

Placetypes

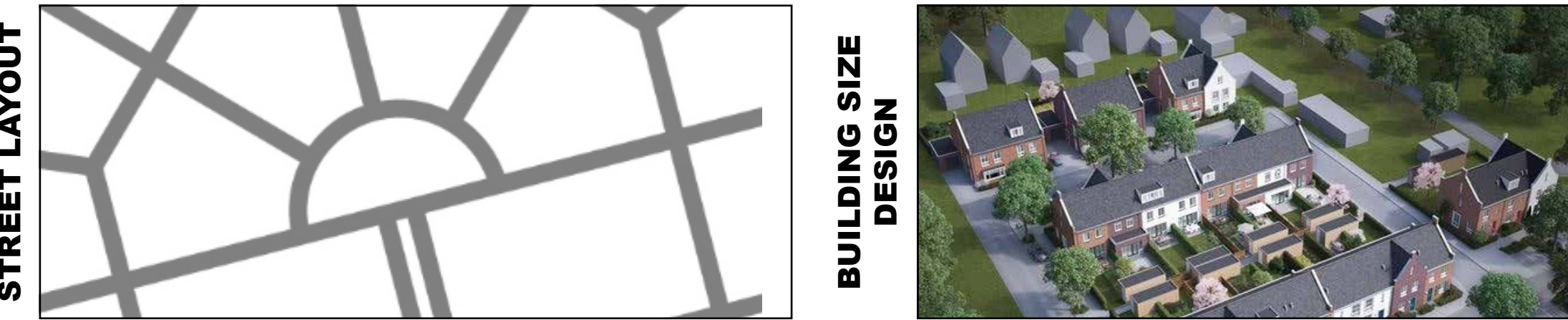
Town Center

Buzzing with activity, local shops, cafés, and businesses line Main Street, inviting friendly conversation among neighbors. The slower traffic, compact street grid, comfortable atmosphere, and community gathering spaces foster a strong sense of place and belonging.



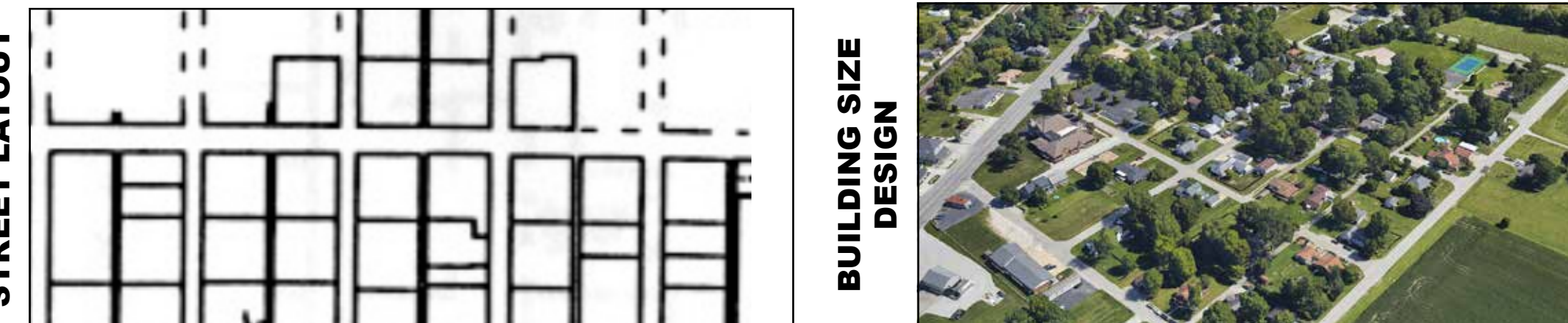
Master Planned Village

Carefully designed to blend residential, commercial, and recreational spaces together, its charm and small-scale design creates a self-contained and vibrant neighborhood. Destinations can easily, and are usually preferred to be, reached by walking and biking.



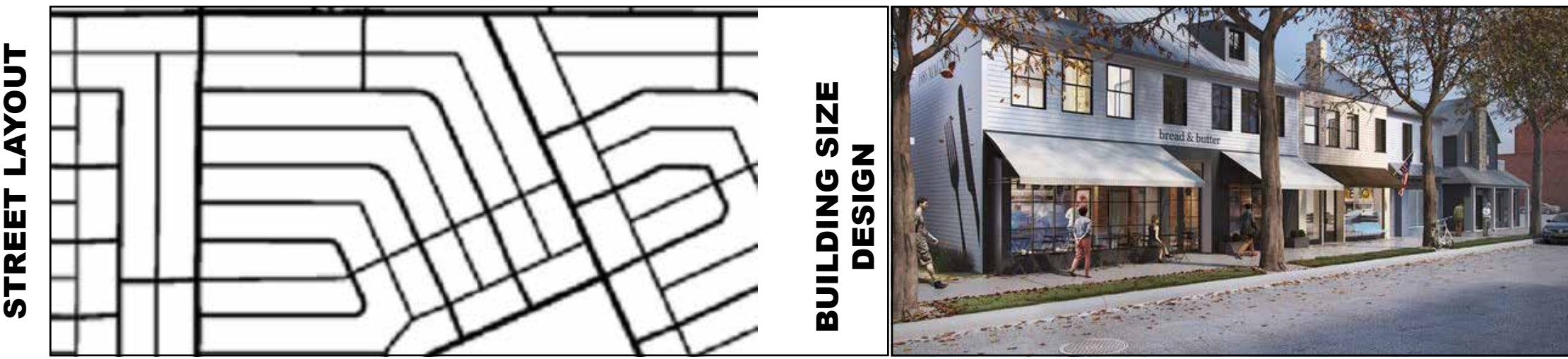
Historic Community

Once an exurban community surrounded by open fields, it now finds itself encircled by gradual development. There is little to no through traffic and often no sidewalks. Many structures were built before the 1970s, with a few well-maintained historic sites. This development pattern includes Old Town.



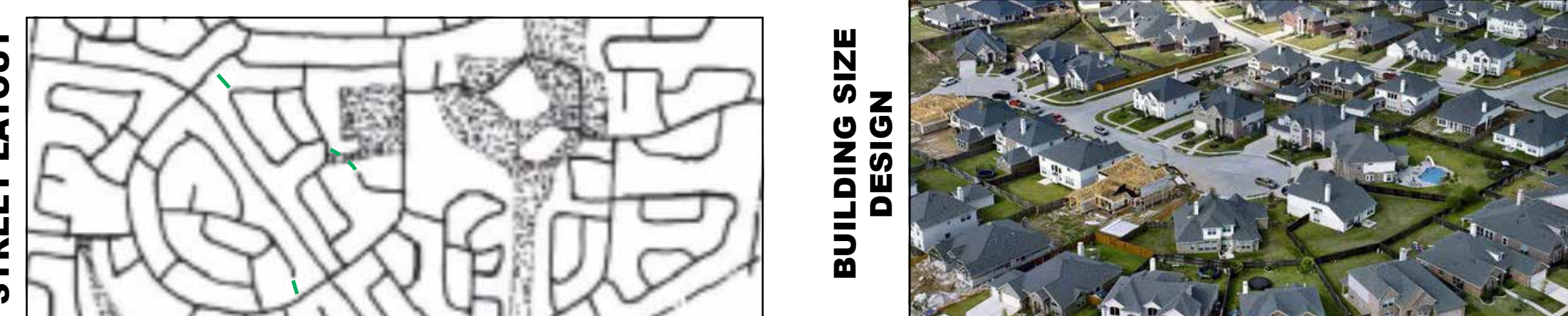
Central Neighborhood

Features many housing options, neatly arranged on tree-lined streets and boulevards, with plentiful parks, open spaces, and neighborhood corner shops as community gathering spaces. Its loosely gridded, curvilinear street is compact, encouraging a pedestrian- and bike-friendly atmosphere, while discouraging through traffic.



Boundary Neighborhood

Features neatly arranged homes with tree-lined streets, landscaped entryways, and parks and open spaces as central gathering spaces. Its curvilinear, interconnected street network, including culs-de-sac with trail connections, seamlessly links surrounding neighborhoods, fostering better traffic flow and a more connected community.



Manufacturing and Office Hub

Using its proximity to the Indianapolis Regional Airport, this hub connects residents, both physically and economically, with high-quality jobs and opportunities. Industrial or office uses are sufficiently buffered both visually and physically from residential uses.



We don't want a plan based on land uses. We want a plan based on experiences. Who visits downtown to see land uses? - Mitchell Silver

thisbigcity.net/quotes

Placetypes
Placetypes are a way to plan for experiences or character and sense of place. They consider the activities or experiences in an area and then build out the development pattern, transportation pattern, design characteristics, public spaces and art, and activities that fit that experience.

Uses can be included in placetypes. The transportation system needs to support the land uses and how people will come to and move through the area.

Design is a part of defining the place. That could include setbacks or build-to zones, lot coverage, number of stories, windows, doors, and in some cases materials. The placetype in the comprehensive plan does not establish the zoning within the placetype, but provides guidance for changes to the zoning or consideration of a Planned Unit Development (PUD).

Neighborhoods are generally part of the calm experience that people want to have at home, and allow for walking and meeting with neighbors. Some neighborhoods will have a mix of uses and include small shops. Others will have larger lots and be strictly residential. Some will have a mix of housing types, while others will be more consistent.

Areas like the town center and historic community provide for a wide variety of uses that meet local needs and create regional destinations.