CITY OF FISHERS AGENDA

BOARD/COMMISSION: Planned Unit Development (PUD) Committee Meeting
DATE: 8/2/2023, at 5:00 PM
DIRECTIONS: Launch Fishers Theater , 12175 Visionary Way, Fishers, IN 46038

In accordance with the Americans with Disabilities Act (ADA), the City of Fishers will, upon request, provide appropriate aid and/or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should contact Kelly Lewark, Office Manager, no later than forty-eight (48) hours before the scheduled event at (317) 595-3487 or via email at lewarkk@fishers.in.us.

Members of the public can submit comments to the board via form submittal before 12pm on the day of the meeting.

Members of the public may stream the live meeting online.

1. **Regular PUD Committee**

   a. Howard Stevenson, Pete Peterson, Shawn Curran, Emily Bowman, Megan Baumgartner

   b. **List Bio**
   Case: PUD-23-9
   Address: 9601 E 126th St
   Request: Approval of architecture for a new biotechnology building with associated site improvements within the Sunbeam PUD. Building is located within the Fishers Life Science and Innovation Park.
   Petitioner: List Biotherapeutics Inc
   Planner: Megan Vukusich, vukusichm@fishers.in.us

   c. **Indy Hoops**
   Case: PUD-23-10
   Address: 14001 Britton Park Rd

Request: Approval of architecture for a new sports facility with associated site improvements within the Fishers Trade Center PUD.
Petitioner: Indy Hoops Academy
Planner: Megan Vukusich, vukusichm@fishers.in.us

2. Riverplace PUD Committee

a. Howard Stevenson, John Weingardt, Elliott Hultgren, Shawn Curran, Drew Bender

b. None

3. Staff Communication

Planned Unit Development (PUD) Committee Staff Report

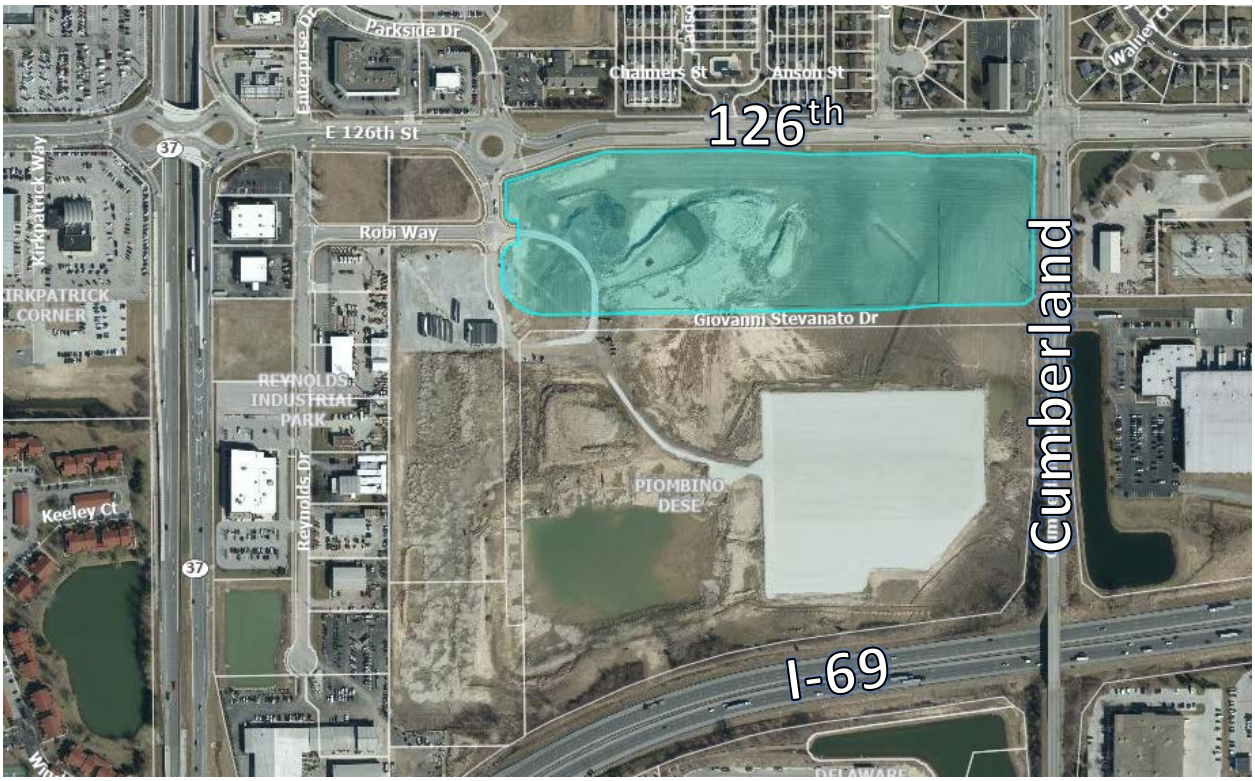
Meeting Date: August 2, 2023

DEPARTMENT CONTACT:	**CASE NUMBER:**
Megan Vukusich, vukusichm@fishers.in.us	PUD-23-9
PETITIONER:	**PROPERTY ADDRESS/LOCATION:**
List Biotherapeutics Inc	9601 E 126th St

REQUEST: Approval of architecture for a new biotechnology building with associated site improvements within the Sunbeam PUD. Building is located within the Fishers Life Science and Innovation Park.

APPLICABLE REGULATIONS:	**EXISTING ZONING:**	**FISHERS 2040:**
UDO	PUD-C (Sunbeam)	Flex Employment Center/R+D

LOCATION MAP



STAFF RECOMMENDATION

☐ Approve ☒ Approve with Conditions ☐ Continue ☐ Deny

PETITION OVERVIEW:

List Biotherapeutics Inc. requests PUD Committee approval of architecture for a new biotechnology building with associated site improvements. Subject site is generally located on the SW corner of 126th Street and Cumberland Road within the Fishers Life Science and Innovation Park. This site is zoned PUD-C and is subject to Sunbeam Development PUD Ordinance 090788B, as amended. Where the PUD is silent the City's Unified Development Ordinance (UDO) applies.

The PUD Committee previously approved architecture for this building at their July 13, 2022 meeting. The petitioner has revised the building plans and is requesting approval for new architecture.

list bio 126th Street looking south west Force Design Inc.

THIS RENDERING IS AN ARTISTIC INTERPRETATION OF THE GENERAL APPEARANCE OF THE DESIGN INTENT. THIS IS NOT MEANT TO BE AN EXACT RENDITION.

Architectural standards for this property fall to the UDO Section 6.3.5. Standards that are being met are identified with an "X".

Cohesive Design

X	Maintain consistent and contiguous pedestrian environments across <u>developments</u>. Limit circuitous connections and maintain clear visibility.
NA	Incorporate architectural features on all sides of a building façade facing a Public View.

NA	Buildings must orient, frame, and/or direct pedestrian views to adjacent cultural buildings, parks, and plazas.
X	Integrate at least one (1) material change, color variation, or horizontal reveal for every 12-vertical ft. of building façade; vertical spacing may be averaged over façade.
X	Integrate at least one (1) material change, color variation, or vertical reveal every 50-horizontal ft. of building façade; horizontal spacing may be averaged over façade elevation.

Building Scale

X	Development should consider the scale of surrounding buildings, including relationships to existing residential areas, as well as an appropriate height, mass, and form scaled for the built environment.
NA	For buildings with façades longer than 200', reduce massing of buildings by grouping or incorporating smaller tenant spaces along the commercial façade, or by incorporating at two (2) modulations with depth at least 5% of the total façade length., and a width of at least 20% of the façade length.
NA	Use Pedestrian Scale and landscape design elements such as specialty lighting, awnings, trees or other site elements to visually relate and transition multi-story buildings (or equivalent) to the ground plane.
X	Consistently incorporate at least three (3) architectural features into the building design that are Pedestrian Scale, to include: fenestration patterns; architectural elements such as ledges, lighting, or canopies; material or pattern banding; or detailing.
NA	For buildings facing local and collector roadways, off-street parking must be located to the side of or behind buildings with only one (1) row of off-street parking in front of the building façade.

Building Form – Façade

X	Incorporate at least one (1) type of the following modulations in the façade plane, including but not limited to: projections, recesses, and step backs that articulate wall planes and break up building mass. Examples include but are not limited to: columns with trim or accent materials, change in finished material depths, building overhangs, and inset features and materials such as false windows or fenestration with architectural accents.
X	Qualifying modulation must be at least 12" in depth, be at least 14" in width or height (whichever is narrowest), and occur in total for 20% of overall façade elevation. For buildings with façades less than 150'., horizontal modulation must occur no less than every 30' For buildings with façades greater than or equal to 150', horizontal modulation must occur no less than every 50'.
NA	Facades facing Public View shall Incorporate visual and physical distinctions in the building design that enhance building forms, articulate façades, identify entries, integrate Pedestrian Scale, and visually anchor the building to the ground or street level

X	For at least 30% of applicable façades, use any combination of concrete, masonry, stone, or unique variation of color, texture, or material, at least 10” in height, around the base of the building. May alternatively incorporate other architectural features such as ledges, façade reveals, ground level fenestration, raised planters, or landscaping elements within 3’ of finished grade.
X	Where building designs incorporate multiple stories, or multiple floor height equivalents, integrate at least one (1) field or accent color, material, or architectural feature used on lower stories, on the upper stories.
	Building designs with multiple stories must provide proportionally taller ground-level façades adjacent to public roadways and public spaces. Provide a floor-to-ceiling height, or floor-to-floor height of 10’ to 16’.
X	Incorporate doors and windows for at least 40% of applicable 1st floor façade, or provide faux window and door treatments that incorporate at least two (2) of the following: material changes, reveals in conjunction with color or material change, qualifying modulation such as recessed areas, architectural trellis, awnings and canopies over access areas, detached structures such as pergola, or similar architectural features and details. Big box and buildings in industrial districts may limit applicable façade area to 30’. around public entries

Building Form – Roof

X	Building roof types, forms, and elements should provide variation and interest to building profiles and contribute to the architectural identity of the buildings.
X	Buildings with rooflines 50’ in length or greater must incorporate roofline and parapet variations. Variations may include step-downs, step-backs, other modulation, or architectural features such as cornices, ledges, or columns, and must occur in total combination for at least 20% of the façade length. May be averaged over entire façade, but may not exceed 75’ without a break.
NA	All developments 1,000 sf or larger: along arterial roadways and pedestrian areas, the design must provide a minimum 20’ building elevation to include average parapet height, ridge of a pitched roof, or tower/turret type elements at least 20% in total of overall façade width.
X	For flat roof: incorporate primary and secondary roof elements including but not limited to: multiple material types along parapets, multiple parapet elevations with at least a 3’ change in elevation, or modulation of at least 3’ in the parapet height, such as along entryway overhangs. Qualifying elements must exist for at least 20% the length of applicable façades in Public View. May also incorporate secondary roof types, such as hip roofs along overhangs.
NA	For sloped roofs, incorporate at least two (2) of any one (1) roof element, including but not limited to: valleys, ridges, or gables. Qualifying elements in total must exist for at least 20% of applicable façade roof area and be visible from the same façade elevation. May also incorporate other roof styles, such as parapet walls over entryway features.
NA	Provide variation in roof profile over façade modulation and/or articulation over façade material/color transitions. Options include, but are not limited to: varying parapet heights; two

	(2) or more roof planes; continuation of façade modulation through roof lines; dormers; lookouts; overhang eaves; sloped roofs; or cornice work.

Architectural Elements

X	Provide at least three (3) detailing elements that transition façade material changes or integrate Pedestrian Scale elements, such as doorways, windows, or material banding, at the base of the building. Examples include but are not limited to: cornice work around primary entries, decorative caps on brick or stone banding, architectural canopies over entries, or decorative lintels above the first-floor windows.
X	Provide building overhangs or other projections such as canopies which articulate the building façade and provide temporary relief from inclement weather. At a minimum, an overhang or projection is required within 20' of all public entryways, must be at least 3' in depth from the point of entry, and be least 6' in length. Entryways with vestibules or other permanent enclosed transition space are exempt.
X	Provide details that emphasize focal elements such as public entries, building corners, or public spaces. Examples include but are not limited to: columns, quoin or rustication, canopies over entries, lintels, transom windows, or modulation of the roof plane. At least one (1) focal element is required and must be accented with a unique combination of color, texture, materials, or modulation in the wall or roof plane.
X	To avoid blank wall segments when visible from a roadway or public space, use any combination of standards from Building Form, Architectural Elements, or Material sections to provide pattern, color, or material variation on all wall segments. Must not exceed 30-ft. horizontally or vertically without building variation.
X	Roof access shall be located within the interior space of the building to eliminate exterior ladders for roof access.
X	Mechanical and utility equipment shall be screened in accordance with Sec. 6.2.6. Mechanical & Utility Equipment.

Materials

X	Buildings with façades that face Public View shall use consistent material combinations, material quality, and architectural detailing.
X	For all façade elevations visible from Public View and facing residential zoning districts, shall use at least two (2) distinct field materials, colors, or material-color combinations on the building façade. *Applies when industrial buildings face arterial or collector roads, or facing public spaces.
NA	Building façades visible from Public View shall incorporate an accent material on the 1st story of a multi-tenant building.
X	Where materials transition or terminate, provide detailing to express the natural appearance of the material. For example, wrap stone or stone-like products around visible corners to convey the appearance of mass, and not a thin veneer.

NA	Textured concrete panels and prefabricated steel panels are prohibited as a finish material for building façades, except when used with a minimum of two (2) other qualifying field materials and meeting all other standard fenestration and material requirements.
NA	Reclaimed wood may be used as an accent material and shall be limited to architectural accent areas (i.e. building and window trim, architectural features and entrances, etc.). Reclaimed wood shall be of high quality materials, suitable for exterior use, and limited to 25% of the overall building coverage.
NA	Roll-up and drive-through doors are prohibited from Public View, unless they are integrated into the building design. Consider material variation and transitions, modulation, and other architectural features and standards for the design.
X	Use of neon or extremely bright colors as a primary color or large portion of wall area is prohibited.

SURROUNDING CHARACTER:

Below are examples of the existing buildings in this area.

Approved Elevations for Stevanato Group

STAFF RECOMMENDATION:
Staff recommends the canopy and glazing elements on the north elevation (facing 126th St) be continued for the entire length of the façade.

If the board approves, we ask that they do so on the condition that all TAC comments are address prior to final approval.

STAFF RECOMMENDATION

☐ Approve ☒ Approve with Conditions ☐ Continue ☐ Deny

list bio

126th Street looking South East

Force Design Inc.

THIS RENDERING IS AN ARTISTIC INTERPRETATION OF THE GENERAL APPEARANCE OF THE DESIGN INTENT. THIS IS NOT MEANT TO BE AN EXACT RENDITION.

list bio

126th Street looking south west

Force Design Inc.

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list bio

View looking from 126th Street and Cumberland Street

Force Design Inc.

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list bio

Cumberland Street looking north west

Force Design Inc.

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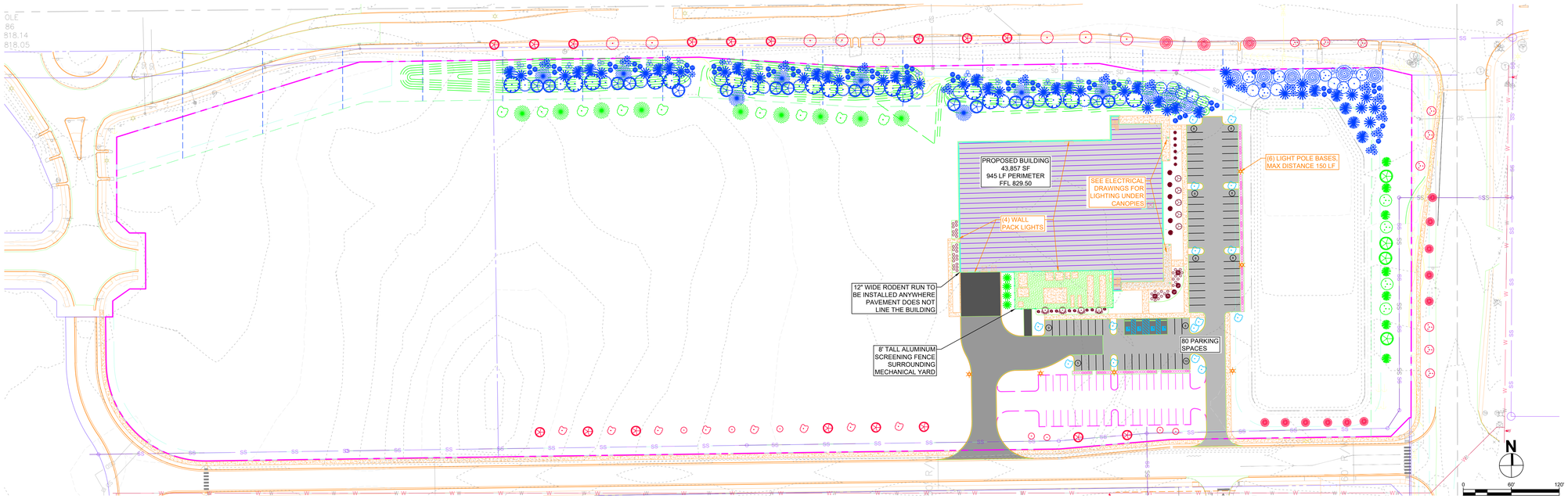
list bio

South elevation looking north west

Force Design Inc.

THIS RENDERING IS AN ARTISTIC INTERPRETATION OF THE GENERAL APPEARANCE OF THE DESIGN INTENT. THIS IS NOT MEANT TO BE AN EXACT RENDITION.



LANDSCAPE LEGEND

QUANTITY IN AREA
PLANT ID (TYP COMMON NAME ABBREVIATED)
AREA ID WHERE PLANTING IS COUNTED TOWARDS
LOCAL REQUIREMENTS

LANDSCAPE NOTES

1. TREES IN LAWN AREAS TO RECEIVE A HARDWOOD MULCH BASIN PROPORTIONALLY SIZED WITH THE TREE DRIP LINE.
2. HARDWOOD MULCH SHALL BE THE MAIN COMPONENT OF GROUND COVER IN LANDSCAPE AREAS. STONE MAY BE INCORPORATED.
3. DECIDUOUS TREES ARE TO BE 2.5" CALIPER, 6" ABOVE GRADE, AT PLANTING. (PER MINIMUM SIZE REQUIREMENTS LISTED IN "PLANTING GUIDE AND URBAN FORESTRY PROGRAM 2021 REVISION.")
4. EVERGREEN TREES ARE TO BE 6' TALL AT PLANTING.
5. SHRUBS ARE TO BE 2' TALL OR 3 GALLON CONTAINER SIZE AT PLANTING.
6. ORNAMENTAL GRASS MAY SATISFY UP TO 30% OF SHRUB REQUIREMENTS SO LONG AS THEY ARE 2' TALL AT PLANTING AND REACH 3' TALL AT MATURITY.

EXISTING LEGEND

EX WATER MAIN — W
EX FIRE HYDRANT — OR OR OR
EX WATER VALVE
EX SANITARY SEWER AND MANHOLE — SS
EX STORM SEWER OR FIELD TILE — ST
EX GAS LINE — GAS
EX IT CONDUIT LINE LINE — FO
EX ELECTRICAL DUCT BANK — ELEC
EX UNDER GROUND ELECTRICAL — UGE
EX LIGHT POLE
EX GROUND INDEX CONTOUR — 100
EX GROUND INTERMEDIATE CONTOUR — 99
EX FENCE — X

SITE LEGEND

PROPERTY LINE
EASEMENT LINE
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
SITE LIGHT CONCRETE BASE
DEMOLITION AREA
SD CONCRETE STOOP OR SIDEWALK
REVETMENT RIPRAP
HD ASPHALT PAVEMENT
SD ASPHALT PAVEMENT
HD CONCRETE PAVEMENT
HARDWOOD MULCH

KEY NOTES

- 02-1.01 EXISTING GRASS / LAWN AREA
- 02-1.02 EXISTING CONCRETE PAVEMENT
- 02-1.03 EXISTING ASPHALT PAVEMENT
- 02-1.04 EXISTING WOODED AREA
- 02-1.05 EXISTING BUILDING
- 02-1.06 EXISTING LANDSCAPE AREA
- 02-1.07 EXISTING MONUMENTAL / DIRECTIONAL SIGN
- 02-1.08 EXISTING DETENTION / RETENTION POND

GENERAL NOTES

1. APPROXIMATE PROPERTY BOUNDARY SHOWN ON THIS PLAN. CONTRACTOR TO PERFORM BOUNDARY SURVEY PRIOR TO BEGINNING CONSTRUCTION.
2. EXISTING UTILITY LINES SHOWN ARE AN APPROXIMATE LOCATION. CONTRACTOR TO OBTAIN FIELD LOCATIONS PRIOR TO THE START OF CONSTRUCTION.
3. ALL EROSION CONTROL MEASURES TO BE IN PLACE PRIOR TO THE START OF CONSTRUCTION.
4. NOTIFY THE ENGINEER IN THE EVENT OR DISCOVERY OF ANY DISCREPANCIES FROM THE PLANS IN EXISTING CONDITIONS.
5. NO KNOWN CEMETERIES OR BURIAL SITES ARE LOCATED WITHIN THE SITE.
6. NO ADDITIONAL SIGNS ARE TO BE A PART OF THE PROJECT

Force Design, Inc.
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990 N. National Road
Columbus, Indiana 47201
812.372.8441

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DATES / REVISIONS

ESTIMATING
NOT FOR CONSTRUCTION

PROFESSIONAL SEAL

PROJECT
LISTBIO

NEW FACILITY

FISHERS, IN

SHEET TITLE
LANDSCAPE PLAN

ACTIVITY NUMBER 23063
DRAWN BY MST

SHEET NUMBER
C600

LANDSCAPE REQUIREMENTS

PER CITY OF FISHERS UNIFIED DEVELOPMENT ORDINANCE

CHAPTER 6: ARTICLE 6.7.4.D BUFFER YARD (BY)

- 6 CANOPY TREE, 5 EVERGREEN TREES, AND 15 SHRUBS PER 100 LF. TREES ARE TO BE WITHIN 25 LF OF PROPERTY LINE. 4' - 8' TALL UNDULATING BERMS TO BE 60% OF THE BUFFER AREA LF WITH A 6' - 8' TALL FENCE ALONG PROPERTY LINE.

1,151 LF / 100 LF = 11.51 = 12 MULTIPLIER.
12 * 6 = 72 CANOPY TREES REQUIRED.
12 * 5 = 60 EVERGREEN TREES REQUIRED.
12 * 15 = 180 SHRUBS REQUIRED.
1,151 * 0.60 = 690.6 LF BERM REQUIRED.
BUFFER YARD CANOPY TREES SUPPLIED: 72
BUFFER YARD EVERGREEN TREES SUPPLIED: 60
BUFFER YARD SHRUBS SUPPLIED: 180
BUFFER YARD UNDULATING BERMS SUPPLIED: 865 LF
BUFFER YARD FENCING SUPPLIED: 0 LF (APPROVED, NO FENCING REQUIRED)

CHAPTER 6: ARTICLE 6.7.5.A LOT PLANTING (LP)

- 1 TREE PER 15,000 SF LOT AREA FOR LOTS OVER 45,000 SF, ⅓ OF TREES TO BE CANOPY TREES.

548,381.6 SF / 15,000 SF = 37 TREES REQUIRED, 13 TO BE CANOPY TREES.
EVERGREEN TREES SUPPLIED: 20
CANOPY TREES SUPPLIED: 17
TOTAL LOT TREES SUPPLIED: 37

CHAPTER 6: ARTICLE 6.7.5.B FOUNDATION PLANTING (FP)

- 1 SHRUB OR ORNAMENTAL TREE PER 10 LF OF BUILDING PERIMETER, EXCLUDING DOCK OPENINGS.

945 LF - 50 LF = 895 LF. 895 LF / 10 LF = 90 SHRUBS OR ORNAMENTALS REQUIRED.
TOTAL FOUNDATION SHRUBS SUPPLIED: 75
TOTAL ORNAMENTAL TREES SUPPLIED: 15

CHAPTER 6: ARTICLE 6.7.6 STREET TREES (ST)

- 1 CANOPY TREE PER 50 LF ALONG ARTERIAL STREETS, WITHIN PLANTING STRIP, 10 LF FROM SIDEWALKS, AND NO FURTHER THAN 75 LF FROM EACH OTHER. 1 CANOPY TREE PER 40 LF ALONG LOCAL STREETS,IN FRONT YARD, 10 LF FROM SIDEWALKS, AND NO FURTHER THAN 60 LF FROM EACH OTHER.

ARTERIAL (NORTH) 1,151 LF / 50 LF = 23 CANOPY TREES REQUIRED.
LOCAL (EAST) 429 LF / 40 LF = 11 CANOPY TREES REQUIRED.
LOCAL (SOUTH) 1,149 LF / 40 LF = 29 CANOPY TREES REQUIRED.
TOTAL ARTERIAL CANOPY TREES SUPPLIED: 23
TOTAL LOCAL CANOPY TREES SUPPLIED: 40

CHAPTER 6: ARTICLE 6.11.4.C PERIMETER ISLANDS (PI)

- 5' WIDE PERIMETER ISLAND ALONG INTERNAL ACCESS DRIVES (PARKING LOT PERIMETER) SHALL HAVE 30 SHRUBS PER 100 LF. ALTERNATE OPTION OF 3' TALL WALL IS ACCEPTABLE.

EAST LOT 234 LF /100 LF = 2.34 MULTIPLIER, 2.34 * 30 = 70.2, 71 SHRUBS REQUIRED.
SOUTH LOT 145 LF /100 LF = 1.45 MULTIPLIER, 1.45 * 30 = 43.5, 44 SHRUBS REQUIRED.
EAST LOT SHRUBS SUPPLIED: 71
SOUTH LOT SHRUBS SUPPLIED: 44

CHAPTER 6: ARTICLE 6.11.4.D & F INTERIOR ISLANDS (II)

- LANDSCAPED INTERIOR ISLANDS EVERY 10 LINEAR ROW PARKING SPACES, BUT NOT MORE THAN 30 IN A ROW WITHOUT A DRIVE. INTERIOR ISLANDS TO BE 8' WIDE AND 300 SF MINIMUM AND TERMINATE EVERY ROW OF PARKING. EACH ISLAND TO HAVE 1 TREE MINIMUM AND NO LESS THAN 2 TREES FOR EVERY 2,000 SF PARKING AREA. PARKING SPACES ARE 9' X 20' = 180 SF EACH.

TOTAL PARKING AREA 14,580 SF / 2,000 SF = 7.29 X 2 = 15 SHADE TREES REQUIRED.
SHADE TREES SUPPLIED: 15

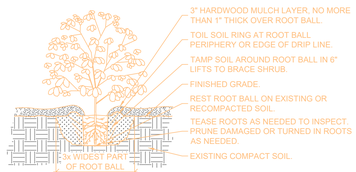
CHAPTER 6: ARTICLE 6.11.4.E MEDIAN ISLANDS (MI)

- NOT APPLICABLE

LANDSCAPE SCHEDULE

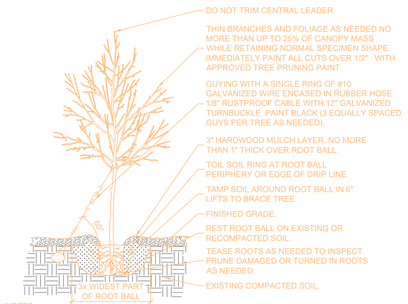
IMAGE	TAG / ID	LOCATION ID	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	APPROVED STREET TREE	APPROVED UNDER UTILITY LINE	MAX HEIGHT	MAX SPREAD	SIZE REQ'D
DECIDUOUS TREES											
	SB	ST/BY/FP	TBD	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	YES	YES	YES	25'	20'	2.5" CAL MIN
	AH	ST/BY/FP		CARPINUS CAROLINIANA	AMERICAN HORNBEAM	YES	YES	YES	30'	30'	2.5" CAL MIN
	SM	ST/BY		ACER SACCHARUM	SUGAR MAPLE	YES	YES	NO	75'	50'	2.5" CAL MIN
	GH	ST/BY/LP/FP		CRATAEGUS VIRIDS	GREEN HAWTHORN	YES	YES	NO	35'	35'	2.5" CAL MIN
	BW	II/BY/LP		TILIA AMERICANA	BASSWOOD	YES	NO	NO	80'	50'	2.5" CAL MIN
	CH	BY		CELTIS OCCIDENTALIS	COMMON HACKBERRY	YES	YES	NO	80'	60'	2.5" CAL MIN
	RO	BY		QUERCUS RUBRA	RED OAK	YES	YES	NO	70'	60'	2.5" CAL MIN
EVERGREEN TREES											
	AA	BY/LP		THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	YES	NO	NO	40'	15'	6' TALL MIN
	WP	BY/LP		PINUS STROBUS	EASTERN WHITE PINE	YES	NO	NO	80'	40'	6' TALL MIN
	SP	BY/LP		PINUS VIRGINIANA	VIRGINIA PINE / SCRUB PINE	YES	NO	NO	30'	20'	6' TALL MIN
DECIDUOUS SHRUBS											
	SH	BY/FP		HYDRANGEA ABORESCENS	SMOOTH HYDRANGEA	YES	NO	NO	5'	5'	24" TALL MIN
	NB	BY/FP		PHYSOCARPUS OPULIFOLIUS	NINEBARK	YES	NO	NO	8'	6'	24" TALL MIN
	EB	PI		SAMBUCUS CANADENSIS	AMERICAN ELDERBERRY	YES	NO	NO	12'	12'	24" TALL MIN
	AW	FP/PI		VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	YES	NO	NO	15'	15'	24" TALL MIN
EVERGREEN SHRUBS											
	IB	BY/FP		ILEX GLABRA	INKBERRY	YES	NO	NO	12'	12'	24" TALL MIN
	SV	BY/FP		VIBURNUM MOLLE	SOFTLEAF VIBURNUM	YES	NO	NO	12'	12'	24" TALL MIN

LANDSCAPE COUNTS:
140 EVERGREEN TREES
167 SHADE/CANOPY TREES
370 SHRUBS
15 ORNAMENTAL TREES



NOTES:
1. SHRUBS SHALL BE OF QUALITY PRESCRIBED IN ANSI Z60.
2. ROOT BALL AND BRANCHES SHALL BE TRIMMED AS NEEDED.
3. PLANT SHALL BE PLANTED PLUMB IN RELATION TO FINISH GRADE.
4. SOIL MIXTURE IS TO BE 45-50% TOP SOIL, 40-45% COARSE SAND, AND 10% COMPOST OR PER NURSERY RECOMMENDATIONS.
5. DO NOT OVER COMPACT SOIL. POUR WATER TO SETTLE SOIL. FOR LARGE HOLES FILL HALFWAY, POUR WATER, AND CONTINUE TO FILL.

8 / C600 SHRUB PLANTING SECTION
NOT TO SCALE



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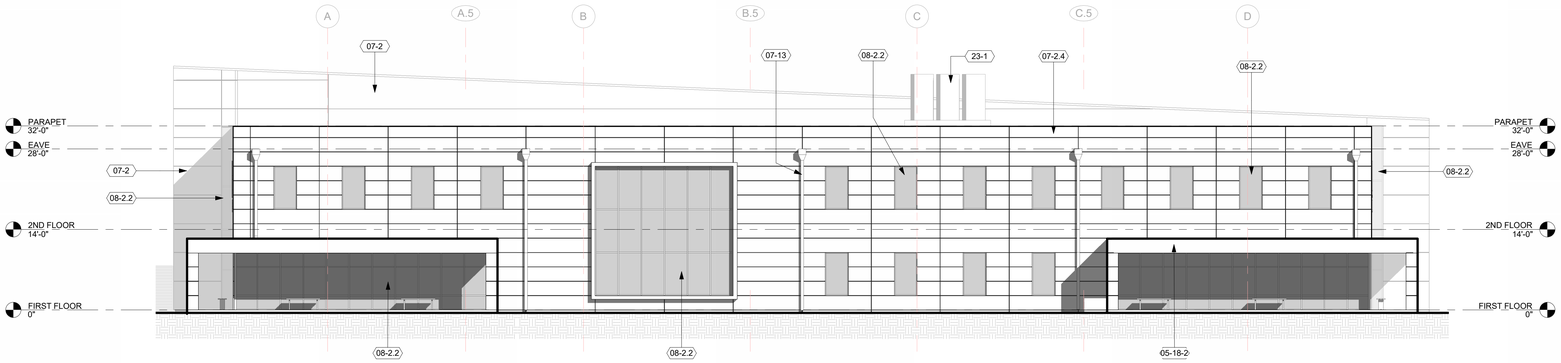
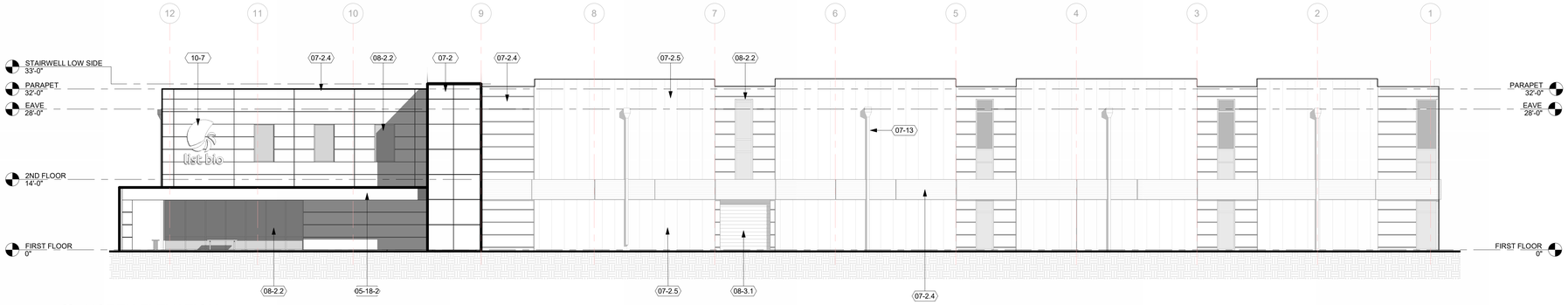
4. SOIL MIXTURE IS TO BE 45-50% TOP SOIL, 40-45% COARSE SAND, AND 10% COMPOST OR PER NURSERY RECOMMENDATIONS.
5. DO NOT OVER COMPACT SOIL. POUR WATER TO SETTLE SOIL. FOR LARGE HOLES FILL HALFWAY, POUR WATER, AND CONTINUE TO FILL.
6. INSTALL SEASONAL TREE WRAP TO FIRST BRANCH EXCEPT FOR MULTI-STEM OR EVERGREEN SPECIMENS, AS REQUIRED. ADD MESH GUARD IF DIRECTED BY DESIGNER.
7. STAKE TREE AS A LAST RESORT IF GUYING IS NOT ENOUGH. STAKES ARE TO BE PLACED OUTSIDE OF THE ROOT BALL. STAKING SHALL ALLOW MOVEMENT OF TREE WITH WIND, WITHOUT BLOWING OVER. INSTALL (2) 2" X 2" OR 2-1/2" DIA. STAKES OR T-TYPE FENCE POSTS TO 6' TALL WITH (2) #14 GALVANIZED WIRES ENCASED IN HOSE.
8. AFTER ONE YEAR, REMOVE ALL WIRES, STAKES AND POSTS.

8 / C600 SHRUB PLANTING SECTION
NOT TO SCALE

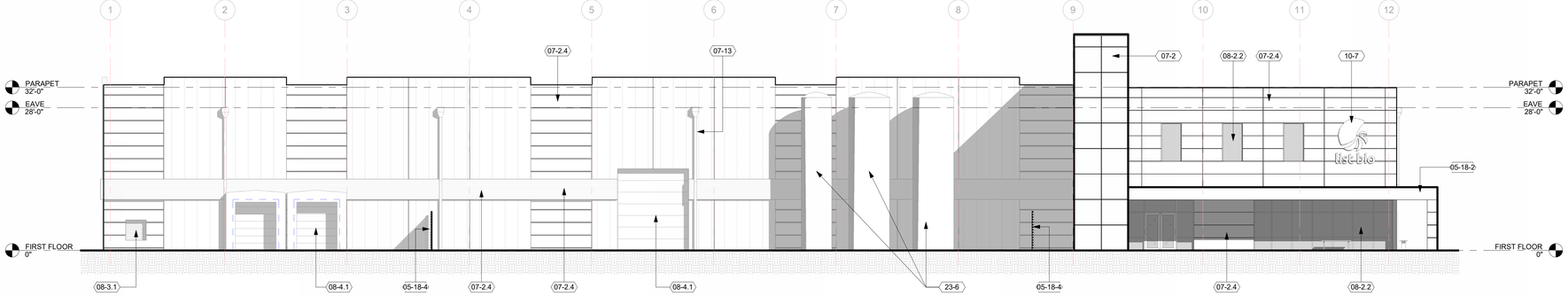
Drawing file: I:\Design\Projects\2023\23063 List Bio\01 Civil\23063 - Landscape.dwg Date: 19 Jul 2023 - 2:32pm



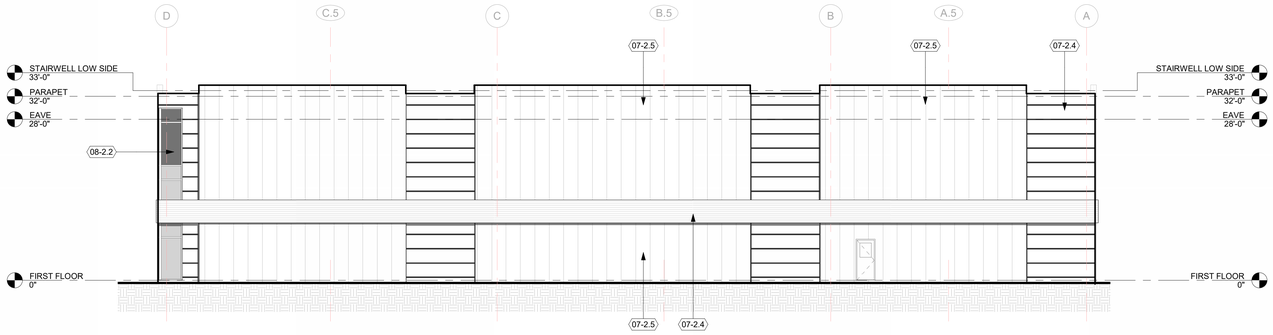
1 A101 EAST ELEVATION
3/32" = 1'-0"



2 A101 NORTH ELEVATION
3/32" = 1'-0"



3 A101 SOUTH ELEVATION
3/32" = 1'-0"



4 A101 WEST ELEVATION
3/32" = 1'-0"

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS, REFER DIMENSIONS QUESTIONS TO ARCHITECT FOR INTERPRETATION.
2. DIMENSIONS ARE FROM FACE OF METAL STUD, CMU OR GIRT/BUILDING LINE UNLESS NOTED OTHERWISE.
3. DIMENSIONS FOR DOOR/WINDOW OPENINGS ARE FROM THE COLUMN LINE TO THE CENTER OF THE DOOR/WINDOW.
4. LOCATE INSIDE FACE OF DOOR FRAME JAMBS 6 INCHES FROM FACE OF ADJACENT WALLS UNLESS NOTED OTHERWISE.
5. COORDINATE EQUIPMENT WORK WITH MANUFACTURERS AND SUPPLIERS TO INSURE PROPER ROUGH-IN CLEARANCES FOR INSTALLATION, USE AND MAINTENANCE.
6. REFER TO INTERIOR ELEVATIONS AND MASONRY DRAWINGS FOR WALL CONTROL JOINT LOCATIONS.
7. TYPICAL METAL STUD SPACING SHALL BE 16" O.C. UNLESS NOTED OTHERWISE.
8. PROVIDE WATER-RESISTANT GYPSUM BOARD ON WALLS WITH OPERABLE PLUMBING FIXTURES AND WITH-IN 48" OF DRINKING FOUNTAIN/WATER COOLER.

KEY NOTES

05-18-2	FABRICATED ARCHITECTURAL METAL CANOPY
05-18-4	ALUMINUM LOUVERED MECHANICAL SCREEN
07-2	ARCHITECTURAL METAL PANEL
07-2.4	INSULATED METAL PANEL - HORIZONTAL
07-2.5	INSULATED METAL PANEL - VERTICAL
07-13	EXTERIOR SCUPPER / CONDUCTOR HEAD AND DOWNSPOUT
08-2.2	EXTERIOR 4 1/2"D ANODIZED ALUM. STOREFRONT FRAMING
08-3.1	INSULATED COILING DOOR
08-4.1	INSULATED SECTIONAL DOOR (SEE DOOR SCHEDULE)
10-7	ILLUMINATED SIGNAGE
23-1	MECHANICAL EQUIPMENT
23-6	VERTICAL STORAGE TANKS

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DATES / REVISIONS

CONCEPTUAL DESIGN 07/19/23

NOT FOR ESTIMATING

NOT FOR CONSTRUCTION

PROFESSIONAL SEAL

PROJECT
LIST BIO

CORE & SHELL

FISHERS, IN

SHEET TITLE
BUILDING ELEVATIONS

ACTIVITY NUMBER 23063
DRAWN BY PH

SHEET NUMBER
A200

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Planned Unit Development (PUD) Committee
Staff Report

Meeting Date: August 2, 2023

DEPARTMENT CONTACT:	**CASE NUMBER:**
Megan Vukusich, vukusichm@fishers.in.us	PUD-23-10
PETITIONER:	**PROPERTY ADDRESS/LOCATION:**
Indy Hoops Academy	14001 BRITTON PARK RD

REQUEST: Consideration of architecture for a new sports facility within the Fishers Trade Center PUD.

APPLICABLE REGULATIONS:	**EXISTING ZONING:**	**FISHERS 2040:**
UDO	Fishers Trade Center PUD	Open Space

LOCATION MAP

STAFF RECOMMENDATION

☒ Approve ☐ Approve with Conditions ☐ Continue ☐ Deny

PETITION OVERVIEW:

The building will consist of 8 Volleyball courts, 5 Basketball courts, concession stand and office within a 54,200 sf building. There are 160 parking spaces proposed with 6 ADA parking spaces. Subject site is generally located south of 141st St, west of SR 37. This site is zoned PUD-C and is subject to the Fishers Trade Center PUD Ordinance 070898, as amended. Where the PUD is silent the City's Unified Development Ordinance (UDO) applies.

Public art is proposed to be incorporated into the building via banners on the north and south façade. An artist will be selected at a later date but the banner location and size is true to scale.

STREETVIEW LOOKING NORTHEAST

STUDIO AXIS

SD - 2

JULY 26, 2023

STREETVIEW LOOKING SOUTHEAST

STUDIO AXIS

SD - 3

JULY 26, 2023

Architectural standards for this property fall to the UDO Section 6.3.5. Standards that are being met are identified with an "X".

Cohesive Design

X	Maintain consistent and contiguous pedestrian environments across developments. Limit circuitous connections and maintain clear visibility.
X	Incorporate architectural features on all sides of a building façade facing a Public View.
X	Buildings must orient, frame, and/or direct pedestrian views to adjacent cultural buildings, parks, and plazas.
X	Integrate at least one (1) material change, color variation, or horizontal reveal for every 12-vertical ft. of building façade; vertical spacing may be averaged over façade.
X	Integrate at least one (1) material change, color variation, or vertical reveal every 50-horizontal ft. of building façade; horizontal spacing may be averaged over façade elevation.

Building Scale

X	Development should consider the scale of surrounding buildings, including relationships to existing residential areas, as well as an appropriate height, mass, and form scaled for the built environment.
X	For buildings with façades longer than 200', reduce massing of buildings by grouping or incorporating smaller tenant spaces along the commercial façade, or by incorporating at two (2) modulations with depth at least 5% of the total façade length., and a width of at least 20% of the façade length.
X	Use Pedestrian Scale and landscape design elements such as specialty lighting, awnings, trees or other site elements to visually relate and transition multi-story buildings (or equivalent) to the ground plane.
X	Consistently incorporate at least three (3) architectural features into the building design that are Pedestrian Scale, to include: fenestration patterns; architectural elements such as ledges, lighting, or canopies; material or pattern banding; or detailing.
X	For buildings facing local and collector roadways, off-street parking must be located to the side of or behind buildings with only one (1) row of off-street parking in front of the building façade.

Building Form – Façade

X	Incorporate at least one (1) type of the following modulations in the façade plane, including but not limited to: projections, recesses, and step backs that articulate wall planes and break up building mass. Examples include but are not limited to: columns with trim or accent materials, change in finished material depths, building overhangs, and inset features and materials such as false windows or fenestration with architectural accents.
X	Qualifying modulation must be at least 12" in depth, be at least 14" in width or height (whichever is narrowest), and occur in total for 20% of overall façade elevation. For buildings with façades less than 150'., horizontal modulation must occur no less than every 30' For buildings with façades greater than or equal to 150', horizontal modulation must occur no less than every 50'.
X	Facades facing Public View shall Incorporate visual and physical distinctions in the building design that enhance building forms, articulate façades, identify entries, integrate Pedestrian Scale, and visually anchor the building to the ground or street level

X	For at least 30% of applicable façades, use any combination of concrete, masonry, stone, or unique variation of color, texture, or material, at least 10" in height, around the base of the building. May alternatively incorporate other architectural features such as ledges, façade reveals, ground level fenestration, raised planters, or landscaping elements within 3' of finished grade. Landscaping provided.
NA	Where building designs incorporate multiple stories, or multiple floor height equivalents, integrate at least one (1) field or accent color, material, or architectural feature used on lower stories, on the upper stories.
NA	Building designs with multiple stories must provide proportionally taller ground-level façades adjacent to public roadways and public spaces. Provide a floor-to-ceiling height, or floor-to-floor height of 10' to 16'.
X	Incorporate doors and windows for at least 40% of applicable 1st floor façade, or provide faux window and door treatments that incorporate at least two (2) of the following: material changes, reveals in conjunction with color or material change, qualifying modulation such as recessed areas, architectural trellis, awnings and canopies over access areas, detached structures such as pergola, or similar architectural features and details. Big box and buildings in industrial districts may limit applicable façade area to 30'. around public entries

Building Form – Roof

X	Building roof types, forms, and elements should provide variation and interest to building profiles and contribute to the architectural identity of the buildings.
X	Buildings with rooflines 50' in length or greater must incorporate roofline and parapet variations. Variations may include step-downs, step-backs, other modulation, or architectural features such as cornices, ledges, or columns, and must occur in total combination for at least 20% of the façade length. May be averaged over entire façade, but may not exceed 75' without a break. Awnings and entry canopy provided.
NA	All developments 1,000 sf or larger: along arterial roadways and pedestrian areas, the design must provide a minimum 20' building elevation to include average parapet height, ridge of a pitched roof, or tower/turret type elements at least 20% in total of overall façade width.
	For flat roof: incorporate primary and secondary roof elements including but not limited to: multiple material types along parapets, multiple parapet elevations with at least a 3' change in elevation, or modulation of at least 3' in the parapet height, such as along entryway overhangs. Qualifying elements must exist for at least 20% the length of applicable façades in Public View. May also incorporate secondary roof types, such as hip roofs along overhangs.
NA	For sloped roofs, incorporate at least two (2) of any one (1) roof element, including but not limited to: valleys, ridges, or gables. Qualifying elements in total must exist for at least 20% of applicable façade roof area and be visible from the same façade elevation. May also incorporate other roof styles, such as parapet walls over entryway features.
X	Provide variation in roof profile over façade modulation and/or articulation over façade material/color transitions. Options include, but are not limited to: varying parapet heights; two (2) or more roof planes; continuation of façade modulation through roof lines; dormers; lookouts; overhang eaves; sloped roofs; or cornice work. Awnings and entry canopy provided.

Architectural Elements

X	Provide at least three (3) detailing elements that transition façade material changes or integrate Pedestrian Scale elements, such as doorways, windows, or material banding, at the base of the building. Examples include but are not limited to: cornice work around primary entries, decorative caps on brick or stone banding, architectural canopies over entries, or decorative lintels above the first-floor windows.
X	Provide building overhangs or other projections such as canopies which articulate the building façade and provide temporary relief from inclement weather. At a minimum, an overhang or projection is required within 20' of all public entryways, must be at least 3' in depth from the point of entry, and be least 6' in length. Entryways with vestibules or other permanent enclosed transition space are exempt.
X	Provide details that emphasize focal elements such as public entries, building corners, or public spaces. Examples include but are not limited to: columns, quoin or rustication, canopies over entries, lintels, transom windows, or modulation of the roof plane. At least one (1) focal element is required and must be accented with a unique combination of color, texture, materials, or modulation in the wall or roof plane.
X	To avoid blank wall segments when visible from a roadway or public space, use any combination of standards from Building Form, Architectural Elements, or Material sections to provide pattern, color, or material variation on all wall segments. Must not exceed 30-ft. horizontally or vertically without building variation.
X	Roof access shall be located within the interior space of the building to eliminate exterior ladders for roof access.
X	Mechanical and utility equipment shall be screened in accordance with Sec. 6.2.6. Mechanical & Utility Equipment.

Materials

X	Buildings with façades that face Public View shall use consistent material combinations, material quality, and architectural detailing.
X	For all façade elevations visible from Public View and facing residential zoning districts, shall use at least two (2) distinct field materials, colors, or material-color combinations on the building façade. *Applies when industrial buildings face arterial or collector roads, or facing public spaces.
NA	Building façades visible from Public View shall incorporate an accent material on the 1st story of a multi-tenant building.
X	Where materials transition or terminate, provide detailing to express the natural appearance of the material. For example, wrap stone or stone-like products around visible corners to convey the appearance of mass, and not a thin veneer.
X	Textured concrete panels and prefabricated steel panels are prohibited as a finish material for building façades, except when used with a minimum of two (2) other qualifying field materials and meeting all other standard fenestration and material requirements. Wood siding, decorative precast, and public art banners are incorporated into the design.

NA	Reclaimed wood may be used as an accent material and shall be limited to architectural accent areas (i.e. building and window trim, architectural features and entrances, etc.). Reclaimed wood shall be of high quality materials, suitable for exterior use, and limited to 25% of the overall building coverage.
NA	Roll-up and drive-through doors are prohibited from Public View, unless they are integrated into the building design. Consider material variation and transitions, modulation, and other architectural features and standards for the design.
X	Use of neon or extremely bright colors as a primary color or large portion of wall area is prohibited.

SURROUNDING CHARACTER:

Below are examples of the existing buildings in this area.

PINHEADS
the ARCADE

STAFF RECOMMENDATION:

Staff recommends approval on the condition that all TAC comments are addressed before final approval and that public art be incorporated as shown in the plans.

STAFF RECOMMENDATION

☒ Approve ☐ Approve with Conditions ☐ Continue ☐ Deny

FISHERS BASKETBALL TRAINING FACILITY

July 27, 2023

Design Studies Presentation

STUDIO AXIS

STREETVIEW LOOKING NORTHEAST

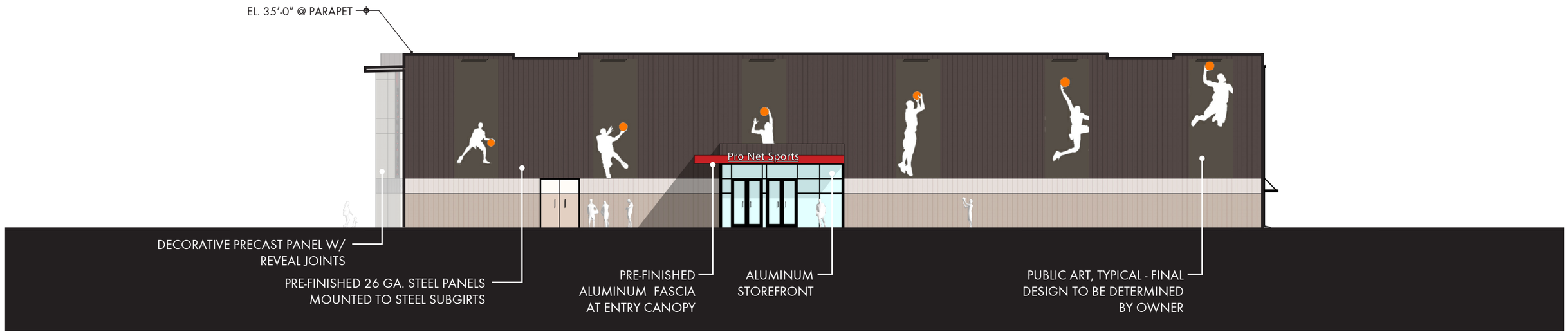
STUDIO AXIS

STREETVIEW LOOKING SOUTHEAST

STUDIO AXIS

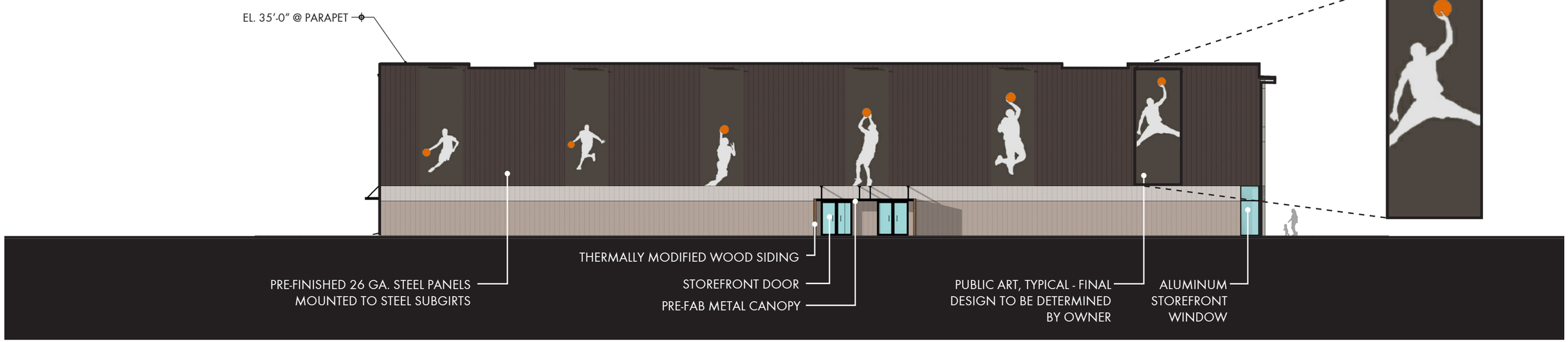
STREETVIEW LOOKING SOUTHWEST

STUDIO AXIS



SOUTH ELEVATION
SCALE: 1" = 20'-0"

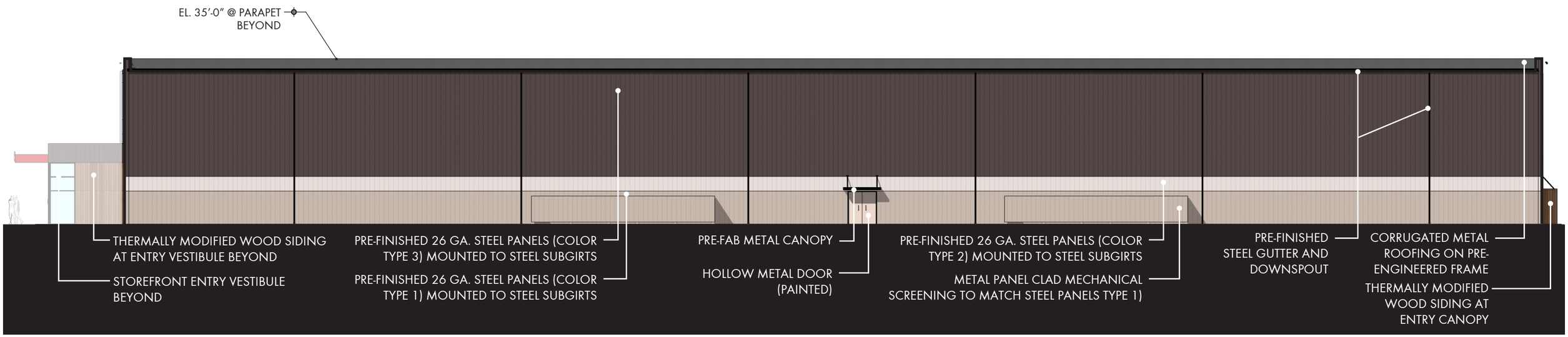
ENLARGED ARTWORK (24'(H)x8'(W)) WITH ARTIST TO BE SELECTED BY CITY THROUGH THE FISHERS ARTS + CULTURE BUSINESS MATCHING GRANT PROGRAM



NORTH ELEVATION
SCALE: 1" = 20'-0"

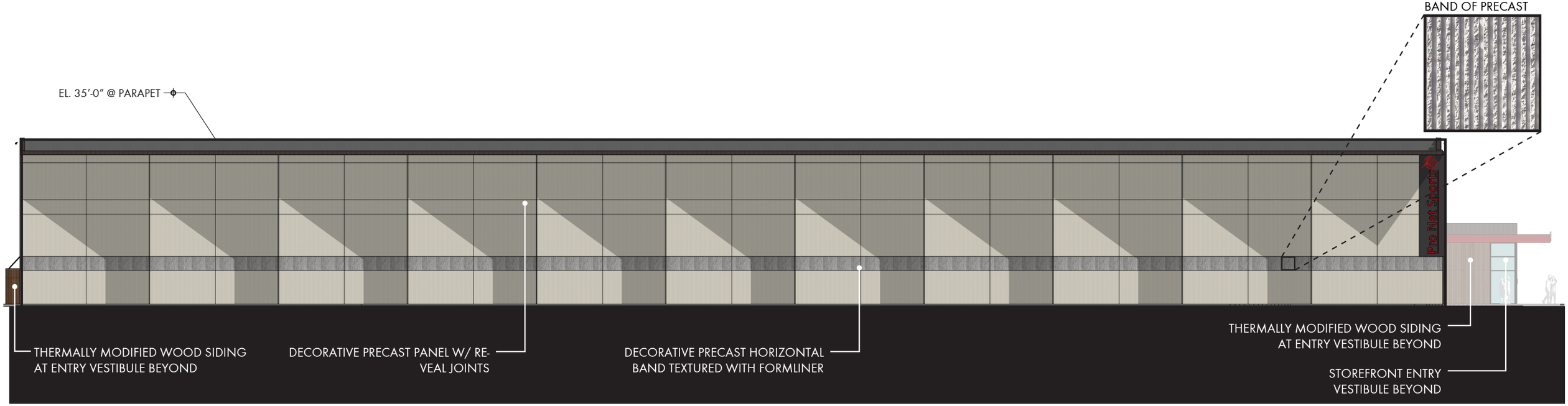
BUILDING ELEVATIONS

STUDIO AXIS



EAST ELEVATION
SCALE: 1" = 20'-0"

ENLARGED FORM LINER TEXTURE AT HORIZONTAL BAND OF PRECAST



WEST ELEVATION
SCALE: 1" = 20'-0"

BUILDING ELEVATIONS

STUDIO AXIS