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# Economy & Place

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10/09/2024

# Overview



Economy & Place

Land Use Committee Overview

Current Work

# Why Economy & Place?

## Challenges

- As the population moves away from cities, jobs remain concentrated in established centers due to existing facilities, services, and transportation. As a result:
  - The gap between job hubs and new housing has grown leading to longer commutes, higher travel needs, and more road congestion.
  - Urban expansion encroaches on agricultural land, limiting food production and rural livelihoods, creating environmental and economic risks.
- Limited land in densely populated areas leads to high land prices, hindering allocation for affordable housing, public infrastructure, and green spaces, which restrains inclusive economic growth.

## NWI 2050 & 2050+ Goals

To maximize growth in existing centers to enhance civic and economic life to protect natural areas and farmland.

- Encourage growth in areas with existing utilities and transit by implementing sustainable growth management strategies for population and employment.
- Create policies for more affordable housing near work and transportation hubs.
- Preserving agricultural land with zoning or preservation programs supports local food production and rural livelihoods.
- Promoting public transportation hubs and TOD in high-density areas makes commuting easier, reducing car dependence and supporting economic growth.

# Land Use Committee Accomplishments

# E-Commerce in NWI- 2020

## Overview

- NIRPC conducted a study on the impact of e-commerce on NWI to align with regional goals and activities for 2050.
- E-Commerce affects transportation network, with urban freight delivery projected to grow 40% by 2050, causing congestion and pollution.
- Rising need for urban warehousing, distribution centers, last-mile delivery facilities.



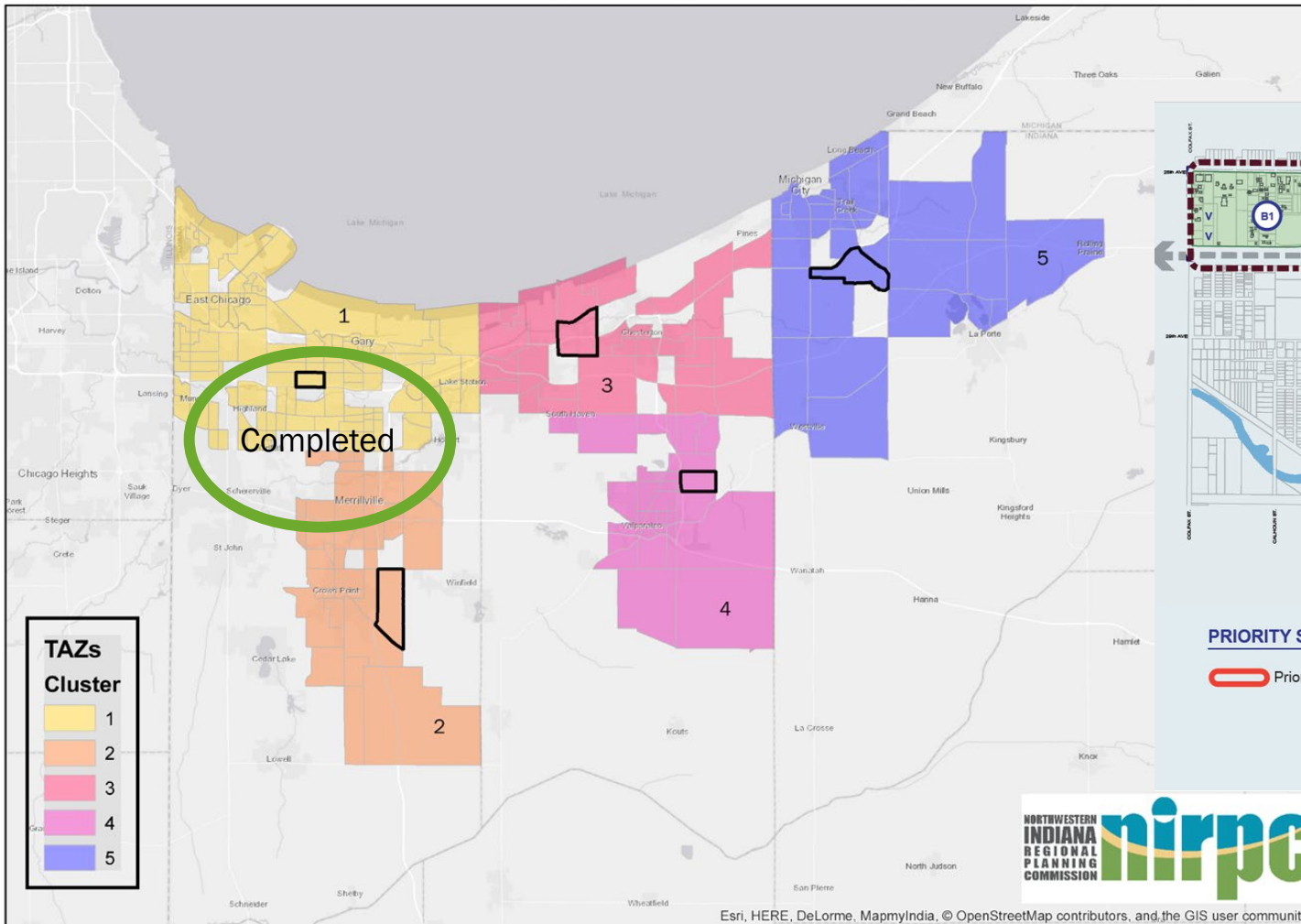
## PROJECT OUTCOMES

- E-commerce trends impact land use, transportation network, and traffic.
- Potential locations for warehouses and distribution centers.
- Travel demand around existing and future e-commerce facilities.
- Recommendations for Northwest Indiana municipalities on preparing for e-commerce impacts, reducing negative effects, and capitalizing on opportunities.



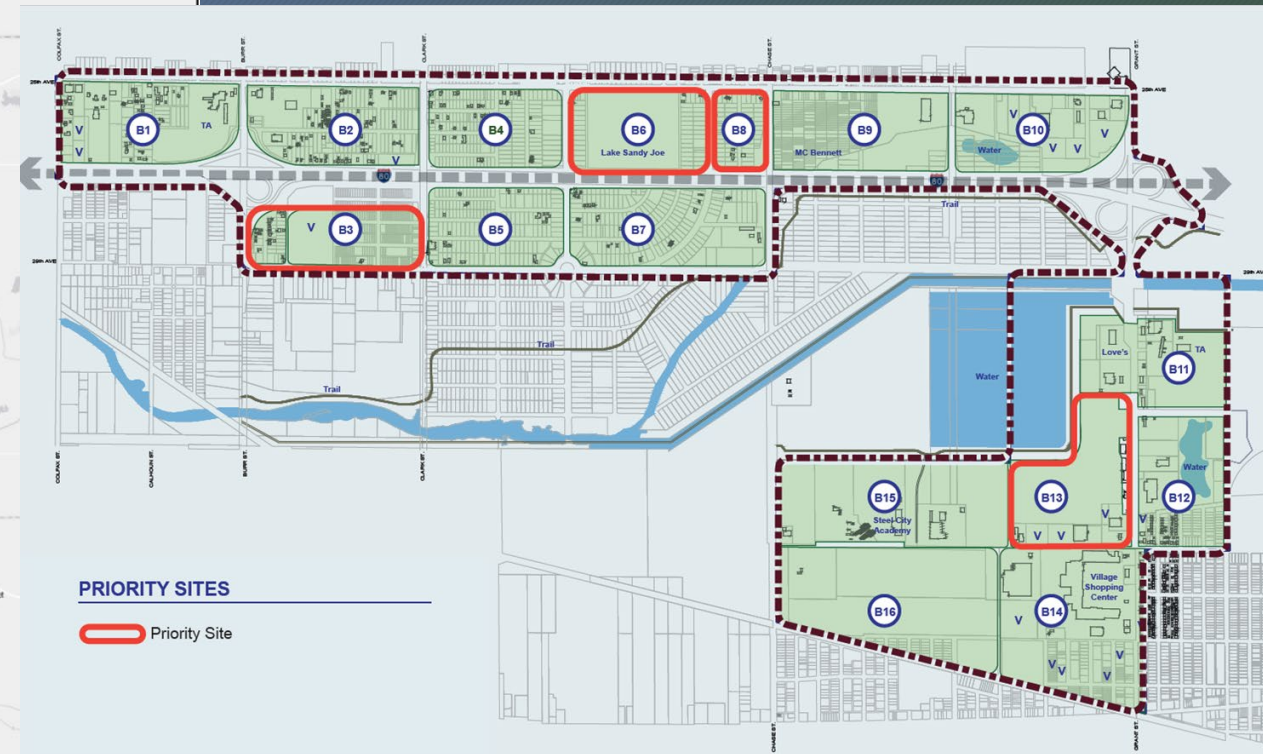
# E-Commerce Phase II

Potential Ecommerce Cluster Travel Analysis Zones (Best TAZ for Development Outlined in Black)



## Gary Subarea Plan- Priority Sites

Transportation, Distribution, and Logistics (TDL)

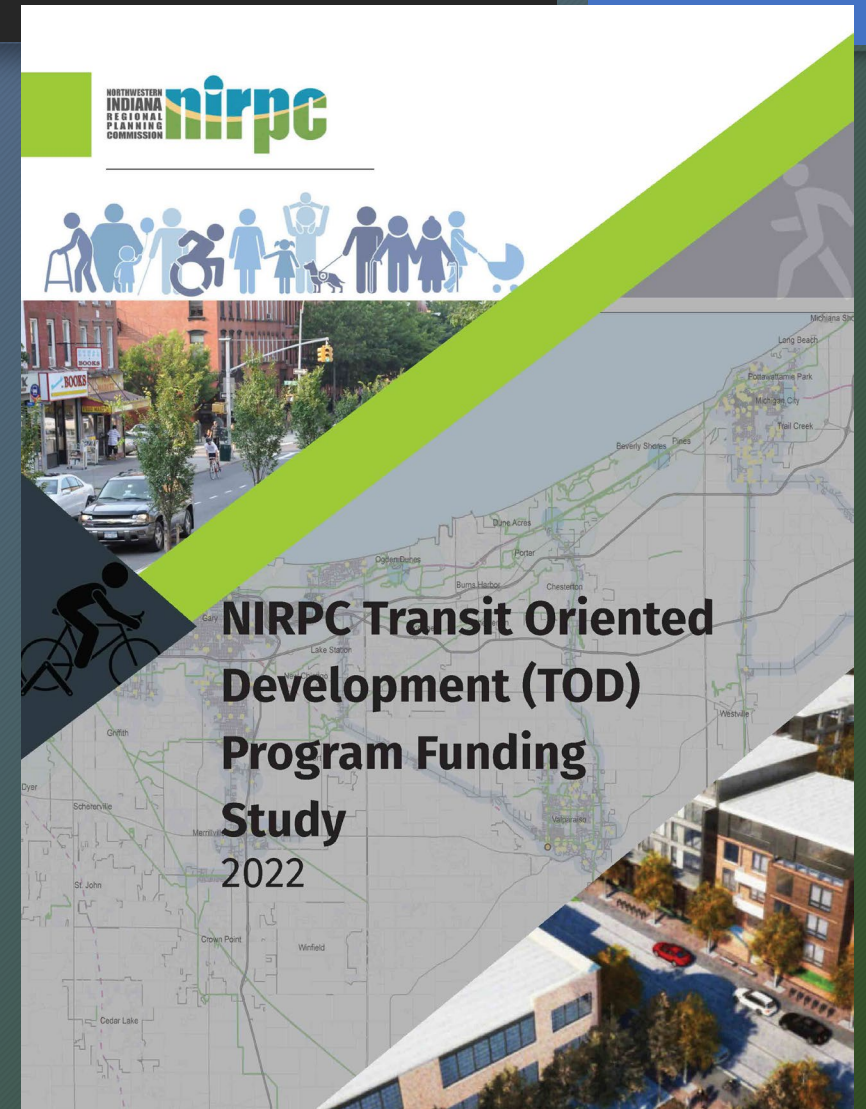


# NIRPC TOD Funding Program- 2022

The TOD Program aims to set investment guidelines, scoring, and project eligibility to enhance transit station areas and corridors.

## ELIGIBLE CATEGORIES

- Land Use/Corridor Plan: Funds to conduct plans that connect land use and transportation within main centers
- Transit Oriented Development
  - TOD Planning: Planning for projects in a TOD or around a transit station
  - TOD Implementation: Funding to construct transportation-related project within a TOD area





# Competitive Funding Criteria

- Strengthen Economic Base and Increases Transit Ridership
- Contribute to Placemaking and Local Identity
- Remove Barriers to Equity, Affordable Housing, Compact, and Mixed-Use Development
- Attracts Investment, Creates Jobs, and Strengthens Local Tax Bases



# Sensible Tools Handbook+, 2023

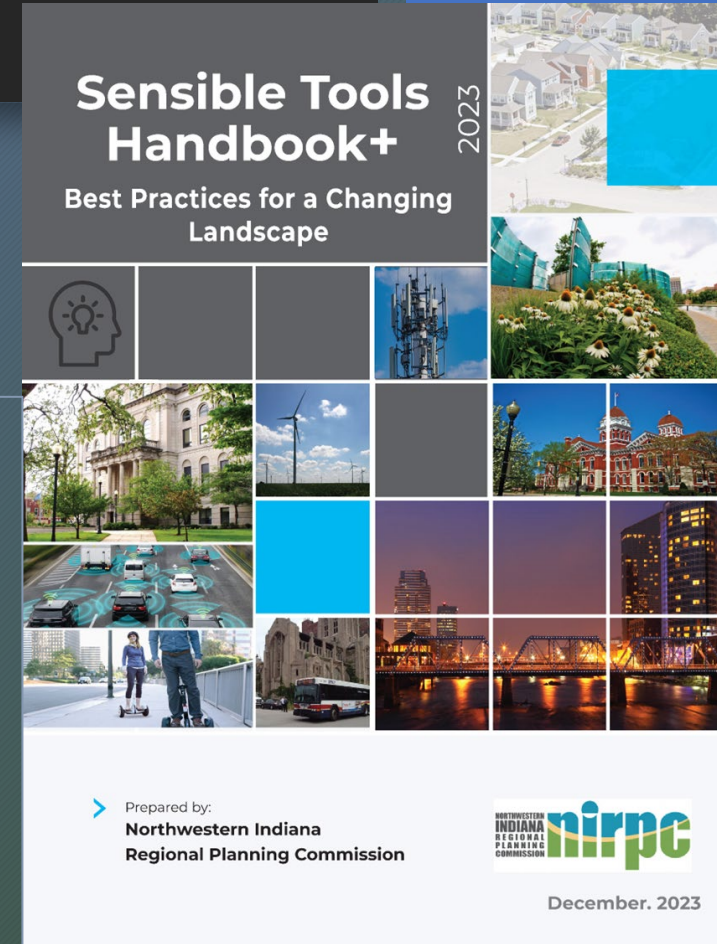
The 2023 Sensible Tools Handbook+ supplements the broad suite of planning tools from the 2007 version and best practices available to address new opportunities and challenges.

## Part 1: Planning for Sensible Growth

- ✓ The Comprehensive Plan as the Foundation
- ✓ A Sensible Growth Checkup for Public Investments
- ✓ Checkup for the Zoning Ordinance
- ✓ Using Zoning to Implement Sensible Growth
- ✓ Using Subdivision Controls to Implement Sensible Growth
- ✓ Growth Management Tools

## Part 2: Making Sensible Decisions about Growth

- ✓ Zoning Map Amendment
- ✓ Secondary Review for a Planned Unit Development
- ✓ Subdivision -- Primary Plat Review
- ✓ Subdivision -- Secondary Plat Review
- ✓ Development Plan (Site Plan) Review



# Scoring

| Yes Answers | Rating   |
|-------------|--|
| 15-18       | A Super Sensible Comprehensive Plan  |
| 11-14       | A Sensible Comprehensive Plan  |
| 8-10        | A Comprehensive Plan with More Sensible Elements than Many – but it Needs Work |
| <8          | Time to Update the Plan  |

| A Sensible Growth Checkup for Your Comprehensive Plan  |  | Yes/No? |
|--|--|---------|
| Does the comprehensive plan include an analysis of natural resources and environmental opportunities/constraints?  |  |         |
| If there is an environmental analysis, was the analysis based on locally established policies about which resources are most important to the community and the region?                            |  |         |
| Does the environmental analysis include policies to guide the approval of future wastewater (sewer) infrastructure, public water supply (drinking water), and stormwater systems?                  |  |         |
| Does the environmental analysis address the community's need for a site(s) for future disposal of solid, construction demolition, and industrial waste?  |  |         |
| Does the comprehensive plan establish priorities for capital investments in roads and sewer lines based on the future land-use plan, the environmental analysis, and other community policy goals? |  |         |
| Does the plan include a circulation element that addresses multiple modes of transportation?   |  |         |
| Does the plan for future streets and roads provide connections among developments and subdivisions arterial streets and other major roads?   |  |         |
| Does the transportation plan address pedestrian and bicycle circulation specifically?  |  |         |
| Does the pedestrian and bicycle portion of the circulation plan show connections to schools, parks, and shopping areas?  |  |         |
| Does the transportation plan include park-and-ride facilities and other links between modes of transportation?   |  |         |
| Does the Transportation plan address regional air quality issues?  |  |         |
| Does the future land-use plan establish minimum as well as maximum residential densities?  |  |         |
| Does the future land-use plan include a timing overlay to set priorities for development of areas with similar future land-use designations?   |  |         |
| Does the future land-use plan specifically designate areas for multi-family units and town (row) houses?   |  |         |
| Does the future land-use plan designate areas for mixed-use development?   |  |         |
| Does the future land-use plan indicate that neighborhood commercial uses are allowed in areas that are designated "residential"?   |  |         |
| Does the future land-use plan provide for a variety of housing types in the same general areas?  |  |         |
| Were the costs of growth considered in establishing the patterns of development shown in the future land-use plan?   |  |         |

# How to Use the 2023 Handbook?



## Resilient

- To present mitigation efforts that should be undertaken before a natural disaster event to reduce or eliminate the risks from hazards

1. Hazard Mitigation
2. Green Infrastructure (Stormwater)



## Healthy

- To integrate health considerations into cities' urban planning processes, programs, and projects

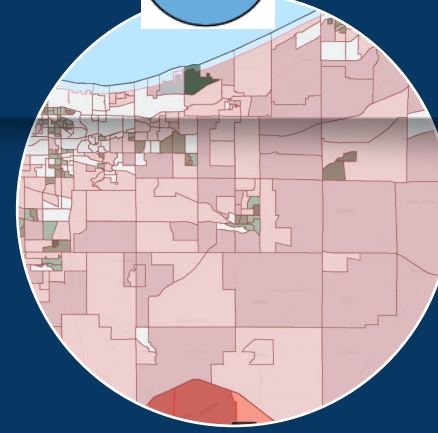
1. Air Quality,
2. Water Quality & Healthy Sanitation
3. Green Cities
4. Transportation Alternatives
5. Aging Population
6. School Siting
7. Safety & Sense of Security
8. Transit



## Sustainable

- To direct local governments to become low carbon, resilient, and livable communities

1. Urban Forestry
2. Wetland Protection
3. Farmland Preservation
4. Water Conservation
5. Urban Agriculture
6. Affordable Housing
7. Energy
8. Brownfields



## Equitable

- To prioritize and protect low-income and minority communities by ensuring equitable growth

1. Environmental Justice
2. Universal Design
3. Equitable Transit
4. Transportation Projects
5. Park and Recreation



## Smart

- To urge communities to shift to smart cities

1. Internet of Things (IoT)
2. Smart Mobility
3. Connected & Automated Vehicles
4. Micromobility
5. Cell Towers

# 2024-2025 Tasks

- *Establish a topic-based training workshops of the Sensible Tools Handbook+*

- *Map and analyze access to parks and open space in EJ areas*

- *Perform housing analysis and identify housing needs at the regional level*
- *Create a community-based housing snapshot*

