

BRVA LAND USE AND DEVELOPMENT COMMITTEE MEETING MINUTES

January 24, 2023, 6:00 P.M.

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

Present: Tim Oprisu, Brian Gamache, Josh Mazur, Chad Fallis, Andrew Baldwin, Garrett Lawton, Daisy Winkler, Matt Hornyack, Karen Valiquette, Jordan Dillon and Kristen Kraus

Guests: Sam Rogers, Alan Hague, Jen Pavlik, Kelly Mulder, Chris Gricar, Lynn Levy, Joe Calderon, Logan Gemmill, Tom Healy, Anthony Bellamy, Jen Ray

Karen Valiquette called the meeting to order at 6:02pm. She explained the objectives of the Land Use & Development Committee and the committee members were introduced. Karen welcomed the newest Land Use & Development Committee member, Brian Gamache. She also introduced an upcoming member, Sam Rogers.

Karen asked if there is a motion to approve the minutes from the prior October 25th, 2022 meeting. Andrew made a motion to approve, Tim seconded. The minutes were approved.

6280 N. College Avenue (Broad Ripple Apartments/Parking Garage) - Kelly Mulders, Vice President of Development for Keystone Group, will be presenting updates for The Broad Ripple Apartments development located at 6280 N. College Avenue. Chris Gricar, COO at Keystone Group who oversees the construction team, will be present to answer construction related questions.

Karen introduced Kelly Mulders and Chris Gricar, from Keystone Group. Kelly mentioned they appeared before the committee two years ago, with the initial plans for this project. He said they were presenting that evening to share where they are now their plans. He explained two years back they anticipated the apartments to be a five-story structure, with the top two levels being apartments and the bottom three levels belonging to Purdue Polytechnic High School. He said the further into construction planning they got, it became evident that Purdue Polytechnic was going to outgrow the space very quickly. They have a long history with the school and the decision was made for them to go into a larger space in Broad Ripple.

Kelly began to speak about the updated development of the building. He said in general, they kept much of the same design. It's still a five-story building and most of the elevations look the same. The apartments on levels five and four are the same and they dropped the structure down on the South side into the new part of the building to levels three and two. The first level that was going to be for Purdue, will now be for retail. He said they anticipate the construction drawings to be complete in the next 30 days.

Kelly presented the site plan. The five-story structure will go where the current Chase building is. He said the first level will be retail and levels two through five will be apartments. He explained there is an offset between the two buildings where the five-story reaches where the salon is and said this will be the main entry into the apartments. Kelly explained that it was tough to get done because structurally it wasn't necessarily designed to have multiple levels, so they did a lot of analysis in the beginning. He explained that it goes about forty feet back. He said the parking garage will still exist as it stands today.

Kelly said they spent a little bit more time trying to articulate the corner element and are still playing with the colors. He said they anticipate the signage for the building to be on each side and they eyebrow that's on it is mimicking what's above Hop Cat. Kelly explained they kept the same design on the back side, coming up Westfield Blvd. The architecture on the back, from the alley, is mimicking what was done on College Avenue and explained that it will be open to the garage. He said the retail will go about halfway back and the second half will be the garage.

Kelly addressed the parking situation. He said they were entitled for 17 parking spaces, they currently have 16 spaces in the garage, due to a transformer taking up one spot. He said they had 69 units in the initial plans, and they now have 92 apartments. Studios at 2%, one-bedrooms at 63% and two-bedrooms at 35%.

Kelly said those are the major changes as far as the building is concerned. He turned the presentation over to Chris to talk about the construction schedule and logistics. Chris introduced himself. He stated they will be demolishing the Chase bank building in early to mid February. They will go in for permitting once the construction drawings are complete in the next 30 days. They will begin the civil and utility work after demolition. They hope to begin foundation in the March/April timeframe and go vertical with construction in May. Overall, they are targeting completion by the end of April, 2024.

Chris stated they are still working through some of the logistics plans. He explained that because of the tight space, they will have to work through some circulation, lane closures, craning, ect. He said they are currently working through it all and they will come back for further discussions as they have updates. Chris then said they are open to questions.

Karen thanked them for coming in and providing an update. She explained to the public that they will not be voting on anything this evening, this was solely an update on the project. Karen mentioned their previous commitments they made with the garage, in regards to pedestrian safety and asked if they plan to uphold those commitments. They said yes. She urged them to keep good communication with the BRVA as they begin construction. She mentioned the second phase construction that will begin on Broad Ripple Avenue this Spring, with closures happening from College Avenue down to Guilford Avenue.

Jennifer Pavlik, from Keystone Group, said they are there to be a partner with Broad Ripple and intend to continue communication with the BRVA. She said they are there for the long term and anything they can do, they will.

Karen asked if they have any updates with the parking garage and the anticipated utilization.

Kelly answered there are 348 parking spaces currently in the garage and they intend to add another 16, bringing it to about 364 parking spaces. He said Enterprise currently rents out 20 spaces a month and the Eight-Eleven offices will be taking 150 spaces a month. He explained that there is a balance of parking with mixed-use properties, for both daytime and evening use. The apartments by code will only need 69 spaces, they figured it will be closer to one per unit. Kelly said that will leave around 100 spaces left for mixed use. He mentioned they have a new software in the garage that will help monitor daily in's and out's, that has been in place for about two months. He said that in general the parking garage is really underutilized.

Jordan asked if they knew the rate of the parking garage.

Kelly said that he wasn't sure offhand.

Chad asked about the retail occupancy of the existing spaces.

Kelly said the new retail space will be about 6,000 sf, that could be split up into two spaces. He said they do not have a tenant in line for these spaces, they are in talks with a few people, but nothing definite. He said there is one vacancy in the middle of the center, where Pet People was located and Marco's is like half vacant, with Athletico expanding into the back portion. He said Hop Cat is bouncing back since Covid and there is no indication of them going anywhere.

Daisy asked if they are addressing the relationship with the transit at all.

Kelly answered they are doing more mirrors for cars and pedestrians to see each other and adding a flasher for when cars are coming out. They are also lighting it up better inside the garage.

Tim asked if any of the current occupants have spaces in the garage.

Kelly answered just Enterprise.

Andrew commented to be mindful of things like lighting, litter, maintenance and things that are going to maintain the aesthetics of the area around the garage, especially with all of the traffic on College and the Vogue coming back to life.

Karen opened it up to the public.

Lynn Levy asked how and where will they be accommodating moving vans and trash pick-up.

Kelly said no deliveries will happen in the alley, they will all happen out front, off of College Avenue. He mentioned there is a striped drop off lane on College Avenue that will be assigned for deliveries and drop-offs. They plan to extend that lane for additional trucks to fit.

Lynn asked if they will restrict the timing of it at all.

Kelly said there are no restrictions on timing.

Lynn asked what they plan to do for trash pick-up.

Kelly said there is already one trash compactor behind the building and they will be adding one more next it for the retail use. The units will have a separate trash shoot that will be inside the parking garage in the South building.

Tom Healy asked if they are negotiating the IMPD space.

Kelly said they still need to talk to them and said they still have a year and a half on their lease in that space. He said they do not have any internal plans with that space.

Tom asked if all apartment units will be market rate.

Kelly said yes, they will be.

Lynn asked if the future signage on the building, along Westfield Blvd and College Avenue, would be up high, illuminated and visible to the neighborhood across the canal.

Kelly answered yes, it more than likely will be.

Lynn said that's probably going to be a concern.

Kelly said they don't have a name or logo at this point but it's something they will consider when the time comes.

Karen thanked them for presenting an update and asked that they keep the BRVA informed on their timeline of when they plan to break ground.

834 East 64th Street - Joseph Calderon, representing 834 64th Street, LLC, will be appearing with a presentation on the petition filed for the following: Variance of Development Standard of the Consolidated Zoning and Subdivision Ordinance to provide for a 2.9-foot east side setback for proposed Lot One and a one-foot west side setback for Lot Two (10 feet required), and to legally establish parking located 3.9 feet from 64th Street (50-foot setback required) and zero feet from Ferguson Street, in front of the front building line (25-foot setback required, not permitted), a 63.7% front building line for Lot Two and a 20% front building line on Lot One along 64th Street (minimum 80% required), a 47.3% front building line along Ferguson Street for Lot Two (60% required), a 32-foot-wide driveway along Ferguson Street (maximum 24 feet permitted), a 16.3-foot setback from Ferguson Street for Lot One (zero to ten foot setback required for the first 25 feet from the corner), a 5.3-foot rear setback for Lot Two (ten feet required), building heights of 21.1 for Lot One and 14.2 for Lot Two (minimum 25-foot height required), and with parking in the right-of-way of Ferguson Street (not permitted). Approval of a Subdivision Plat, to be known as Replat of Lot 20 in Lights Broad Ripple Subdivision, dividing 0.17 acre into two lots.

Case #: 2023-CVR/CPL-800, Hearing Date: February 9th, 2023

Karen introduced Joseph Calderon, representing 834 64th Street, LLC. Joseph explained that his client is buying two buildings on one parcel. No changes to the uses or buildings will be made. He said they do see an opportunity to perhaps sell the office building at the corner of Ferguson Street & 64th Street. Joseph explained they will need to plat the property if they were to move forward in selling the office building down the road.

Karen asked for confirmation that their intent of this is to sell the parcel with the office building.

Joseph said yes, potentially.

Karen asked if the replat and variances are relevant to the existing buildings on the property.

Joseph said yes, that is correct.

Karen asked if they would be able to make improvements to the building without having to do additional variances.

Joseph said as long as you don't increase the square footage. They can do cosmetic changes. He said that MU-1 has a minimum height requirement that they're actually below, so they could build up. Joseph explained that when you do something like this it's creating legal non-conforming uses, which is fine except when you have a casualty event that results in 2/3s or more damage of the building, you are stuck and can't rebuild. They wanted to get it out of that realm because it's an easier way to explain to the lender or anyone else. He said it's MU-1 and they're not changing the zoning, even though he doesn't love MU-1.

Sam asked why one side is getting one foot and the other side is getting three feet.

Joseph said they looked at the existing conditions and the depth goes with the restaurant. Karen opened it up to the public.

Alan Haque mentioned the existing wooden sign and that it blocks the view to the left and asked if that would be addressed.

Joseph said that Staff hasn't said anything about that, but that he doesn't disagree with him.

Lynn Levy asked if there are any supported power lines that are straggling that line.

Joseph said there are overhead power lines but none that are on the line. He said he will take the sign comment back to his client and ask Staff how they want to address that.

Tom Healy asked if his clients would consider changing the parking to parallel rather than head-in parking.

Joseph said he does not know if that is a consideration. He said one thing they are willing to do is put in a sidewalk if that is requested. He said they did ask for a waiver of sidewalks on Ferguson because there aren't any existing, but they will put one in if that is important.

Karen expressed that they would not say no to a sidewalk being put in. Karen asked if there are any other public comments. There were no further comments.

Karen confirmed with Joseph that his client is willing to make a commitment to put in a sidewalk.

Joseph said they will just withdraw the waiver request, which would then require them to put in a sidewalk.

Karen asked if the Committee had any further comments. Karen asked if there is a motion for a vote.

Andrew made a motion to approve with the withdraw of the waiver. Tim seconded. Motion passed unanimously.

Karen adjourned the meeting at 6:56 p.m.