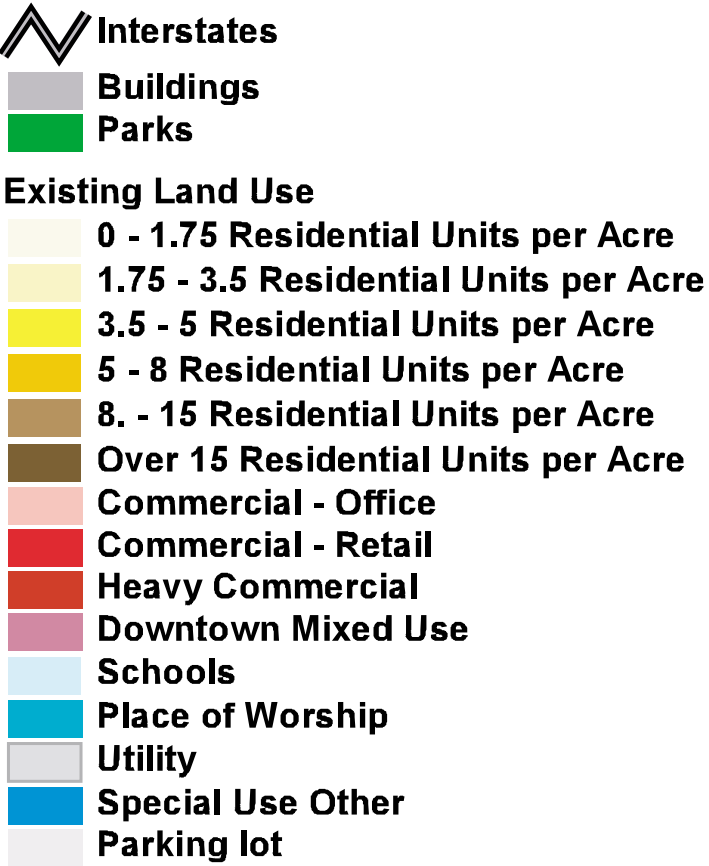


mixed-use development is key!



Existing Land Use



Proposed "Basic" Land Use Alternative



This "basic" land use alternative proposes infill residential development to the north and south of 16th Street that is in character with the historic single-family pattern. As seen by the orientation of property lots along the corridor, 16th Street was platted as a side street—all property lots face the north/south streets. This alternative proposes the corridor become a "main street" with mixed-use development and higher-density residential fronting on it, much like several existing apartment buildings. In some cases low-density, single-use commercial buildings have already been oriented to 16th Street and can simply be renovated

or replaced. In other cases, several property lots may need to be combined to provide a lot that is deep enough for development. Deep lots do not mean big parking lots though! All buildings should front on the street, be at a pedestrian scale, and have minimal curb cuts for driveways. Parking should be shared, heavily landscaped, and behind or between buildings. Higher-density development may also require structured parking or below-grade parking.

Source: City of Indianapolis

