



# NWI 2050 Plus: Land Use Element

## PLAN SCOPE

- Develop a regional land use diagram based on the roles that various areas play in the overall region and considering such factors as density, walkability, character, function, environmental impact, and transportation needs among others.
- Identify special land use types of particular importance to regional development and develop sample concepts for these areas using specific examples.
- Use example development areas to provide a design and regulation guide for communities in the NIRPC areas.
- Establish the relationship between transportation and land use, and use the land use plan as a tool to help determine the type, location, and timing of transportation improvements
- Apply contemporary planning concepts including the “fifteen minute city” based on identifying major activity centers and developing policies for areas within a 15 minute walking distance; and various types of mixed use and transit-oriented development.

**TAKE THE SURVEY**

<https://rdgusa.mysocialpinpoint.com/nw-indiana-planning>



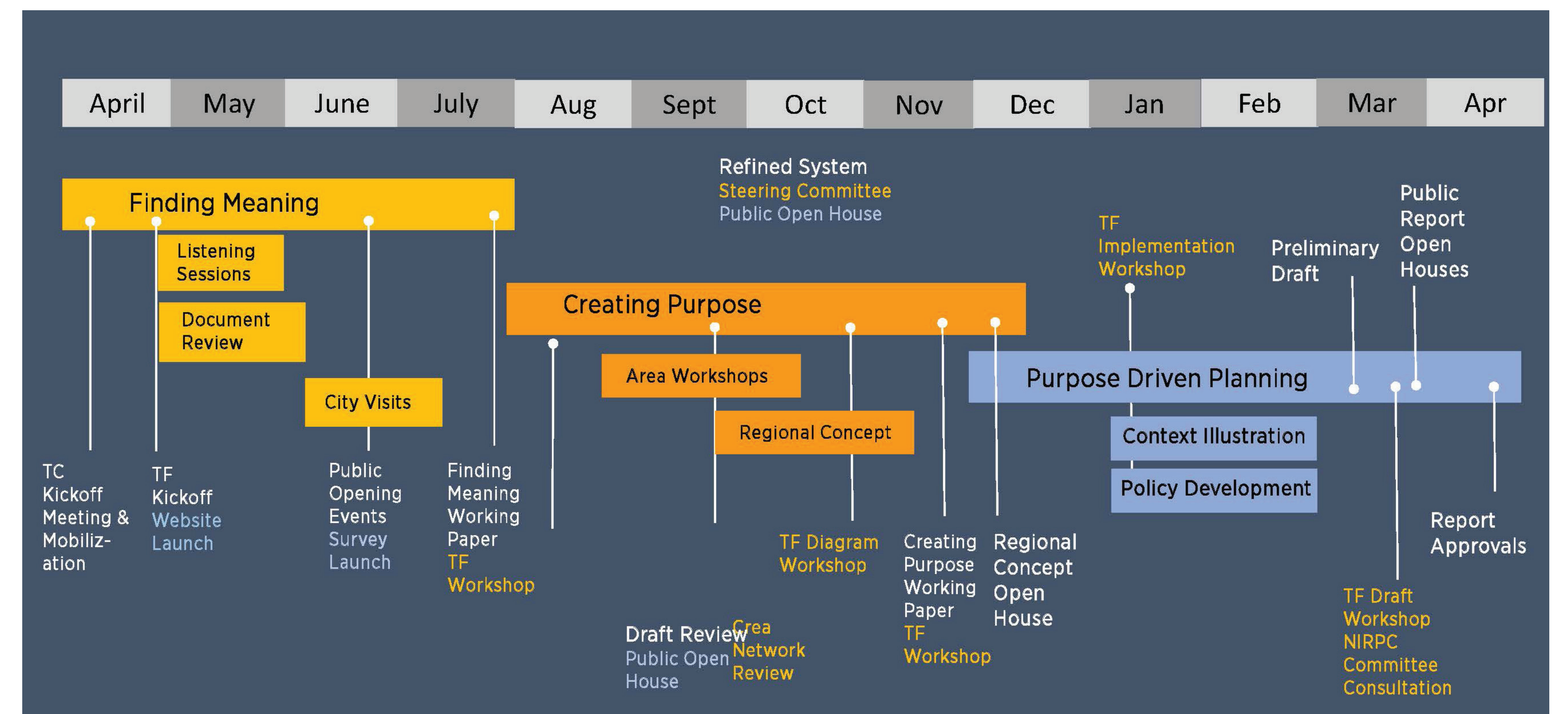
## PLAN SCHEDULE



**EXISTING CONDITIONS**  
Where are we today?

**THE NETWORK**  
Where do we want to be?

**IMPLEMENTATION**  
How do we get there?

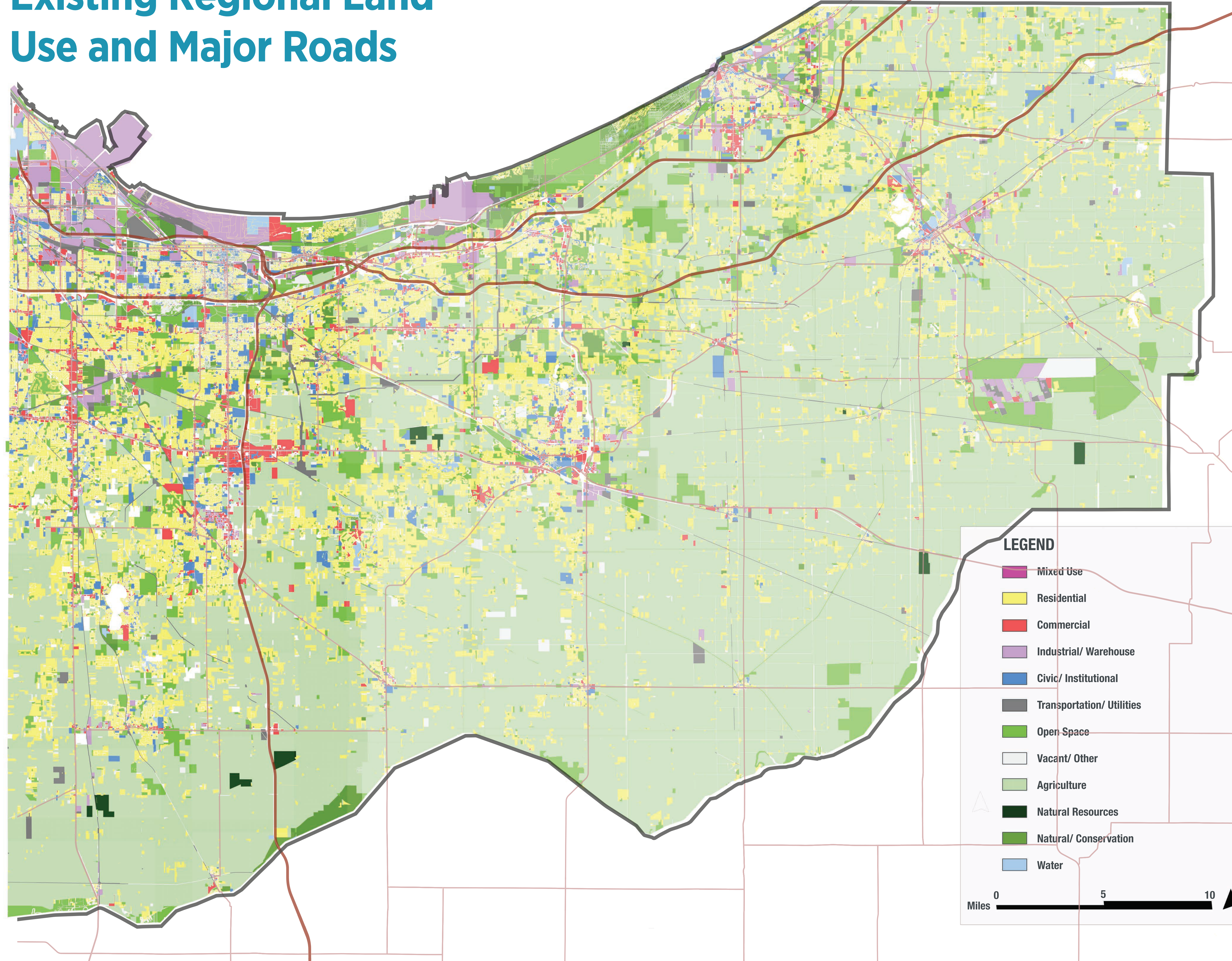
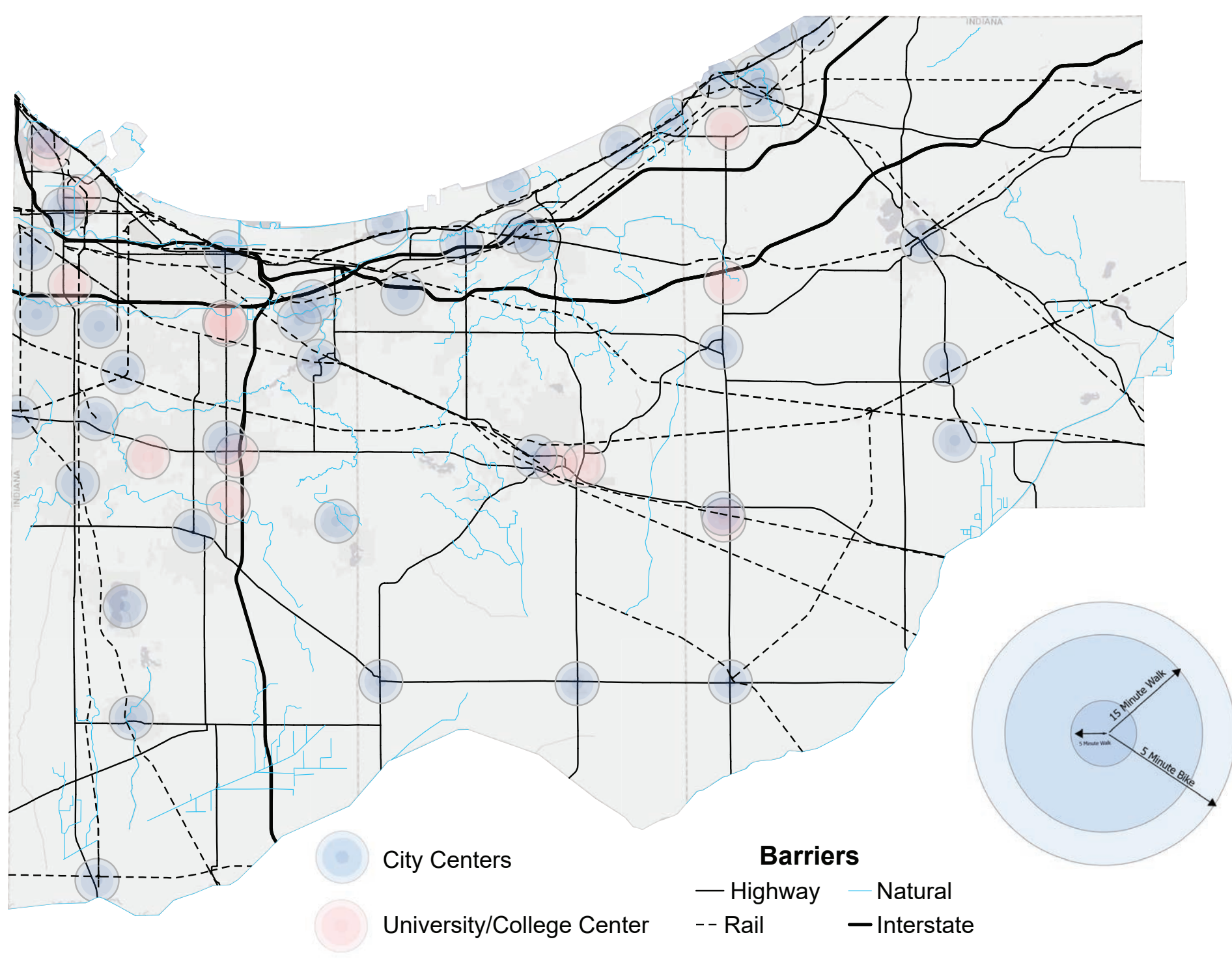
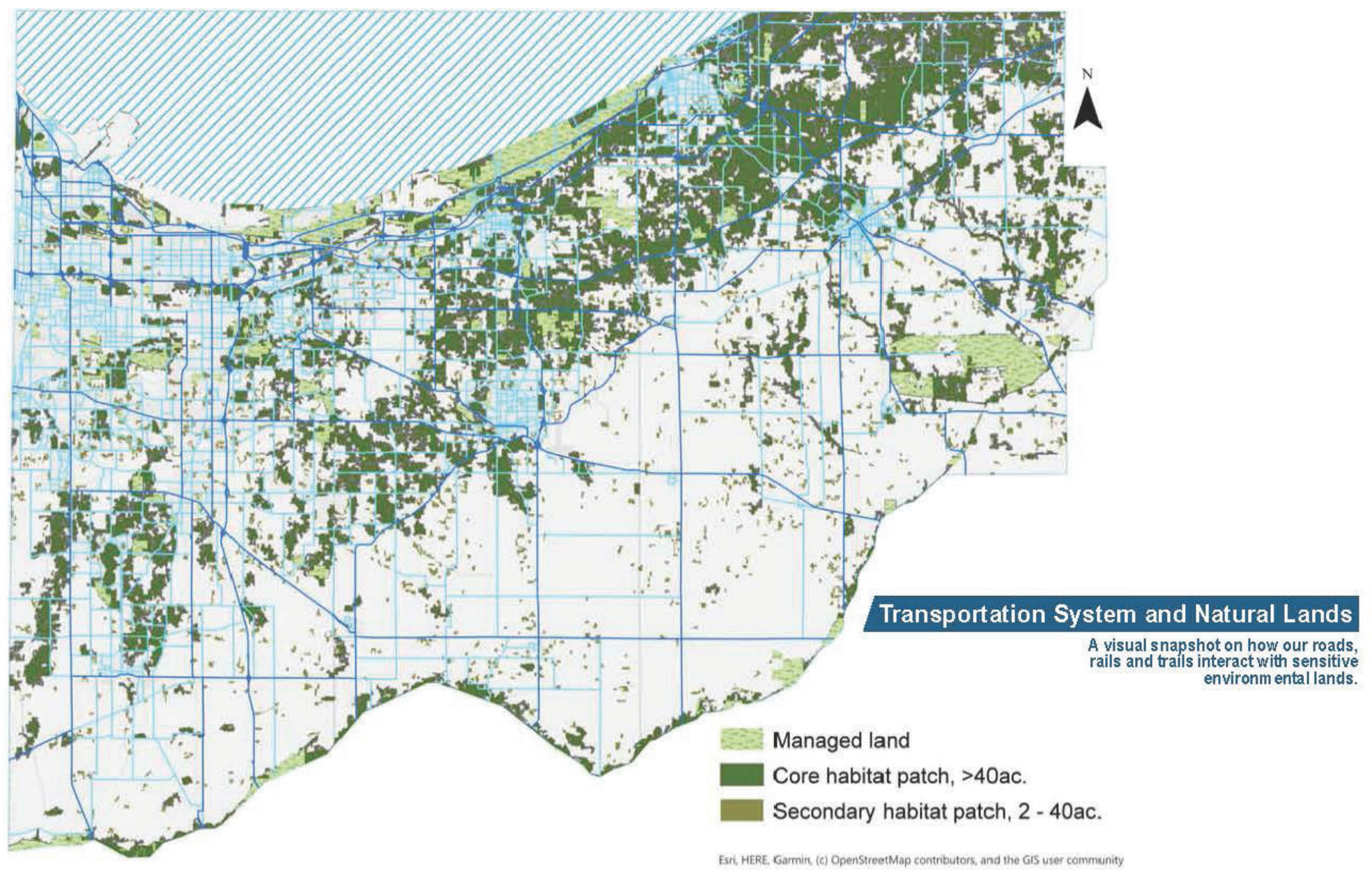
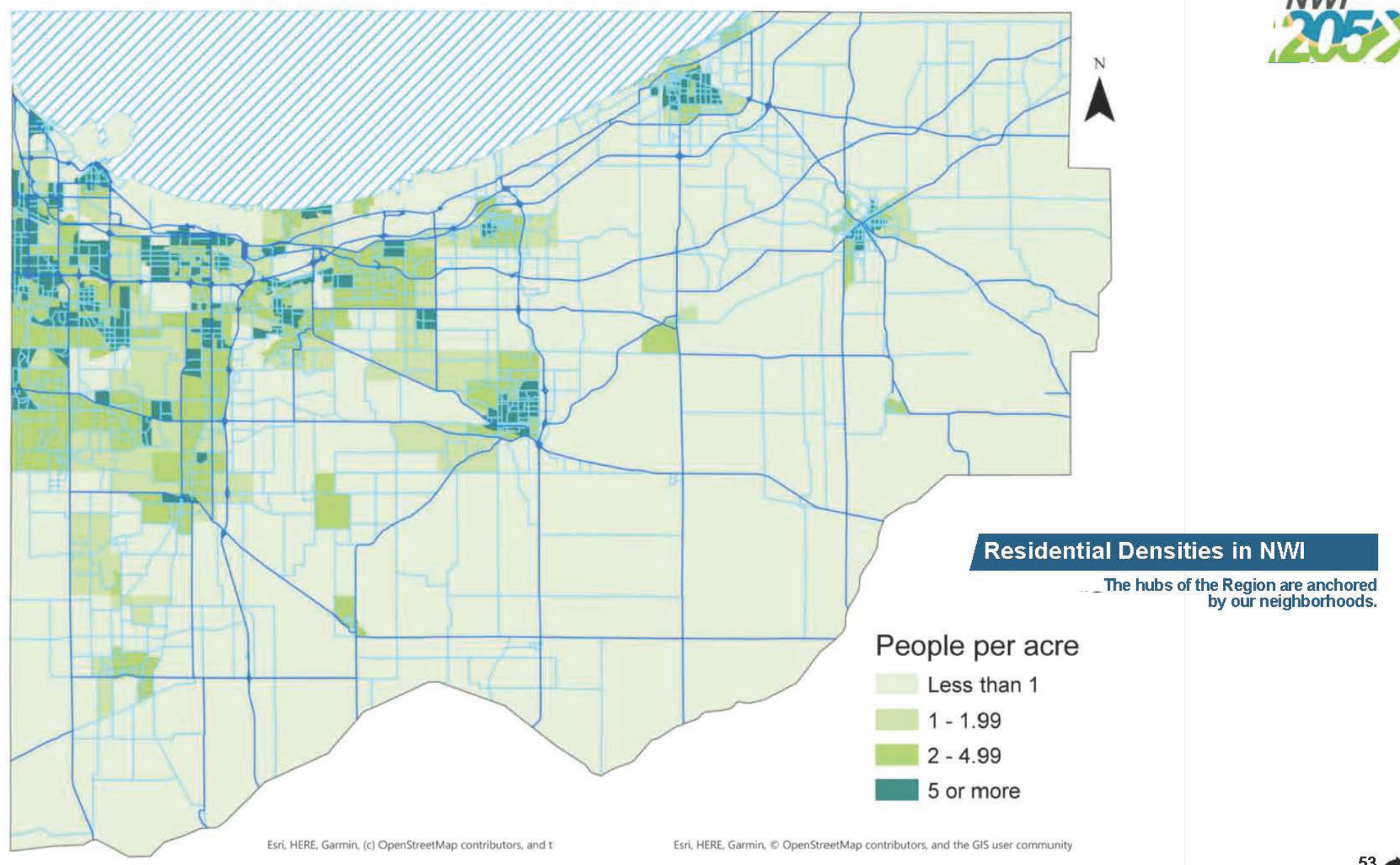


## COMMUNITY ENGAGEMENT ELEMENTS

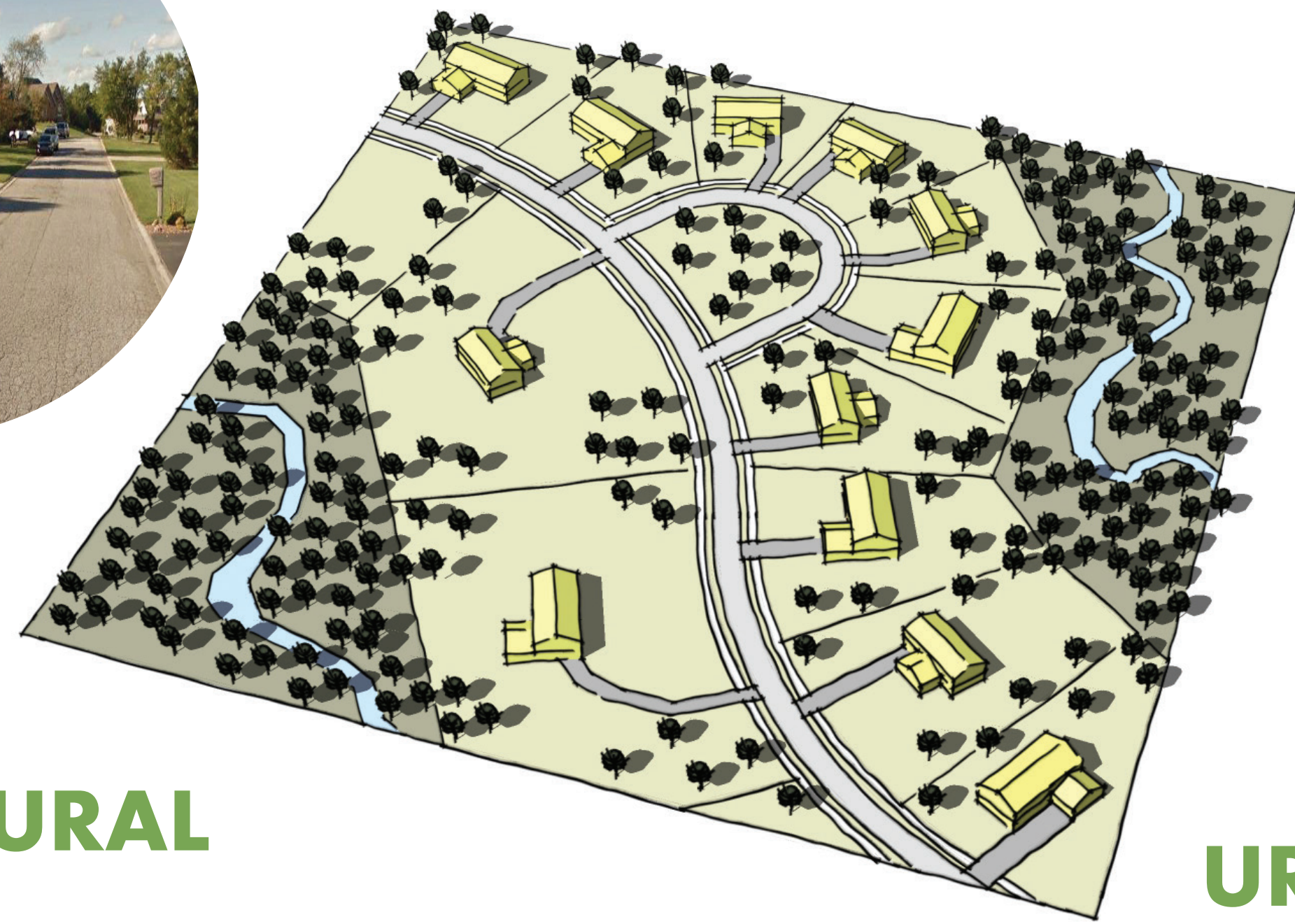
- Website (Active now)
- Community Survey (On-line now)
- Online Priority Mapping (On-line now)
- Area Workshops (August through October)

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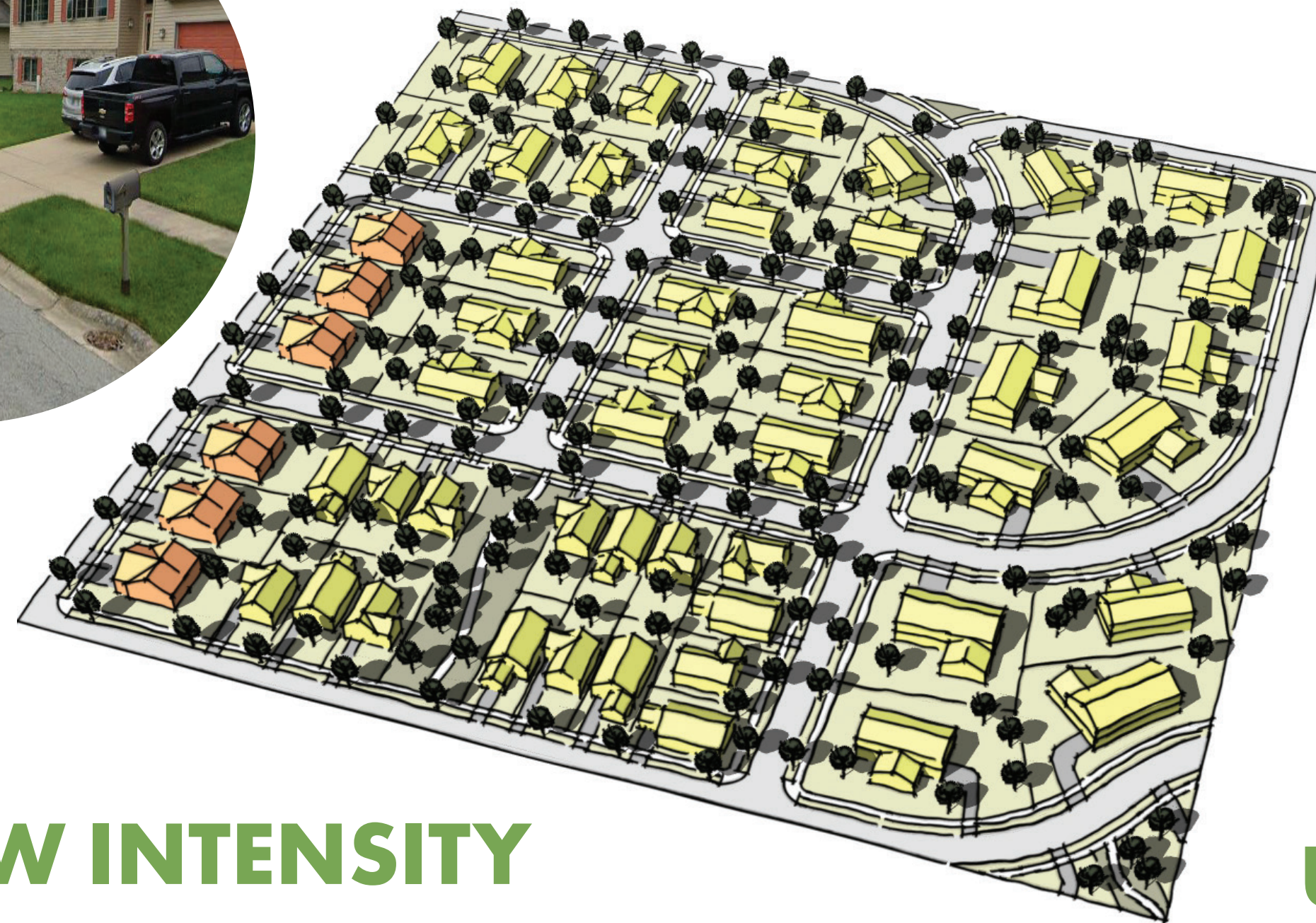
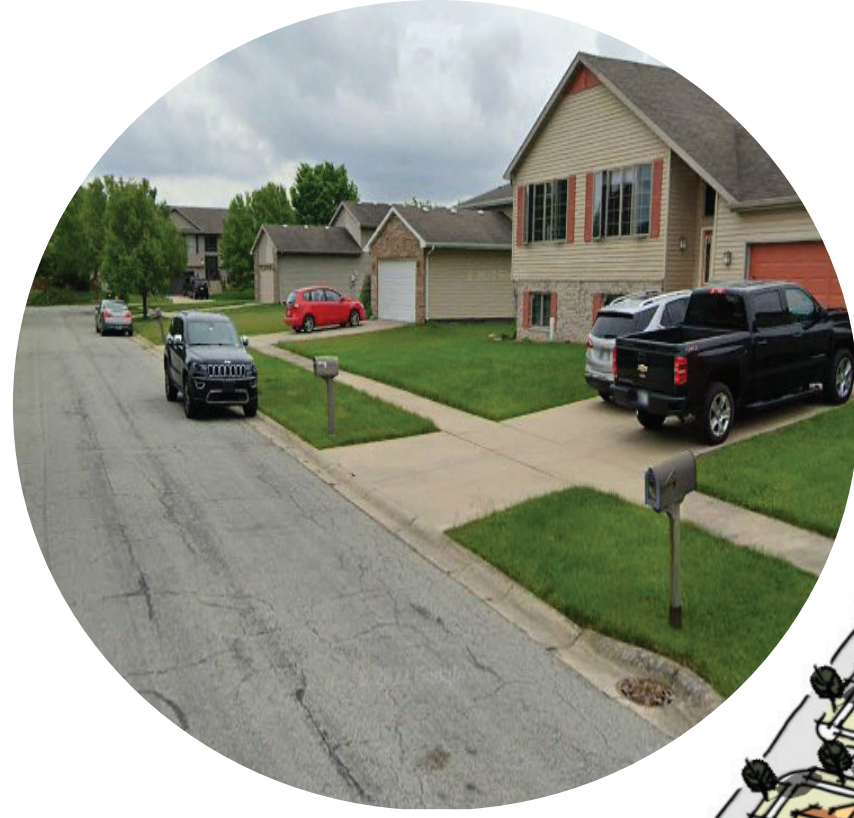
## Existing Regional Land Use and Major Roads



**MIXED USE TYPES (KEEP IN MIND THAT THESE ARE SIMPLIFICATIONS AND REALITY IS MORE COMPLEX)**



**RURAL**



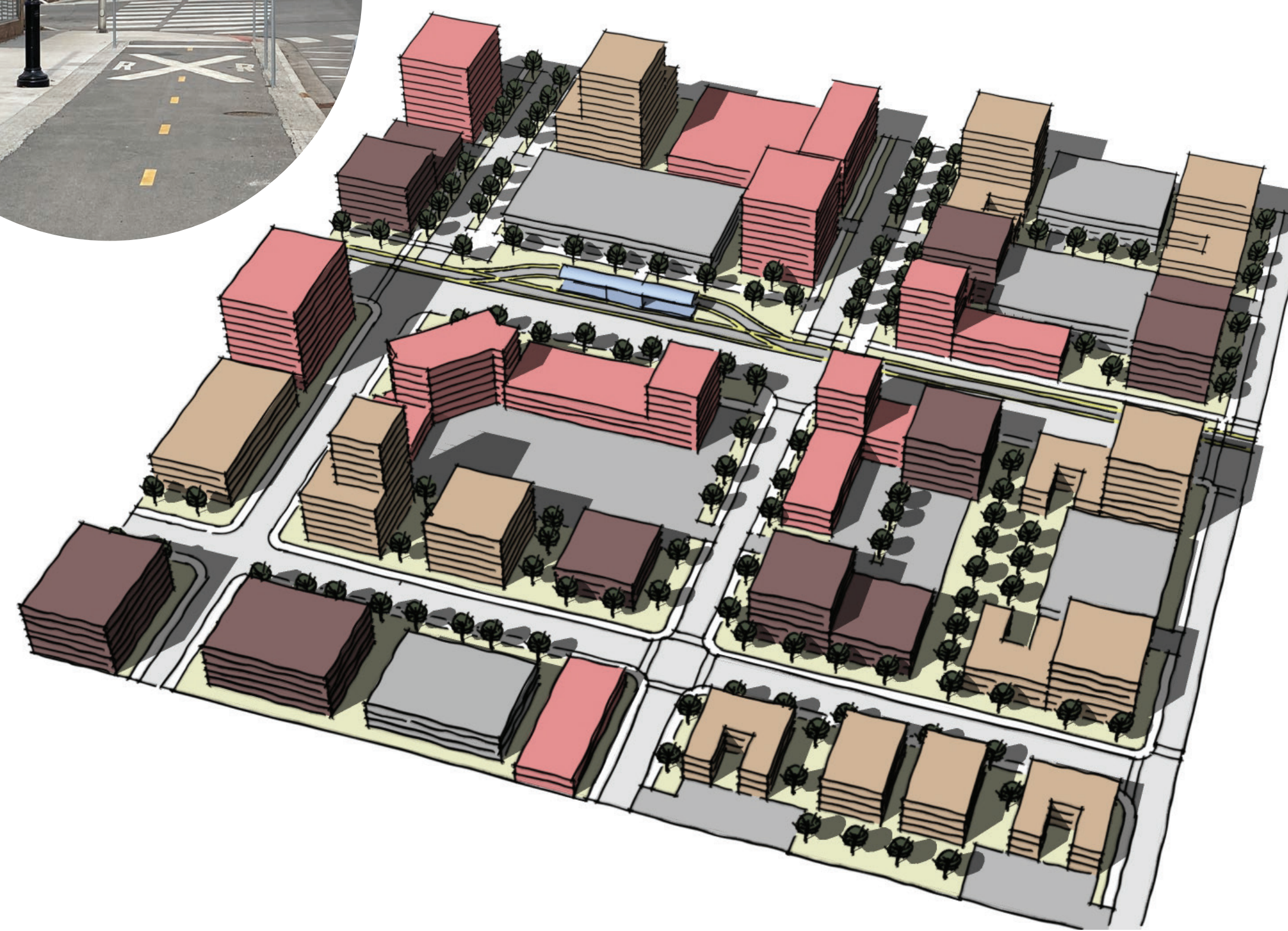
**URBAN LOW INTENSITY**



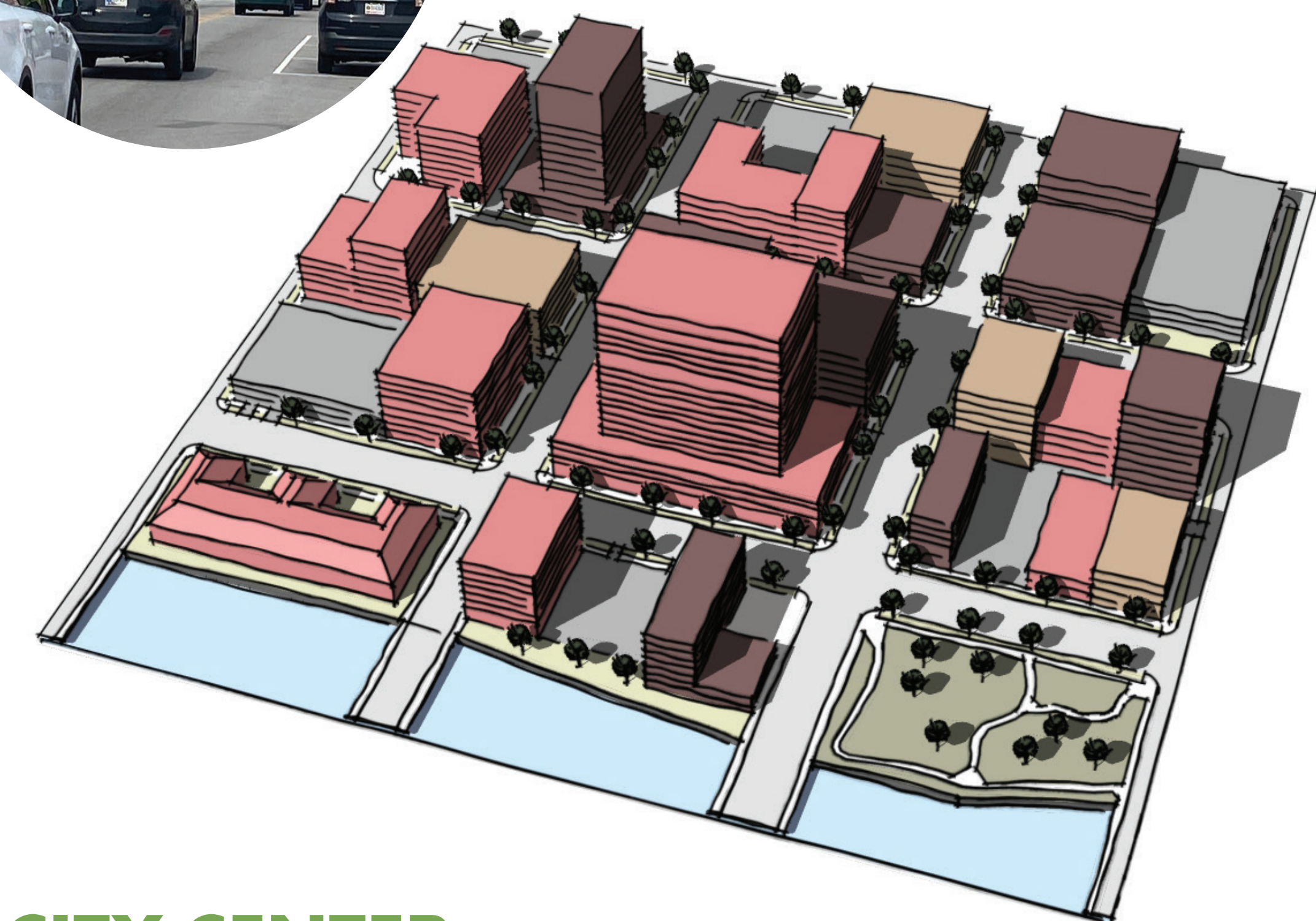
**URBAN MEDIUM INTENSITY**



**URBAN HIGH INTENSITY**



**TRANSIT ORIENTED DEVELOPMENT**



**CITY CENTER**

# NWI 2050 Plus: Active Transportation Element

## DEVELOPMENT IDEAS

**THIS BOARD SHOWS SOME NEW KINDS OF DEVELOPMENT AROUND THE COUNTRY. PUT A DOT ON TYPES THAT YOU WOULD LIKE TO SEE MORE OF IN NORTHWEST INDIANA**



› Small Lot Single-Family



› Street Oriented Senior Living



› Mixed Use Commercial



› Major Development with Public Plaza



› New Development on a Commercial Strip



› Transit Oriented Development



› Strip Center with Pedestrian Features



› Transit Oriented Development with Sidewalk Dining



› Transit Oriented Development with Sidewalk Dining



› Adaptive Reuse of Industrial Building



› Urban Apartments with Courtyard



› New townhouses on a Green Street



› Dutch-Style City Neighborhood in US



› Neighborhood commercial with upper level offices and apartments



› Small footprint apartments



## SOME OBSERVATIONS



Great variety of communities



Unique opportunity in South Shore double tracking and West Lake line-D



Collection of strong city and town centers



Auto-Orientation



Residential Development Needs and Possibilities



The Dunes as a National Attraction



Significant Redevelopment Efforts



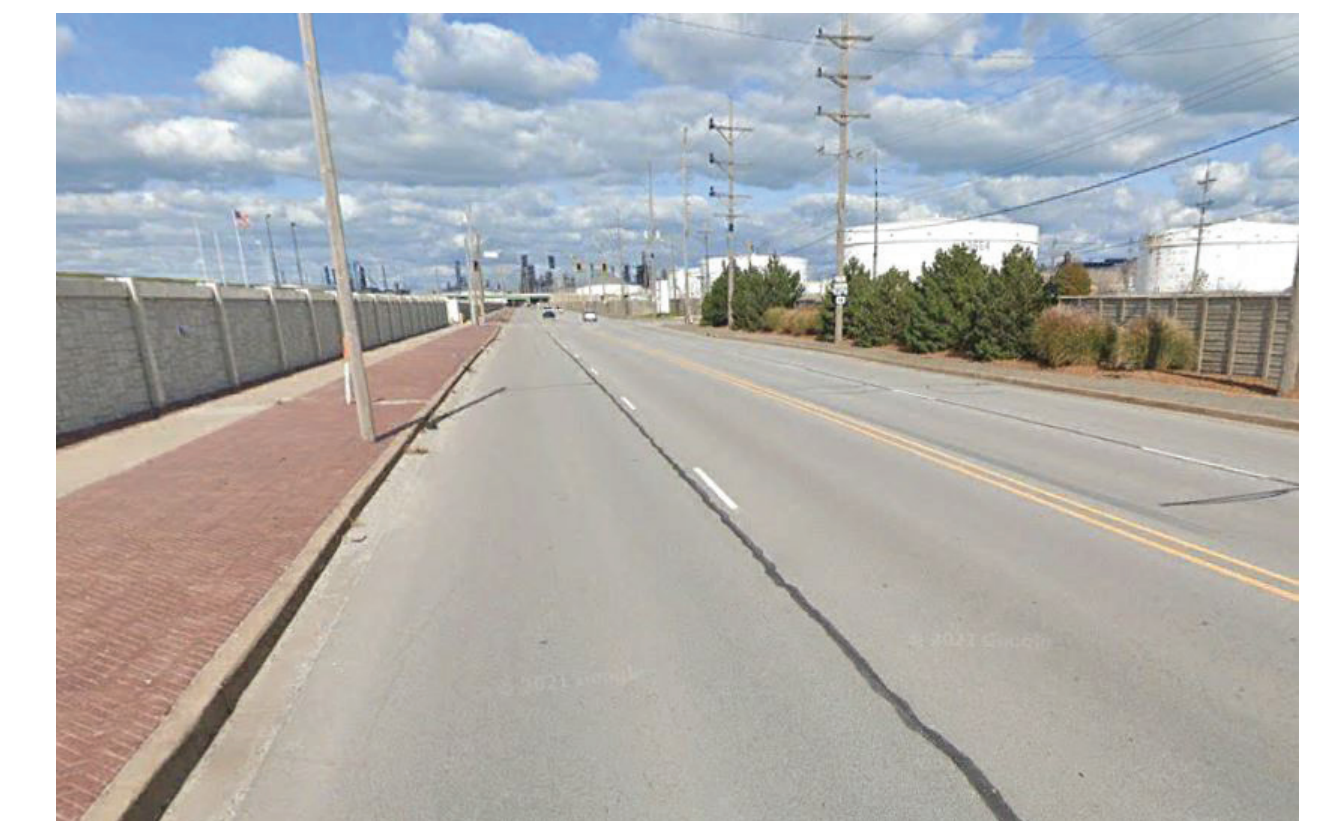
Industrial Redevelopment



Classic Neighborhoods



Railroad, highway, and industrial barriers



**USE POST-IT NOTES AND THIS SPACE TO POST YOUR OWN THOUGHTS, OBSERVATIONS, AND IDEAS ABOUT LAND USE ISSUES IN NORTHWEST INDIANA AND IN YOUR IMMEDIATE AREA**