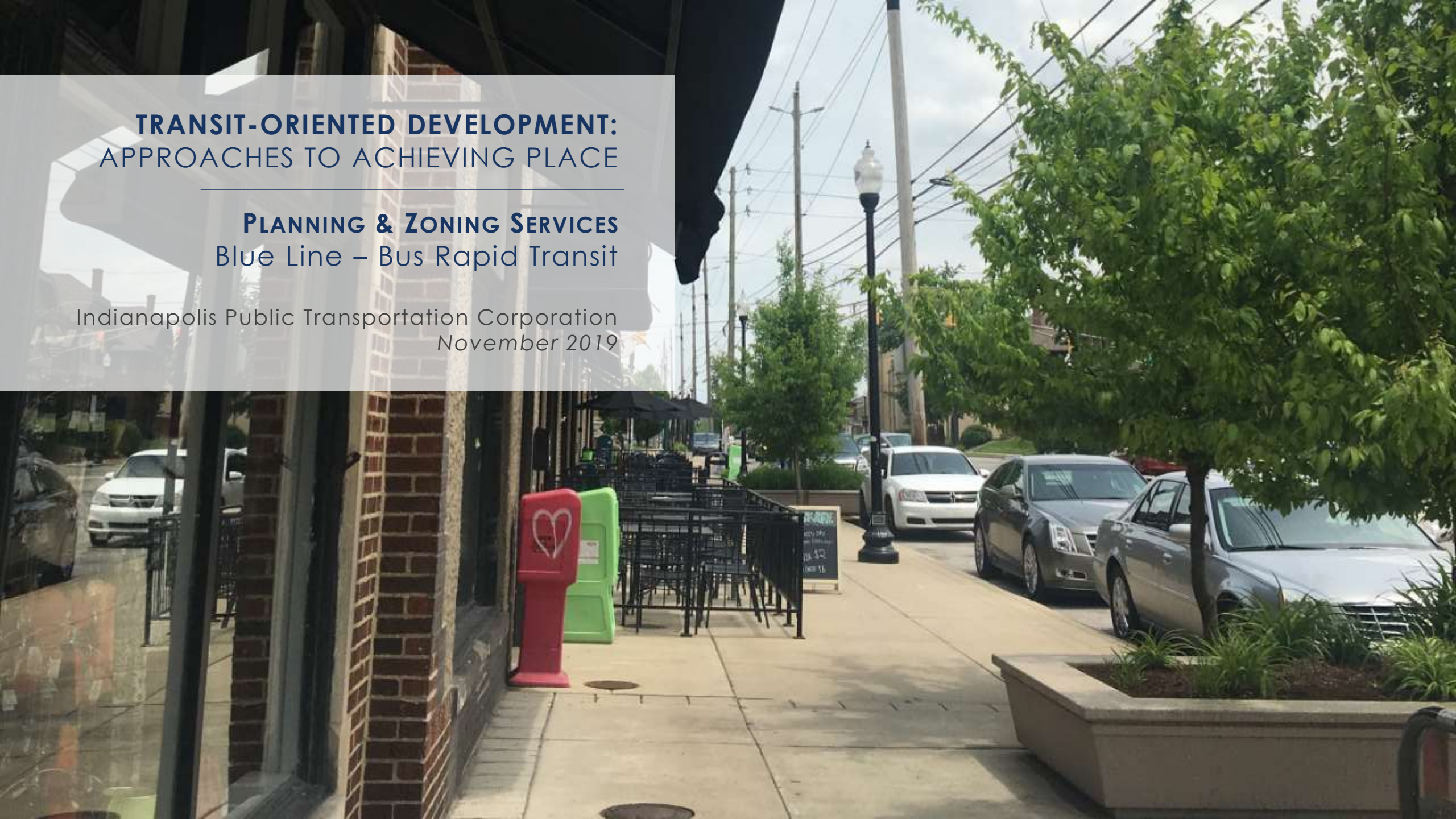


TRANSIT-ORIENTED DEVELOPMENT: APPROACHES TO ACHIEVING PLACE

PLANNING & ZONING SERVICES Blue Line – Bus Rapid Transit

Indianapolis Public Transportation Corporation
November 2019



PLANNING + CONSULTING TEAM
TRANSIT-ORIENTED DEVELOPMENT

PLANNING & ZONING SERVICES
Blue Line – Bus Rapid Transit

Indianapolis Public Transportation Corporation
November 2019

Project Leaders



IndyGo



Consulting Partners

gouldevans



VISIT US ONLINE AT INDYTOD.COM



The background is a complex, abstract composition. It features a dense field of vertical bars of varying heights and widths, rendered in a palette of muted greens, yellows, and browns. These bars are set against a dark, charcoal grey background. In the lower portion of the image, there is a stylized, low-poly representation of a cityscape or landscape, with flat, geometric shapes in shades of green and brown. The overall effect is one of data density and urban complexity.

Data-driven Storytelling

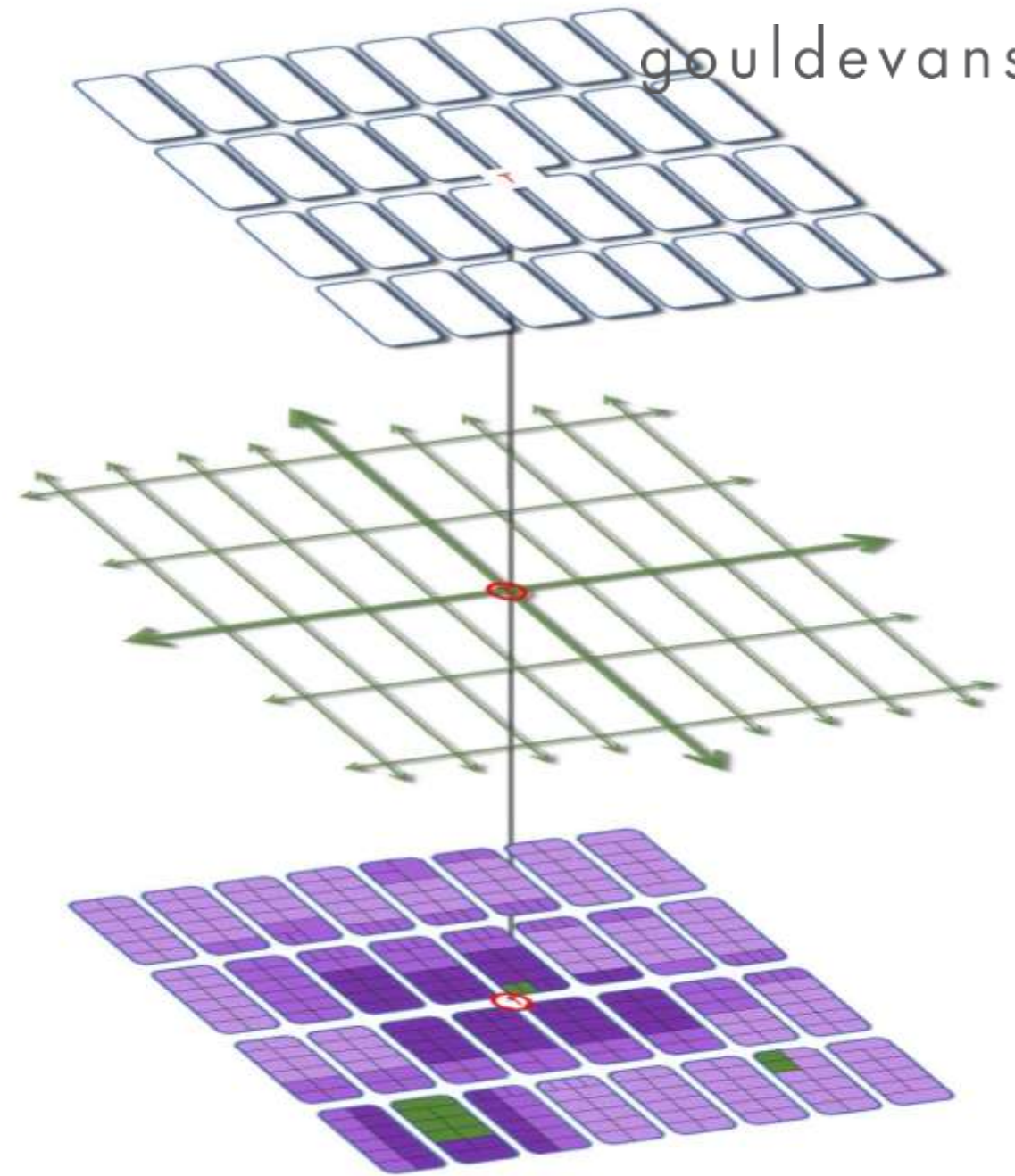
A photograph of a modern city street scene. On the left, a modern building with a glass and metal facade is visible. In the center, a bus stop with a white metal structure and a glass shelter is located. Several pedestrians are walking on the sidewalk. A white bus with the number 2304 and the destination '8W WASHINGTON' is stopped at the bus stop. In the background, there are more modern buildings and a clear blue sky.

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



COMPACT.
CONNECTED. DIVERSE.

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COMPACT.
CONNECTED. DIVERSE.



ACCESS. PLACE.
VALUE.



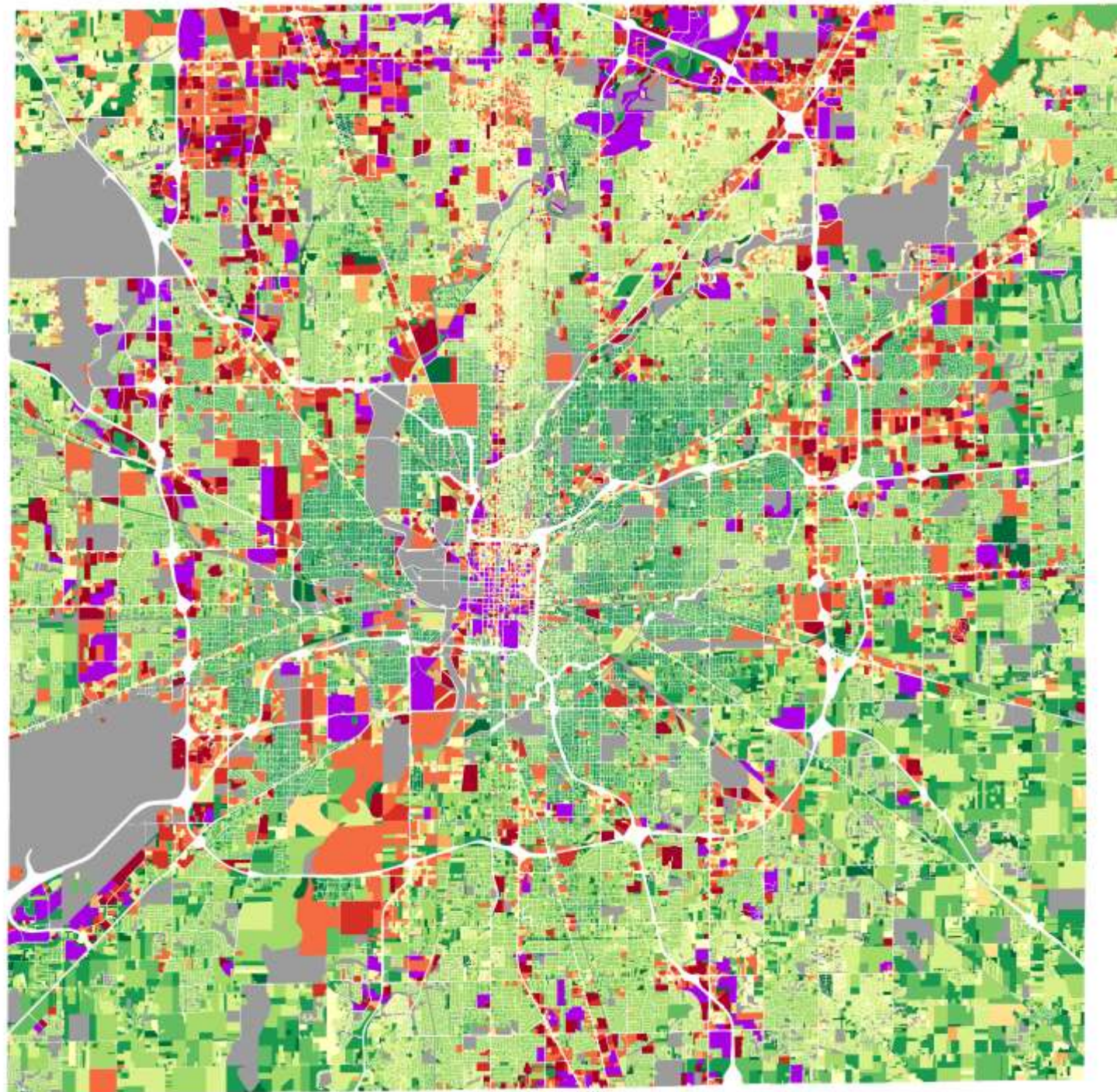
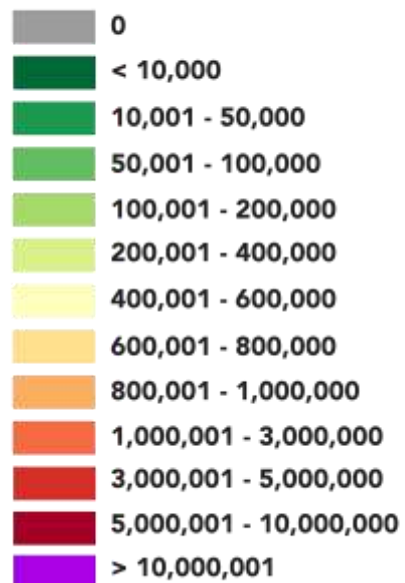
COMPACT.
CONNECTED. DIVERSE.

ACCESS. PLACE.
VALUE.

Total Taxable Value

Indianapolis, IN

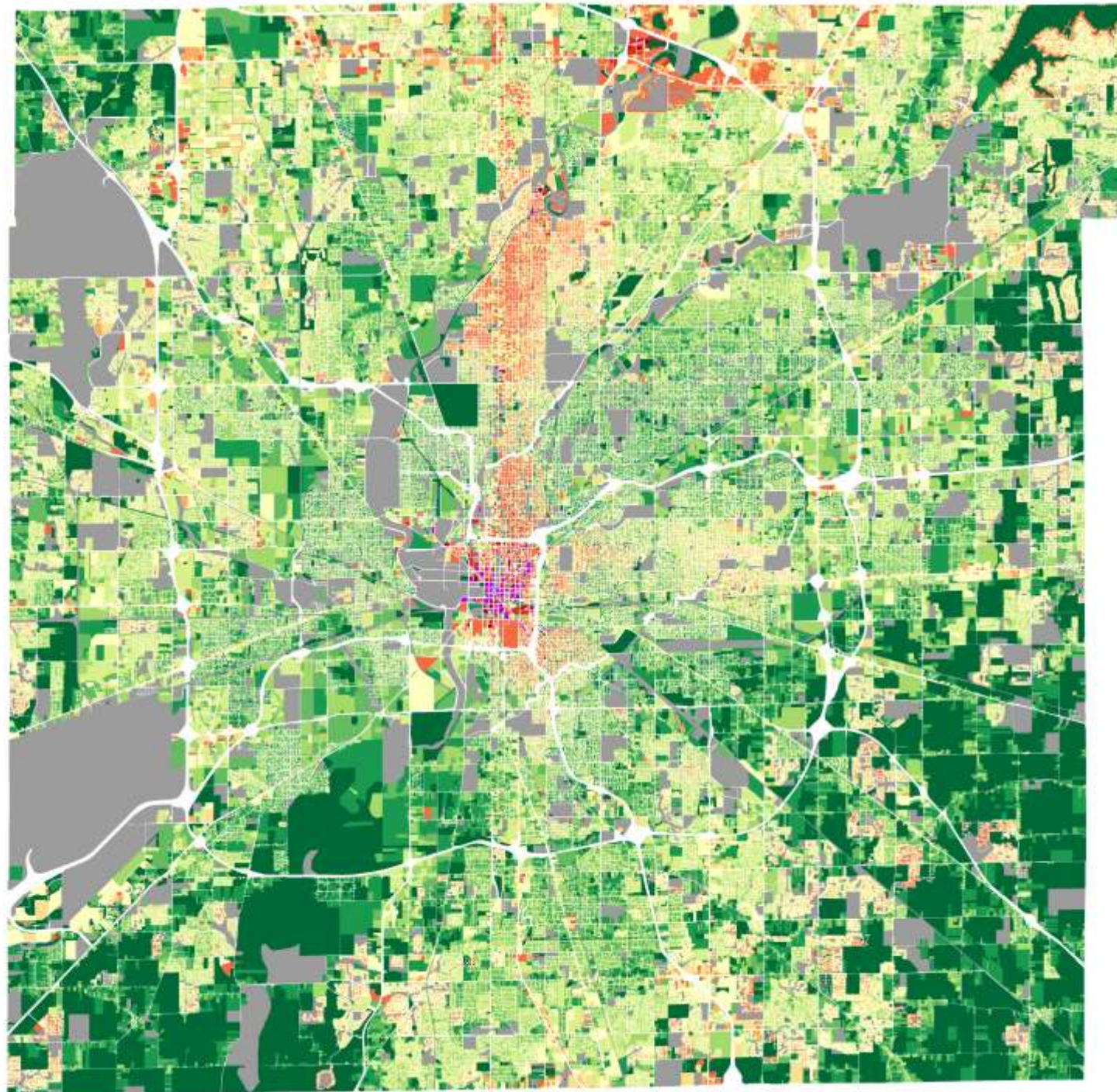
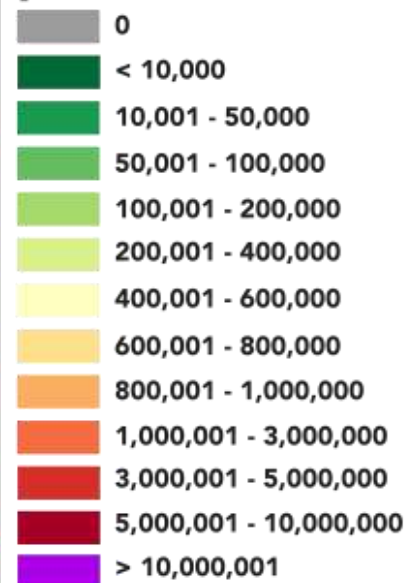
Total Taxable Value (\$)



Taxable Value per Acre

Indianapolis, IN

Taxable Value per Acre (\$)



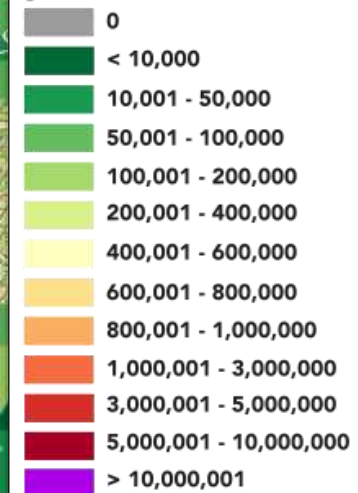
Transit Oriented Development Indianapolis, IN



TOD

Indianapolis, IN

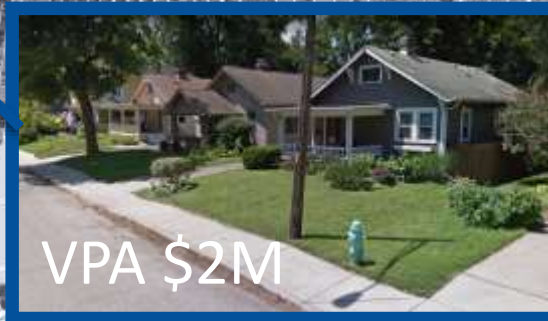
Taxable Value per Acre (\$)



TOD Indianapolis, IN

Taxable Value per Acre (\$)

0
< 10,000
10,001 - 50,000
50,001 - 100,000
100,001 - 200,000
200,001 - 400,000
400,001 - 600,000
600,001 - 800,000
800,001 - 1,000,000
1,000,001 - 3,000,000
3,000,001 - 5,000,000
5,000,001 - 10,000,000
> 10,000,001



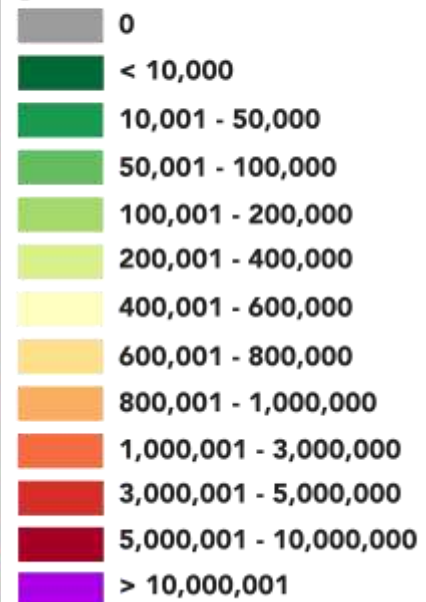
TOD Indianapolis, IN

Taxable Value per Acre (\$)

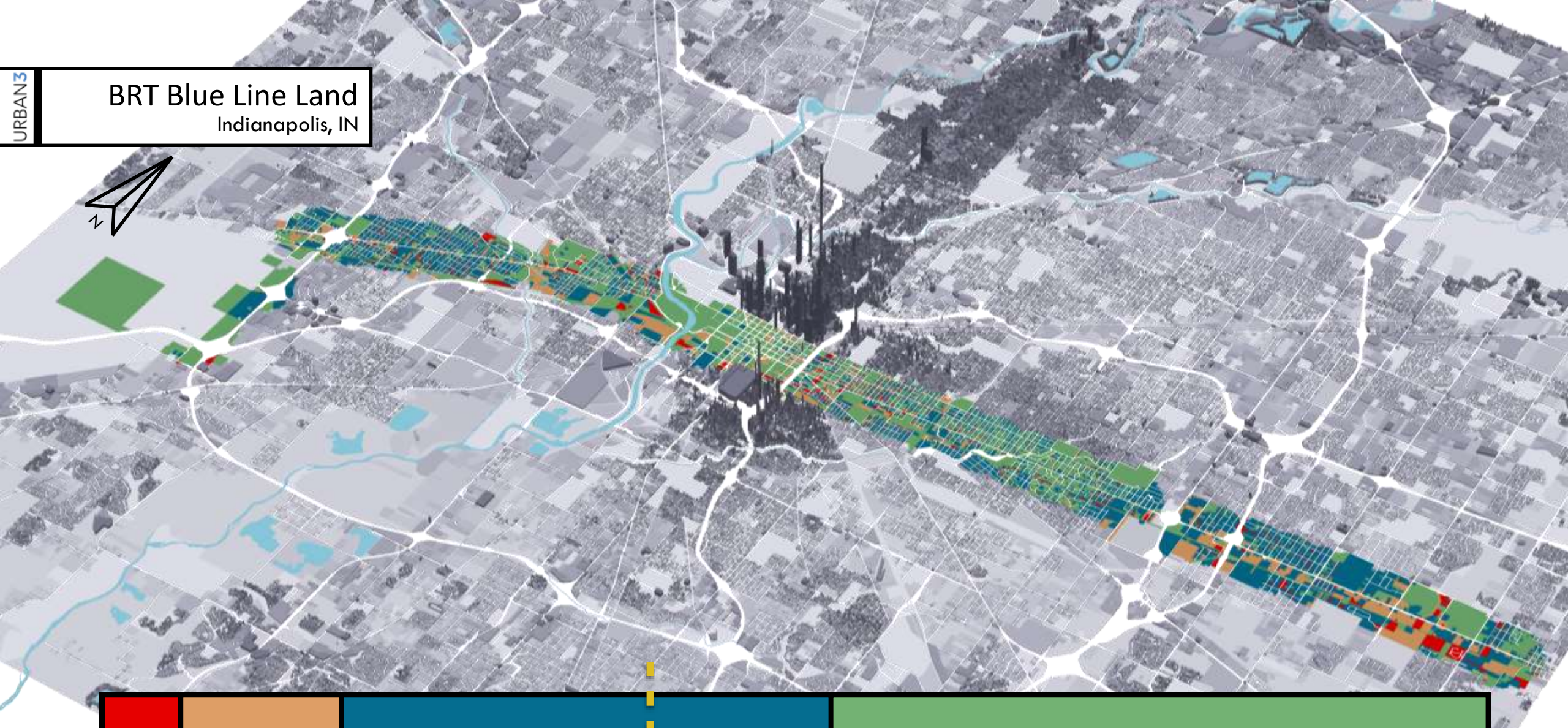
0
< 10,000
10,001 - 50,000
50,001 - 100,000
100,001 - 200,000
200,001 - 400,000
400,001 - 600,000
600,001 - 800,000
800,001 - 1,000,000
1,000,001 - 3,000,000
3,000,001 - 5,000,000
5,000,001 - 10,000,000
> 10,000,001



BRT Blue Line Access

Taxable Value
per Acre (\$)

BRT Blue Line Land Indianapolis, IN



9,738
Acres

Vacant Land > Building 1 Story Buildings

Over 1 Story or Civic



TODAY.



THE HOW.

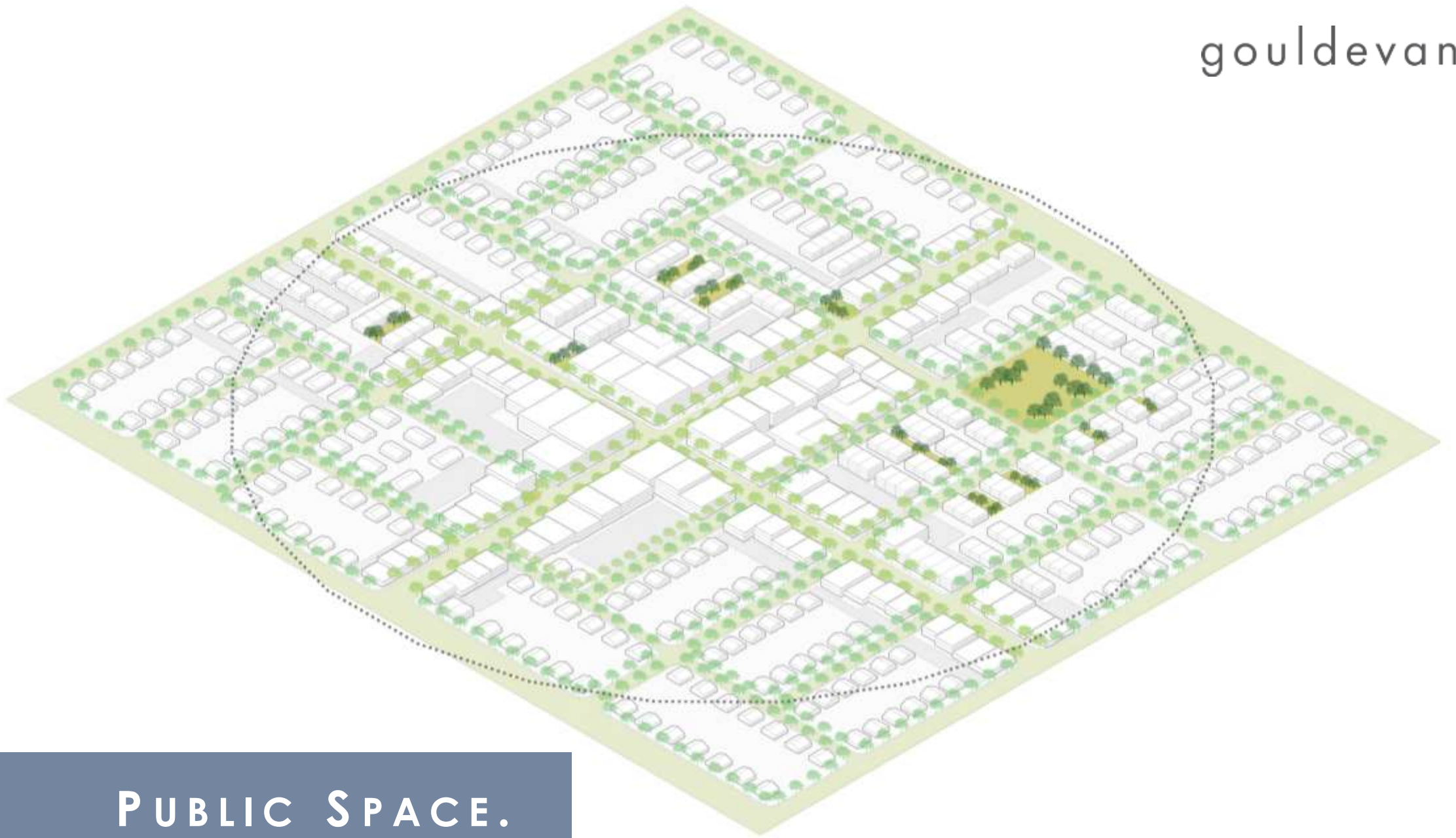
An aerial photograph of a city neighborhood. The scene is a mix of urban forms: a large, multi-story brick building complex in the upper center; a dense residential area with many small, dark-roofed houses in the lower half; a large, open, reddish-brown area (possibly a park or construction site) on the left; and a multi-lane highway on the right. A semi-circular pond is visible in the center-right. The text 'PUBLIC SPACE. URBAN FORM. MIX OF USES. HOUSING DIVERSITY.' is overlaid in white on a dark blue semi-transparent rectangle in the bottom left.

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

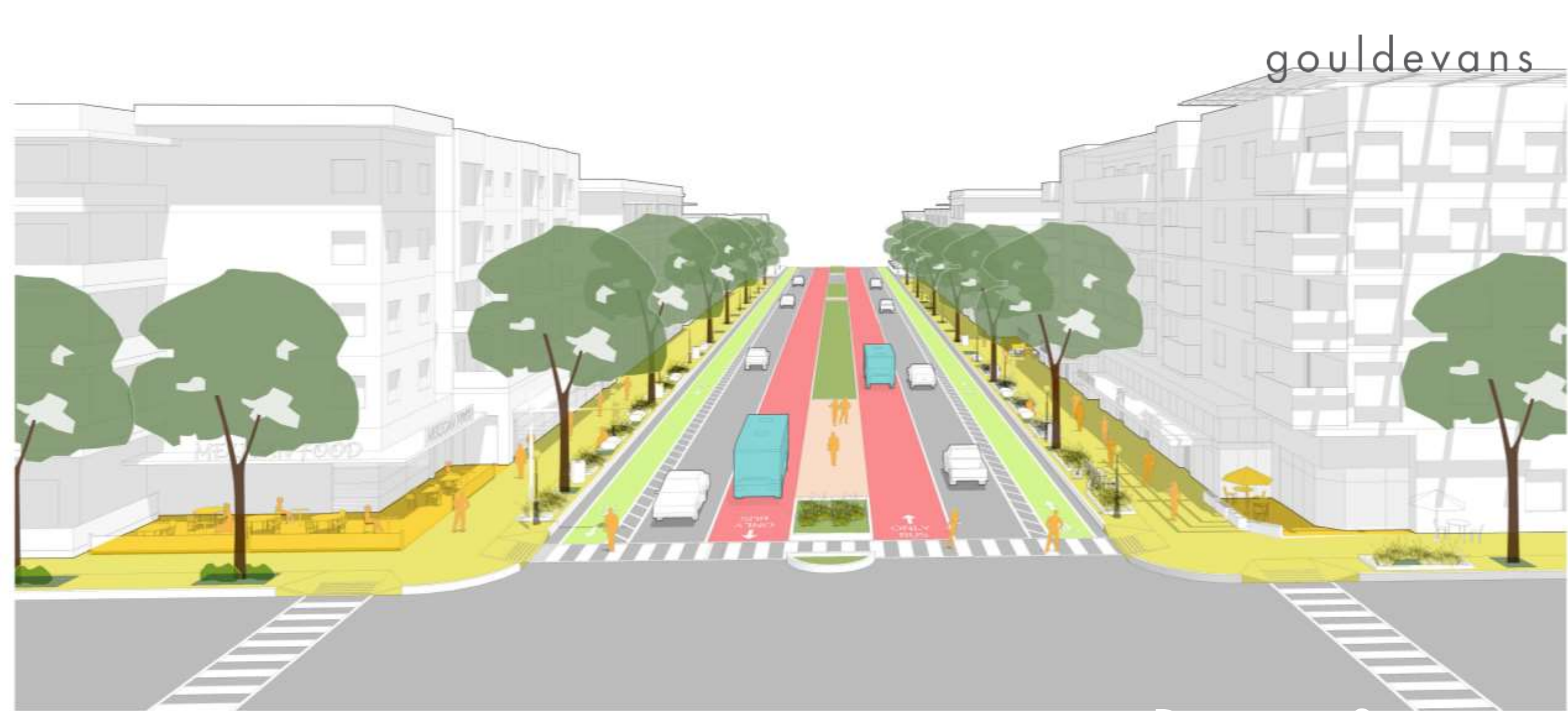


PUBLIC SPACE.

gouldevans



PUBLIC SPACE.



PUBLIC SPACE.

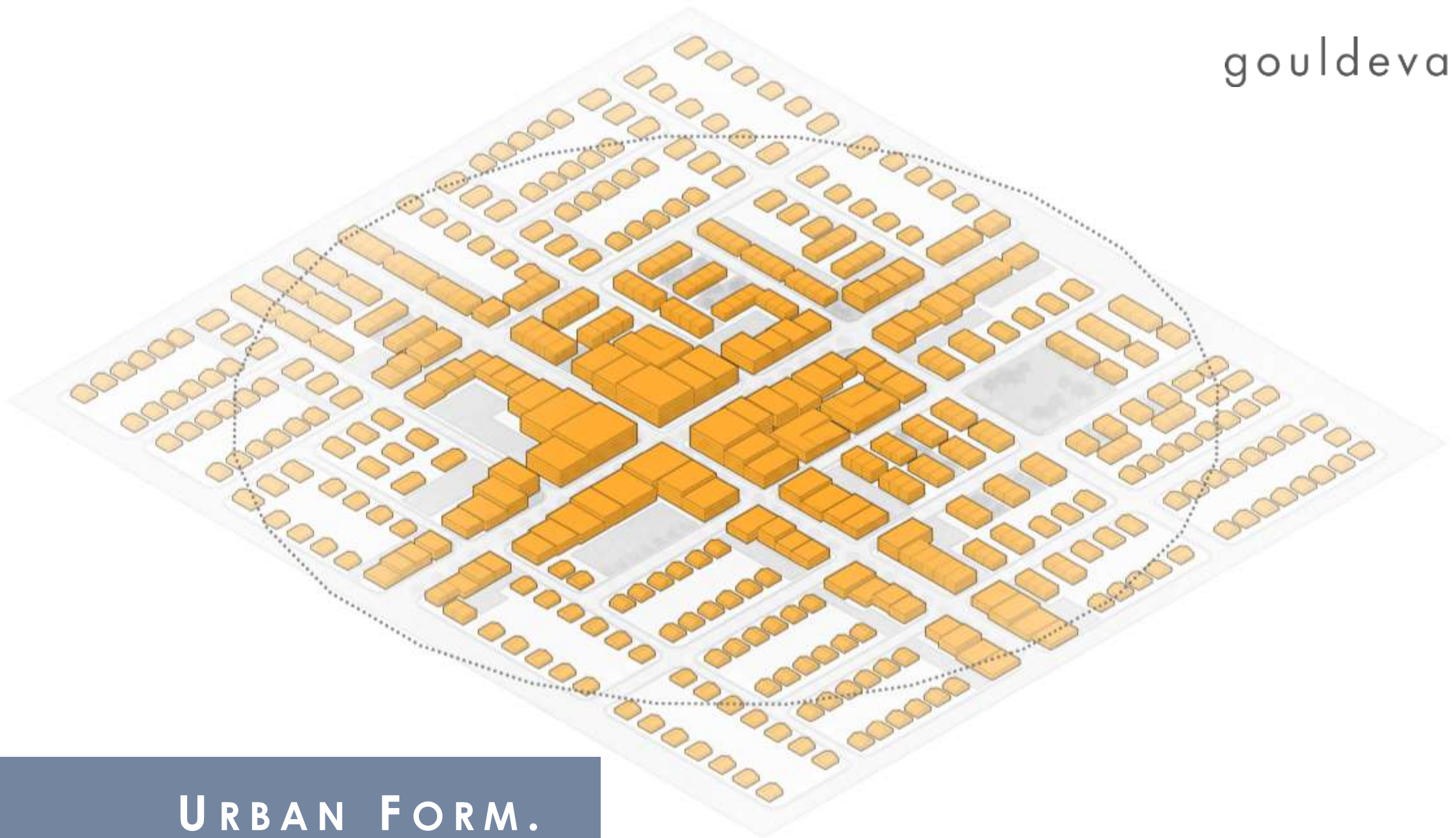
BUILD GENEROUS SIDEWALKS | SLOW THE TRAFFIC | PROMOTE CONNECTED NETWORKS

CREATE COMFORT AND ENCLOSURE WITH STREET TREES | DESIGN ACTIVE GATHERING SPACES

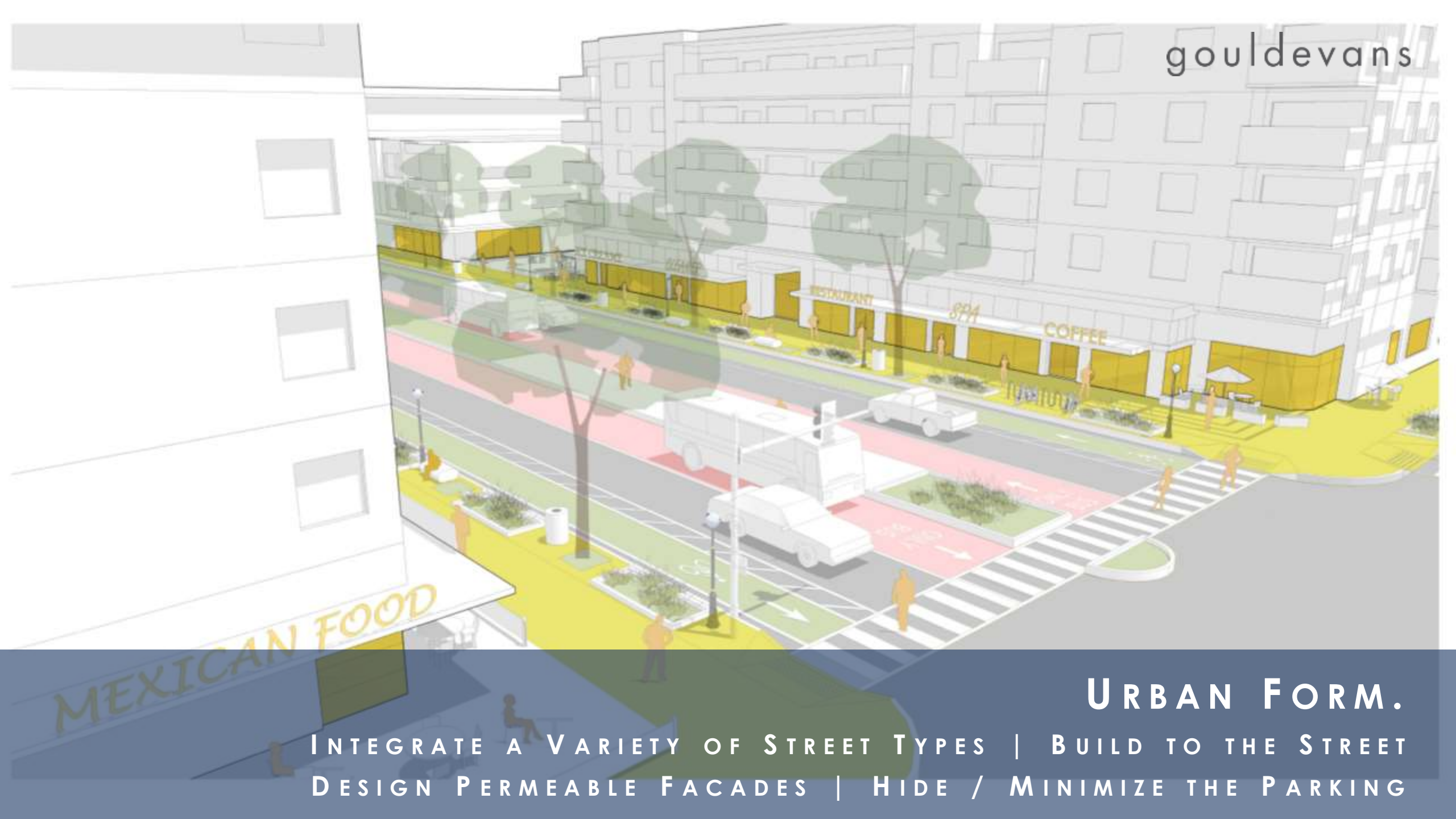


URBAN FORM.

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URBAN FORM.



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MEXICAN FOOD

URBAN FORM.

INTEGRATE A VARIETY OF STREET TYPES | BUILD TO THE STREET
DESIGN PERMEABLE FACADES | HIDE / MINIMIZE THE PARKING



MIX OF USES.



MIX OF USES.



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MIX OF USES.

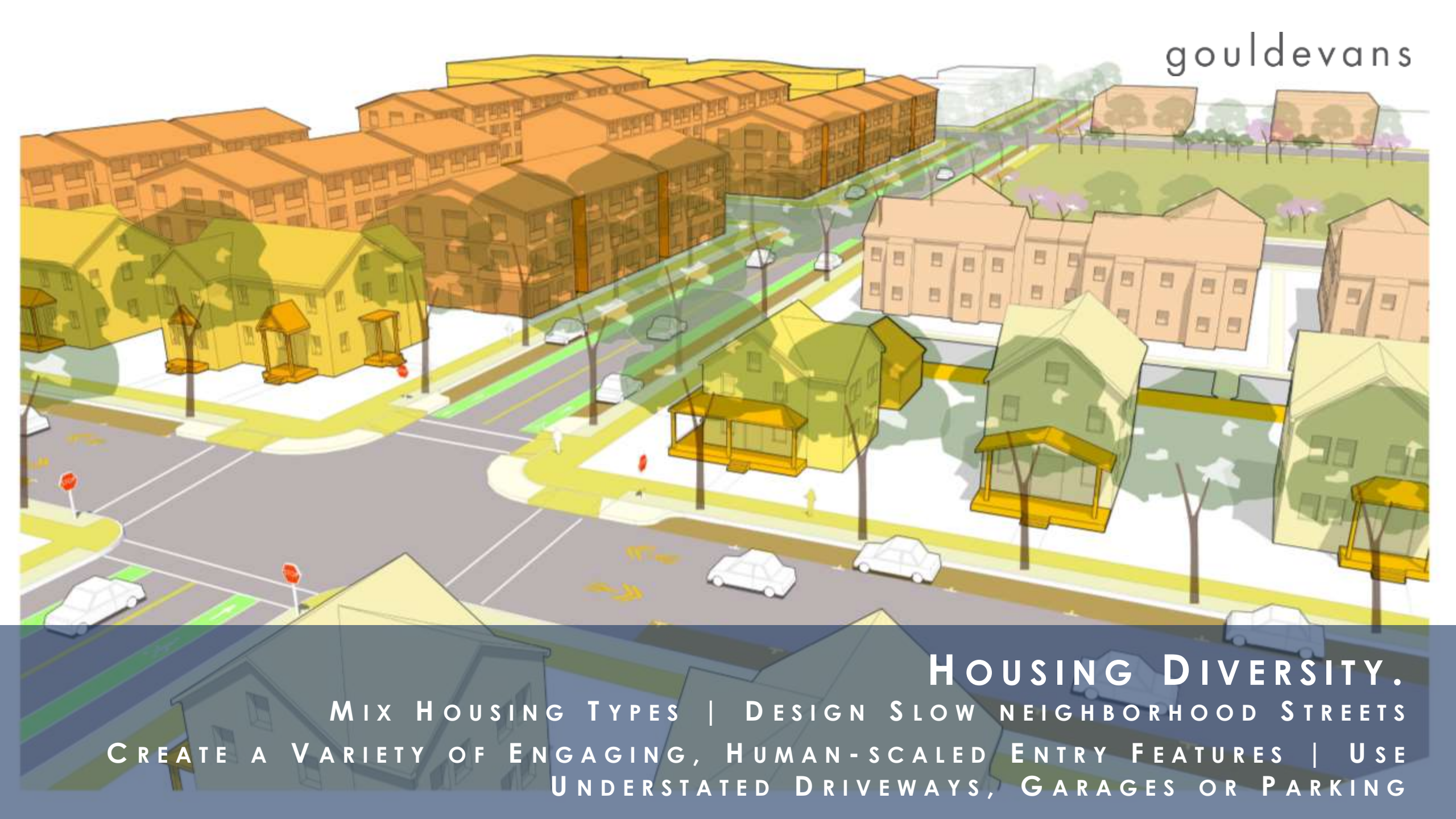
MAINTAIN A HEALTHY MIX | CONCENTRATE INVESTMENT
CREATE MANY REASONS TO BE THERE | MAKE THE SMALL EASY



HOUSING DIVERSITY.



HOUSING DIVERSITY.



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HOUSING DIVERSITY.

MIX HOUSING TYPES | DESIGN SLOW NEIGHBORHOOD STREETS
CREATE A VARIETY OF ENGAGING, HUMAN-SCALED ENTRY FEATURES | USE
UNDERSTATED DRIVEWAYS, GARAGES OR PARKING

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BROAD RIPPLE.

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IRVINGTON.



FOUNTAIN SQUARE.

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MASS AVE.

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