

Craig and Nicole Miller
2225 Broadway Street
Indianapolis, IN 46205

June 18, 2021

Hearing Examiner of the Metropolitan Development Commission
Room 1842
City County Building
200 East Washington Street
Indianapolis, Indiana 46204

Re: Letter of Support – 2216 & 2228 North College Avenue (“Citizen’s Park”)

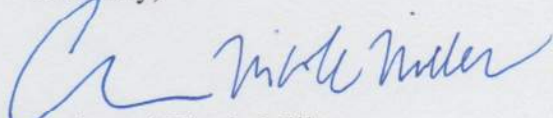
Change is hard for us, and especially change right behind our house with a lot of unknowns – what added noise will this building add to our backyard, will the developer honor the commitments that they’ve discussed with us, will we hear cars coming/going at all hours of the day and night, what will the building look like, will the property be managed and maintained well in the coming years?

We’ve struggled with the idea of this proposed development behind our house, and we can’t know the answers to these questions fully at this time. However, our opinion is that Circle City Property Management and Development (CCPMD) has been responsive to our questions and concerns since we first heard about their proposed development in March 2021. Further, as we continue to evaluate how Indianapolis can provide the best quality of life and opportunities for all residents, our conviction is that affordable housing should be intermixed in neighborhoods such as ours.

For these reasons, we are not opposed to this development going in behind our house, though we request some additions and changes to the current proposed “Statement of Commitments”. See attached – most of which have been previously discussed with, and tentatively agreed to by CCPMD (see also attached CCPMD Letter).

If this rezoning is approved with these additional commitments, and the project proceeds, we look forward to working with CCPMD and our neighbors to help Citizen’s Park and its future residents blend into the fabric of the neighborhood.

Sincerely,


Craig and Nicole Miller

Attachment:

- “Additional Requested Commitments by Craig and Nicole Miller” – 06/18/21
- CCPMD “Neighbor Recommendations @ the Proposed Citizen’s Park Development” – 05/17/21



Additional Requested Commitments by Craig and Nicole Miller
2216 & 2228 North College Avenue Re-Zoning Request
June 18, 2021

1. Garage Access Only From/Onto College – We remain primarily concerned about the additional traffic imposed on the alley by the 49 space garage – kid safety (both current residents and future apartment residents), traffic congestion, visibility/accidents, etc. – and request that the city allow the re-use of the existing College Ave. curb cut.
2. 28 Dwelling Units – The developer previously suggested that a 28 dwelling-unit project is economically viable. We believe that the smaller project would have less of an impact on our alley, while still providing a significant amount of affordable housing options in the neighborhood.
3. Garage Façade – We ask that the developer commit to spending up to \$10,000 with a local artist or arts non-profit to enhance the garage screening (above and beyond the construction of the wall – brick, louvers, etc.).
4. Re-Pave Alley After Construction – We are concerned about the damage that will be done to the residential alley by the heavy construction equipment, and ask that the developer cover the cost to mill and overlay the alley from 22nd to 23rd Street at the completion of construction.
5. Alley Landscaping – We ask that the developer landscape the alley to at least the same standard as the Street Frontage Landscaping of a Parking Lot.
6. 2nd Floor Terrace Access – We ask that access to the second-floor terrace close at 10 pm daily, and that the noise rules for residents strictly adhere to the Marion County noise ordinance.
7. Deliveries and Move-Ins – We ask that all commercial deliveries and residential move-ins/outs take place on College Ave., and that delivery and moving vehicles not park in the alley.
8. Trash – We ask that dumpsters and other trash containers (residential and commercial) be secured in the garage at all times, except for when actively being picked up.
9. Commercial/Retail Space – We request that the developer add the further restricted uses of liquor store, package liquor, carry-out alcohol sales, check cashing, CBD or marijuana dispensary, and short-term seasonal tenants (e.g. Halloween, fireworks).
10. Towing – We ask that the developer retain a towing service that neighbors may call if a car is illegally parking in the alleyway.
11. Property Management Presence – We ask that the project always maintains a management presence onsite during the work-week, and that an after-hours number be provided to neighbors to be used for after-hours concerns.



May 17th, 2021

RE: Neighbor Recommendations @ the Proposed Citizen's Park Development

- Top Priority Change - Since the garage cannot open onto College, we are very concerned about the repercussions due to the number of vehicles (49 garage spaces) that will be added to our shared alley, and surrounding streets. We therefore request that you reduce the proposed density to 20 dwelling units per acre (DUA) or less. This is above Indianapolis' comprehensive plan, which calls for "Traditional Neighborhood" at this location, with residential density of 5 to 15 DUA. – **We understand your concern and are equally disappointed that we are not permitted to access the development via College Avenue; however this is a corridor and city in transition and density increases are on the rise via the new comprehensive plan. That being said we have identified an alternative option to allow us to reduce the number of units to 28. We hope this further compromise is agreeable to the FCNA and the adjacent neighbors**

- Second Priority Change – Provide ample parking onsite for all residents, visitors, onsite security, commercial space staff and patrons. This will significantly reduce many of the neighborhood's safety concerns as additional traffic / street parking will not overflow to 22nd, 23rd and Broadway. We suggest one parking space per bedroom, plus adequate visitor spots, plus one spot per 350 sq ft of retail. – **We are currently at 59 total parking spots (including street parking) and were initially advised that our site was overparked. We feel that with the reduction in units that 16 – 1 BDR (16 spots) and 12 – 2 BDR (18 spots @ 1.5) as well as 4000 sqft of Retail (12 Spots @ 3 spots/1000 sqft) that we still have an additional 13 spots for additional visitors that should help drastically mitigate overflow onto Broadway.**

- Additional Requested Changes / Recommendations

- Apartment Operations

- We continue to research the proposed Bradley Company property management group, and value the long-term stability and thriving of your proposed development. Establish a service level agreement with Bradley, and commit to using them for your 15-year ownership term, so long as they are meeting the terms of the SLA. – **As a compliance requirement for receiving IHEDA tax credits you must retain a state certified property management company (which Bradley Co is). It is our plan to utilize their services for our term as long as the relationship is mutually satisfactory. If the relationship is dissolved for any reason another group (also certified) will be retained.**

- Ensure that apartments are not sub-leased, and that only residents noted on the lease are sleeping overnight on a consistent basis. – **Tax credit apartments are not permitted to be subleased (based on the state AMI/subsidy/application criteria). Market rate subleases must be approved by management and will be subject to the same applicant criteria. Visitation criteria will also be monitored and will be subject to leasing guidelines (additionally electronic access are effective tools in dissuading excessive and disallowed overnight guests)**

- Dumpsters (residential and commercial) should be secured in the garage at all times, and pick up of dumpsters should be limited to the hours of 9 am and 3 pm, and only from Monday through Friday. This timing will ensure that trash trucks are not in the alley while kids are going to, or coming from school. – **This is agreeable**

o Amplified music not allowed on the 2nd floor terrace, and access to the terrace is restricted after 10 pm. – **Excessively loud music on the second floor terrace will be prohibited and all activities monitored; the hours of 10p on weeknights and 12a on weekends (Fri/Sat) we feel are appropriate**

o There should be an onsite property management presence seven days a week between the hours of 8 am and 5 pm. We will reconsider this recommendation if the DUA is significantly reduced. – **We are agreeable to 24 hours a week maintenance/office hours during the work week (M-F), plus CCPMD Office Hours.**

We request a 24-hour contact that the neighbors can use for noise complaints, trash complaints, etc. – **We will provide a 24 hour phone/email contact**

o The property should have security cameras and low-level lighting for security/safety purposes. Further, we request that you give FCP HOA the right to review footage upon request. – **Both security and low-level lighting are included in our design & security plan. Footage will be furnished to law enforcement authorities in accordance with Indiana Law. CCPMD and its subcontractors will be fully cooperative in all investigations.**

o Snow removal and salting should be conducted on the site and alley, and include the clearing of public sidewalks contiguous to the site. This work should occur during large snow events, and within 8 hours of the completion of all snow events. – **CCPMD will salt and plow all sidewalks on the frontage of our building and within our property and will contribute (see below) accordingly to the HOA dues that cover the alley plowing.**

o The site should be maintained free and clear of litter, and at a distance of 25 feet in all directions, on a daily basis. – **CCPMD will be responsible for site maintenance and litter within its property and responsible for any litter/construction debris originating at its site**

o Retain a towing service that neighbors may call if a car is illegally parking in the alleyway beside the building. – **CCPMD is amenable to this**

- 2nd Floor Courtyard

o We request an aesthetically pleasing screening/fencing at the western edge of that courtyard, for privacy and sound mitigation. Please provide design ideas for discussion. – **This will be included and is a part of the current design FCP HOA will have design input and approval**

o Ensure that this courtyard is designed in a way that will be sustainable (e.g. irrigated landscaping), and welcoming to the residents. – **The courtyard will be sustainable and functional for residents with its current design ideas including green roofing and pavers. We will not be irrigating the courtyard.**

- Lighting

o All lighting on the site should be downward shielded, full cutoff lighting, and should not spillover onto neighboring properties. – **We agree and this is currently within our design**

- Facade

o We request that you add physical breaks in the facade, potentially pulling the 3rd story slightly back in places to help the feel of the massing. We request that you also consider varying the masonry heights for this same purpose. – **In additional to the removal of more western units with the site density which will assist with massing at the alley; FCP HOA will have design input and approval**

o The cladding material around the building facade should vary. We request that at least 60% of the building facade (including the courtyard facades) be masonry. We request that you consider using fiber cement board & batten, rather than the significant amount of lap siding currently shown. – **These are early renderings, FCP HOA will have design input and approval**

o Is there an intent to add balconies to break up the facade of the building? – **We are not constructing balconies** We request that no balconies face west, or with views into backyards.

– **N/A**

o We request that you include dark colored windows, as shown in renderings – not white. – **OK**

o We request FCP HOA review/approval of final elevations, and review/final approval from Kate Warpool/City Architect. – **FCP HOA will have design input and approval as will City Planning to ensure design standards are met. This is already included in the commitments**

- We request that you provide a shadow study, to show the impact of the proposed building on the surrounding properties at various times of day/year. – **OK**
- We request a commitment (\$10k?) to work with an arts nonprofit / local artist to enhance the parking screening along the alley - Harrison Center, etc. – **CCPMD has already been in conversations with local artists interested in murals at several of our locations. We will work with these groups to select an artist and design that FCP HOA will have input.**
- The garage entrance should be secured with card-access-control during nonbusiness hours, and enclosed with two high-quality, high-speed overhead doors (Rytec or similar) – one inbound traffic, one outbound traffic. Doors shall be maintained such that they do not make undue noise, squeak, etc. – **We agree**
- **Retail**
 - We request a discussion about restricted business and delivery hours. All deliveries should occur in the parking lane on College Ave., and not in the alley. – **All deliveries will occur on the College Avenue parking lane or within our parking structure and not in the alley**
 - Liquor store, package liquor, carry-out alcohol sales, check cashing, CBD or marijuana dispensary, and short-term seasonal tenants (e.g. Halloween, fireworks) will not be permitted tenants of commercial space. – **These are already excluded with the current commitments but we'll include additional language.**
 - Please define what's allowed under "Retail, Light general" use that is noted on your proposed commitment letter. – **Light general retail could be a local clothing store, art gallery, electronics store. Any store that is selling for profit and NOT excluded. The tenants business plans would need to be viable for the area and would MOST likely be in partnership with the Indy Chamber of Commerce. It is our intention to target local Cafés and small restaurants, Vocational Training, healthcare, or education.**
 - Please describe your goal for the "Live/Work Units" that are mentioned in your proposed commitments, and how that use will be potentially incorporated into this development. – **Live work units might include small collaborative office space (the live component) would only apply if a resident were using collaborative office space IF we built that out as a tenant.**
 - Please describe your anticipated need for "Outdoor display and sales (temporary/in rear or parking area)" as noted in the proposed commitments. – **This would allow for City Permitted & Approved outdoor displays and sales within our parking structure or on the college frontage**
- **Site Plan**
 - We request a traffic study of the impact of the proposed development on the surrounding streets and neighborhoods. – **Jill Palmer with DPW has determined that no traffic study is necessary for both our development and the development across the street combined. It does not meet the impact threshold from DPW. A study was conducted for the proposed 200+ unit project on Central Avenue and the findings of that study concluded there was no impact.**
 - Thank you for your offer to provide 6' fencing along the alley for neighbors. In order to make this fencing effective for the neighbors at 2211 and 2217 Broadway, we request that you provide complete backyard fencing for those neighbors to deter foot traffic through their yards. – **OK**
We also request that you plant a minimum of 8 privacy trees (minimum 10' tall) on the west side of the alley for neighbors, if desired. – **OK**
 - Landscape beds should be weeded throughout each growing season, and have annual mulch applications by 5/1 of each year. – **OK**
 - Alley frontage to be landscaped to the same standard as the Street Frontage Landscaping of a Parking Lot, as defined in the zoning code. – **OK**
 - Any existing curb cut that is not reused should be abandoned with curb, tree lawn and sidewalk rebuilt to match adjacent. – **OK**
 - Western-most lane of College should be changed to parking only, as it is up north. Bump-outs should be added to slow traffic. – **This is in our design and will be requested for approval from DPW**
 - No parking should be permitted along the alley side of the garage structure. "No Parking" and "No Loitering" signs shall be mounted on the building and alley. – **We will post these signs on**

our property side and will utilize the aforementioned towing as requested for illegal parking in neighbors yards

- Signage should be added on the alley entrances indicating "no through traffic". – **These will be requested from DPW**
- We request speed bumps on Broadway and the alley, to slow wrap-around traffic going up the block. – **These will be requested from DPW**
- We request the city's Administrative Approval of the final landscaping plan. – **Already included**
- Bollards should be added on the opposite side of the alley from the garage entrance/exit. – **We are okay with this with the neighbors approval**
 - Construction
 - Construction access in the alley should be very limited. We request that you consistently sweep the alley for nails, screws, etc. during construction, and commit to replacing neighbor's tires that are punctured during this phase of the project. – **OK**
 - The construction trailer and portable construction toilets should be placed towards the eastern edge of the project site. – **OK**
 - We request that you limit the hours available to work to between 7 am and 7 pm on weekdays, 8 am and 5 pm on Saturdays, and not allow any work on Sundays. – **OK**
 - We request that you repave the alley between 22nd Street and 23rd Street after construction, due to anticipated damage from deliveries, lifts, skid-steers, etc. – **OK**
 - Membership in Fall Creek Place HOA
 - In recognition of the benefits provided by the FCP HOA that will be enjoyed by residents, we request that Citizens Park Apartments become a member of the Fall Creek Place HOA with annual dues proportional to equivalent house lot coverage. – **OK**
 - Among other things, HOA dues pay for:
 - Maintenance and insurance on 4 neighborhood parks.
 - Streetlights (including 1 on the College frontage of this lot).
 - Alley plowing
 - Dues are currently \$175/year/lot, and your site backs up to 6 lots. – **We will pay \$250/year per lot and provide an annual \$5000 donation to the FCP HOA for a community event for which we would participate in planning w/ the Board.**

Regards,

Eric Armstrong, Member
Circle City Property Management & Development, LLC.
www.ccpmd.us

