mixed-use development is key! Proposed "Basic" Land Use Alternative neighborhood single family/duplex inf:11 ional improvements /// Interstates Buildings Parks **Existing Land Use** 0 - 1.75 Residential Units per Acre 1.75 - 3.5 Residential Units per Acre 3.5 - 5 Residential Units per Acre medium-density housing mixed-use 5 - 8 Residential Units per Acre 8. - 15 Residential Units per Acre Over 15 Residential Units per Acre Commercial - Office Commercial - Retail Heavy Commercial Downtown Mixed Use Schools neighborhood single family dupliex intill Place of Worship Utility This "basic" land use alternative proposes infill residential development to the or replaced. In other cases, several property lots may need to be combined Special Use Other north and south of 16th Street that is in character with the historic single-family to provide a lot that is deep enough for development. Deep lots do not Parking lot pattern. As seen by the orientation of property lots along the corridor, 16th Street mean big parking lots though! All buildings should front on the street, be at was platted as a side street—all property lots face the north/south streets. This a pedestrian scale, and have minimal curb cuts for driveways. Parking should alternative proposes the corridor become a "main street" with mixed-use be shared, heavily landscaped, and behind or between buildings. Higherdevelopment and higher-density residential fronting on it, much like several density development may also require structured parking or below-grade existing apartment buildings. In some cases low-density, single-use commercial parking. buildings have already been oriented to 16th Street and can simply be renovated Source: City of Indianapolis