

Chatham Arch Neighborhood Association   
Tuesday, July 29, 2014  
6:30 pm – Social Gathering

7:00 pm – Business Meeting  
Firefighters Union Hall, 748 Massachusetts Avenue

Present: Members – Tom Elkas, Kevin McKelvey, Tom Harton, Russell Menyhart, Michelle Luallen, Annie Lear, Mark Harvey, Teresa Harvey, Jeff Cowsert, Lina Hammel, Shawn Miller, Don Hanlin, John Kinsella, Meg Storrow, Ian McCulla, Brad Coomer, Steve Thornton, Mary Schaefer, Tom Schaefer, John Hall, Penny Hall, Sheri Pflugh, David Pflugh, Jenna Looney, Laura Arnold, Gary Pike, Lynn Pike, Sally Spiers, Coleen Agee, Gary Agee, Linda Hughes

Nonmembers – Dan Johnson, Tyson Chastain, Kim Evans, Gregory Porter, Scott Williams, Carrie Stockeys

Jen Clady called the meeting to order at 7:00 p.m.

Minutes

Following a motion by Steve Thornton and a second from Gary Pike, minutes of the June 2014 meeting were approved.

Special Reports

Athenaeum – Cassie Stockamp

* The Athenaeum, in existence since 1894, was founded by individuals who believed in freedom of thought.
* Plans in works that will allow Athenaeum to remain relevant
  + Establishing a community gathering place
  + Redesigned entry to feature coffee and juice bar
  + Athenaeum Pops
* Annual operating budget of $1 million exceeds income of $850,000
  + Ways to help reduce deficit
    - Patronize facility/Use the spaces
    - Volunteer
    - Donate

Eskenazi Health Report to Community – Vice President and General Counsel of the Health and Hospital Corporation Tavonna Harris Askew, Vice President of External Affairs Gregory Porter

* Project made possible by 85% approval in non-election year referendum
* Funded by $84 million in donations
* Hospital came in on time and on budget
* First LEED certified hospital in country
* Economic impact
  + More than 4400 new jobs
  + 90% of contractors from Indiana
* Van provides services to residents of public housing facilities and at health fairs
* Services provided on a sliding fee scale through a federal grant

Crime Status Update – IMPD Downtown District Community Relations Officer Kimberly Evans

* Before taking over for Officer Tony Brown, Officer Evans worked the late shift
* 12.6% reduction in crime in the Downtown District
* Residents’ input important
  + If you see something, call
    - Emergency → 911
    - Non-emergency → 327-3811
* IndySafeTown.org
  + Website that monitors police, fire, EMS runs and provides real-time information
* Vehicle thefts in this neighborhood at 10th and Central, 600 block East St. Clair
  + Remember to remove all visible items and lock doors
* Next Community Day Thursday, August 7th on Georgia Street
  + Free samples from local restaurants
  + Free wellness checks
  + Perry Renn T-shirts
    - Proceeds to Fallen Officers’ Fund

New Business

Parking Committee – Jen Clady

* Sign-up sheet going around for anyone interested in serving

Valet parking – Sally Spiers

* Residential units (64) and commercial space (14,000 square feet) with no onsite parking
* Many in neighborhood unhappy about 4 spaces on west side of East Street reserved for Union 50 valet parking
  + Petition circulating for any interested in expressing opposition and asking for review of parking in general

Yard sale – Sally Spiers

* Joint venture by Lockerbie and Chatham Arch residents
* Saturday, September 20th from 8:00-1:00
* Not a central location
* Those wishing to be on map should contact Jenna Looney
  + No fee for CANA members; nonmembers’ fee is $5

Firefighters’ Credit Union follow-up – Scott Williams of Indianapolis Professional Firefighters’ Union

* Proposal for lot on North College (north of Arch Street)
  + Ownership to be transferred to the Credit Union for $525,000 with profits to be split 50/50
    - 50% to CANA
    - 50% to Firefighters’ Union and Credit Union
* Lot on north side of St. Clair Street
  + Water and power will be provided
  + Will continue to be used for events for which currently used
    - Any new/additional uses will be presented to neighborhood
  + Set to present to IHPC in August but plan is to request continuance until September

Milhaus project for area bordered by 11th and 11th (north and south) and Broadway and Park (east and west)

* CANA member/UDC spokesperson Gary Pike
  + UDC members split (5 vs. 5) on whether to approved the site plan and variances
  + UDC members were unanimous in voting to not approve design, citing several concerns:
    - Vinyl windows
    - Lack of detail on the facades
    - Over-reliance on fiberboard panels
    - Problems with green space design
    - HOA should be responsible for additional cost of historic lights
    - Alley should be all brick
* Tod Rodman for Milhaus
  + Overview
    - On the south side, there will be 56 units in two condo buildings (“The Flats”)
    - On the north side, there will be 28 townhomes
      * 27 will face 11th Street and 1 will face alley
    - East-west alley will stay
    - Internal parking and access to units
    - There will a pedestrian plaza and north-south path
    - Lights will match other historic lights in neighborhood and HOA will pay additional costs
    - Conversations continue with Citizens Energy and DPW regarding the question of whether the alley will be brick
  + General redesign details
    - Shingled, sloped roofs
    - Pedestrian-friendly with glass front doors, patios, and fencing
    - Balconies on front of units
    - Sidewalks
    - Spaces designed to be used by residents in community and by other Chatham Arch residents
  + Redesign of The Flats
    - Taller corner towers
    - More stone
    - Sleeker balconies
    - More elegant, more simple
    - More brick and cast stone detailing
    - Canopies over doors of residential units
    - Bench for bus stop
    - Not intended to be apartment project
      * But owners may lease out units
    - Height, mass in line with and in some cases smaller than existing structures
    - Property ringed in trees, both shade and ornamental
  + Vinyl windows
  + High-grade commercial windows
    - Dark bronze
    - Windows themselves high grade (unlike Braxton on Ft. Wayne)
    - IHPC approved use at Circa
* Jake Dietrich for Milhaus
  + Consistent with other similar downtown projects
    - Total number of 84 units (down from 92)
    - 104 parking spaces for 142 beds
      * 3-bedroom units (2) will each have 2 parking spaces
    - 56 spaces on street
  + Setbacks 10’-12’ all sides
    - Similar to units across street
  + Large, dense project but not out of line with others within 10 blocks of Circle
  + Cost
    - $200,000-$400,00 for 1, 2, 3-bedroom units
    - Would be $600,000 if only 65 units
  + Understands Chatham Arch – Mass Ave Preservation Plan calls for single family homes but feels project appropriate for area
  + Project financing includes 36 months of operating expenses
* Comments by CANA residents
  + Homeowners purchased residences in Chatham Arch in reliance on Chatham Arch – Mass Ave Preservation Plan and now this project changes neighborhood
  + Density of project will not destroy Chatham Arch
  + Front-porch culture a positive because will result in residents’ engagement with street
  + Integrated public and private
  + Everyone has outdoor space
  + Neighborhood needs residents with income level necessary to purchase
  + Should be actual bus stop erected by IndyGo
  + More green space needed for residents to use green spaces for recreation
  + Must be stronger commitment to brick alley
  + Project is bitter pill to swallow
  + Very difficult to cross 10th Street, which means neighborhood split
    - Allowing parking on 10th Street might slow traffic
    - Bump-outs would help
* Vote
  + Motion to support Milhaus project in area bordered by 11th and 11th (north and south) and Broadway and Park (east and west) by Gary Pike
    - 17 in favor (14 present and 3 proxies)
    - 19 oppose (15 present and 4 proxies)

Milhaus project at 720 North College – Jake Dietrich in response to Shawn Miller

* Plans not finalized
* If possible to save historic structure will present plan to CANA then IHPC

Reports

Membership – Sally Spiers

* Total of 132 members – 3 associate members, 15 businesses, 114 individuals

Finance – Steve Thornton

* $44,044.99 on hand as of 06/30/14
* $5000 to be transferred to CANF until bond comes due

CANF – Annie Lear

* Furniture for Chatham Commons arrived

UDC – Gary Pike

* Nothing further

Next meeting Tuesday, September 30th absent need for another special meeting

Jen Clady declared the meeting adjourned at 9:05 p.m.