

TRANSIT-ORIENTED DEVELOPMENT: APPROACHES TO ACHIEVING PLACE

PLANNING & ZONING SERVICES Blue Line – Bus Rapid Transit

Indianapolis Public Transportation Corporation
January 2020



A photograph of a modern urban street scene. On the left, a modern building with large glass windows and a white structural overhang is visible. A bus stop shelter with a white frame and a digital display is in the foreground. A white bus with the number 2304 and the destination '8W WASHINGTON' is stopped at the bus stop. Several pedestrians are walking on the sidewalk. In the background, there are more modern buildings, including a tall blue glass skyscraper. The sky is clear and blue.

. DEFINE THE PROBLEM
. EXAMINE POTENTIAL FIXES
. DEFINE THE APPROACH
. MAKE REGULATORY CHANGES



BENEFITS OF TRANSIT-ORIENTED DEVELOPMENT

- .SUPPORTS TRANSIT-INVESTMENTS
- .REDUCES COST OF LIVING
- .IMPROVES ACCESS TO OPPORTUNITIES
- .STABILIZES AND STRENGTHENS PROPERTY VALUES
- .IMPROVES PUBLIC HEALTH
- .BUILDS MARKETABLE PLACES
- .SUPPORTS WORKFORCE DEVELOPMENT
- .EXPANDS THE DEVELOPMENT MARKET
- .CONTRIBUTES TO SUSTAINABILITY



COMPACT. CONNECTED. DIVERSE.



ACCESS. PLACE. VALUE.



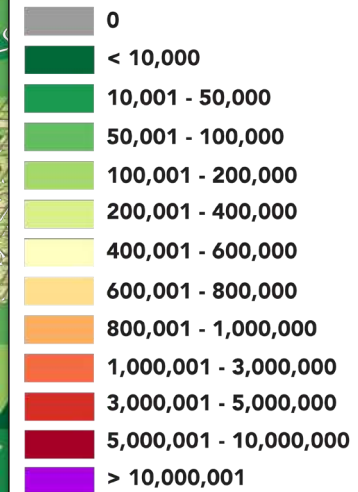
COMPACT. CONNECTED. DIVERSE.

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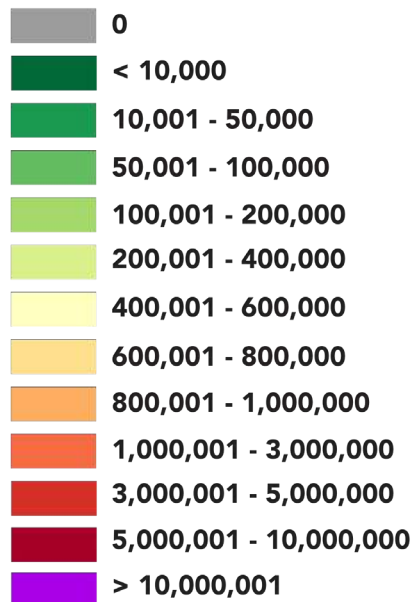
TOD

Indianapolis, IN

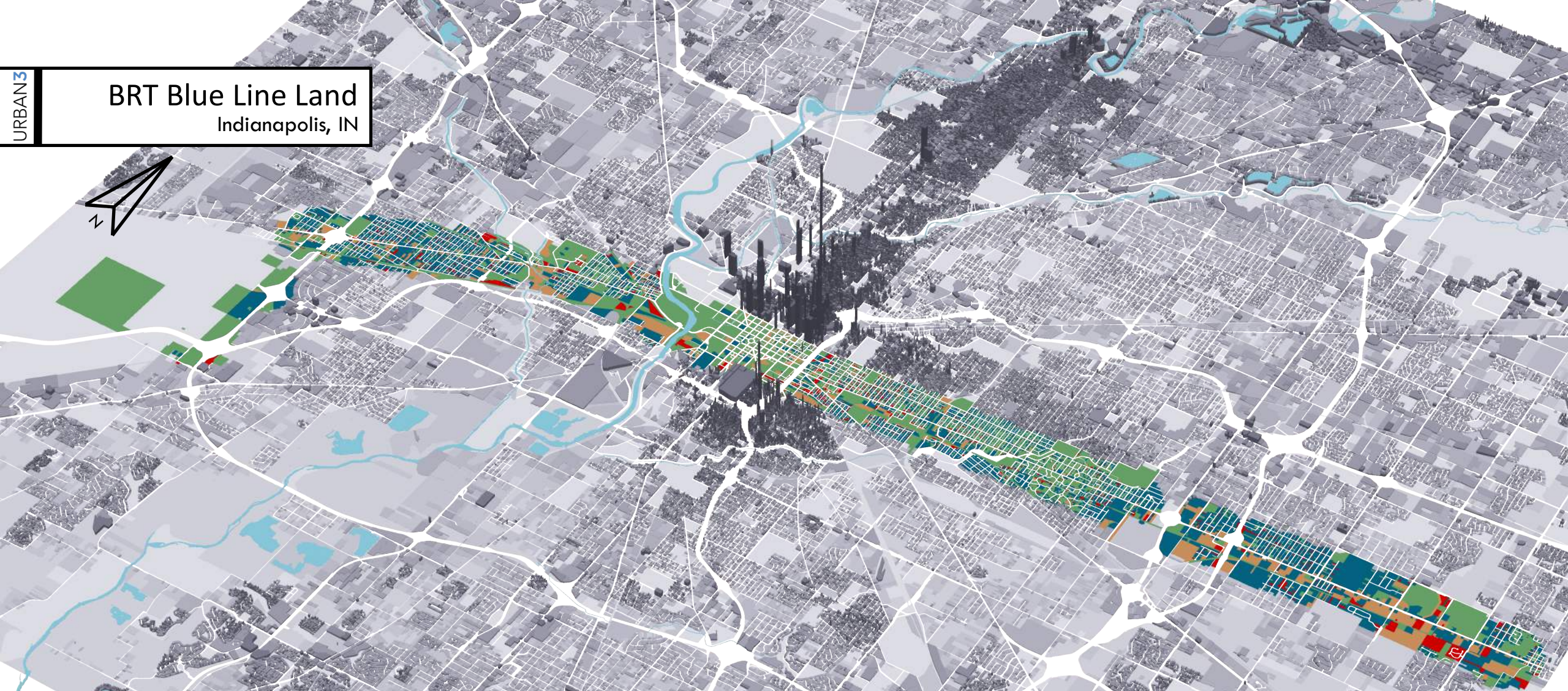
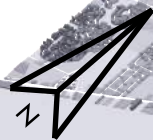
Taxable Value per Acre (\$)



BRT Blue Line Access

**Taxable Value
per Acre (\$)**

BRT Blue Line Land Indianapolis, IN



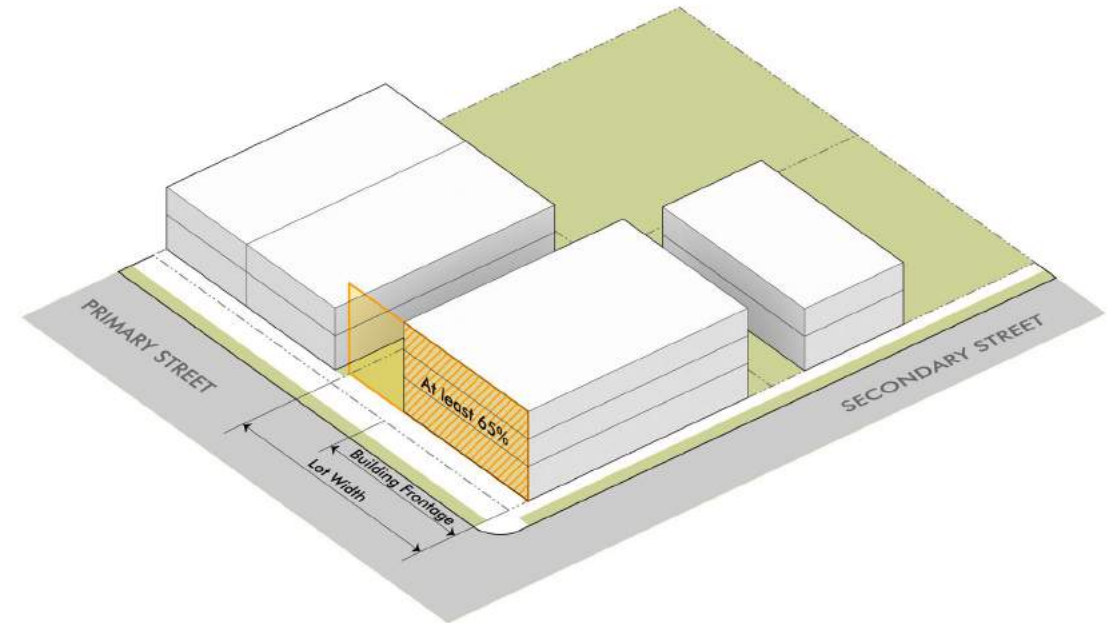
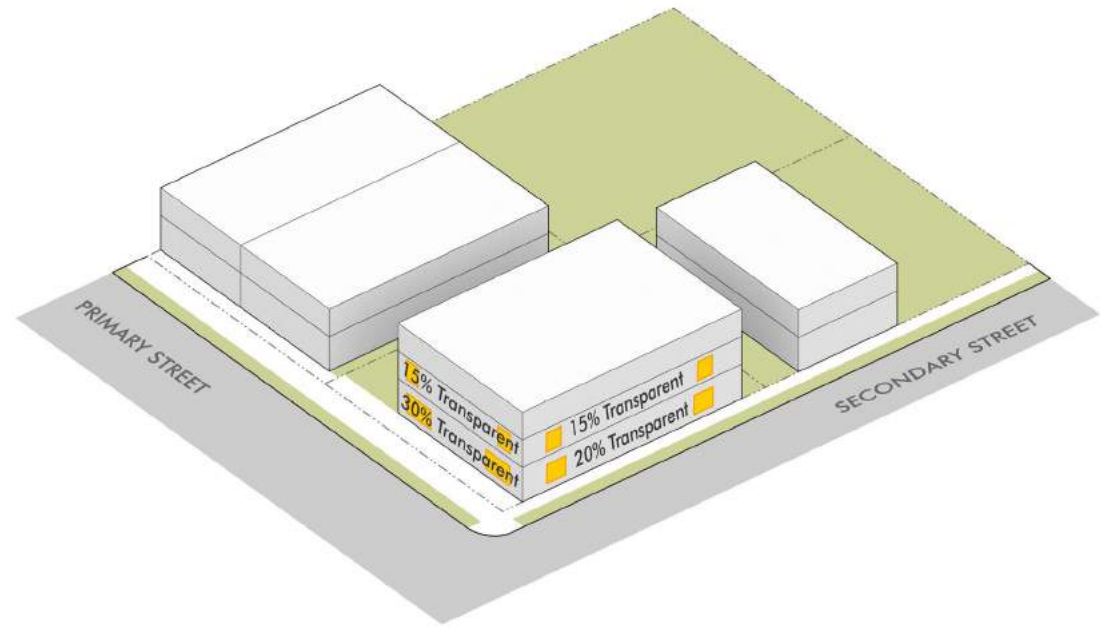


LACK OF DESIGN & DEVELOPMENT STANDARDS.

MIXED-USE DISTRICTS

DEVELOPMENT FORM STANDARDS

- BUILDING MASS & PLACEMENT
- ENTRY ORIENTATION
- WINDOWS / DOORS / TRANSPARENCY
- ROOF
- BUILDING SIZE
- ACCESS

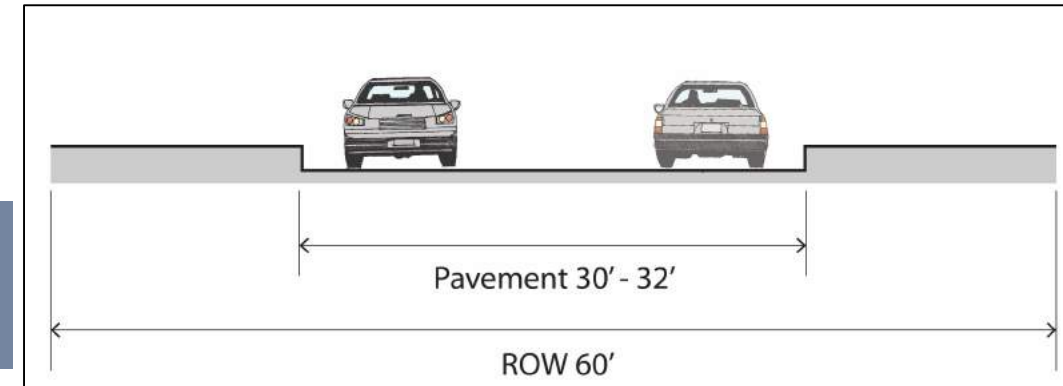


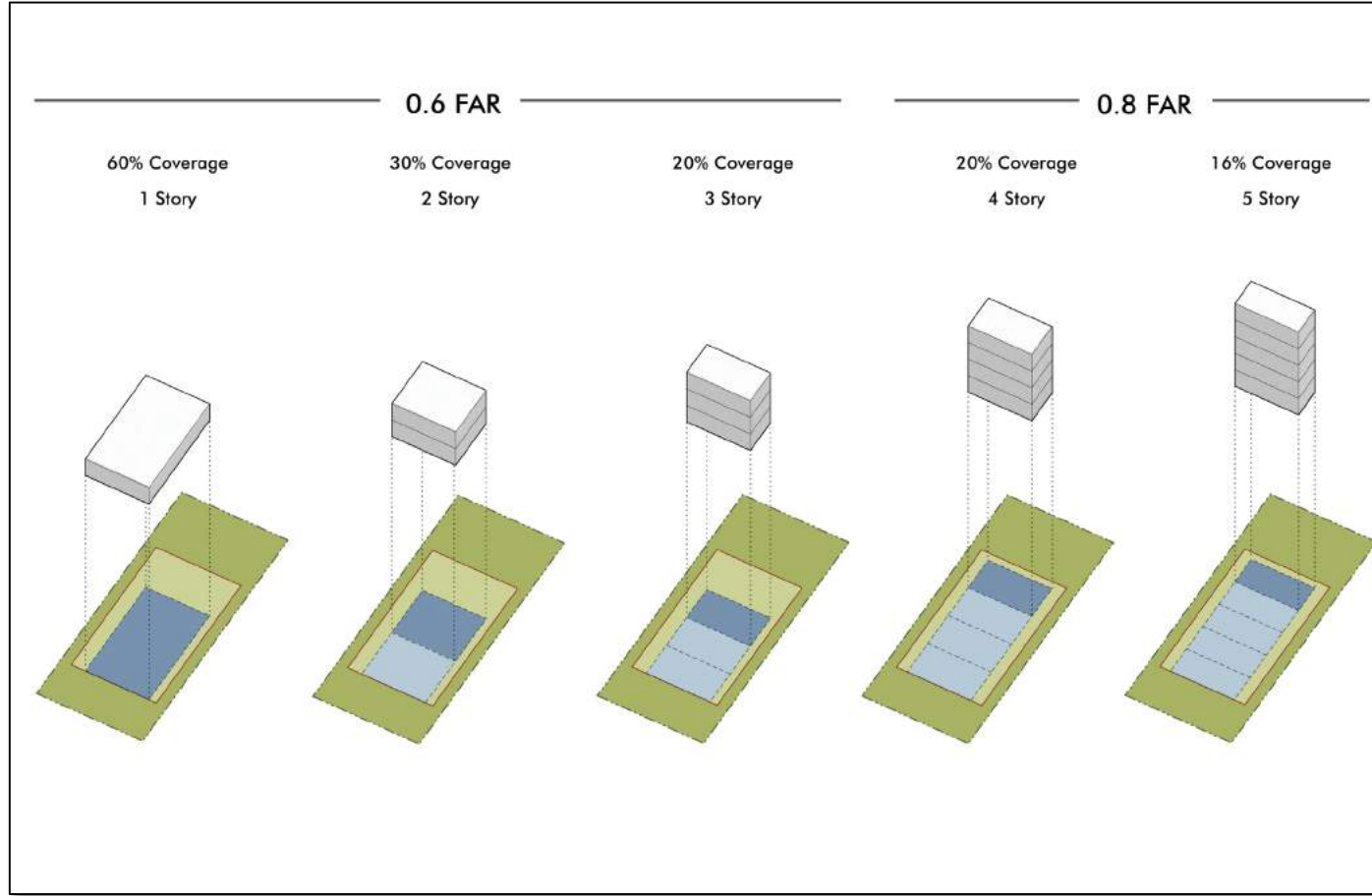
ENSURE.

Table 741-303-1: Minimum Street Cross-Section Standards

Street Type (Two-way unless noted otherwise)	Minimum Right-of-way width		Minimum Pavement Width	
	In the Compact Context Area	In the Metro Context Area	In the Compact Context Area	In the Metro Context Area
Primary Arterial	100 feet	120 feet	As determined by DPW	As determined by DPW
Secondary Arterial	80 feet	100 feet	As determined by DPW	As determined by DPW
Collector	60 feet	60 feet	30 feet	32 feet
Collector in Residential subdivisions	55 feet	60 feet	28 feet	28 feet
Collector in Residential subdivisions, Divided	60 feet	60 feet	18 feet each way	18 feet each way
Local	50 feet	50 feet	26 feet	28 feet
Local in Residential subdivisions	45 feet	50 feet	24 feet	24 feet
Alley	15 feet	20 feet	15 feet	18 feet
Cul-de-sac radius	50 feet	50 feet	38 feet	38 feet

ALLOW.





UNDERMINE.

TABLE 742-103-12
D-8 DISTRICT
DIMENSIONAL STANDARDS

LOT STANDARDS	
Minimum lot frontage, multi-family	50 ft.
Minimum lot frontage , single-family detached	30 ft.
Minimum lot frontage , two-family	30 ft.
Minimum lot frontage , single-family attached	20 ft.
Minimum Open Space	55%

SETBACKS		
	Multifamily	Other
Minimum depth front yard	See Table 744-201-2	
Minimum width of side yard	20% lot width; min. 4 ft.	4 ft.
Minimum depth of rear yard	15 ft.	15 ft.

BUILDING STANDARDS		
	Multifamily	Other
Maximum height of primary building	56 ft.	35 ft.
Maximum transitional building height	40 ft.	n/a
Maximum height of accessory building	25 ft.	24 ft.

DEVELOPMENT AMENITIES FOR MULTIFAMILY	
Maximum floor area ratio (1 to 3 floors)	0.60
Maximum floor area ratio (4 to 5 floors)	0.80
Minimum livability space ratio	0.66

This Table is a summary of selected standards; refer to Chapter 744, Article II Lot and Building Dimensions, for additional regulations.

*In case of a discrepancy with this summary table, the master table in Chapter 744-II governs.



DESIGN FOCUS.

An aerial photograph of a city neighborhood. The image shows a dense arrangement of buildings, including multi-story apartment complexes and smaller houses. There are several green spaces, including a large park with a pond in the center-right, a baseball field in the top-left, and a smaller pool area on the right. A major highway runs along the right side of the image. The overall scene depicts a diverse urban environment with a mix of housing and public space.

PUBLIC SPACE.
URBAN FORM.
MIX OF USES.
HOUSING DIVERSITY.



CODE CONSIDERATIONS.
PUBLIC SPACE | DEVELOPMENT FORM
MIX OF USES | HOUSING DIVERSITY



PUBLIC SPACE.
CREATE COMFORTABLE PLACES FOR PEOPLE | ENSURE HUMAN-SCALED DESIGN FEATURES



URBAN FORM.
SIMPLIFY AND REFINE DEVELOPMENT STANDARDS | MINIMIZE THE IMPACT OF PARKING



MIX OF USES / HOUSING DIVERSITY.
SIMPLIFY AND REFINE DEVELOPMENT STANDARDS



CODE CONSIDERATIONS.

CREATE COMFORTABLE PLACE FOR PEOPLE | SIMPLIFY AND REFINE DEVELOPMENT STANDARDS
ENSURE HUMAN-SCALED BUILDING DESIGN | MINIMIZE THE IMPACT OF PARKING



BROAD RIPPLE.



IRVINGTON.



FOUNTAIN SQUARE.



MASS AVE.



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OPEN HOUSE.

. REVIEW BOARDS

- . PUBLIC SPACE
- . DEVELOPMENT STANDARDS
- . BUILDING DESIGN
- . PARKING

. PROVIDE FEEDBACK

HEADLINES.

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