



Fletcher Place Arts & Books
642 Virginia Ave.
Indianapolis, Indiana 46203

Fletcher Place Neighborhood Association
Monthly Meeting Minutes
October 9, 2012
Tuesday, 7:00 pm

Attendees: (35)

Ginger Biddinger	Jim Lingenfelter	Chuck Schafer
Glenn Blackwood	Judy Litsey	Matt Schiffer
Georgia Cravey	Amber Mason	Josh Stevens
Jim Dewes	Mike McCormick	Kristin Stevens
Doug Dilling	Jeff Miller	Eric Strickland
David Edy	John Moore	Kara Strickland
Vanessa Flora	Jackie Patterson	Deb Tate
Gregory Garrett	Tom Peacock	Greg Townsend
Terry George	Larry & Rhonda Peffer	Bryan Truex
Susan Guba	Janet Ramsey	Adam Weiner
Keith Holdsworth	Ron & Sylvia Reichel	Craig Von Deylen,
Beth Lindsey	Paul Romer	

Guests: (3)

Tony Brown, Scott Keller, Nick Surak,

Greg Townsend called the meeting to order at 7:00 pm.
Introductions and Welcoming of New Attendees
Last meeting minutes approved.

Special Guests

Police Update *Officer Tony Brown, (317) 327-6515, Tony.Brown@indy.gov.*
No Update.

Mayor's Neighborhood Liaison *Lisa Laflin, (317) 327-5595, cell (317) 452-0316*
Lisa.Laflin@indy.gov

Lisa has community office hours every week at SECS Youth center 924 Shelby:
August - December, Wednesdays: 1 - 4 pm.
No update.

City Council/District 19 Update *Councilor Jeff Miller, Jeff030167@indy.rr.com.*
No Update



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IHPC COA / Code Compliance/ Zoning Fletcher Place Land Use Committee

460 Virginia Avenue

Nick Surak

<http://www.englewoodgroup.com/index.php>

At the August FPNA Meeting, representative from The Englewood Group presented schematics illustrating plans for the current Shirley Engraving site. Nick Surak handed out background information and discussed guidelines for tax credits and tenant income.

The Englewood Development, Mixed Use Project will feature two stories of residential housing and one story of commercial space (all below 35 feet high). The proposed residential property will include 50 units, 30 one-bedroom and 20 two-bedroom apartments. Village Management will manage the property. Off-Street parking provided, anticipated 95 spaces, both at grade and one level below within an underground parking garage.

Englewood has filed for a straight C3C with no variances or commitments.

Keith Holdsworth, FP Land Use committee chairman, presented the committee's recommendation to approve the C-3C with a commitment to exclude a check-cashing outlet, auditorium or assembly hall from the list of allowed uses.

The FPNA membership voted in favor of the committee's suggestion.

For a complete list of the C-3C (Commercial zoning ordinance, corridor commercial district) permitted uses, please see pages 21-23 of

<http://www.indy.gov/eGov/City/DMD/Planning/Zoning/PDF/Current%20Zoning%20Ordinances/CZO-Sec203-207.pdf>

Englewood Development has under contract the former Shirley Engraving property at 460 Virginia Ave., where it plans up to 50 apartments, about 5,000 square feet of retail space and an underground parking garage.

Englewood will apply to the state this fall for tax credits for the Virginia Avenue project. If it gets those credits, which will be awarded early next year, the project would start later in the year and open in 2014. Two historic buildings on the site will be preserved and incorporated into the project. A low-slung block building that dates to the 1960s will be demolished. Surak said it's too early to estimate the project cost.

Englewood has developed and manages more than 2,800 rental units in Indiana, Illinois and Arizona. It manages another 1,100 units that it developed in partnership with various not-for-profit agencies.

The company initially focused its activity in rural areas, but as the federal affordable housing tax credit program has grown Englewood has shifted its focus to urban areas.

To date, the company's only Indianapolis property is the 49-unit College Park Apartments, completed in 1987.

-IBJ, September 11, 2012

<http://www.ibj.com/virginia-avenue-attracts-yet-another-project/PARAMS/article/36584>



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In order to qualify for the Section 42, Low Income Housing Tax Credit (LIHTC), tenants must earn \$28,000 (60% of the area median gross annual salary) or less. However, after an applicant has met the qualifications to apartment, the tenant can continue to lease even if the renter's salary increases above \$28,000.

Update

Nick Surak returned to represent the Englewood Group.

The Indianapolis Historic Preservation Commission (IHPC) will hold an administrative hearing on November 7th. Anticipate notification of approval in February.

The meeting attendees raised questions and expressed concerns with the project's zoning and potential variances including:

1. Fit into the historic fabric of the neighborhood
2. Lack of detail in the site plan schematics
3. Parking
4. Set backs
5. Building height and windows
6. Unit density (apartments/acre)
7. Trash enclosures
8. Use of side yards
9. Proposed signage and limitations
10. Neighborhood's lack of input into the property's development if the zoning request is granted.

A motion was made to rescind FPNA support of C3C zoning and reconsider due to the insufficient detail in the site plans and improper notice to the entire FPNA neighborhood of a zoning discussion before the last meeting. The motion passed unanimously.

Subsequent discussion included alternative zoning and commercial uses, such as CBDS. (C3C would allow the developer to build out 100% residential.) A motion was made to approve C3C variance with previous restrictions (auditorium and check cashing) and maximum density of 49 units/acre. (City median density) A second motion was made with an amendment limiting density to 33 units / acre. The first motion passed 23 – 1. The second motion (with amendment) did not pass.

Greg will inform Nick that FPNA has voted to rescind the initial letter of support. We will draft a second letter adding the stipulation of a maximum density of 49 units/acre.



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University of Indianapolis Nursing Students Paper Drive *Ashley Tomasello*

Vicky Ritter, senior nursing student, spoke on behalf of the University of Indianapolis bachelor's nursing degree program students.

As part of a class project, the University of Indianapolis senior nursing students in partnership with the Southeast Community Services Center will accept donations through a paper products drive.

Mike McCormick made a motion and the FPNA membership approved funding a \$200 (cash) donation. We invited the nursing students back to accept paper product donations at next month's meeting.

State Representative, District 100 Candidate

Scott Keller

Scott Keller, candidate for State Representative, District 100, provided handouts on his qualifications and goals as a legislator. Scott's service to Indianapolis and our community includes attending neighborhood meetings in his District to familiarize himself with our concerns and issues, serving on the Board of Directors for Indianapolis Downtown, Inc. (IDI), on the Metropolitan Development Commission (MDC) as a Commissioner, representing Council District 16 on the City-County Council and on the Steering Committee of the Greater Indianapolis Neighborhood Initiative (GINI). Scott has a plan to address the abandoned housing crisis.

Committee Reports

Finance

Mike McCormick

Mike McCormick. The balance sheet includes expenses incurred for membership mailings and the annual September picnic and income from membership dues.

Mike presented the General Ledger through today's date. New debits included Picnic expenses and advertising. New income included additional membership dues received.

Jeff noted that the association continues to maintain a business account for the Merchant Association that folded.



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Cultural Trail

Mark Zwoyer MZwoyer@rwa.com

Armstrong Construction, e-mailing periodic ICT Southeast Corridor Updates.

Update

Volunteers installed the Calvin Fletcher and the USCT 28th Regiment Markers on our leg of the Cultural Trail.

Repair underway for a ruptured steam line supplying the Lilly Downtown Campus at the corner of East and South Streets.

Dugout patrons have driven over the newly installed ICT sidewalk in order to park.

Social

Vanessa Flora

Halloween Party!

Vanessa will host a Halloween Party, October 28th, at Fletcher Place Arts & Books. Welcome volunteers and all parents with children. You can drop off donations, crafts or candy at Calvin Fletcher's Coffee shop.

Newspaper

Ronda Peffer

The Parchment could use one more writer.

Greg enlisted additional volunteers to help with delivery and ensure the entire neighborhood receives the *Urban Times* each month.

Membership

Byron Robinson

No Update.

Old Business

New Business

Trusted Mentors invites you to attend the St. Vincent Poverty Experience, a simulation that offers participants insight into the challenges and barriers individuals and families living in poverty face. Saturday, November 3, 2012 at Immanuel Church of Christ, 402 Prospect Street, Indianapolis, Indiana 46225.

Meeting Adjourned at 8:56 pm.