

NIRPC TOD Project Update

Land Use Committee - 08/06/2020

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Project Overview

TOD Project

Goal

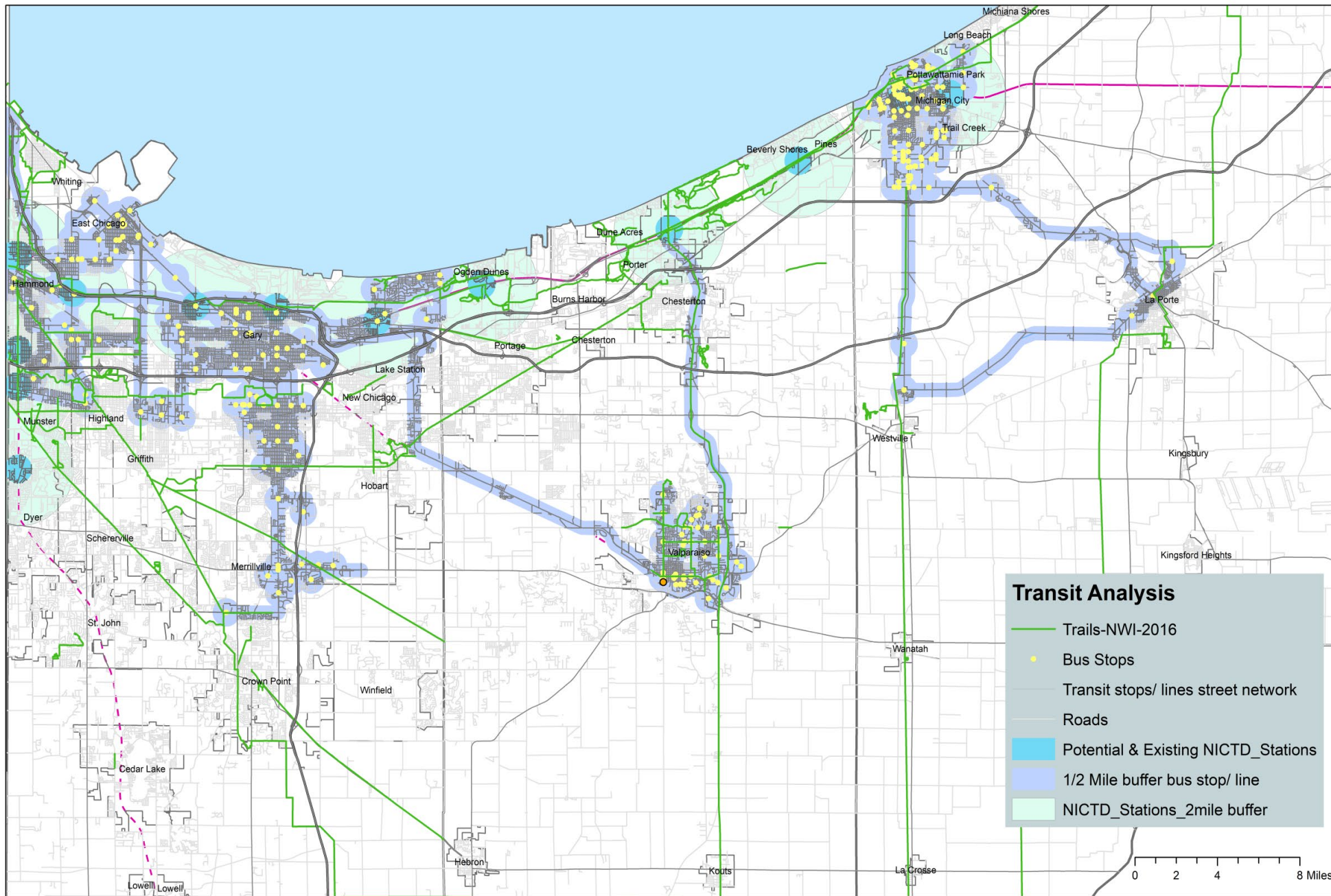
To bring vitality and livability to transit station areas and transit corridors and to support NIRPC TOD funding application.

Strategy

Link to the Creating Livable Communities activities and the RDA TDD project that already underway.

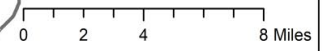
How?

Develop TOD typology for every station area to create a framework for future enhancement based on their attributes

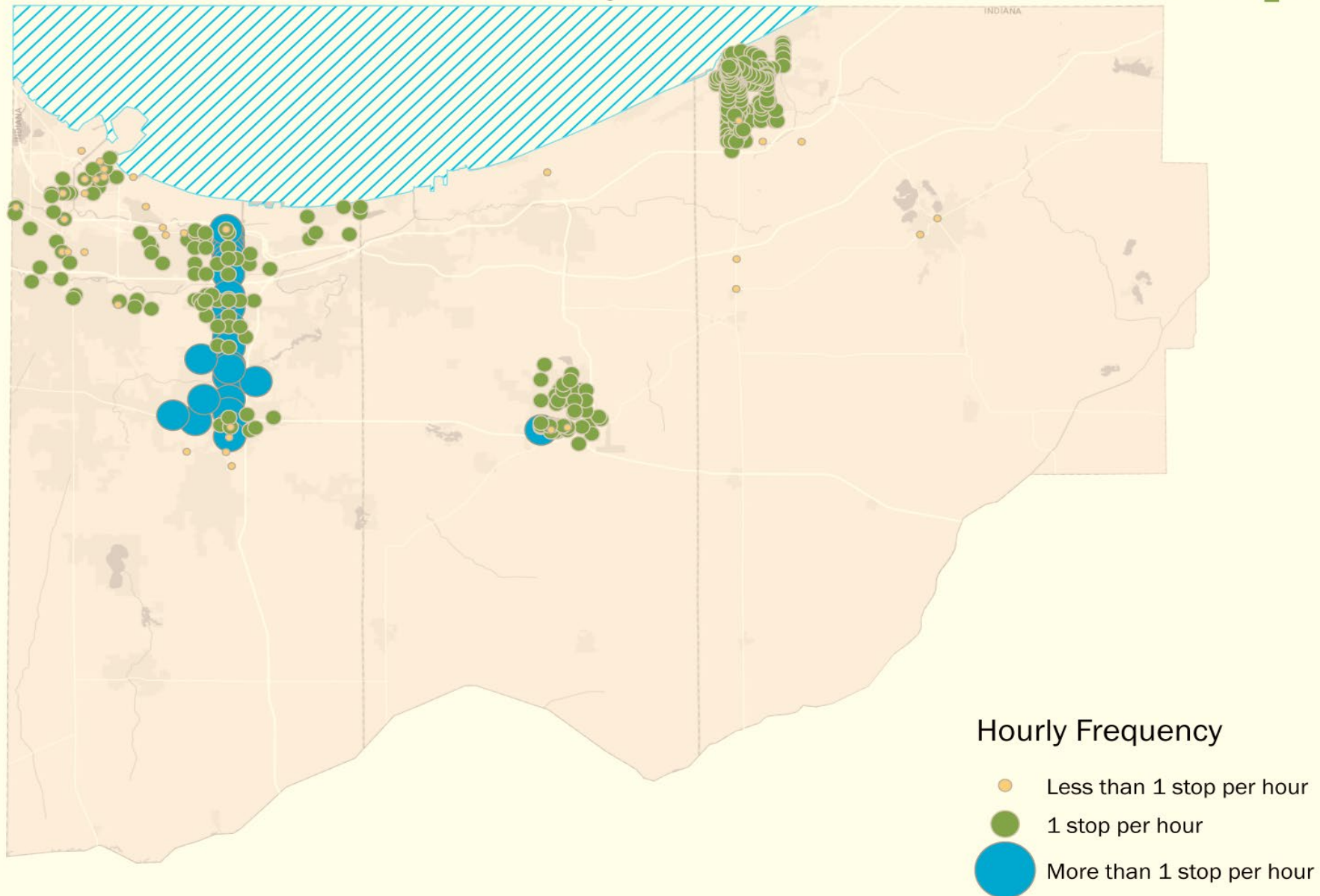


Transit Analysis

- Trails-NWI-2016
- Bus Stops
- Transit stops/ lines street network
- Roads
- Potential & Existing NICTD_ Stations
- 1/2 Mile buffer bus stop/ line
- NICTD_ Stations_2mile buffer

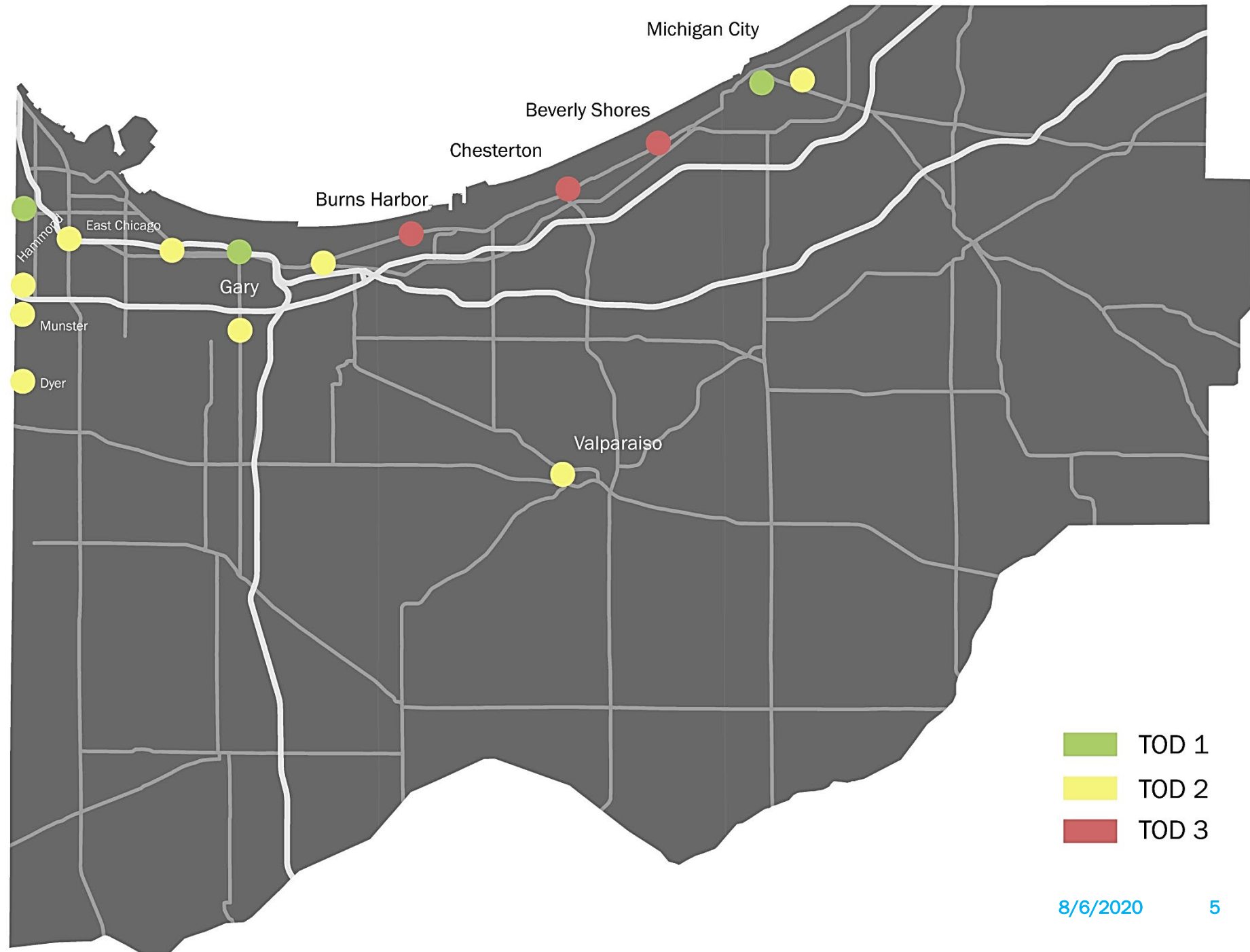


NWI Transit Frequency



Since the urban setting for the transit stations vary in size and physical form, the TOD areas were divided into three TOD types: TOD I, TOD II, TOD III.

Every TOD type includes the desired urban characteristics for a TOD.

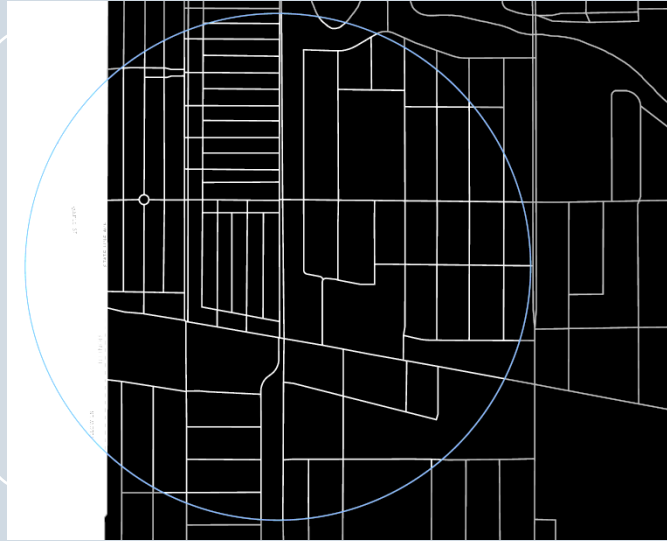


- TOD 1
- TOD 2
- TOD 3



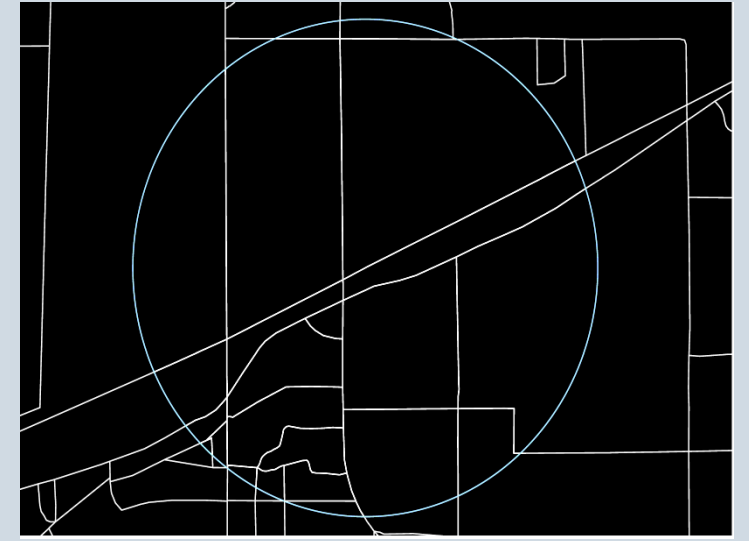
TOD I

Urban Core/
Downtown



TOD II

Suburban
Community



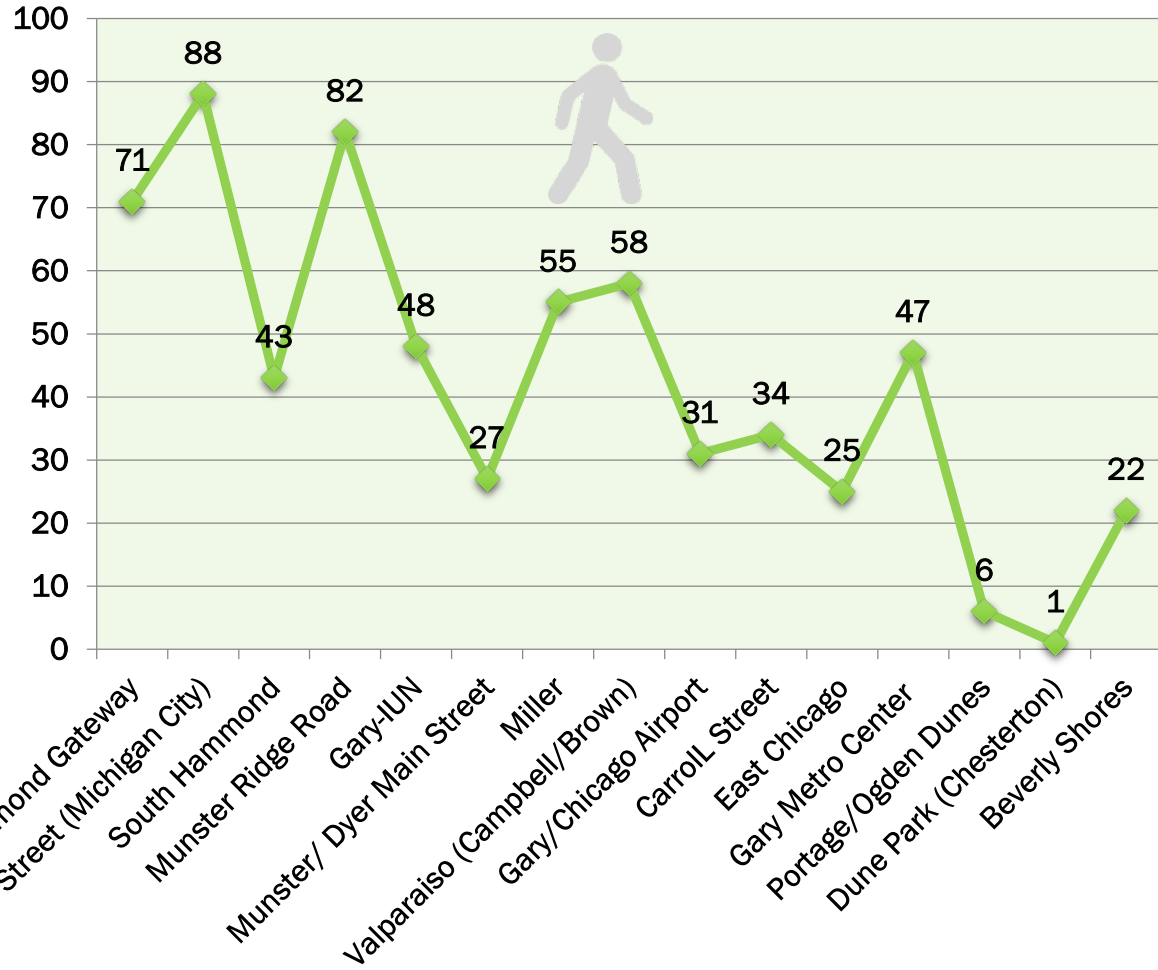
TOD III

Commuter
Community

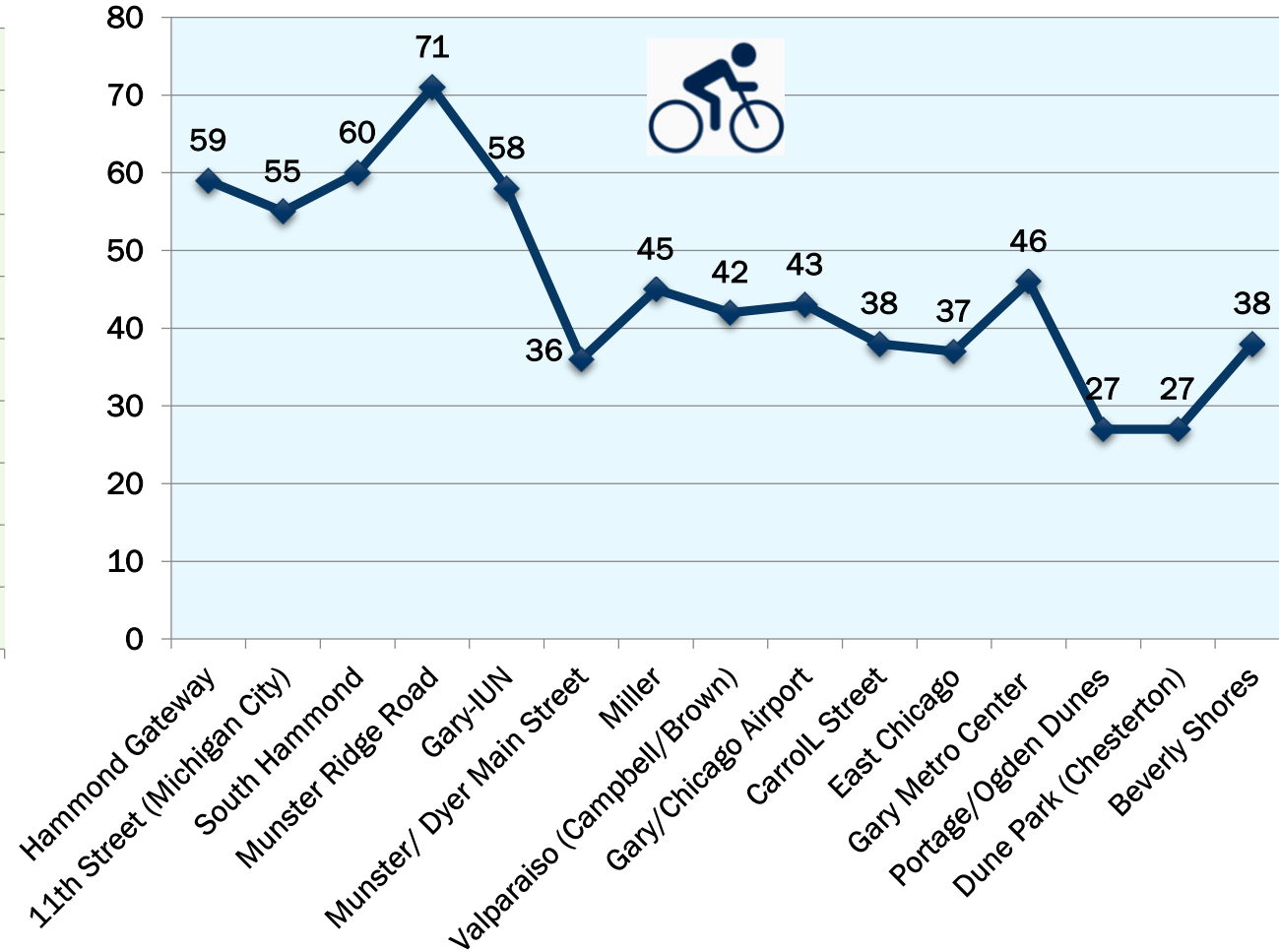
Station Area Performance

County	TOD District	ACRES*	Total Population	People Per Acre	Total Employment	Employee Per Acre	Total Housing Units	Unit Per Acre	Walk Score	Bike Score
Lake	East Chicago	845	1,507	1.8	309	0.37	507	0.6	25	37
Lake	Gary Metro Center	786	1,439	1.8	7,153	9.10	948	1.2	47	46
Lake	Gary/Chicago Airport	640	1,648	1.0	802	0.47	858	0.5	31	43
Lake	Gary-IUN	791	3,054	3.9	827	1.05	1504	1.9	48	58
Lake	Hammond Gateway	568	5,165	9.1	1,118	1.97	1927	3.4	71	59
Lake	Miller	796	1,973	2.5	1,036	1.30	1080	1.4	55	45
Lake	Munster Ridge Road	617	4,233	6.9	1,925	3.12	1869	3.0	82	71
Lake	Munster/ Dyer Main Street	962	3,053	3.2	2,170	2.26	1221	1.3	27	36
Lake	South Hammond	507	4,309	8.5	298	0.59	1788	3.5	43	60
Porter	Beverly Shores	1,083	211	0.2	135	0.12	117	0.1	22	38
Porter	Dune Park (Chesterton)	992	265	0.3	4,200	4.24	109	0.1	1	27
Porter	Portage/Ogden Dunes	640	709	0.3	37	0.02	399	0.2	6	27
Porter	Valparaiso (Campbell/Brown)	783	1,818	2.3	4,202	5.37	935	1.2	58	42
LaPorte	11th Street (Michigan City)	522	4,464	8.6	2,875	5.51	2251	4.3	88	55
LaPorte	Carroll Street	773	1510	2.0	1512	1.96	632	0.8	34	38

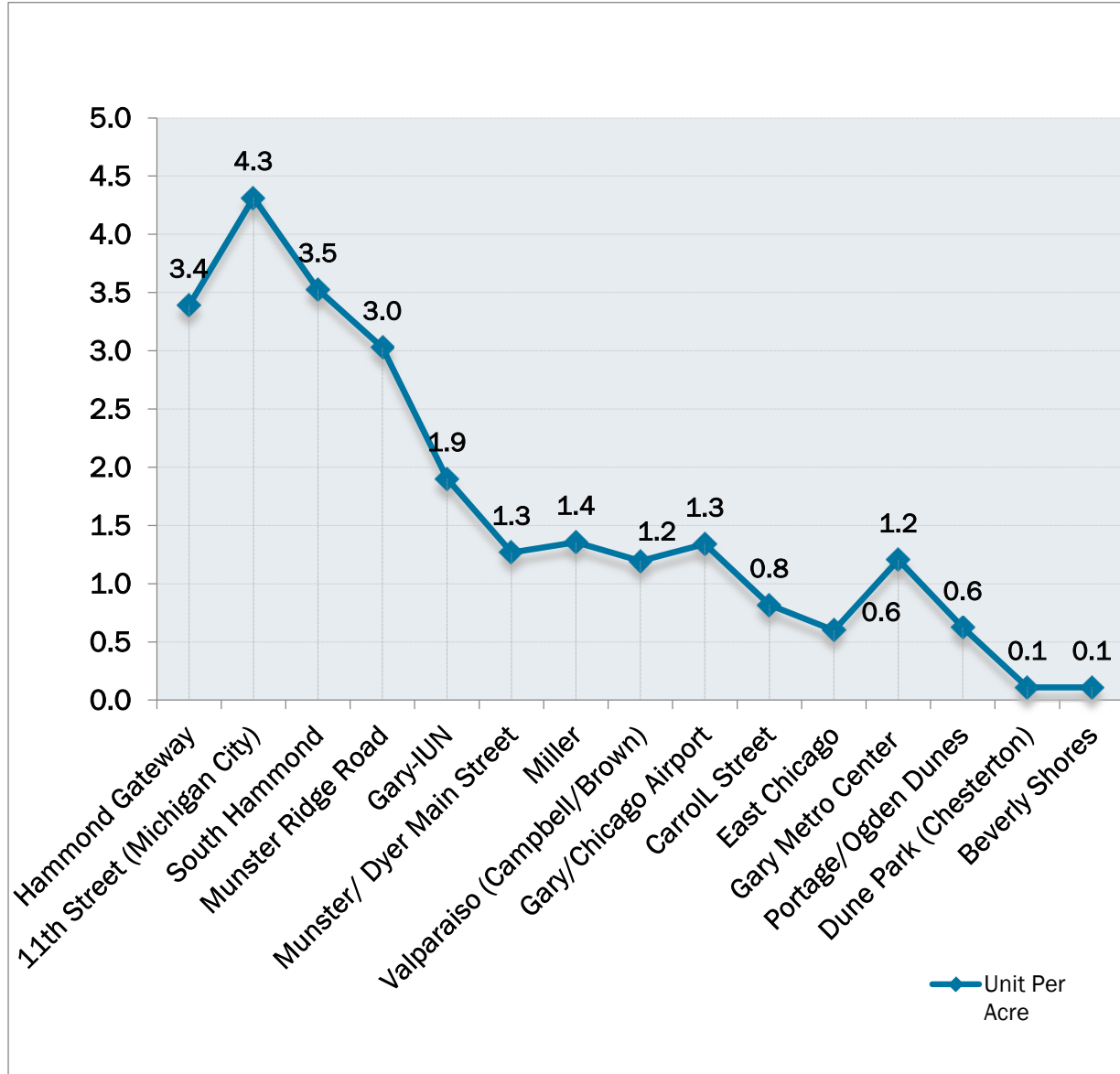
Walk Score



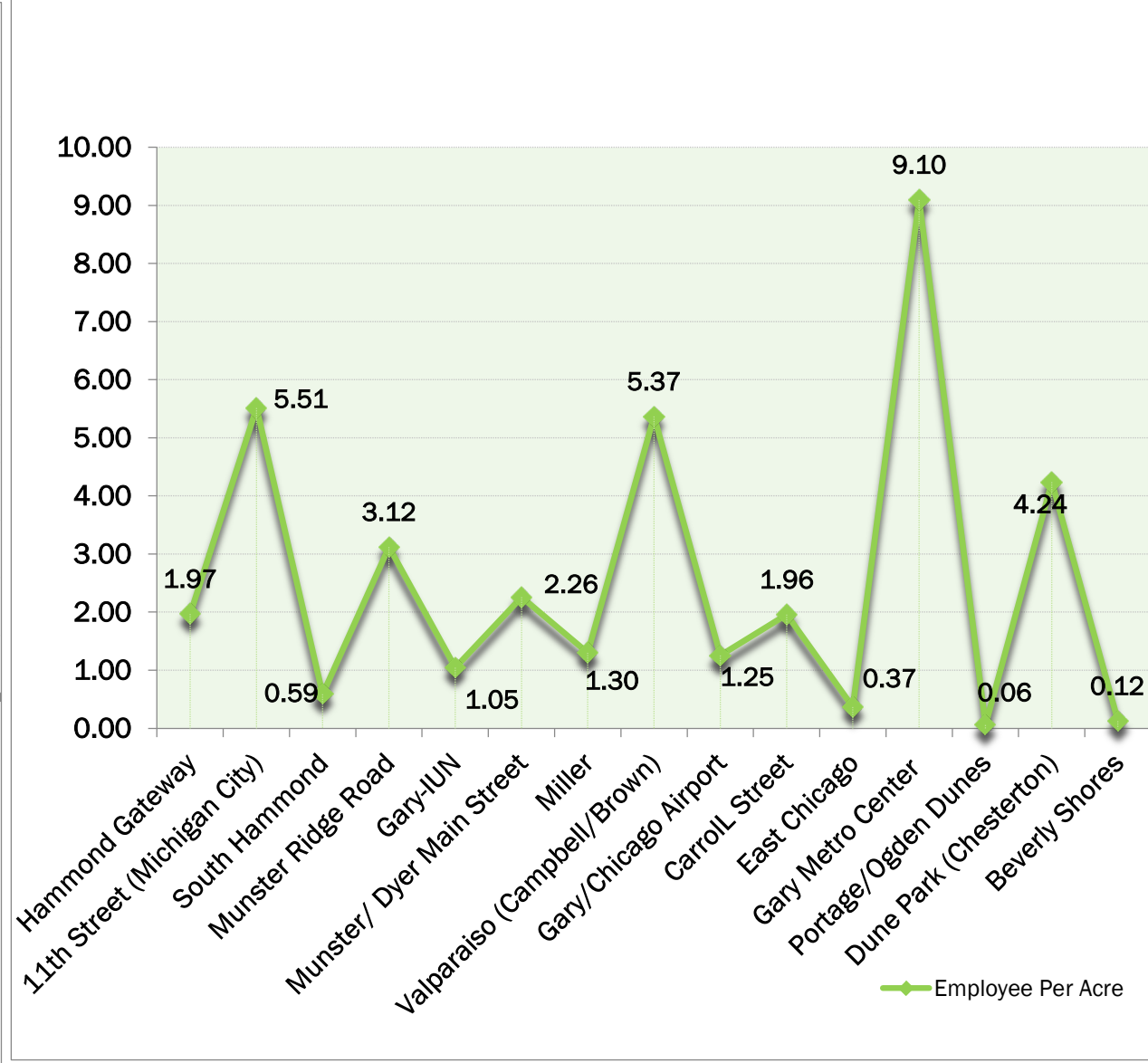
Bike Score



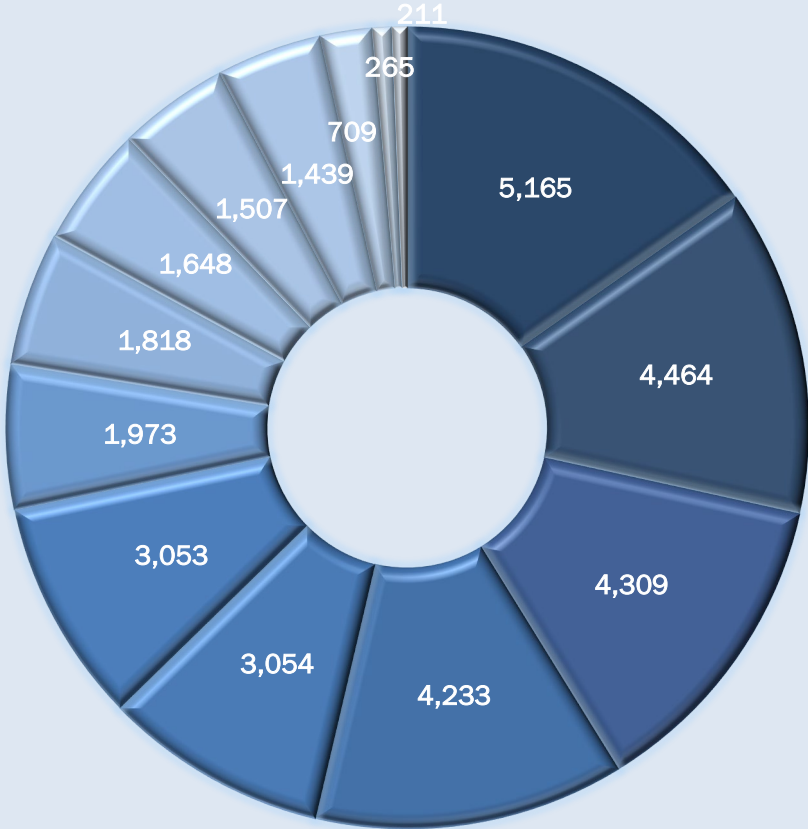
Housing Units Per Acre



Employee Per Acre



Total Population- Top-Down



- Hammond Gateway
- 11th Street (Michigan City)
- South Hammond
- Munster Ridge Road
- Gary-IUN
- Munster/ Dyer Main Street
- Miller
- Valparaiso (Campbell/Brown)
- Gary/Chicago Airport
- East Chicago
- Gary Metro Center
- Portage/Ogden Dunes
- Dune Park (Chesterton)
- Beverly Shores

TOD Score



NIRPC identified five categories to evaluate and score the TOD readiness of the selected sixteen station areas throughout the region. The categories are:

- land use density of population, housing, and employment that is directly related to transit use.
- Walk score category that also reflects the accessibility to station areas and if amenities of goods and services needed by the neighborhood exist or are lacking.
- Bike score category is favorable to a TOD area because it allows people to access transit stations by bike without using a personal vehicle.



TOD I District	ACRES	Total Population	People Per Acre *	Total Employment	Employee Per Acre*	Total Housing Units	Unit Per Acre*	Walk Score*	Bike Score*	Total*	TOD Score
Hammond Gateway	568	5,165	9.1	1118	1.97	1927	3.4	71	59	144.4	↗ 69
Gary Metro Center	786	1,439	1.8	7153	9.10	948	1.2	47	46	105.1	↘ 51
11th Street (Michigan City)	522	4,464	8.6	2875	5.51	2251	4.3	88	55	161.4	↕ 78
TOD II District	ACRES	Total Population	People Per Acre	Total Employment	Employee Per Acre	Total Housing Units	Unit Per Acre	Walk Score	Bike Score		
South Hammond	507	4,309	8.5	298	0.59	1788	3.5	43	60	115.6	↗ 65
Munster Ridge Road	617	4,233	6.9	1925	3.12	1869	3.0	82	71	166.0	↕ 94
Munster/ Dyer Main Street	962	3,053	3.2	2170	2.26	1221	1.3	27	36	69.7	↘ 39
East Chicago	845	1,507	1.8	309	0.37	507	0.6	25	37	64.7	↘ 37
Gary/Chicago Airport	640	1,648	2.6	802	1.25	858	1.3	31	43	79.2	↘ 45
Miller	796	1,973	2.5	1036	1.30	1080	1.4	55	45	105.1	↗ 59
Valparaiso (Campbell/Brown)	783	1,818	2.3	4202	5.37	935	1.2	58	42	108.9	↗ 62
Gary-IUN	791	3,054	3.9	827	1.05	1504	1.9	48	58	112.8	↗ 64
TOD III District	ACRES	Total Population	People Per Acre	Total Employment	Employee Per Acre	Total Housing Units	Unit Per Acre	Walk Score	Bike Score		
Portage/Ogden Dunes	640	709	1.1	37	0.06	399	0.6	6	20	27.73	↘ 29
Dune Park (Chesterton)	992	265	0.3	4200	4.24	109	0.1	1	27	32.35	↘ 34
Beverly Shores	1083	211	0.2	135	0.12	117	0.1	22	38	8/6/2020 60.23	↗ 12 53

TOD Investment

TOD Progressing

- These are areas where market conditions are beginning to support higher density mixed use development and infill.
- TOD Program investments should focus on improving urban living infrastructure such as amenities

TOD Emergent

- These are areas that have strong urban character including medium to higher and the private market may support infill and moderate density mixed-use.
- TOD Program investments to enhance local market strength in infrastructure, jobs, and housing

TOD Restricted

- These are areas nearby quality transit but lacking the urban character and environmentally redistricted to support TOD characteristics
- These areas usually lack good street connectivity, small blocks, pedestrian and bicycle facilities, and amenities.

TOD Funding Program

Eligible Projects:

- Projects requesting TOD funding must be located within a TOD Eligible area.
- Eligible areas are the 16 identified area that include
 1. The identified TDD areas for the South Shore and Westlake Stations
 2. The two Identified TOD bus areas within ½ mile including and parcel(s) within a block that intersect with the ½ mile boundary.
- The sixteen TOD areas have recommendations on the type of funding that applicants should apply for both planning and implementation.

Funding Grants:

Planning – funds to conduct corridor, district or station-area TOD planning, market studies, or access plan.

Implementation – funds for pre-development plans, construction of projects or infrastructure in an identified TOD area.

- Multimodal connectivity and accessibility
- Renewable energy systems,
- Site preparation.
- Transit Station building.
- Transit amenities and transit shelters.
- Street lighting and signage, public pedestrian features like sidewalks, bike lanes, bike racks, crosswalks, and benches.
- Public-use parking structures or the public portion of a shared public-private garage; and access projects,
- Extensions/modifications or relocation to local public sewer and water lines, and storm water management improvements.

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