

Chatham Arch Neighborhood Association   
Tuesday, June 24, 2014  
Special Meeting

7:00 pm  
Firefighters Union Hall, 748 Massachusetts Avenue

Present: Members - Sally Spiers, Vaughn Townsend, Alan Hogan Michelle Luallen, Annie Lear, Teresa Harvey, Mark Harvey, Terri Dodson, Jeff Dodson, Lynn Pike, Gary Pike, Brad Coomer, Mike Harrill, Jenifer Icahn, Squire Aschington, Donna Neu, William E. Tarr, Jr., Laura Arnold, Sarah Anderson, Steve Tegarden, Barb Tegarden, Gail Emerich, Shawn Miller, Mary Beth Fehribach, Greg Fehribach, Laura Bauman, Josh Looney, Jenna Looney, Peggy Cranfill, David Pflugh, Sheri Pflugh, Tom Schaefer, Nancy Schaefer, Clay Miller, Tom Hanify, Ann Moore, Tyson Chastain, Jen Clady, Jennifer Wagner, Gordon Hendry, Chris Aiello, Kurt Allen, John Hall, Penny Hall, Steve Thornton, Walter Bartz, Linda Hughes, Daniel Denhart-Lillard, Jay Denhart-Lillard, Colean Agee, Gary Agee

Nonmembers - Harvey Wright, Kathleen Kelsey, Jake Dietrich, Chet Van Wye, Russell Menyhart, Rich McHie

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

This special meeting was called to allow the membership to consider and vote on two proposed projects and to hear information on a third.

To be voted upon:

* Intertwined projects proposed by the Firefighters’ Credit Union and the Firefighters’ Union that would necessitate variances of development standards, including a parking variance;
* A multi-use (100 market-rate apartments and ground-floor restaurant/retail) project at 747 North College proposed by Milhaus Development.

Presented for information purposes:

* A revised plan for a project at 720 North College proposed by Milhaus Development.

Brad Coomer took advantage of the special meeting to make three announcements regarding the Chatham Arch Neighborhood Foundation.

* CANF secured a grant in the amount of $4250 from the Mass. Ave. CDC and will use the money to purchase furniture for Chatham Commons.
* Purchasing items through Amazon Smile will result in a .5% donation to a charity you designate.
* The CANA board appointed Kevin Brown and Steve Thornton to replace Jen Clady and Brad Coomer on the CANF board after two CANA appointees stepped down.

Project proposed by the Firefighters’ Credit Union and the Firefighters’ Union:

Presentation by Brian J. Tuohy, Donninger Tuohy & Bailey LLP

(317-638-2400; 317-201-5406; btuohy@dtblegal.com)

* To be voted upon at the July 2nd IHPC meeting
* Affects the lot south of the Firefighters’ Museum, the triangular piece of land north of the Union Hall, and the parking lot on the northeast corner of St. Clair and North College
* Includes an addition to and stabilization of the north wall of the Union Hall
* Includes construction of a credit union on the southeast end of the parking lot adjacent to the Museum
  + Two-story building with a covered drive-through on the south
  + Would occupy much of what is now a parking lot (adjacent to the Museum)
* Includes some parking to the north of the addition to the Union Hall and more parking in the vacant lot on the northeast corner of St. Clair and North College
* Requires variances of development standards, including a parking variance
  + The number of spaces in the parking lot adjacent to the Museum would be reduced from 51 to 19
  + There would be 31 parking spaces in the now-empty lot on the northeast corner of St. Clair and North College
  + C4 would require 90 spaces
    - Buildings included in the proposal (existing, new, and revamped) have a total of 27,000 square feet
    - The Credit Union and Museum would not require as many spaces as buildings of comparable size

Comments by Mark Harvey of Firefighters’ Credit Union

* Has been a firefighter for 34 years
* He and wife Teresa have lived in Chatham Arch for 11 years
* City wants both the Credit Union and the fire station on Mass. Ave. to move
  + Credit Union and Union believe in best interests all involved to consolidate operations/space

Comments by Mike Eagen on proposed buildings and addition

* Architect for project

Comments by Meg Storrow on landscape plan

* There will be no curbs on either the north or south side of St. Clair
  + Intent is for all areas to feel like one space

Answers to questions posed by the members

* All portions of the project to be maintained by the Credit Union and Firefighters’ Union
* One less parking space in the newly configured lots than now
* New parking space will be closed at night (to the public) in deference to neighbors
  + Will be available for neighborhood to use
* No reserved spaces on Mass. Ave.
* Residents of homes in the 700 block of North Park consulted
* Credit Union will be set back 10 feet from the street
  + Not in line with existing structures
* More parking spaces than employees
  + Credit Union employs between 15 and 17
  + Union employs between 5 and 7
* Traffic (foot and vehicular)
  + Walk-in traffic 75 persons per day
  + Drive-up traffic 18 vehicles per day

Comments by Steve Thornton

* Drawings of planned screening on the south side of the the Credit Union and parking lot not fully developed
* Neighborhood Plan does not call for surface parking lot in residential areas
  + Making exceptions eventually waters down the Plan
* Project will result in firefighters holding gatherings in the lot on the northeast corner of St. Clair and North College rather than in current location
  + Will impact neighbors
  + Insufficient time to negotiate hours and other issues related to gatherings
* Empty lot on North College across from IPS bus lot still part of deal w/ city
* Joe Everhart indicated values of properties abutting parking lot will decrease

Comments by Brian Tuohy

* Lot on the east side of North College across from the IPS bus lot not to be used for surface parking
* UDC voted to approve project (5 in favor; 2 against)
* Project will not change character of neighborhood
* True that surface lots generally discouraged in Plan
  + But Plan does not address these sites
    - Currently zoned for uses that attract a lot of people and cars
* Project will result in integrated campus for use by firefighters
  + List of events will be provided to CANA
* Firefighters have made number of significant contributions to neighborhood

Comments by Tom Hanify

* Firefighters contributed in the neighborhood of $30,000 to repair alley between St. Clair and Mass. Ave. and will contribute to repair the alley between St. Clair and Arch
* Firefighters presented a landscaping plan for the new project
* Current street parking not affected/reduced by project
* Firefighters will make written commitment to not lease lot across from bus lot for commercial purposes
* New zoning ordinance provides for substantial reduction in number of parking spaces
  + Project will increase number of spaces

Comments by Steve Tegarden

* Commends project as whole and level of cooperation
* Parking lot gorgeous

Comments by Mike Harrell

* Firefighters our neighbors and trying to accommodate request to relocate
* No other developer has gone to such lengths to satisfy neighbors
* Objects to holding project hostage when firefighters have been such good neighbors

Comments by Tom Hanify

* Using the north lot for surface parking is off table
* Firefighers do not want multi-story building there
  + Houses

Gary Pike for UDC

* Voted 5 to 2 in favor of project

Call for vote to approve project(s) proposed by Firefighters’ Credit Union and Firefighters’ Union

* 33 in favor
* 18 against

Project proposed by Milhaus Development for 747 North College

Presentation by Jake Dietrich, Milhaus Development

(317-841-7877; jake.dietrich@milhausdevelopment.com)

* To be voted upon at the July 2nd IHPC meeting
* Affected property is the southeast corner of St. Clair and North College immediately west of IndyFringe
* Currently zoned as CBD2
  + Will not change
* Building will be five stories
  + Fiber cement panels, glass
  + Height comparable to four-story portion of Beilouny
  + First floor (8500 square feet) will be commercial space
    - Restaurant
      * No sidewalk dining on North College but possibly on St. Clair
  + Second floor will have 55 covered parking spaces
  + Floors three through five will have 42 residential units
    - 1-2 bedrooms with the possibility of some 3-bedroom units

Answers to questions posed by members

* Will find out whether delivery vehicles will be double-parked on North College
* Met with Pauline of IndyFringe three times
  + Exploring art/design on east side
  + Response generally positive
* No basement due to environmental issues
* No parking variance needed

Comments by members

* Project not within Chatham Arch boundaries
  + Appropriate to voice a “do not object” opinion
* If each apartment has 1 parking space, there would be 13 spaces for restaurant patrons
* Appearance
  + Has the look of a Holiday Inn
  + Why does it have to look like Circa?
  + Not attractive as depicted
  + Does not fit into neighborhood
* Materials
  + “Plywood does not excite” one member
    - Dietrich: fiber cement panels, not plywood
  + Inexpensive materials
  + Approach is not high-quality

Steve Tegarden moved to endorse project

* 10 in favor
* 19 against

Clay Miller moved to not oppose project; Steve Tegarden seconded motion

* 12 in favor
* 33 against

Project proposed for 720 North College by Milhaus Development

Presentation by Jake Dietrich, Milhaus Development

(317-841-7877; jake.dietrich@milhausdevelopment.com)

* Not on IHPC agenda
  + Presentation to update members regarding revised proposal
    - IHPC would not endorse original clean slate approach
* Property north of Mill 9 I
  + .4 acre
  + Old livery buildings
* Building will be four stories
  + East wall of eastern-most historical structure would be preserved
  + 10 units, possibly condos
  + Top floor would consist of two units with terraces on south side
  + More masonry than original proposal
  + Large windows
* Parking
  + 16 spaces plus outside spaces leased during day
* Trash, electrical and other services in back/on west side

Comment by members

* “Hodge-podge of windows”
* No plans for Mesh’s trash

Response to members’ comments

* Entire brick structure historical
  + Would burden current property owner to refurbish
* Mesh does have lease/other agreement for parking spaces currently designated for use by Mesh customers
* R.L. Young has parking easement from 6:00 a.m.- 6:00 p.m.

Shawn Miller moved to not support

* Discussion then no action on motion

Clay Miller moved to table the issue

* 25 in favor
  + Progress report will go to IHPC

Jen Clady declared the meeting adjourned at 9:10 p.m.