FIFTH YEAR THESIS
MODEL CITIES INDIANAPOLIS
BALLSTATE UNIVERSITY
COLLEGE OF ARCHITECTURE AND PLANNING
ELYOOD YAN JEE
The project is in Indianapolis, Indiana called the Model Cities Neighborhood bounded by the streets Meridian, 30th Street, Sherman Drive, Massachusetts Avenue and 10th Street.

The site within M.C. is bounded by Ralston service alley and 25th and 23rd Streets.

Across Ralston St. to the east is the future Charrette Elementary School site. North east of the elementary school is the Hillside Garden low-income apartments Phase I and just south-east is Hillside Gardens Phase II.

Ralston St. itself is not a very heavily traffic street, although 25th Street is heavily travelled carrying a traffic flow east and west. The condition of Ralston Street is very poor, it has not been kept up. The sidewalks are not in very good condition either. It would cause no problem to close or tear up the street during construction for installation of utilities, etc.

The neighborhood is predominantly a black neighborhood.
Time in this situation as it relates to the people and the M.C. neighborhood.

The element of time to the residents of Model Cities is very crucial. They have now witnessed the change of 2 heads of the department, possibly 3; went to many meetings; heard many promises; participated in some planning aspects, such as the Charrette Elementary School; to find out that nothing is being done after all the energy spent at that Charrette; they've been counted, surveyed, interviewed, and recounted. The element of time is more crucial to the administrators, because the longer the residents wait, the less turned on they'll be towards any implementations, good or bad.

These are not my opinions or observations, but instead paraphrased directly from residents of M.C.
The initial method of financing was a grant to be received from the Federal Government under Program for Urban Development. The Health Services, Social Services, Day Care Center, Walk-In School, Services for the Elderly were applied for under this grant. Since, the program has been revised and added to. Revised as to now the Walk-In School comprises the major area square feet totals along with the Commercial Center being added and also comprising the major square feet totals of the structure.

Therefore a percentage of the funding comparable to the percentage square footage of the Walk-In High School can be financed by the school board.

If this is impossible, an alternative can be financial assistance from a private donor, such as financing of many University Buildings. Thus a Private High School can be established separate from the school board and control by the people of M.C. area through educational administrators.

Or another alternative is to finance the school and maintain it through the profits accrued by the neighborhood corporation that own and operate the Commercial Center.

This Commercial Center can possibly be governed by a council elected or appointed by the residences of the neighborhood. Thus, every resident, if he so chooses, can have a say as to what type of store is needed in the area and therefore eliminating the possibility of outside organizations coming in and exploiting the residents.

Another possibility is a community operated Commercial Center in the form of a corporation and any Model Cities resident can buy shares. This is another form of neighborhood governing in that since they are shareholders and users of the facilities, they can and should have some say about store hours, procedures, etc. Therefore, if a profit is to be made, the money will be circulated back into the hands of the residents. Another words, capitalism is not limited only to those who know about business or have enough money to start a business of their own.
This neighborhood ownership, neighborhood corporation concept would do two things; finance and maintain the Walk-In High School and give indirectly control of the High School and the Commercial Center to residents of the area.

This would allow the residents to choose and determine the type of education they want and choose and determine their own needs.
SECTION 2.03 C-3 NEIGHBORHOOD COMMERCIAL DISTRICT

PURPOSE OF C-3 DISTRICT:

This DISTRICT is designed to permit the development of a complete range of retail sales and personal, professional, and business services required to meet the maximum demand of a fully developed residential neighborhood - regardless of its size. It does not make provision, however, for those business that: (1) draw customers in significant numbers from well beyond a neighborhood boundary and which, therefore, are unusually heavy traffic generators such as, department stores, motels, theaters, or (2) require the outdoor display, sale and/or storage of merchandise, outdoor services or operations, or outdoor consumption of food and beverages. In general, to achieve maximum flexibility of permitted land use, the C-3 DISTRICT makes possible a highly varied grouping of indoor retail and business functions short of the single-unit heavy traffic generator.

A. PERMITTED C-3 DISTRICT USES

The following uses shall be permitted in the C-3 DISTRICT. All uses in the C-3 DISTRICT shall conform to the general regulations and performance standards of section 2.00, the C-3 DISTRICT development standards of section 2.03, B., and to any additional and/or restrictive requirements specified in this section.

1. ANY USE PERMITTED IN THE C-1 OR C-2 DISTRICTS (Except Hotels, Apartment-Hotels, Motor-Hotels, Motels, and Multi-family Dwellings).

2. NEIGHBORHOOD SHOPPING CENTER OR COMPLEX (But not including department store or discount department store).

3. RETAIL CONVENIENCE GOODS AND/OR SERVICE ESTABLISHMENT, including but not limited to:

   a. DRUG STORE, HARDWARE STORE; GROCERY, BAKERY, OR OTHER FOOD STORE, LUNCH COUNTER, TAVERN, DELICATESSEN OR RESTAURANT, including any restaurant or other food service establishment in which food is served or dispensed for consumption indoors or for carry-out. Provided, however, such carry-out establishment, where food may be likely to be consumed on the premises shall:

      (1) Provide adequate outdoor convenience trash containers.

      (2) Not provide outdoor tables and/or seats.

      (3) Where the rear lot line abuts a residential DISTRICT, construct and maintain a wall or fence of ornamental block, brick, solid wood fencing, or combination thereof. Said wall or fence shall be at least six (6) feet in height and shall be so constructed to such minimum height to restrict any view therethrough.

      (4) Not be located within one hundred (100) feet of a residential DISTRICT on the same side of the street, unless such establishment is separated from said residential DISTRICT by an intervening street.

   b. GASOLINE SERVICE STATION, limited to not more than three service bays, indoors only. Provided, however, that the service station function, services,
operation, and sales shall not include the following:

(1) The sale, rental, display, or storage of new or used motor vehicles, trailers, tractors, machinery, or other similar equipment; or merchandise not related to the minor servicing of motor vehicles or for the immediate convenience of customers.

(2) Commercial parking of motor vehicles.

(3) Exterior display or storage of oil, antifreeze, batteries, tires, and other merchandise or products, other than oil dispensing cabinets located on pump islands.

(4) Major servicing or motor or body repair such as, but not limited to body or fender work, motor overhaul, major transmission repair, auto glass work, tire recapping.

(5) Dismantling or wrecking of motor or other vehicles, or the storage of inoperable, damaged, or wrecked vehicles.

(6) A driveway so located and constructed that it permits traffic movement completely around or behind the service station structure (except where necessary to provide adequate access to the off-street parking area, building, storage tanks, trash containers, etc., or to adjacent commercial property, or in the case of a station designed to provide service on all sides).

4. PERSONAL SERVICE ESTABLISHMENT, including, but not limited to: BARBER SHOP, BEAUTY SHOP, DRY CLEANING AND LAUNDRY PICK-UP STATIONS, LAUNDREY AND SELF-SERVICE DRY CLEANING, SHOE REPAIR, TAILOR OR SEAMSTRESS, RADIO AND TELEVISION SERVICE, PHOTOGRAPHY STUDIO, MAIL ORDER STORE; CAR WASH COMPLETEDLY INDOORS, SELF-SERVICE CAR WASH, AUTOMATIC OR SEMI-AUTOMATIC CAR WASH. Provided, however, self-service, automatic, or semi-automatic car wash establishments shall:

a. Provide not less than five (5) auto waiting spaces at the entrance and three (3) outdoor drying and finishing spaces at the exit to each wash bay of a self-service car wash establishment.

b. Provide not less than twenty (20) auto waiting or storage spaces at the entrance and six (6) outdoor drying and finishing spaces at the exit of each wash bay of an automatic or semi-automatic car wash establishment.

c. Not conduct any drying, cleaning, polishing, dispensing of gasoline or other comparable operation within the required minimum front yard.

d. Construct a solid decorative fence or wall along the rear lot line not less than six (6) feet in height where abutting a residential DISTRICT.

e. Not be located within two hundred (200) feet of a residential DISTRICT on the same side of the street.

5. POST OFFICE, provided no storage of delivery vehicles is maintained on the premises.

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6. PROFESSIONAL SERVICE ESTABLISHMENT, including but not limited to:

OPTOMETRIST; INTERIOR DECORATOR; PHOTOGRAPHY, DANCE, MUSIC, ART, LANGUAGE AND ARTISAN SCHOOLS; BEAUTY AND BARBER SCHOOLS.

7. SHOPPING OR DURABLE GOODS ESTABLISHMENT, including but not limited to:

WEARING APPAREL AND ACCESSORIES STORES, SHOE STORES, DRY GOODS, FABRIC SHOP, STATIONERY, GIFT SHOP, FLORIST, PHOTOGRAPHIC SUPPLIES, HOBBY SHOP; PET SHOP, INCLUDING GROOMING SHOP AND OBEDIENCE SCHOOL; MUSIC, RECORDS, MUSICAL INSTRUMENT STORES; SPORTING GOODS, BICYCLE AND MOTORCYCLE STORES; FURNITURE, MAJOR APPLIANCES, PAINT AND WALLPAPER, FLOOR COVERINGS, ANTIQUES; VARIETY STORES (but not including department store or discount department store).

8. ICE STATION, COAL STATION, NEWSPAPER DISTRIBUTION STATION, CHARITABLE INSTITUTION DONATION PICK UP STATION OR BOX, PRIMARY OR ACCESSORY IN FUNCTION.

9. TEMPORARY SEASONAL USES SUCH AS CHRISTMAS TREE SALES, NURSERY PLANTS, FRUIT STANDS COMPLETELY UNDER A SHELTER. Provided, however, such uses and accessory off-street parking space therefor shall not reduce or encroach upon the minimum required off-street parking area of any commercial use.

10. OTHER USES SIMILAR AND COMPARABLE IN CHARACTER TO THE ABOVE PERMITTED USES.

11. ACCESSORY USES AND STRUCTURES, subordinant, appropriate and incidental to the above permitted primary uses, including but not limited to: ACCESSORY UTILITY STRUCTURES AND FACILITIES.

12. TEMPORARY STRUCTURES incidental to development of land, during construction

B. C-3 DISTRICT DEVELOPMENT STANDARDS

1. USE

a. No single establishment shall exceed twenty-one thousand (21,000) square feet in total gross floor area.

b. All uses and operations (except off-street loading and off-street parking) shall be conducted within completely enclosed buildings, except where otherwise specifically permitted. Provided, however, gasoline service stations may dispense gasoline, oil, antifreeze and other similar products and perform other minor services outdoors for customers, subject to the limitations of section 2.03, A., 3b.

c. No outdoor storage shall be permitted other than trash containers, provided that trash containers exceeding six (6) cubic feet shall be located within a solid-walled stall behind or beside the primary structure.

d. No vending machines shall be permitted on
the exterior of any building on the premises except where contained in a shelter, stall, or other area so located as not to interfere materially with the use of adjacent properties.

2. REQUIRED FRONT YARD, MINIMUM SETBACK

a. A front yard, having at least twenty-five (25) feet width of frontage on a public street and having a minimum depth in accordance with the following setback requirements, shall be provided along the street right-of-way line, unless subject to the ESTABLISHED SETBACK provisions of section 2.00, A, 2.

No part of any structure (excluding an eave or cornice overhang not exceeding four (4) feet or a canopy at an entrance) shall be built closer to the center line of the following streets (as designated on the Official Thoroughfare Plan of Marion County, Indiana) than:

1. Expressway: Eighty-five (85) feet
2. Primary Thoroughfare or Parkway: Seventy (70) feet
3. Secondary Thoroughfare: Seventy (70) feet
4. Collector Street: Sixty (60) feet
5. Local Street and Cul-de-Sac: Fifty-five (55) feet

b. No part of any structure shall be built closer to the right-of-way line of a Federal Interstate Highway route than ten (10) feet, except:

1. Front roads immediately paralleling Federal Interstate routes (with a coinciding right-of-way boundary) shall be considered collector streets, requiring a front setback of twenty-five (25) feet from the right-of-way of such front road unless such front road is designated otherwise on the Official Thoroughfare Plan of Marion County, Indiana, or on the recorded plat thereof as required by the Subdivision Control Ordinance of Marion County, Indiana.

3. REQUIRED CORNER SIDE YARD, DOUBLE FRONTAGE LOT MINIMUM SETBACK

In any case where the side or rear lot line abuts a street right-of-way line, there shall be provided a side or rear yard in which the setback of any structure shall comply with the MINIMUM FRONT SETBACK requirements of section 2.03, B, 2, unless subject to the ESTABLISHED SETBACK provisions of section 2.00, A, 2.

4. REQUIRED SIDE YARDS, MINIMUM SIDE SETBACK

No side yard or side setback is required unless subject to the requirements for transitional yards of section 2.03, B, 6.
5. REQUIRED REAR YARD, MINIMUM REAR SETBACK

No rear yard or rear setback is required unless subject to the requirements for transitional yards of section 2.03, B, 6.

6. TRANSITIONAL YARDS

a. MINIMUM FRONT, SIDE AND REAR TRANSITIONAL YARDS AND SETBACKS

(1) Yards Fronting Upon or Abutting A Residential DISTRICT

(a) Where a front yard abuts a street on the opposite side of which is a residential DISTRICT, the minimum required front yard and setback shall be the same as the standard front yard and setback requirement of section 2.03, B, 2.

Provided, however, the front yard use of such minimum required transitional front yard shall not include off-street parking if said abutting street is a Collector, Local or Marginal Access Cul-de-Sac or Parkway. If the abutting street is an Expressway, Primary or Secondary Thoroughfare, the front yard may include off-street parking provided a twenty (20) foot wide strip of said required front yard paralleling and measured from the front lot line, and extending the full length thereof (except for walks, access cuts and driveways) shall be maintained as a landscaped portion of the yard in conformance with section 2.03, B, 6, B, (1) (a).

(b) Where a side or rear lot line abuts either a side or rear lot line in an adjacent residential DISTRICT, a side or rear yard and setback not less than twenty (20) feet in depth shall be provided along such side or rear lot line.

Provided, however, where a dedicated alley separates such side or rear lot line from the residential DISTRICT, said side or rear yard and setback shall be not less than ten (10) feet.

b. SCREENING AND LANDSCAPING OF TRANSITIONAL YARDS

(1) Yards Fronting Upon or Abutting A Residential DISTRICT

(a) Front transitional yards (fronting upon a residential DISTRICT) shall be landscaped in an open pattern in grass and shrubbery, trees and/or hedge to provide a partial screening of the commercial use. An ornamental, decorative fence or masonry wall, not more than two and one-half (2-1/2) feet in height
if solid, or six (6) feet if open, may be used in conjunction with the landscaping.

Provided, however, along any portion of said transitional front yard in which an off-street parking area is located, there shall be provided and maintained along the front lot line a buffer screen of either:

Architectural Screen -- a wall or fence of ornamental block, brick, solid wood fencing, or combination thereof. Said wall or fence shall be at least 42 inches in height and shall be so constructed to such minimum height to restrict any view therethrough, or

Plant Material Screen -- a compact hedge of evergreen or deciduous shrubs, at least 36 inches in height at the time of planting.

Ground area between such wall, fence or hedge and the front lot line shall be planted and maintained in grass, other suitable ground cover, shrubbery and/or trees. All shrubs and trees shall be planted, balled and burlapped and shall meet the standards of the American Association of Nurserymen, (a copy of which is on file in the office of the Metropolitan Planning Department of Marion County, Indiana, and is hereby incorporated by reference and made part hereof).

To provide maximum flexibility in the landscape design of said screen and ground area, a variety of plant material may be used, provided, however, that a plan indicating the species, variety, size, spacing and location of all plants shall be filed with the Metropolitan Planning Department and approved by the Executive Director thereof prior to the time of planting.

b. Side and rear transitional yards (abutting a residential DISTRICT) shall be landscaped in grass and shrubbery, trees and/or hedge to form an effective screening of the commercial use. An ornamental, decorative fence or masonry wall may be used in conjunction with the landscaping.

Provided, however, if any portion of a side or rear transitional yard is used for a driveway or off-street parking, there shall be provided and maintained along the entire length of such lot line to the front yard setback
line, a wall or fence of ornamental block, brick, solid wall fencing, or combination thereof. Said wall or fence shall be at least six (6) feet in height and shall be so constructed to such height to restrict view therethrough.

7. USE OF REQUIRED YARDS

All required yards shall be landscaped, in grass and shrubbery, trees and/or hedge, or in combination with other suitable ground cover materials, except:

a. Required front yards may include:

(1) Pedestrian walks, access cuts, driveways, flag poles, and similar appurtenant uses.

(2) Off-street parking, gasoline service station pumps, and/or open canopies (attached or detached).

Provided, however, a six (6) foot wide strip of the required front yard, parallel and measured from the front lot line, and extending the full length thereof (except for walks, access cuts and driveways), shall be maintained as a landscaped portion of the front yard as required above, unless subject to the transitional yard requirements of section 2.03, B, 6.

b. Required side and rear yards may include:

(1) Pedestrian walks, access cuts, driveways, flag poles, and similar appurtenant uses.

(2) Off-street parking, subject to the requirements of section 2.03, B, 4, or 2.03, B, 6, as applicable and section 2.09.

8. HEIGHT OF BUILDINGS AND STRUCTURES

Maximum height of buildings and structures shall be thirty-five (35) feet.

9. SIGNS

Signs and advertising devices shall comply with the sign regulations of Ordinance 68-A0-4, COMMERCIAL ZONING DISTRICTS SIGN REGULATIONS OF MARION COUNTY, INDIANA.

Provided, however, signs and advertising devices for gasoline service stations shall comply with...
the sign regulations of Ordinance 66-A0-4, the GASOLINE SERVICE STATION ORDINANCE of Marion County, Indiana, and section 1, A, 1 and 3 of said Ordinance 68-A0-4.

10. OFF-STREET PARKING

Off-street parking facilities shall be provided in accordance with the off-street parking regulations of section 2.09.

11. OFF-STREET LOADING

Off-street loading facilities shall be provided in accordance with the off-street loading regulations of section 2.10.
METROPOLITAN PLAN COMMISSION
DOCKET NO. 68-AO-12

ACCESSORY OFF-STREET PARKING AREA ORDINANCE

OF

MARION COUNTY, INDIANA

WHEREAS, Chapter 283 of the Acts of the Indiana General Assembly for 1955, as amended, established a single planning and zoning authority in counties having first-class cities and grants certain powers relative to the zoning and districting of land to the Metropolitan Plan Commission and the County Council of such counties having first-class cities, in order to unify the planning and zoning functions thereof; and

WHEREAS, said Chapter 283 of the Acts of the Indiana General Assembly for 1955, as amended, empowers the Metropolitan Plan Commission of Marion County, Indiana, to recommend to the County Council an ordinance or ordinances for the zoning or districting of all lands within the County to the end that adequate light, air, convenience of access and safety from fire, flood and other danger may be secured; that congestion in the public streets may be lessened or avoided; that property values may be preserved; that the public health, safety, comfort, morals, convenience and general welfare may be promoted;

NOW THEREFORE BE IT ORDAINED by the Marion County Council of Marion County, Indiana, that Marion County Council Ordinance No. 8-1957, adopted by the Marion County Council on March 28, 1957 and subsequently amended pursuant to Section 85 of Chapter 283 of the Acts of the Indiana General Assembly for 1955, as amended, and all zoning ordinances adopted as parts thereof, as amended, including all sections, subsections, paragraphs or provisions thereof which permit, as permitted uses or by special exception, in zoning district classifications thereof, off-street parking
areas, in any city, town, or unincorporated area within Marion County, Indiana, be amended by the addition of the following provisions:

SECTION 1. ACCESSORY OFF-STREET PARKING AREA REGULATIONS

The following regulations shall be applicable to all non-residential accessory OFF-STREET PARKING AREA uses located within or adjacent to any DWELLING DISTRICT in Marion County, Indiana, whether permitted by zoning district classification, special exception or variance therefor.

A. DEVELOPMENT AND PERFORMANCE STANDARDS

All such accessory OFF-STREET PARKING AREA uses established or placed into operation after the effective date of this ordinance shall comply with the following development and performance standards. No such accessory OFF-STREET PARKING AREA use in existence on the effective date of this ordinance shall be so altered or modified as to conflict or further conflict with these standards.

1. STRUCTURES

No structure shall be permitted.

2. SETBACK LINES AND MINIMUM YARDS; BUFFER SCREEN REQUIREMENTS

a. FRONT YARD

(1) SETBACK LINE AND MINIMUM FRONT YARD: fifteen (15)

Provided, however, if the off-street parking area adjoins the primary use lot, having contiguous side lot lines and fronting upon the same street, said setback line and minimum front yard depth shall be six (6) feet.

Provided further, however, in any block in which an existing setback line is established, the setback line and minimum front yard depth shall be equal to the average setback of existing buildings on the same side of the street, in the same block.

(2) BUFFER SCREEN:

Along the entire length of said front setback line, shall be provided and maintained a buffer screen of

ARCHITECTURAL SCREEN: a wall or fence of ornamental block, brick, solid wood fencing, or combination thereof. Said wall or fence shall be at least 4 inches in height and shall be so constructed to minimum height to restrict any view therethrough.
PLANT MATERIAL SCREEN: a compact hedge of evergreen or deciduous shrubs, at least 36 inches in height at the time of planting.

The ground area between such wall, fence or hedge and the front lot line shall be planted and maintained in grass, other suitable ground cover, shrubbery, and/or trees. All shrubs and trees shall be planted balled and burlapped and shall meet the standards of the American Association of Nurserymen, (a copy of which is attached to this ordinance and incorporated herein by reference).

To provide maximum flexibility in the landscape design of said screen and ground area, a variety of plant material may be used, provided, however, that a plan indicating the species, variety, size, spacing and location of the plant shall be filed with the Metropolitan Planning Department and approved by the Executive Director thereof prior to the time of planting.

b. SIDE AND REAR YARDS

(1) MINIMUM SIDE AND REAR YARDS: five (5) feet

(2) BUFFER SCREEN:

If any side or rear lot line adjoins a residentially used or zoned lot, there shall be provided and maintained along the entire length of such lot line, a wall or fence of ornamental block, brick, solid wood fencing, or combination thereof.

Said wall or fence shall be at least six (6) feet in height and shall be so constructed to such height to restrict any view therethrough.

In the case of thoroughfares, the above setback lines and minimum front yards shall be measured from the street right-of-way line as designated on the official Thoroughfare Plan of Marion County, Indiana.

No part of any off-street parking area shall be located within such minimum required front, side and rear yards.

3. ACCESS

a. ACCESS to off-street parking areas shall be provided through the minimum required front yard, or from an abutting alley or adjoining primary use lot.

b. Off-street parking area entrances or exits shall be located
a minimum distance of twenty-five (25) feet from the nearest point of two intersecting street right-of-way lines. Access cuts from a public street shall further conform to all requirements of traffic engineering departments having jurisdiction thereof.

c. No access drive shall be located closer than five (5) feet to any side yard line.

4. **PAVING**

a. All access drives and off-street parking areas shall be paved with concrete or improved with a compacted macadam base, and surfaced with an asphaltic pavement to adequately provide a durable and dust-free surface.

b. The parking area surface shall be graded and drained in such a manner that there will be no free flow of water onto either adjacent properties or sidewalks.

c. Parking areas shall be provided with bumper guards or wheel guards so located that no part of the parked vehicles will extend beyond the boundary of the established parking areas.

5. **LIGHTING**

a. Any lighting facilities used to illuminate parking areas shall be so located, shielded and directed upon the parking area to avoid objectionable or hazardous glare to abutting properties and streets.

b. All lighting for parking areas shall conform to the Illuminating Engineering Society requirements and specifications (a copy of which is attached to this ordinance and incorporated herein by reference).

Minimum foot candle levels shall be three (3) foot candles.

Maximum foot candle levels shall be five (5) foot candles.

Maximum height of lighting facilities shall be thirty (30) feet.

All luminaires shall be of the totally enclosed direction type. Luminaires shall be directed so as to illuminate parking areas only. Special buffers shall be installed on luminaires where necessary to avoid objectionable or hazardous glare to abutting properties and streets.

6. **SIGNS**

Only the following signs shall be permitted:
CITY-COUNTY GENERAL ORDINANCE NO. 164, 1970

METROPOLITAN DEVELOPMENT COMMISSION
DOCKET NO. 70-A0-3

AN ORDINANCE to amend Marion County Council Ordinance No. 8-1957, as amended, the Zoning Ordinance for Marion County, Indiana, and fixing a time when the same shall take effect.

REGIONAL CENTER

ZONING ORDINANCE

OF

MARION COUNTY, INDIANA

WHEREAS, Chapter 283 of the Acts of the Indiana General Assembly for 1955, as amended, established a single planning and zoning authority in counties having first-class cities and grants certain powers relative to the zoning and districting of land to the Metropolitan Development Commission and City-County Council of such counties having first-class cities, in order to unify the planning and zoning functions thereof;

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana, has adopted and certified, pursuant to Chapter 283 of the Acts of the Indiana General Assembly for 1955, as amended, various segments of its ORIGINAL COMPREHENSIVE OR MASTER PLAN OF MARION COUNTY, INDIANA, including the REGIONAL CENTER PLAN FOR INDIANAPOLIS, MARION COUNTY, INDIANA, adopted by said Commission's Resolution 70-CPS-R-2, July 1, 1970;

WHEREAS, said Chapter 283 of the Acts of the Indiana General Assembly for 1955, as amended, empowers the Metropolitan Development Commission of Marion County, Indiana, after such comprehensive plan certification, to recommend to the City-County Council an ordinance or ordinances for the zoning or districting of all lands within the County to the end that adequate light, air, convenience of access and safety from fire, flood and other danger may be secured; that congestion in the public streets may be lessened or avoided; that property values may be preserved; that the public health, safety, comfort, morals, convenience and general welfare may be promoted,

NOW, THEREFORE, BE IT ORDAINED by the City-County Council of the consolidated City of Indianapolis and of Marion County, Indiana, that Marion County Council Ordinance No. 8-1957, adopted by the Marion County Council on March 28, 1957, and subsequently amended pursuant to Section 85 of Chapter 283 of the Acts of the Indiana General Assembly for 1955, as amended, and all zoning ordinances adopted as parts thereof, as amended, be amended by the addition of the following provisions:
CHAPTER I

SECTION 1.00 REGIONAL CENTER -- ADDITIONAL STANDARDS AND REQUIREMENTS FOR USE AND DEVELOPMENT

A. All uses permitted by the various ZONING DISTRICTS applicable to land located within the REGIONAL CENTER of Indianapolis, Marion County, Indiana, as said REGIONAL CENTER area is delineated and designated on the attached REGIONAL CENTER ZONING MAP (which MAP is incorporated herein by reference and made a part of this ordinance) shall be subject to the following additional standards and requirements:

All uses of land located within the REGIONAL CENTER of Indianapolis, Marion County, Indiana, shall be subject to the Metropolitan Development Commission's approval, as included within a required site and development plan filed with and approved by said Commission as hereinafter provided.

No use, building or structure shall hereafter be established, constructed or used on any land within said ZONING DISTRICTS within the REGIONAL CENTER of Indianapolis, Marion County, Indiana, for any purpose other than lawfully existed on the date of the adoption hereof until the proposed use, site and development plan, including the proposed plans for such building or structure, have been filed with and approved by the Metropolitan Development Commission (or, in the case of single-family dwelling uses, approved on behalf of said Commission by the Director or Administrator of the Division of Planning and Zoning of the Metropolitan Development Department).
Said site and development plan, including building and structural plans, shall indicate:

(1) Proposed use(s).
(2) Any existing uses, buildings and structures.
(3) Proposed buildings and structures.
(4) Off-street parking layouts, if applicable.
(5) Vehicular entrances, exits and turn-off lanes, if applicable.
(6) Setbacks.
(7) Landscaping, screens, walls, fences.
(8) Signs; including location, size and design thereof.
(9) Sewage disposal facilities.
(10) Storm drainage facilities.
(11) Other utilities if above ground facilities are needed.
(12) Pedestrian ways and corridors below, at, or above surface.

The Metropolitan Development Commission may consider and act upon any such proposed use, site and development plan, and approve the same in whole or in part, at any public meeting of the Commission. Public notice of use, site and development plan approval shall not be required; however, the owner, petitioner shall have the right to appear and be heard. (Provided, however, rezoning of any land within the REGIONAL CENTER from the ZONING DISTRICT classification applicable thereto to any other ZONING DISTRICT classification shall require notice as provided by statute and the Rules of Procedure of the Metropolitan Development Commission.)

Such site and development plan, and uses and structures proposed, shall:

(1) be in conformity with the REGIONAL CENTER PLAN FOR INDIANAPOLIS, MARION COUNTY, INDIANA, adopted by the Metropolitan Development Commission's Resolution 70-CPS-R-2, July 1, 1970;

(2) be so designed as to create a superior land development plan, in conformity with the Comprehensive or Master Plan of Marion County, Indiana;

(3) create and maintain a desirable, efficient and economical use of land with high functional and aesthetic value, attractiveness and compatibility of land uses, within the REGIONAL CENTER, applicable ZONING DISTRICT and with adjacent uses;

(4) provide sufficient and adequate access, parking and loading areas;

(5) provide traffic control and street plan integration with existing and planned public streets and interior access roads;

(6) provide adequately for sanitation, drainage and public utilities; and

(7) allocate adequate sites for all uses proposed—the design, character, grade, location, and orientation thereof to be appropriate for the uses proposed, logically related to existing and proposed topographical and other conditions, and consistent with the Comprehensive or Master Plan of Marion County, Indiana.
B. No building or structure shall be erected in said ZONING DISTRICTS within the REGIONAL CENTER of Indiananolis, Marion County, Indiana, without an improvement location permit, and said permit shall not be issued until the proposed use, site and development plan, including the proposed plans for such building or structure, shall have been approved by the Metropolitan Development Commission (or, in the case of single-family dwelling uses, approved on behalf of said Commission by the Director or Administrator of the Division of Planning and Zoning of the Metropolitan Development Department) in accordance with section 1.00 A. Applications for improvement location permit shall be made upon Metropolitan Development Department forms and shall include all information specified by such forms.
a. One identification sign consisting of twelve (12) square feet to identify the lot. Said identification sign shall not be located within any minimum required front, side or rear yard.

b. Two directional signs (one entrance, one exit) consisting of three (3) square feet. Said directional signs shall not be located within the minimum required side yards and shall not exceed two (2) feet in height.

Said signs may be illuminated, but shall not be flashing, rotating or animated.

7. MAINTENANCE

a. Off-street parking area lots shall be maintained in good condition, and off-street parking areas shall be kept free of weeds, dirt, trash and debris.

b. Off-street parking areas shall not be used for the permanent storage, display, advertisement, sale, repair, dismantling or wrecking of any vehicle, equipment or materials.

c. All remaining steps or foundations of demolished structures shall be removed.

SECTION II. SEVERABILITY

If any section, subsection, paragraph, sub-paragraph, clause, phrase, word, provision or portion of this ordinance shall be held to be unconstitutional or invalid by any court of competent jurisdiction, such holding or decision shall not affect or impair the validity of this ordinance as a whole or any part thereof, other than the section, subsection, paragraph, sub-paragraph, clause, phrase, word, provision or portion so held to be unconstitutional or invalid.

NOW BE IT FURTHER ORDAINED that an emergency exists for the passage of this ordinance, and that the same shall be in full force and effect from and after this date.
PLAYROOMS AND RELATED SERVICE FACILITIES:

The design of the playroom should accommodate and reinforce the "sectoring" or "zoning" or the playroom into small areas of special activity, such as quiet games, art, reading, "active" group games, sciences area, etc. Movable furniture, storage units, and screens can also help to divide a given large space.

Water should be conveniently available to tables and to at least three of the play centers - The Art Center, The Home Play Centers, and The Science Center. A flat-bottomed sink with running water, formica counters, and inside storage space are recommended for all playrooms, located between Art and Science Centers.

Each child should have an assigned "personal storage" area consisting of a hook for hanging garments and a small cubicle for gloves, hats, books, etc.

Tables seating a small number of children are preferrable to one table for a large group. Tables and "work" surfaces should have easy-to-clean surfaces.

Chairs should be of posture type with saddle seats. The child's feet should rest on the floor and he should be able to move his arms freely above the table.

Cots which can be stacked, folded or otherwise individually stored, should be provided for naptime. Cots with light-weight metal frames, from which canvas can be slipped off and washed, are desirable as they are easy to handle and keep clean.

Each playroom shall have its own toilet room, staff area, and general storage room. Each child shall have his/her own locker cubicle which shall be in the form of movable furniture. A sheltered outdoor play area shall be immediately adjacent to each playroom and shall have a storage area for outdoor play items.

ADMINISTRATION:

State of Indiana Regulation 3-hh6 regarding office and staff rooms.

Office space separated from the areas used by the children shall be provided for interviewing, conferences, making and keeping records, and handling of business.
Space and equipment shall be adequate for the administrative and staff needs of the day nursery. Telephone service shall be provided.

Sec. 6, Ch. 185, acts 1945; Burns 22-2421

SERVICE AREA

The kitchen and any other food preparation area shall be separate from areas used for any other purpose and shall be so located that the children and persons not assigned food handling responsibilities can gain access to play, dining, bathing, toilet, hand washing or other areas in the day nursery without going in to or through the kitchen. The kitchen shall not be used for children's play activities or naps or for a dining or recreational area for adults.

The kitchen and any other food preparation area shall be constructed and equipped to provide for the safe storage, preparation, and service of food. Food preparation areas shall be so located or equipped with temperature control equipment that food temperatures can be maintained and equipment shall comply with the requirements of the State Board of Health Regulation H.F.D. 17.

Sec. 6, Ch. 185, Acts 1945, Burns 22-2421

HEALTH SERVICE

Health Service Facility

FLOW OF FAMILY PRACTICE DOCTOR APPOINTMENT PATIENTS:

The patient will check in at the Reception Desk. The receptionist will check the appointment schedule, direct the patient to the waiting room and pass the patient's medical record to the Nurse Station. The nurses aide will pick up the medical record, call the patient from the Waiting Room, escort him to the Processing Alcove where she will check and record the
patient's vital signs in the medical record. After processing, the nurses aide will escort the patient to an Exam Consult Room and prepare the patient for doctor's examination. The nurse will assist the doctor with medication and treatment. Following the examination or treatment, the nurses aide will escort the patient to the Nurse Station where she will imprint all the patient's prescriptions and requisition slips and instruct the patient on how to obtain the tests and procedures ordered by the doctor and then direct the patient to the financial interview clerk. The financial interview clerk will advise the patient on the financial status of his visit; that is, what charges are covered by insurance and what charges are to be paid direct. The patient will make his next appointment, if required, and then leave the clinic module.

FLOW OF FAMILY PRACTICE DOCTOR WALK-IN PATIENTS:

The patient will check in at the reception desk. The receptionist will list the patient's name, medical record number, doctor, complaint and other pertinent data. The receptionist will direct the patient to the Waiting Room and request the patient's medical record from the Medical Record Department. When the patient's medical record arrives, the receptionist passes it to the Nurse Station. A nurses aide or LPN will pick up the medical record, call the patient and escort him to the Processing Alcove where she will check and record vital signs and not complaint in medical record. After processing, the nurses aide or LPN will escort the patient to an Exam Consult Room and prepare the patient for the doctor's examination. The nurse will assist the doctor during the examination and will carry out the doctor's orders for medication and treatment. Following the examination or treatment, the nurses aide or LPN will escort the patient to the Nurse Station where she will imprint all the patient's prescriptions and requisition slips and instruct the patient on how to obtain the tests and procedures ordered by the doctor or referral appointments ordered by the doctor and then direct the patient to the financial interview clerk.
The financial interview clerk will advise the patient on the financial status of his visit. The patient will make his next appointment, if required, and then leave the clinic module.

FLOW OF FAMILY PRACTICE CLINICAL NURSE APPOINTMENT AND NON-APPOINTMENT PATIENTS:

The flow of patients to the Family Practice Clinic clinical nurse will be essentially the same as the flow of patients to the doctor, since the clinical nurse will be utilizing the same type Patient Consult Rooms and Exam Rooms as the doctors.

SOCIAL SERVICE

The function of the service is information given in both written and verbal form. The spaces should be capable of accepting 1:1 counselor—people relationship to 1:6 people relationship.

The 1:1 people relationship spaces should induce exclusiveness and privacy, because the main function of the service is to talk about personal problems of that person seeking help.

The space should be acoustically considered, but this does not necessarily mean a closed up box. A space can be acoustical and yet have visual relief.

SERVICES FOR THE ELDERLY

The Services for the Elderly are operated on the same principle as the Social Services just discussed. Basically, office space for consultation and information gathering.

The counselor - people relationship here varies slightly 1:1 and 1:2 from the Social Services space requirements.
WALK-IN HIGH SCHOOL

The academic courses will be correspondence in nature, but the medium will be computerized programs, which gives a quick input/response type of situation. Cuts down the time otherwise taken up in mail correspondence.

The computerized programs can also be oriented to the trades.

The Walk-In system can work on appointment bases so some organization can be attained. Appointments for having class or seminar meetings or consultation with advisors. Appointments for work scheduling in the automotive trades can be worked out to suit the students, and the owners of the automobiles to be worked on.

The School is a free school!

Instructors in the automotive trades can be from the neighborhood service station. The proceeds from work done on cars will go to operational costs, tools, parts, etc.

Many times "automotive clinics" come into town sponsored by STP, Dick Lundy Dodge, etc. These clinics usually held at car dealers can be held at the school, too. This would be a great asset in gaining interest and publicity.

COMMERCIAL

Some facilities will be of humble area. This is due to the fact that this neighborhood owned community is a theory and must be proven. Initial investment for construction be kept low. Consideration for success of the theory is programmed for, in possible future expansion of each facility.

Other facilities can be of capacity to serve the entire model cities. Facilities such as:
1. Laundromats
2. Grocery stores
3. Clothing stores

PREMISES:

1. Each shop will be accessible on foot.
   - There will be no drive-in facilities except for
2. Parking will be at model points, with shops in between.
   - to encourage window shopping and browsing.
3. Transportation thru site: walking.
   - to allow l:1 interaction at pedestrian scale.
4. Social alcoves:
   - An "off the beaten path" retreat from the hustle and bustle.
   - A place to meet and talk with friends.
   - A place to sit down in the shade.

SCALE:

- They can be the size of a "vest pocket park" with landscaping,
  etc. to merely a bench located in the recess of a building.
- These alcoves can be either indoors or outdoors, or both.
BUILDING REQUIREMENTS:

Each playroom is designed to accommodate 20 children allowing 45 sq. ft. per child net.

**DAY CARE CENTER**

**SPACE**

<table>
<thead>
<tr>
<th>Description</th>
<th>NET SQUARE FTG.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. PLAYROOMS (5@1100 s.f.)</td>
<td>5,500</td>
</tr>
<tr>
<td>2. STAFF AREA (5@50 s.f.)</td>
<td>250</td>
</tr>
<tr>
<td>3. TOILET (5@50 s.f.)</td>
<td>250</td>
</tr>
<tr>
<td>4. STORAGE (5@40 s.f.)</td>
<td>200</td>
</tr>
<tr>
<td>5. SHELTERED OUTDOOR PLAY (5@300 s.f.)</td>
<td>1,000</td>
</tr>
<tr>
<td>6. OUTDOOR PLAY STORAGE (5@30 s.f.)</td>
<td>150</td>
</tr>
<tr>
<td><strong>SUBTOTAL SQUARE FOOTAGE</strong></td>
<td>7,350</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>NET SQUARE FTG.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. DIRECTORS OFFICE</td>
<td>110</td>
</tr>
<tr>
<td>2. GENERAL OFFICE</td>
<td>180</td>
</tr>
<tr>
<td>3. WORK ROOM &amp; STORAGE</td>
<td>30</td>
</tr>
<tr>
<td>4. CONFERENCE ROOM (LOUNGE)</td>
<td>160</td>
</tr>
<tr>
<td>5. LAVATORY</td>
<td>20</td>
</tr>
<tr>
<td><strong>SUBTOTAL SQUARE FOOTAGE</strong></td>
<td>500</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>NET SQUARE FTG.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. KITCHEN</td>
<td>320</td>
</tr>
<tr>
<td>2. PANTRY</td>
<td>70</td>
</tr>
<tr>
<td>3. LAUNDRY</td>
<td>60</td>
</tr>
<tr>
<td>4. SERVICE ENTRY</td>
<td>80</td>
</tr>
<tr>
<td>5. JANITORS CLOSET</td>
<td>20</td>
</tr>
<tr>
<td>6. MECHANICAL EQUIPMENT ROOM</td>
<td>100</td>
</tr>
<tr>
<td><strong>SUBTOTAL SQUARE FOOTAGE</strong></td>
<td>650</td>
</tr>
</tbody>
</table>

**TOTAL NET SQUARE FOOTAGE FOR CHILD CARE** 8,500

CIRCULATION SPACE, WALLS, MECH, CHASES, ETC.

20% OF TOTAL NET SQ. FTG. 1,500

**TOTAL GROSS SQ. FTG. FOR CHILD CARE** 10,000
HEALTH SERVICES

<table>
<thead>
<tr>
<th>GENERAL PROCESSING AREA</th>
<th>NET SQ. FTG.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. WAITING AREA</td>
<td>300</td>
</tr>
<tr>
<td>2. RECEPTION DESK</td>
<td>100</td>
</tr>
<tr>
<td>3. NURSE STATION</td>
<td>120</td>
</tr>
<tr>
<td>4. FINANCIAL INTERVIEW OFFICE</td>
<td>70</td>
</tr>
<tr>
<td>5. WHEEL CHAIR STORAGE ACOVE</td>
<td>30</td>
</tr>
<tr>
<td><strong>SUBTOTAL SQUARE FOOTAGE</strong></td>
<td><strong>620</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EXAMINATION &amp; CONSULTATION AREA</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. CHARGE NURSE OFFICE</td>
<td>90</td>
</tr>
<tr>
<td>2. PROCESSING ACOVE</td>
<td>40</td>
</tr>
<tr>
<td>3. PATIENT TOILET</td>
<td>30</td>
</tr>
<tr>
<td>4. EXAM-CONSULTATION ROOMS (6@110)</td>
<td>660</td>
</tr>
<tr>
<td>5. MEDICATION ACOVE (2@15)</td>
<td>30</td>
</tr>
<tr>
<td>6. CLEAN STORAGE ACOVE (2@15)</td>
<td>30</td>
</tr>
<tr>
<td>7. RESIDENT'S WORK ROOM</td>
<td>200</td>
</tr>
<tr>
<td>8. DOCTORS OFFICE (2@120)</td>
<td>240</td>
</tr>
<tr>
<td>9. CLERICAL OFFICE</td>
<td>100</td>
</tr>
<tr>
<td><strong>SUBTOTAL SQUARE FOOTAGE</strong></td>
<td><strong>1,420</strong></td>
</tr>
</tbody>
</table>

| 1. CONFERANCE/CLASSROOM                                     | 400          |
| 2. STORAGE ROOM                                              | 30           |
| **SUBTOTAL SQUARE FOOTAGE**                                 | **430**      |

| 1. PROCEDURE ROOM                                           | 150          |
| 2. SOILED UTILITY ROOM                                      | 60           |
| 3. STAFF TOILETS (2@20)                                     | 40           |
| 4. JANITOR'S CLOSET                                         | 20           |
| **SUBTOTAL SQUARE FOOTAGE**                                 | **270**      |

**TOTAL NET SQUARE FOOTAGE**                                  **2,740**

**CIRCULATION SPACE, WALLS, MECH. CHASES, ETC.**
**20% OF TOTAL NET SQ. FTG.**                                  **548**

**TOTAL GROSS SQ. FTG. FOR HEALTH SERVICES**                  **3,288**
SERVICES FOR THE ELDERLY:

This facility will include the following spaces:

<table>
<thead>
<tr>
<th>Service Description</th>
<th>Net Sq. Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Waiting Room/Music Listening Lounge</td>
<td>350</td>
</tr>
<tr>
<td>2. Reception Desk</td>
<td>100</td>
</tr>
<tr>
<td>3. General Office</td>
<td>120</td>
</tr>
<tr>
<td>4. Public Toilets 2 630</td>
<td>60</td>
</tr>
<tr>
<td>5. Consultation Rooms 2 @110</td>
<td>220</td>
</tr>
<tr>
<td>6. Multi-Purpose Activities Lounge</td>
<td>400</td>
</tr>
<tr>
<td>7. Kitchenette</td>
<td>80</td>
</tr>
<tr>
<td>8. Storage</td>
<td>100</td>
</tr>
<tr>
<td>9. Janitor's Closet</td>
<td>20</td>
</tr>
</tbody>
</table>

Total net sq. ftg. for services for elderly: 1880

Circulation space, walls, mech. chases, etc. 20% of total net sq. ftg.: 376

Total Gross sq. ftg. for service for elderly: 2256
SOCIAL SERVICES:

This social service facility will include the following spaces:

<table>
<thead>
<tr>
<th>Description</th>
<th>NET SQ. FTG.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. WAITING ROOM</td>
<td>200</td>
</tr>
<tr>
<td>2. RECEPTION DESK</td>
<td>100</td>
</tr>
<tr>
<td>3. GENERAL OFFICE</td>
<td>120</td>
</tr>
<tr>
<td>4. PUBLIC TOILETS 2 @30</td>
<td>60</td>
</tr>
<tr>
<td>5. CONSULTATION ROOMS 3@110</td>
<td>330</td>
</tr>
<tr>
<td>6. CONFERENCE ROOM</td>
<td>220</td>
</tr>
<tr>
<td>7. STAFF ROOM</td>
<td>130</td>
</tr>
<tr>
<td>8. JANITOR'S CLOSET</td>
<td>20</td>
</tr>
</tbody>
</table>

Total net sq. ftg. for social services 1180

Circulation space, walls, Mech. Chases, etc. 20% of total net sq. ftg. 236

Total gross sq. ftg. for social services 1416
COMMERCIAL:

<table>
<thead>
<tr>
<th>SMALL SHOPS:</th>
<th>NET SQ. FTG.</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPROXIMATELY 26 @600</td>
<td>15,600</td>
</tr>
</tbody>
</table>

SUITABLE FOR:
1. LEATHER SHOP
2. LAUNDROMAT
3. BAR
4. BARBECUE
5. BARBER SHOP

<table>
<thead>
<tr>
<th>MEDIUM SHOPS:</th>
<th>NET SQ. FTG.</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPROXIMATELY 16 @800</td>
<td>12,800</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LARGE SHOPS:</th>
<th>NET SQ. FTG.</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPROXIMATELY 6 @1000</td>
<td>6,000</td>
</tr>
</tbody>
</table>

SUITABLE FOR:
1. CLOTHING SHOP
2. RESTAURANT
3. GROCERY

Total net sq. ftg. for commercial: 34,400

Circulation space, walls, mech. chases, etc. 20% of total net sq. ftg.: 6,880

Total gross sq. ftg. for commercial: 41,280

NEIGHBORHOOD FACILITY TOTAL GROSS SQ. FTG.: 58,240
COMPREHENSIVE CONCEPTUAL STATEMENT

Looking at the Hillside housing site layout there seems to be a "green spine" defined by the drive and parking layout of both phase I and phase II.

Each phase being done by a different architect, I would seem to think that this was an accident.

Accident though it may be, I have changed the site on angle to what it was in order to carry through or keep continuous this suggestion of a green spine. Now this green extends into Douglas Park and the NF (neighborhood facility) is the link between. The accidental green spine acts as a circulation corridor for people walking from and through the apartment complexes. (See sketch) From the complexes because it is conviently between the units and from the residential area because the angle of the site makes it the shortest route.

Allowing people from other residential areas to circulate through the low-income apartments creates less of a stereotype relationship of the low income people in the low income apartments. If a mixture of people go through, one does not have this identity.

It seems as though for the people living in the apartments that it's a crucial time between leaving their front door and getting into their car. All the time hoping no one will see them. This new NF will possibly lure not only low-income, but middle and possible high-middle income families. Just for the fact that there is an exciting place to go shopping, drinking, and schooling. This also reinforces the concept of getting away from this stereo-type identity the people might have for the complex.

Some residents foresee the complex as a future ghetto unless other residential interaction and an economic mix is attained.
An alternate route to the NF from residential 1 and 4 can be along 25th Street. This route brings the pedestrian in from the north end of the site to the point of pedestrian/automobile interface. This may be a more appropriate route for the "street cat" that likes to jive on the street corners, who likes to be seen walking down the street in his $150 suit and his new Stacy Adams, who likes to rap to the chicks that drive by.

Therefore what is created is the model points, bring to those points, the type of people that came those particular routes. A consideration to keep in mind, would be to locate certain amenities at the model points that reinforce this difference, but also keeping in mind that this is not a pure situation.

The parking was located so as to not make it so easy to jump in the car and drive to the NF, but instead to suggest walking, even if it was almost driving distance. If driving to the site is necessary, accessibility to parking by means of non-congested back street away from main traffic streets work well. (see sketch)
SKETCHES