

What's New at APC & Coming in the Community



**PURDUE UNIVERSITY RETIREES ASSOCIATION
FEBRUARY 1, 2021**

**SALLIE DELL FAHEY, EXECUTIVE DIRECTOR AREA PLAN
COMMISSION**

**423-9242
SFAHEY@TIPPECANOE.IN.GOV
WWW.TIPPECANOE.IN.GOV/APC**

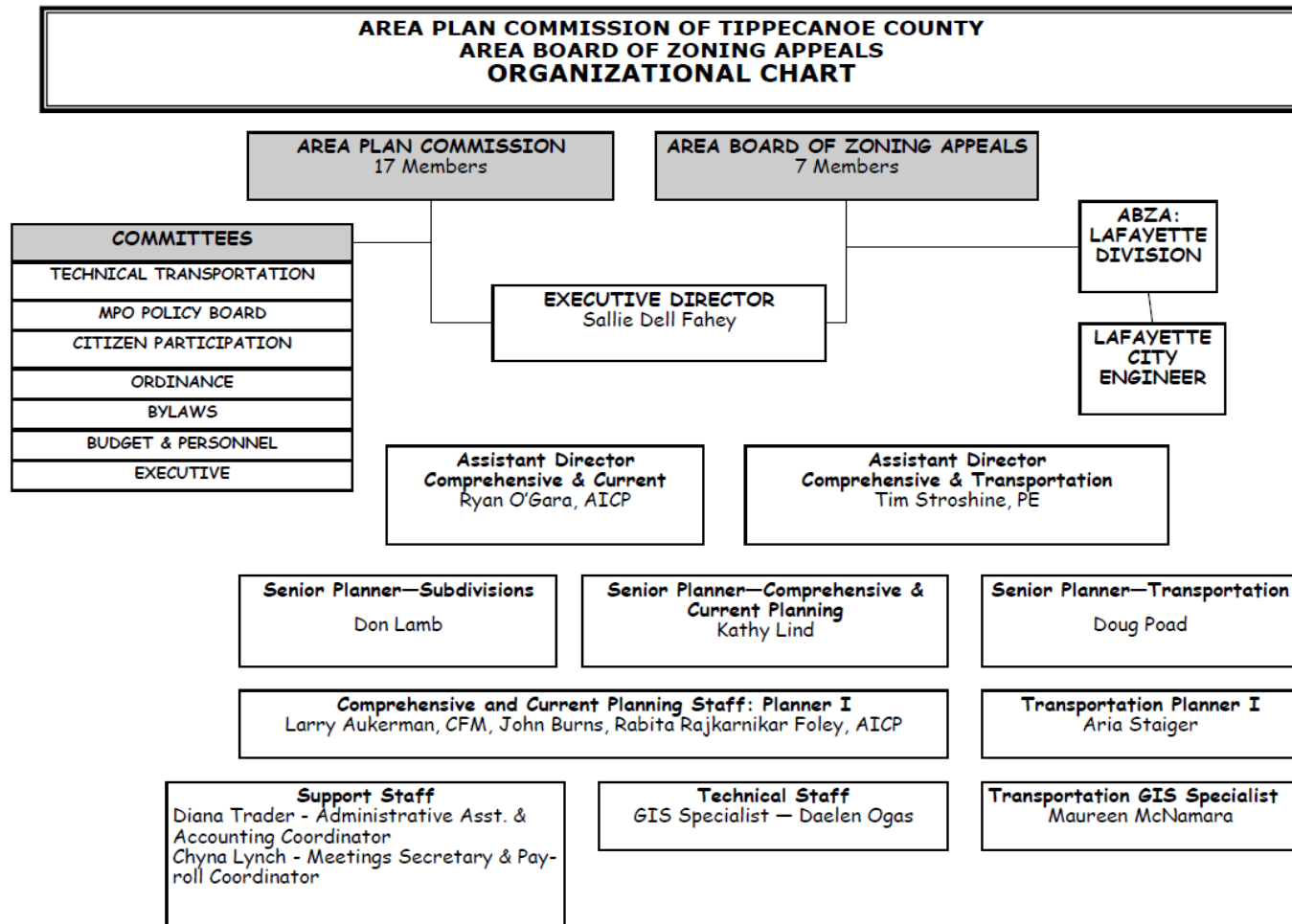
APC Members



MEMBER JURISDICTIONS AND REQUIRED APC / ABZA APPOINTMENTS, 2021

<u>MEMBER JURISDICTION</u>	<u>APC APPOINTMENTS</u>	<u>ABZA APPOINTMENTS</u>
City of Lafayette	2 members of City Council Perry Brown Jerry Reynolds 2 citizens Jake Gray Jackson Bogan	2 citizens Ed Butz Frank Donaldson
City of West Lafayette	2 members of City Council Kathy Parker Larry Leverenz 2 citizens Jason Domkowski Michelle Long	1 citizen Tom Andrew
Unincorporated Tippecanoe County	2 County Commissioners Tom Murtaugh Tracy Brown 2 members of County Council Roland Winger Lisa Dullum 2 citizens Gary Schroeder Vicki Pearl	2 citizens Jen Dekker Steve Clevenger
Town of Battle Ground	1 member of Town Council Greg Jones	
Town of Clarks Hill	1 member of Town Council Diana Luper	
Town of Dayton	1 member of Town Council Carla Snodgrass	
Area Plan Commission		2 APC citizen members Michelle Dennis Gary Schroeder

APC Staff



Transportation



**2020 ANNUAL LISTING OF PROJECTS
2045 METROPOLITAN TRANSPORTATION PLAN
2045 POPULATION & EMPLOYMENT GROWTH
TRANSPORTATION IMPROVEMENT PROGRAM(TIP)
FY 2020-2024
US 231 EXTENSION**

Annual Listing of Projects Fiscal Year 2020 July 1, 2019 through June 30, 2020

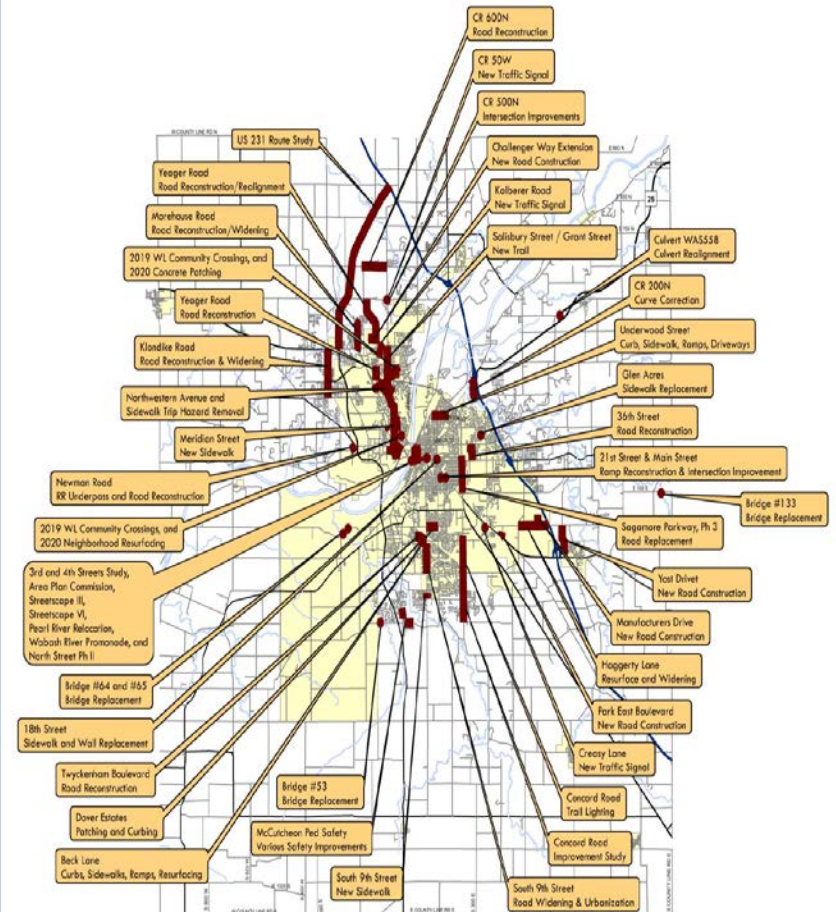
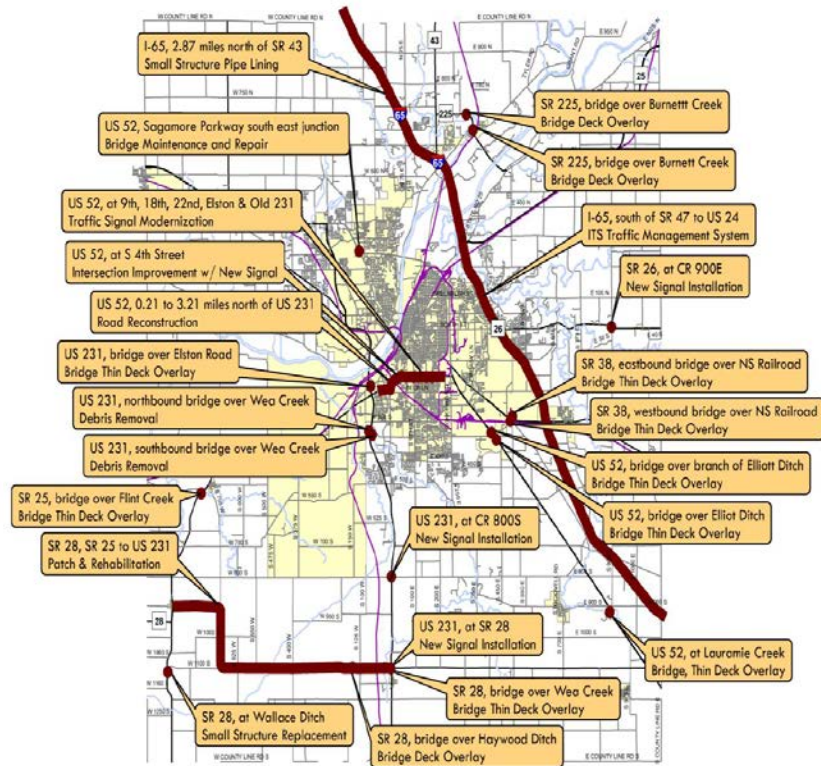


**WHERE HAVE MY
FEDERAL GAS TAX
DOLLARS BEEN
GOING?**

[HTTP://WWW.TIPPECANOE.IN.GOV/DOCUMENTCENTER/VIEW/26297/2020-ANNUAL-LISTING](http://www.tippecanoe.in.gov/documentcenter/view/26297/2020-annual-listing)

2020 Annual Listing of Projects

State and Local Projects Begun in FY 2020



2020 Annual Listing of Projects

Twyckenham Boulevard Reconstruction: Example of Report Contents

Twyckenham Boulevard, from Poland Hill Road to South 9th Street Road Reconstruction

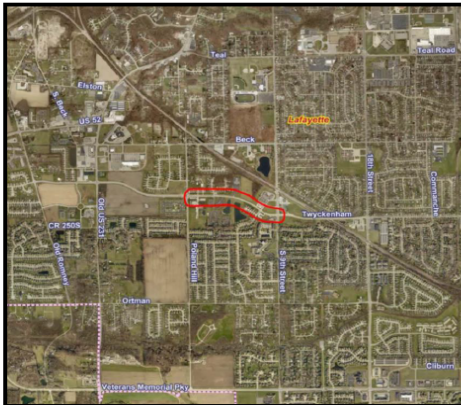
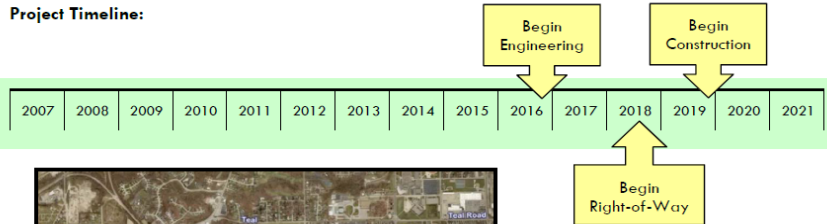
Project Phase: Construction

Contact Agency: City of Lafayette
Construction Engineering Total Cost: \$394,000.00
Federal Funds: \$315,200.00
FMS Award Date: September 24, 2019
Engineering Firm: Butler, Fairman & Seufert Inc.
Construction Total Cost: \$3,485,807.40
Federal Funds: \$2,788,646.00
Letting Date: December 11, 2019
Estimated Completion Date: May 1, 2021
Contractor: Milestone Contractors LP
Federal Funds Shown in FY 2020: \$3,106,255.00
Federal Funding Balance: \$0.00

State ID # 1401285
Contract # R-37906
Pedestrian Accommodations: Yes
Bicycle Accommodations: Yes

Change Order Total Cost (#1): \$3,011.58
Federal Funds: \$2,409.00
Change Order Total Cost (#2): \$4,566.44
Federal Funds: \$0.00

Project Timeline:



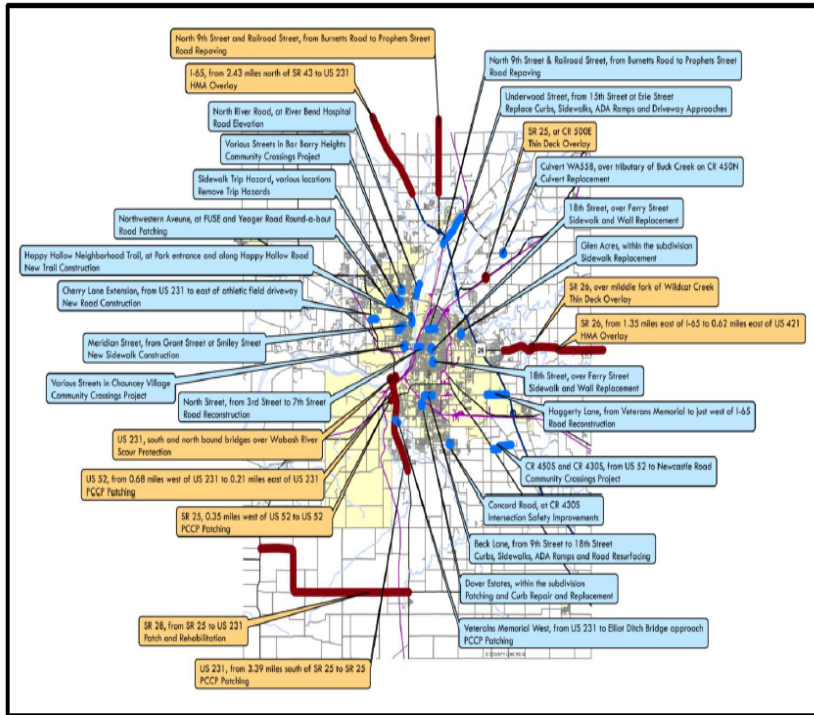
On Twyckenham Boulevard and looking west
(before construction)



On Twyckenham Boulevard and looking east
(before construction)

2020 Annual Listing of Projects

State and Local Projects Completed in FY 2020 and Example of Completed Project



Red Lines/Dots: INDOT Projects

Blue Lines/Dots: Local Projects

Cherry Lane Extension, from US 231 to east of Athletic Field Driveway

Project Purpose: New Road Construction

Agency: City of West Lafayette
 State ID: # 1401290
 Contract: # R-37913
 Letting Date: February 6, 2019
 Estimated Completion Date: August 30, 2020
 Actual Completion Date: August 30, 2019
 Contractor: Rieth Riley Construction

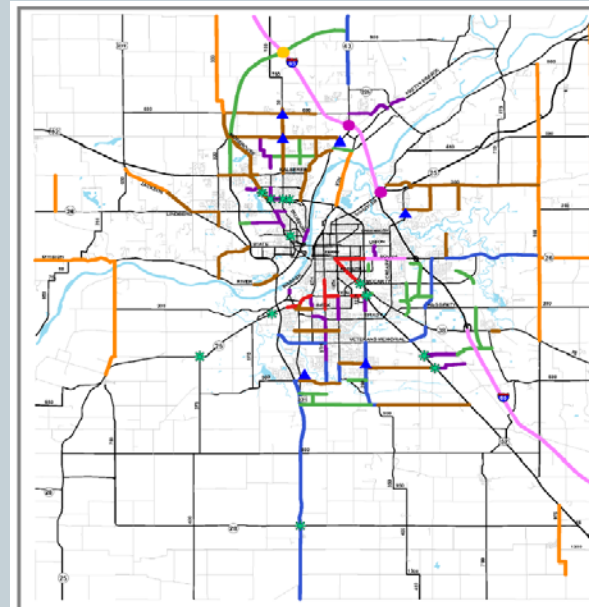


2045 Metropolitan Transportation Plan

2045 Metropolitan Transportation Plan *The Future of Mobility*



The Area Plan Commission of Tippecanoe County
June 2017
<https://www.tippecanoe.in.gov/APC>



2045 Recommended Highway Projects Tippecanoe County

Recommended Improvements

- Intersection Improvement
- Interchange Improvement
- New Interchange
- Safety
- Capacity & Complete Streets
- Four Lane Improvement
- New Road
- Reconstruction
- Rural Improvement
- Rural to Urban
- Six Lane Improvement


Area Plan Commission of
Tippecanoe County, Indiana
(June 2017)

Metropolitan Transportation Plan for 2045

Projections for 2045 Metropolitan Transportation Plan

Year	2010	2016	2020	2030	2040	2045	Growth 2010 to 2045	2040 MTP Projections
Total Population	172,780		196,665	215,546		242,449	69,669	250,851
Total Dwelling Units	71,096	75,804	79,004	87,004	95,004	98,204	27,108	98,596
Vacancy Rate	7.83%	5.5%	5.5%	5.5%	5.5%	5.5%		5.5%
DUs Vacant	5,564	4,169	4,345	4,785	5,225	5,401		5,423
Occupied Dwelling Units	65,532	71,635	74,659	82,219	89,779	92,803	27,271	93,173
Person Per Household	2.4159	2.40	2.40	2.39	2.38	2.38		2.38
Population in Households	158,317	171,923	179,181	196,503	213,673	220,871	62,554	250,851
Group Quarters (Total)	14,463		17,484	19,043		21,578	7,115	16,193
College Dorm	12,162		15,000	16,250		17,500	5,338	12,940
% in College Dorms	84.1%							
Nursing	1,065		1,248	1,557		2,842	1,777	2,017
Remaining	1,236		1,236	1,236		1,236	0	1,236
Total Employment	97,353	108,400	112,976	124,416	135,856	140,432	43,079	144,418
Retail	18,205	19,512	20,336	22,395	24,454	25,278	7,073	
Non-Retail	72,636	82,687	82,687	82,687	82,687	82,687	10,051	

Footnotes

Total Housing Based on the trends of local building permits for new dwelling units in the last 15 years.

Vacancy Based on 1 year American Community Survey and historical data.

Persons Per Household The percentages are the same as was used in 2040 Plan.

Purdue College Dorms The College dorm population is based on 2013, 2014 and 2015 housing info from PU, their commitment to 3,000 new campus beds in the next 3-5 years and housing half of the undergraduate students on campus as well as APC Student Rental Unit Report & Survey.

Nursing Home Based on Indiana Business Research Center Projections (85+ population, total population projections, and 2010 Census Nursing Home ratio). The definition of nursing home is the same as used by the Census Bureau which is very narrowly defined. This is the same methodology as was used in the 2040 MTP.

Remaining G.Q. The Jail population will remain the same as in 2010. (Same as in 2040 MTP)

Employment The rate of 1.43 jobs per household is used and is based on historical data and rates used in previous plans. This rate is held constant through the life of the Plan. The rate was based on historical data and rates used in previous plans.

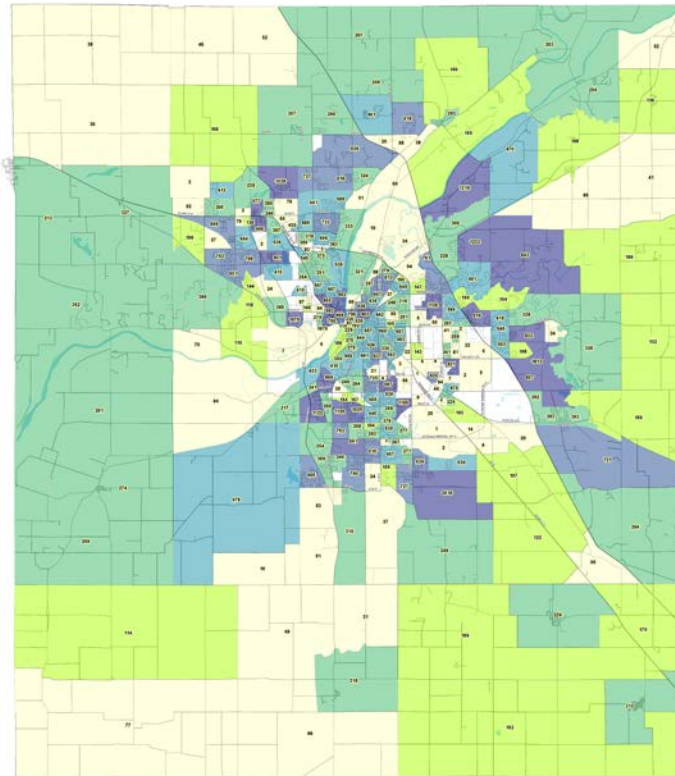
6/10/2016

Fixing America's Surface Transportation FAST Act

- 5-year legislation – signed on 12-4-15
- MAP-21 rulemaking will carry into FAST compliance
- MTPs must assess strategies to preserve existing & future investment
- MTPs must include strategies to reduce vulnerability of infrastructure to natural disasters.
- Performance Measures
 - Congestion
 - Safety
 - Planning

2045 Population & Employment Growth

2045 Total Dwelling Units

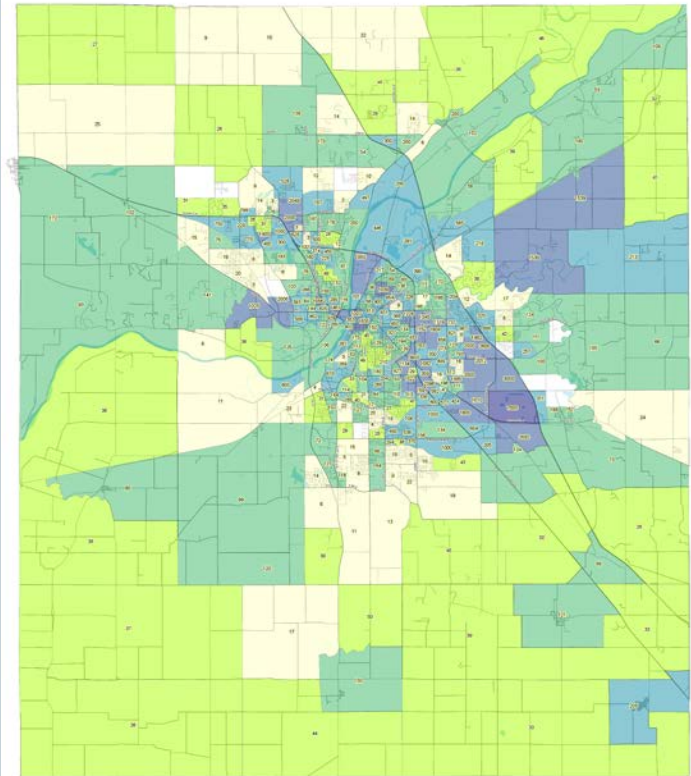


Number of Dwelling Units



Area Plan Commission of
Tippecanoe County, Indiana
Date: 8/10/2018

2045 Total Employment



Number of Jobs



Area Plan Commission of
Tippecanoe County, Indiana
Date: 8/10/2018

New Funded Transportation Projects

The Fiscal Year 2020-2024 Transportation Improvement Program



The Area Plan Commission of Tippecanoe County

***20 North 3rd Street
Lafayette, IN 47901
www.tippecanoe.in.gov/apc***

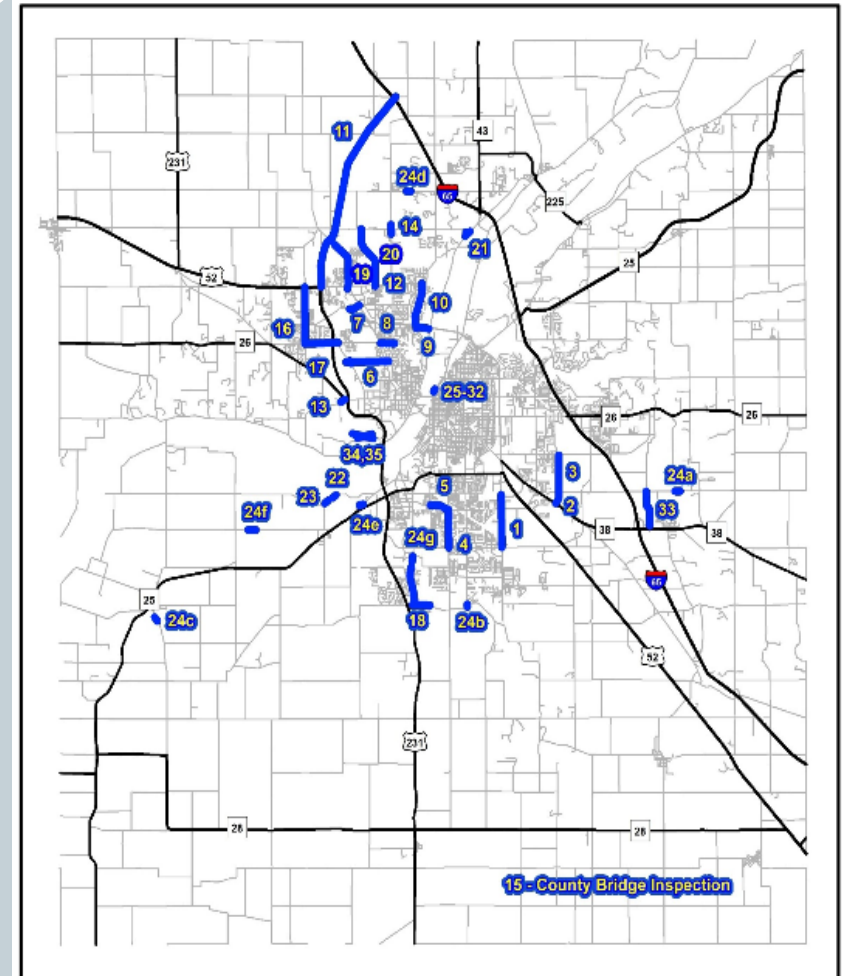
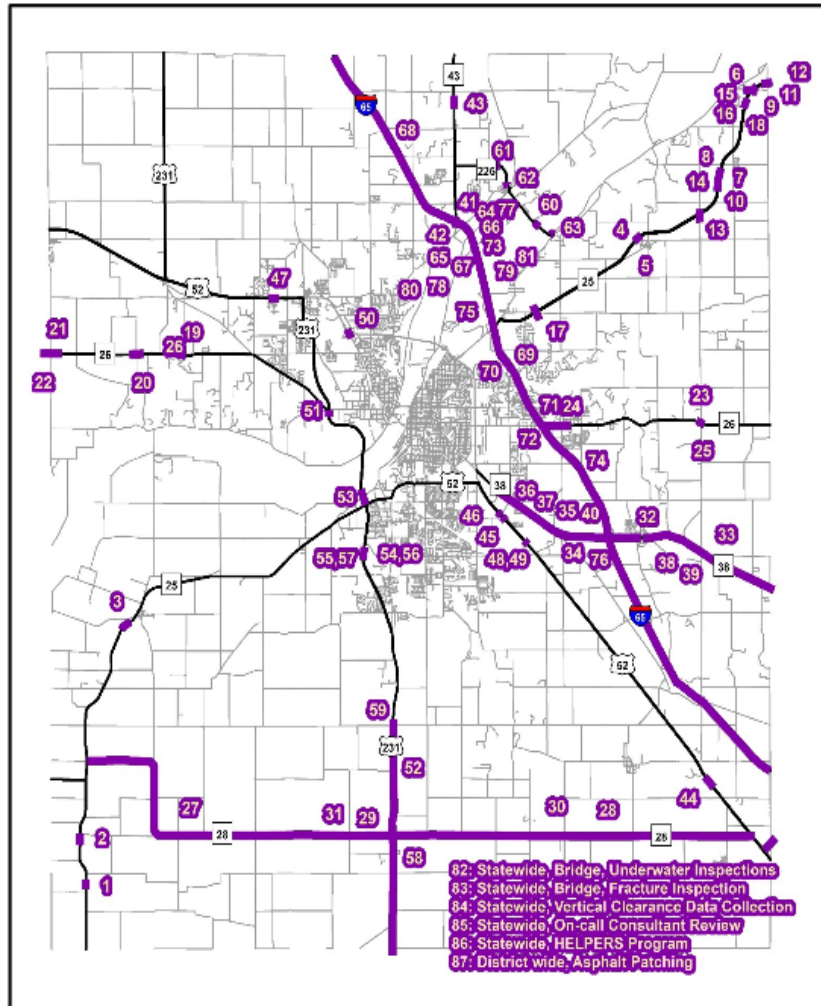
The Transportation Improvement Program (TIP) is a capital improvement plan that funds projects selected from our long-range Metropolitan Transportation Plan. The TIP is a 5-year funding program prepared every 2 years. Federal money allocated to our MPO must be used/obligated each year and can not be banked for future projects. Most road construction projects cost more than we receive in one year.

FY2022 – 2026 Yearly Allocation

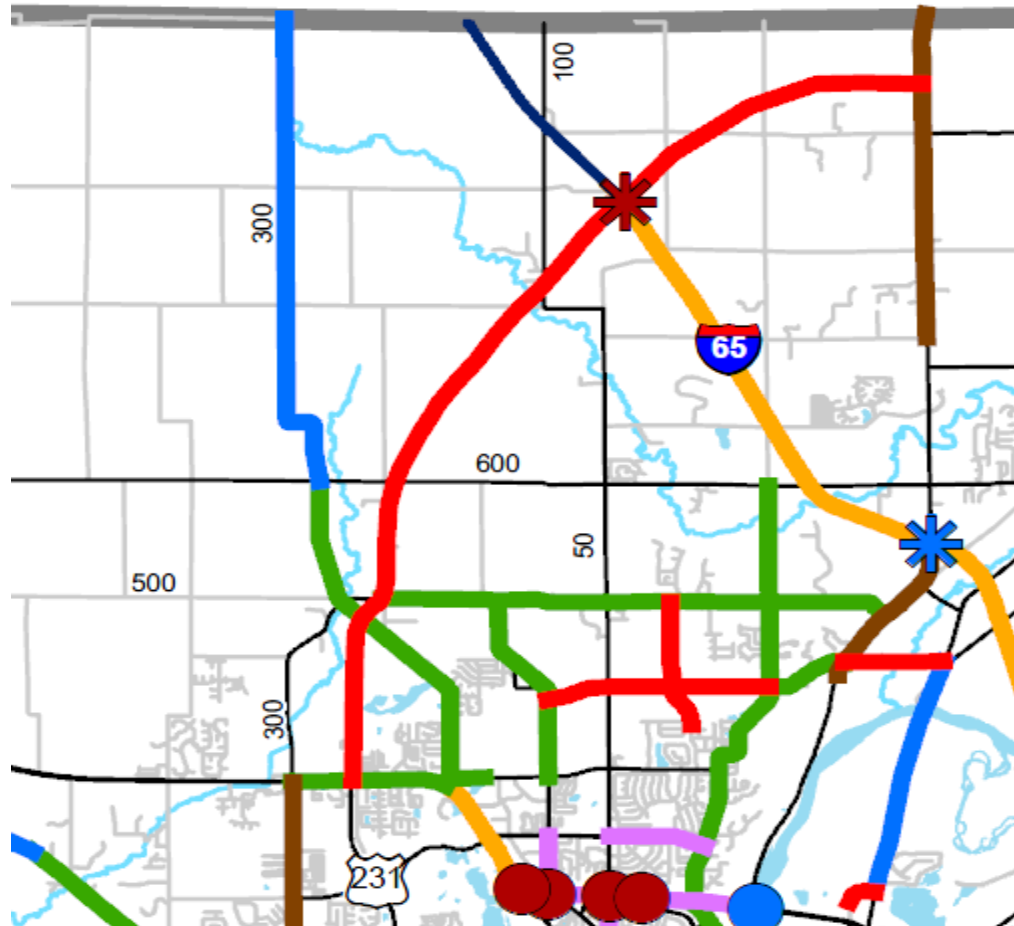
\$4,021,659	STP
727,183	HSIP
149,039	Sec. 164 Penalty
214,328	TAP

New Funded Transportation Projects

INDOT & Local Projects FY 2020-2024



US 231 Extension



Plans and Ordinances



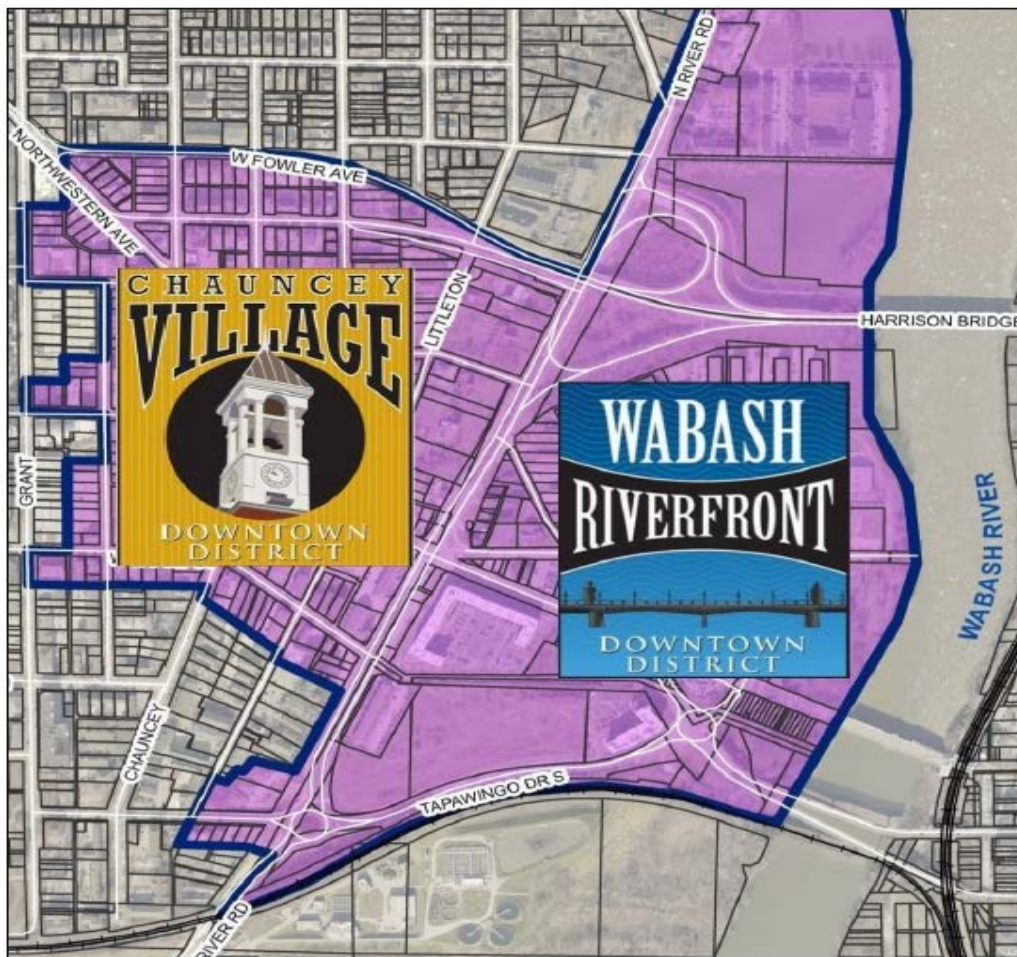
WEST LAFAYETTE DOWNTOWN PLAN

FORM-BASED ZONING FOR DISCOVERY PARK

SOLAR ENERGY SYSTEMS ZONING ORDINANCE

- **ACCESSORY FOR HOME & BUSINESS**
- **COMMUNITY SCALE**
- **LARGE UTILITY SCALE**

West Lafayette Downtown Plan

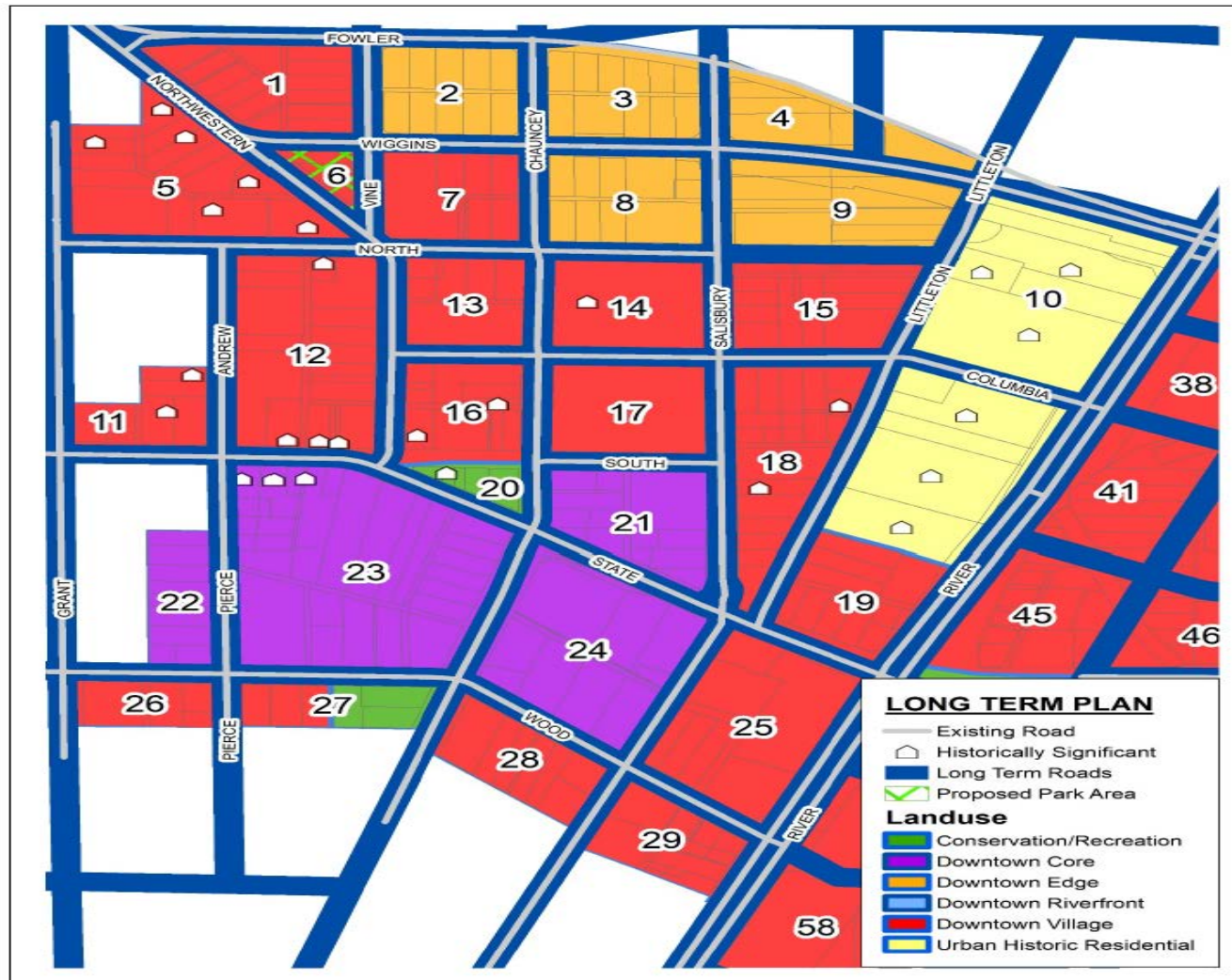


West Lafayette Downtown Plan

An Amendment to the
Comprehensive Plan
January - 2020
THE AREA PLAN COMMISSION
OF TIPPECANOE COUNTY



Future Land Use Map – Chauncey Village



Future Land Use Map – Wabash Riverfront



Form-Based Overlay Zoning



- The goals and objectives of the neighborhood or vision for a unique area are served and an important implementation strategy is fulfilled.
- The underlying zoning establishes permitted uses.
- The overlay zone establishes development and architectural standards.
- Developers can proceed on a shorter timeline because the building forms are already fixed by the overlay zone. Planned developments are not required for every project.
- The cities are assured that new construction will complement the historic context and enhance public space (Centennial, New Chauncey, Highland Park) or implement the vision for an area ripe for redevelopment (Discovery Park).

Discovery Park District



Solar Energy Ordinance



- Accessory use for homes, apartments, business and agriculture
- Community scale for a subdivision or a commercial subdivision
- Large utility scale
 - More development requirements like setbacks and height
 - Pollinator-friendly seeding required under and around solar panels
 - Decommissioning plan required
 - Performance bond to assure that the decommissioning plan is implemented

Development



2019 BUILDING PERMITS LAFAYETTE & WEST LAFAYETTE

2020 BUILDING PERMIT SUMMARY

2020 STUDENT RENTAL REPORT & SURVEY

[HTTP://WWW.TIPPECANOE.IN.GOV/DOCUMENTCENTER/VIEW/29805/2020-STUDENT-RENTAL-REPORT](http://www.tippecanoe.in.gov/documentcenter/view/29805/2020-student-rental-report)

AEROSPACE PARK

COMMUNITY STORY MAP

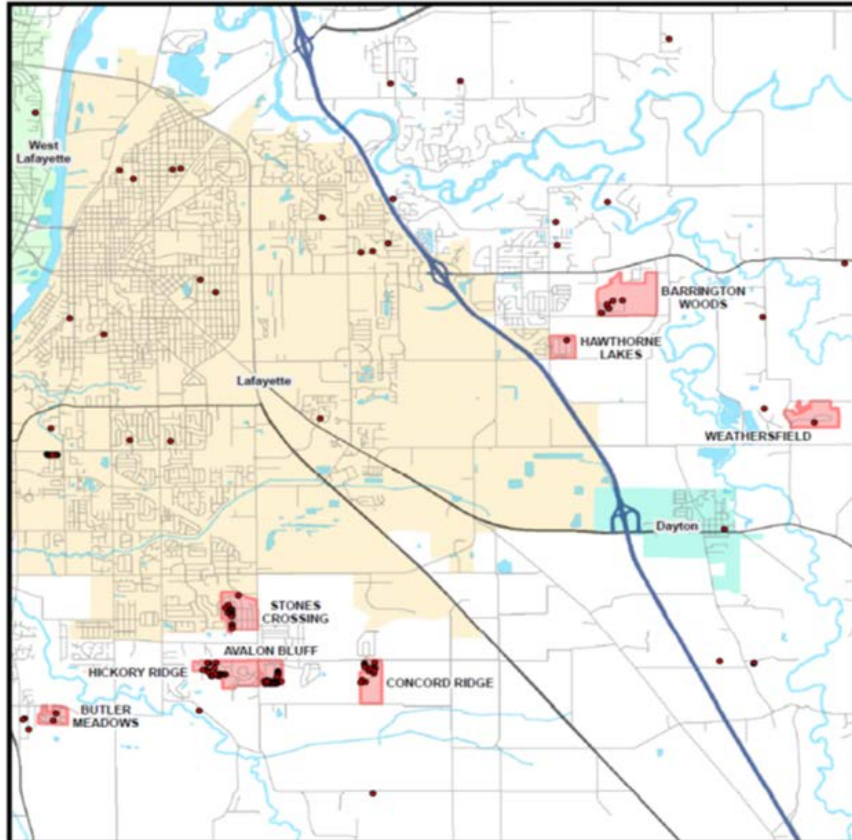
**[HTTPS://MAPS.TIPPECANOE.IN.GOV/PORTAL/APPS/MAPSERIES/INDEX.HTML?APPID=89ABB
C7F7B804A67AB2B5DC2061C3110](https://maps.tippecanoe.in.gov/portal/apps/mapseries/index.html?appid=89abbC7F7B804A67AB2B5DC2061C3110)**

**2021 NEW COUNTY PRECINCT MAPS & COUNTY, LAFAYETTE, AND WEST
LAFAYETTE COUNCIL REDISTRICTING MAPS**

...AND SO MUCH MORE

Single-Family Building Permits 2019, Detail Lafayette and West Lafayette

Single-Family Building Permits 2019, Detail



THE Area Plan Commission
OF TIPPECANOE COUNTY

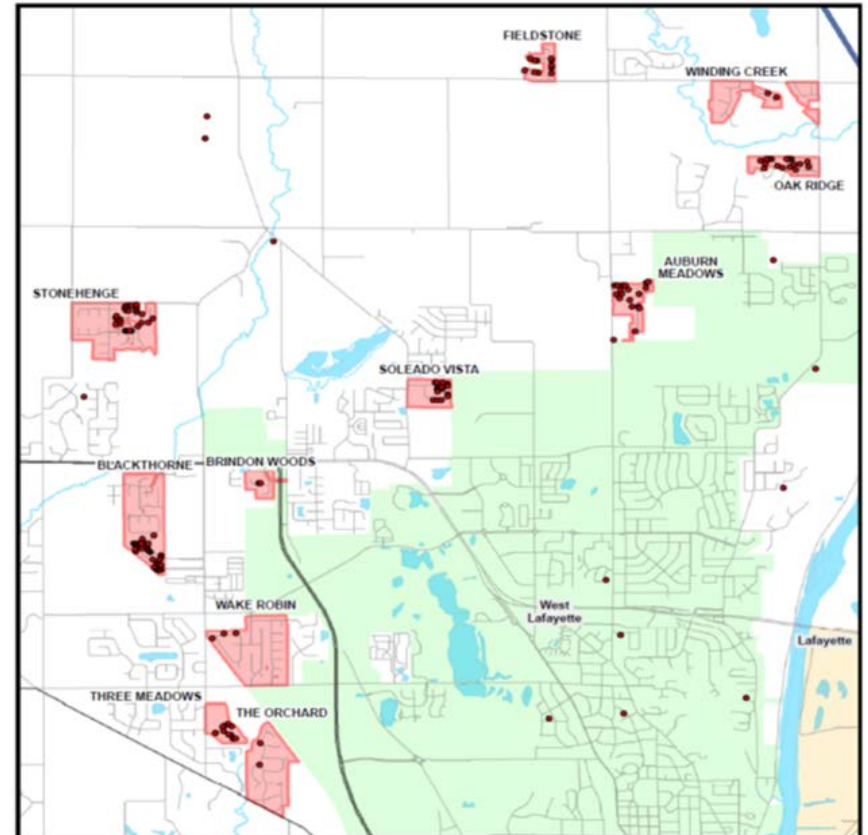


January 15, 2020

- Single-Family Residence Building Permit
- Subdivisions

Disclaimers and copyright restrictions apply to this map and data. Complete disclaimer can be viewed at <http://www.tippecanoe.in.gov/555/County-Data-Disclaimer>

Single-Family Building Permits 2019, Detail



THE Area Plan Commission
OF TIPPECANOE COUNTY



January 15, 2020

- Single-Family Residence Building Permit
- Subdivisions

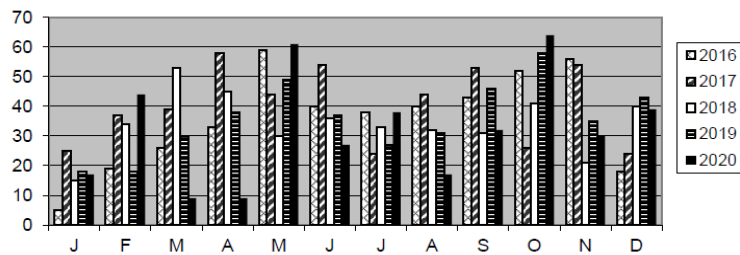
Disclaimers and copyright restrictions apply to this map and data. Complete disclaimer can be viewed at <http://www.tippecanoe.in.gov/555/County-Data-Disclaimer>

2020 Building Permit Summary

Dwelling Units from Building Permits by Construction Type, Jurisdiction, and Month, 2020

Department Type	Lafayette			West Lafayette			Tippecanoe Co.			Total		
	SF	2F	MF	SF	2F	MF	SF	2F	MF	SF	2F	MF
January	2	0	1	1	0	0	14	0	42	17	0	43
February	1	0	76	0	0	0	43	0	0	44	0	76
March	0	0	0	0	0	53	9	0	0	9	0	53
April	0	0	72	0	0	48	9	0	0	9	0	120
May	6	0	0	1	0	0	54	0	48	61	0	48
June	0	0	0	2	0	0	25	0	0	27	0	0
July	2	0	147	4	0	0	32	0	117	38	0	264
August	1	0	0	0	0	0	16	0	0	17	0	0
September	1	0	0	2	0	60	29	0	0	32	0	60
October	1	0	0	4	0	142	59	0	0	64	0	142
November	1	0	27	0	0	0	29	0	0	30	0	27
December	1	0	0	1	0	0	37	0	0	39	0	0
Total	16	0	323	15	0	303	356	0	207	387	0	833

Single-Family Permits by Month, 2016-2020 (includes modular & single-family attached)



Note: Single-family units include modular homes, single-family attached and detached homes.

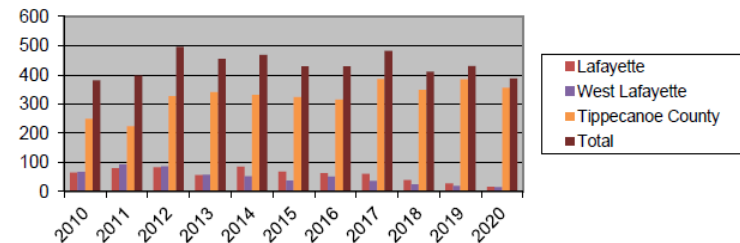
Mobile homes or factory-made housing that do not meet the UZO definition of "manufactured home" are not included in this chart.

Multi-family units are the total number of dwelling units in a building having three or more apartment units or the number of units in a building of stacked condominiums.

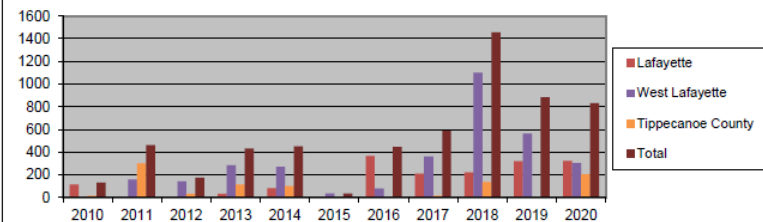
Tippecanoe County includes unincorporated Tippecanoe County and the Towns of Battle Ground, Clarks Hill and Dayton. The Town of Shadeland (which is all of Union Township) and the portion of Otterbein within Tippecanoe County are not included.

Source: Lafayette and West Lafayette City Engineer's Offices; Tippecanoe County Building Commissioner's Office and the Area Plan Commission of Tippecanoe County

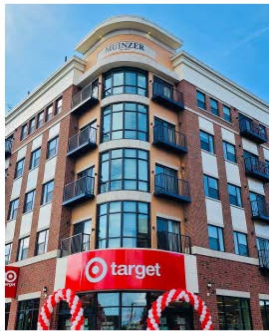
All Single-Family Permit Types by Jurisdiction and Year



Apartment Units by Jurisdiction and Year



2020 Student Rental Report & Survey



2020 UPDATE

Tippecanoe County Student Rental Report

The Area Plan Commission of Tippecanoe County

December 2020

Looking to the Future

Looking ahead, it is important to note the following as new student-oriented rental and other multi-family projects are considered:

1. **Purdue's student population:** The university's record population growth over the past few years continues to be remarkable. From the 2.56% increase of fall 2018 to fall 2019 (44,551 total students) to the current increase of 3.51% from fall 2019 to fall 2020 (46,114 total students*), this growth will continue to present supply challenges for both on and off campus housing providers.

**Note: Of the 46,114 students enrolled for fall 2020, the university is offering a hybrid learning option during the COVID-19 pandemic for up to 4,900 students to take courses completely online. This would consist of up to 4,600 undergraduate students and 300 graduate students.*

2. **Purdue's On-Campus Housing:** With a low vacancy rate staying steady at 1.7%, the on-campus housing totals increased during the 2019-2020 school year from the previous year (from 14,213 bedspaces to 14,901 bedspaces) due to Purdue expanding the leasing of privately-owned, off-campus student apartments. In the fall of 2020, two on-campus housing construction projects opened containing a combined 1,300 bedspaces. No new, on-campus, residential projects are currently in the construction pipeline.
3. **New multi-family projects:**

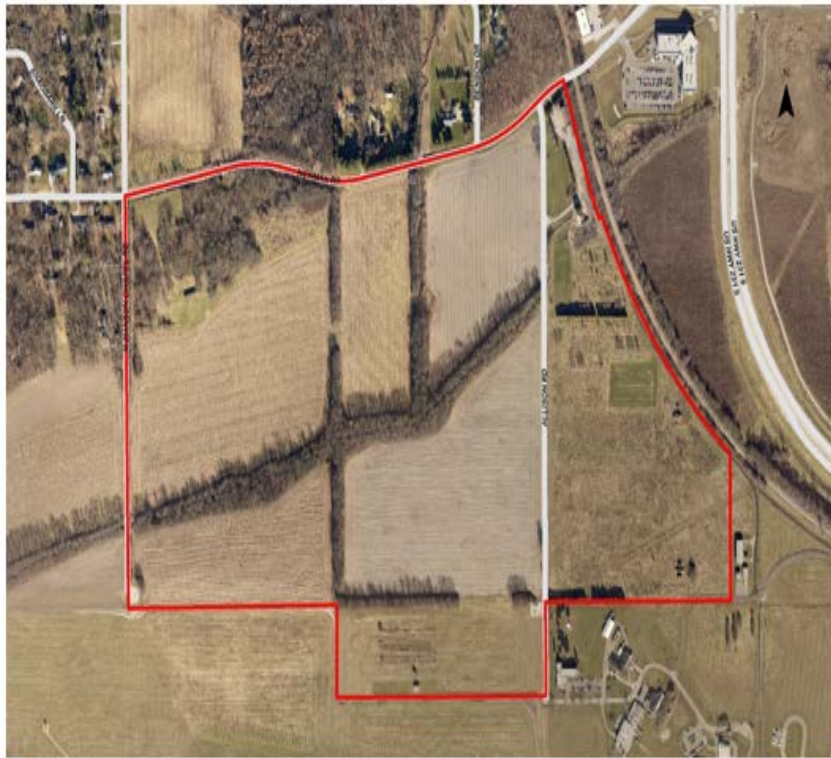
In West Lafayette: After the record year of new multi-family units opening in the fall of 2019 (at least 1,188 units with 2,519 bedrooms), recent projects in West Lafayette that are either completed, under construction, under review, or approved to submit construction plans include:

- State Street Corner (completed): 36 units, 96 bedrooms
- Fowler Avenue Apartments (completed): 53 units, 65 bedrooms
- PURE Development Apartments (under construction): 252 units
- Continuum (under construction): 249 units, 332 bedrooms
- Evergreen Campus Rentals (under construction): 48 units, 64 bedrooms
- 443 Vine Street (under construction): 4 units, 12 bedrooms
- Provenance (under construction): 550 units (mix of single-family and multi-family)

In Lafayette: Multi-family development continues in and near Lafayette's downtown and its suburban areas. Projects completed or on the horizon in the city include:

- H38 Apartments (completed): 32 units
- Overlook Pointe Apartments (completed): 248 units
- Shenandoah Place (completed): 52 units
- Star City Crossing (under construction): 76 units
- Nova Tower (under construction): 77 units
- Union & 14th Street (under review): 20 units
- Redwood Apartments (under review): 173 units
- Anvil 38 (under review): 147 units

Aerospace Park



Community Story Map

October is National Community Planning Month and proclaimed Community Planning Month in Lafayette, West Lafayette and Tippecanoe County.

Rededication of Millennium Sundial

Community Story Map

<https://maps.tippecanoe.in.gov/portal/apps/MapSeries/index.html?appid=89abbc7f7b804a67ab2b5dc2061c3110>

Tippecanoe County's Growth Since 2000

A Tippecanoe Story Map    

1 Tippecanoe County in the New Millennium

To celebrate the re-dedication of the Millennium Sundial on the Pedestrian Bridge, this Story Map project was put together to showcase some of the more recent changes in our community.

The pictures in this story display best in Google Chrome.

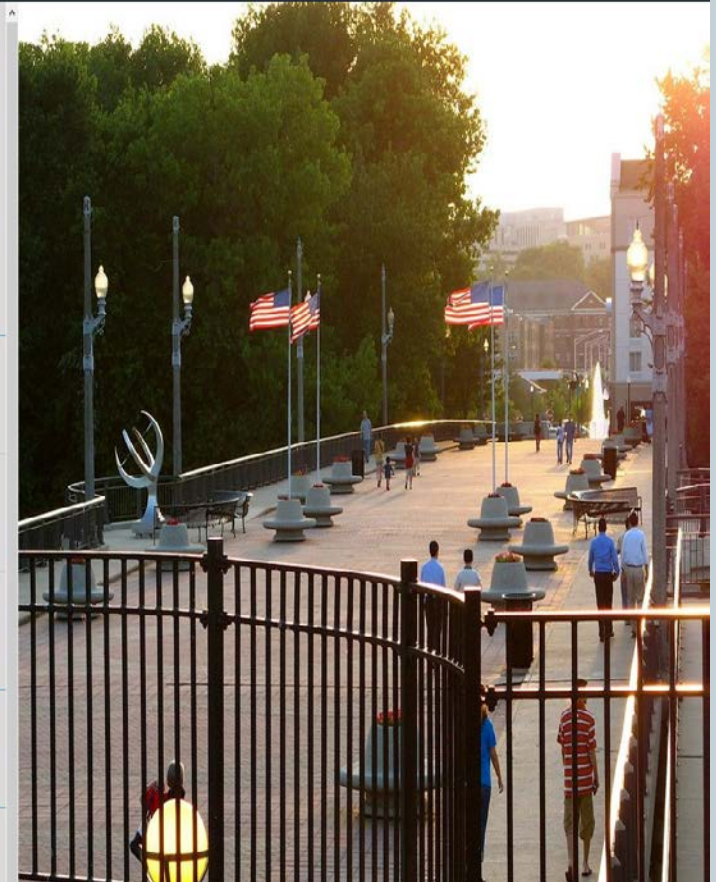
2 Public Art

3 Demographics

4 Comparing 1998 to 2018

5 Transportation Projects

6 New Developments



5 Comparing 1999 to Now

To see an aerial view of how the region has grown, explore the sliding map of aerial imagery on the right by moving the center bar back and forth.

The black and white imagery is from 1998-1999 and the city boundaries for Lafayette and West Lafayette at the time are displayed in yellow. The colored imagery is from the past six years and shows the current Lafayette and West Lafayette boundaries in yellow along with other city boundaries in white. The green outline is Tippecanoe County's border.

6 Transportation Projects

