

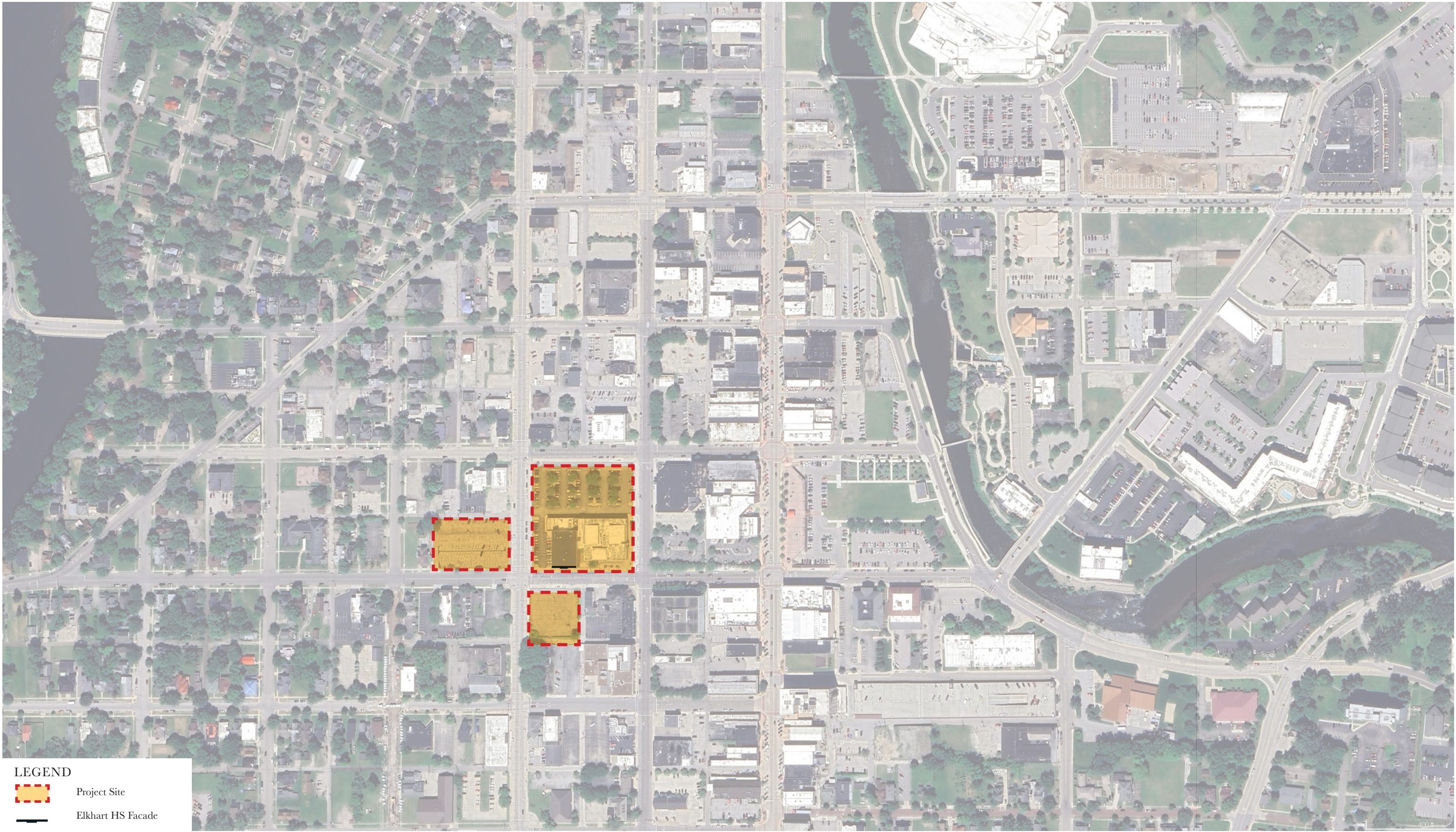
Moule&Polyzoides  
ARCHITECTS & URBANISTS

# Courthouse Block Study

DOWNTOWN ELKHART, INDIANA

FINAL REPORT - DECEMBER 30, 2025





LEGEND

-  Project Site
-  Elkhart HS Facade

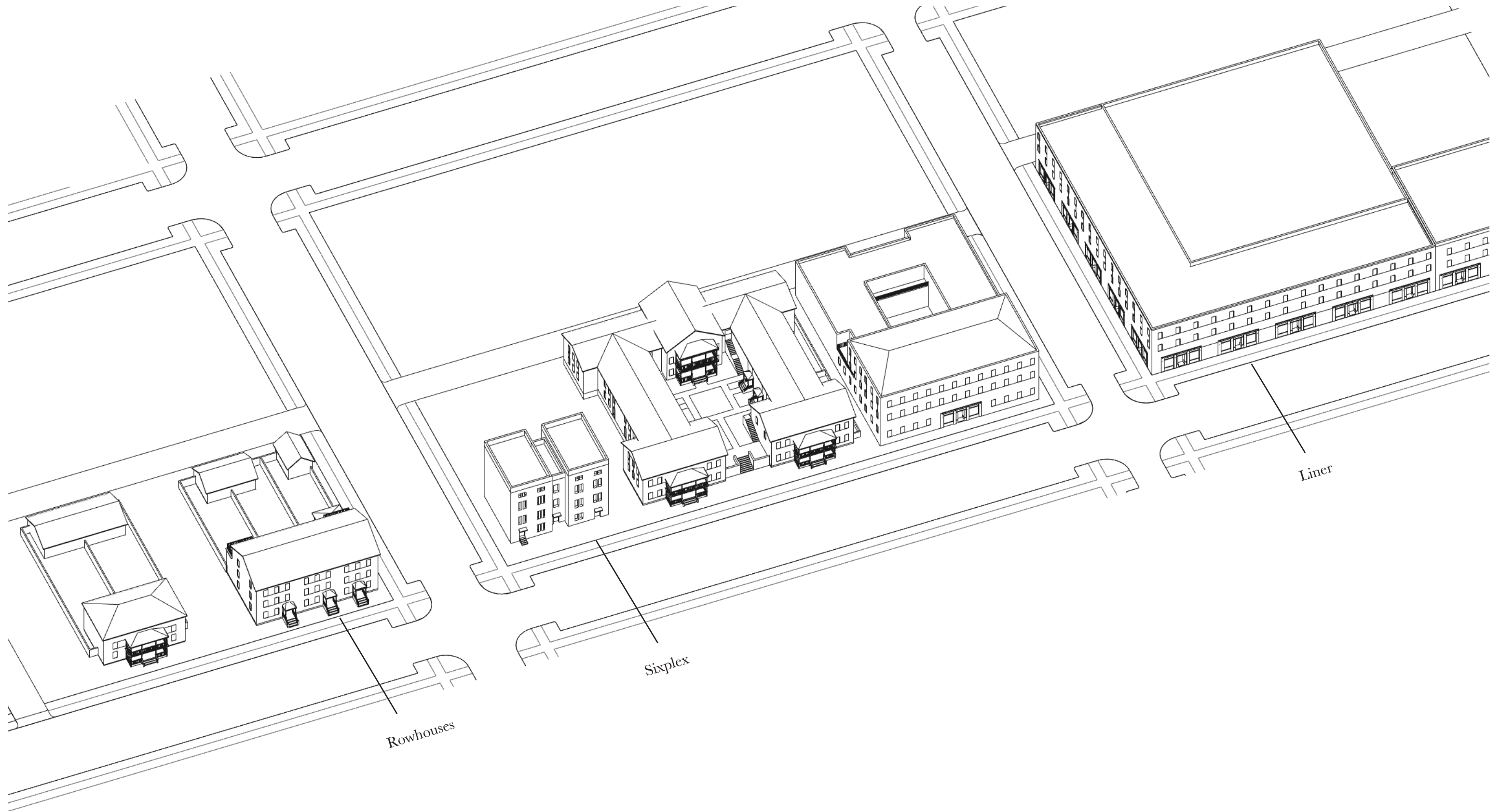
2024 DT ELKHART EXISTING CONDITION

Elkhart Courthouse Block  
Elkhart, Indiana  
30 December 2025



Moule & Polyzoides  
ARCHITECTS & URBANISTS



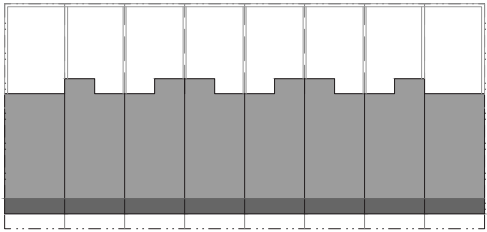


*PROJECT HOUSING TYPES*

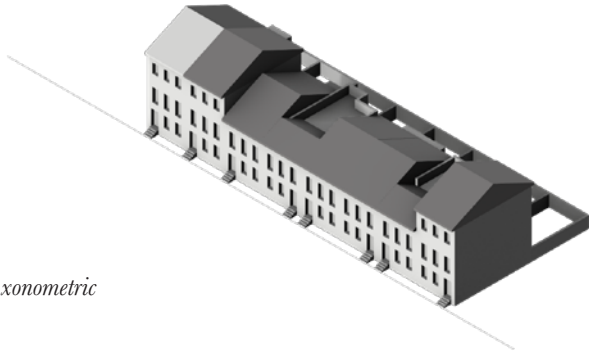


ROWHOUSES

A Row House is an attached two- to three- story, individual fee- simple dwelling, its short side facing the street. Arrayed side by side along a neighborhood street frontage, a number of such attached dwellings can generate a powerful street wall. The row house can be designed to be entered through a small front yard or forecourt. Rooms are arranged adjacent to each other, creating one or two spatial layers along the lot width, and up to three spatial layers along the lot depth. The rooms at the front and back get light from one side. The rooms in the center do not get direct natural light. Parking is within an individual garage accessed via a rear alley, detached or attached to each dwelling.



Plan



Axonometric

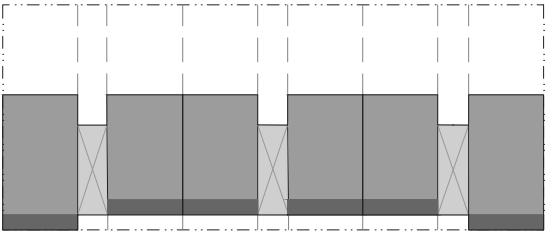
Type Features

- Density Range: 20 - 35 du/acre
- Access From Street: Direct Into Unit
- Open Space: Front or Rear Yard
- Unit Configuration: Linear Arrangement Along Street

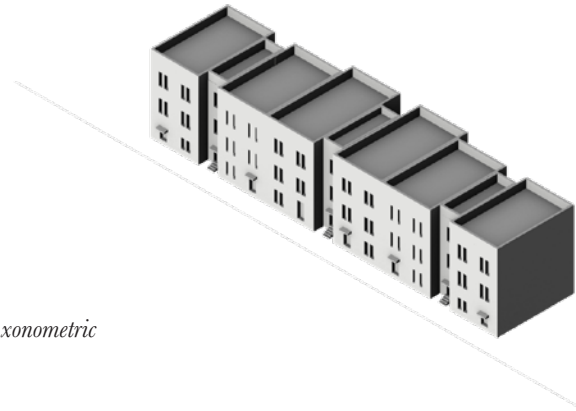


SIXPLEX

A Sixplex is a composite type that can be realized in two different formats. As a single, free- standing project, it is composed of a pair of direct access, walkup units stacked around a stairwell up to three stories in height. As a serial composition of sixplexes, the type can be extended into rows that repeat along streets at the scale of the block. Individual units can be set back and elevated for privacy with yards providing private space for ground floor units. Second and third level units can have access to balconies or roofs.



Plan



Axonometric

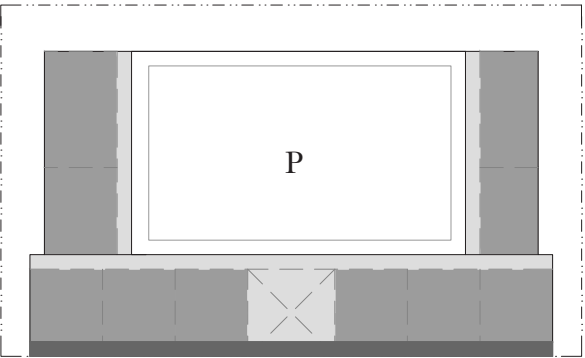
Type Features

- Density Range: 35 - 50 du/acre
- Access From Street: Into Stair Lobby
- Open Space: Front Yard/Deck and Rear Yard
- Unit Configuration: Stacking of Paired Units Around Stair Core

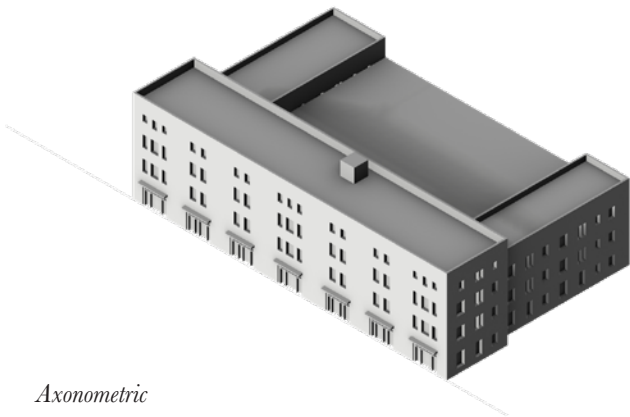


LINER

A Liner is a three to five-story building that conceals a parking structure or other faceless building boxes. The main entrance to ground floor uses is directly from the street. Units may be flats, townhouses or lofts stacked in various permutations, with each unit getting light and air from one side. Such buildings may also accommodate commercial uses on their upper levels. Required parking is typically located in an adjoining parking structure without providing for direct garage access to individual units. This type can yield densities up to 80 dwelling units per acre.



Plan



Axonometric

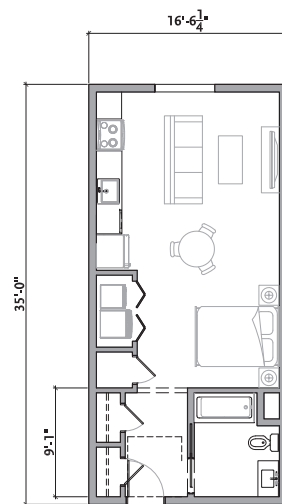
Type Features

- Density Range: 50 - 80du/acre
- Access: Lobby, Elevator and Corridor
- Open Space: Balconies
- Circulation: Elevator and Corridor
- Unit Configuration: Linear Arrangement Along Street

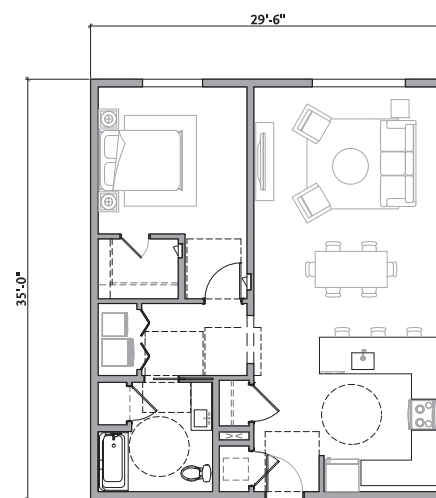


PROJECT HOUSING TYPES

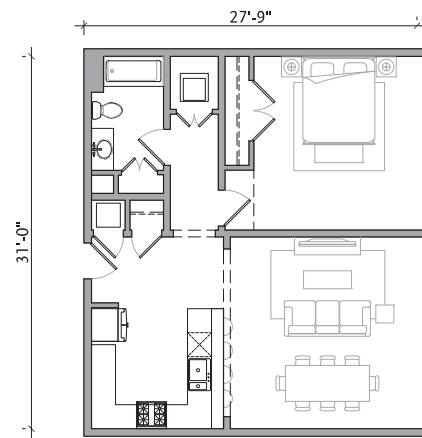




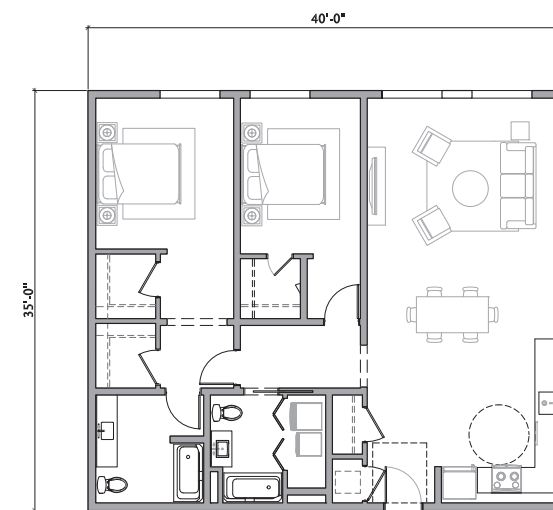
A - Studio  
580 SF



B - 1 Bed  
970 SF

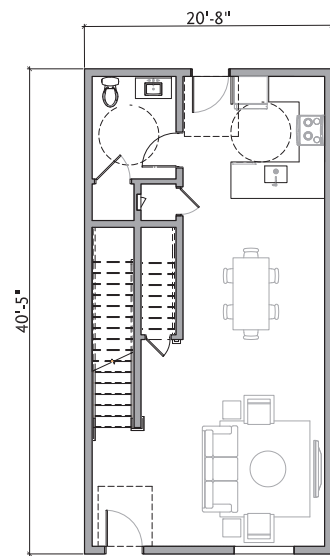


B¹ - 1 Bed  
728 SF

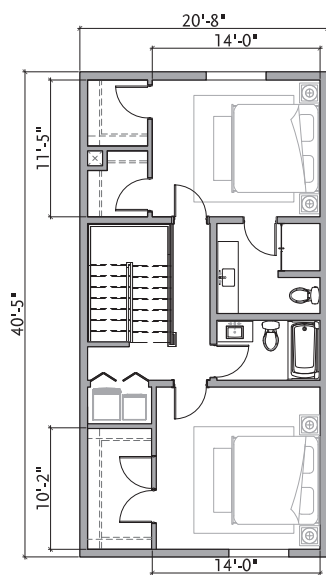


C - 2 Bed  
1400 SF

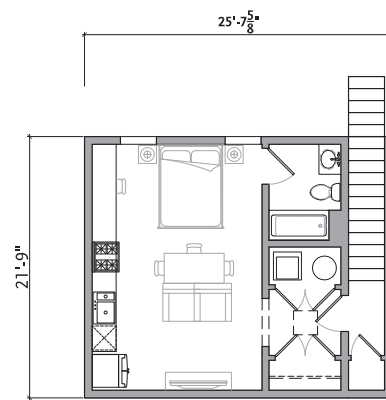




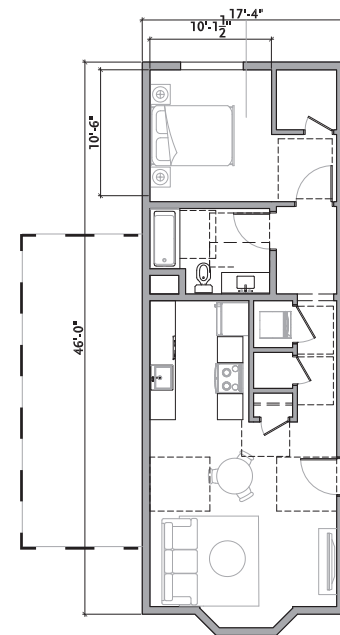
D - 2 Bed Rowhouse  
Ground Floor  
1670 SF (835 per level)



D - 2 Bed Rowhouse  
1st Floor



E - ADU  
1st Floor  
400 SF



F - 1 Bed Sixplex  
Ground Floor  
790 SF

## UNIT PLANS - ROWHOUSES AND SIXPLEXES

SCALE: 1/16" : 1'0"





SITE PLAN



Site 1

|                                                   |                                        |
|---------------------------------------------------|----------------------------------------|
| Parking Garage.....                               | 27,415 SF per floor<br>326 Spaces      |
| <i>3 levels above grade, 1 Subterranean level</i> |                                        |
| Commercial/Retail.....                            | 14,600 SF                              |
| Residential.....                                  | 91,200 SF                              |
| Elevator Access Flats .....                       | 49,800 SF<br>62 Units<br>Types A, B, C |
| <i>Parked in Parking Structure at 1.4 Ratio</i>   |                                        |
| Walk-Up Flats (at Ground Floor) .....             | 7,800 SF<br>10 Units<br>Type A         |
| Walk Up Flats (Sixplexes) .....                   | 33,600 SF<br>42 Units<br>Type E        |
| <i>Parked at 1.4 Ratio</i>                        |                                        |
| Other .....                                       | 31,820 SF                              |
| <b>TOTAL.....</b>                                 | <b>114 UNITS</b>                       |

Site 2

|                                                   |                                     |
|---------------------------------------------------|-------------------------------------|
| Rowhouses .....                                   | 21,500 SF<br>12 Units<br>Type D, D' |
| <i>12 Private Garages<br/>Parked at 2.0 Ratio</i> |                                     |
| Walk-Up Flats.....                                | 2,100 SF<br>5 Units                 |
| <i>Parked at 1.4 Ratio on Surface Lot</i>         |                                     |
| Other .....                                       | 400 SF                              |
| <b>TOTAL.....</b>                                 | <b>17 UNITS</b>                     |

Site 3

|                                                                                          |                                 |
|------------------------------------------------------------------------------------------|---------------------------------|
| Walk-Up Flats.....                                                                       | 23,400 SF<br>30 Units<br>Type E |
| <i>18 Spaces on Surface Lot<br/>24 Parked in Adjacent Parking Structure at 1.4 ratio</i> |                                 |
| Other.....                                                                               | 4,200 SF                        |
| <b>TOTAL.....</b>                                                                        | <b>30 UNITS</b>                 |





**Distribution of Unit Types**

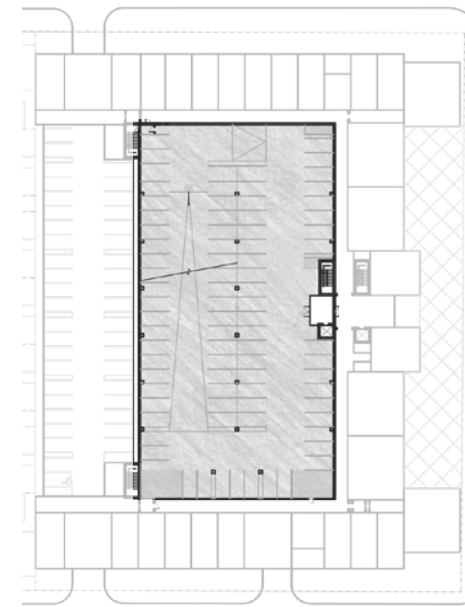
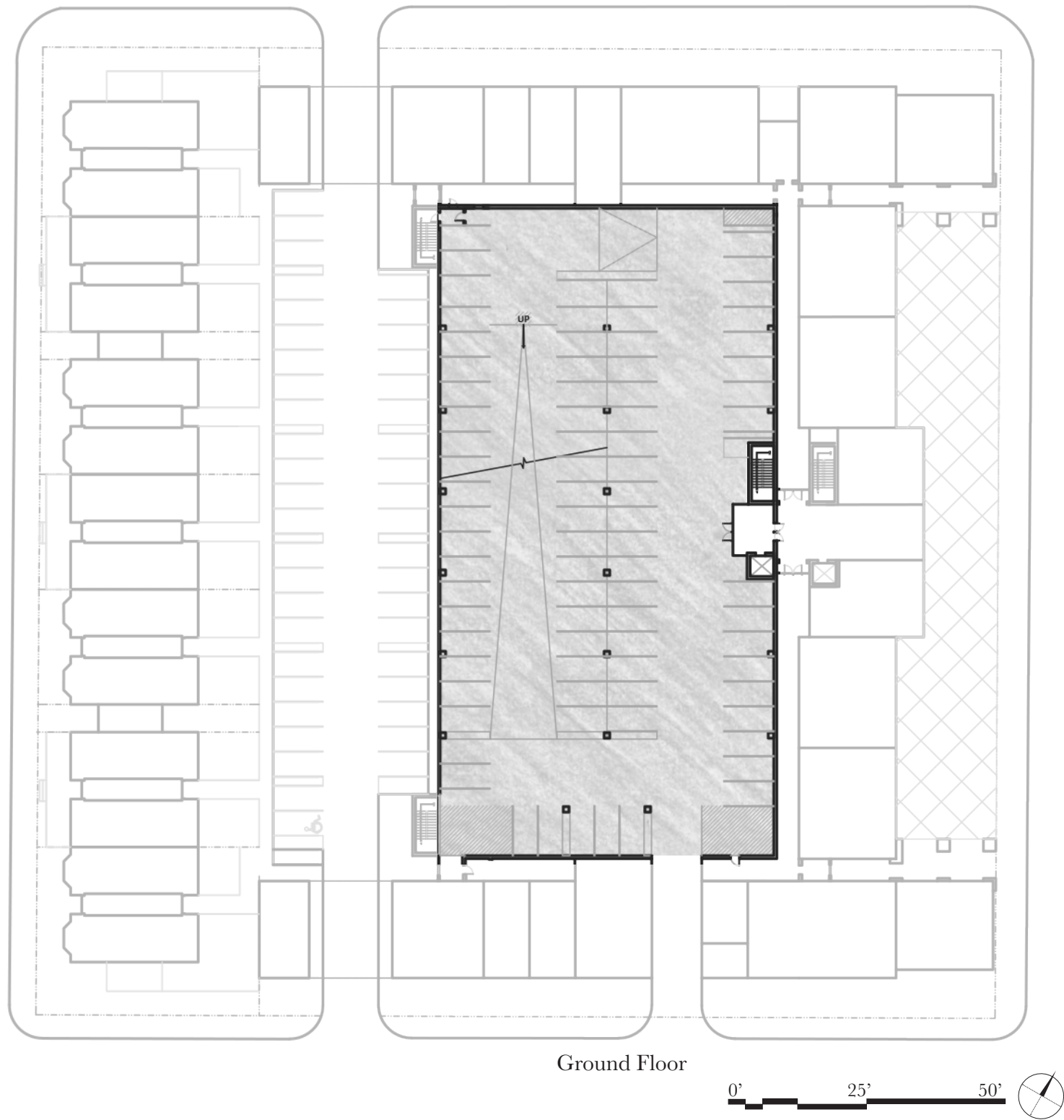
|                                             |                                                |
|---------------------------------------------|------------------------------------------------|
| <b>A - Studio</b><br>500-580 SF<br>48 Units | <b>D - Rowhouse</b><br>1670 SF<br>7 Units      |
| <b>B - 1-Bed</b><br>970 SF<br>8 Units       | <b>D' - Rowhouse</b><br>2000 SF<br>5 Units     |
| <b>B' - 1-Bed</b><br>728 SF<br>4 Units      | <b>E - ADU</b><br>400 SF<br>5 Units            |
| <b>C - 2-Bed</b><br>1400 SF<br>12 Units     | <b>F - 1-Bed Sixplex</b><br>790 SF<br>72 Units |
| <hr/> TOTAL.....161 Units <hr/>             |                                                |

**Program Summary**

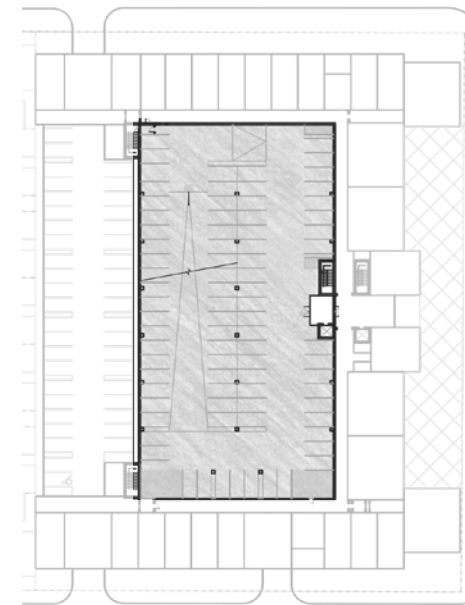
|                         |                                                        |
|-------------------------|--------------------------------------------------------|
| Commerical/Retail ..... | 14,600 SF                                              |
| Residential .....       | 138,200 SF                                             |
| Other .....             | 36,420 SF                                              |
| <b>TOTAL.....</b>       | <b>+/-189,220 SF</b>                                   |
| <hr/>                   |                                                        |
| Parking Spaces.....     | 417 Spaces                                             |
|                         | 326 in 4-Level Parking Structure                       |
|                         | 24 Spaces in Individual 2-Car Garages                  |
|                         | 67 Spaces on Surface Lots                              |
|                         | 226 Parking Spaces Required at 1.4/Unit                |
|                         | 44 Parking Spaces Required at 3/1000 SF for Commercial |
|                         | 141 Surplus Parking Spaces                             |

*\*All SF are gross SF per ANSI/BOMA Z65.4-2010*

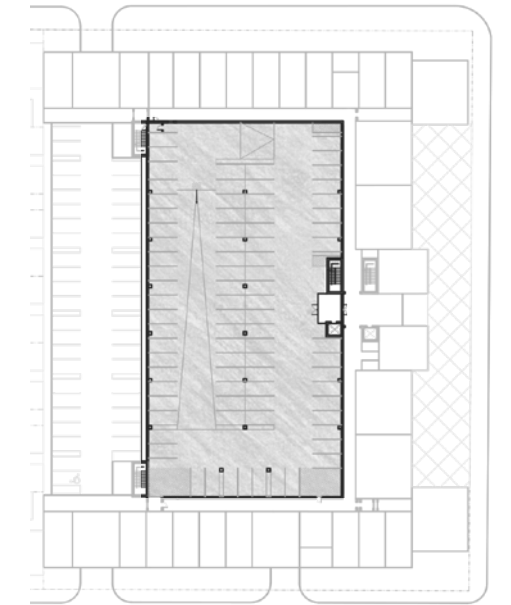




Second Floor



Third Floor



Roof

LEGEND

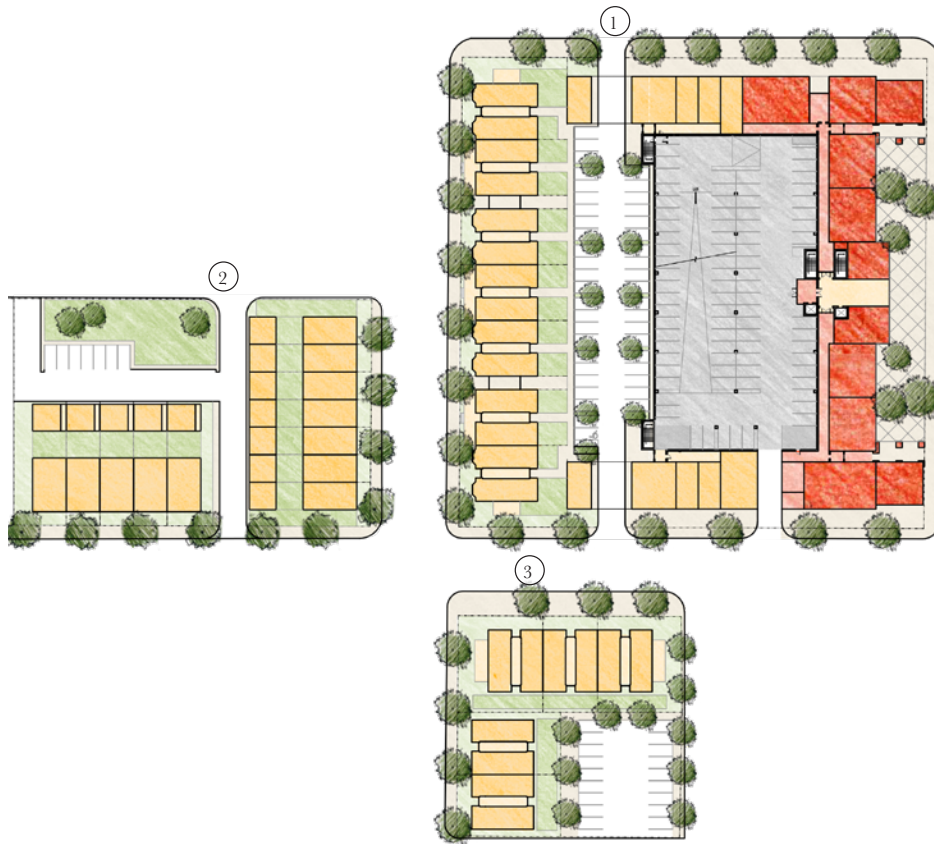
-  Parking Garage
-  Property Line
-  Elkhart HS Facade

Site A

Parking Spaces.....326 Spaces  
 ~80 per floor  
 \*Gross Yield







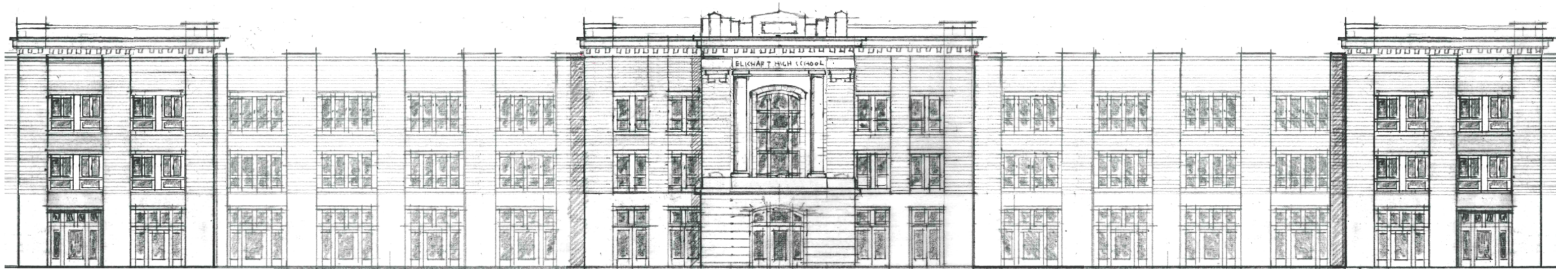
| Courthouse District Site | Commercial Gross Area | Rowhouse      |           | Walkup Access Flats |            | Elevator Access Flats |           | Circulation   | Residential Gross Unit SF | Total Gross SF | Total Units | Residential Parking Req | Commercial Parking Req | Total Parking Req | Private Parking Provided  |              | Total Parking Provided | Surplus Parking for Civic & Commercial Use |
|--------------------------|-----------------------|---------------|-----------|---------------------|------------|-----------------------|-----------|---------------|---------------------------|----------------|-------------|-------------------------|------------------------|-------------------|---------------------------|--------------|------------------------|--------------------------------------------|
|                          |                       | Gross Area    | Units     | Gross Area          | Units      | Gross Area            | Units     | Gross Area    |                           |                |             |                         |                        |                   | Car per Individual Garage | Private Lots |                        |                                            |
| 1 (Liner)                | 14,600                |               |           | 7,800               | 10         | 49,800                | 62        | 25,940        | 57,600                    | 98,140         | 72          | 101                     | 44                     | 145               |                           |              | 326                    | 181                                        |
| 1 (Sixplexes)            |                       |               |           | 33,600              | 42         |                       |           | 5,880         | 33,600                    | 39,480         | 42          | 59                      |                        | 59                |                           | 42           | 42                     | -16                                        |
| 1 <b>Total</b>           | 14,600                |               |           | 41,400              | 52         |                       |           | 31,820        | 91,200                    | 137,620        | 114         | 160                     |                        | 204               |                           |              | 368                    |                                            |
| 2 (Rowhouses)            | 0                     | 21,500        | 12        | 2,100               | 5          |                       |           | 400           | 23,600                    | 24,000         | 17          | 24                      |                        | 24                | 24                        | 7            | 31                     | 0                                          |
| 3 (Sixplexes)            |                       |               |           | 23,400              | 30         |                       |           | 4,200         | 23,400                    | 27,600         | 30          | 42                      |                        | 42                |                           | 18           | 18                     | -24                                        |
| <b>TOTAL</b>             | <b>14,600</b>         | <b>21,500</b> | <b>12</b> | <b>108,300</b>      | <b>139</b> | <b>49,800</b>         | <b>62</b> | <b>36,420</b> | <b>138,200</b>            | <b>189,220</b> | <b>161</b>  | <b>226</b>              | <b>44</b>              | <b>270</b>        | <b>24</b>                 | <b>67</b>    | <b>417</b>             | <b>141</b>                                 |

Note: Rowhouse = 835 SF per floor  
Walk-Up Access Flats = 580-910 SF per Unit  
Elevator Access Flats = 580-1400 SF per Unit

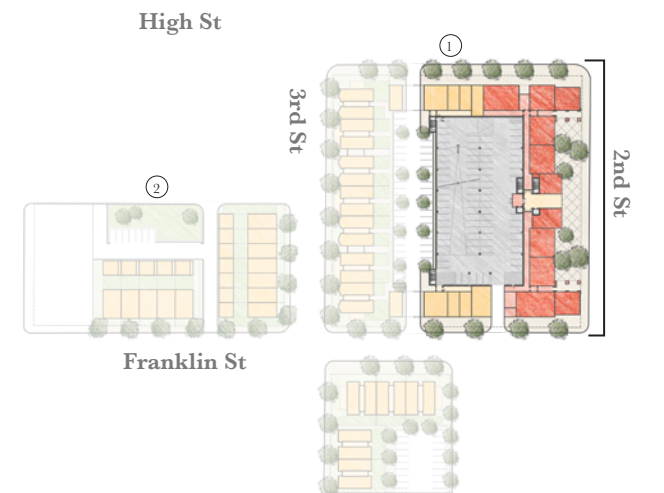
Note: Residential Parked at 1.4/Unit  
\*Rowhouses Parked at 2.0/Unit  
Commercial Parked at 3/1000 SF

Per ANSI/BOMA Z65.4-2010:  
Gross Unit SF includes the full thickness of the exterior wall and the full thickness of walls separating living units from common areas.

PROGRAM SUMMARY



1-A Liner on 2nd St with Elkhart HS Facade



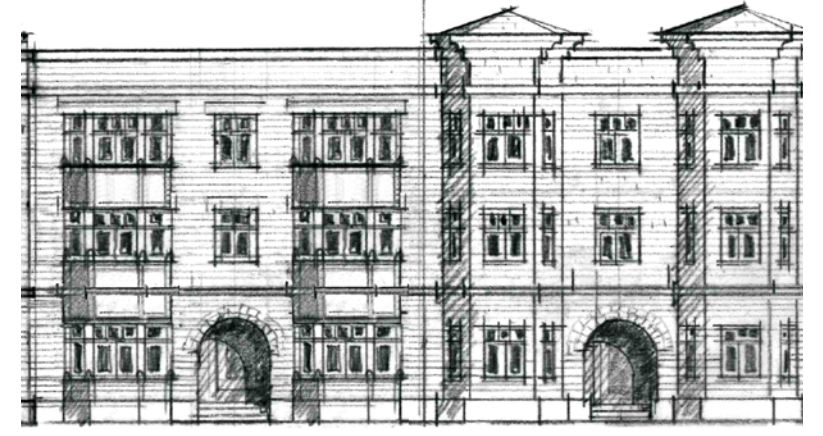
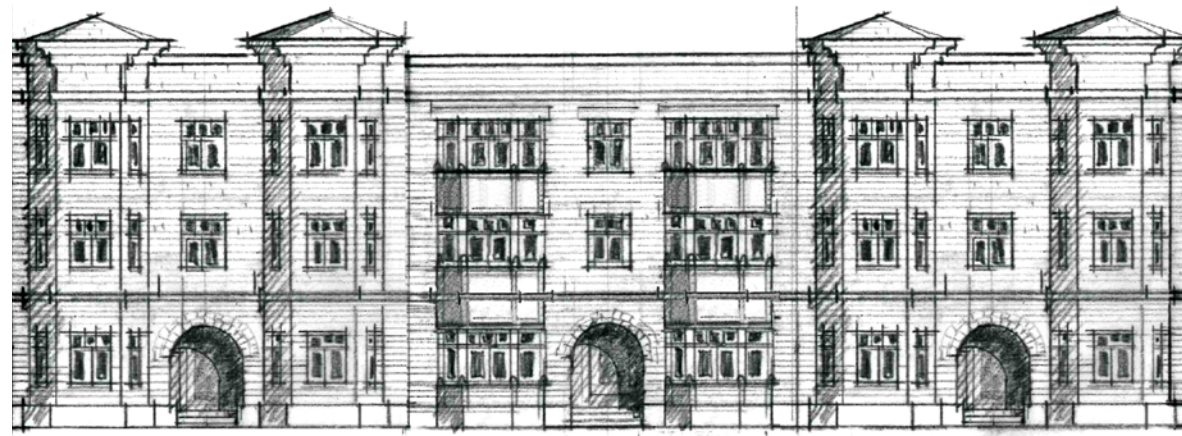
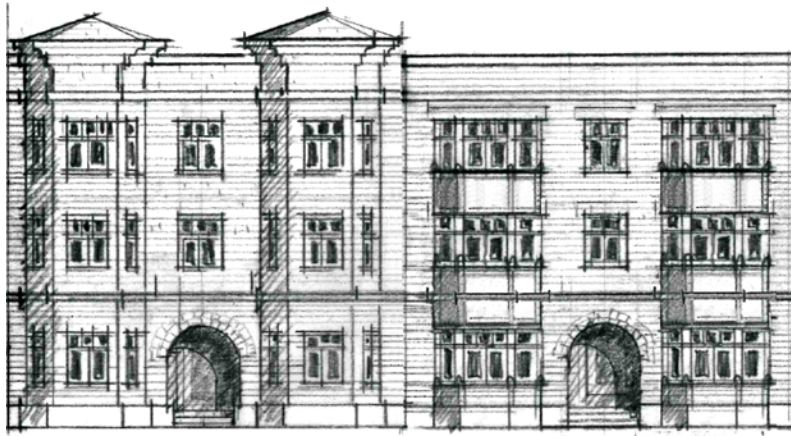
*PRELIMINARY CHARACTER SKETCHES*

Elkhart Courthouse Block  
Elkhart, Indiana  
30 December 2025



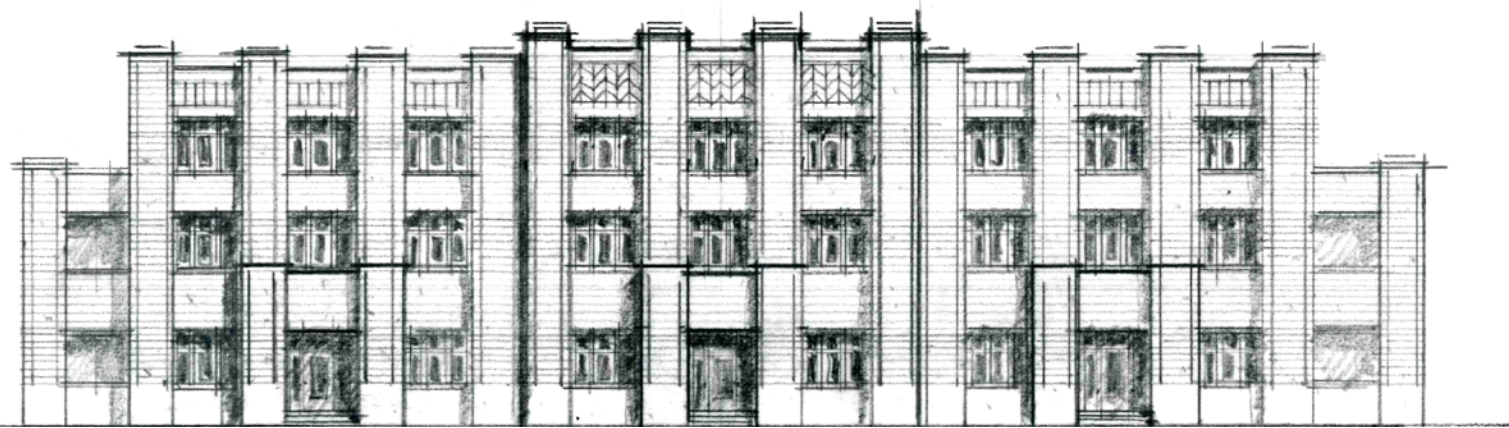
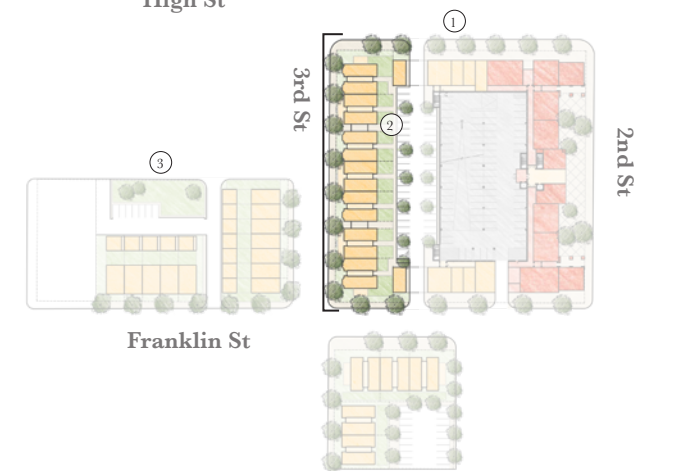
Moule & Polyzoides  
ARCHITECTS & URBANISTS





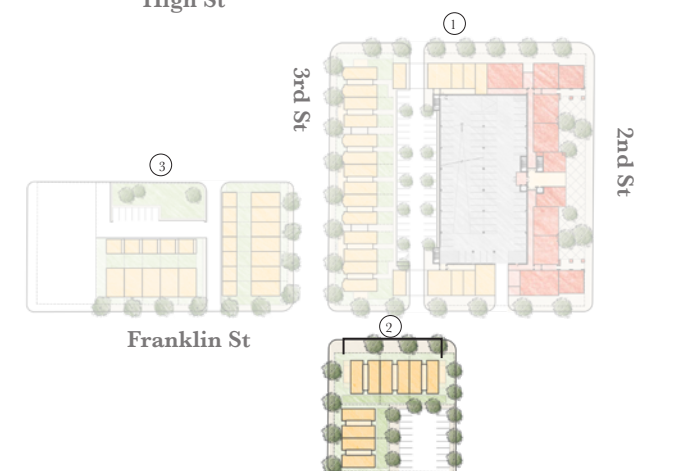
1-B Sixplexes on 3rd St

High St



2-A Sixplexes on Franklin St

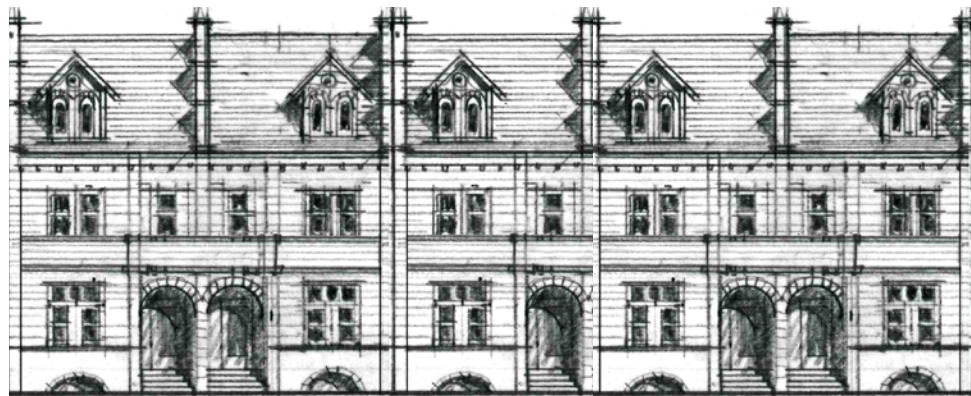
High St



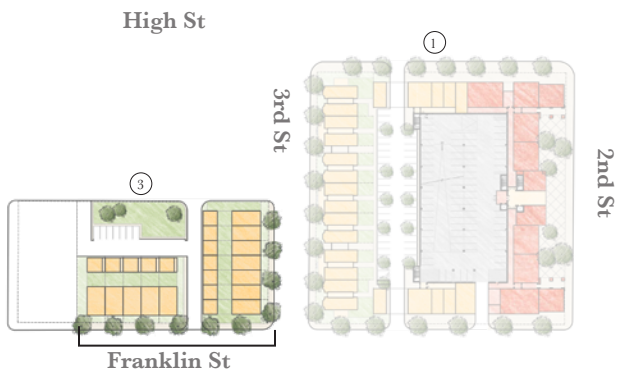




3-A Rowhouses on Franklin St



3-A Rowhouses on Franklin St Alt

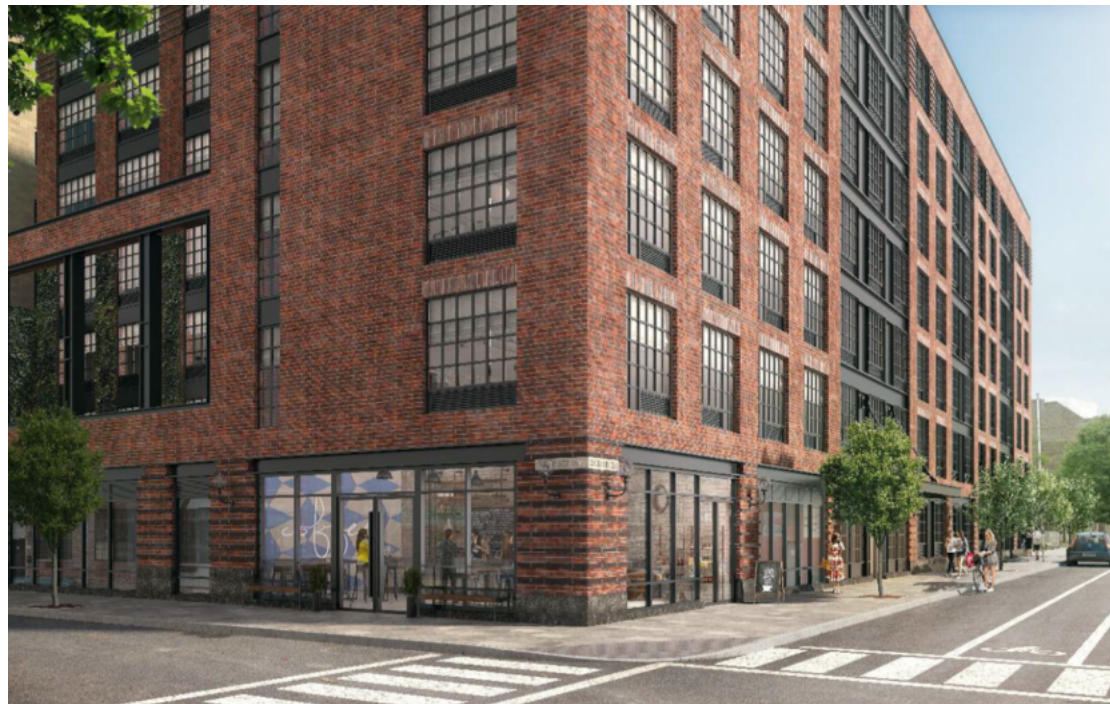






*LOCAL CHARACTER*









*AERIAL VIEW FROM SOUTHEAST*





*AERIAL VIEW FROM SOUTHWEST*