

BRVA LAND USE AND DEVELOPMENT COMMITTEE MEETING MINUTES
Tuesday, March 23, 2021 6:00 P.M.
Via Zoom

Present: Mark Demerly, Kathy Andry, Lynn Levy, Molly Lawless Vance, Garrett Lawton, John Jackson, Chad Fallis, Summer Keown and Janine Lawton

Guests: Joe Calderon, Mark Jones, Kent Springer, Chad Thompson, Becky Erdel, Tom McCain, Caleb Larson, Jessica Simpson, Dave Humpal, Josh John, Schyler Sullivan, David Kingen, Mike Klein, Greg Rasmussen, Chris Chabenne, Andrew Baldwin, Tad Lupton, Tom Healy, Michael Cranfill and Alan Hague

BRVA Board President, Garrett Lawton, called the meeting to order at 6:02 p.m. and committee introductions were made.

A motion to approve the minutes of the previous meeting was made by Lynn Levy and seconded by Mark Demerly. Motion passed.

Meeting Notes: 845 E. 65th St., Kayak Pools – Schyler Sullivan and David Kingen with Neighborhood/Downtown Zoning Assistance, Inc. requesting a vote to support their Variance of Development Standards petition regarding setbacks, parking, landscaping and bike stalls.

Schyler Sullivan introduced David Kingen, Mike Klein, owner of Kayak Pools and Greg Rasmussen. He gave a brief history of Kayak Pools at their location and presented a PowerPoint presentation of the current building, the site and proposed exterior changes. They filed a petition on 3/16/2021 to allow for a reduction of the front yard setbacks on 65th Street and Ferguson, reducing it from a required 12' to 0' and for a reduction of the side and rear setbacks, reducing them from a required 10' to 0'. It would also allow for the maneuvering of autos out of the front yard without the required landscaping strip, a reduction of off-street parking from 17 spaces to 15 spaces with two additional spaces on Ferguson, and 2 uncovered bike stalls instead of the 2 covered or enclosed bike stalls, required. The main reason for these requests is for the pillars that need to be installed for the second story wrap-around deck. Schyler added that the parking constraints in this corridor and the number of other businesses who have front yard parking is almost exclusive on the southside of 65th Street. The 65th Street corridor has no landscape strips on the southside and were allowed for maneuvering within the right of way. The vestibule would need to be reconstructed to allow for the pillars as well.

Questions from the committee:

Mark: What is happening at the 65th and Ferguson intersection and why do you need that much concrete in the area and could that be a landscape area between the sidewalk area along Ferguson and the building? A: They are trying to address getting accessible access to the front of the building. A new sidewalk with ramping is what is causing the additional concrete in front of the 65th St. side.

Mark said they like to be able to provide a pedestrian pathway along this area and he's concerned about that being broken with the pull in parking. He's also concerned that the 65th and Ferguson corner isn't meeting the city's requirements for sidewalks at intersections. He thinks there needs to be some pedestrian connectivity. Tad explained that the sidewalk on Ferguson would tie back around to the front concrete pad which is the entryway into the building. They discussed differences between the prospective and site plan. Tad clarified where the sidewalks and ramps are located and how that works with the pedestrian traffic along 65th Street.

Chad talked about the concerns the committee had with the development just east of this regarding the pull in parking and pedestrian accessibility along 65th Street. He asked about using parallel parking vs pull in parking. It would provide much improved accessibility and broaden the sidewalk and make it connect to the building on the west.

Lynn: Is there a way for someone to walk past this building, walking along the sidewalk that's up against the building, and then wanting to cross 65th and continue going east without having to go up and down steps or having to turn and go out into the street to get across Ferguson? They've worked very hard to create a safe pedestrian corridor along 65th Street because it's a highly traveled street and they want to make sure there is a safe, continuous route for pedestrians from College all the way to Westfield. If this plan doesn't meet that need. What can be done to make it possible? A: The city planner, Kathleen Blackham didn't mention anything about the sidewalk. A possible solution would be to lose one parallel space to the west of the green ramp that would allow you to be on the sidewalk, turn around the ramp and continue to the east. They could also provide a painted crosswalk from the west end of the sidewalk back toward the property to the west. They will look at the ramp again and maybe switch it to the east side.

Lynn: Are you making any modifications to the exterior of the existing building? Will the tree survive this? A: All four sides will get new siding. There will be new windows. There are pieces that project off the sides of the building. They've added a balcony just off of the corner. The columns are glue-laminated, wood beams. They didn't design anything solid to the bottom so they could preserve the tree.

Molly: Where will the signage go? A: It would be attached to the building. Perhaps right above the door.

Chad: He likes the look of the building but would like to see them retain the mature tree. What is the dimension of the proposed sidewalk between the parking and the building and how does that compare to the buildings to the west? It should be at least the same dimension as what's in front of the buildings on the west. A: They don't have those dimensions in front of them and will get back to the committee.

Lynn: Will there be wheel stops along there to minimize the overhang of the cars on the sidewalks? A: Yes.

John: He would like to see the sidewalk line up with the Gershwin project to the east. A: If they can get those drawings or idea of where that is, aligning makes sense. Mark said he will provide that information and thanked them for making the investment in this building.

Questions from the public:

Tom Healy: Reminder that the 65th Street corridor is considered a gateway corridor within the Envision BR plan and the enhancement to the visual look is appreciated. The pedestrian is number one in the hierarchy of right of way users so we need to make sure there is comfortable accommodation for pedestrians. He asked if they would consider parallel parking instead of pull-in.

Garrett asked if anyone had a motion for a vote. Lynn and Mark said they would rather have the issues addressed before bringing this to a vote. Kathy agreed. Mark proposed they ask for a continuance. Chad reminded the presenters about the details that need to be worked out and offered to provide contact information for an arborist regarding the tree. Mark added that the committee would probably look favorable with a reduction in parking to provide the pedestrian pathway.

Garrett confirmed a continuance will be requested and this project will be added to the April agenda.

Meeting Notes: 6572 Cornell Ave., The Sapling School – Joe Calderon representing KMK Cornell, LLC requesting a vote to support their petition to rezone the property from D-4 to MU-2, in order to initially use the property as a preschool, and their petition for Variance of Development Standards, to legally establish the location of the existing improvements as part of the rezoning development.
Case #2021-CZN/CVR-812

Joe Calderon introduced Mark Jones. He gave some background on the current zoning of the building. They are asking to rezone this building to MU-2 which goes along with the Envision BR plan for this area. The project is mostly remodeling and they filed a series of development of standard variances for the following items:

- To legally establish the encroachment of a porch/handrail in the front transitional yard, portions of the parking lot in the west transitional yard, portions of 4' and 6' tall fence in front yard and the 3' transitional yard on 66th Street
- Allow for a playground and a taller fence in the front yard

They filed a few weeks ago and are scheduled for a hearing on April 15th. The D-4 is residential use and The Sapling School is a preschool and is not a permitted use under that category. He went over photos of the building and the work being proposed. There is a new 4' black aluminum, wrought iron style fence. There are new planting gardens, new porches and they are replacing doors and windows. Mark Jones said they plan to give a facelift to the building with new paint and a clean-up of the property to bring it up to codes and standards for preschool application serving children 3-5. Improvements, floor plans, elevations and photos were covered in a PowerPoint presentation.

Mark Demerly asked if they are providing any type of sidewalks on 66th Street. A: There aren't plans to add additional sidewalk. Mark added that would be a great addition for the safety for everyone. Joe said they'll take a look at that. Lynn pointed out obstructions that may be in the way but they could possibly jog around them.

Mark also asked if there's a way they can make sure the fence doesn't become an opaque fence. Joe added they can add that as a commitment. There are a couple of mechanical areas that have opaque fencing as well as some fence along the south property line that will be refreshed or replaced, but the other fence will be like what they currently have at the school.

Mark Demerly asked how important the north entry into that space is. The deck looks pretty large. Mark Jones said they are going to shrink the size and replace the landing with a concrete slab. The entrance would be used for staff. They are also resurfacing the entire parking lot and are putting a landscape bed in front of the windows. They will be removing one dead tree from the property.

Questions from the committee:

Lynn: What is the timetable? A: They are scheduled to close on the property at the end of April. They plan to move in over the Christmas holidays.

Mark: You are relocating, not adding a second school? A: Correct.

John: Is there a reason you are going for an MU-2 rather than C-1? A: The Envision BR plan called for MU-2 in this area. John added that there are a couple of uses allowed under MU-2 that wouldn't be appropriate for this corner in the future like a bar/tavern, laundromat or a liquor store. Joe said if the committee wants to send a list of restricted uses, they have time before the hearing to turn the commitments around for feedback. Mark Jones talked about how the village has embraced the school and they plan to be there for a long time. Mark Demerly added that he would be more supportive of the MU-2 as in the Envision BR plan, with restrictions.

Chad asked if they needed to follow-up on the sidewalk suggestions before this comes to a vote. Joe said they could make an engineering inquiry and look at the survey in the next few days and see if the city would allow a lesser width sidewalk.

Mark Demerly appreciates the investment back into Broad Ripple. Lynn added this will create more activity at that end of 66th Street and it will be good for it.

Garrett asked if anyone had a motion for a vote. Lynn asked if they could see the commitments first and vote electronically. Garrett confirmed the committee will get the list of restricted uses to Joe.

Meeting Notes: RiverWalk project – Josh John and Tom Healy from the Broad Ripple RiverWalk Task Force with an update on this project:

Tom Healy talked about the steps taken four years ago to see if they could get this final piece from the Envision BR plan completed. Money was raised to hire a firm for some preliminary drawings, they held public meetings trying to bring in as many stakeholders as possible, had several presentations and received the

encouragement to move forward. The group applied for a DPW Neighborhood Infrastructure Grant which they received.

Josh John said the grant was awarded in June or July of 2018. Initially the estimates to construct the RiverWalk were around 1.5 million dollars. The grant from DPW was for \$764,000. DPW liked quite a bit of the project that they had proposed and reverse engineered some of the cost away from the project since they would do some of the work on their own as they made improvements to the Monon Trail.

Last year they got really close to being able to go public to raise the remaining funds that they needed to complete the RiverWalk project, but DPW didn't want them to complete the fundraising goal to construct the RiverWalk just before they started to do the drainage project from College to Primrose. So DPW approached them about combining the two projects into one. While they'd be bid and paid for separately, it would cut back on quite a bit of cost. The project cost estimate was cut from about 1.5 million to about 1.1 million dollars as of last year.

Butler, Fairman and Seufert were hired as the engineering firm. They are just over 70% of the way done with the engineering. A lot it has been approved already as far as the drainage with DPW as well as the DNR permit that was requested because of going along the right of way along the river. They received the permit in September or October of last year.

They are looking to raise about \$550,000 for DPW to match to reach the \$1.1 million needed. Several generous community members have already donated: CICF, Keystone Construction, Buchanan Group, Don Arbogast, Brad Warnecke, and Agnes Charitable Trust to name a few. The community center project at Broad Ripple Park is breaking ground in June and part of their bid is going toward the RiverWalk project. Zinkan already constructed their portion of the trail when they built the Ripple. DPW gave the full cost of them constructing the trail toward the matching funds. The project will also receive funds from the Nina Mason Pullium Trust this summer.

This brings the total raised since they started the project in December of 2017 to \$542,492. They are about \$8,000 away from the \$550,000 goal. In approximately 30 days they'd like to go public with a BRVA dollar for dollar match from their general fund for up to \$10,000 raised from the community. DPW won't pay for amenities so they will need to some of those costs to build a better trail.

The RiverWalk project is a 10-foot concrete path that connects the Monon trail along the north side of Broad Ripple Avenue to Broad Ripple Park at the entrance of the park on Primrose Avenue. The plan is to remove two bike lanes on the north and south side of Broad Ripple Avenue and shift the whole curb cut on the north side of the avenue down by removing those bike lanes and creating a much more pedestrian, bike and family friendly connection from the village and the Monon Trail to Broad Ripple Park. There will be a landscaped buffer between the trail and Broad Ripple Avenue. Part of the project that they incorporated is to remove the ingress and egress that comes out just before the stoplight at Joella's Chicken and make it an exit only and move it to where it goes to the stoplight. It will make it a much safer development.

Mark Demerly said he thinks this is great and pledged \$4,000 toward the project.

John said Summer has connected him with an organization in Bloomington who wants them to apply for a grant between \$5,000 and \$50,000, that can be a matching grant as well, to raise more money to pay for some of the amenities. The trail would need to be constructed within one year. The goal is to go to bid in September or October of this year and have it accepted by the end of the year. Construction would start around this time next year with it finishing in the summer of 2022, along with the Broad Ripple Avenue redevelopment.

Mark asked about the realignment of the Monon Trail. Josh doesn't know if that will be done congruently with RiverWalk. Hopefully it will be with the redevelopment of Broad Ripple Avenue.

Mark Demerly introduced Tom McCain with Friends of Broad Ripple Park who gave an update on the new Broad Ripple Park Family Center. The ground breaking for the family center will commence sometime in late June with an expected completion date in late 2022. The developer for that is still committed to their commitment to the RiverWalk project.

Garrett announced the next meeting will be April 27th at 6pm.

The meeting was adjourned at 7:42pm.