



Zoning for TOD: The Who, What, Where, When, and Why.

May 27, 2021

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Director of Strategic Planning

Who?

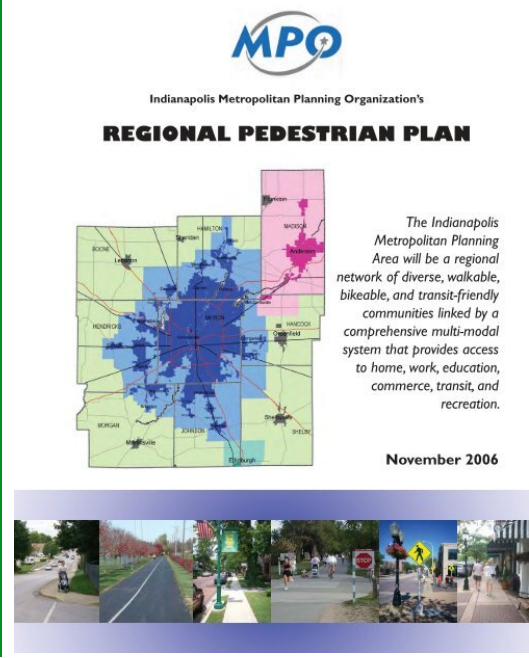


*IndyGo*SM



WHO?

Zoning for TOD



DMD – Land Use & Zoning Authority

INDYGO – Transit Provider + Grantee

IMPO – Convene + Inform + Plan + Fund

What?

“All transport is development-oriented, and all development is oriented toward some transport mode. If you want that mode to be public transit, then you need to plan development — not just its layout but also its location — with transit in mind, just as all urban planning did before 1945. That’s all that the term transit-oriented development says, and all that it should mean.”

– Jarrett Walker

WHAT?

Zoning for TOD

Possible Approaches

Approach #1 - Status Quo

No changes to the ordinance.

Approach #2 - Strategic Text Amendments

Make strategic amendments to existing zoning districts to protect and better enable walkable and transit-supportive development patterns; improved status quo.

Approach #3 - Overlay District

Proactively apply an overlay district to transit station areas to limit unproductive, noncontributing uses and development patterns.

Approach #4 - Amend & Rezone

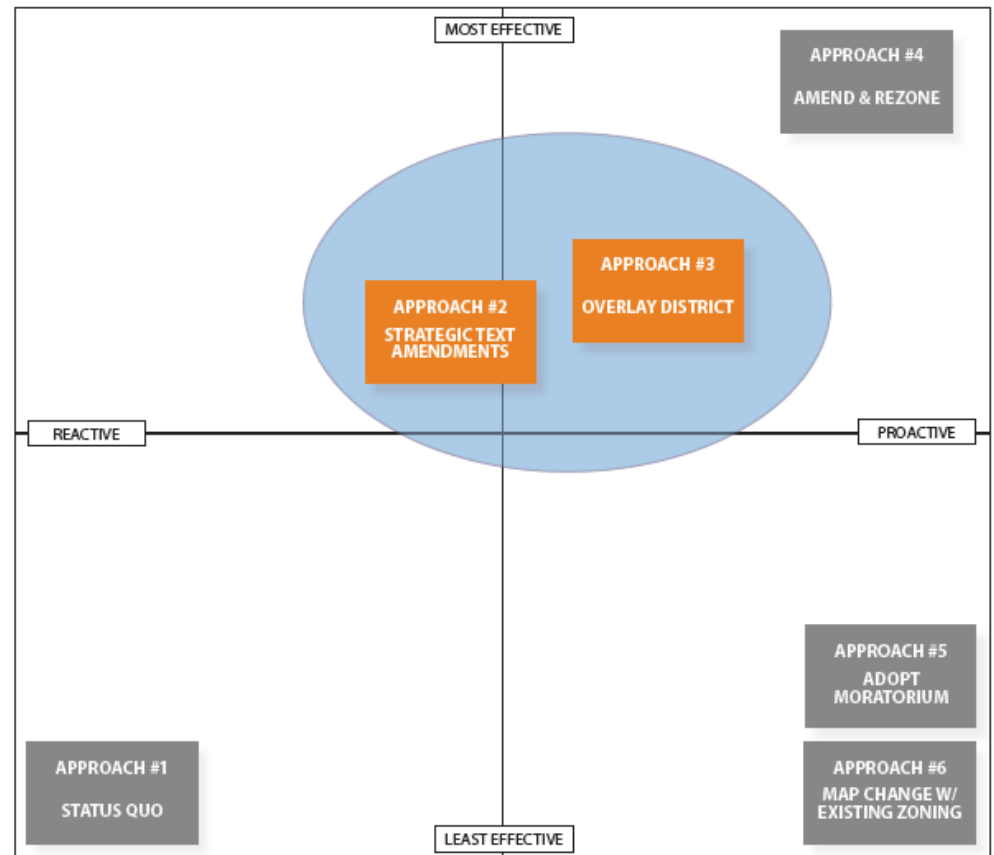
Amend the districts to ensure walkable and transit-supportive patterns, prohibit non-contributing and unproductive patterns, and use commission-sponsored rezoning.

Approach #5 - Adopt Moratorium

Suspend or delay development while best approach is prepared and implemented.

Approach #6 - Map Change w/ Existing Zoning

Utilize existing zoning districts to initiate Commission-sponsored rezoning to property along the transit corridors.



WHAT?

Zoning for TOD

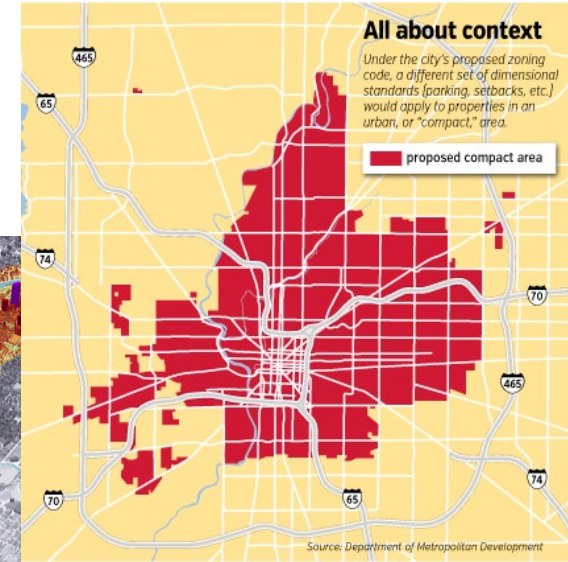
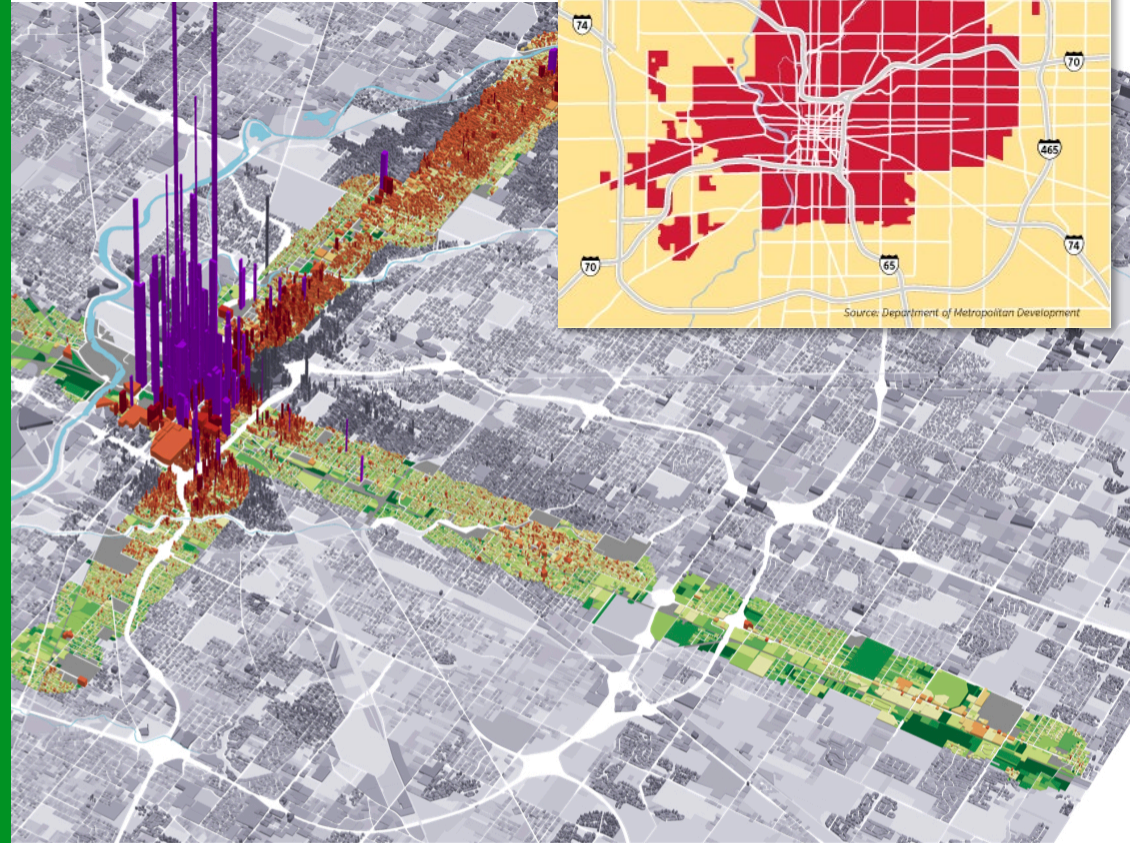
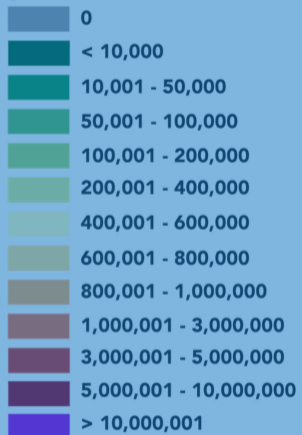
- A mix of land use activities in one place
- A mix of **HOUSING OPTIONS** – type and price point
- **PEDESTRIAN-SCALED**
- A **WALKABLE ENVIRONMENT**
- A connected street network
- **PUBLIC SERVICES** and amenities close to homes
- Varying degrees of **DENSITY** and **INTENSITY**
- Accommodating parking in a way that minimizes the negative impacts on a place

Where?

BRT Transit Access Indianapolis, IN

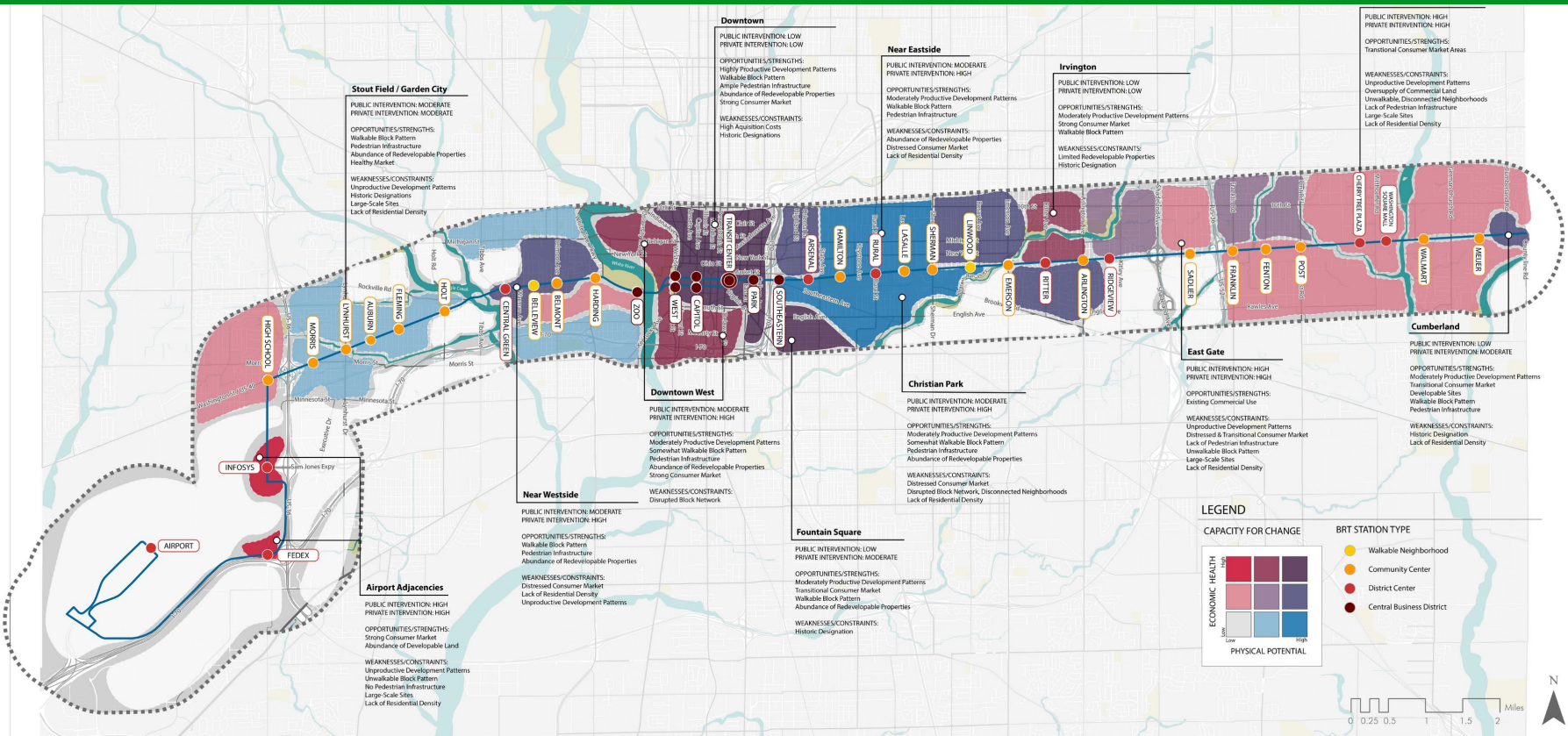


Taxable Value per Acre (\$)

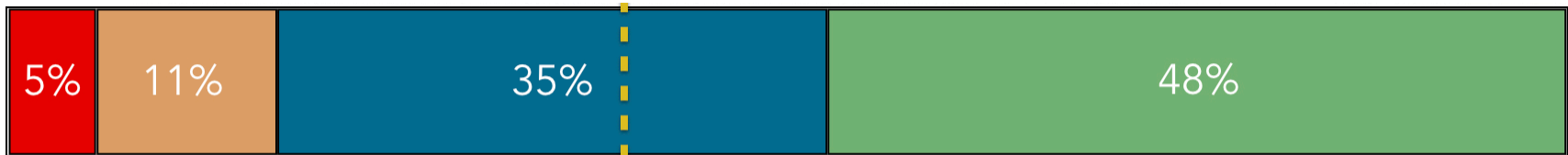


WHERE?

Zoning for TOD



CAPACITY FOR CHANGE



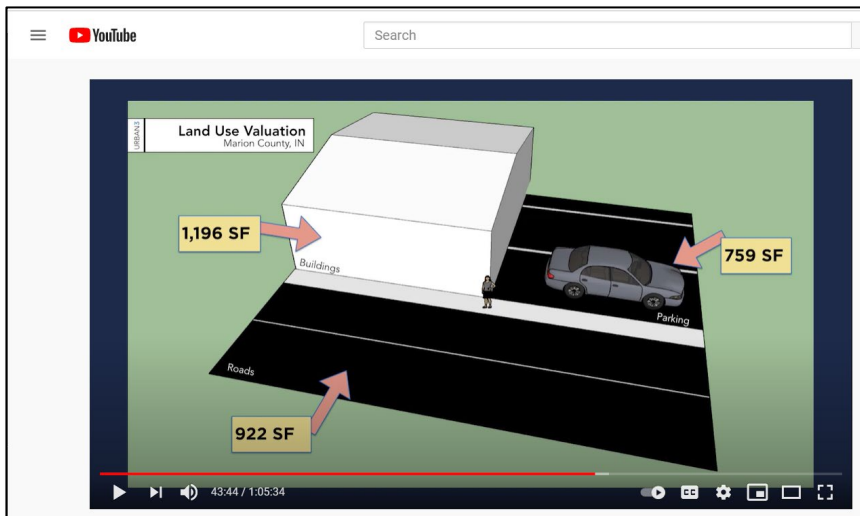
Vacant Land > Building 1 Story Buildings

Over 1 Story or Civic

WHERE?

Zoning for TOD

<https://www.youtube.com/watch?v=xIJ9ioq3GZY>



57% of all households within $\frac{1}{4}$ mile of the Blue Line have 1 or no cars!

More than **60%** of the land along the Blue Line is consumed by parking & roads.

When?



WHEN?

Zoning for TOD



2010

HUD-DOT
Sustainable
Communities
Challenge
Grant

2015

TOD
Strategic
Plans

2016

Plan 2020:
Bicentennial
Agenda

2017

Land Use
Pattern Book
+
Marion
County Land
Use Plan

2018

FTA TOD
Pilot Program
Planning
Grant

WHEN?

Zoning for TOD

- **April 19 - May 18**
Public Review & Comment Period
- **Wednesday, May 19**
Metropolitan Development Commission Voted
- **Monday, June 7**
Introduction to City-County Council
- **Monday, June 14**
Metropolitan & Economic Development Committee
- **Monday, July 12**
City-County Council Vote (adoption date)
- **Wednesday, September 1**
Effective date

Why?



WHY?

Zoning for TOD

From a Local Governance Perspective:

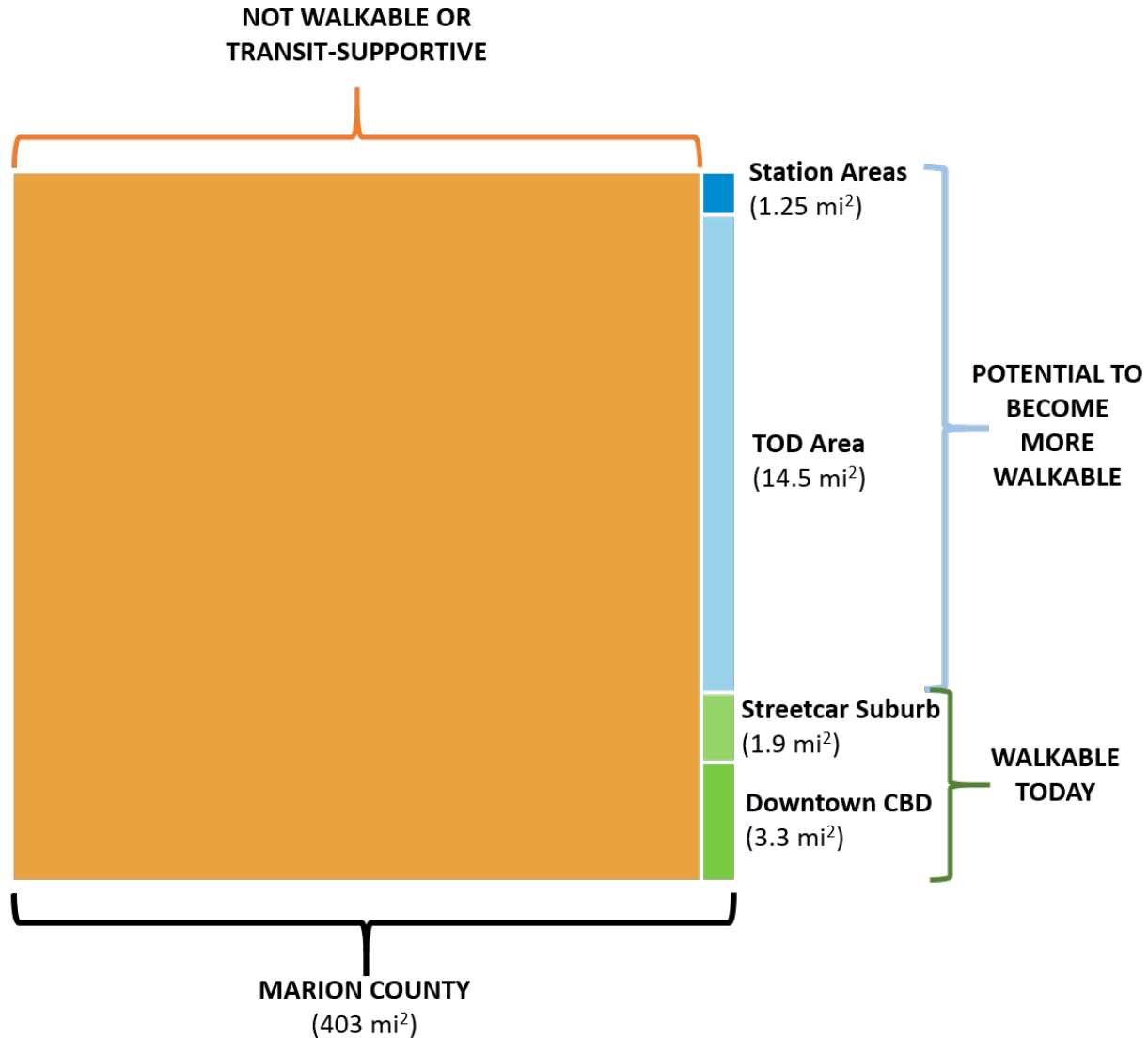
1. Non-contributing land uses (e.g. gas stations) and development patterns (e.g. big box retail) are allowed everywhere
2. Transit-supportive development is difficult to get approved
3. We lose ground every day – figuratively and literally.

From IndyGo's Perspective:

- 1. INCREASE AND PROMOTE TRANSIT RIDERSHIP**
2. Maintain (or improve) our land use and economic development score for our Blue Line Small Starts grant application
3. Strengthen the land use/transit connection

WHY?

Zoning for TOD



WHY?

Zoning for TOD

If Indy could leverage even **\$50** of new TOD investment for every public dollar invested in the Red Line (*\$96.3 Million*), the city would see more than

\$4.8 Billion

in new development along the line in less than 10 years.

That's a larger economic impact than 39 years of Indiana sporting events, including: the 2012 Super Bowl, ten NCAA Final Four games, seven Big Ten Championship games, eighteen Olympic trials, and others,

combined.

A large graphic featuring the letters 'Q' and 'A' in white, with an ampersand '&' in a lighter blue color between them. The letters are set against a blue background with a green vertical bar on the left and a green vertical bar on the right. The bottom of the slide features a silhouette of a city skyline in a lighter blue shade.

Q&A

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