



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Nickel Plate Review Committee

DATE: 11/20/2024 at 5:00 PM

**DIRECTIONS: Fishers Municipal Center - FMC Nickel Plate Conference Room,
1 Municipal Drive, Fishers, IN 46038**

The public may [stream the meeting online](#).

Members of the public may [submit comments online](#) before 12pm on the day of the meeting.

In accordance with the Americans with Disabilities Act (ADA), the City of Fishers will, upon request, provide appropriate aid (i.e. interpreters) and/or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should [email Kelly Lewark](#), Office Manager, no later than 48 hours before the scheduled event or call at (317) 595-3487.

1. Call to Order & Pledge of Allegiance

2. Roll Call

3. Approval of Previous Minutes

- a. 10-23-24 Minutes

4. Old Business

5. New Business

- a. **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)

6. Staff Communication

a. Nickel Plate Review Committee - 2025 Meeting Schedule 5:00 PM

- January 22, 2025
- February 26, 2025
- March 26, 2025
- April 23, 2025
- May 28, 2025
- June 25, 2025
- July 23, 2025
- August 27, 2025
- September 24, 2025
- October 22, 2025
- November 19, 2025

December 17, 2025

7. Adjournment

CITY OF FISHERS
NICKEL PLATE REVIEW COMMITTEE MINUTES
Fishers Municipal Center – Nickel Plate Conference Room
October 23, 2024

The Nickel Plate Review Committee was convened by Selina Stoller at 5:05 p.m.

A roll call was taken and those members present were: Jamie Nieves via Teams, Selina Stoller, Mandy Leverenz, and new member Amanda Welu. Rich Block was not present.

Others in attendance: Ross Hilleary, Kay Prange, Kevin Martín, Sue Follmar.

The Minutes from the 8-28-24 meeting were approved, 4-0. The Motion was made by Ms. Leverenz and seconded by Ms. Stoller.

Ms. Welu was welcomed to the NPRC and signed the Oath of Office.

11301 Meadows Drive

Parcels: 15-14-01-02-05-009.000

Address: 11301 Meadows Drive

Case: NPR-24-4

Request: To approve site design and architecture for the 3,143 square foot residential development.

Petitioner: John Stone (john@homesbynest.com)

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

Kevin Martín presented the site design and architecture. Selina Stoller stated that the rear elevation is good and she asked for an upgraded version of the garage door. Amanda Welu asked for the petitioner to clarify the window placement on the side elevation, which was done. Staff recommends approval.

Ms. Stoller asked for a Motion. Ms. Leverenz made a Motion to approve, seconded by Ms. Welu. The Motion was approved, 3-0.

The meeting was adjourned at 5:25 p.m.

Respectfully Submitted by:

Kay Prange, Recording Secretary



Nickel Plate Review Committee Staff Report

Meeting Date: August 28, 2024

DEPARTMENT CONTACT:

Ross Hilleary (hillearyr@fishers.in.us)

CASE NUMBER:

NPR-24-2

PETITIONER:

Karen Collins (kcollins@af-eng.com)

PROPERTY ADDRESS/LOCATION:

8801 E 116th Street
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

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

APPLICABLE REGULATIONS:

[Nickel Plate District Code](#)

EXISTING ZONING:

DC - Downtown Core

FISHERS 2040:

Regional Mixed Use

LOT SIZE: 2.46 Acres

LOCATION MAP



STAFF RECOMMENDATION

☒ Approve, with Condition ☐ Continue ☐ Deny ☐ No Recommendation

Meeting Date: August 28, 2024

Case Number: NPR-24-2

ZONING HISTORY:

This property was rezoned to DC - Downtown Core in February 2014 with Ord. No. 111813A, the original Nickel Plate District Code. The Nickel Plate District Code was developed to create the downtown envisioned by the Downtown 2030 Master Plan. The Code is form-based, which means that the design of the structure and the relations of the structure to the street and the pedestrian environment is as important as the use contained within the structure.

SURROUNDING ZONING & LAND USE:

North: DC - Downtown Core (Retail)

East: DC - Downtown Core / VC - Village Center (Fuel Station, Residential Conversion)

South: VC - Village Center (Mixed Use, Office)

West: DC - Downtown Core (Mixed Use, Office, Parking Garage)



Zoning Map

PETITION OVERVIEW:

The proposed project entails construction of a mixed-use development designed for a 55+ residential apartment community with 189 units. Approximately 19,620 SF retail space will be located on the first floor along 116th Street.

Two separate restaurants are anticipated to bookend the retail. A high-end restaurant space (8,870 SF) with outdoor seating on the east end of the building will be located close to Lantern Road. A more casual restaurant (4,100 SF) with outdoor patio seating on Moore Street is anticipated on the west end of the retail.

Behind the retail use will be a parking garage on floors one and two. The garage will include approximately 310 parking stalls. Four (4) floors of stick construction will be installed above two (2) floors of podium.

The building footprint is 89,206 SF. The total building area is 408, 197 SF.

The Improvement Location Permit (ILP) has gone through TAC in December 2023. Staff is continuing to work with the petitioner to complete all site improvement review.

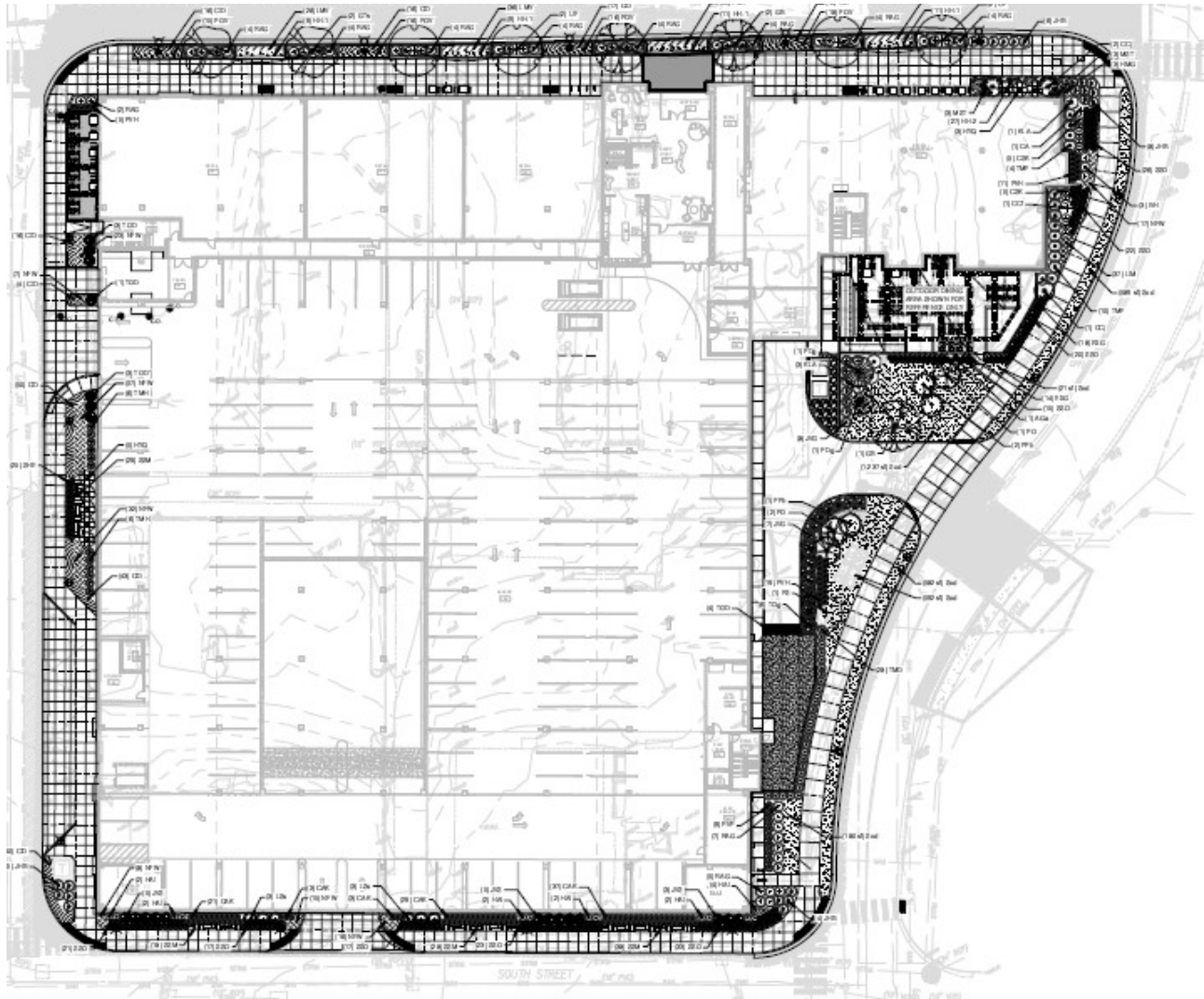
The existing Kimberlains subdivision has gone through the vacation process in June 2024 and will be vacated once the new plat is recorded.

All right-of-way has gone through the vacation process in July 2024 and will be recorded and vacated once the property owner has closed on all parcels.

The property is annexed within the City of Fishers.

Meeting Date: August 28, 2024

Case Number: NPR-24-2



Proposed Site Plan

Meeting Date: August 28, 2024

Case Number: NPR-24-2



Northeast view along E 116th Street at Lantern Road



Northwest view along E 116th Street at Moore Street

Meeting Date: August 28, 2024

Case Number: NPR-24-2



Southeast view along Lantern Road at South Street



Southwest view along at Moore Street and South Street

Meeting Date: August 28, 2024

Case Number: NPR-24-2



North elevation along E 116th Street



East elevation along Lantern Road



South elevation along South Street



West elevation along Moore Street

NICKEL PLATE REVIEW COMMITTEE:

Summary of Request

The Nickel Plate Review Committee shall base its review on the following criteria (Section 8.2.9.5):

- i. Conformance with the intent of the Nickel Plate District Code;
- ii. Logic of design;
- iii. Exterior space utilization;
- iv. Architectural character;
- v. Material and color selection;
- vi. Harmony and compatibility with surrounding development;
- vii. Circulation both internally and through the site for both pedestrian and vehicular traffic, including service and delivery in accordance with the Nickel Plate District Code and the Transportation Plan, as amended.

For reference in this report:

✓ Denotes petition's compliance with this requirement

○ Denotes a standard that staff would like to discuss with the NPRC

Conformance with the intent of the Nickel Plate District Code;

✓ Conforms to the Downtown 2030 Master Plan.

Logic of design;

✓ Site access: Site access will be provided along South Street and Moore Street via a parking garage.

Exterior space utilization;

✓ Parking and vehicle circulation: Parking will be located within the parking structure.

✓ Landscape: Landscaping will be reviewed through the TAC process but will be similar in nature and will continue the landscaping of First Internet Bank.

Architectural Character;

✓ Entryways must be clearly defined on all sides of the building.

✓ Façade Articulation: Façade articulation and multiple material are provided along the south, east, north and east of the buildings, including metal and masonry.

✓ Four-sided architecture: four-sided architecture is provided with two plus building material, a mixture of masonry, metal, and glass.

✓ Mechanical & Utility Equipment Screening: HVAC will be located behind a roof parapet walls. Staff will review during the TAC process if parapet wall needs to be extended.

✓ Defined Entrance: Development has defined entrance points for pedestrians along E 116th Street, and vehicular entrances along South Street and Moore Street. There is a clear

Meeting Date: August 28, 2024

Case Number: NPR-24-2

pedestrian path from the public sidewalk to the main entrance via pedestrian crosswalks.

✓ Roof: Flat Roofs

✓ The building includes a defined base, middle, and top: building has a defined base with a change of material and defined entry canopy and windows. The material change provides a defined top and entrance.

✓ Wall Planes: Structure does not project into sidewalk/public right-of-way

Material and color selection;

✓ Exterior Materials:

- Brick veneers are proposed across the site
- Metal paneling
- Black Doors, Black Windows and glass round out the remaining materials

✓ Color: red, light grey, dark grey, tan

✓ Exterior building materials must be high quality.

Harmony and compatibility with surrounding development;

✓ Site Furniture: Nickel Plate District required bike racks, trash receptacles, and benches will be reviewed through the TAC process.

✓ Downtown 2030 Master Plan: The location of this project, the uses within it and its layout, are in keeping with the Master Plan.

Circulation both internally and through the site for both pedestrian and vehicular traffic, including service and delivery in accordance with the Nickel Plate District Code and the Transportation Plan, as amended.

✓ Pedestrian circulation will be improved.

✓ Vehicular circulation: Reviewed through TAC Process.

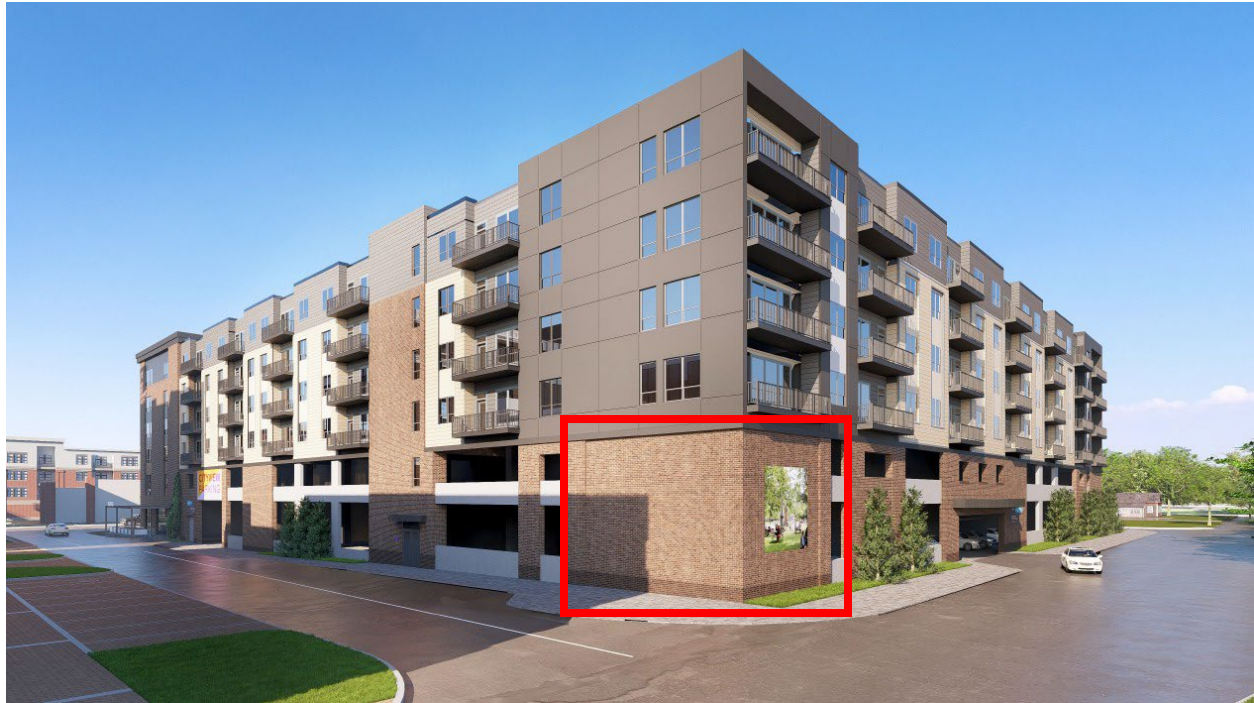
✓ Bike parking: Reviewed through TAC Process.

✓ This project will integrate with the City's planned projects.

PUBLIC ART:

Nickel Plate Review Committee approval is needed to approve the use and location of the art. The following location shall be reviewed and approved by the NPRC:

1. Developer will work with Arts Commission for a mural to be installed at the southwest corner at the intersection of South Street and Moore, depicted below with the opportunity wrap the corner. Square footage is not determined at this time.



WAIVERS REQUESTED:

Due to the specific design of this project, the petitioner is requesting waivers from some of the Nickel Plate District Standards which are identified below. Waivers are to be approved according to Section 8.2.11.1.

The following criteria are to be considered when waivers are requested:

1. Will not conflict with the Conceptual Master Plan.
2. Will result in an improved project which will be an attractive contribution to the Nickel Plate District.
3. Will not compromise the quality of the public realm or discourage pedestrian use.

The following **Major Waivers** are requested: N/A

The following **Minor Waivers** are requested: N/A

STAFF RECOMMENDATION:

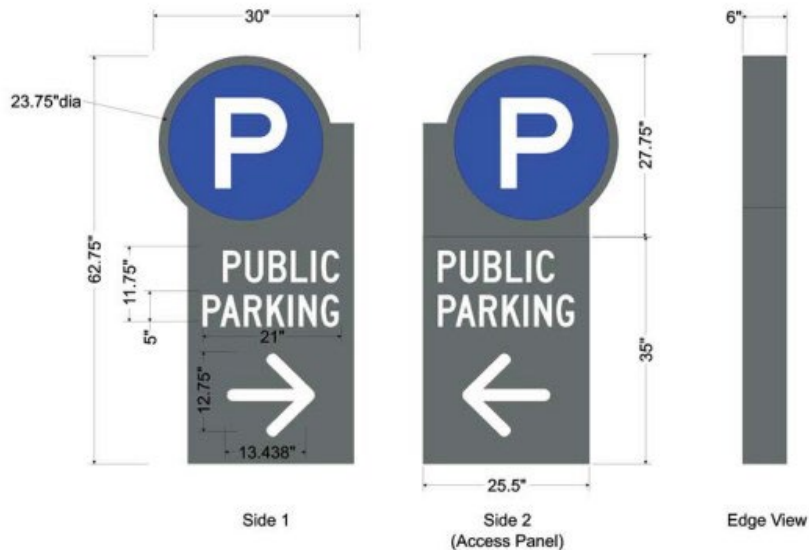
Staff is supportive of the proposed project as they have worked with staff on architecture through modulation and limited material changes, defining the E 116th Street façade into three distinct areas. This gives the look and feel of the large square building a softer edge. Balconies provide substantial additional modulation and human scale. The street edge is improved along E 116th

Meeting Date: August 28, 2024

Case Number: NPR-24-2

Street and continues the scale of recent redevelopment including First Internet Bank, Hotel Nickel Plate, and Nickel Plate Station. The parking garage elevation has been improved with a combination of exposed concrete and masonry material.

All signage is shown for scale and is not approved as part of this committee approval process, including signage depicted along all facades and the parking garage. All signage will be reviewed through the existing sign review process. The parking garage entrances will have the Nickel Plate District parking garage blade sign shown below.



Staff recommends approval as presented with the condition to continue to work staff. This recommendation is subject to the following condition:

1. All TAC Comments (PP, SP, and ILP) have been addressed.

STAFF RECOMMENDATION

☒ Approve, with Condition ☐ Continue ☐ Deny ☐ No Recommendation



South East View
from E 116th Street & Lantern Road



North West View
from E 116th Street & Moore St



South East View
from South St & Lantern Road



South West View
from South St & Moore St



South East View
from E 116th Street & Lantern Road



North Elevation



South Elevation



East Elevation



West Elevation



CITYVIEW PARKING GARAGE FISHERS, INDIANA

Preliminary Parking Plan
September 17, 2024

I. Introduction

The CityView Parking Garage (the “CV Garage”) is planned as part of the CityView mixed-use, luxury 55+ apartments at the SWC of 116th Street and Lantern Road. The CV Garage was designed after extensive discussions with and input from City Administration. The CV Garage will be two levels and have +/- **325** spaces, subject to final striping and vehicular circulation plan. The CV developer and the City entered into a Project Agreement under which the City would invest a significant amount of public dollars to make the overall project viable. Without City participation, the project was not viable. An overwhelming portion of the City’s investment in CityView will fund the CV Garage. A larger parking garage would have meant a larger City investment. Therefore, the discussions referenced above between the CV developer and City Administration focused on the getting the “right” number of spaces in the CV Garage.

In arriving at the right number of spaces for the CV Garage, the CityView developer and City Administration considered how the CV Garage fits within the overall parking ecosystem in the Nickel Plate District. As a starting point, the number of spaces in the CV Garage was specifically not intended to accommodate the maximum parking load that might be generated by the CityView project. The City’s Nickel Plate Code encourages shared parking and nested parking (where two different uses can use one spot because the time of their respective demand is different). The CV Garage parking plan assumes there will be both shared and nested parking in the garage and the nearby garages.

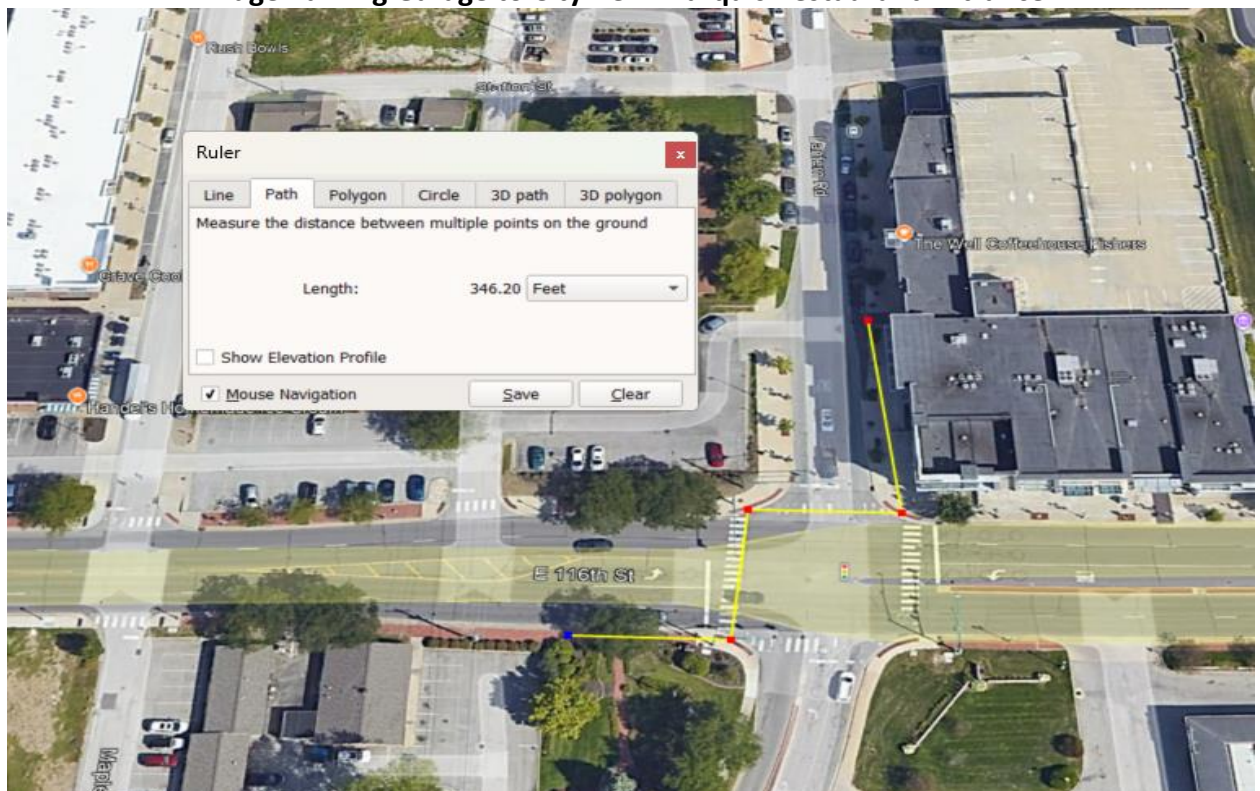
II. Nearby Existing Parking

- A. Parking Garages. There are two parking garages within a very short walk of the CityView project.
 - The First Internet Bank Garage. This garage is immediately west of CV. It has secured parking above an access gate exclusively for FIB employees. Below the access gate there are **267** unrestricted parking spaces. That is in addition to EV, disability and spaces designated for hotel use. These spaces are used during the day by office tenants and restaurants in the FIB building and in the evening by hotel guests and restaurant goers.

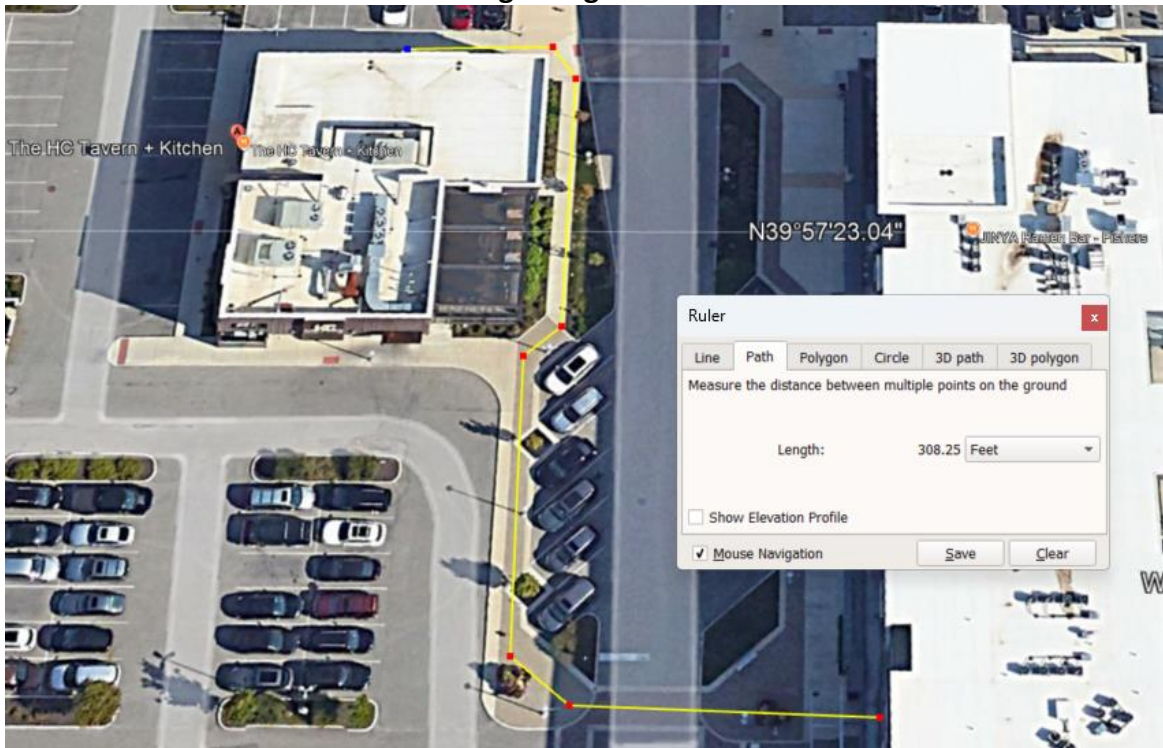
- The Edge Parking Garage. This garage is on the opposite corner of 116th Street and Lantern Road as CV. The Edge Garage does not support any residential development. It serves the daytime parking load of Community Health and other office users, and the Well Coffee shop and Smoothie King. It has a small evening and weekend parking demand from the Escape Room. The Edge Garage has **192** unrestricted spaces evenings and weekends. When the Edge Garage was developed, the City planned to encourage development near the Edge Garage that would have a high evening and weekend parking load, so that the parking spaces in the Edge Garage, which would otherwise be empty in the evening and on weekends, would be used by a nearby development. And, that development would not have to build parking spaces to meet its peak parking demand.

It is approximately 346 feet from the pedestrian entrance/exit of the Edge Garage to the front door of the CityView marquis restaurant on the east end of the 116th Street façade. In comparison, it is approximately 308 feet from the nearest pedestrian entrance/exit of the parking garage at Fishers District to the front door of HC Tavern, and 281 feet from a “bad” surface parking spot at Fishers District to the entrance to 1933 Lounge. See the illustrations below.

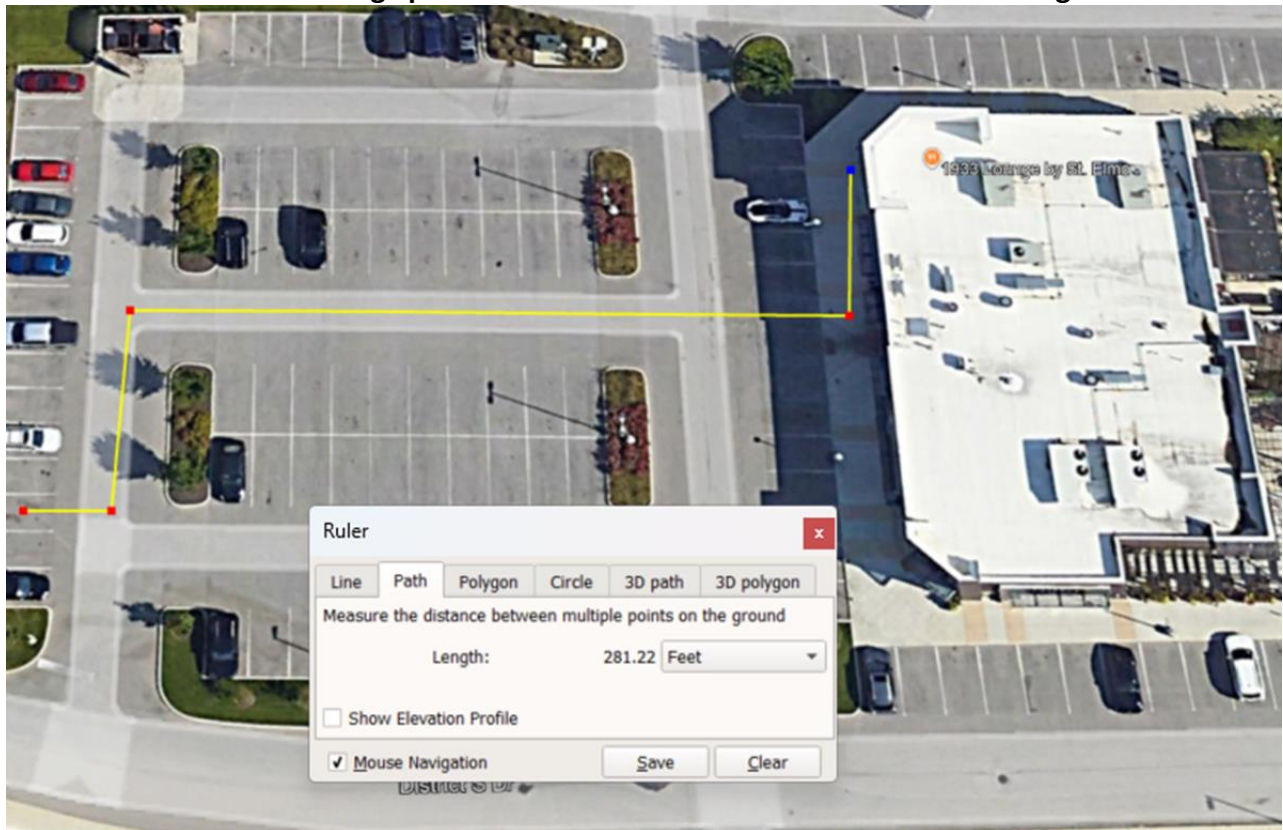
Edge Parking Garage to CityView Marquis Restaurant Entrance



The District Parking Garage to HC Tavern Entrance



A "Bad" Parking Space at The District to the Entrance of 1933 Lounge



B. On-Street Parking. There are/will be at least **23** on street parking spaces near CityView.

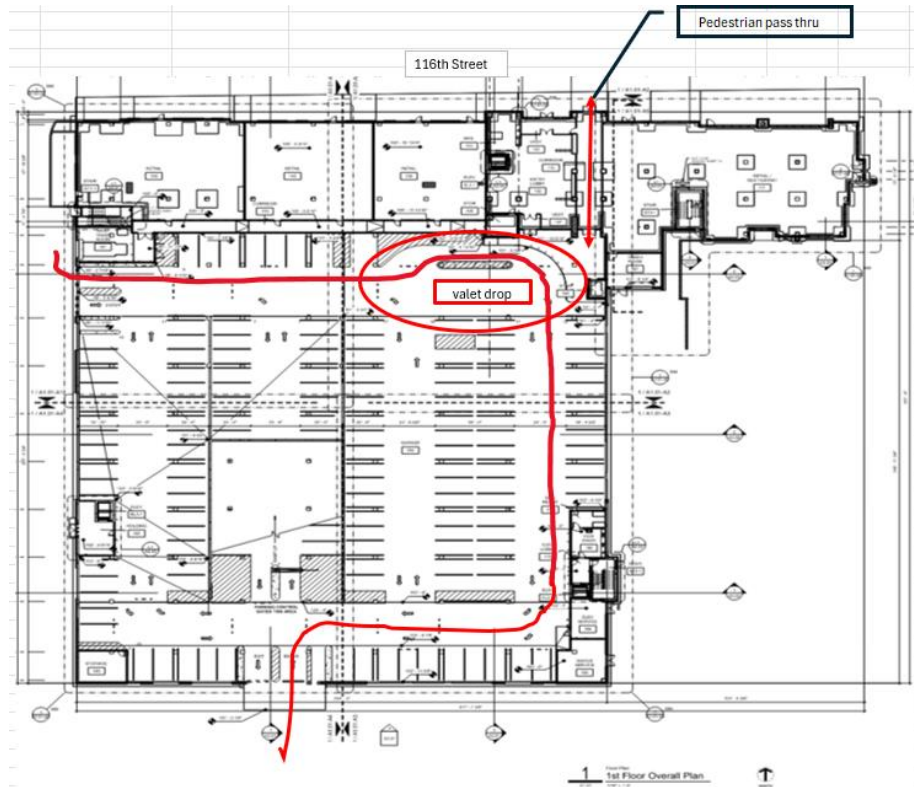
- Moore Street. There are currently **9** on-street parking spaces along Moore Street adjacent to the FIB Garage that do not have any evening or weekend demand.
- South Street. Once complete, the District South development, currently under construction, will bring **14** additional on-street spaces along the south side of South Street. Additional redevelopment along South Street in the future is expected to bring a few additional on-street spaces.

III. CityView Design and Valet Parking

The CV Garage will have a convenient valet parking lane and drop off area inside the garage. This area will be more like a drop off area for a hotel that has a parking garage than it will a typical apartment parking garage. If needed, we expect the west restaurant or its valet parking provider to use the Edge Garage to valet park cars.

Also, immediately next to the valet drop off area is a pedestrian pass-through that is enclosed and temperature controlled that allows restaurant and shop guests to walk directly from the garage through the building to 116th Street. The entrance for the marquis CityView restaurant on the east end of the building is immediately next to where the pedestrian pass-through exits onto the 116th Street sidewalk.

See Illustration on the following page for more detail.



IV. Managing CityView Retail Leasing and Parking Demand

Like other urban and suburban-urban locations where parking is located in garages and on-street, the CityView developer will manage its leasing efforts to best set its tenants up for success. For example, the CityView developer will have no interest in leasing spaces in CityView to multiple high parking peak demand tenants, if both restaurant spaces are leased. This will mean the middle retail spaces likely will be leased to tenants that have peak parking demand during the day.

V. Wayfinding and Parking Signage

While adequate nearby parking is available, in the Midwest, developers and cities cannot always rely on the public to find and utilize parking in garages. We Midwesterners would rather park in a nearby surface parking lot. Since the opening of the first garage in the Nickel Plate District in 2015, there is evidence that the public is getting more used to parking in garages. For example, Parks' Place Pub at the Depot routinely has more patrons than can park in the available spaces at the Depot Garage.

Each of CityView's garage entrances will have the now-standard blue "Circle P" sign, marking the availability of public parking in the garage. In addition, The CityView developer plans significant bright and easily understandable wayfinding and parking signs throughout the CV Garage.

VI. CityView Parking Demand

The parking demand projected to be generated by CityView is summarized on Exhibit A. In summary, during the day, we project the CityView parking demand will be met by parking available in the CV Garage. We project that during peak evening and weekend hours, there will be a need for 54 spaces somewhere other than the CV Garage. Below is a summary of each category of demand on the CityView Garage.

- A. 55+ Living Apartments. There will be 191 residential units at CityView. Each unit will have one secure parking space. The access gate for secure resident parking will be at the bottom of the ramp that goes from the first floor to the second floor. We expect some residents will have two cars, so we have planned for a resident demand on the first floor of 19 spaces during the day and 57 spaces in the evening and on weekends to accommodate second cars.
- B. CityView Employee Parking. CityView employment policies will require employees to park somewhere other than the CV Garage in nearby available parking spaces.
- C. Retail Tenant Employee Parking. CityView retail leases will require retail employees to park somewhere other than the CV Garage in nearby available parking spaces.
- D. West Restaurant. This space could accommodate a restaurant as large as 4,402 SF. We have planned for daytime parking load at this restaurant of 6 spaces per 1,000 SF and evening load of 10 spaces per 1,000 SF.
- E. Middle Retail Suites. There are 3 retail suites in the middle of the building that could be further demised into 6 smaller retail suites. We have assumed $\frac{3}{4}$ of this space will be leased to tenants that have not evening parking demand, such as bakeries, service businesses, and professionals. We have planned 5 spaces per 1,000 SF of space in these suites during the day. We have assumed one suite of approximately 1,500 SF will have an evening parking load of 5 spaces per 1,000.
- F. East Restaurant. This space could accommodate a restaurant as large as 7,905 SF. We have planned for daytime load at this restaurant of 6 spaces per 1,000 SF and evening load of 10 spaces per 1,000 SF. We expect this restaurant to provide valet parking as described above.

Total spaces				325		325	
	SF	CityView Garage Floor	Weekday Ratio per unit or per 1,000 sf	Daytime Load (in reality this is a lunch time load)	After 5 and Weekend Ratio per unit or per 1,000 sf	After 5 and Weekend Load (Before Valet, Walking and Offsite Parking)	Notes
Secure Resident Parking		2 and ramp	1	191	1	191	1 space per unit; Unit Mix 75 1BR, 116 2BR
Spaces Available After Secure Res. Parking		1		134		134	
Overflow Resident Parking		1	0.1	19	0.3	57	
CityView Employee Parking		Other Public Parking	0	0	0	0	CityView employment policies will prohibit employee parking in garage.
Retail Employee Parking		Other Public Parking	0	0	0	0	CityView retail leases will prohibit employee parking in garage.
West Restaurant	4,402	1	6	26	10	44	
Center-West Retail	3,581	1	5	18	0	-	Service businesses or breakfast/coffee with no evening load
Center East Retail	2,921	1	5	15	2.5	7	Assume 1/2 of space has no evening load, and 1/2 of space is 5/1,000
East Restaurant	7,905	1	6	47	10	79	Restaurant will be required to valet if evening load happens as expected in this plan
Total (+ means extra spaces; - means people must either valet, walk or park in nearby garages)				9		-54	

Note: The CityView garage was intentionally sized (by the City and the developer) to **not** self-park all uses in the CityView project during peak parking loads. The City has made investments in other nearby garages as well as on-street parking, that when combined with the CityView garage, will provide adequate parking for peak parking loads at the CityView project.

Offsite Parking

Edge Garage - no restrictions	192	192 Available for both self-park and valet.
Edge Garage - Community Health available after 7	0	21
FIB Garage - no restrictions	267	267
On Street Parking Moore Street	9	9
On Street Parking South Street	14	14



South East View
from E 116th Street & Lantern Road



North West View
from E 116th Street & Moore St



South East View
from South St & Lantern Road



South West View
from South St & Moore St



First Internet Bank
Moore Street Facade



East Elevation



West Elevation



North Elevation



South Elevation



North Elevation



Previous
North Elevation



browning day



Hageman



REBAR
DEVELOPMENT

CITYVIEW DEVELOPEMENT



South Elevation



Previous
South Elevation



East Elevation



Previous
East Elevation



West Elevation



Previous
West Elevation