ABSTRACT

THESIS: The Brownfield-Transit Connection: Opportunities for Synthesis of Best Practices in Indianapolis

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This thesis analyzes best practices of both brownfield redevelopment and transit-oriented development and identifies both conflicts and opportunities for synthesis. Transit can rekindle demand for otherwise undesirable brownfields along rail corridors. While brownfields, when redeveloped with transit in mind, can increase transit ridership and, therefore, increase the viability of transit. Transit-oriented development on brownfields increases the complexity of the development, but the best practices of each have many commonalities. The most effective tools reduce developer time, cost, or uncertainty, and preferably all three. The City of Indianapolis has the opportunity to create transit-oriented development on brownfields along the proposed Northeast commuter rail corridor on existing rail right-of-way. An investment in transit would provide an opportunity to both remove the environmental contamination along the rail line and to make development in many inner-city neighborhoods more desirable.