

**URBAN DESIGN IN INDIANAPOLIS**  
**Policies and Procedures Sub-Committee**

**PRELIMINARY RECOMMENDATIONS/DECISIONS**

November 15, 2005

1. When the design guidelines are complete, presentations regarding the guidelines should be made to professional organizations whose members are involved in Downtown development. This includes realtors, designers, developers, etc.
2. A document that clearly describes the zoning and review processes should be published in hard copy form, provided in an interactive form on the City's web site and included in the text of the design guidelines.
3. Regional Center approval should be expanded to include the review of building demolition, tree removal, and public improvements in the right-of-way.
4. Publicly funded developments should be held to a higher level of standards. Federal, state and local agencies should be informed of the Regional Center approval process and the design guidelines when complete. They should be encouraged to incorporate meaningful public review into their design processes and to follow the Regional Center design guidelines.
5. It is desirable that for significant cases, especially those with public financing, there be some sort of design oriented public hearing.
6. The Regional Center Ordinance is an adequate legal basis to enable enforcement of Regional Center design guidelines. Some modifications will be necessary once the design guidelines are complete.
7. The present system of professional staff of the Department of Metropolitan Development conducting Regional Center design review should continue. In addition the concept of having significant Regional Center cases automatically go to the Metropolitan Development Commission or a special hearing officer should be considered. If a special hearing officer is used, they should have a design background.
8. The amount of time that it presently takes for cases to move through the review process is reasonable.
9. It should be made clear to petitioners that, if their project conforms to the design guidelines, it will move through the approval process much more quickly than if it does not conform and more negotiation is needed.
10. Of all of the design guidelines that the sub-committee reviewed, the best were those for Austin, TX and Boulder, CO. The sketches provided in the Boulder guidelines were viewed as being especially helpful.