

ABOUT THE PROJECT

This brief is one in a series about opportunities arising from the development of the Indiana Toll Road. Research was conducted by the Center for Business and Economic Research at Ball State University in conjunction with Building Better Communities at Ball State.

SECTOR **BUSINESS DEVELOPMENT**

ACTIVITY **PLANNING**

Interchange Urbanization

THE INDIANA TOLL ROAD ECONOMIC DEVELOPMENT CORRIDOR



ABOUT THE AUTHORS

CENTER FOR BUSINESS & ECONOMIC RESEARCH

The Center for Business and Economic Research is an award-winning economic policy and forecasting research center housed within Ball State University's Miller College of Business. CBER research encompasses health care, public finance, regional economics, transportation and energy sector studies.

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Building Better Communities provides comprehensive services to partners across Indiana by connecting them with Ball State University's expertise and resources. BBC offers practical solutions to local challenges and assists with community, economic, and business development.

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Highway interchanges provide a focal point for local development. In particular, the proximity of residential and commercial activities along an interchange affect the travel time to key employers along the Toll Road. Congestion along interchanges affects the urbanization gradient along the Toll Road. This has the potential for pushing development to the next interchange, or limiting residential development in otherwise desirable places.

Careful planning of mixed-use development along scarce interchanges, along with careful zoning of industrial and commercial activity, is critical for guiding development of residential, commercial and industrial ac-

tivities that are compatible and minimally detract from potential expansion of each.

Intercommunity considerations also matter in planning for urbanization and industrialization along interchanges. Conscious efforts to consider planning for large scale industrial activities clustered in areas that do not detract from potential residential activities offer an important region-wide mix of development along adjacent interchanges.

Planning at the county and regional levels is important for understanding the land use, fiscal and congestion-related considerations for this type of community planning.