**WHAT IS TOD?**

**TRANSIT ORIENTED DEVELOPMENT**

TOD is a way of building communities that are accessible and attractive to transit users. These neighborhoods are typically located around major transit hubs, such as train stations, bus depots, or other forms of mass transit. They are designed to accommodate a variety of people and lifestyles, from young professionals to families to the elderly.

**TOD TYPOLOGIES**

There are six types of TOD neighborhoods, each with its own strategies and approaches to development. These include:

1. **Central Business District**
   - These neighborhoods are located in the heart of downtown areas and are designed to be the main business and commerce center of the city.
   - They often have high-rise buildings, office spaces, and retail stores.
   - They usually have large pedestrian areas and public spaces.

2. **Regional Campus**
   - These neighborhoods are located near universities, colleges, or other educational institutions.
   - They are designed to accommodate students and faculty, as well as other members of the community.
   - They often have a mix of housing, commercial, and cultural spaces.

3. **COMMERCIAL CENTER**
   - These neighborhoods are located near commercial areas, such as shopping centers or business parks.
   - They are designed to accommodate a variety of businesses and retail spaces.
   - They often have large parking areas and other amenities.

4. **Walkable Neighborhood**
   - These neighborhoods are designed to be pedestrian-friendly and accessible.
   - They often have smaller lots and more walkable streets.
   - They usually have a variety of housing options, including apartments and townhomes.

5. **Apartment, Condo, Single Family Home**
   - These neighborhoods are located in suburban areas and are designed to accommodate a variety of housing types.
   - They often have a mix of housing options, including apartments, condos, and single family homes.
   - They usually have larger lots and more suburban features.

6. **INDY'S RAPID TRANSIT PLAN**
   - This plan is designed to create a network of rapid transit routes throughout the city.
   - It includes more than 100 possible bus routes and 70 possible streets.
   - The plan is designed to improve mobility and accessibility for all residents.

**INDY'S RAPID TRANSIT PLAN**

- The plan aims to create a more connected and accessible city.
- It includes rapid transit routes that will serve a variety of neighborhoods.
- The plan is designed to improve mobility and accessibility for all residents.

**HOW DO WE CREATE TOD?**

**WE CAN ENCOURAGE TOD THROUGH SMART POLICIES THAT MAKE IT SIMPLE TO DEVELOP QUALITY, WALKABLE PLACES**

The red line is coming, and development is likely to follow. We need to be ready.

**OUR COMMUNITY WANTS & NEEDS TRANSIT ORIENTED DEVELOPMENT**

<table>
<thead>
<tr>
<th>Declining Homeownership Rates</th>
<th>1990: 15%</th>
<th>2035: 5%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeownership Cost</td>
<td>$1,450,000</td>
<td>$1,680,000</td>
</tr>
<tr>
<td>More Density Means More Revenue for Schools, Infrastructure, and Services</td>
<td>$336,000</td>
<td>$392,000</td>
</tr>
<tr>
<td>Transient Costs</td>
<td>$8,000</td>
<td>$9,000</td>
</tr>
<tr>
<td>SAVED EACH YEAR</td>
<td>$0.6 Assess Property Value per Acre</td>
<td></td>
</tr>
</tbody>
</table>

**TRANSIT HELPS OUR ECONOMY BY CONNECTING JOBS AND WORKERS**

- To fund and build transit, we need TOD.
- TOD is a way of building communities that are accessible and attractive to transit users.
- TOD is designed to accommodate a variety of people and lifestyles, from young professionals to families to the elderly.
- TOD is designed to improve mobility and accessibility for all residents.

**SPECIFIC ACTIONS PLANNED**

- **UPDATE LAND USE MAP WITH TOD AREAS**
  - This will help developers find great opportunities for development.
- **CREATE A STRATEGIC PLAN**
  - This will help ensure the best possible outcome for development.
- **ADOPT INDY REZONE**
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**TRANSIT HELPS THOSE WITHOUT ACCESS TO A CAR**

- Toddlers
- Seniors
- Low-income families
- Working families
- People with disabilities
- People who rely on transit

**TRANSIT HELPS OUR ECONOMY BY CONNECTING JOBS AND WORKERS**

- To fund and build transit, we need TOD.