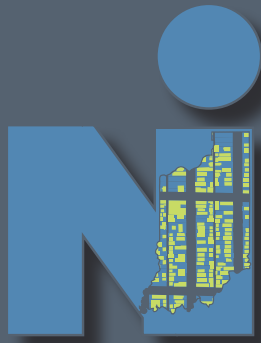




# CREATING LIVABLE COMMUNITIES

A REPORT OF THE  
NORTHWESTERN  
INDIANA REGIONAL  
PLANNING  
COMMISSION  
2013

# Northwestern Indiana Regional Planning Commission



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## TABLE OF CONTENTS

5	Introduction	181	Small Communities
		182	Town of Porter
18	Metro Communities	186	City of Whiting
19	City of Gary	190	Town of Winfield
37	City of Hammond	194	Town of Burns Harbor
		196	Town of Beverly Shores
52	Large Communities	196	Town of Hebron
53	City of Crown Point	197	Town of Kingsbury
61	City of East Chicago	197	Town of Kingsford Heights
80	City of Highland	198	Town of Kouts
86	City of Hobart	198	Town of LaCrosse
95	City of La Porte	199	Town of Long Beach
103	Town of Merrillville	199	Town of Michiana Shores
109	City of Michigan City	200	Town of New Chicago
118	City of Munster	200	Town of Ogden Dunes
124	City of Portage	201	Town of Pottawattamie Park
130	Town of Schererville	201	Town of Schneider
138	City of Valparaiso	202	Town of Pines
		202	Town of Trail Creek
147	Medium Communities	203	Town of Wanatah
148	Town of Cedar Lake	203	Town of Westville
152	Town of Chesterton		
161	Town of Dyer	204	Appendix
165	Town of Griffith	208	List of Figures and Maps
169	City of Lake Station	210	References
173	Town of Lowell	211	Acknowledgments
177	Town of St. John		

## ABOUT NIRPC

The Northwestern Indiana Regional Planning Commission (NIRPC) serves Lake, Porter and LaPorte Counties in Northwest Indiana as a council of local governments that provides a forum for Northwest Indiana's elected officials to address regional issues relating to transportation, the environment, and community and economic development.

NIRPC also functions as the Metropolitan Planning Organization (MPO) for Northwest Indiana, working with federal and state departments of transportation, local transit operators, and various stakeholders and residents to plan for, prioritize, and fund regional transportation projects.

# CREATING LIVABLE COMMUNITIES

A Report by the Northwestern Indiana Regional Planning Commission  
2013

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

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# METRO COMMUNITY

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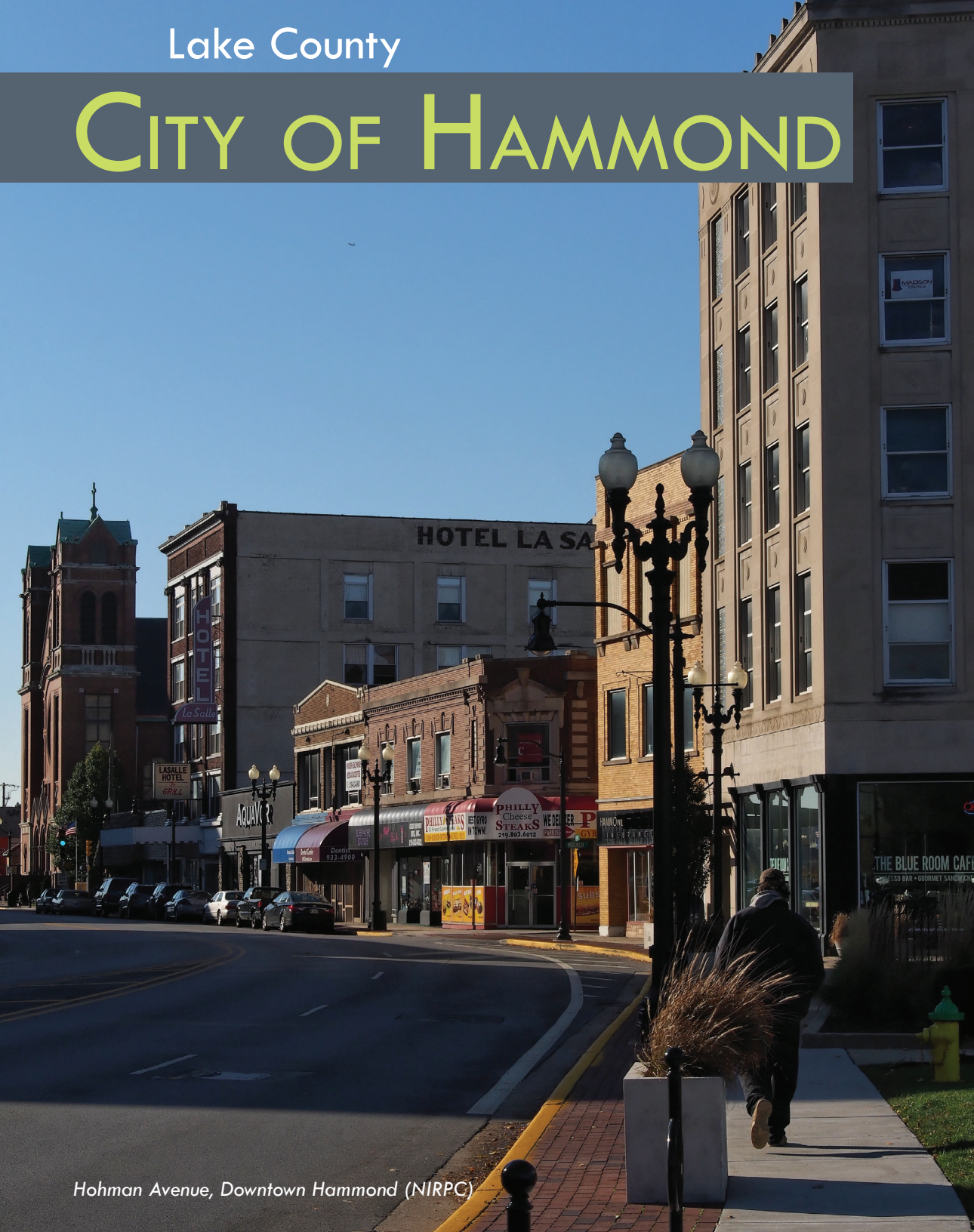
## Design Principles

- Employment core
- Strength community identity by applying a design theme
- Within 0.5 mile of transit stops
- Complete streets with sidewalk, shade trees, lighting, signage, bike lane, side parking, street crossing and medium to control traffic speed.
- Walkable, and mixed-uses development
- Achieve appropriate density based on the size of center
- Create multi-modal travel choices
- Park and open space
- Provide diversity housing options
- Provide adequate parking

## Scale Recommendations

- Consist of blocks generally at a range of 400'-600' in length that contain a variety of uses
- Densities generally range between 10 and 20 dwelling units per acre
- Non-residential floor area ratios may range between 1.0-2.5.
- Middle to high rise buildings serve by regional and local transit
- Municipalities: Gary, Hammond

# CITY OF HAMMOND



Hohman Avenue, Downtown Hammond (NIRPC)

## Overview

Hammond is located in Lake County, bordered on its west by Chicago and its east by Gary. According to the 2010 Census, the city's population was 80,830, making it the most populous city in Northwest Indiana.

Hammond's general boundary is the Illinois-Indiana state line, with Chicago, Burnham, and Calumet City to the west, the Little Calumet River on the south, and the cities of Whiting, East Chicago, and Gary to the east.

## Livable Centers

Hammond includes one downtown livable center and five neighborhood centers as follows:

## DOWNTOWN/CENTRAL/EAST HAMMOND (DOWNTOWN CENTER)

The Downtown/Central/East Hammond Center is defined by the Grand Calumet River on the north, the Indiana-Illinois state line on the west, Columbia and White Oak Avenues on the east, and 165th Street on the south. The total acreage of the center is 1,669 acres.

### Population:

18,102 people (22% of Hammond's population) live in the downtown area. Population density is about 20.4 people per acre.

### Housing:

The total housing is 7,583 units (approximately 23% of Hammond's total housing). Housing density is 8.6 units per acre.

### Jobs:

Total employment in the downtown area is 8,538 with a density of 17.5 employees per acre.



This center encompasses the historic heart of the city, housing some of its most historic areas, including Harrison Park and the Pullman-Standard Historic District, built by the Standard Steel Car Company. It is also the location of a large number of civic institutions and structures, in-

# HAMMOND'S

## LIVABLE CENTERS








### LIVABLE CENTERS BOUNDARIES

These boundaries were drawn in consultation with planners and representatives associated with the municipalities based on NIRPC's analysis and the municipality's plans





-  Main Livable Center
-  Neighborhood Center

### NIRPC ANALYSIS

NIRPC's analysis highlights areas which are dense and walkable. These areas ideally have small block sizes, population and employment density, as well as access to transit, education, and civic halls.

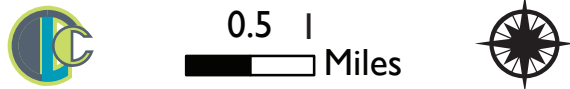
-  Schools
-  Higher Education
-  Civic Halls
-  South Shore Stops
-  Trails
-  Bus Lines
-  Identified Mixed Use Zoning

#### Density per Acre by Census Block

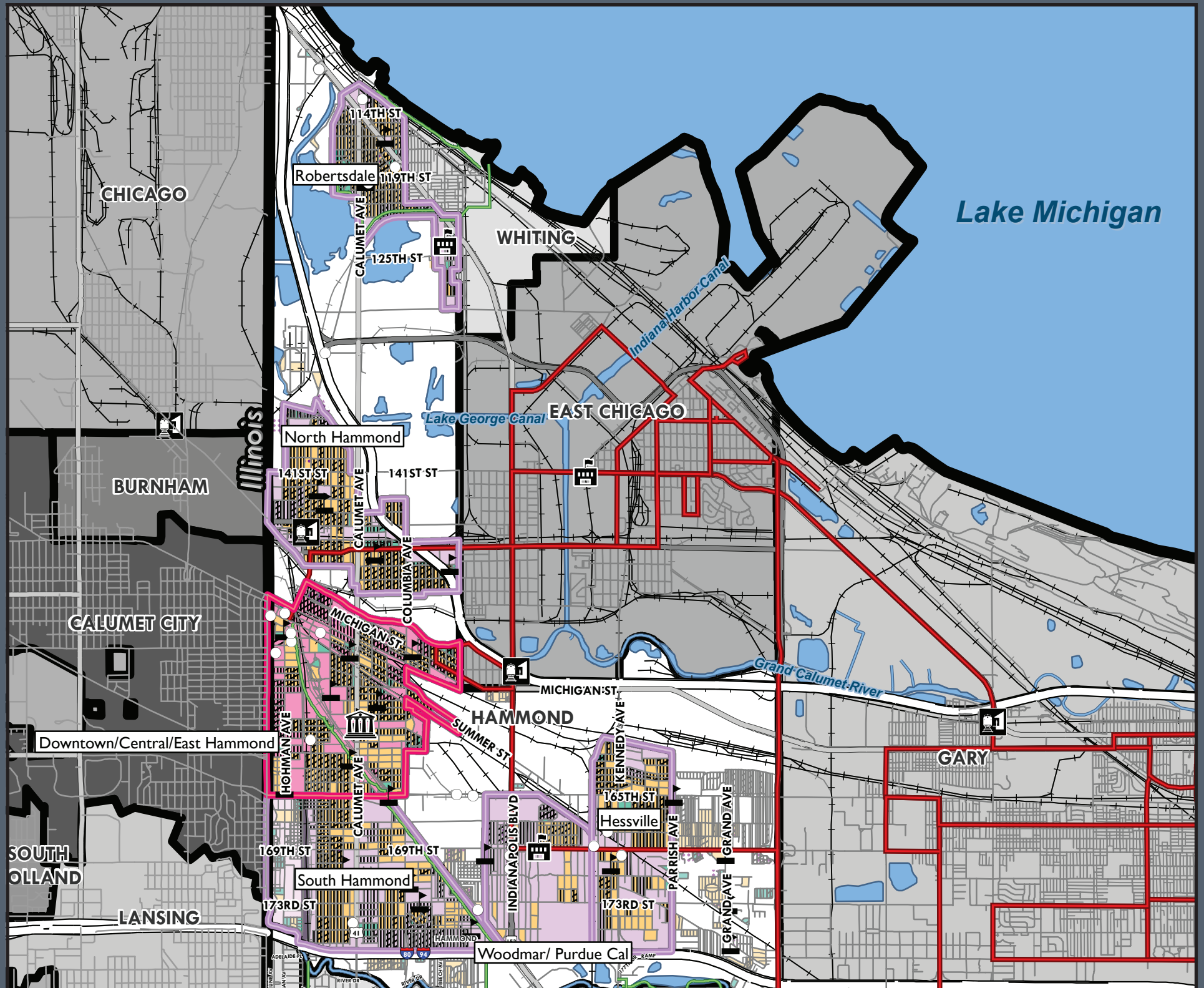
-   $\geq 25$  Employees
-   $\geq 5$  Houses
-   $\geq 5$  Houses and 15 People
-   $\geq 15$  People

#### Block Perimeter

-   $< 1600$  ft
-  1600 - 2400 ft



Map contains data that may be inaccurate or out of date. Refer to NIRPC or municipality for the most current information.



cluding Hammond City Hall, the Hammond Public Library, the Hammond Federal Courthouse, a Lake County satellite courthouse, Hammond High School, and the Hammond Civic Center. These uses have helped the area to continue to maintain its relevancy as a hub of the city’s civic life even as great changes happened within and around it.

**Mobility**

The center contains part of two of Hammond’s traditional major commercial corridors: Calumet Avenue and Hohman Avenue. Hohman, however, is the main thoroughfare that serves the central business district of Hammond. Both GPTC Bus 12 and PACE Bus routes 350 &364 serve Downtown Hammond.

**Street Grid:**

The center is based on a grid system, though the grid is interrupted due to the extensive railroad infrastructure found in this part of the city. The railroad’s influence is especially evident in the northern part of the center, where the grid follows the angle of the rails and not the grid to the south. Most block lengths are acceptably short as determined by the livable centers analysis and provide easy accessibility and walkability. Residential blocks are served by alleys.

**Walkability:**

Due to the great number of sidewalks and amenities in Downtown Hammond, the district has a walk score of 75 (Very Walkable). Hohman and Calumet are both wide, busy roads with faster traffic that make them more difficult to cross, though crosswalks and the like are found at signalized intersections. Calumet Avenue’s development is much more car-oriented, making for



Street Grid, Downtown/Central/East, Hammond (NIRPC)



Downtown Plaza, Downtown Hammond (NIRPC)

more frequent curb cuts along the corridor. The Erie-Lackawanna and Monon Trails both terminate in this center as well, allowing for alternative transportation connections from the south into Downtown Hammond.

**Parking:**

Parking in Downtown Hammond appears to be sufficient, with a mix of public lots, street parking, and parking behind buildings. Rear parking, however, might not always be clearly indicated. Additionally, there are several businesses and other buildings with their own surface parking.

**Land Use/Buildings**

Downtown’s land use varies by area. In the central business district (CBD), along with the traditional commercial uses, there is the Federal Courthouse, Franciscan St. Margaret Health’s hospital, the Hammond Academy of Science and Technology charter school, The Towle Theater, a large grocery store, and the Lake County satellite courthouse. The First Baptist Church also has a significant presence just east of Hohman Avenue. Vacant lots and surface parking lots, however, still occupy some areas of the CBD.

The residential areas of the center are a mix of single-family homes and multi-family housing. This includes some mixed-income housing administered by the Hammond Housing Authority. The setbacks of the homes are relatively consistent. Some Downtown buildings suffer from deteriorating physical conditions and/or unattractive facades and rear entrances.

**Open Space/ Landscape**

The area includes four parks within the residential areas: Columbia Park, Dr. Martin Luther King Park, Harrison Park, and Turner Park. Columbia Park is about twelve acres in size and contains ball fields, a basketball court, picnic and playground areas as well as restrooms and a warming house. Dr. Martin Luther King Park consists of about seventeen acres which houses two ball fields, two basketball courts, picnic and playground areas, as well as restrooms and a swimming pool. Harrison Park is about 25 acres, with an amphitheater and bandshell, a ball field, two basketball courts, new lighted tennis courts, picnic and playground areas, restrooms, and a large monument. Turner Park encompasses nine acres and includes a ball field, playground, two soccer/football fields, and restrooms. In the central business district, there is a small plaza, Pocket Park, on Hohman Avenue which provides some public open space. As mentioned previously, the CBD does contain open space in the form of vacant lots as well. The Erie Lackawanna and Monon Trails occupy the former right-of-ways of their namesake railroads.



Historic Bungalows on Lake Avenue, Robertsdale, Hammond (NIRPC)

## ROBERTSDALE (NEIGHBORHOOD CENTER)

Robertsdale is a neighborhood center. It is bounded on the north by the railroad tracks that run to the south of the Hammond Marina and on the east by Whiting. The southern boundary is mostly formed by the George Lake Trail. The eastern boundary is the City of Whiting, and the western boundary consists of Calumet and Caroline Avenues and Wolf Lake. Also part of the Robertsdale center is a small arm that extends south from the George Lake Trail to 129th Street, with the City of Whiting as its eastern boundary and Gaspar Avenue as its western boundary.

### Population:

7,263 people (9% of Hammond's population). Population density is 16.7 people per acre.

### Housing:

The total housing is 3,317 units (10% of Hammond's total housing). Housing density is 4.8 units per acre.

### Jobs:

Total employment in Robertsdale is 2,956 with a density of 21.9



Street Grid, Robertsdale, Hammond (NIRPC)

employees per acre.

Robertsdale, as with Downtown/Central/East Hammond and North Hammond, is a bubble of development, separated from other residential areas by geographical features, railroads, and industrial uses. This separation, along with being adjacent to the settled area of the City of Whiting, has resulted in this area traditionally having a stronger identity than other neighborhoods within Hammond. This is evident in the name of organizations such as the Whiting-Robertsdale Chamber of Commerce, and the fact that locals will often refer to the location of destinations in the area as "Robertsdale" first, with Hammond being a secondary place name.

### Mobility

#### Street Grid:

Robertsdale consists of a dense street grid with most blocks having a length of 600 feet or less. The street grid continues into Whiting. Alleys serve the residential blocks.

#### Walkability:

The area is in general well connected by sidewalks as well as the George Lake Trail, which has a substantial pedestrian bridge over the Indianapolis Boulevard/New York Avenue intersection. The neighborhood has a walk score of 72 (Very Walkable).

### Land Use/ Buildings

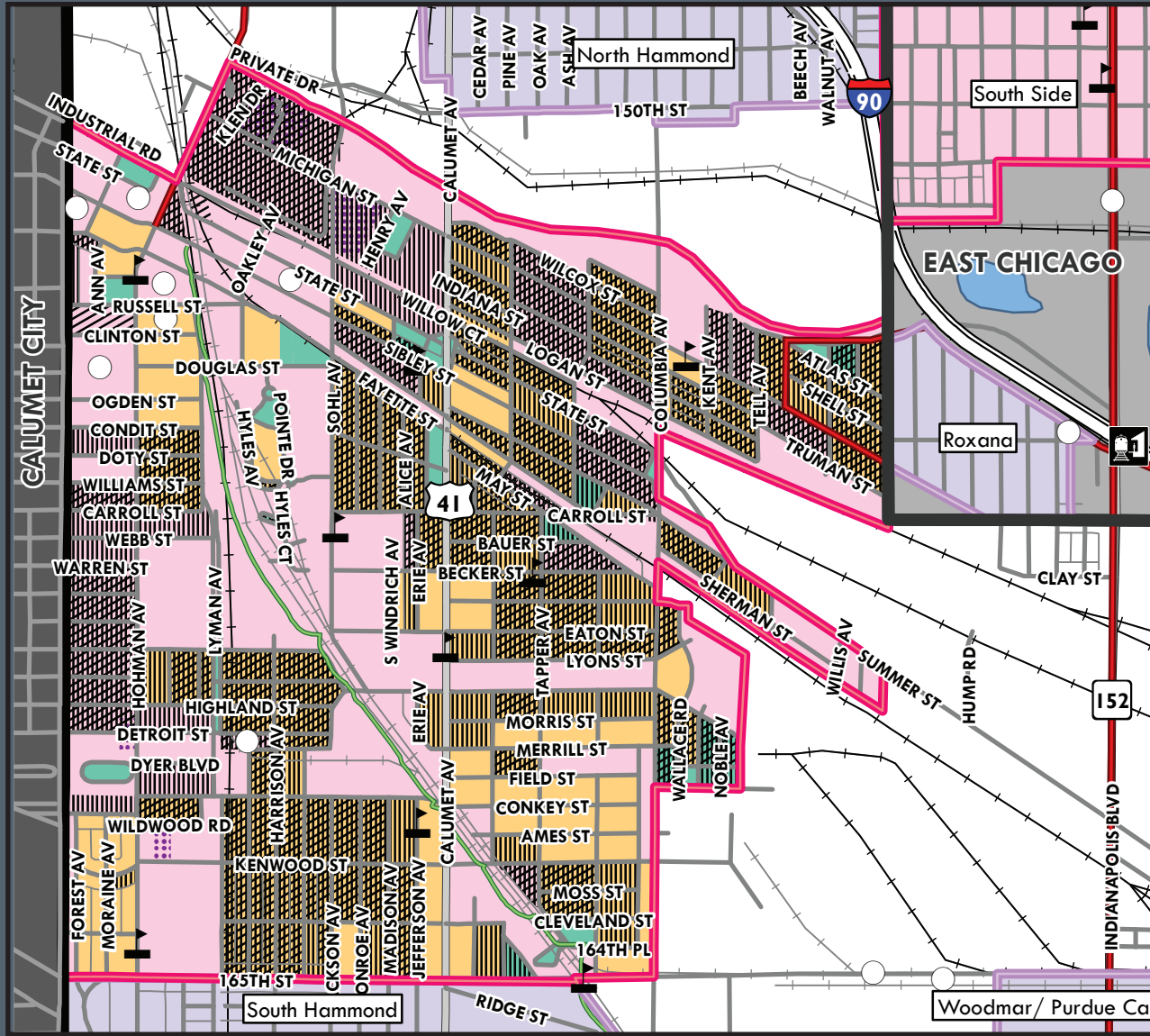
Robertsdale is predominantly single-family bungalow style homes dating from the early part of the twentieth century. There are some smaller apartment buildings throughout Robertsdale as well. Most commercial use within Robertsdale is concentrated on Indianapolis Boulevard and Calumet Avenue.

This commercial development is car-oriented, with parking lots and frequent curb cuts. Some neighborhood commercial development is mixed throughout the residential areas as well. Robertsdale is home to Benjamin Franklin Elementary School, George Rogers Clark Middle and High Schools, and Calumet College of St. Joseph is located in the southern end of Robertsdale.

### Open Space/ Landscape

The George Lake Trail runs along Robertsdale's southern edge. The Lost Marsh Golf Course, Wolf Lake Park and Pavilion, and Forsythe Park, while not actually in the Robertsdale neighborhood center, immediately border it and are accessible from the designated areas.





### NIRPC ANALYSIS

- Important Features**
- Schools
  - Higher Education
  - Civic Halls
  - South Shore Stops
  - Bus Lines
  - Trails
  - Mixed Use Zoning

- Density Per Acre by Census Block**
- >= 15 People
  - >= 5 Houses
  - >= 5 Houses and 15 People
  - >= 25 Employees
- Block Perimeter**
- < 1600 ft
  - 1600 - 2400 ft

NIRPC's analysis highlights areas which are dense and walkable. These areas ideally have small block sizes, population and employment density, as well as access to transit, education, and civic halls.

### DOWNTOWN/CENTRAL/EAST HAMMOND

#### The Main Center

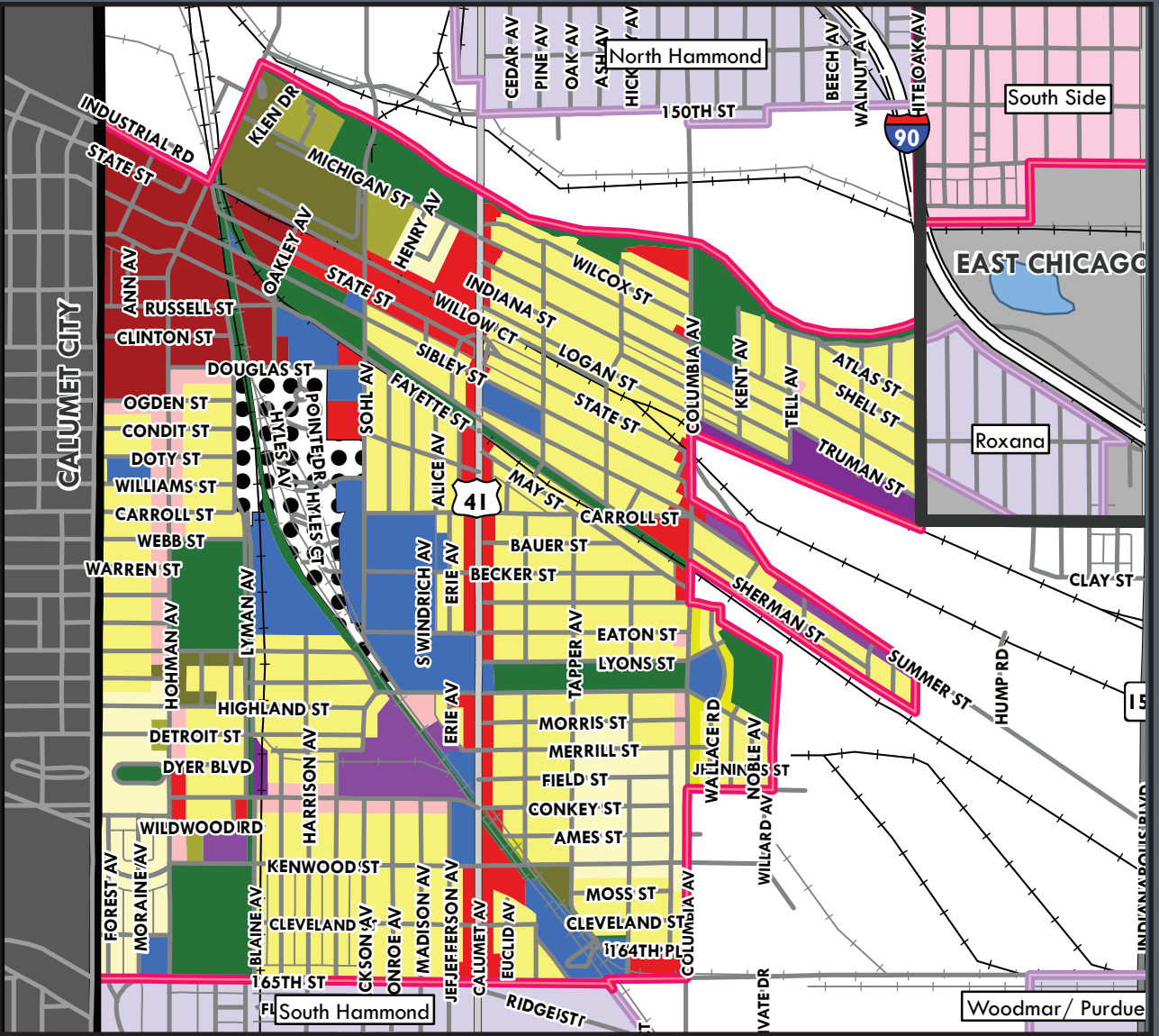
- Main Centers
  - Neighborhood Centers
- These boundaries were drawn in consultation with planners and representative associated with the municipalities based on NIRPC's analysis and the municipality's plans



.25 Miles



Map contains data that may be inaccurate or out of date. Refer to NIRPC or municipality for the most current information.



### ZONING

- Local Commercial
- Shopping Center Commercial
- General Commercial
- Central Business District
- Special Classification
- Institutional
- Light Industrial
- Manufacturing
- Single Family Residential
- Single Family Urban Residential
- One & Two Family Residential
- Medium Density Residential
- High Density Residential
- Open Space & Recreational

#### Density Per Relevant Zoning Acre

10.5 People    8.6 Houses    17.5 Employees

Zoning data is integral to NIRPC's analysis because it indicates the municipality's current land use as well as desired future land uses. Zoning data is based on the most recent ordinances available.



## NORTH HAMMOND (NEIGHBORHOOD CENTER)

North Hammond is a neighborhood center which consists of the settled area just north of Downtown/Central/East and south of Robertsdale. Along with the downtown area, this is one of the oldest settled parts of the city. Its northern boundary follows several streets, but is generally dictated by the Indiana Toll Road (I-90) and adjacent industrial development. Its eastern boundary is also dictated by the Toll Road and industry, with the farthest eastern stretch at White Oak Avenue: Hammond's boundary with East Chicago. North Hammond's southern border is mainly along 150th and Hoffman Streets, as these streets generally follow the railroad tracks and Grand Calumet River just north of Downtown/Central/East. The western boundary is the Indiana/Illinois state line.

North Hammond is another center that is isolated from other built portions of the city by both geographic and manmade features. Like Robertsdale it does connect to settled areas of its neighboring city, in this case, East Chicago.

### Population:

12,119 people (15% of Hammond's population). Population density is 17.7 people per acre.

### Housing:

The total housing is 4,589 units (14% of Hammond's total housing). Housing density is 6.7 units per acre.

### Jobs:

Total employment in North Hammond is 1,526 with a density of 6.1 employees per acre.

### Mobility

This center is unique among Hammond's centers because it is home to Hammond's only station for NICTD's South Shore Line, giving it the potential to be a hub of transit oriented development for the city. North Hammond is also served by GPTC Bus 12.

### Street Grid:

North Hammond has a dense street grid with most block lengths of 600 feet or less.

### Walkability:

The area is in general well connected by sidewalks. I-90, the Indiana Toll Road, does pose a barrier to the far eastern side of the center. The NICTD and CSX railroad tracks can also be

a barrier, as not all streets cross the tracks. Still, the neighborhood has a high walk score, 71 (Very Walkable).

### Land Use/ Buildings

The majority of North Hammond is predominantly residential blocks that are dense in terms of both population as well as housing units. This means more than five houses per acre and more than 15 people per acre.

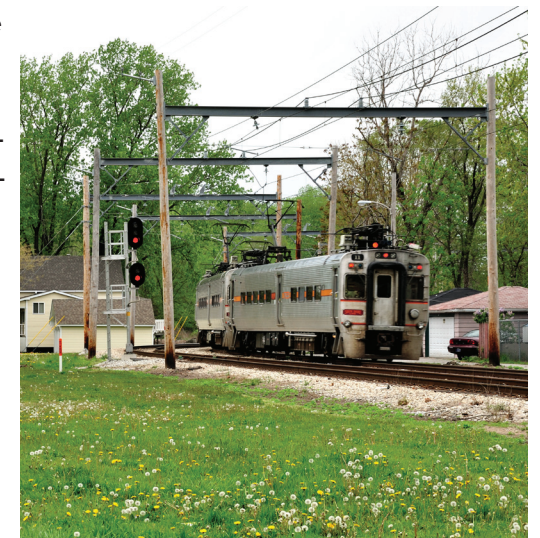
As with the Downtown Hammond center to the south and Robertsdale to the north, Calumet Avenue is the main commercial street, though Hohman Avenue and Chicago Street both have some commercial areas as well. This is car-centric commercial development with surface parking lots and many curb cuts. Small neighborhood commercial uses can also be found mixed within the residential areas.

### Open Space/ Landscape

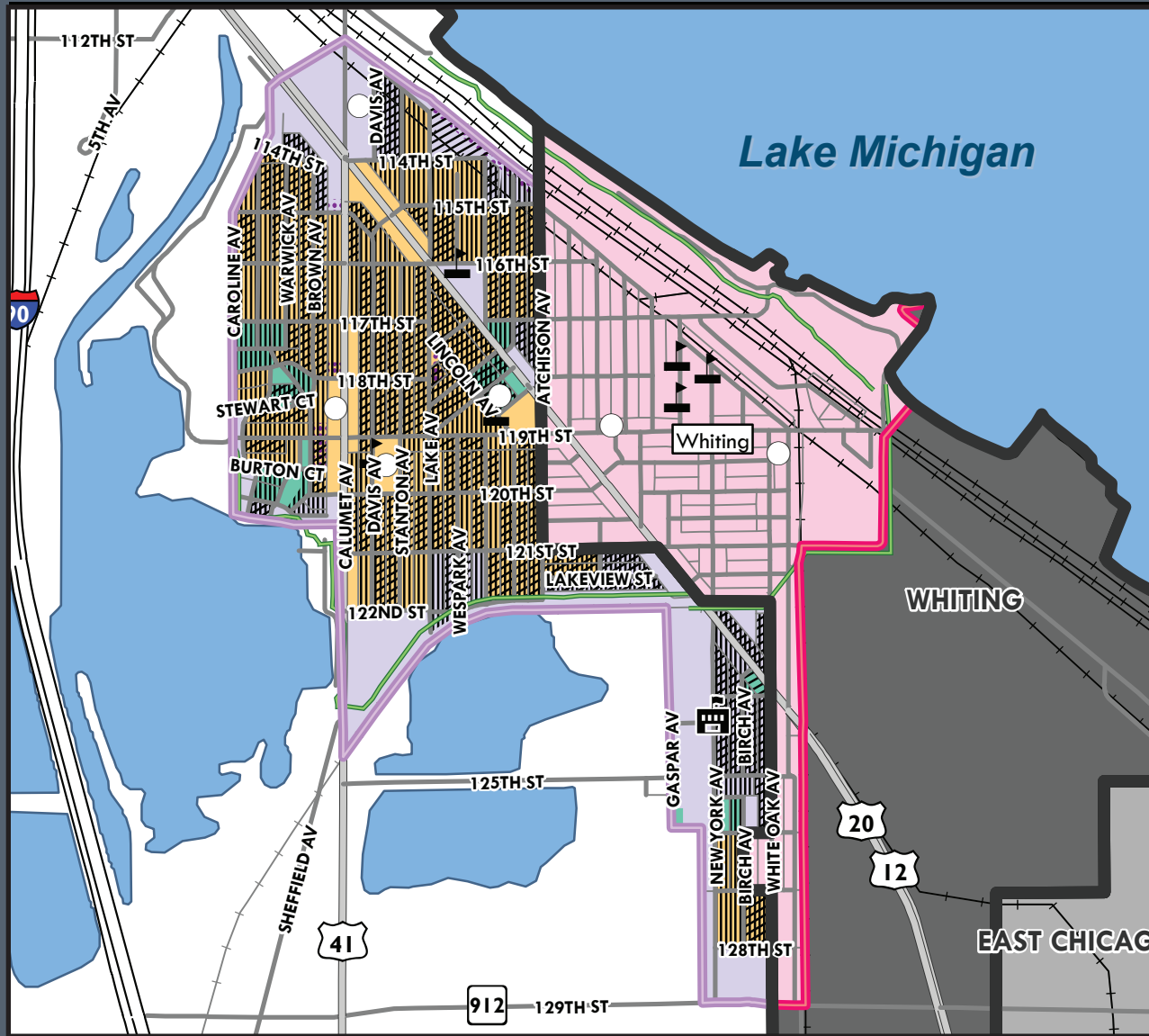
Three parks serve North Hammond: Pulaski Park on the far north end of the center, Irving Park in the southeastern corner adjacent to the Indiana Toll Road, and Hermit Park on the west side adjacent to the Indiana-Illinois State Line. Pulaski Park is about 23 acres containing ball fields, basketball courts, tennis courts, soccer/football fields, a picnic area, a playground, swimming pool, restrooms, and warming house. Irving Park is ten acres with ball fields, a basketball court, tennis courts, picnic area, playground, restrooms, and warming house. Hermit Park's five acres contains ball fields, a picnic area, and playground. Due to the industry which book-ends the north and south ends of the center, connections to the trails enjoyed by Robertsdale and the Downtown Hammond centers do not extend to North Hammond.



Street Grid,  
North  
Hammond  
(NIRPC)



South Shore Train Approaches State Line  
(Eric Pancer via Flickr)

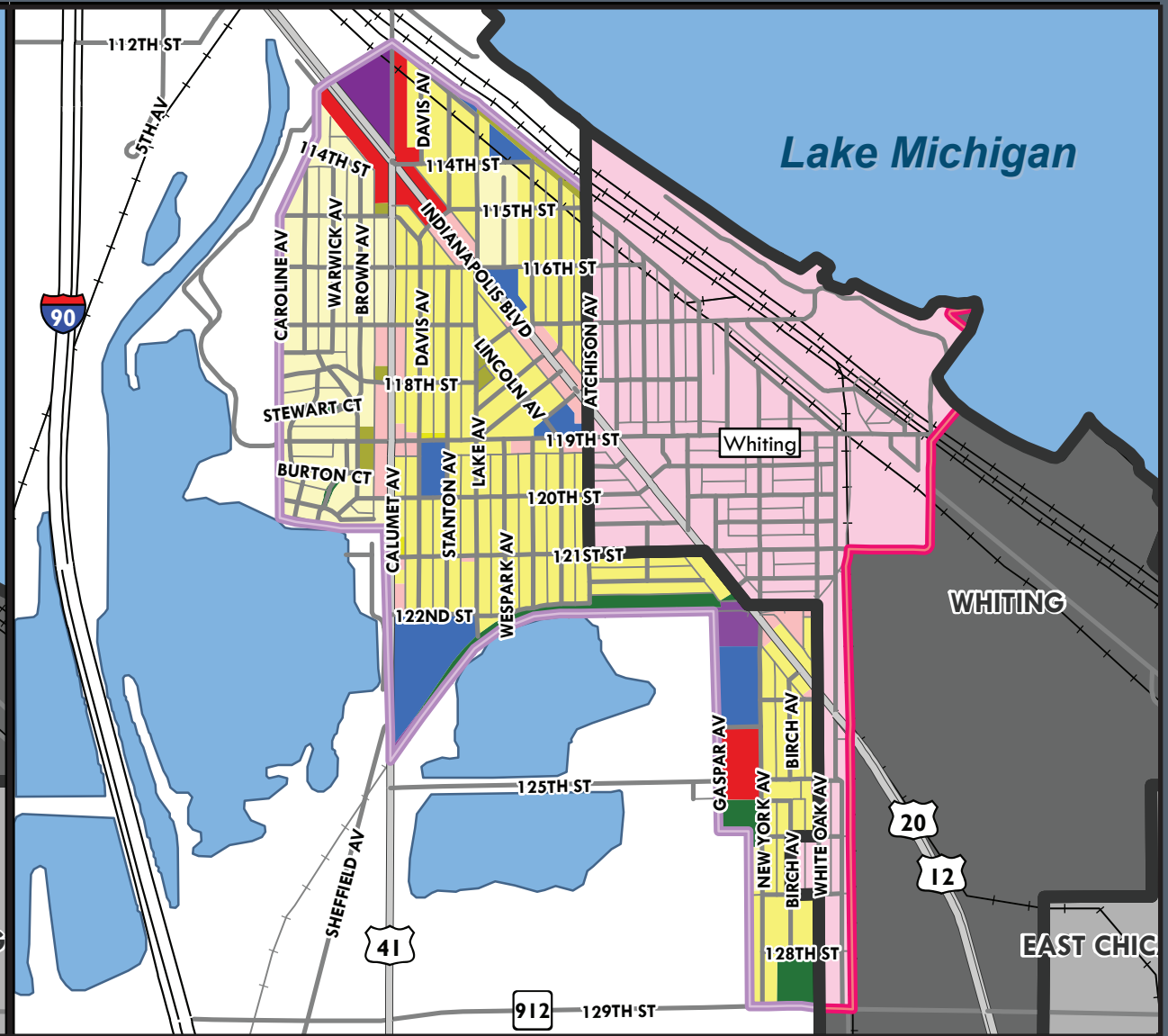


**NIRPC ANALYSIS**

- Important Features**
- Schools
  - Higher Education
  - Civic Halls
  - South Shore Stops
  - Bus Lines
  - Trails
  - Mixed Use Zoning

- Density Per Acre by Census Block**
- >= 15 People
  - >= 5 Houses
  - >= 5 Houses and 15 People
  - >= 25 Employees
- Block Perimeter**
- < 1600 ft
  - 1600 - 2400 ft

NIRPC's analysis highlights areas which are dense and walkable. These areas ideally have small block sizes, population and employment density, as well as access to transit, education, and civic halls.



**ROBERTSDALE - HAMMOND**

**A Neighborhood Center**

These boundaries were drawn in consultation with planners and representative associated with the municipalities based on NIRPC's analysis and the municipality's plans

- Main Centers
- Neighborhood Centers

Map contains data that may be inaccurate or out of date. Refer to NIRPC or municipality for the most current information.

Scale: .25 Miles

- Local Commercial
- Shopping Center Commercial
- General Commercial
- Central Business District
- Special Classification

- Institutional
- Light Industrial
- Manufacturing
- Single Family Residential
- Single Family Urban Residential
- One & Two Family Residential
- Medium Density Residential
- High Density Residential
- Open Space & Recreational

**Density Per Relevant Zoning Acre**

16.7 People    4.8 Houses    21.9 Employees

Zoning data is integral to NIRPC's analysis because it indicates the municipality's current land use as well as desired future land uses. Zoning data is based on the most recent ordinances available.



Historic Single Family Homes on Indi-Illi Park, South Hammond (NIRPC)

## SOUTH HAMMOND (NEIGHBORHOOD CENTER)

South Hammond, another neighborhood center, is located just south of Downtown/Central/East, with 165th Street as its northern boundary. This center's eastern boundary follows the old Erie-Lackawanna Railroad right-of-way, which is now occupied by the Erie-Lackawanna Trail. Some of the eastern boundary is shared with the Woodmar/Purdue Calumet neighborhood center.

The southern boundary is I-80/94, while the western boundary is formed by State Line Avenue. South Hammond, arguably enjoys some of the greatest connectivity of all of Hammond's centers to the rest of the city. This is achieved with its location in the crook of Hammond's "L" shape, as well as being located south of the traditionally rail- and industry-heavy northern section of the city which allows a more consistent street grid to be formed. It is another dense residential neighborhood, with some corner commercial uses interspersed throughout. Calumet Avenue also provides a retail corridor, as well as a connection to I-80/94, which was built through the southern edge of this center in 1949.

### Population:

14,953 people (19% of Hammond's population). Population density is 12.3 people per acre.

### Housing:

The total housing is 6,133 units (19% of Hammond's total housing). Housing density is 5.0 units per acre.

### Jobs:

Total employment in South Hammond is 1,644 with a density of 1.4 employees per acre.

### Mobility

#### Street Grid:

Being located south of the great confluence of natural features, industry, and railroads that influence the northern areas of the city, South Hammond has a relatively consistent grid which, for the most part, maintains block sizes of 600 feet or less. However, there are parts of South Hammond, especially the newest housing in the southern end, where the block lengths are longer.

#### Walkability:

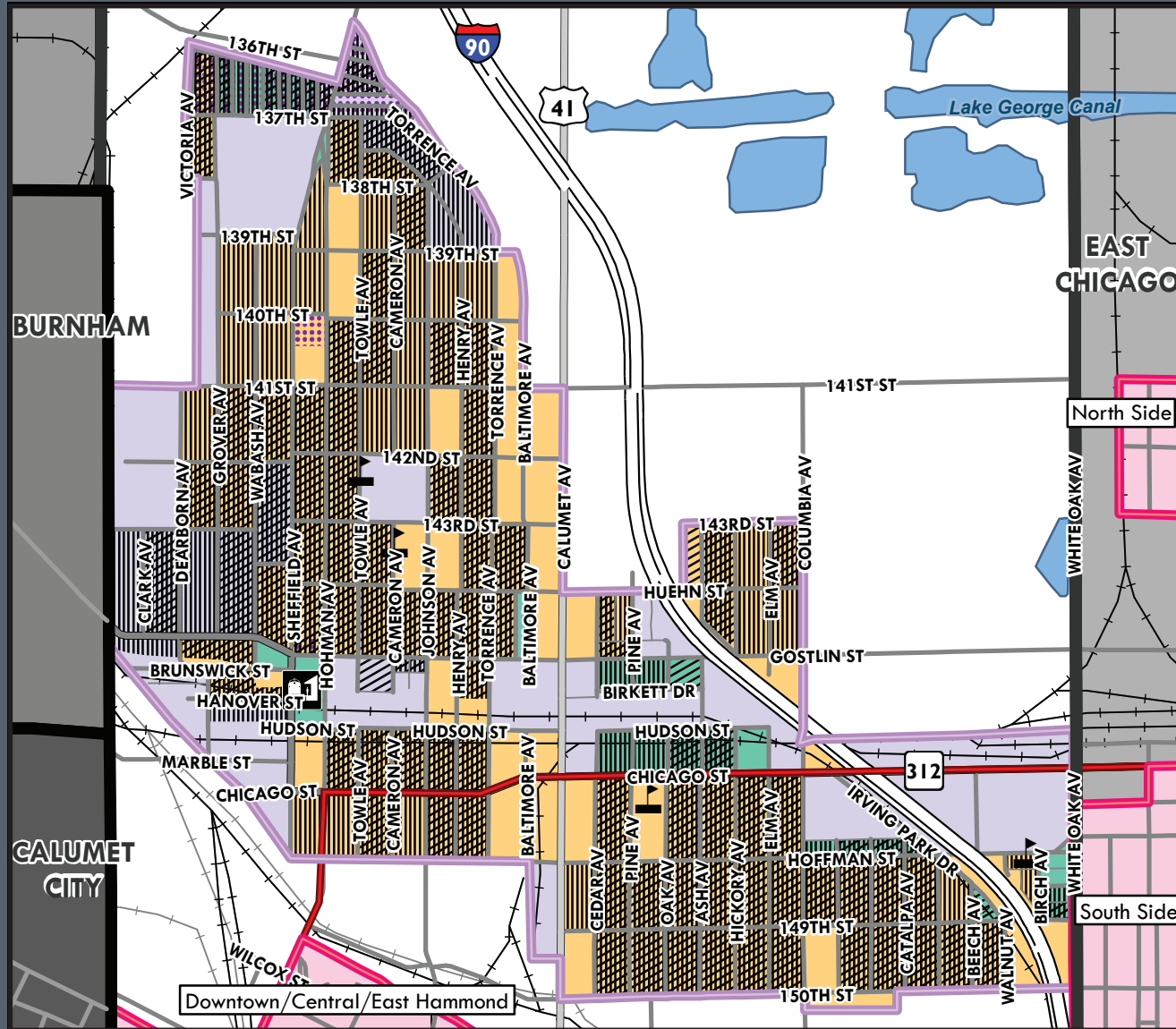
South Hammond is well served with sidewalks as well as the Erie-Lackawanna Trail, which makes up most of its eastern boundary, and the Monon Trail on the west side of the center. That said, the far distance to some amenities give South Hammond a middling walk score of 55 (Somewhat Walkable).



Street Grid, South Hammond (NIRPC)



Calumet Avenue, South Hammond (NIRPC)



**NIRPC ANALYSIS**

- Important Features**
- Schools
  - Higher Education
  - Civic Halls
  - South Shore Stops
  - Bus Lines
  - Trails
  - Mixed Use Zoning

- Density Per Acre by Census Block**
- >= 15 People
  - >= 5 Houses
  - >= 5 Houses and 15 People
  - >= 25 Employees
- Block Perimeter**
- < 1600 ft
  - 1600 - 2400 ft

NIRPC's analysis highlights areas which are dense and walkable. These areas ideally have small block sizes, population and employment density, as well as access to transit, education, and civic halls.

**NORTH HAMMOND**

**A Neighborhood Center**

- Main Centers
- Neighborhood Centers

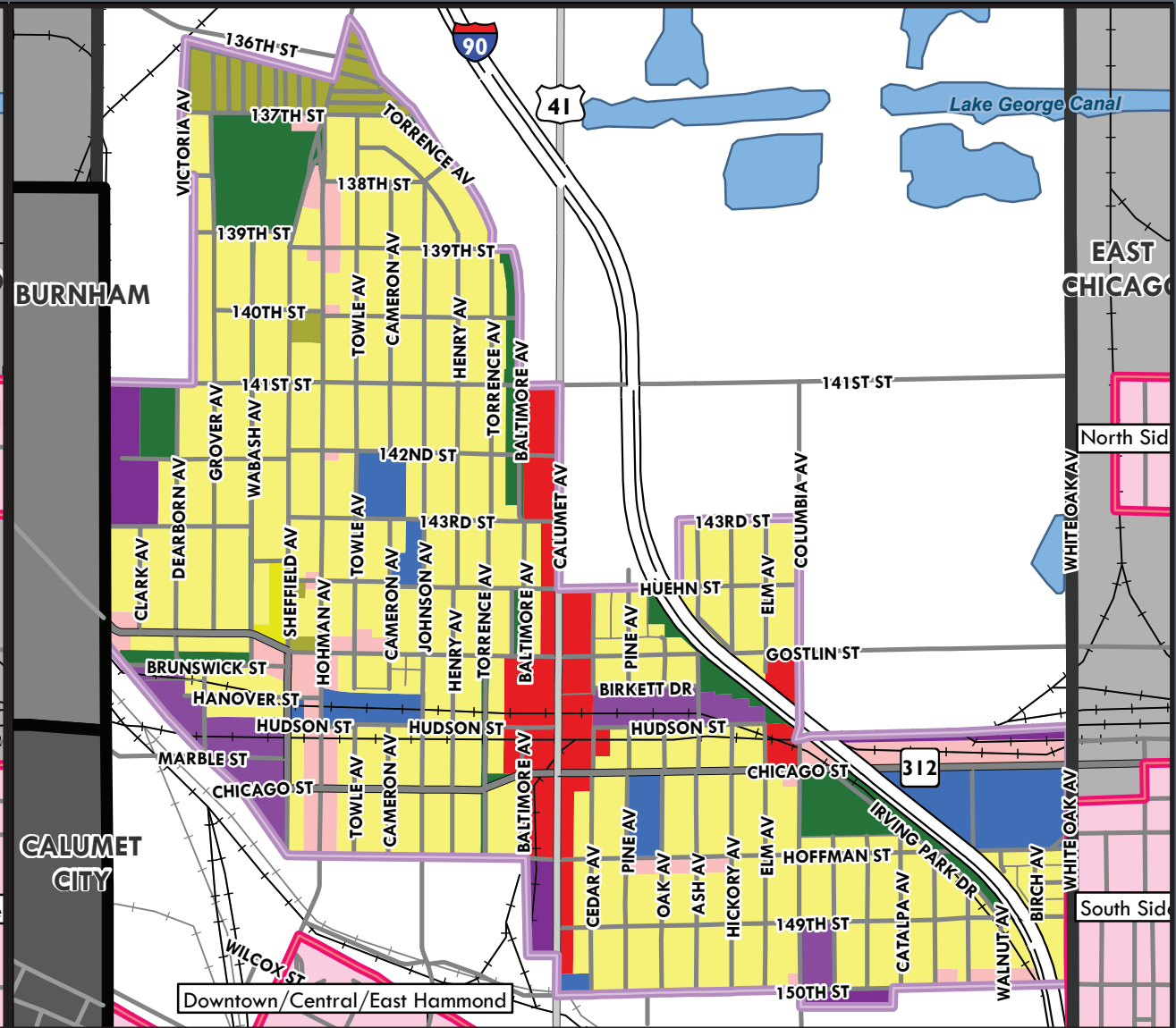
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.25 Miles



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**ZONING**

- Local Commercial
- Shopping Center Commercial
- General Commercial
- Central Business District
- Special Classification
- Institutional
- Light Industrial
- Manufacturing
- Single Family Residential
- Single Family Urban Residential
- One & Two Family Residential
- Medium Density Residential
- High Density Residential
- Open Space & Recreational

**Density Per Relevant Zoning Acre**

17.7 People    6.7 Houses    6.1 Employees

Zoning data is integral to NIRPC's analysis because it indicates the municipality's current land use as well as desired future land uses. Zoning data is based on the most recent ordinances available.



### Land Use/ Buildings

The residential development in South Hammond is predominantly single-family homes generally ranging in age from the 1920s on the northern end of the center to the immediate post-war era in the south. Some smaller multi-family housing is also present, but nothing on a large scale. Columbia Center, a mixed-income housing development, is located on Columbia Avenue between 173rd and 175th Streets.

Calumet Avenue is the main commercial corridor in South Hammond, with the development, especially near I-80/94, being geared toward the traffic generated by Calumet Avenue's interchange with the expressway. This commercial development is very car-centric, and there are many surface parking lots and curb cuts. Other smaller neighborhood-scale commercial uses are distributed throughout the residential areas of South Hammond.

### Open Space/ Landscape

Edison Park, located on the north end of the center, and Indi-Illi Park are the only public parks actually located within the center, though there are other parks located just outside the center that can help serve some open space needs. Edison Park is just under four acres and includes a soccer/football field, a picnic area, a playground, and swimming pool. Indi-Illi Park is a small one acre park that includes a playground and tennis court. Additionally, Edison and O'Bannon Elementary Schools are both on large sites that provide some open space as well. The Erie-Lackawanna Trail on the east side of the center and the Monon Trail on the west side of the center also provide opportunities for public open space and recreation.



Playground at Indi-Illi Park, South Hammond (NIRPC)



Single Family Homes along 121st Street South Hammond (NIRPC)



Open space in Woodmar/Purdue Calumet, Hammond (NIRPC)

## WOODMAR/PURDUE CALUMET (NEIGHBORHOOD CENTER)

The Woodmar/Purdue Calumet neighborhood center is located just east of South Hammond and just west of Hessville. This center's northern boundary follows 165th Street, as well as the Norfolk-Southern railroad tracks heading northwest to southeast. The eastern boundary, formed by the north-south Norfolk Southern tracks, is shared with Hessville. I-80/94 is the southern boundary, with Southeastern and Northcote Avenues forming the western boundary, with the southernmost portion being shared with South Hammond.

#### Population:

5,947 people (7.4% of Hammond's population). Population density is 13.8 people per acre.

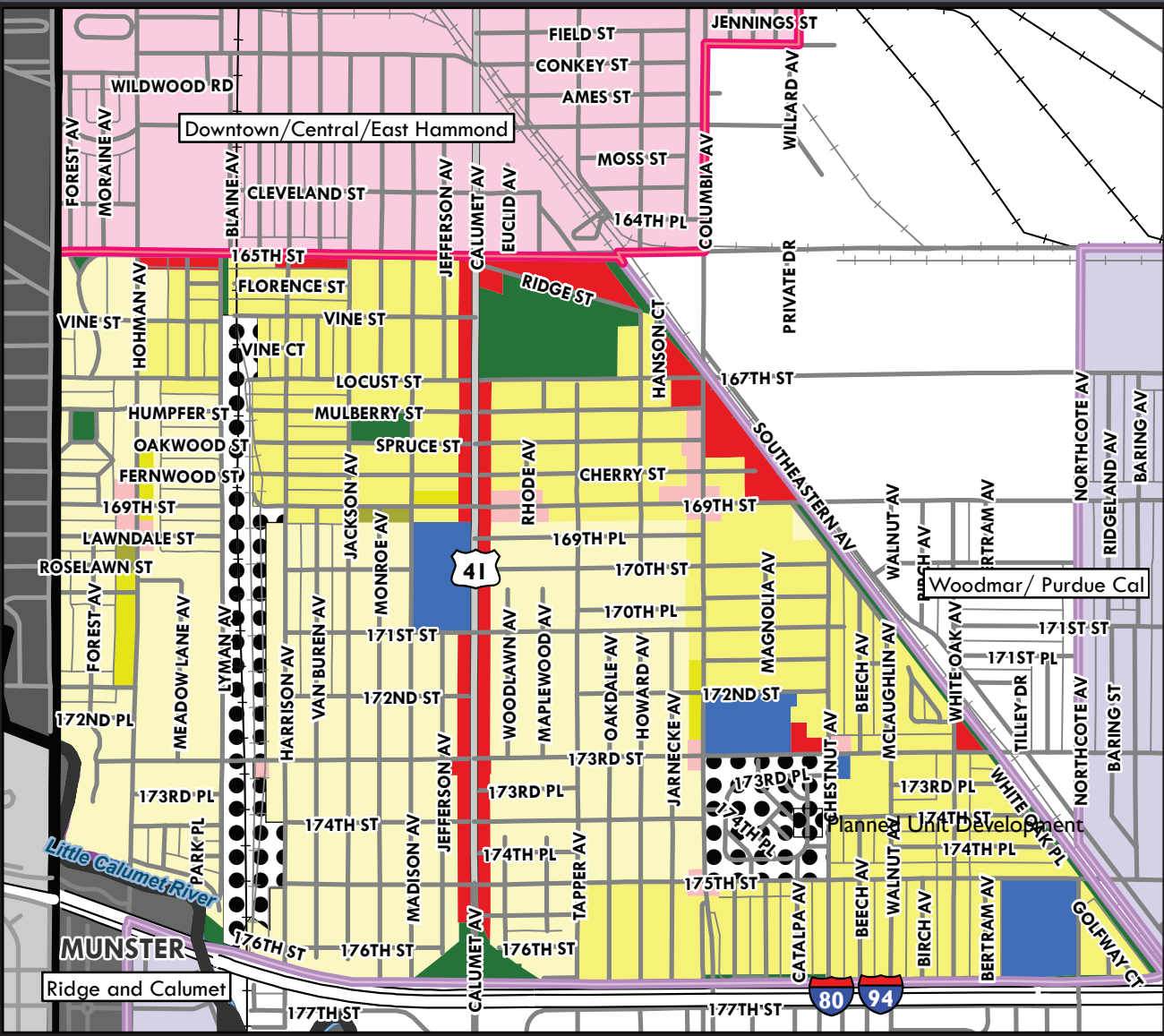
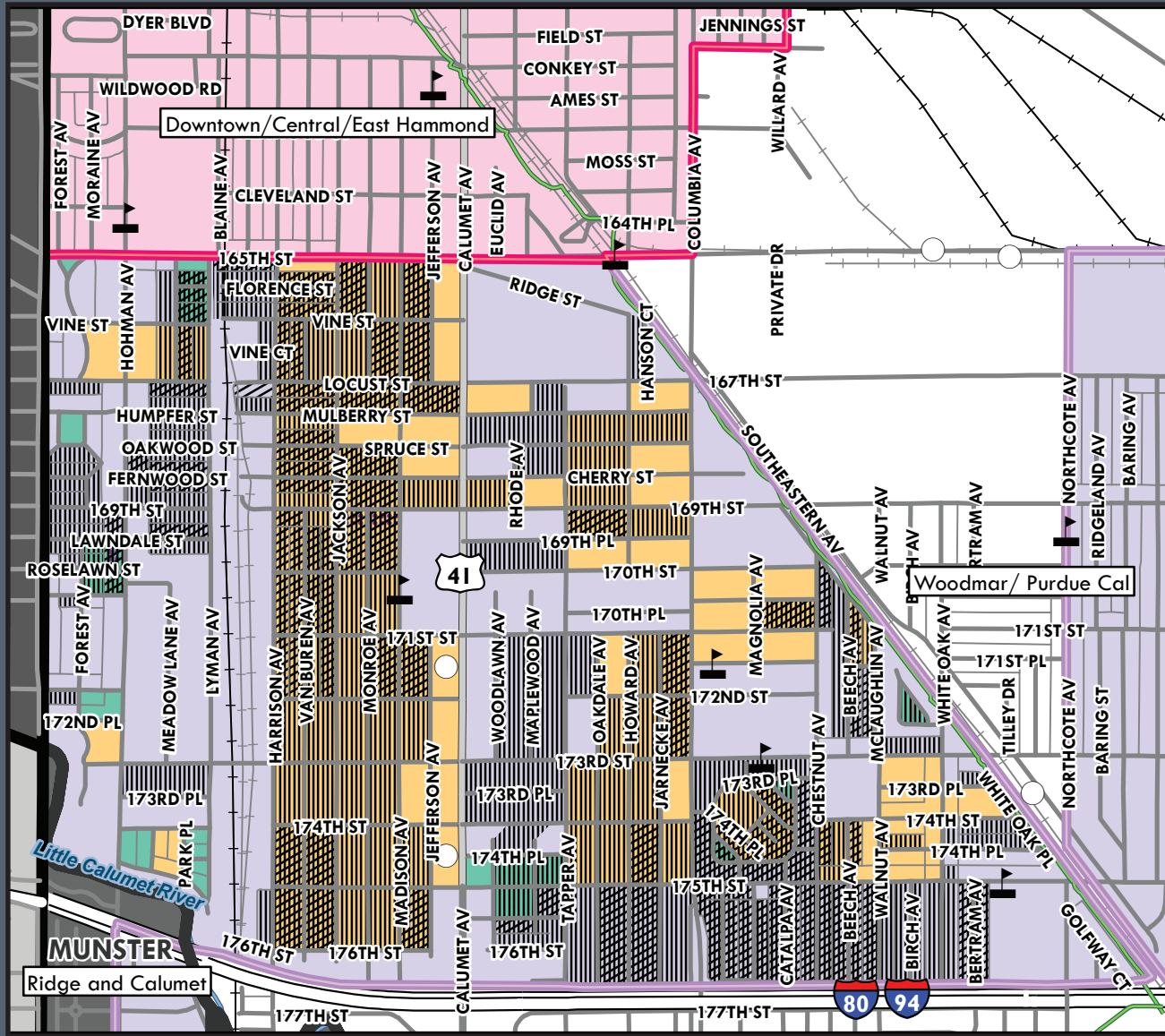
#### Housing:

The total housing is 2,367 units (7.2% of Hammond's total housing). Housing density is 5.5 units per acre.

#### Jobs:

Total employment in Woodmar/Purdue Calumet is 2,153 with a density of 6.4 employees per acre.

The most dominant use in Woodmar/Purdue Calumet is that which makes it a natural choice for a center: Purdue University Calumet (PUC). Occupying territory from 169th Street south to I-80/94, PUC has been located in the historic Woodmar subdivision since 1951. Originally begun as a feeder campus to Purdue University's West Lafayette campus, PUC is now a full-



### NIRPC ANALYSIS

- Important Features
- Schools
- Higher Education
- Civic Halls
- South Shore Stops
- Bus Lines
- Trails
- Mixed Use Zoning

### Density Per Acre by Census Block

- >= 15 People
- >= 5 Houses
- >= 5 Houses and 15 People
- >= 25 Employees

### Block Perimeter

- < 1600 ft
- 1600 - 2400 ft

NIRPC's analysis highlights areas which are dense and walkable. These areas ideally have small block sizes, population and employment density, as well as access to transit, education, and civic halls.

### SOUTH HAMMOND

### A Neighborhood Center

- Main Centers
- Neighborhood Centers

These Boundaries were drawn in consultation with planners and representative associated with the municipalities based on NIRPC's analysis and the municipality's plans



.25

Miles



Map contains data that may be inaccurate or out of date. Refer to NIRPC or municipality for the most current information.

### ZONING

- Local Commercial
- Shopping Center Commercial
- General Commercial
- Central Business District
- Special Classification
- Institutional
- Light Industrial
- Manufacturing
- Single Family Residential
- Single Family Urban Residential
- One & Two Family Residential
- Medium Density Residential
- High Density Residential
- Open Space & Recreational

### Density Per Relevant Zoning Acre

12.3 People    5.0 Houses    1.4 Employees

Zoning data is integral to NIRPC's analysis because it indicates the municipality's current land use as well as desired future land uses. Zoning data is based on the most recent ordinances available.



fledged degree-granting regional campus complete with university-owned student housing. Therefore, not only is Woodmar/Purdue Calumet a center of activity for the city, but PUC makes it more of a regional destination as well.

**Mobility**

East Chicago Bus 1 serves Hessville along the 169th Street corridor.

**Street Grid:**

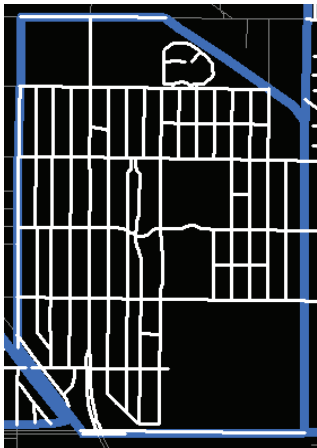
The streets in this center are a grid, though the area west of Woodmar Avenue has longer blocks as compared to the residential blocks immediately to the north and east of the PUC campus.

**Walkability:**

Woodmar/Purdue Calumet is well-served by sidewalks, though block lengths in some areas may be an issue. Walkways through PUC help preserve some of the non-motorized connections even when motorized ones are not possible. The far southwestern corner is served by the Erie-Lackawanna Trail. That said, the far distance to some amenities give Woodmar a middling walk score of 65 (Somewhat Walkable).

**Land Use/ Buildings**

The residential areas north of 169th Street are dense in terms of both housing and people. While generally single family homes, this center is also home to the Tanglewood Apartment complex and some multi-family housing near Purdue Calumet along 169th Street. PUC itself has two student residences on 173rd Street.



Street Grid, Woodmar/Purdue Calumet (NIRPC)



Campus of Purdue University Calumet, Hammond (NIRPC)



Open space on Knickerbocker Parkway, Woodmar/Purdue Calumet, Hammond (NIRPC)

Like Calumet Avenue in South Hammond, the commercial corridor along Indianapolis Boulevard, especially close to the interchange with I-80/94, is very car-oriented, with surface lots located next to the street and curb cuts.

**Open Space/ Landscape**

The Woodmar/Purdue Calumet center has no formally designated public parks. However, Baring and Knickerbocker Parkways feature substantial medians that provide plenty (about eleven acres for Baring and 23 acres for Knickerbocker) of open space for their adjacent areas. Additionally, some open space exists around the PUC campus and student residences. The Erie-Lackawanna Trail also provides open space as well.

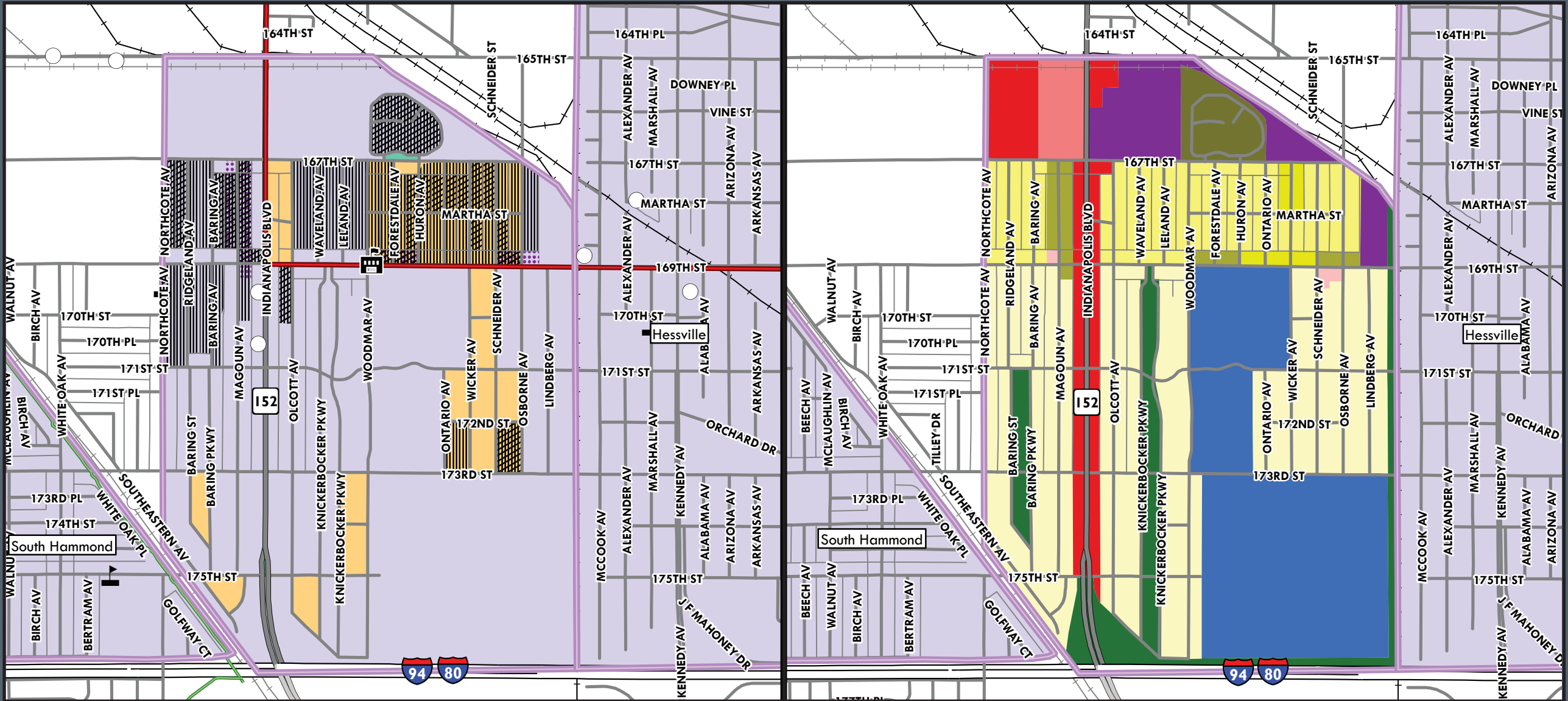
**HESSVILLE (NEIGHBORHOOD CENTER)**

The Hessville neighborhood center is located just east of Woodmar/Purdue Calumet. Hessville's northern boundary is at Gibson Woods. Its eastern boundary follows Parrish Avenue, with the southern boundary following I-80/94. Hessville's western boundary follows the same north-south Norfolk-Southern line that is used for Woodmar/Purdue Calumet's eastern boundary.

**Population:**

8,888 people (11% of Hammond's population). Population density is 14.2 people per acre.





### NIRPC ANALYSIS

## WOODMAR/PURDUE CALUMET - HAMMOND

### ZONING

- Important Features**
- Schools
  - Higher Education
  - Civic Halls
  - South Shore Stops
  - Bus Lines
  - Trails
  - Mixed Use Zoning

- Density Per Acre by Census Block**
- >= 15 People
  - >= 5 Houses
  - >= 5 Houses and 15 People
  - >= 25 Employees
- Block Perimeter**
- < 1600 ft
  - 1600 - 2400 ft

**A Neighborhood Center**

- Main Centers
- Neighborhood Centers

These Boundaries were drawn in consultation with planners and representative associated with the municipalities based on NIRPC's analysis and the municipality's plans

0.25 Miles

- Local Commercial
- Shopping Center Commercial
- General Commercial
- Central Business District
- Special Classification

- Institutional
- Light Industrial
- Manufacturing
- Single Family Residential
- Single Family Urban Residential
- One & Two Family Residential
- Medium Density Residential
- High Density Residential
- Open Space & Recreational

### Density Per Relevant Zoning Acre

13.8 People    5.5 Houses    6.4 Employees

Zoning data is integral to NIRPC's analysis because it indicates the municipality's current land use as well as desired future land uses. Zoning data is based on the most recent ordinances available.

NIRPC's analysis highlights areas which are dense and walkable. These areas ideally have small block sizes, population and employment density, as well as access to transit, education, and civic halls.

Map contains data that may be inaccurate or out of date. Refer to NIRPC or municipality for the most current information.



**Housing:**

The total housing is 3,542 units (10.8% of Hammond's total housing). Housing density is 5.1 units per acre.

**Jobs:**

Total employment in Hessville is 2,266 with a density of 19.9 employees per acre.

Hessville is another section of Hammond that enjoys a strong identity, stemming largely from its founding as a separate settlement in the 1850s. It would not be annexed into Hammond until 1923. As with Robertsdale, it is not uncommon for someone to primarily use the Hessville name when denoting locations within this corner of Hammond. The area designated here as the Hessville center generally encompasses the oldest areas of the Hessville section of Hammond, based mainly around Kennedy Avenue.

**Mobility**

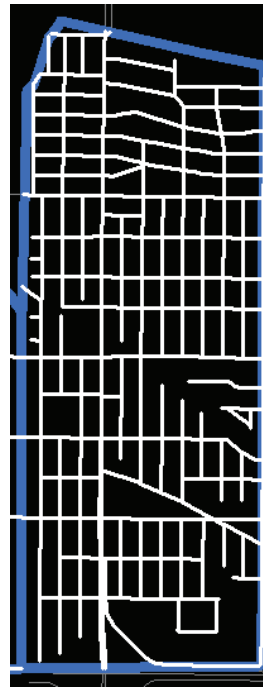
East Chicago Bus 1 serves Hessville along the 169th Street corridor.

**Street Grid:**

Hessville's street grid reflects the grid that is found in the South Hammond center, with generally shorter blocks that make the area more walkable. The Norfolk Southern railroad tracks which cut at an angle through this center does, however, result in a disruption of the grid in areas. The alley system found throughout most of Hammond serves this center as well.

**Walkability:**

In addition to shorter blocks, this neighborhood is well-equipped with sidewalks, facilitating safer non-motorized movement through the center. However, larger streets like Kennedy Avenue, 165th, 169th, and 173rd Streets generally require crossing at marked, signalized intersections due to higher amounts of traffic. In turn, Hessville has a mixed walk score of 66 (Somewhat Walkable).



Street Grid,  
Hessville, Hammond (NIRPC)

Kennedy Avenue  
Commercial Corridor,  
Hessville, Hammond (NIRPC)



**Land Use/ Buildings**

Residential: Hessville is a generally dense neighborhood in terms of both housing and population, especially north of the Norfolk Southern tracks. These tracks create a rough boundary between the pre- and post-war housing development in Hessville. Homes are set back from the street, providing both front and backyards. Single-family housing dominates, with any multi-family housing being very small-scale.

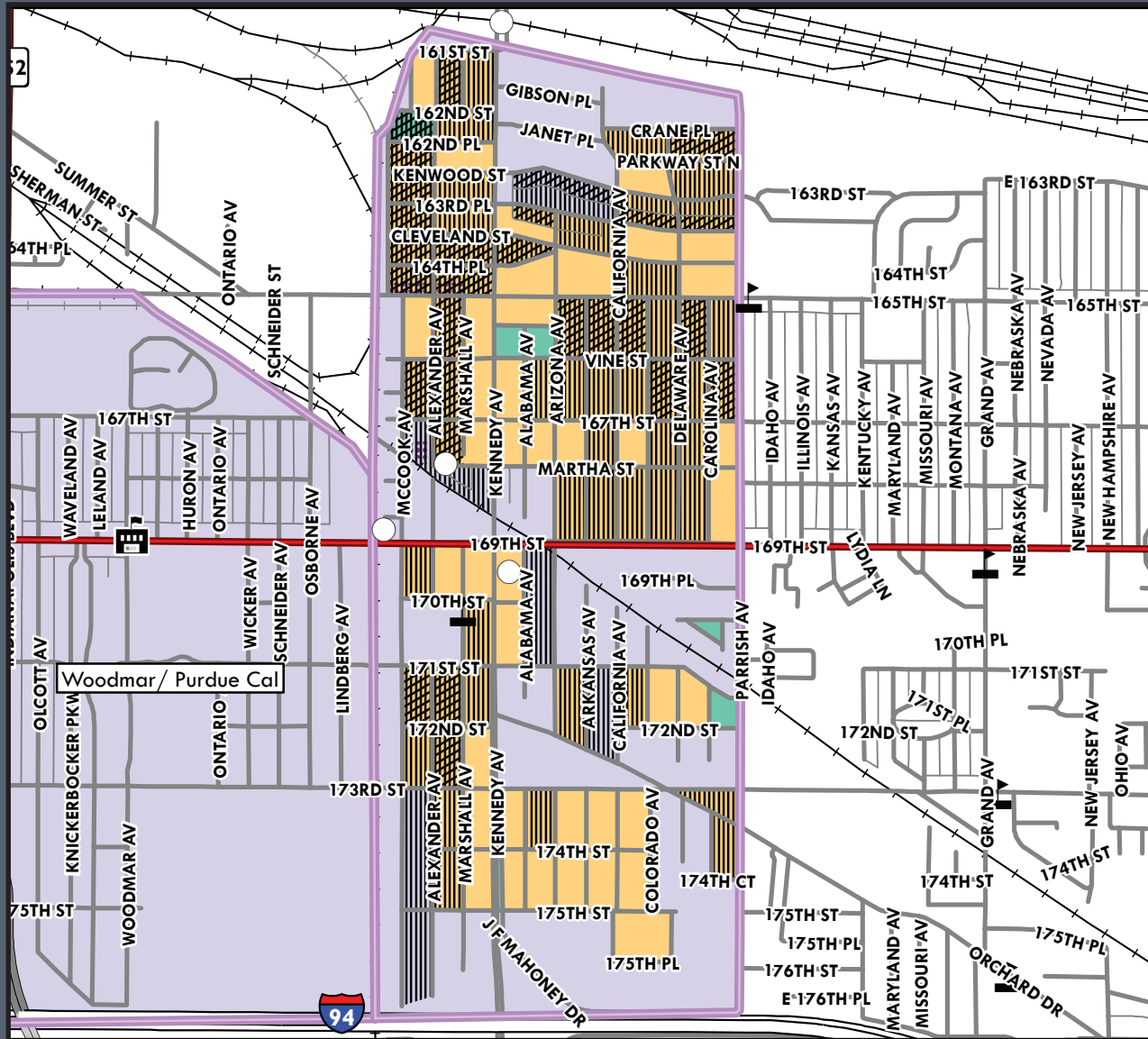
Commercial: Kennedy Avenue provides the area with its main commercial corridor, and a connection with I-80/94 via the Kennedy Avenue interchange. As with South Hammond and Woodmar/Purdue Calumet, this connection with I-80/94 results in much more car-oriented development, especially closer to the expressway. However, unlike the more major Indianapolis Boulevard and Calumet Avenue, further north on Kennedy Avenue, the commercial development becomes much more traditional, with closely-spaced buildings that are built up to the sidewalk.

**Open Space/ Landscape**

Open space includes two large parks: Hessville Park and Dowling Park on the southern end and Lost Park and Harding Park on the northern end. Hessville Park is about fourteen acres and is home to the historic Little Red Schoolhouse, ball fields, basketball court, tennis courts, swimming pool, picnic area, playground, and warming house. Dowling Park is 51 acres containing the Jean Shephard Community Center, ball fields, basketball courts, fishing, tennis courts, handball/racquetball courts, a playground and restrooms. Lost Park is four acres with a ball field, basketball court, tennis courts, and a playground. Harding Park, with just under five acres of land, is the former site of Harding Elementary School and provides open space. Just outside of the Hessville center's northern boundary is the Gibson Woods Nature Preserve, a Lake County Park.



Kennedy Avenue Historic Little  
Red School House  
Hessville, Hammond (NIRPC)



### NIRPC ANALYSIS

- Important Features**
- Schools
  - Higher Education
  - Civic Halls
  - South Shore Stops
  - Bus Lines
  - Trails
  - Mixed Use Zoning

- Density Per Acre by Census Block**
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  - >= 5 Houses and 15 People
  - >= 25 Employees
- Block Perimeter**
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### HESSVILLE - HAMMOND

- A Neighborhood Center**
- Main Centers
  - Neighborhood Centers

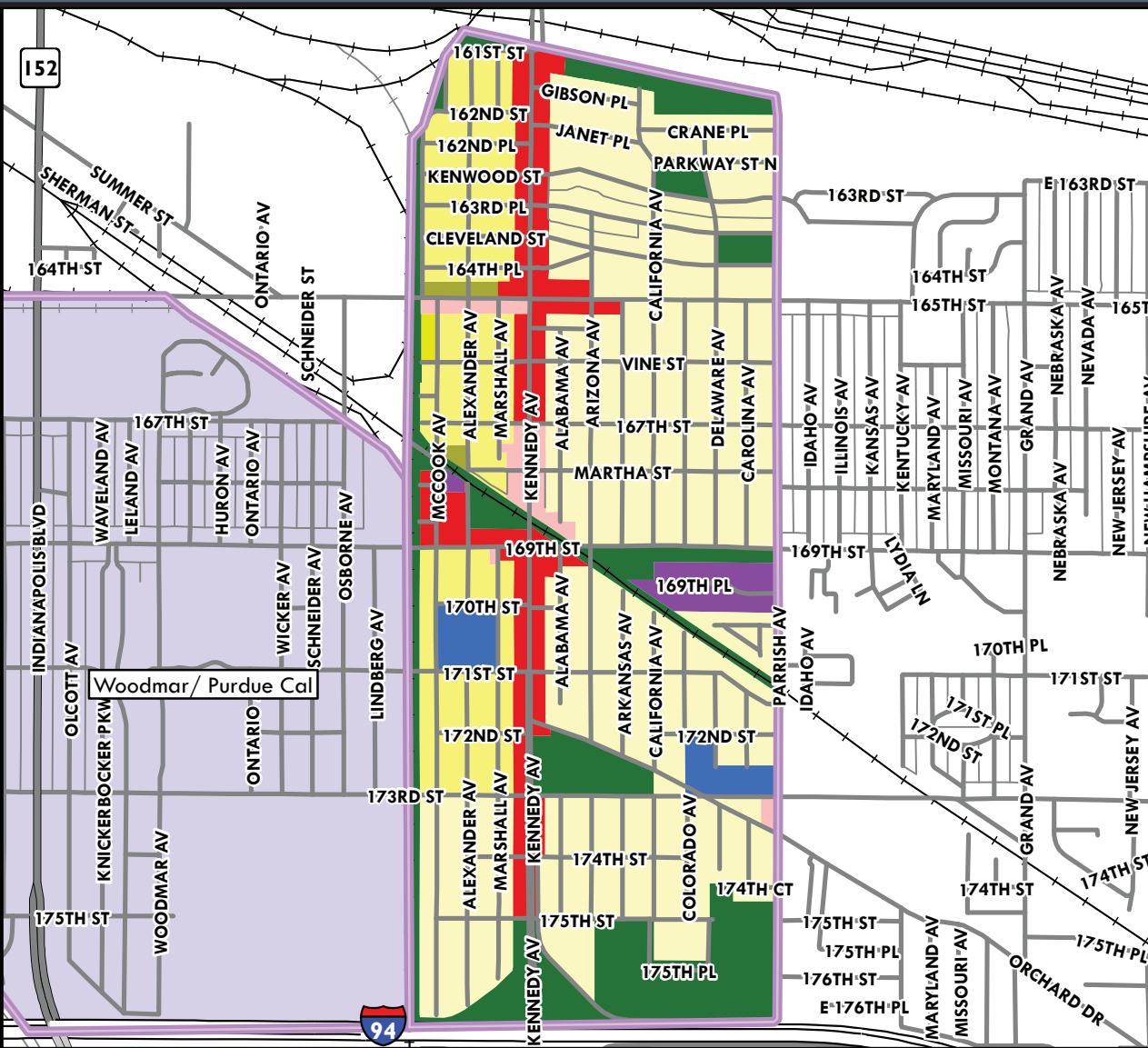
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.25 Miles



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### ZONING

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- Shopping Center Commercial
- General Commercial
- Central Business District
- Special Classification
- Institutional
- Light Industrial
- Manufacturing
- Single Family Residential
- Single Family Urban Residential
- One & Two Family Residential
- Medium Density Residential
- High Density Residential
- Open Space & Recreational

**Density Per Relevant Zoning Acre**  
 14.2 People   5.1 Houses   19.9 Employees

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