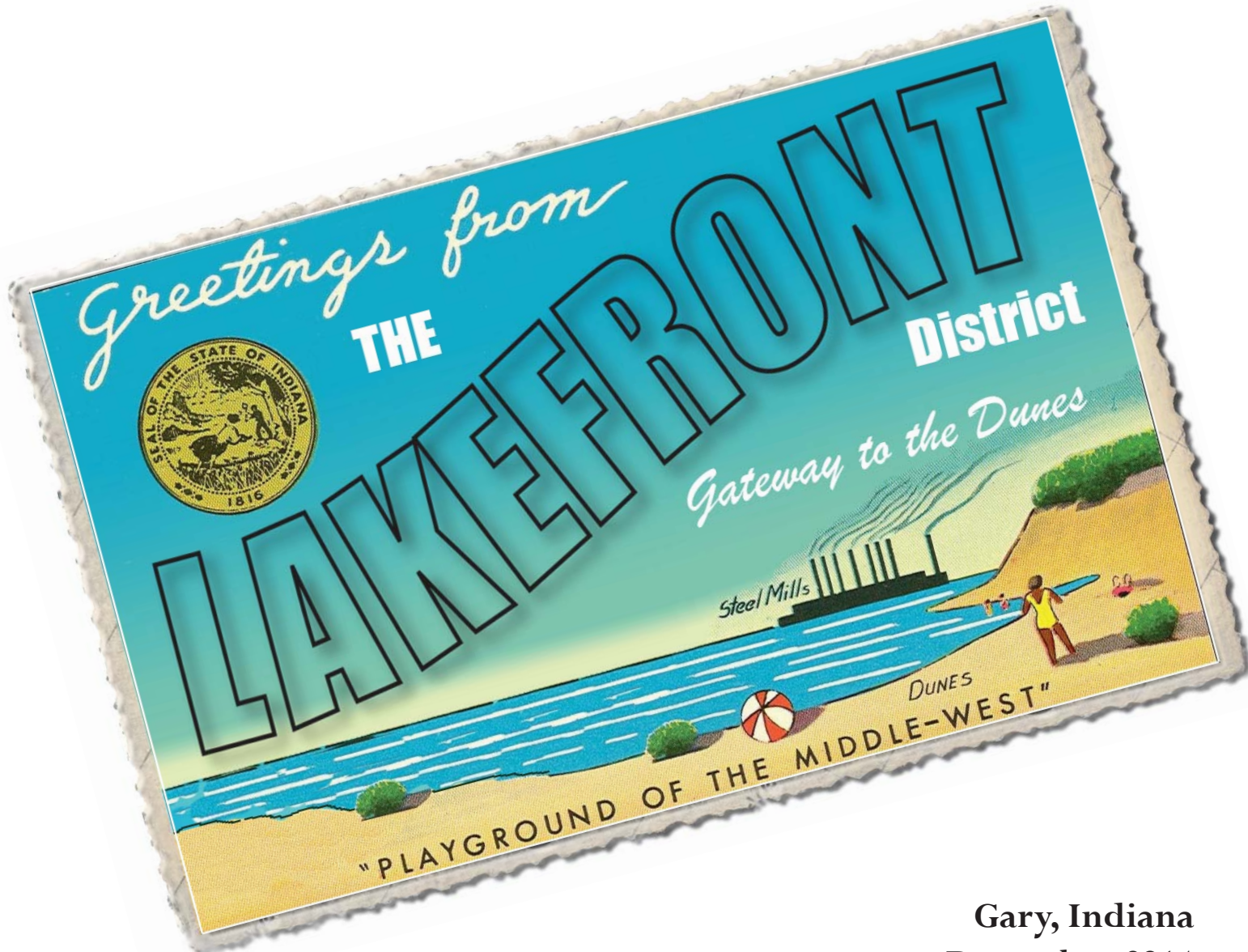


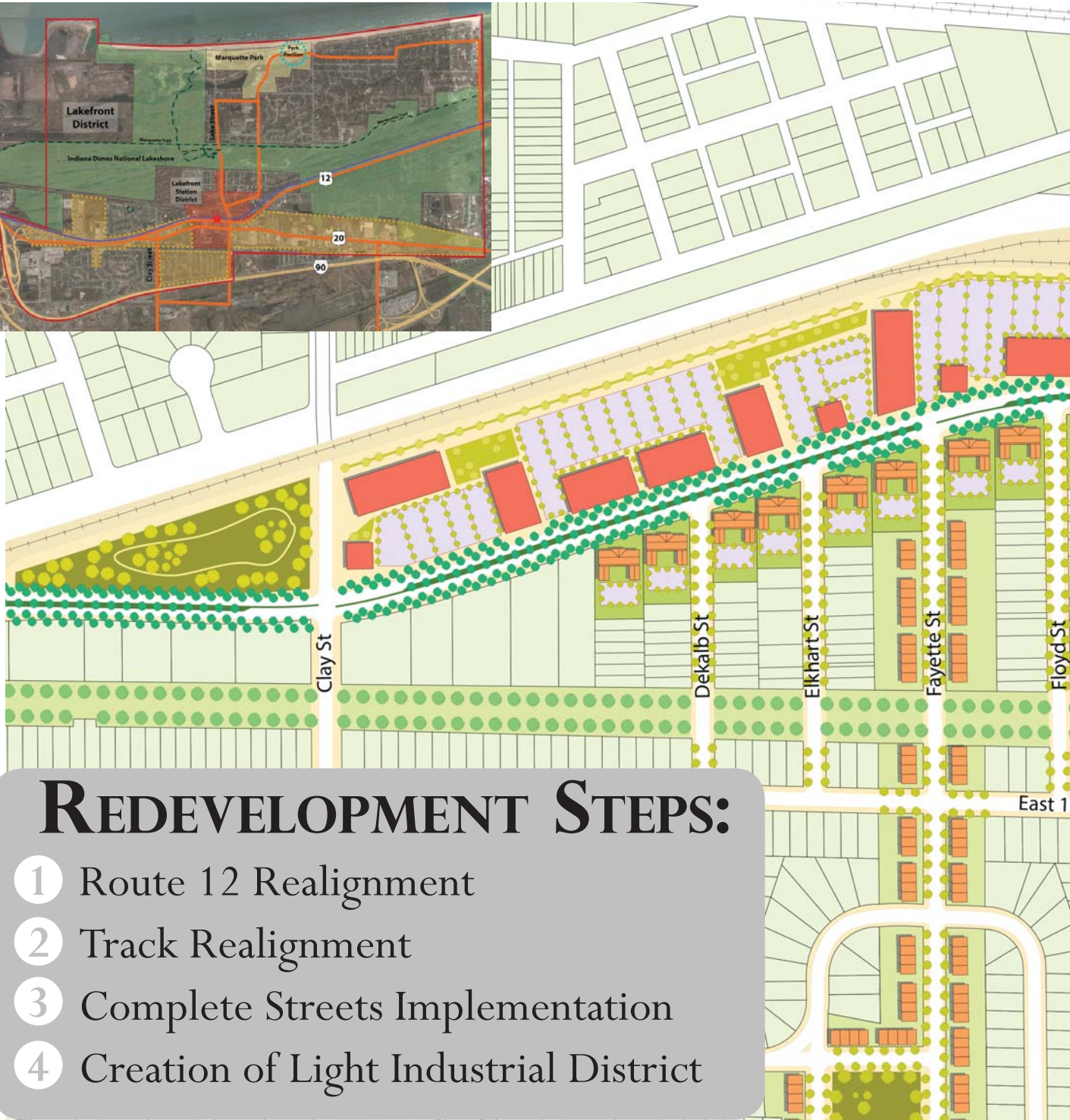
Gary Lakefront District



Gary, Indiana
December 2014

GARY LAKEFRONT

“Creating opportunity for new commercial, retail



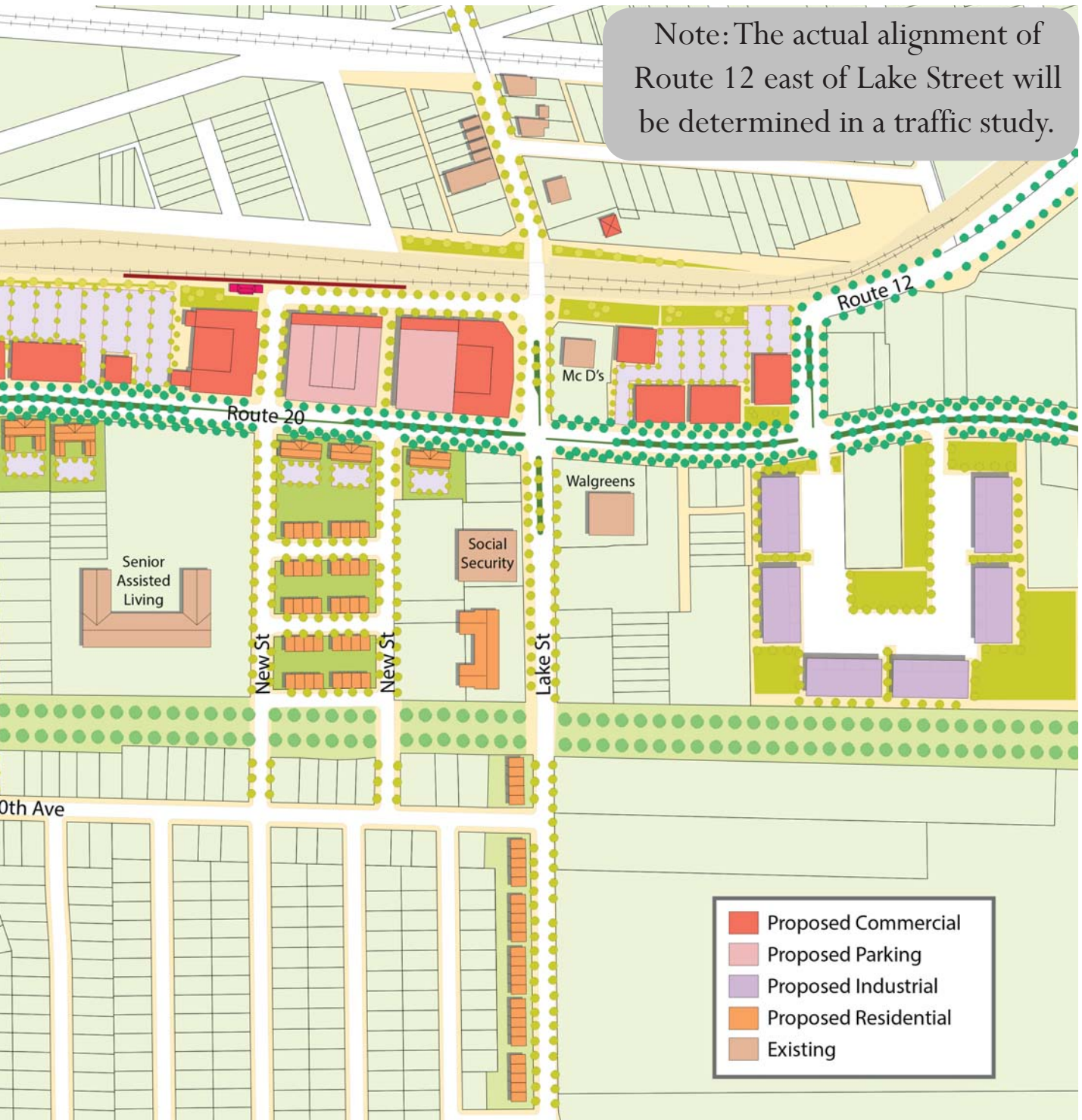
REDEVELOPMENT STEPS:

- 1 Route 12 Realignment
- 2 Track Realignment
- 3 Complete Streets Implementation
- 4 Creation of Light Industrial District

DISTRICT CENTER

il, housing, industrial, and green infrastructure.”

Note: The actual alignment of Route 12 east of Lake Street will be determined in a traffic study.

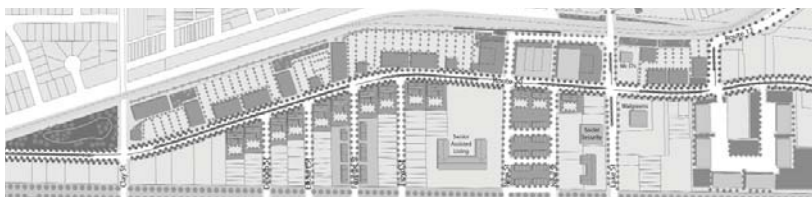


ROUTE 12 REALIGNMENT



Aerial view of Route 12 closure looking west and example commercial corridor view. Source: CDOT, 2010.

Route 12 and Route 20 run parallel for approximately 1 mile – from a point east of Lake Street to a point west of Clay Street – where the two roadways converge. The land between these two roadways is either vacant or commercial in nature, with driveways and parking lots connecting both arterials at various points. Closing Route 12 along this 1 mile stretch provides a unique opportunity for pedestrian-scale development by creating an atmosphere for attractive commercial development along Route 20 and surrounding the Lake Street Train Station, as well as enhancing connections to residential neighborhood areas to the south of Route 20.



Step 1

TRACK REALIGNMENT



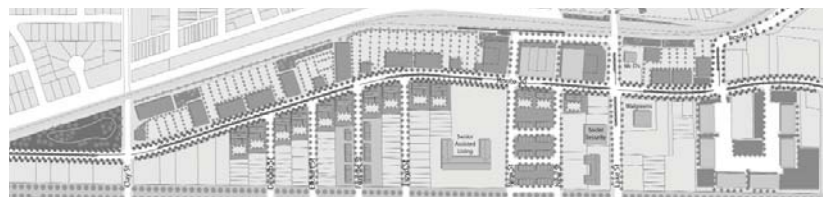
Closing Route 12 from a point east of Lake Street to the Route 12/20 convergence also creates an opportunity to realign the existing commuter rails to provide a longer tangent track, while keeping the train station in its current location. The proposed realignment may allow for a 750 foot elevated station platform and approximately 2,000 feet of tangent track.

Aerial view of station and track realignment.

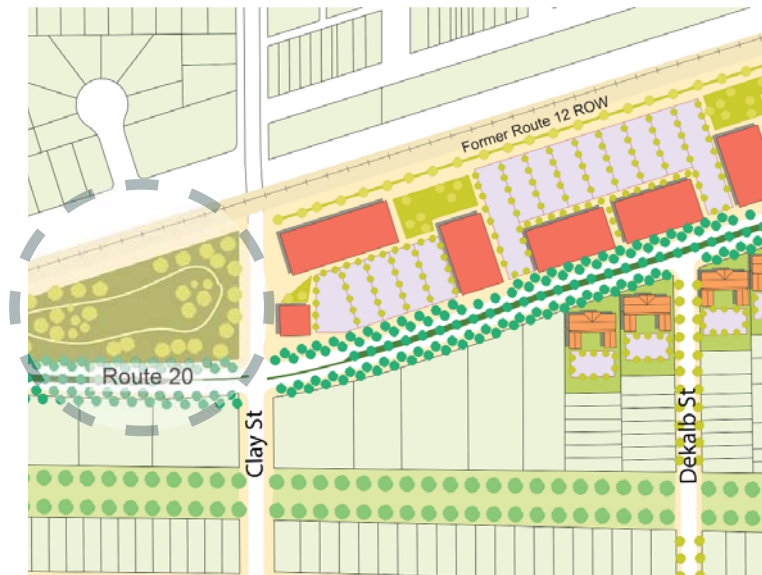


Realignment strategy for railway in the vacated Route 12 right-of-way.

Step 2



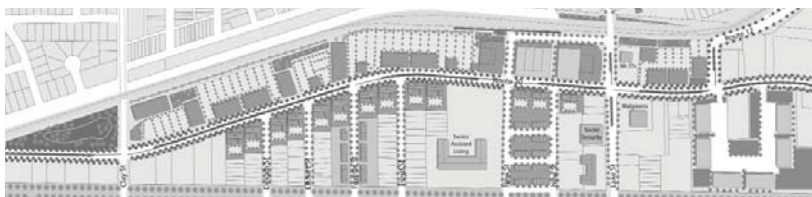
COMPLETE STREETS IMPLEMENTATION



As the gateway to, and heart of, the Lakefront TOD, Route 20 should be upgraded to facilitate the creation of a “complete” street corridor. These improvements will encourage alternate modes of transportation and, more importantly, facilitate north-south connections allowing easy pedestrian and bicycle access to the train station and residential areas.



View along Route 20 looking east incorporating a proposed park/green area developed on existing vacant land. Park/green area is located at the point where Routes 12 and 20 meet.



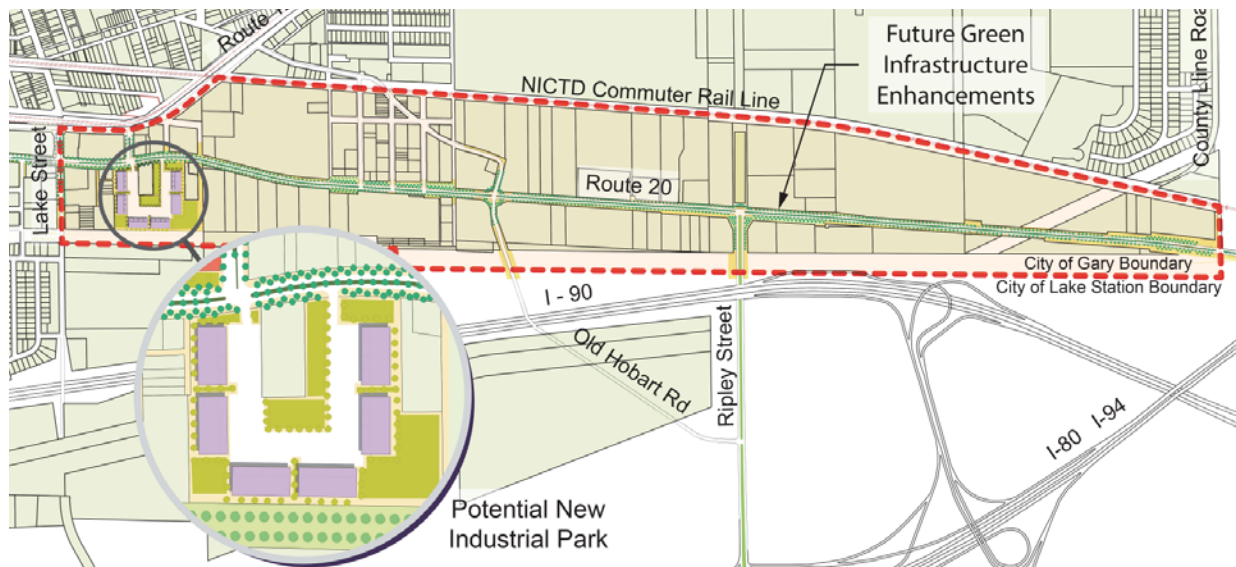
Step 3

CREATION OF LIGHT INDUSTRIAL DISTRICT



Example light industrial corridor. Source: <http://www.LandscapeOnline.com>.

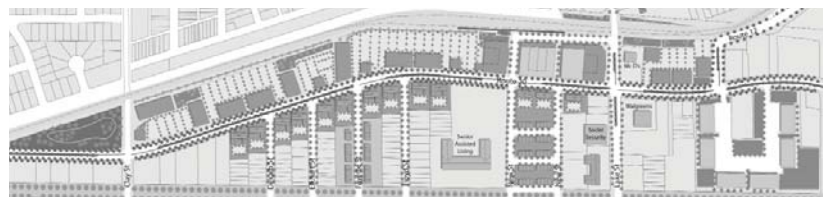
The Light Industrial District (LID) is situated at the far southeast corner of the Lakefront District and acts as a major gateway to the City of Gary and the Lakefront District. In order to facilitate the industrial, residential, and commercial growth the City and Lakefront District both need and seek, below is a list of five specific actions.



LID context map.

- **Action 1:** Formally Designate the LID as a PILOT Project and Develop a Model Industrial Project on Existing City-Owned Land that Reflects Suggested New Design and Performance Standards for the LID
- **Action 2:** Formalize a Task Force for the LID Composed of Invested Parties
- **Action 3:** Establish a Property-Owners and Business Partnership for the LID that Serves as a United Advocacy Voice to Promote the Area
- **Action 4:** Assemble Properties in the LID to Create Large-Scale Sites that Can Attract and Support Development
- **Action 5:** Complete a Development Project as Part of a Proof of Concept for LID Pilot

Step 4



SUMMARY OF DEVELOPMENT OPPORTUNITIES



Lakefront Station conceptual plan.

The Lakefront Station conceptual plan includes a mix of commercial and residential land uses:

- Commercial (red): 223,000 sf of new commercial, convenience retail, and professional office uses.
- Residential (orange): 64 new apartments with approximately 1,200 sf and 85 townhomes with approximately 1,600 sf.
- Parking (pink): 1,050 new parking spaces.



Route 20 West conceptual plan.

The Route 20 West conceptual plan includes a mix of commercial, residential, and recreational land uses:

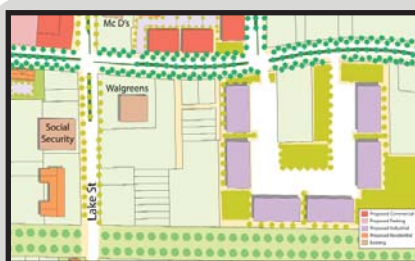
- Commercial (red): 140,000 sf of new convenience retail and grocery store uses.
- Residential (orange): 15 new townhomes and 96 new apartments with approximately 1,200 sf.
- Recreational (dark green): 2.8 acre park.



South Lakefront conceptual plan.

The South Lakefront conceptual plan includes new residential and increased recreational land uses:

- Residential (orange): 29 lots re-parcelled to generate 36 townhomes around June Labroi Park, plus 40 townhomes on Fayette Street and 30 townhomes on Lake Street. The townhomes are approximately 1,600 sf.
- Recreational (green): 1.3 acre park.



Route 20 East conceptual plan.

Creation of the LID encourages industrial development by distinguishing this area as primed for business in all aspects of development – from site assembly to updated design guidelines and expedited municipal processing of projects. The Route 20 East conceptual plan (at left) is the western portion of the larger LID and includes a mix of industrial and commercial land uses.

- Commercial (red): 40,000 sf of new commercial space.
- Industrial (purple): 120,000 sf of industrial space on existing city-owned land.

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