

BRVA LAND USE AND DEVELOPMENT COMMITTEE MEETING MINUTES
February 22, 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, John Jackson, Josh Mazur, Matt Hornyack, Adam Hill, Jordan Dillon, and Janine Lawton

Guests: Misha Rabinowitch, Brad Vogelsmeier, Federico Boscaini, Eric Gershman, John Albrecht, Anson Keller, Lynn Levy, Tom Healy, Austin Hoffelder, Scott Manners, David Gershman, Kevin Mills, Rich Richey, Krista Weatherholt, Mike Cole, Matt Carlstedt, and Katelyn Leveque

Committee Chair Karen Valiquett, called the meeting to order at 6:04 p.m. She explained the objectives of the Land Use & Development Committee and 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.

6360 Guilford Ave. – David Gilman from Land Development Services and Kevin Mills from audiochuck with concept plans for a surface parking lot at this location.

David presented handouts and described the property located on the southwest corner of Main and Guilford. It is zoned C-4 which allows a commercial parking lot or garage. He is seeking a Variance to the Secondary Use as permitted or prohibited by the Transit-Oriented Development (TOD) ordinance. They created a site plan they feel meets the objectives of his client and takes the new ordinance into consideration. Kevin talked about their company, audiochuck, which is a podcast company currently located next to Cake Bake in Broad Ripple. They are growing and are moving to GBLOC. Kevin talked about their plans to develop new opportunities in television and Sirius radio. They would like the parking to be there when they expand. David covered the design elements of the project. The property is located at the extreme east edge of the area covered by the Transit-Oriented Development Overlay District. The entire parking area would be surrounded by a 4-foot brick wall and would include large trees and several bicycle racks along the exterior of the wall. The design includes a larger wall that would be available for an art piece. There will be soft ground lighting and they will have a couple of electric charging stations. This will be a private lot with approximately 12 spaces. It will be secured and will be for audiochuck use only. Future development of the site was discussed including the possibility of a mixed-use building. They want to make sure any future plans are acceptable and will be embraced by the community. They will return to share ideas for that project in the future.

The committee and presenters discussed the following items:

- The office space is used during all hours.
- A 10' setback on Main and Guilford will contain the public amenities.
- There is a variance in place regarding a clear sight triangle.
- There are approximately 25 employees at the GBLOC location, and they will eventually have 40 - 45.
- They will look at putting a maintenance plan together, so trash doesn't become a problem.
- They want the public area to be a place to hang out. They looked at the Lou Malnati's pocket-park for inspiration for the design.
- It was suggested they consider incentivizing their employees to use other modes of transportation.

Comments from the public and discussion with the presenters included the following:

- The future of the property might include a private residence for Kevin Mills with some business space that wouldn't increase the need for parking in that area.
- The Envision Broad Ripple plan has a focus on pedestrians followed by bicyclists and then motorists. Stand alone lots are not achieving the plan for Broad Ripple.

- The growth number for new employees versus the parking space numbers don't add up.
- Other surface materials should be considered to help prevent runoff and make it more attractive.
- It doesn't seem like the best use for this property.
- Approximately 6 of the 25 current employees live in Broad Ripple. Company incentives to live in Broad Ripple were suggested.

David said they plan to file a petition for the variance on March 1st. The hearing should be on April 5th. They can return to the committee on March 22nd and ask for a vote at that time.

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

Misha discussed the site details and talked about their communication with the city planners. They plan to file a petition in the next week to ten days. After much discussion with the city, the planning staff indicated they would support and encourage MU-2 zoning. They've made plan revisions to accommodate that zoning. They also talked with DPW regarding the use of the alley. DPW is analyzing that. The new plan eliminates a few parking spaces, but they are still overparked by ordinance standards.

Anson presented the landscape plan with the building overlay. They have taken the alley access off the plan and are hoping that DPW agrees. He went over the dog park, retail space and parking. They developed the interior space more with a lounge and coworking space, bike room, leasing package area and a dog wash. They have flipped the plan, so the trash is located north of the dog wash. He showed several shadow studies at 9am, noon and 3pm. He shared the east and north elevations. He discussed materials and indicated they are getting close on form and materials. The ground level will have transparency as suggested by the ordinance. He shared south and west elevations, renderings, and ariel views from a variety of directions.

The committee and presenters discussed the following items:

- The building height is right at 80'. It was just under 85' in the previous presentation. The number of floors stayed the same.
- DPW was told that it was the consensus that the alley is not used to access the garage. According to the ordinance, they don't have to have access to the garage from the alley. The city is waiting for the traffic study to offer input.
- The developer hasn't talked with all the adjacent property owners about the project. It was recommended that they talk with them.
- The trash will have to be serviced off the alley. Republic services other businesses there. The developer has seen the plan from Republic.
- It was suggested that the height of the building is too tall, and the project is overbuilt on the southside where all the residents live. A comment was made that it doesn't fit into the Envision Broad Ripple plan. Another commented the building seems out of place. It's on a full residential street. It was suggested that not every building in the Redline radius needs to be a building of this size. It could come down a couple of stories.
- Design elements were discussed. More greenspace was requested. A step down on the southside was recommended. Even though this area is zoned commercial, it looks like residential.
- The project doesn't feel pedestrian friendly at the street level.
- Unlike this project, the precedents set for development of this size in Broad Ripple are on major thoroughfares and have significant setbacks.
- The age of the Envision Broad Ripple plan and how it relates to the pattern book and the TOD Overlay District, both established since it was written, was discussed. The design fits into the MU-2 classification without any variances.

Comments from the public and discussion with the presenters include the following:

- Views from a much wider radius were requested. Reaching out to the residents across the street from the project was suggested.
- Development is welcome, but something this large may not fit now or ever. Just because they can have a building this tall doesn't mean they have to push it.
- The shadow that would be cast on Broad Ripple is a concern.
- What was introduced in Envision Broad Ripple was the vision plan and was very forward looking. There was a large amount of parking in the plan. Creating density adds people not parking. There are options for people, so they don't have to use a car. The renderings show mature trees; how they would look years from now. It would be helpful to see what they would really look like.
- A timeline for DPW's input was requested.
- Support for not have the garage entrance on the alley was indicated. Improvements to the alley were discussed.
- Resident move-in logistics were discussed. Anson indicated it will be feasible to pull into the garage with a small box truck.
- Concerns about drainage and runoff were expressed.
- Access during construction was addressed. The developers are trying to decide how to service the area with a crane.

Misha indicated they will likely file the petition on March 10th with a hearing to be held in mid-April.

The meeting was adjourned at 7:45 pm.