

**CLIENT:**

Near North Comm. Development Corporation  
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**SERVICE AREA(S):**

Urban Design + Landscape Architecture

**TIMEFRAME:**

September 2008 - December 2008

**PROJECT DESCRIPTION:**

The North Meridian Street Strategic Improvement Plan was developed to present a broad vision of a reinvigorated community and corridor through the understanding of community desires, relevant and realistic market research, and feasible urban design and real estate development principles and prototypes.

As a follow up to this project, EDEN Collaborative was retained by the Near North Development Corporation to create a Streetscape Design Manual that could be distributed to potential developers of the North Meridian Street corridor. The Design Manual would serve a dual function of informing developers of Near North's (and the community's) urban design expectations as well as serving as a checklist for Near North committees to review potential development proposals.

**RESULTS:**

*The client is currently using this design manual to discuss the future of this section of Meridian Street with City of Indianapolis officials, local land owners, and large institutional stakeholders. The manual serves as the policy statement of the Near North Development Corporation on matters related to the redevelopment of the North Meridian Street Corridor, especially streetscape design elements.*

**STEP TWO 2**

**What Parcel Type?**

After locating your parcel, it is time to determine what type of parcel you have:

**Corner Lots**

Corner Lots differ from other conditions because they will include an ADA Ramp for crossing driveways or streets. They will also include a portion of the side streets either east or west.

**Mid-block Lots**

Mid-block Lots have issues that will vary depending on the width of the lot and other conditions.

**Large Segments / Whole Blocks**

If your parcel(s) take up the majority of a block or a complete block, it may be possible to address larger issues and opportunities not possible for corner or mid-block lots.

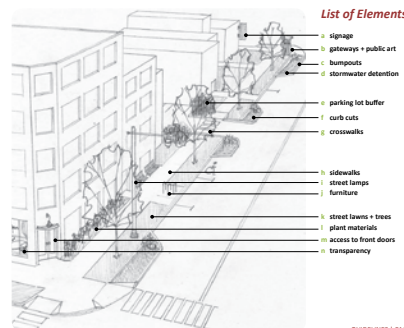


Note: The highlights above are shown for example purposes only. Contact Near North Development Corporation or property owners to inquire about available properties.

**STEP THREE 3**

**Follow the Element Sheets**

There are many elements to consider with respect to the streetscape for your property. Each element type is listed individually with guidelines on how to apply them on site. Should questions arise, contact the Near North Development Corporation. Contact information is found on the back cover of this manual.



**List of Elements**

- ▲ signage
- ▲ gateways + public art
- ▲ bumpouts
- ▲ stormwater detention
- ▲ parking lot buffer
- ▲ curb cuts
- ▲ crosswalks
- ▲ sidewalks
- ▲ street lamps
- ▲ furniture
- ▲ street lawns + trees
- ▲ plant materials
- ▲ access to front doors
- ▲ transparency

**h SIDEWALKS**

Sidewalks are the main routes for pedestrians to travel the street. Sidewalks are more comfortable when wide enough to accommodate more than one person.

1. What Stretch? All: Neighborhood, Headquarters, and Midrise
2. What Parcel Type? All: Corner Lots, Mid-Block Lots, and Whole Blocks

**Sidewalks in the Headquarters and Midrise Stretch**

- Sidewalks in these stretches should be replaced whole blocks at a time
- If a new development takes up the majority of a block, it is encouraged that the entire block have new sidewalks built according to Headquarters and Midrise Stretch criteria - this involves extending the sidewalk into the on-street parking space

**Sidewalks in the Neighborhood Stretch**

- Sidewalks in this stretch can be replaced development by development
- Sidewalks should be designed to work seamlessly with ADA ramps, bumpouts, and green street elements

**Avoid Narrow Sidewalks**

- Narrow sidewalks adjacent to traffic lanes can make the area unsafe for pedestrians
- Sidewalks should be wide enough for pedestrians to comfortably pass one another



**d STORMWATER DETENTION**

By using "green street" methods to detain stormwater, water is cleaned before entering our water system and stormwater infrastructure costs can be less expensive when teamed with green strategies.

1. What Stretch? All: Neighborhood, Headquarters, and Midrise
2. What Parcel Type? All: Corner Lots, Mid-Block Lots, and Whole Blocks

**Treat Stormwater in Bumpout Areas**

- Allow stormwater from the street to drain into planted areas in bumpouts
- Lower the soil level below the stormwater inlet - this will allow water to seep into the soil and it will not drain into the pipe until the standing water level is significant.
- See the bumpouts along the east side of Alabama Street in Indianapolis as a reference

**Parking Lots**

- Parking Lots can drain to planted areas to reduce the need for storm sewer infrastructure
- Parking Lot Buffers (see element "e") can be used to treat water
- It is recommended that parking lots be graded to drain towards planted areas

**Detention Basins**

- Detention basins generally take up large amounts of land, which can create a more "suburban" and less "urban" character
- Avoiding large detention basins can help create a stronger streetscape appearance
- Existing detention basins can be used as small park spaces, which include native plantings and benches

