



Chatham Arch Neighborhood Association
Urban Design Committee

Tom Schaefer – Chair
624 E Walnut Street
Indianapolis, IN 46204

2/12/2016

Sally Spiers,

On 2/10/16 the UDC met with Jake Detrick of Milhaus to discuss revisions to the previously IHPC approved plans for Park 10. We did not have a quorum; only Clay Miller and I were in attendance.

Jake would like to address the CANA General meeting on Feb 23 and is scheduled to present to IHPC at their meeting in early March.

Briefly, Park 10 is composed of “flats” on the south and “towns” on the north. The south west quadrant of Park 10 was approved as “flats” and the revision is to build them as “towns”. Milhaus finds that the town homes are being seen as more desirable to buyers, are more cost effective to build, and should be seen as an improvement to our neighbors.

Sample illustrations are on page 2.

We agree that the towns are an improvement to the neighborhood over the flats due to:

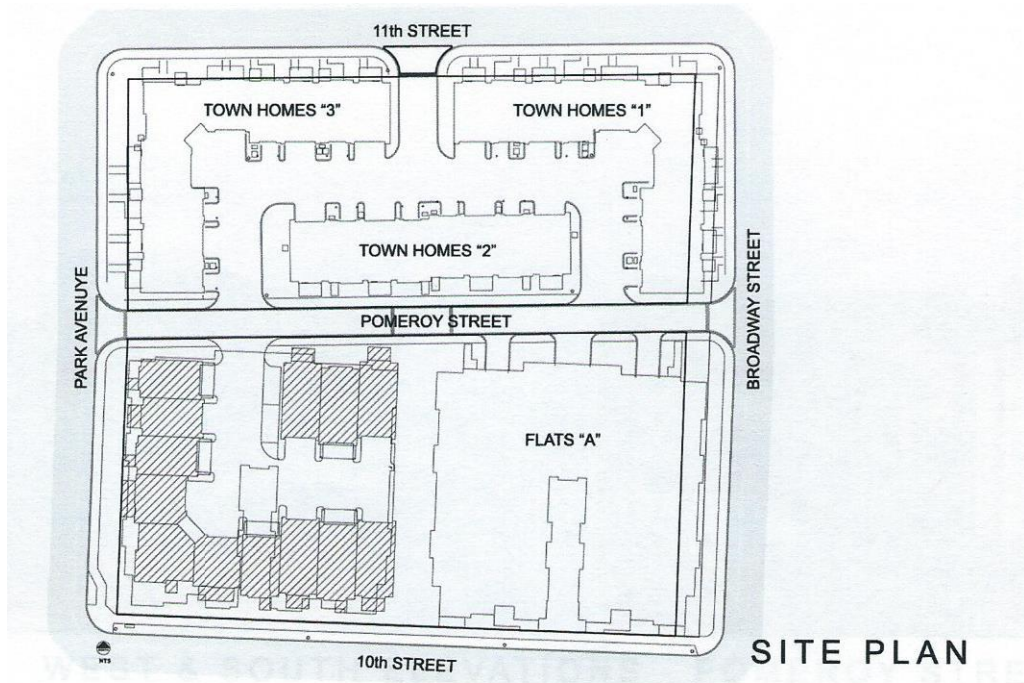
- Less density
- Number of Units from 28 to 13
- Number of Parking Spaces from 29 to 25
- Ratio of Parking Spaces per Unit 1.03 to 1.92
- Less demand on street parking for guests
- Number of Bedrooms 42 to 27 (think number of people)
- Slightly greater setback to the main building
- Driveway through the quadrant adds a more of an airy feel

We suggested that the two western corner units could be reduced or eliminated to add more green space and improved sight lines; but we understand that corner units are also the most desirable and would yield higher prices.

We view this as an improvement to the already IHPC approved plans, and suggest that the CANA members will also see this positively.

Respectfully Submitted,

Tom Schaefer



SOUTH ELEVATION - 10th STREET



WEST ELEVATION - PARK AVENUE