

BRVA LAND USE AND DEVELOPMENT COMMITTEE MEETING MINUTES

April 28, 2026, 6:00 P.M.

Northminster Presbyterian Church

1660 Kessler Blvd. E. Drive

Present: Andrew Baldwin, Anthony Bellamy, Rebecca Dodge, Chad Fallis, Josh Mazur, Tim Oprisu, Sam Rogers, Daisy Winkler, Mary Dicken and Emily Parkins

Guests: Brad Bell-Wolf, Larissa Bell-Wolf, Jessica Bingham, Alex Buchanan, Drew Buttrum, Patricia Buttrum, Craig Charnley, Mary Charnley, Grace C. Crowell, Steven L. Crowell, Terri Dawson, Clara Deal, Tisha DeMaster, Jim Duncan, Caitlin Everett, Mark Fontama, Lynne Ford, Ben Frame, Kathleen French, Mark French, Carol Gartland, Neal Gerlach, Debbie Goldenstein, Alan Hague, Mona Hammill, Jennifer Hannon, Patrick Hannon, Paul Hannon, Pat Hemmert, Kimberly Henry, Ryan Hicks, Justine Horlander, Tom Horlander, Mary Hornbach, Tom Hornbach, Karl Hostetter, Dave Hughey, Diane Johnson, Kaitlin Jones, Annette King, Steve King, Ben Leffers, Evy Leffers, Maxwell Leffers, Kim Leffers, Tammy Losh, Kevin Love, Ted Malone, Alice Mattingly, Larry Mitchell, James S. Parks, Nancy Patrick, Tom Probasco, Pat Prather, Misha Rabinowitch, Vince Reese, Nina Robinson, Colton Vincent, Paige Vincent, Roman Wooton, Joe Zinkan, Sam Zinkan, Bergis & Anna (no last name provided).

Sam Rogers, LUD Committee Chair, called the meeting to order at 6:04 p.m. Sam R. thanked the public for their attendance at the meeting. The committee members were also introduced.

Sam R. referred to the mission statement and objectives of the Land Use and Development Committee (LUD) and shared that printed copies of this information were available at the table at the front of the room.

Sam R. indicated the LUD needed to approve the meeting minutes from the October 2025 and January 2026 LUD meetings. The group did not have any feedback on the minutes. Andrew made a motion to approve the October 2025 minutes. Josh seconded. The October 2025 minutes were approved unanimously. Chad made a motion to approve the January 2026 minutes. Andrew seconded. The January 2026 minutes were approved unanimously.

Sam R. noted that there is one presentation on the agenda for the evening. Sam R. clarified that Zinkan Enterprises is present to request additional feedback on the potential development of the Flanner Buchanan site and they are not requesting any kind of vote this evening. Sam R. stated that Zinkan will have 10 minutes to present to the committee. Then, the committee will hear commentary from the public. Sam R. specified that each member of the public will have three minutes to speak. Sam R. also noted that the committee has printed comment sheets for the public to use in case they do not have the chance to speak at the meeting, or if anyone who could not attend the meeting wants to provide feedback. Sam R. shared that feedback received via the comment sheets will be included in the meeting minutes.

Sam R. also stated that he knows Sam and Joe Zinkan and will be recusing himself from any kind of commentary on the project.

1305 Broad Ripple Avenue – Flanner Buchanan site redevelopment. Zinkan Enterprises, LLC is planning to redevelop the Flanner Buchanan Broad Ripple Funeral Home into a multi-family site.

Misha Rabinowitch introduced himself as a land use and zoning attorney representing Sam and Joe Zinkan who have the property under contract. Misha provided an update regarding where Zinkan is in the process. It was noted that Zinkan came before the LUD in February with conceptual renderings and drawings to get some initial feedback. It was emphasized that the information at that time was extremely conceptual and they received a lot of raw and unrestricted feedback. Zinkan has updated the plans, which still remain conceptual as a lot more needs to be worked out. Misha shared the value of this type of open forum and meeting is the developers really get to hear the comments and feedback of the committee and public. Misha also emphasized that they are trying to be very sensitive to the concerns surrounding putting a large building adjacent to residential properties, while also achieving the goal of bringing density to Broad Ripple that will help support other businesses in the village. It was also stated that nothing has been filed with the city regarding the project.

Sam Zinkan introduced himself to the committee. He shared that Zinkan Enterprises developed the Ripple in 2020. It was noted that Flanner Buchanan is looking to get rid of the property and for Zinkan, it's an opportunity to continue the success that they had across the street. Sam Z. shared that they are currently under contract on the property. Sam Z. mentioned that Zinkan has heard from a lot of community members and there have been some common themes in the feedback. Sam Z. noted that they've eliminated the rear facing units, so everything that was along the residential side on the south is gone. They've also reoriented and repositioned some building elements to create some separation between apartment units and the residential areas. These two changes led to a 25% reduction in unit count (from 122 to 94). Further, they've really tried to articulate the corner of Indianola and Broad Ripple Avenue to help represent a gateway into Broad Ripple. Lastly, they've also tried to break the building into segments and have some material variations.

Sam Z. shared the current site plan on the projector. Sam Z. confirmed that the retail would be in the front with 8,600 square feet of space broken apart by a walkway in the middle. Sam Z. pointed out the residential units on both sides of the building. It was noted there would be 18 feet of setback between the property line on one side and 10 feet on the other side. Sam Z. shared that the ground floor parking is for retail and there would be a below grade garage for the residents. Sam Z. also pointed out the ingress and egress to the garage off Haverford and that there would also be one on Indianola. Sam Z. explained that the existing sidewalks would remain and they would create additional pedestrian spaces out front, while also allowing for some table and chairs for a café on the side as well. Next, Sam Z. pointed out the small elevation on the side

closest to the village, so there would be stairs between the existing sidewalk along the road coming up to the building.

Sam Z. also highlighted the renderings for all sides of the building. Sam Z. reiterated the change to the rear facing units and also mentioned that the stairwell towers were moved. Further, Sam Z. mentioned that there is a lot of green space to work with. Sam Z. concluded with the fact that they've worked hard to meet with and accommodate feedback from the committee and neighbors. Sam Z. also mentioned that the site plan and architectural plans aren't perfectly married yet and that everything presented is still very much a work in progress.

Sam R. opened it up to the committee for questions and feedback.

Tim asked if all retail spaces are facing Broad Ripple Avenue. Sam Z. confirmed but noted some may be facing a corner of the building. Sam Z. also mentioned they are currently planning for three ground floor units, in addition to the leasing office.

Daisy thanked the Zinkans for taking the committee's feedback into account.

Tim indicated he liked the drawings better this time and noted that the committee's feedback was heard.

Josh stated he can see the developers' efforts and he thinks the proportions in these plans are better. He also sees the effort for better design. Josh noted appreciation for the removal of the south facing units, and indicated that the parking is better allocated. Josh mentioned he would like to see continued development on the façade and detailing, sharing that maybe they're just missing some banding and brick color. Josh reemphasized he appreciated their effort.

Chad shared that the challenges he has had with the project are not so much with the direction the developers are heading but whether this project is right for the site. Chad mentioned the emphasis on density but that there could be ownership opportunities for community members in this space. Chad noted the updated plans were a vast improvement from the first iteration but still questions the project itself.

Rebecca appreciated all the improvements and visual elements. Rebecca asked if there were plans for art or additional landscaping to soften the exteriors, especially with the back wall of the building. Sam Z. confirmed they've dedicated some space along the stair tower and other parts of the building for public art. Sam Z. also referenced the back of the building with a podium over the ground floor and shared there may be an opportunity for additional landscaping on top of the podium.

Anthony asked how tall the wall is on the back side of the building. Sam Z. believed it would mimic the storefront and would be approximately 18 feet tall.

Andrew also shared he appreciated all the changes that were made since Zinkan first presented to the committee. Andrew mentioned it was uncommon to see a decrease in units and it was not lost on him that this change was made. Andrew shared concerns about retail considering vacancies in the village right now, but noted Zinkan's existing property across the street always seems to be full.

Sam Z. confirmed the retail spaces at The Ripple have been fully occupied and all tenants have resigned their leases. Andrew asked what the strategy is to ensure the success that has been seen at The Ripple. Sam Z. noted some key considerations that will contribute to the success of retail, including a brand-new building and the importance of maintaining the building, parking, mixed-use designation and occupancy, and being flexible as landlords. Sam Z. confirmed that they would maintain this strategy and considerations for this building. Sam Z. also emphasized that the success of the retail spaces at The Ripple gives them a lot of confidence for this project as well, in addition to tenant occupancy being at 100%. Joe added that The Coil, River House and The Line are all at 90% occupancy or higher, and Versa, the newest apartment building in Broad Ripple, is at 40%. Joe also confirmed that the rent prices will be more aligned with where The Ripple is.

Andrew also asked about trash and landscaping plans. Sam Z. indicated they've been so focused on elevations having met with the neighbors but civil is creating the landscaping plan. Andrew also shared his desire to hear more about the construction plan and safety, particularly due to the site's proximity to schools and neighbors. Sam Z. recalled that they built The Ripple on less than an acre and staged everything there. It was noted that this property is an acre and a half and they have some additional flexibility for staging.

Josh asked if Zinkan would be coming back in front of the committee for a variance due to the current zoning of the property. Misha confirmed this will be a rezone. Misha also stated that the property is currently zoned D-5 and they will either be seeking a D-P or C-S. Misha explained that C-S is commercial special which is typically used for mixed-use projects while D-P is more residentially based.

Sam R. asked to hear the full schedule for the rezone and the process. Misha noted that the plan is to gather additional feedback and continue working with the architect and civil engineers to finalize the plans. The goal is to file the rezoning within the next couple of weeks. Then, they'll await commentary from the Department of Metropolitan Development (DMD) after its review of the filing. Further, while Misha noted they've already met with the city architect and received positive feedback on the initial plans, they'll share the updated plans with the city architect. Misha confirmed if they file within the next couple of weeks, they would expect a hearing sometime in June before a hearing examiner. Then, the hearing examiner would make a recommendation to the Metropolitan Development Commission, which would happen three weeks later. Then, it would be heard by the city council, likely in August.

Anthony asked where the garage door would be for the underground parking lot. Sam Z. indicated it would be on the back side of the building off Haverford. Sam Z. also confirmed they are looking to have two entrances on Haverford and one on Indianola.

Sam R. shared the committee will open it up for public comment. Sam R. requested that guests raise their hand and noted they'll be called on individually. Sam R. also requested that guests keep their commentary civil and constructive. Lastly, guests were reminded that they have three minutes each to speak.

Annette King shared that the building would be added to a tight knit community of neighbors who know and care about each other. Annette expressed that the neighbors are not opposed but are concerned and one of the things that concerns her is the two entrances on Haverford Avenue because that street, along with Indianola, is used daily for schools. Annette also pointed out that the streets are not in any condition to deal with more traffic due to the existing potholes. Annette also expressed concerns about having a lot of new people in the community, some of whom may not be law abiding citizens. Annette also expressed concerns over safety and the impact on the neighbors once construction begins, specifically the impact on large trucks and construction equipment that may rattle windows and homes and bring dust. Annette underlined the importance of her concerns and stated that this is a historic, old neighborhood and community.

Nina Robinson introduced herself as a Broad Ripple resident and the business owner of Peanut Montessori School across the street from the proposed site. Nina explained that her biggest concern is child safety and emphasized that they are already facing challenges with parking. She indicated they've attempted to get a "no parking" extension expanded 5 hours to 8 hours (8 a.m.-1 p.m. to 8 a.m.-4 p.m.). Nina also asked about a traffic impact study on that street and wondered how adding more residents' parked cars on Indianola would be managed. Lastly, Nina stated that her building is not at capacity and if they were to add more classrooms, that would increase the challenges associated with traffic and parking.

Regarding Nina's comment about the traffic study, Misha confirmed they will communicate with the Department of Public Works (DPW) as a part of this process. A traffic engineer for the DPW will tell Zinkan if a traffic study is necessary and if there are adjustments that have to be made with parking on the streets, signal timing, stop signs, etc. Misha hopes to have feedback from the DPW during the next meeting.

Ben Leffers shared he lives approximately a block south of the proposed development site. Ben noted that there was some talk about ownership stake in some of the units in the building. He also shared that the plan looks great, the elevations look good – breaking up the façade. Ben emphasized that long term neighbors would really help integrate this project into the neighborhood and said it would be really nice to get some neighbors back.

Ted Malone introduced himself as a neighbor near 60th and Haverford. Ted shared he is able to see the traffic at a four-way stop sign there and said it's obvious which drivers live in the neighborhood and which do not. Ted noted that less than 5% of drivers come to a complete stop and some drivers will blow through the stop sign at 20 mph. Ted fears that putting a bunch of renters in the community that don't want to go through Broad Ripple will tear down Haverford or Indianola and they won't pay attention to the four-way stop signs or the families out there walking with children or riding bicycles. Ted did joke that the UPS driver who comes through the neighborhood is excellent.

Ben Frame indicated that he and his wife operate a mental health counseling practice adjacent to the pre-school near the proposed development site. Ben expressed his concerns about traffic and noted that their small building is a commercial property but is absolutely dependent on that street being available. Ben emphasized that his business is only going to be able to exist on that street with street parking being available. Ben noted he would love to see an updated plan that would account for the car line and believes an equitable solution can be found with some really smart people and some data.

Patricia Buttrum of Haverford Avenue expressed that the street is in horrible condition already and noted concerns with parking on both sides of the street where residents park and the school uses the space for drop off and pick up. Patricia explained it is already really hard to get around the parked cars and traffic during busy hours. Patricia shared apprehensions surrounding two entrances and exits on Haverford which would cause more congestion where there is already a lot of congestion.

Vince Reece stated that he never turns left out of Haverford onto Kessler and expressed that traffic will be an issue with commuters driving south toward downtown. Vince also shared that the sewer lines in Broad Ripple are a concern as many sewer lines have been replaced, and it is clear the sewer infrastructure is not good with some of the existing apartments in the village. Vince expressed concerns with the look of the building and mentioned that all the homes on Haverford are historic homes that are 100 years old. He emphasized that the community is proud of the homes and suggested the developers consider the feel of those homes as they consider the look of their building. Vince shared that the evening prior, a tree fell in the street and the community came together to remove it which illustrated the impact of the tight knit community. Vince reiterated the importance of considering the traffic and sewer lines.

Alex Buchanan introduced himself as a member of the Buchanan Family who owned and operated Flanner Buchanan for years. Alex shared that he grew up in that building and has a lot of memories from being in that building. Alex stated that he doesn't know a lot about the building itself but shared he knows about community and loss. Alex expressed that he is present at the meeting to say what no other Buchanan will say – that he is sorry they are leaving the community and if it was up to him, they would still be here. He expressed that other members of the family have chosen to sell the property to gain financially from it. Alex again shared with the public and committee that he is sorry on behalf of his family that they left the community.

Mona Hammill echoed everything that has been said about safety. Mona has been in the community for the past eight years and shared she was there during the last massive construction when everything was routed to Primrose. Mona introduced concerns about bringing people to the community who don't love the community like the current residents do, and also noted that safety is the biggest concern.

Mary and Tom Hornbach shared they've been in the community for nearly 48 years and expressed their concerns surrounding traffic. They emphasized that this project will affect everyone, especially them. They noted concerns that people in and out of apartments are transient and don't care about the community. They also mentioned concerns about property value due to this project.

Tammy Losh shared that her family has lived on Haverford since 1962 and noted that their neighborhood is already burdened with 61st Street. She asked what the traffic study looks like and when that may occur. Tammy also mentioned that the project is not in line with the existing aesthetics of the neighborhood and expressed concerns about the vertical height of the building. Tammy also asked if they were talking about a rezone of the property. Zinkan confirmed and confirmed they are under contract, which is contingent on getting their plans approved. Tammy stated that this would be a tall, concrete building that would put a literal and figurative shadow over the neighborhood.

Larry Mitchell mentioned that he lives about five houses from Flanner Buchanan and noted that it has always been a beautiful building with classic lines. He also indicated the Broad Ripple community is beautiful with its bungalows. He believes the building does not have any aesthetics and said that most apartment buildings look like business buildings. He also mentioned that the height of the buildings are important and they need a building that looks like a residence. Larry said he wants to be negative in a positive way and expressed the need for better aesthetics and for some of the horizontal units to be removed.

Evy Leffers shared she has lived in Broad Ripple her whole life, and Broad Ripple is starting to look a lot like the suburbs. She noted that continued infrastructure will make it look more like the suburbs, especially a lot of the apartments she sees every time they go to school.

Tisha LaMaster, a resident of Primrose Avenue, shared that she grew up near Broad Ripple and has been a resident of the community for 10 years now. She recognized a wide variety of architecture in Broad Ripple and emphasized she does not want Broad Ripple to look like any place that is just a suburb, such as Fishers or Carmel. Rather than having more rentals, Tisha asked if there could be condos with permanent residence. Tisha questioned how long renters would be present in the community and shared that there's a need to have people who will be in the community for a long time. She also mentioned that a lot of neighbors don't have driveways and rely on the street for parking and a new apartment building will lead to too much congestion. She emphasized her worry over safety and closed by suggesting that condos with a smaller

footprint would be better. Joe Zinkan confirmed the residences would be made up of mostly studio and one-bedroom apartments.

Caitlin Everett just moved to Indianola approximately six months ago and shared that she spoke with Sam and Joe Zinkan last month about implementing townhomes. Caitlin expressed her interest in seeing permanent housing in this space.

Paige Vincent introduced herself as a resident of Indianola Avenue. She asked if residents would have to pay for parking. Zinkan confirmed that no, residents would not necessarily have to pay for parking and mentioned that they do not charge the residents The Ripple for parking. They referenced a study done at The Ripple about parking and mentioned that they intend for retail parking to be free as well.

Carol Gartland asked what the pricing would be for these apartments. Zinkan answered that the pricing would be similar to The Ripple and they'd be charging market rates. They estimated that a studio apartment would be approximately \$1,200 and a one-bedroom apartment would be \$1,400, with a two-bedroom going for approximately \$1,800. Carol also mentioned she would love to see the height of the building come down a little bit more.

Grace Crowell, a resident of Primrose Avenue, expressed curiosity over why the developers are looking at studios and one-bedroom apartments. Grace believes these apartments will turnover faster and asked what the turnover rate is expected to be. Sam Z. answered they went with studio and one-bedroom apartments because that is what is in high demand at The Ripple. Sam Z. also mentioned that many residents have come from out of state for a job in Indianapolis. He also shared that three residents from The Ripple have bought homes in the neighborhood. Sam Z. also said he does not believe there is a correlation between number of bedrooms and length of stay.

Mary Charnley, a resident of Indianola, indicated she loves it here and has appreciated the opportunity to be able to meet with Sam Z. and Joe on multiple occasions. Mary expressed her desire to see ownership opportunities in the building but acknowledged that this is not an option and asked if there was any way to remove a floor and make the building shorter. She asked how tall the building was, and it was shared the building is 55 feet and compared it to the auditorium of the school next door which is 52 feet. It was noted that it would not be feasible to remove a level from the proposed project. Mary shared her appreciation for all the changes made and stated that she understands density, having lived in Europe. She questioned at what point density overwhelms the infrastructure that surrounds the property and asked if the infrastructure could handle this project. She mentioned that Broad Ripple Avenue, along with Indianola and Haverford, are not that big.

After no other members of the public came forward to speak, Sam R. thanked Joe, Sam Z., Misha and the residents who came to the meeting this evening. Sam R. confirmed

that the next meeting is scheduled for Tuesday, May 26, 2026 and reminded everyone that the newsletter with the agenda will be sent prior to that meeting.

The meeting was adjourned at 7:19 p.m.

Comment Sheet Feedback:

1305 Broad Ripple Avenue – Flanner Buchanan site redevelopment

Name: Steven L. Crowell

Comments: Would it be possible to incorporate the wrought iron detailing that currently adorns the Flanner & Buchanan building? Something like that could soften the look of the new building and make it more similar to the look of the old homes. Thanks!

Name: Terri Dawson

Comments: 1. Judging from the Ripple apartments and the architectural drawing shared, I would like to see a structure that is more attractive in its presentation. The drawing looks a bit better than the Ripple, but not by much. 2. Green space was not mentioned, but important. 3. Instead of going for 'market rate' rents, I believe the neighborhood warrants apartments that are more luxury type. Upgrading interiors, which was not discussed, is important. Take a look at the Ben Hur Building in Crawfordsville.

Name: Clara Deal

Comments: As I wrote in my April 20, 2026 letter to Mary Dicken, which was passed on to the LUD Committee, my husband, Scott, and I have lived in our lovely Sears home at 6202 Haverford Ave since 2008. Each year we love living here more. Even though my husband passed away on January 23, 2026, and my closest family is a 12-hour drive away, I'm staying here because of the strong neighborhood community. I agree with all the community concerns brought up at the April 28, 2026 LUD meeting. So, I will not repeat them again here. My major #1 concern is for my neighbors directly adjoining the proposed apartment site. Their property value, quality of life, parking, personal safety and security will surely suffer with a relatively massive 4-story apartment building directly across the small street or directly alongside them. It's not clear to me what Zinkan and the LUD committee are talking about when they refer to "density". Can you give me some numbers? What is the density goal and why? Our BR neighborhood is already what I would consider high-density with our small footprint homes with postage stamp-sized yards. Change is good but let's keep what makes Broad Ripple, Broad Ripple. The FB Funeral Home is by far the most attractive building on the entire BR Avenue. It possesses our BR neighborhood historical charm and its setback facade curves beautifully along BR avenue mirroring the White River. Every season the landscaping is impeccably attended to and much appreciated! Any new building on this site should be modeled after FB buildings, landscaping and open areas to fit in the neighborhood.

Name: Jill Duncan

Comments: While I appreciate the efforts on the part of the developers, I agree with what one board member shared, good project but not the right space. We, like many of the others in the meeting have lived in the neighborhood a long time, in our case for 31 years. It is a community as was shared in the meeting. While I support growth and development I'd like to see something that is an enhancement. It struck me last night, how and what does this project add to our community? How does it improve or enhance quality of life? With the funeral home, we have utilized it for several family members over the years. The new addition of the Montessori school, the way it was easily integrated in to our neighborhood and serves local families. With the family center at the park, I now can walk to my doctors office, or use the track to walk. All enhancements. Having a building as tall as the high school, now looking into peoples back yards, even though no direct facing balconies, more brick and mortar, increased traffic, renters versus owners, doesn't enhance the neighborhood for us; those who have lived here a long time and plan to stay. The developers are the only ones in this scenario that benefit from a profit margin perspective. Which is understandable, that is their business. Please consider the neighbors that have been here, have created their homes and lives here, and have created the community that makes this a wonderful place to live and the impact this will have on all of us. We are the ones that will feel and experience the ramifications. Let's entertain other ideas, projects, and features that make it even more exciting to be part of this great neighborhood. We have so many new apartment buildings going up in the Broad Ripple area, let's diversify and get creative.

Name: Ben Frame

Comments: We need a provision (signs approved by DPW resulting from a traffic study) which account for street parking for the two commercial businesses along Indianola – pre-school car line and parking for counseling office. Not doing so will have a negative impact on both of these existing businesses.

Name: Deborah Goldenstein

Comments: As a new resident of Broad Ripple at Indianola north of 61st St., it was really interesting attending the meeting of BRVA last night. I feel the development plan could be very positive for whole area if attention is paid to safety and traffic. Plus, I'd like to see fewer studio apartments and more two-bedroom quality construction units. Plus not much was revealed on retail spaces. That is important and I feel these should benefit the neighborhood as well as the tenants of the building and outside shoppers. By this I mean a quality restaurant, not quick food, a coffee shop, and a really nice small market with quick quality food items, like locally grown produce, milk, eggs, flowers, breads, kind of like a small European market for all.

Name: Karl Hostetler

Comments: 1. I noticed that the renders shown at the meeting were only of the immediate site level. It would be helpful for the community to be able to see a zoomed out render of the building on the site, with basic massing of the surrounding buildings in the next meeting. This is necessary to contextualize the scale of the project with the neighborhood, and to see how the development intends to address the transition between a 55' stair tower and single-story bungalow-style houses. 2. The major

excavation in a neighborhood with old growth trees is a concern that will need to be addressed. This site is surrounded by large 50-75+ year old trees. This is a key part of the aesthetic character of the neighborhood, and the root structures extend into the proposed excavation area. These trees are not replaceable and will cause hazards to people and property if their roots are majorly damaged. Tree mitigation/replacement plans will not replace old growth trees.

Name: Tammy Losh

Comments: In addition to the concerns I voiced at the April 28 meeting, I would like to add that the development guidelines of the Envision Broad Ripple Plan that make up the BRVA mission do not seem to align with many aspects of this project. #1 Improve transportation and infrastructure. This project will significantly increase traffic and decrease “safe access” and a “complete street” walkability profile. It will not “improve traffic circulation”, likely worsen it. I believe there are real concerns regarding the ability of the current city infrastructure to support this proposal 94 unit PLUS retail water and sewer, in particular. These are in regard to the first plan recommendation. There is not enough room for all here, but I will list others I feel are at odds with the mission statement. #3 Improve the Image of the Village – gateway image. This building is hardly a “gateway” that speaks to “village character”. #4 Honor the Historic Aspects of Broad Ripple – it will not by tearing down an historic building and replacing it with a 52ft concrete block. #5 Trees and open spaces will not be increased by decreased. #6 Respect White River...Trail. This building will block view of White River by neighborhood. Diversity maybe. Density for sure in a current D-5 zone that is intended for 4-8 houses at 35ft.

Name: Patricia Prather

Comments: I own a home and have lived on Ralston Ave. for 31 years. Have seen a lot of change – some good, some bad. Here are my thoughts on this project: 1. Broad Ripple does not need more “density” – traffic is horrible and I don’t go into the village on weekends because of crowds; 2. We don’t need more retail when empty store fronts exist – especially more nail salons, vape shops, exercise shops, etc.; 3. This project will not contribute to the quality of life for the neighborhood – you will ruin the life of people who own the homes behind this building; 4. Last but not least – the building rendering is ugly. The building is too tall. The existing Ripple apartments are one of the ugliest buildings in the area. And they look cheaply constructed; 5. Sorry, one more – I know the bottom line is profits and greed and a building will go here no matter what the neighborhood wants. At least, make it a well-constructed building with some beauty.