

**CITY OF FISHERS
NICKEL PLATE REVIEW COMMITTEE MINUTES
August 28, 2024**

The Nickel Plate Review Committee was convened by Jamie Nieves at 5:00 p.m.

A roll call was taken and those members present were: Jamie Nieves, Selina Stoller, Mandy Leverenz, and Rich Block.

Others in attendance: Ross Hilleary, Kay Prange, Kevin Martín, Rob McMurray, Tom Dickey, Greg Jacobi, Brandon Knox, Fredric Lawrence, Nathan Zimmerman, Jessica Largent, Jordan Kintner, Rick Warren.

The Minutes from the 1-11-24 meeting and the 5-22-24 were approved, 4-0. The Motion was made by Ms. Stoller and seconded by Ms. Nieves.

CityView

Parcels: 15-14-01-02-01-010.000, 15-14-01-02-01-011.000, 15-14-01-02-01-012.000, 15-14-01-02-01-013.000, 15-14-01-02-01-014.000, 15-15-06-01-01-001.000, 15-14-01-02-01-015.000, 15-14-01-02-01-016.000, 15-14-01-02-01-019.000, & 15-14-01-02-01-020.000

Address: 8801 E 116th Street

Case: NPR-24-2

Request: To approve site design and architecture for a 55+ residential apartment community, with 189 units, 19,620 SF of retail, and two restaurants, 8,870 SF and 4,100 SF.

Petitioner: Karen Collins (kcollins@af-eng.com)

Planner: Ross Hilleary (hillearyr@fishers.in.us)

Ross Hilleary presented site design and architecture for the CityView project. The Kimberlain subdivision has been vacated. This will be a 6-story multi-use building. South and Moore Streets will be the entrance for the Garage. A mural will be designed – working with the FACC. Staff recommends approval with waivers to the Downtown Core code. The max stories is 4, the building will be 6. Code requires 75% masonry. The Façade will contain glass, Efis, and masonry. All waivers will be addressed in the TAC process.

Tom Dickey from Rebar and Greg Jacobi from Browning Day presented. The building has a dynamic elevation at the Lantern Road corner with 116th St. and the Building is setback more than required. There will be an east side and west side restaurant and with outdoor seating.

In Committee discussion, Selina Stoller questioned the colors in the elevations and it was much brighter in the rendering that it will be on the building. Regarding the parking garage, Moore will function as an alley. This is an open garage, no mechanical ventilation. Looking for engagement on South Street with District South. Suggestion to work with Staff and blend concrete bands in.

Rich Block sees some inherent parking problems. The commercial space has challenges with under sizing of the garage. He doesn't want to turn over commercial space due to parking problems. **After a lengthy discussion of cars vs spaces, and other existing garages in the area, it was decided to continue City View. A CityView parking plan needs to be presented, not a parking study. Identify a City solution. This may be beyond the purview of the NPRC committee as it is a City-wide problem.**

Nickel Row Townhomes Parcels: 15-14-01-00-00-006.101

Address: 11445 Fishers Point Blvd.

Case: NPR-24-3

Request: To approve site design and architecture for the construction of 35 townhomes.

Petitioner: Karen Collins (kcollins@af-eng.com)

Planner: Kevin Martín (martinke@fishers.in.us)

Kevin Martín presented the project's design and architecture. Materials were also presented. A rendering of the townhomes with the Nicke Plate Trail was shown, and a rendering of how the development would co-exist with the Church. Rick Warren, representing Onyx + East, presented the renderings. Staff recommends approval. There are 5 waivers.

In Committee discussion, Rick Block stated that the waivers are fine. The access points and rental restrictions are being developed. Lindsey Bennett, Corporate Counsel for City of Fishers, stated that we are looking at compliance with Indiana code. Jamie Nieves stated that the church wants to study how to activate the courtyard space.

Ms. Nieves asked for a Motion. Ms. Stoller made a Motion to approve with the following conditions:

Developer work with Staff on Waivers

Compliance with rental units

Church access to trail.

The Motion was seconded by Mr. Block the Motion was approved, 4-0.

The meeting was adjourned at 6:10 p.m.

Respectfully Submitted by:


Kay Prange, Recording Secretary