

BRVA LAND USE AND DEVELOPMENT COMMITTEE MEETING MINUTES

January 25, 2022 6:00 P.M.

Northminster Presbyterian Church

1660 Kessler Blvd. E. Drive

Present: Karen Valiquett, Tim Oprisu, Andrew Baldwin, Daisy Winkler, Mark Demerly, Garrett Lawton, Bo Boroski, John Jackson, Chad Fallis, Josh Mazur, Matt Hornyack, Jordan Dillon and Janine Lawton

Guests: Misha Rabinowitch, Brad Vogelsmeier, Federico Boscaini, Eric Gershman, John Albrecht, Kathy Andry, Alan Hague, Anson Keller, Spencer Lee, Lauren Bashenow, Lynn Levy, Tom Healy, Bill Bolger, Austin Hoffelder, Sofia Cordon, Sarah Myers, Chris Chabenne and Carolyn Goeke

Committee Chair Karen Valiquett, called the meeting to order at 6:03 p.m. She explained the objectives of the Land Use & Development Committee and reviewed its governing policies. Karen introduced two former committee members, Lynn Levy and Kathy Andry, and thanked them for their dedication to the committee and for their years of service. They were presented with gifts.

The committee members were introduced.

A motion to approve the minutes of the previous meeting was made by Mark and seconded by Tim. The minutes were approved.

Meeting Notes: 6220 Guilford Ave. (Kroger Redevelopment) – Misha Rabinowitch, representing Gershman Partners and Citimark, and Anson Keller with an initial presentation of the proposed mixed-use development on this site.

Misha introduced Eric Gershman, Federico Boscaini, Brad Vogelsmeier and Anson Keller. He gave background about the site, which is currently zoned C3 for commercial use, and was acquired by Gershman and Citimark. He said they were presenting that evening to get feedback and show conceptually what's been done so far. He talked about the zoning of the areas surrounding the site. When creating the design, they looked at the Envision Broad Ripple Plan and the Transit-Oriented Development Plan to see how this development fits within those plans.

Misha presented the site plan. The building will be oriented toward Guilford Ave. It consists of 235 multifamily units, 3,500 sq. ft. of retail space (probably restaurant) and 250 parking spaces (255 with Guilford Ave. spaces). The access points for the site will be off of Guilford and also the alley to the west.

Anson Keller added that the site maintains a minimum setback of at least 10 feet and closer to 12 feet on the north and south sides. He presented the massing perspectives. They created some masses that were contextual to the buildings around it. He presented the north and east elevations. They don't have all of the materials worked out yet and they want to work with the committee on those items. He pointed out that the height is similar to other development in the area. They achieved that by going underground with the parking. There will be two levels of parking with one at grade and the other underground.

The committee and presenters discussed the following items:

- The developers will be seeking C-S Commercial-Special District Zoning. The development standards will be determined as the design progresses.
- They are maintaining the 5 parking spaces in front, along Guilford. Approximately 10 of the parking spaces in the design satisfy the requirement for the retail area and most of the remaining spaces would cover the residents. The number of parking spaces in the design exceeds the parking ordinance requirements by 125 spaces.
- There will be landscape screening and additional screening for security and aesthetics in the parking area facing Broad Ripple Avenue.

- The height of the building is 6.5 stories. There was concern from the committee about the height of the building, especially on the south side, because the grade of the site is already elevated. It was suggested that they step down the southside of the building for a better transition. Anson commented that it won't dominate the area because of the height of the other buildings nearby.
- The access areas from Guilford Ave. and the alley will be 2-way and have ingress and egress at both locations. The developer will be doing a traffic study.
- The committee commented that they will need to put some thought into the use of the alley. It never gets plowed and clear sight is a problem there.
- The developer will be seeking TIF funding and the process will start shortly.
- The entrance into the courtyard is elevated with a respite area and access to a bicycle room. There will be a fence or a landscape screen there.
- The apartment entry will be off of the alley and near the leasing space. This is still under development.
- This will be a trash chute building. The trash will go to a compacter and picked up by trucks from there.
- It was suggested that TIF funds might be used for sidewalk improvements on Guilford to 61st on the west side. Also, alley improvements would be helpful.
- The apartment mix would be approximately 65% studio and one bedroom with the balance in two- and three-bedroom units. The price point would be market rate to elevated. They are planning an affordable housing component as well.
- The delivery and move in would happen in the back alley. They eliminated the curb cuts and created a loading area.
- With regard to the timeline, it should take the balance of the rest of the year for approval. The developer is trying to coordinate road closures with the Broad Ripple Avenue project.

Comments from the public included:

- Tom Healy asked about the setbacks of the greenway. Anson said there will be a minimum of 10 feet on the north, south and east with up to 15 – 17 feet on the north and south. Tom indicated that he doesn't think they'll get the city to make the alley opening off of Broad Ripple Avenue, one way. He likes the pull off area but increasing it would be better.
- Lynn Levy talked about the project next to the Vogue, which was the first tall interior building, and how it completely changed the skyline and the quality of life there. It changed the character of the neighborhood and the changes are seen several blocks away. She added this will have a much larger impact.
- Sofia Cordon asked how the family aspect works into the plan of 65% studio and one-bedroom units. The presenters talked about the affordable housing piece with 10% of the units being set aside for people making a smaller percentage of the median income.
- Austin Hoffelder commented that the aesthetics of the ground level is important. Asked that they make sure to incorporate the greenspace and landscaping to make it look better and make up for what Broad Ripple Avenue and the surrounding area lacks.

Misha indicated they would like to file for the rezoning before they come back, and they should have something to present at the February meeting. Karen summed up the various feedback from the committee.

An update to the Gershman project at 65th and Ferguson was given. They have a few tenants lined up for the project. They are trying to be under construction this summer. It will be a 52-week build.

The meeting was adjourned at 7:23 pm.