

BRVA LAND USE AND DEVELOPMENT COMMITTEE MEETING MINUTES

August 23, 2022, 6:00 P.M.

**Northminster Presbyterian Church
1660 Kessler Blvd. E. Drive**

Present: Daisy Winkler, Garrett Lawton, John Jackson, Bo Boroski, Josh Mazur, Mark Demerly, Tim Oprisu, Jordan Dillon and Kristen Kraus

Guests: Chris Mulloy, Brett Davis, Joe Thompson, Mitch French, Alan Hague, Tom Healy

Jordan Dillon called the meeting to order at 6:02pm. She explained that Karen Valiquett was not able to attend the meeting and that she will be leading the meeting in Karen's absence. She explained the objectives of the Land Use & Development Committee and the committee members were introduced.

Jordan asked if there is a motion to approve the minutes from the prior July 26th, 2022 meeting. Mark made a motion to approve, Tim seconded. The minutes were approved.

6108 Carvel Avenue (Monon Court Project) - Brett Davis, Design Project Manager at Buckingham, appearing with a design update on the Monon Court project at 6108 Carvel Avenue.

Brett Davis introduced himself. He stated the last time they appeared before the committee was in April 2021. They got the site rezoned in June 2021 to DP (Development Parcel). He explained that the handout is a presentation of what's been updated or changed since the last presentation of the project. He stated that the address is actually 6104 Carvel Avenue. They will be tearing down a 3-story structure with 51 units and 28 off street parking spaces, at the corner of 61st, Carvel & Monon Trail. They originally presented a plan that took the building and balconies to within 5-10 feet of the property lines and they had parking underneath the structure. Nothing has changed with the parking underneath.

Brett explained what has changed, is making room for a 10-foot easement along Carvel, required by AES for future power purposes. They had to take 10 feet out of the building to accommodate the easement. With that, the site plan has changed. They cut 10 feet out of the building and have a narrower courtyard. This is after they were through 100% design development drawings, and it has taken time to redesign.

In the redesign, they lost 24 underground parking spaces. They have now proposed to an internal ramping system to a second level of parking below. They are now doing a subterranean parking level to accommodate the required parking ratio. They still have 185 units. They have a parking ratio of 1.05 unit to parking space. They are at the threshold of one parking space per unit, with a few extra spaces.

The upper level is the only level that's changed. They had to cut into the outdoor amenity terrace to gain back the square footage needed for maintaining 185 units. Brett explained that they worked very carefully with the architect on designing the upper level, focusing on minimizing the visibility of the upper level from the Monon Trail. The main change is switching from a 15-20 foot setback to a 5 foot setback on the Monon side. Brett pointed out the changes on the renderings. They are still playing with the elevations and color pallets, Brett said that when they get closer to construction and those pieces are finalized, he will come

back and share the adjustments with the Committee. He also mentioned that construction is slated to begin in March, 2023. He stated that this is what they have recently submitted to the city so they can amend their original proposal. Brett opened it up to any questions or comments.

Jordan turned it over to the Committee for questions and comments.

Daisy - She explained that she was not present during the previous presentations, but she read through the previous minutes. She noticed the main comments were around affordability and hoping they would do more 2 bedrooms. She stated that they increased the 2 bedrooms by one.

Brett explained they made no commitments to what their affordable units would be, because they don't know what's happening with the market. Every month they are getting hit with additional costs on the project. He explained that this project has been on life support for about a year. He stated that he doesn't have any room to play on redesigning the units as they stand now. He said the rents will not be at the top of the market. They understand they are displacing units, with a nicer finish and higher rents, but they are not trying to displace the residents. He said they are working on it. He said last time they spoke they were considering TIF, but they are not chasing TIF now.

Chris Mulloy spoke and expressed how the AES requirement really threw them for a loop. He explained that AES wanted to make sure they have the future ability to withstand future development. Brett explained that DMD's old commitment of 20% of units to be at 80% AMI and they can hit that pretty closely with their studio units, so they are in that range from a studio perspective. He cannot promise that it will lower the rent, as they were hit with an additional 2 million dollars on the project.

Daisy - She asked if they can talk about higher engagement with the Monon. Brett pointed out they have one planned connection to the Monon and additional plans for an art installation on the other side of the street. He stated that some of their earlier concepts treated the area along the Monon as an art yard, but after feedback from the BRVA and Indy Parks, they wanted them to maintain its natural feel. They did an intense tree survey with Indy Parks and they will be removing all of the invasive species along this area then coming back in and doing an intense habitat restoration.

John - He thanked Brett and Buckingham for their willingness to be thoroughly detailed and sharing the changes they have made. Brett stated that Buckingham is a national presence in the multi-family field, but the President of Buckingham lives about a mile up the street and Indianapolis is home. They really try to do what's right with Indianapolis projects because it's their back yard.

Bo - Thanked Brett for the clarification on the easement, he was confused because the current building has no easement. Bo asked if they have any concerns about moving from 15 to 5 feet towards the Monon, in terms of how it will be received by the city. Brett clarified that the 15 feet is just for the upper level. Brett said they have already ran it through DPW and DMD, everyone is comfortable with it.

Bo said they have more of a focus on facade and how it fits within the community, as well as vegetation. It looks like they have paid attention to these details. Brett said that he will come back with some different color pallets, for the Committee to comment on.

Mark - He expressed that housing has been fairly affordable in that area, and asks that they keep that in mind.

Josh - He said he is good.

Tim - He said it looks great and commends them for sticking with the project.

Jordan opened it up to the public.

Tom Healy spoke. He expressed that vegetation is important, not just for aesthetics but that it adds value to the property. He mentioned that almost ten years ago, Buckingham promised to put in artwork along the Monon. He said they are still waiting to see it. Brett said that it's coming. Tom stated that promises have been made in the past by multiple people representing Buckingham and they haven't always lived up to them. Brett said that is a fair criticism. He expressed that it's not been ignored; it's in his plans and will be filed along with the plans to the city.

Jordan asked if anyone had any further questions or comments in the audience. There were no more comments.

She asked if the Committee had further questions or comments. There were no more comments.

Jordan adjourned the meeting at 6:27 p.m.