METROPOLITAN DEVELOPMENT COMMISSION
REGIONAL CENTER HEARING EXAMINER

1826 CONFERENCE ROOM
18TH FLOOR CITY-COUNTY BUILDING
10:00 A.M.

STAFF REPORTS FOR APRIL 14, 2016

These reports do not in any way commit the Regional Center Hearing Examiner to approve or disapprove any petition filed before it.

Any decision of the Regional Center Hearing Examiner may be appealed to the full Metropolitan Development Commission, subject to deadlines prescribed by the Metropolitan Development Commission, rules of procedure. Please contact the Current Planning staff, 327-5155, within the first or second day after the hearing, to determine the appropriate appeal procedures.

PETITION NO.	PETITION ADDRESS AND LOCATION	PAGE
NEW PETITION:		
2016-REG-026	16 EAST HENRY STREET CENTER TOWNSHIP, CCD #16	2

STAFF REPORT

REGIONAL CENTER HEARING EXAMINER - HIGH IMPACT CASE

Case Number	2016-REG-026
Address (approx.)	16 East Henry Street
Location	Center Township, Councilmanic District # 16
Petitioner	Shawn Cannon
Zoning	CBD-2 (RC)
Request	Regional Center Approval to provide for a hotel, with retail space and a parking garage.

GENERAL INFORMATION

Existing Zoning	CBD-2 (RC)	
Existing Land Use	Surface parking lot	
Urban Design Guidelines District Typology	Village Mixed-use	
Regional Center Plan	Medium-density mixed-use development	
Surrounding Context	**Zoning**	**Land Use**
North:	CBD-2 (RC)	Surface parking lot
South:	CBD-2 (RC)	Commercial retail
East:	CBD-2 (RC)	Fast food restaurants
West:	CBD-2 (RC)	Office
Thoroughfare Plan		
South Street	Primary arterial	90-foot existing and proposed
Madison Avenue	Primary arterial	75-foot existing and proposed
Site Plan – Submittal Date	March 24, 2016	
Elevation– Submittal Date	March 10, 2016	
Hearing Date	April 14, 2016	

DETAILED SUMMARY OF REQUEST

The subject site is currently a surface parking lot and substantially under-developed. This request would provide for a proposed mixed-use development, consisting of a four-story hotel on top of a four-story parking garage, with retail space along South Street. Hotel guests and visitors would access the hotel and parking facility from South Street. The hotel lobby would be located on the fifth floor of the structure. A second vehicle access would be available along Madison Avenue. The proposed retail space would be located at the northwest corner of the first floor and run eastward, along South Street, to the garage entrance. There would be approximately 6,000 square feet of retail space.

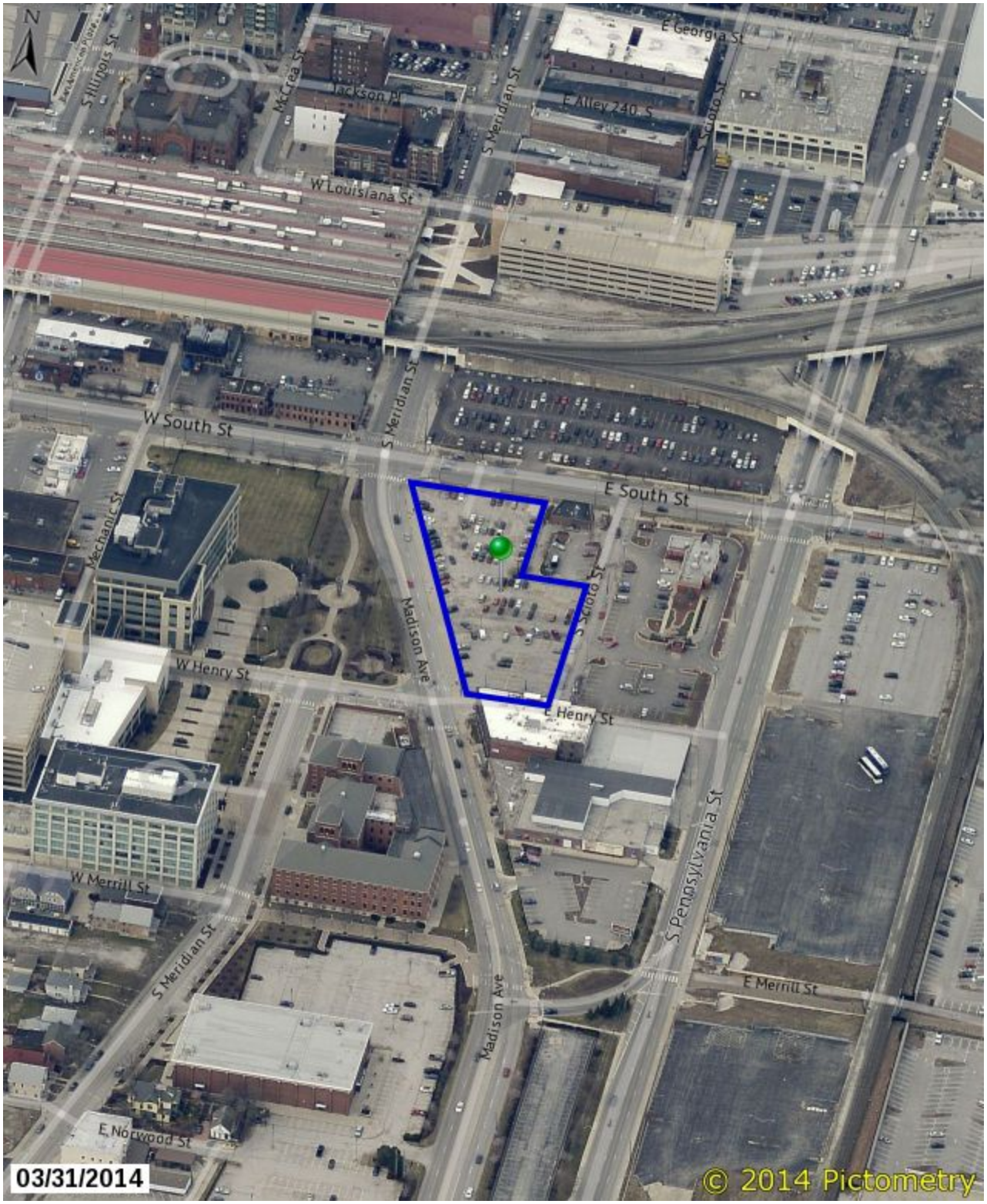
The parking garage spaces would be arranged as follows: first floor, 68 spaces; second floor, third floor and fourth floor: 99 spaces on each floor, for a total of 366 spaces. The hotel rooms would be arranged as follows: fifth floor, 26 rooms; sixth floor, seventh floor and eighth floor: 42 rooms on each floor, for a total of 152 rooms.

Amenities for hotel guests include a swimming pool and lounge on a proposed outdoor deck on the fifth floor of the structure.

Building materials would be a mix of brick veneer, with cast stone accent, storefront windows, metal panels, concrete, metal screening, and EIFS (exterior insulating and finishing system).

JY *******

Aerial of site and area - 2016-REG-026



Oblique view of site and surrounding area – 2016-REG-026

APPLICABLE DISTRICT TYPOLOGY

Village Mixed-Use (VMU)

The Village Mixed- Use typology occurs on commercial corridors with mixed-use development. Building ground floors are primarily retail shops, with a possibility of specialized uses such as arts, entertainment venues, inns and some higher-density residential development. The environment is pedestrian in nature with links to transit. Retail shops are supported primarily by the surrounding neighborhood. Massachusetts Avenue is an example of this typology.

APPLICABLE GUIDELINES

URBAN STRUCTURE (US) GUIDELINES

Urban Structure Guidelines relate to large-scale urban design components like viewsheds, landmarks, public spaces and historic resources. Guidelines also relate to historic and current plans for the Downtown area.

REQ = Required guideline; ADV = Recommended (Advised) guideline; INFO = Informational; NA = Guideline does not apply.

US1.1 - Consistency with Adopted Plans		The Regional Center Zoning Ordinance is the legal basis for the review of development activities in the Regional Center, and the Indianapolis Regional Center Plan 2020 is the legal articulation of the plan components, goals, and standards for the area. The specific guidelines contained in this document are directly related to the implementation of the Indianapolis Regional Center Plan 2020 adopted by the Metropolitan Development Commission. The Indianapolis Regional Center Plan 2020 document contains proposed land use, proposed housing development, pedestrian and bicycle routes, land use framework and other relevant information.	APPRAISAL
	REQ	*US 1.1.1 – Proposals subject to Regional Center review shall be consistent with the following adopted plans, where applicable:* • *Indianapolis Regional Center Plan 2020* • *Sixteenth to Thirthieth Street Meridian Street Corridor Land Use Plan* • *Subarea Plans* • *Redevelopment Area Plans* • *Marion County Thoroughfare Plan* • *Indianapolis Regional Pedestrian Plan* • *Indianapolis Metropolitan Planning Area Multi-Modal Corridor and Public Space Design Guidelines* • *Indianapolis Marion County Park, Recreation and Open Space Plan*	**Satisfied**
US1.2 - Boundaries & Edges		The mixed-use nature of the Regional Center sometimes produces incompatible land use neighbors, and the incompatible elements should be minimized. Frontage streets and landscaped corridors also function as buffers, boundaries and edges.	APPRAISAL
	ADV	*US 1.2.1 – Buffers consisting of berms, evergreens and/or walls should be constructed in cases where the Indianapolis Regional Center Plan 2020 land use plan indicates residential development or campus development adjacent to industrial development, railroads or Interstates and as the right-of-way or site permits.*	Not Applicable
	REQ	*US 1.2.2 – High- or medium-density development adjacent to, or near to, low-density residential development (6 to 15 Units/Acre and/or 16 to 27 Units/Acre) is to be designed to minimize traffic congestion on local streets, noise, glare and other negative impacts.*	**Satisfied**
	REQ	*US 1.2.3 – In areas undergoing transformation in land use (such as from industrial to residential), new development should consider the character and impact of existing development. New development should consider mitigating the impacts of existing noise, traffic, service access and other undesirable conditions.*	**See Summary**

US1.3 - Viewsheds, Vistas & Landmarks		*Views of landmark buildings, monuments and plazas and of the downtown skyline are public assets that should be protected. Views of the Soldiers and Sailors Monument, the Capitol Building, the World War Memorial Plaza and the Public Library are the top priorities considered here.* *For the purposes of these guidelines protected viewsheds are: (1) Meridian Street from Washington Street to Fall Creek, (2) Market Street from New Jersey Street to Capitol Avenue, (3) Capitol Avenue from Washington Street to Ohio Street, (4) Pennsylvania Street from Ohio Street to St. Joseph Street and (5) Monument Circle.*	APPRAISAL
	REQ	*US 1.3.1 – Protected viewsheds shall not be obstructed by signs, canopies, awnings, bus shelters, pedestrian bridges, banners, utilities or traffic control signs. A maximum projection of four feet from the property line with a minimum Clear Height Zone of nine feet is not considered to be a visual obstruction.*	**Satisfied**
	REQ	*US 1.3.2 – Only deciduous trees are permitted to be planted in the public sphere (right-of-way) or adjacent to the Pedestrian Way.*	None proposed
	REQ	*US 1.3.3 – Hotels located along protected viewsheds are to develop any covered vehicle "drop off and pick up" areas on side streets. Hotel pedestrian entrance canopies may be permitted along a viewshed because the hotels provide 24/7 sidewalk activity and access. Design must minimize view obstruction, have no side "curtains," and be of high quality, durable materials. No pull through drop-off permitted along a protected viewshed. Curbside designated areas are permitted if curbside parking restrictions are compatible.*	**Satisfied**
US1.4 - Gateways		*Gateways create a sense of arrival at a place. They can be (1) transitional corridors such as the West Washington Street corridor adjacent to the Zoo linking the downtown and the west side neighborhoods, (2) a physical element marking a point of transition between districts, such as the Interstate underpasses approaching the downtown or (3) the sequence of views leading to a destination, such as views of the downtown skyline starting at 121st Street when southbound on North Meridian Street.*	APPRAISAL
	REQ	*US 1.4.1 – Existing physical elements in the public sphere, such as bridges and underpasses, are to be designed to be safe for pedestrians, bicycles and vehicles.*	Not Applicable
	ADV	*US 1.4.2 – The design of bridges, underpasses and other gateways should incorporate unique lighting, painting, graphics and materials.*	Not Applicable
	ADV	*US 1.4.3 – All gateway projects that are proposed by "grassroots" initiatives will be reviewed for contextual relationships, durability and cultural relevance to the area.*	Not Applicable
US1.5 - Public Art		*Art should be an integral part of infrastructure improvements and new construction. Interactive art, fountains, paving, landscaping, graphics, lighting and sculpture can communicate our culture's values and create a more vital environment. Art (for the purposes of these guidelines) is defined as original works created by an individual or team that is experienced in their discipline. The following disciplines are included as having the potential for producing original creative works:* *(1) Artists - visual arts, performing arts and literary arts,* *(2) Craftsmen - glass, metal, weaving, quilting, pottery, etc., or* *(3) Design professionals - architecture, landscapes, interiors, engineers, etc.* *In general, art is a creative expression by an individual or design team that also ultimately controls the aesthetic outcome.*	APPRAISAL
	ADV	*US 1.5.1 – Support for the arts is recommended to be integrated into the design of every new public and new commercial project with a floor area over 50,000 square feet in size or having a construction cost of over $1,000,000.*	None proposed
	ADV	*US 1.5.2 – Public Art is recommended to be integrated with all new public institution and government construction projects greater than $1,000,000 in value. Public Art is art that is located on public property and/or integrated with public construction projects. Public Art can include all forms of original works of art, exterior or interior, which are accessible to the public during normal hours of operation.*	None proposed

	REQ	*US 1.5.3 – All permanent installations of art located in the Public Sphere or Quasi-Public Sphere shall be constructed of durable materials, not interfere with public safety, and be free of advertising. The installation shall provide access for as many individuals as possible (the provision of access for the mobility, hearing and vision impaired is encouraged), consider public safety and liability issues; consider vehicular and pedestrian traffic patterns; consider the relationship to architectural and natural features, landscape design, environmental impact, and future plans for the area. Petitioners are encouraged to develop a long-term maintenance program for all permanent installations.*	None proposed
	REQ	*US 1.5.4 – All temporary installations of art shall not interfere with public safety and be free of advertising. Petitioners are encouraged to develop a long-term maintenance program for any such installation that uses recurring temporary or non-durable elements (such as flags or banners).*	None proposed
	ADV	*US 1.5.5 – Large scale installations of landscaping (environmental art), urban graphics or art consisting of dispersed components are encouraged. Projects will be reviewed for compatibility with these guidelines.*	None proposed
US1.6 - Festivals, Ceremonies & Parades		*The Regional Center contains many of the primary festival and celebration spaces in the Central Indiana region, including World War Memorial Plaza, Military Park, Monument Circle, the City Market, White River State Park and the Central Canal Corridor.*	APPRAISAL
	NA	*US 1.6.1 – Projects over 150,000 square feet in size should consider developing space for receptions, special events and related activities. The space can be located in the Public, Quasi-public or Private built environment sphere. Ensure that all areas are ADA Accessible.*	Not applicable
	REQ	*US 1.6.2 – Ensure that the responsibility for maintenance of all improvements located in the quasi-public sphere or public sphere is established.*	**Satisfied**
US2.1 - Historic Districts		*The Regional Center has many of the most historic resources in the Central Indiana region, and these should be preserved and reinforced. Development in a National Register or locally protected historic district should be contextually sensitive.*	APPRAISAL
	REQ	*US 2.1.1– In historic districts designated by the National Register of Historic Places (NRHP) that are not designated by the IHPC, new development shall be contextually sensitive to the district. The Infill Housing Guidelines will be used in reviewing single-family proposals in these districts.*	Not Applicable – not near an NRHP historic district
US2.2 - Individual Historic Resources		*The Regional Center has many of the most historic resources in the Central Indiana region, and these should be preserved and reinforced. Reusing and preserving older buildings provides a unique frame for new development, reinforces our sense of place, and environmental concern for recycling.*	APPRAISAL
	REQ	*US 2.2.1 – Changes to the exterior of historic resources shall be reviewed for negative effect to the historic character of the building. [See the Guidelines for the General Principles for Historic Preservation.]*	Not Applicable – not near an NRHP historic district
	REQ	*US 2.2.2 – All proposed development which is located on a site that is intersected by a 200 foot buffer around an historic site, as determined to be historic under Guideline US 2.2.1, are to be reviewed for contextual sensitivity. The potential for the reinforcement of exterior space (corridors, plazas, and historic sites), the incorporation and allusion to details in the existing environment, the use of contextual colors and materials, the reinforcing of landscape precedents, the contribution to the social environment and the design response to seasonal change and the day-night cycle will be considered in the design review. This is not meant to restrict creativity, but rather to encourage development that does not destroy or damage those surrounding characteristics that are important and positive. At one end of the spectrum, this may result in new design that is highly reflective of the surrounding built environment, at the other end, it may result in new design that contrasts, but complements the surrounding built environment. In either case, or all cases in between, new design should make a conscious effort to relate in some meaningful way to its surroundings. Where the immediately surrounding built environment is weak or conflicts with the goals of the Regional Center guidelines, one should look beyond the immediate surroundings for context.*	Not Applicable – not within 200 feet of a NRHP historic site. Emmerich Manual Training High School (1895) is approximately 300 feet to the south
US2.3 - "Mile Square" Plan		*Indianapolis is a planned city, platted by Alexander Ralston in 1821. This historic plan is highly unique and should be preserved.*	APPRAISAL

	REQ	*US 2.3.1 – New development is to be designed to reinforce the original Ralston "Mile Square" Plan. Original rights-of-way are to be retained or restored to preserve the historic character of the "Mile Square."*	Not Applicable – outside Mile Square
	ADV	*US 2.3.2 – Development of the triangular sites on the diagonal avenues should reflect the site configuration.*	**Satisfied**
US3.1 - Demolition		*Demolitions are necessary for the evolution of the urban environment. Buildings that are functionally obsolete, unsafe or economically obsolete can negatively affect the potential for orderly transition in growth areas. Demolitions must be done in a manner that is supportive of proposed land use, environmental goals, conservation goals and does not significantly impact the community's cultural heritage preserved in historic buildings. A demolition should be pursued only out of necessity and not simply out of convenience.*	APPRAISAL
	REQ	*US 3.1.1 – Demolition requests shall receive Regional Center Approval prior to issuing a permit. Demolition requests will be reviewed (1) to determine if the structure is in a Redevelopment District or a special economic development district and might be eligible for incentives, (2) to determine if the proposed reuse of the site is consistent with the Indianapolis Regional Center Plan 2020 and/or Redevelopment Plans and (3) to determine if the property is historic (as defined in US2.2.1) so that interested parties may solicit development alternatives.*	**Site is undeveloped**

SITE CONFIGURATION (SC) GUIDELINES

Site Configuration Guidelines relate to site use, layout and orientation. They guide building uses and orientation, relationships to adjacent development and corridors and the relationship of site components such as open space, parking, access, service delivery and site security.

REQ = Required guideline; ADV = Recommended (Advised) guideline; INFO = Informational; NA = Guideline does not apply.

SC1.1 - Regional Center Plan 2020		The Indianapolis Regional Center Plan 2020 is the guiding document for land use changes in the Regional Center. As part of the Comprehensive Plan for Marion County, it helps to assure orderly development, protect property values and to promote the regional welfare of the city. Development in the Sixteenth to Thirtieth Street Meridian Street Corridor is also subject to Regional Center Zoning review. The Sixteenth to Thirtieth Street Meridian Street Corridor Land Use Plan is adopted as a segment of the Comprehensive Plan and is to be used to guide development in that area.	APPRAISAL
	REQ	*SC 1.1.1 – Changes in a site's land use shall be evaluated relative to its primary zoning classification and the recommendations of the Indianapolis Regional Center Plan 2020 or the Sixteenth to Thirtieth Street Meridian Street Corridor Land Use Plan. Changes in or deviations from a site's primary zoning shall be as recommended in the Indianapolis Regional Center Plan 2020 or the Sixteenth to Thirtieth Street Meridian Street Corridor Land Use Plan.*	**Satisfied**
SC1.2 - Mixed-Use Development		The Regional Center is a dynamic urban environment where live, work and play space is intimately related. Buildings should be mixed-use in character to reinforce this environment and to spread economic viability over several categories of markets.	APPRAISAL
	REQ	*SC 1.2.1 – New development and changes in use in areas proposed as High-Density Mixed-Use, Medium-Density Mixed-Use, and Research Community Mixed-Use in the Indianapolis Regional Center Plan 2020 are to have multiple uses in each building or multiple uses controlled by a single development entity. In buildings that are designed primarily for a single use, such as garages or office buildings, highly active grade level uses such as retail, restaurants, cafeterias, lobbies, security and other similar uses will be considered as mixed-use.*	**Satisfied**
SC1.3 - Grade Level Use		Pedestrian activity is encouraged in the Regional Center, and this activity is encouraged both by the presence of pedestrian facilities like sidewalks as well as by the environment through which the pedestrian passes. An active grade level street front is encouraged.	APPRAISAL
	REQ	*SC 1.3.1 – In areas proposed as High-Density Mixed-Use, Medium-Density Mixed-Use and Research Community Mixed-Use in the Indianapolis Regional Center Plan 2020, all grade level uses shall be designed to activate the adjacent pedestrian ways. Retail, restaurant and commercial uses are encouraged. Exhibit windows and public art may also be acceptable for areas where retail and commercial uses are not currently feasible.*	**See Summary**

	REQ	*SC 1.3.2 – Some or all activity areas of corporate, educational and institutional buildings should be highly visible and located at the grade level. Examples of such activity areas include food services, show rooms, meeting rooms, security offices, exercise rooms and other support functions. Special uses, such as places of worship, court buildings and sports arenas are exempt from this guideline.*	Not applicable - Hotel / retail use
SC1.4 - Outdoor Living Space		The Regional Center has substantial public greenspace, but the value of land and the density of development effectively reduces or eliminates private greenspace. The opportunity for residents to access outdoor space also increases the amount of social interaction, their visual surveillance and their sense of ownership.	APPRAISAL
	REQ	*SC 1.4.1 – New residential development including conversions of existing buildings with more than ten units shall provide 32 square feet of usable outdoor, tenant/owner accessible, plaza space per unit. This area should be designed for active use by residents, and may be associated with outdoor common areas associated with the entry, in a rooftop zone, adjacent to a pedestrian way or adjacent to a parking zone. It shall contain benches, paving, screening, lighting and landscaping. This requirement may be waived if public park, trail or plaza space is within 400 feet (linear along the public sidewalk or pedestrian way) of the primary entrance or if private patios, porches and/or balconies provide at least 32 square feet of usable space for each unit. This requirement will not be applicable to a project that involves the conversion or reuse of an existing building when conditions prevent implementation.*	Not applicable - Hotel / retail use
SC2.1 - Environmental Site Context		Many sites in the Regional Center have location specific characteristics that may require unique design accommodation. Adjacency to streams, levees or greenways, locations in Wellfield Protection or Airspace Zoning Districts, and changes in the grade level all require special consideration.	APPRAISAL
	REQ	*SC 2.1.1 – The design, character, grade, location, and orientation of all uses is to be appropriate for the uses proposed, logically related to existing and proposed topology, and other conditions.*	**Satisfied**
	REQ	*SC 2.1.2 – Development adjacent to a public waterway or public greenway shall not prohibit or substantially hinder public access to such features.*	Not applicable
	INFO	*SC 2.1.3 – Development regulations established by wellfield protection districts, adjacency to waterways or flood hazards, air space districts, and other environmental regulations may require deviation from some guidelines. Petitioner is to provide documentation for any requested exemption of these guidelines because of such regulations.*	Information
SC2.2 - Site Circulation Context		The typical public right-of-way pattern in the Regional Center forms a one-tenth of a mile grid. This pattern allows flexibility in movement and access, flexibility in corridor typology and flexibility in connectivity from one site to another.	APPRAISAL
	REQ	*SC 2.2.1 – New development proposals shall not (1) in cases where public right-of-way is proposed to be vacated, isolate or reduce access to nearby sites, (2) in situations where there are multiple public street frontages, create a "back door" image by placing service or security systems exclusively on one frontage and (3) reduce the alternative routes available to accommodate traffic, service access and to provide emergency access in the vicinity of the site.*	Not applicable
	ADV	*SC 2.2.2 – Primary pedestrian access to the site is to be from the public pedestrian way. However, additional pedestrian connections are also encouraged to be made in non-public right-of-way from one site to another.*	**Satisfied**
SC2.3 - Orientation		Buildings in the Regional Center should be urban in nature and located to maintain a sense of defined urban space along a corridor.	APPRAISAL
	REQ	*SC 2.3.1 – The lower two levels of the primary facade zone of a building, is to be built to minimum height of 26 feet along the front property line(s) and is to be increased in height at a ratio of one foot vertical for each three feet horizontal if the building facade is set back from the property line. Grade level uses shall be designed to relate to the public pedestrian way and the street grid. The minimum height of 26 feet shall be exclusive of sloped roof forms.*	**Satisfied**
	ADV	*SC 2.3.2 – Levels above the second floor (or above a height of 26 feet) may be oriented to relate to views, daylight, and/or energy conservation.*	**Satisfied**

	REQ	*SC 2.3.3 – In all areas with recommended land use of Residential 6-15 units per acre, buildings shall be set back consistent with the "established setback" of adjacent buildings. Major structures related to parks, plazas, monuments, churchyards and other formal, site-related elements shall not be construed to establish setback requirements.*	Not Applicable – recommended for medium density mixed-used development
	REQ	*SC 2.3.4 – In areas where High-Density Mixed-Use, Medium-Density Mixed-Use, and Research Community Mixed-Use land use are proposed by the Indianapolis Regional Center Plan 2020, and when the existing right-of-way is a minimum of 90 feet, buildings, shall a be a minimum of 26 feet in height and shall be built to the property line on all sides abutting public streets. All streets in the Mile Square have 90 foot or greater rights-of-way. Along all primary and secondary arterial street corridors (as listed in the Official Thoroughfare Plan) with a right-of-way less than 90 feet, buildings shall be a minimum of 26 feet in height and shall be built to a line that is 45 feet from the centerline of the street, on all sides abutting public streets. The additional setback in these locations will enable the provision of bus shelters, deliveries, improved sidewalks, landscaping, improved vehicular circulation, curbside drop-off/pick-up and/or other assets. The following local/collector streets are to be treated as arterial streets:* *(1) North Alabama Street from St. Clair Street to North Street,* *(2) North Belmont Avenue from White River Parkway West Drive to West 10th Street,* *(3) Fletcher Avenue from Calvary Street to South Shelby Street,* *(4) Ft. Wayne Avenue from East 10th Street to Alabama Street,* *(5) West Merrill Street from Kentucky Avenue to South Missouri Street,* *(6) North Pershing Avenue continuation of White River Parkway West Drive to West 16th Street,* *(7) Riverside Drive East from Waterway Boulevard to West 16th Street,* *(8) St. Clair Street from Indiana Avenue to Ft. Wayne Avenue,* *(9) Waterway Boulevard from Indiana Avenue to Riverside Drive East,* *(10) White River Parkway West Drive from West Michigan Street to North Pershing Avenue, and* *(11) Milburn Street from Indiana Avenue to West 16th Street.*	**Satisfied**
	ADV	*SC 2.3.5 – Entry plazas, colonnades, programmed outdoor space and sidewalk circulation related development may be permissible in establishing the build-to line referenced in SC 2.3.1 and SC 3.2.4.*	**Satisfied**
SC2.4 - Site Utilization, Maintenance & Safety		The urban environment is a mix of public, quasi-public, and private uses and users, and sites should be designed to improve utilization, maintenance and safety.	APPRAISAL
	REQ	*SC 2.4.1 – Sites shall be designed to clearly define proposed site utilization and treated accordingly. The private sphere (tenant/owner private space) may be secured and/or treated as quasi-public space. Guest and visitor quasi-public space is to be supervised, lighted, landscaped and clearly marked. Publicly accessible space in the quasi-public sphere is to be treated compatibly with the street and pedestrian way treatment. When establishing any quasi-public sphere zone, ensure that the ownership/maintenance of that zone is arranged prior to opening up such a space to the public.*	None proposed
	REQ	*SC 2.4.2 – Portions of the site which are "leftover" such as: (1) weed lines in the space between the fence and the alley, (2) spaces between closely adjoining buildings, (3) offsets and notches at the base of the building and (4) emergency egress and loading areas, shall be designed to require low maintenance.*	**Satisfied**
	REQ	*SC 2.4.3 – Each public right-of-way frontage with secured fenced or walled areas shall have at least one access gate per frontage to encourage owner maintenance and litter removal.*	None proposed
SC2.5 - Adaptability		Buildings inevitably undergo change as economic conditions change. Buildings should be designed from the beginning to maximize their adaptability to different configurations and uses. Buildings that are difficult to adapt often fall into blight and have negative impacts on surrounding properties.	APPRAISAL

	REQ	*SC 2.5.1 – New development that has "zero lot line" side yards abutting existing development is to be designed so that floor heights align on as many floors as possible. At a minimum, the grade level and one additional level must be aligned with adjoining buildings.*	**Satisfied**
	ADV	*SC 2.5.2 – Commercial and institutional buildings should be designed to accommodate change associated with new technologies, future needs of owners and potential reuse.*	**Satisfied**
	REQ	*SC 2.5.3 – All new development, including parking structures, in areas identified by the Indianapolis Regional Center Plan 2020 as High-Density Mixed-Use, Medium-Density Mixed-Use, and Research Community Mixed-Use, shall be designed and constructed with provisions for active grade level uses adjacent to pedestrian ways.*	**See Summary**
SC2.6 - Building Access		As the center of the Central Indiana region and a destination for visitors from all over, the Regional Center built environment must enhance wayfinding.	APPRAISAL
	REQ	*SC 2.6.1 – The primary pedestrian access to a building should be easily identifiable and directly from the public pedestrian way. In no case shall primary access across a parking zone be permitted. In situations where the primary pedestrian access to a building is not directly on the public pedestrian way, landscaped pedestrian corridors or plazas shall link entrances directly to the primary pedestrian way serving the use.*	**See Summary**
SC3.1 - Zoning Required Parking		Each Primary Zoning classification sets forth requirements for parking. However, in the Regional Center, policies to diminish the amount of land devoted to the automobile and to encourage multi-modal transportation should be employed. Parking shall be provided as specified in the primary zoning ordinance. On-street parking, shared parking and commercial parking availability may be considered in granting variances. Existing parking located on the same parcel as new development shall be upgraded to meet all development standards and these Guidelines when there is a greater than 15 percent change in the number of parking spaces. Existing parking that will serve the new development and that is located on other parcels that are unaffected by the new development will not require Regional Center Approval.	APPRAISAL
	ADV	*SC 3.1.1 – Surface parking lots are discouraged. Site related constraints that result from existing building configurations and/or that relate to small unbuildable parcels and/or that are 20 or less parking spaces in size will be taken into consideration in the review of proposed surface parking. Surface parking that is proposed as part of a master plan to achieve ultimate density recommendations will be permitted.*	**Satisfied (a small existing surface parking lot to the south would remain)**
	ADV	*SC 3.1.2 – Parking structures are encouraged in order to increase the density of Regional Center uses.*	**Satisfied**
	INFO	*SC 3.1.3 – In order to support growth in the use of mass transit and to increase density, development located in the CBD 1 or CBD 2 Zoning Districts and also located in the Mile Square, and all development located in the CBD 3 Zoning District is not required to provide parking.*	Information
SC3.2 - Surface Parking		Each Primary Zoning classification sets forth requirements for parking. However, in the Regional Center, policies to diminish the amount of land devoted to the automobile and to encourage multi-modal transportation should be employed. Parking shall be provided as specified in the primary zoning ordinance. On-street parking, shared parking and commercial parking availability may be considered in granting variances. Existing parking located on the same parcel as new development shall be upgraded to meet all development standards and these Guidelines when there is a greater than 15 percent change in the number of parking spaces. Existing parking that will serve the new development and that is located on other parcels that are unaffected by the new development will not require Regional Center Approval.	APPRAISAL
	ADV	*SC 3.2.1 – Surface parking lots are discouraged. Site related constraints that result from existing building configurations and/or that relate to small unbuildable parcels and that are 20 or less parking spaces in size will be taken into consideration in the review of proposed surface parking. Surface parking that is proposed as part of a master plan to achieve ultimate density recommendations will be permitted.*	**Satisfied (a small, existing surface parking lot, on the south portion of the lot, would remain)**

	REQ	*SC 3.2.2 – New or substantially reconstructed surface parking areas shall be designed considering visibility and safety. They shall also be screened permeably from public rights-of-way and pedestrian ways.*	Not Applicable
	REQ	*SC 3.2.3 – When surface parking is provided with new construction locate the parking area to the rear or to the side to allow the building facade to front the pedestrian way.*	**Satisfied (a small, existing surface parking lot, on the south portion of the lot, would remain)**
	REQ	*SC 3.2.4 – Provide accessible walkways for pedestrians from the parking lot area connecting to the public pedestrian way.*	**Satisfied**
	ADV	*SC 3.2.5 – Design parking areas to facilitate back-in parking to improve driver vision and safety.*	**Satisfied**
	ADV	*SC 3.2.6 – Provide bio-swales at regular intervals to reduce the heat island effect and improve storm water management as well as provide places for snow storage during the winter.*	None proposed
SC3.3 - Parking Structures		The density of the Regional Center necessitates the use of parking structures. Such structures should, however, be treated as buildings that contribute to the surrounding area and not simply utilitarian structures.	APPRAISAL
	REQ	*SC 3.3.1 – All structured parking fronting on public pedestrian ways shall have the grade level designed to accommodate active uses that generate pedestrian activity, such as retail shops, restaurants, business services and offices.*	**See Summary**
	REQ	*SC 3.3.2 – Generally the exterior facade of garages visible from the public right-of-way shall be designed to reflect a dominant rectilinear pattern. Exposed sloped ramps often conflict contextually. If sloped parking decks are desired, they should be placed behind a rectilinear pattern facade.*	**See Summary**
	REQ	*SC 3.3.3 – Parking structures shall have an articulated façade as if they were an active building. Complete facades with contextually-patterned openings and materials attached to the superstructure (posts and beams) are preferred. Superstructure elements (posts and beams) may form portions of the facade if they incorporate substantial decorative castings and patterns.*	**See Summary**
	ADV	*SC 3.3.4 – New parking structures serving new development should be integrated with the design of the primary building. Consistency of materials, pattern, grade level development and signage is encouraged. When existing parking structures are used to support new development they should be improved to include consistent signage, lighting, security and landscape features.*	**See Summary**
	REQ	*SC 3.3.5 – Automobiles and glare from headlights shall be screened from view from the public right-of-way.*	**Satisfied**
	REQ	*SC 3.3.6 – Exits and entrances shall be designed to minimize pedestrian conflicts. When the right-of-way permits, alley access and parking structures located in the interior of the block are encouraged.*	**Satisfied**
SC3.4 - Access to Parking		Parking must be accommodated and must be easily located. However, it must also not detract from the urban environment.	APPRAISAL
	ADV	*SC 3.4.1 – Grade level parking facing the perimeter of the block is discouraged.*	**See Summary**
	REQ	*SC 3.4.2 – Parking lot screening is required if parked vehicles are visible from a public street or pedestrian way. It shall be designed to be permeable, considering visibility and safety.*	**See Summary**
	ADV	*SC 3.4.3 – Entrances to parking areas should be designed for their intended audience. Public entrances should have a higher-profile entrance than an entrance to a restricted parking area.*	Not Applicable
	ADV	*SC 3.4.4 – When the right-of-way permits, alley access and parking in the interior of the block is encouraged.*	**Satisfied**
	REQ	*SC 3.4.5 – Commercial convenience drive-thru pick-up windows are permitted only when not located facing a public street (public right-of-way that is greater than 40 feet in width). High-density and medium-density residential development (as defined by the Indianapolis Regional Center Plan 2020) may provide convenience drop-off and pick-up improvements for residents. The improvements shall not reduce or impede pedestrian or vehicular effectiveness.*	None proposed

SC4.1 - Construction Site Control		The density of the Regional Center provides all sites with a significant public profile. Construction sites should remain clean and secure and mitigate impacts on surrounding buildings or activities. The public right-of-way shall be maintained clear and free of construction materials, debris, gravel and dust at all times unless a permit has been issued for use of such right-of-way and the construction has been appropriately secured.	APPRAISAL
	REQ	*SC 4.1.1 – Construction sites shall be fully secured. Construction fences may have creative artwork or informational material specifically about the project under construction. Chain link fencing will be allowed along a pedestrian way to secure a site during construction provided it is covered with canvas or a similar material which may display artwork or informational material specifically about the project under construction.*	**Satisfied**
	REQ	*SC 4.1.2 – All barriers and alternative pedestrian routes shall be compliant with Americans with Disabilities Act (ADA) standards.*	**Satisfied**
	REQ	*SC 4.1.3 – Protected pedestrian passageways (ADA compliant) shall be provided when a sidewalk needs to be closed for more than 72 hours because of maintenance activities or new construction. Continued use of vehicular, bicycle and pedestrian modes of transportation shall be provided for during the construction period.*	**Satisfied**
SC4.2 - Service & Delivery Access		Service access to buildings in the Regional Center should balance logistical convenience and the desire to maintain design integrity, public safety, and the pedestrian experience.	APPRAISAL
	REQ	*SC 4.2.1 – All service and delivery access shall be on site and fully screened, contained within the building, or located below grade and accessible from the alley when alleys serve the site.*	**Satisfied**
	REQ	*SC 4.2.2 – No trash dumpsters shall be placed directly adjacent to a pedestrian way.*	**Satisfied**
SC4.3 - Security Fencing, Walls & Barriers		In some circumstances security fencing and/or barriers are required for site control. Public sidewalks, alleys and other areas outside of the fence are areas where weeds and litter frequently accumulate.	APPRAISAL
	REQ	*SC 4.3.1 – Permanent security fencing shall be designed to enhance the building design.*	None proposed
	REQ	*SC 4.3.2 – No chain link fencing is to be visible from a sidewalk or pedestrian way.*	None proposed
	REQ	*SC 4.3.3 – No barbed wire or razor wire is permitted.*	None proposed
	REQ	*SC 4.3.4 – Each public right-of-way frontage with secured fenced or walled areas shall have at least one access gate per frontage to encourage owner maintenance and litter removal.*	None proposed
	REQ	*SC 4.3.5 – Vehicle security barriers or planters are to be designed into the site, and all pedestrian ways must remain Americans with Disabilities Act (ADA) accessible. New development is encouraged to use site design (such as raised steps or planting beds) in lieu of individual security barriers or planters.*	**Satisfied**

MASSING AND DENSITY (MD) GUIDELINES

Massing & Density Guidelines relate to general building form, such as building bulk and density.

REQ = Required guideline; ADV = Recommended (Advised) guideline; INFO = Informational; NA = Guideline does not apply.

MD1.1 - Massing		Viewsheds, sight lines, landmark buildings and monuments and other larger-scale urban design elements are public assets that development should enhance and protect. Also refer to CBD Zoning Ordinance "Sky Exposure Plane" requirements.	APPRAISAL
	ADV	*MD 1.1.1 – New development is to be designed to maximize sight lines to and from the development. The design should provide viewing opportunities from the building of the sidewalk, public areas, and landmarks, as well as incorporate building elements which assist in wayfinding. Balconies, rooftop gardens, courtyards, large windows, grade level visibility, glass elevators, high-rise lobbies with exterior views and public observation decks are encouraged.*	**Satisfied**
	ADV	*MD 1.1.2 – The impact of shadows, glare, and "wind tunnels" shall be considered in the design of landscaping and site improvements.*	**Satisfied**

	REQ	*MD 1.1.3 – Views of landmarks, respect for identified Viewsheds, enhanced wayfinding and enhanced pedestrian circulation are to be identified and documented with the plans submitted.*	**Satisfied**
	ADV	*MD 1.1.4 – The corners of buildings located at the intersection of two streets should be emphasized in order to create identity, take advantage of the high visibility and enhance wayfinding.*	**See Summary**
	NA	*MD 1.1.5 – New structures shall not cast shadows on the south quadrant of the upper plaza (grade plus 20 feet and 100 feet in diameter) of the Soldiers and Sailors Monument between the hours of 10:00 AM solar time and 2:00 PM solar time, from February 21 through October 21. This limitation considers the Azimuth, Altitude and the Intercept created by the 150 foot permissible height for structures located on Monument Place. During Daylight Savings Time the area is protected from 11:55 AM to 3:55 PM clock time. It shifts back one hour during Eastern Standard Time.*	Not Applicable
MD2.1 - Density		While a variety of densities are present in even the densest of cities, it is recognized that as the center of the Central Indiana region, low-density, suburban-style development is a detriment to the promotion of pedestrian activity and to the overall economic vitality of the Regional Center.	APPRAISAL
	REQ	*MD 2.1.1 – Regional Center Floor Area Ratios (RCFAR) shall be met in accordance with the following:* *High-Density Mixed-Use: 4:1 and greater;* *Medium-Density Mixed-Use: 2:1 and greater;* *Research Community: 1.5:1 and greater.* *Floor area data by level and use must be provided. In situations where development is proposed to be phased over a period of time greater than five years, a master plan showing phasing is to be submitted. The first phase of the proposed development shall conform to Guideline SC2.6.1: Building Access.*	**Satisfied**

CHARACTER AND DENSITY (CA) GUIDELINES

Character & Appearance Guidelines relate to the look and performance of buildings and related elements. They provide guidance on architectural style, individual building components and materials, exterior user amenities and environmental performance.

REQ = Required guideline; ADV = Recommended (Advised) guideline; INFO = Informational; NA = Guideline does not apply.

CA1.1 - Regional Center Zoning Ordinance		The Regional Center Zoning Ordinance, as amended, is the guiding legal ordinance and sets forth general design parameters.	APPRAISAL
	INFO	*CA 1.1.1 – All new development or change of use, signage, building facade treatment, street furnishings and landscaping within the right-of-way, landscape treatment on the site, development intensity and massing of structures shall be so designed to be in conformity with the Indianapolis Regional Center Plan 2020 and Regional Center Zoning Ordinance.*	Information
CA1.2 - Style		The Regional Center is a dynamic place where each generation expresses itself through the built environment. The architectural style of a building should reflect the time in which it was constructed, but should also be respectful of surrounding styles.	APPRAISAL
	ADV	*CA 1.2.1 – New design should make a conscious effort to relate in some meaningful way to its surroundings. The potential for the reinforcement of exterior space (corridors, plazas and historic sites), the incorporation and allusion to details in the existing environment, the use of contextual colors and materials, the reinforcing of landscape precedents, the contribution to the social environment and the design response to seasonal change and the day-night cycle will be considered in the design review. This may result in new design that is reflective of the surrounding built environment, or it may result in new design that contrasts but complements the surrounding built environment.*	**See Summary**

	ADV	*CA 1.2.2 – Buildings should be designed as a whole and in general should not attempt to mix diverse architectural styles.*	**See Summary**
	ADV	*CA 1.2.3 – Literal replication of historic styles is strongly discouraged.*	**Satisfied**
	ADV	*CA 1.2.4 – Low- and medium-density franchise or corporate design is discouraged. Buildings should be designed to relate to their context.*	**Satisfied**
CA1.3 – Theme		Most urban areas have very distinct districts that are identified by a unique architectural style, streetscape or other physical design. The identity of such districts should be enhanced in the Regional Center.	APPRAISAL
	ADV	*CA 1.3.1 – Historic themes and district themes related to documented initiatives (such as designated Cultural Districts) are encouraged to be promoted in site and building design. Petitioner shall cite the initiative and their design response.*	Not Applicable
	NA	*CA 1.3.2 – Significant structures that contribute to the overall form of the Regional Center, such as buildings over 20 stories high, sports and entertainment venues and public buildings, will be reviewed in the broader context of the entire Regional Center.*	Not Applicable
CA2.1 – Facade Character		The facades of buildings are one of the most important contributors to the urban environment. From the interaction with a building at the pedestrian level to the appearance of skyscrapers from a distance, building facades contribute significantly to the character of the Regional Center.	APPRAISAL
	REQ	*CA 2.1.1 – All new buildings shall have a cohesive architectural treatment on all facades as well as on any solid screening elements such as walls. The colors, patterns and quality of materials shall create a unified building form. In situations where there are "zero lot lines" the sides and rear of buildings may conform to the dominant contextual precedent. This guideline is not intended to prohibit variation in the facade treatment that sensitively responds to context, to building code requirements, to service access or to limit the variation in façade design that is large in scale and forms the wall(s) of exterior spaces.*	**See Summary**
	ADV	*CA 2.1.2 – The facades of buildings shall be designed to have three-dimensional interest. Transparent facade treatment may be used. Flat and minimally textured facades are discouraged.*	**See Summary**
	REQ	*CA 2.1.3 – In new commercial buildings a minimum of forty percent of the length of the grade level facade, adjacent to the pedestrian way, shall be glazed between two feet and eight feet above grade. In situations where tenants require wall space, the back of shelving may be set back a minimum of two feet and displays placed in the window areas. This guideline is intended to encourage occupant interaction with exterior space, in order to engender "natural surveillance" and social interaction.*	**Satisfied**
	REQ	*CA 2.1.4 – At the grade level, adjacent to pedestrian ways, glass and/or other glazing materials shall have high transmissivity of visible light and low reflectivity qualities. The percent of visible light transmitted less the percent reflected shall be no less than 59 percent. For example: (1) Clear monolithic uncoated laminated glass transmits 86 percent and reflects 8 percent for a net factor of 78 percent and (2) Aqua-green low reflectivity glass transmits 66 percent and reflects 7 percent for a net factor of 59 percent.*	**See Recommendations**
	ADV	*CA 2.1.5 – The articulation of openings, roof line, base and materials should be designed to protect materials from staining. Care should be taken in the detailing of water run-off, use of untreated ground water, use of porous materials, and also the use of copper, core-ten steel or other oxidizing metals. The impact of starling and pigeon roosting habits should also be considered and discouraged adjacent to pedestrian ways and balconies. Such birds prefer to roost on flat ledges or crevices that offer protection from the elements.*	**Satisfied**
	REQ	*CA 2.1.6 – When a new project requires that an opaque wall or fence be constructed adjacent to the public sidewalk or pedestrian way, the design shall incorporate features to provide visual interest at a minimum of 30 foot intervals. A thirty foot long expanse would require no features and a 40 foot long expanse would require a minimum of two features. Permanently installed landscape, lighting features, public art, windows and cutouts may be used to create interest. When "new tenant" leasehold improvements are made in existing buildings this guideline applies only to the new construction.*	**See Summary**

CA2.2 – Materials		Technological advancements have produced a palette of facade materials that varies drastically from the relatively limited palette of the past. A limited palette produced districts with uniform character and appearance, and modern materials should be used to create a similar result. These guidelines are directed toward creating an overall urban fabric with a strong sense of place that reinforces the definition of corridors (such as Meridian Street, the Canal and Mass Avenue) and places (such as University Park and Monument Circle.)	APPRAISAL
	REQ	*CA 2.2.1 – Materials shall be compatible with the Regional Center urban environment in durability, color, texture and use. Examples of current materials include red to brown tone brick, buff tone brick, limestone, granite, low reflectivity glass, metal frames, concrete and metal panels. Projects should be constructed to be as maintenance free as possible.*	**See Summary**
	ADV	*CA 2.2.2 – Contrasting, bright colors and light may be used (on less than five percent of facade) for design accent and building identification.*	**Satisfied**
	REQ	*CA 2.2.3 – Only in residential situations where context permits shall wood siding or cedar shakes be permitted as the primary cladding material.*	Not Applicable
	REQ	*CA 2.2.4 – Mirrored glass, polished stainless steel and other highly reflective materials shall only be used in moderation. In no case shall glare create an unsafe driving condition. An analysis of the impact of reflected sunlight (related to glare and heat) shall be submitted if greater than 20 percent of any facade is composed of materials that reflect greater than thirty percent of visible light.*	**Satisfied**
CA2.3 – Pattern, Scale & Texture		Building facades or facade sections can provide visual cues to users through varying patterns and scales. Such cues are important in creating a legible built environment.	APPRAISAL
	ADV	*CA 2.3.1 – Patterns reflected in materials and/or the installation of materials should be scaled in context with their use on the building. Generally flat and minimally textured facades are discouraged. Uses that often have opaque exterior walls such as theaters, stadiums, museums, gymnasiums, utilities and industries are to include pattern, scale and texture elements.*	**See Summary**
	ADV	*CA 2.3.2 – The scale of entrances, fenestration, articulation of the structure and use of materials shall create a balanced, cohesive visual composition that relates to the use and size of the building.*	**See Summary**
	ADV	*CA 2.3.3 – The pattern, perceived size and placement of fenestration or other building openings and horizontal bands should reflect and/or reconcile similar patterns on adjacent buildings.*	**Satisfied**
	ADV	*CA 2.3.4 – In general, patterns should be more fine-grained and provide greater texture and visual interest nearer the ground level, especially when adjacent to a pedestrian way.*	**See Summary**
CA2.4 – Window Treatment		Mirrored, tinted or otherwise blocked windows create undesirable "dead zones" along the sidewalk. The interaction between the public sphere and private sphere is critical to developing an accessible, inviting and safe pedestrian environment.	APPRAISAL
	REQ	*CA 2.4.1 – At the grade level, adjacent to pedestrian ways, glass and/or other glazing materials shall have high transmissivity of visible light and low reflectivity qualities. The percent of visible light transmitted less the percent reflected shall be no less than 59 percent. For example: (1) Clear monolithic uncoated laminated glass transmits 86 percent and reflects 8 percent for a net factor of 78 percent and (2) Aqua-green low reflectivity glass transmits 66 percent and reflects 7 percent for a net factor of 59 percent.*	**See Summary**
	REQ	*CA 2.4.2 – Upper-level windows that are mirrored or otherwise highly-reflective must not significantly reflect light onto adjacent buildings, plazas or public rights-of-way. Mirrored glass shall be used in moderation. An analysis of the impact of reflected sunlight (related to glare and heat) shall be submitted if greater than 20 percent of any facade is composed of materials that reflect greater than 30 percent of visible light. In no case shall glare create an unsafe driving condition. This information may be submitted conceptually at the schematic design phase. If additional analysis is warranted the architect may submit impact information at the appropriate design phase.*	**Satisfied**

	REQ	*CA 2.4.3 – The fenestration pattern of grade level windows and openings shall be compatible with the grade level use and the urban context. Movable security accordion type gates and overhead security barriers are not permitted. Permanently installed grills shall be compatible and integrated with the building design.*	**See Summary**
	REQ	*CA 2.4.4 – Awnings, shutters and other energy conservation devices shall be designed integral with the building.*	**Satisfied**
	REQ	*CA 2.4.5 – All sides of the building with fenestration and/or required openings that are abutting developable property not controlled by the owner shall be offset and/or set back from the property line a distance consistent with the requirements of the relevant building codes and/or fire rated as required, unless air-rights (or development rights) are acquired from adjacent properties.*	**Satisfied**
	ADV	*CA 2.4.6 – In the Village Mixed-Use district typology, it is recommended that all grade level windows on new structures that are adjacent to the public sidewalk be able to be opened.*	**See Summary**
CA2.5 – Signs		Building signage is important to help people easily locate destinations and to promote a Regional Center that is legible. Signage can also, however, detract from these purposes.	APPRAISAL
	REQ	*CA 2.5.1 – Buildings shall be designed to incorporate building and business signs into the facade design. Signs shall be compatible with the architectural pattern, style and fenestration of the building.*	**Satisfied**
	REQ	*CA 2.5.2 – Signs shall be "architectural type" letters. The individual letters may be lighted, back lit or neon type letters. Backlit panel or "box type" signs are generally discouraged. If these sign types are used, the background shall be non-reflective, opaque and dark in color with lettering light in color.*	**Satisfied**
	REQ	*CA 2.5.3 – Projecting signs shall be permitted when they are integrated with the building design and when contextual relationships are compatible. Signs shall have maximum projection of four feet in to the right-of-way with a minimum Clear Height Zone of nine feet.*	None proposed
	REQ	*CA 2.5.4 – Strobe lights, motion and other attention-getting devices shall not be used.*	None proposed
	ADV	*CA 2.5.5 – Grade level window signs and displays are permitted but shall not obscure more than 15 percent of the total window area or more than 15 percent of any single storefront window panel and shall only contain materials for products or services (or representative of services) available on premises.*	None proposed
	REQ	*CA 2.5.6 – Signs are to have an 80 percent contrast ratio to enhance legibility for the sight impaired.*	**Satisfied**
	ADV	*CA 2.5.7 – Signs are encouraged to be designed creatively and artistically.*	**Satisfied**
	REQ	*CA 2.5.8 – All buildings shall have the street address number clearly visible, daytime and nighttime, from the pedestrian way and from the vehicle travel lanes for each public entrance. Numbers shall be a minimum of four inches in height.*	**See Recommendations**
CA2.6 – Rooflines/Rooftops		In the Regional Center, rooftops are usually visible from high-rise buildings and should therefore contribute to the overall character of the area.	APPRAISAL
	REQ	*CA 2.6.1 – The uppermost portion of the facade (building massing, roof form, eave, cornice, upper floor level(s), roof top design and/or parapet) of all buildings shall be articulated with a treatment in scale with the building.*	**Satisfied**
	REQ	*CA 2.6.2 – Rooftop zones are to be designed integral with the building with consideration given for the view from the grade level and from other buildings. Mechanical equipment shall be placed to complement the building design and/or screened with materials consistent with the building's design.*	**Satisfied**
	ADV	*CA 2.6.3 – Public art and rooftop gardens are encouraged in rooftop design.*	None proposed
	ADV	*CA 2.6.4 – The illumination of the uppermost portion of the facade (building massing, roof form, eave, cornice and/or parapet) of buildings over 10 stories in height is recommended. Design principles related to energy conservation and light pollution are to be followed.*	None proposed

CA2.7 – Facade Lighting	The architectural lighting of facades can provide additional character at night but can also create light pollution.	APPRAISAL
ADV	*CA 2.7.1 – The architectural lighting of building features and special seasonal power should be incorporated into the building design.*	None proposed
ADV	*CA 2.7.2 – In the Campus, Entertainment, Urban Mixed-Use, Village Mixed-Use and Urban Core district typologies, where night time use is typical, the lighting of facade features is encouraged.*	None proposed
REQ	*CA 2.7.3 – Facade lighting should be done in a manner as to minimize light "overspray" onto adjacent properties or public rights-of-way. It should also be done with a minimum amount of lighting to minimize light pollution.*	None proposed
ADV	*CA 2.7.4 – The illumination of the uppermost portion of buildings over 10 stories in height is recommended.*	Not Applicable
ADV	*CA 2.7.5 – When lighting (such as to accent windows or architectural elements) is used to contribute significantly to the overall design of structure or site, the installation should require low maintenance and be easily accessible. When operating, no more than 10 percent of the lighting shall be nonfunctioning at any point in time.*	None proposed
ADV	*CA 2.7.6 – Except in the Entertainment Mixed-Use district typology, the non-sign use of exposed neon tubing (such as to accent windows or architectural elements) should be used sparingly.*	None proposed
CA2.8 – Awnings & Canopies	Awnings and canopies can contribute to the public streetscape while providing protection from the elements for pedestrians. They may also be used for energy conservation and as signage.	APPRAISAL
ADV	*CA 2.8.1 – Awnings and canopies are encouraged in order to provide energy conservation and inclement weather protection to clients and pedestrians.*	**Satisfied**
REQ	*CA 2.8.2 – Awnings and canopies may have business identification signage on no greater than 15 percent of any surface.*	None proposed
REQ	*CA 2.8.3 – Backlit or internally-illuminated vinyl or plastic awnings are not allowed.*	None proposed
REQ	*CA 2.8.4 – Awnings shall have no greater than a four foot projection into the public right-of-way. Marquees associated with entertainment venues will be reviewed separately as a component of entrance design.*	**Satisfied**
REQ	*CA 2.8.5 – Awnings and canopies shall maintain the clear height zone with a minimum clearance of nine feet under the lowest part of the assembly.*	**Satisfied**
REQ	*CA 2.8.6 – Canopies and canopy supports shall not impede pedestrian traffic, or narrow or otherwise restrict the pedestrian way. Canopies should not be located on building corners at intersections unless their supports do not interfere with pedestrian movement. All development in the right-of-way is subject to the issuance of an Encroachment Permit by the Indianapolis Department of Public Works.*	**Satisfied**
CA 3.1 – Building Entrances/Exits	As the center of the Central Indiana region and a destination for visitors from all over, the Regional Center built environment must be universally legible.	APPRAISAL
REQ	*CA 3.1.1 – New building entrances shall face the public street, be emphasized and weather protected when possible.*	**See Summary**
ADV	*CA 3.1.2 – Building entrances should be designed in a manner to provide visual cues, such as entry scale, that differentiate public and private entrances.*	**See Summary**
REQ	*CA 3.1.3 – Entries shall be lighted from dusk until dawn. Design principles related to energy conservation and light pollution are to be followed.*	**See Summary**
ADV	*CA 3.1.4 – Buildings at the intersection of two streets should consider corner access in order to treat each frontage equally and to provide easy access for pedestrians from the crosswalks.*	**Satisfied**
REQ	*CA 3.1.5 – Exit doors that open directly into the pedestrian way, street or alley shall be designed to provide safe egress and to not conflict with the sidewalk or Pedestrian Way utilization. Each door condition should be evaluated based on the volume of use, user visibility, accessibility and safety. Pedestrians normally maintain an 18 inch clear zone when walking adjacent to a wall.*	**Satisfied**

CA 3.2 – Arcades, Tunnels & Walkways		The density of the Regional Center promotes pedestrian activity year-round. Protection from inclement weather should be promoted to enhance the pedestrian experience.	APPRAISAL
	ADV	*CA 3.2.1 – Interior arcades that are integral with the design of the building are encouraged in public buildings, hotels and mixed-use buildings.*	None proposed
	ADV	*CA 3.2.2 – Protection from inclement weather should be provided at transit stops when possible.*	None proposed
	ADV	*CA 3.2.3 – Existing non-grade level walkway systems (skywalk, Canal level and tunnel) are to be extended and enhanced.*	Not Applicable
CA 4.1 – Exterior Site Furnishings		Exterior site furnishings located in the public and semi-public spheres contribute to the character of the public corridor and accommodate pedestrians and public gatherings.	APPRAISAL
	REQ	*CA 4.1.1 – All exterior light standards, tree grates, seating, etc. shall be dark finished metal, granite or other durable materials. Dark green, dark red, black or dark anodized colors are Color and material variations will be considered when the design of the site furnishings is directly related to the architectural materials and treatment of the building. This Guideline does not apply to art (defined as original works created by an individual or team that is experienced in their discipline.)*	**See Summary**
	REQ	*CA 4.1.2 – Benches, bollards, trash receptacles, light standards and other similar elements shall not have advertising or business identification signage.*	None proposed
	REQ	*CA 4.1.3 – All elements that are approved to be in the public right-of-way placed by the adjacent property owner shall be maintained by the property owner and removed as required for safety, access and utility maintenance.*	None proposed
	REQ	*CA 4.1.4 – Because of the visual clutter created by the misalignment of movable exterior site furnishings, movable waste receptacles, tables and planters are to be circular in plan. This does not apply to furnishings placed as a component of a regulated Sidewalk Restaurant.*	None proposed
	ADV	*CA 4.1.5 – All outdoor site furniture is encouraged to incorporate artistic elements or be designed as a work of public art.*	**See Recommendations**
CA 4.2 – Pedestrian & Bicycle Amenities		The Regional Center should accommodate and promote pedestrian and bicycle activity as a way to reduce vehicle traffic and pollution and to promote public health.	APPRAISAL
	ADV	*CA 4.2.1 – In areas identified by the Indianapolis Regional Center Plan 2020 as High-Density Mixed-Use, Medium- Density Mixed-Use and Research Community Mixed-Use, outdoor seating, bicycle parking and weather protection are encouraged adjacent to or accessible from the pedestrian way.*	**See Summary**
	REQ	*CA 4.2.2 – Commercial and institutional developments of more than 50,000 square feet are required to provide at least one bicycle parking space per 10,000 square feet of building.*	**See Summary**
	ADV	*CA 4.2.3 – Office, institutional and industrial developments are encouraged to provide shower and changing facilities for employees commuting by bicycle or by walking.*	Not Applicable
	REQ	*CA 4.2.4 – Residential development containing 20 or more residential units shall provide sheltered and secure bicycle storage with a no-step entry for alternative transportation modes (such as bicycle, scooter or motorcycle). Such facilities shall be provided at a ratio of at least one space per four residential units. The storage may be accommodated by providing space in a dedicated storage room designed for this purpose, space in a parking facility, or exterior storage facilities that are integrated with the site development. Projects composed of town homes or apartments with direct access to their own private garages are exempted.*	Not Applicable
CA 4.3 – Site Lighting		Lighting should be provided in all built environment spheres at an appropriate level to provide for the safety and security of users.	APPRAISAL
	REQ	*CA 4.3.1 – Pedestrian circulation corridors are to have pedestrian scale lighting.*	**See Summary**

	REQ	*CA 4.3.2 – Building entries, sidewalks and heavily used pedestrian areas in areas designated by the Indianapolis Regional Center Plan 2020 as High- Density Mixed-Use, Medium-Density Mixed-Use or Research Community Mixed-Use, as well as in the Campus district typology, are to be lit to a level of 4 to 8 foot-candles. Metal halide lamps (because of more effective visibility and better color rendition in the ultraviolet range) are preferred in high activity pedestrian areas. General lighting shall be provided to light vehicular parking, vehicular travel surfaces, plazas and service areas. The foot-candle level shall be designed to provide the minimum lighting needed for safety. A level of 1 to 5 foot-candles with a maximum variance of 4 to 1 for the brightest to dimmest lit spot is recommended by the Illuminating Engineering Society of North America (IESNA). High pressure sodium may be used in areas where general lighting is provided. Outdoor lighting design should take into account, (1) specific site conditions, (2) reducing light pollution, (3) reducing energy consumption, (4) improving safety and (5) aesthetic considerations.*	**See Summary**
	REQ	*CA 4.3.3 – Light sources shall be "full cut" shielded and direct light onto the surface area only. Lighting filaments in excess of 2000 lumens shall not be visible at the lot line, adjacent buildings or from above the source. Likewise shall the level of light from a light source not exceed one foot-candle at the lot line, entering an adjacent building or above the source. When appropriate, exceptions may be made for decorative, ornamental and "historic period" lights (acorn globe, pendant, etc.), which shall be designed to minimize light overspray and light source contrast.*	**See Summary**
CA 4.4 – Screening		The impact of parking zones and service/utility equipment and similar facilities should be minimized aesthetically and functionally on surrounding properties and pedestrian ways.	APPRAISAL
	REQ	*CA 4.4.1 – Mechanical equipment, loading docks and trash removal areas shall be screened from view from the public streets and pedestrian ways. Dumpsters shall not be located adjacent to a pedestrian way.*	**Satisfied**
	REQ	*CA 4.4.2 – Screening materials are to be the same as the primary building materials and/or composed of permanent landscape elements such as: architectural metal fencing, masonry, trees, evergreen plant material, and berms.*	**Satisfied**
	REQ	*CA 4.4.3 – Surface parking areas adjacent to the public right-of- way or pedestrian way shall have a minimum four foot deep planting area to provide for screening with trees, walls, berms and/or ground planting. Clear sightlines between three feet and seven feet above the sidewalk grade are to be maintained to promote visibility and safety (except where the primary zoning ordinance requires clear sightlines between two and one-half feet and nine feet at clear sight triangle areas at vehicular intersections). The design of the lower three feet (two and one-half feet in clear sight triangle areas) of the screening shall be permanent, durable and easily maintained. A solid "knee wall" or berm with ground level evergreen planting is recommended.*	**See Summary**
CA 4.5 – Paving Materials		Paved areas of a site, including sidewalks, plazas, and parking zones should be designed integral with the building and should also minimize storm water runoff that significantly contributes to water pollution.	APPRAISAL
	ADV	*CA 4.5.1 – Paving materials and installation patterns shall complement the building design and site utilization.*	**Satisfied**
	REQ	*CA 4.5.2 – Plazas, sidewalks, outside eating areas and all other paved areas in the public or quasi-public spheres and not in a parking zone or service zone shall be constructed of masonry pavers or concrete (no asphalt or crushed stone permitted.)*	**Satisfied**
	REQ	*CA 4.5.3 – Parking zones with more than 20 parking spaces shall be constructed of a permanent permeable material (such as permeable asphalt or unit masonry systems) or shall provide and maintain bio-swales or other natural methods to substantially eliminate storm water runoff. Creative and artistic solutions are encouraged. If petitioner proposes standard asphalt, concrete or other non-permeable paving, runoff and onsite detention documentation must be provided.*	**Existing surface parking lot would remain, as is**
	REQ	*CA 4.5.4 – Paving systems and materials installed in the right-of-way by property owners shall meet Department of Public Works and Americans with Disabilities Act (ADA) standards.*	**Satisfied**

CA 4.6 – Urban Forestry & Plant Material		The density of development in the Regional Center produces an "urban heat island" created by the absorption of heat by pavement and buildings. Planting materials can mitigate this effect while also reducing pollution and storm water runoff and creating a more aesthetic environment.	APPRAISAL
	REQ	*CA 4.6.1 – Plant materials are to be selected to exhibit seasonal coloration and flowers. All landscape design is to emphasize seasonal variation.*	None proposed
	REQ	*CA 4.6.2 – In parking zones, deciduous shade trees (minimum of four inch caliper) are to be provided and maintained at a minimum of one tree for each 1,600 square feet of paving in order to achieve 25 percent canopy coverage in 10 years of growth. Required trees may be clustered in islands, but only if such clustering will not impact the target of 25 percent of the parking zone being covered by tree canopy in 10 years of growth.*	None proposed
	REQ	*CA 4.6.3 – Tree islands in parking lots should be a minimum of 130 square feet per tree with irrigation or 150 square feet per tree without irrigation. This minimum requirement may be waived if the pavement is permeable. All tree islands shall be curbed to prevent damage to the tree.*	None proposed
	REQ	*CA 4.6.4 – Planting materials selected must be suitable to urban conditions. Trees with shallow root systems that could severely impact paved areas, or be severely impacted by paved areas, should be avoided. A wide range of species might be used depending on general conditions such as hardiness and site-specific conditions related to performance, soil, sunlight, exposure to pollutants, etc. Each site plan will be reviewed to determine the appropriateness of the proposed plant material.*	None proposed
	REQ	*CA 4.6.5 – Interior trees should be selected that have large canopies in order to maximize the surface area of pavement covered by the tree canopy. Perimeter trees should be selected that are columnar in order to visually maintain the urban "wall" of the corridor. Also consult guidelines relating to the adjacent public corridor for guidelines relating to street trees.*	None proposed
	REQ	*CA 4.6.6 – Clear sightlines between three feet and seven feet above the sidewalk and/or parking grade are to be maintained to promote visibility and safety.*	None proposed
	REQ	*CA 4.6.7 – All trees in parking zones or adjacent to a pedestrian way or activity zone must maintain a clear height zone of no less than nine feet. Only deciduous trees are permitted to be planted in the public sphere (right-of-way) or adjacent to the pedestrian way.*	None proposed
	INFO	*CA 4.6.8 – Alternative, documented systems of reducing urban heat build up may be proposed.*	Information
	INFO	*CA 4.6.9 – Designers should consult the Indianapolis Metropolitan Planning Area Multi-Modal and Public Space Design Guidelines for information related to plantings in the public right-of-way. Designers should also refer to current City Ordinances that regulate maintenance, planting and trees.*	Information
CA 5.1 – LEED Standards		Development in the Regional Center should reflect innovation in environmentally sustainable building methods and materials.	APPRAISAL
	ADV	*CA 5.1.1 – Building and site development which conforms to Leadership in Energy and Environmental Design (LEED) Standards published by the U.S. Green Building Council are encouraged.*	Information
	INFO	*CA 5.1.2 – Environmentally sound design solutions may include elements that are not anticipated in these Design Guidelines. Exceptions to the Design Guidelines will be considered for documented energy and environmental components.*	Information
CA 5.2 – Rooftop Gardens		Green roofs can reduce urban heat islands, reduce sewage system loads by assimilating large amounts of rainwater, absorb air pollution, collect airborne particulates, store carbon and insulate a building from extreme temperatures.	APPRAISAL
	ADV	*CA 5.2.1 – Wherever practical, install "green roofs" consisting of vegetation and soil, or a growing medium, planted over a waterproof membrane. Additional layers, such as a root barrier and drainage and irrigation systems may also be included.*	None proposed

CA 5.3 – Passive Heating/Cooling		Buildings designed for passive solar and daylighting incorporate design features such as large south-facing windows and building materials that absorb and slowly release the sun's heat. No mechanical means are employed in passive solar heating. Incorporating passive solar designs can reduce heating bills as much as 50 percent. Passive solar designs can also include natural ventilation for cooling. Windows are an important aspect of passive solar design. In cold climates, south-facing windows designed to let the sun's heat in while insulating against the cold are ideal. Interior spaces requiring the most light, heat, and cooling are located along the south face of the building, with less used space to the north.	APPRAISAL
	ADV	*CA 5.3.1 – All projects should incorporate passive solar heating, cooling and daylighting strategies recommended by the Energy Efficiency and Renewable Energy (EERE) section of the U.S. Department of Energy.*	Information
CA 5.4 – Energy Use		*For businesses and residential development, a strategic approach to energy management can produce significant savings for operation costs and the environment. Also, the Federal Energy Policy Act of 2005 outlines energy efficient residential systems for which Federal Tax Credits are available. The eligible energy systems include certified: (1) Windows & Doors, (2) Roofing Insulation, (3) HVAC Systems, (4) Water Heaters, (5) Solar Energy Systems, (6) Fuel Cells, (7) Air Source Heat Pumps, (8) Geo-Thermal Heat Pumps, (9) Solar Water heating, (10) Photovoltaic Systems and (11) Fuel Cells.*	APPRAISAL
	ADV	*CA 5.4.1 – All projects are encouraged to follow standards recommended by Environmental Protection Agency's (EPA) ENERGY STAR partnership which offers an energy management strategy that helps in measuring current energy performance, setting goals, tracking savings and rewarding improvements.*	Information
CA 6.1 – Utilities		The Regional Center is the postcard of Central Indiana, the primary destination for visitors to the area and a major economic center. Therefore the visual presence of utilities should be minimized. The inherent maintenance and innovation related to utilities should be planned and incorporated into the building and site to minimize future disruption.	APPRAISAL
	REQ	*CA 6.1.1 – All on-site utility service access is to be buried when new construction is located more than 20 feet from an existing utility supply. New development is encouraged to provide for long-term utility and communication access flexibility.*	**Satisfied**
	REQ	*CA 6.1.2 – Any utility and service connections and equipment placed along a pedestrian way are to be placed in the frontage zone and shall not impede the pedestrian way. Where possible, all such connections and equipment should be located in a screened service zone or other area not adjacent to a pedestrian way.*	**Satisfied**
CA 6.2 – Curb Cuts/Driveways		In the Regional Center, accommodating the pedestrian is paramount. Service drives, parking access drives, and other crossing zones must be designed in a way so as not to impede the continuity of the accessible pedestrian network.	APPRAISAL
	REQ	*CA 6.2.1 – Pedestrian way paving treatment shall be continuous through curb cuts (and also compliant with Americans with Disabilities Act (ADA) standards.) Textured pavement and other "Traffic Calming" devices shall be used to create a safe environment for pedestrians.*	**See Recommendations**
	ADV	*CA 6.2.2 – When the right-of-way permits, alley access and parking in the interior of the block is encouraged.*	**Satisfied**
	REQ	*CA 6.2.3 – Locate driveway aprons outside of the pedestrian way, with the sloped portion entirely within the separation zone (SZ).*	**See Recommendations**
	REQ	*CA 6.2.4 – Maintain the pedestrian way pavement and pattern at a cross slope of 1:50 (one foot high, 50 feet long) across the driveway.*	**See Recommendations**
	ADV	*CA 6.2.5 – Where necessary to keep the driveway slope from exceeding 1:10 (one foot high, 10 feet long), the sidewalk may be partially dropped to meet the grade at the top of the apron. This is preferred to extending the sloped apron into the pedestrian way.*	**See Recommendations**

SUMMARY

Few details were submitted with this petition. Therefore, review of the proposed plans against the Guidelines indicates that several items remain outstanding or require explanation:

1. The façade of the structure would be a mix of building materials, including, concrete, metal panels, brick veneer and EIFS (exterior insulating and finishing system). EIFS would be clad on a majority of the hotel's façade. Building materials on existing structures in the immediate and general area do not include EIFS. Guidelines US 1.2.3, CA 1.2.1, CA 1.2.2, CA 2.1.1, CA 2.1.2, CA 2.2.1, CA 2.3.1, CA 2.3.2 and CA 2.3.4 address issues such as use of building materials that are compatible with the urban environment, design that relates to the surrounding built environment, reduce flat, or minimally textured facades, and creates visual interest near the ground level. The use of EIFS cannot be supported. Additionally, windows on the hotel levels should be accented, or emphasized in a manner that provides interest.
2. The garage façade would be the dominant architectural feature, at grade level, for the entire development. Perforated metal screen would fill in the openings of the garage. The proposed façade partially accomplishes the goals of Guidelines SC 3.3.2 and SC 3.3.3 for a parking garage to appear as an active building, along South Street and Madison Avenue. The south and east elevations would not have screening. Rather than metal screen fill-in, the garage façade should incorporate exterior architectural design to improve the façade, on all four elevations.
3. The proposed east and south elevations include large areas on the first floor constructed of brick masonry and concrete. These areas would each be more than 30 linear feet in length. Guideline CA 2.1.6 requires that visual interest be incorporated into these areas through "landscaping, lighting features, public art, windows or cutouts" to create interest. The petitioner did not address this issue in the submittal.
4. A lighting plan was not submitted to the file to identify the location or design of lighting standards (CA 4.1.1). Additionally, a photometric plan has not been submitted to the file. A photometric plan should detail light standards and photometric levels for the site and at each entrance. Lighting must be provided at each entrance and must be dusk to dawn. Only full cut and shielded light standards are permitted with minimum foot-candle power outlined in CA 4.3.2 and CA 4.3.3. Pedestrian areas and entries must be lighted for safety (CA 3.1.3 and CA 4.3.1). The petitioner did not address this issue in the submittal.
5. Guidelines CA 2.1.4 and CA 2.4.1 require windows for the commercial uses to be a minimum of 59% visible light transmitted through the window along grade level. Windows should also be compatible with the grade level use (CA 2.4.3). Additionally, in the Village Mixed use typology, grade level windows adjacent to the sidewalk should be able to be opened (CA2.4.6). No specific information was provided for these windows. If details are not available at the hearing, a commitment shall be made to provide this information for staff review and approval, prior to the issuance of an Improvement Location Permit.

6. The site plan indicates that a portion of the existing surface parking lot would remain. However, the plan indicates that some parking spaces are located within the public right-of-way. Guidelines SC 3.4.1, SC 3.4.2 and CA 4.4.3 require surface parking lots to be screened along pedestrian ways, with at least four feet of landscaping. Since the development of this lot would not occur with this request, staff would not require that these Guidelines be met; however, the spaces must be removed from the public right-of-way, or a variance of development standards granted.
7. Bicycle parking is required for commercial developments of more than 50,000 square feet (CA 4.2.2). These spaces are encouraged to be adjacent to, or accessible, from the sidewalk (CA 4.2.1). The petitioner did not address this issue in the submittal.

RECOMMENDATIONS

As filed, staff would **recommend denial** of the Regional Center Approval petition. If the Summary items are satisfied, staff would **recommend approval**, with the following conditions:

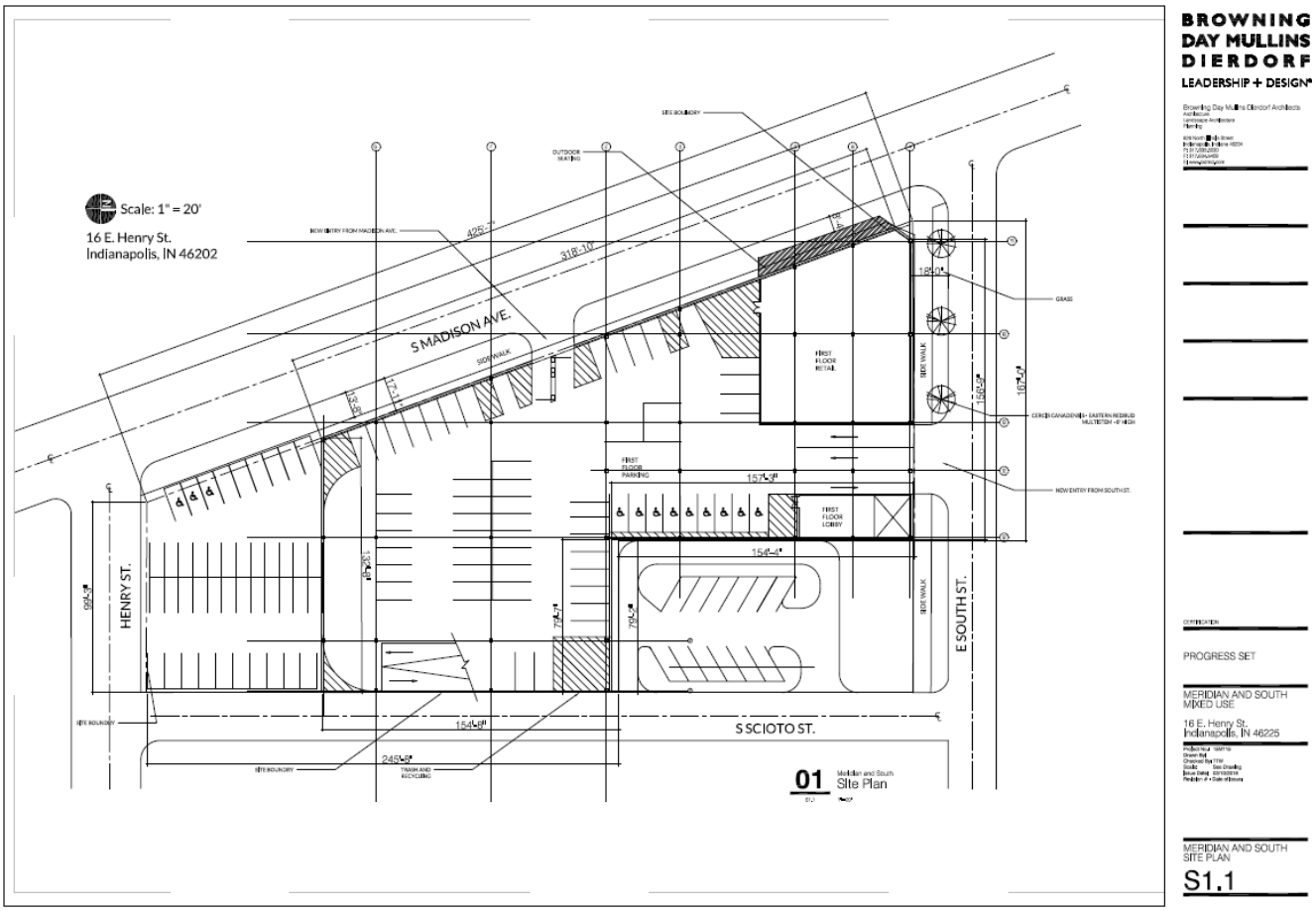
1. The Summary items must be met.
2. Guidelines SC 1.3.1, SC 2.5.3, and SC 3.3.1 refer to first floor use adjacent to the pedestrian way. This would be accomplished along South Street. However, the proposed parking garage would not have active use(s) along Madison Avenue. Retail, restaurant and commercial uses are encouraged. Staff would accept, as an alternative to activating the entire frontage along Madison Avenue; for the section from the street corner, to the vehicle entrance, with first floor activation. The petitioner has verbally indicated that this requirement would be incorporated into the design with a revised site plan and elevation plan. Therefore, revised site plan and elevation plans shall be submitted, prior to the issuance of an Improvement Location Permit and subject to planning staff review and approval.
3. The northwest corner of the building would have an entrance to a proposed restaurant or retail use. However, this entrance would be understated, as proposed. Guidelines SC 2.6.1, MD 1.1.4, CA 3.1.1 and CA 3.1.2 require that building entrances be emphasized in a manner that provide visual cues and create identity. A more defined entrance should be incorporated into the design. The petitioner has verbally indicated that this requirement would be incorporated into the design with a revised site plan and elevation plan. Therefore, revised site plan and elevation plans shall be submitted, prior to the issuance of an Improvement Location Permit and subject to planning staff review and approval.
4. The plans submitted are not detailed to indicate whether Guidelines CA 6.2.1, CA 6.2.3, CA 6.2.4 and CA 6.2.5 are met. Therefore, detail plans shall be submitted, prior to the issuance of an Improvement Location Permit and subject to planning staff review and approval.
5. All additional signage within two years of MDC approval requires planning staff review and approval. After the two-year period, a new Regional Center Approval petition would be required for review and subsequent approval of any proposed signage.
6. Any outdoor furnishings shall be submitted and subject to staff review and approval prior to installation (CA 4.1.5).

7. Address numerals shall be installed on the building façade (CA 2.5.8), prior to building occupancy.

ZONING HISTORY

None.

JY *******



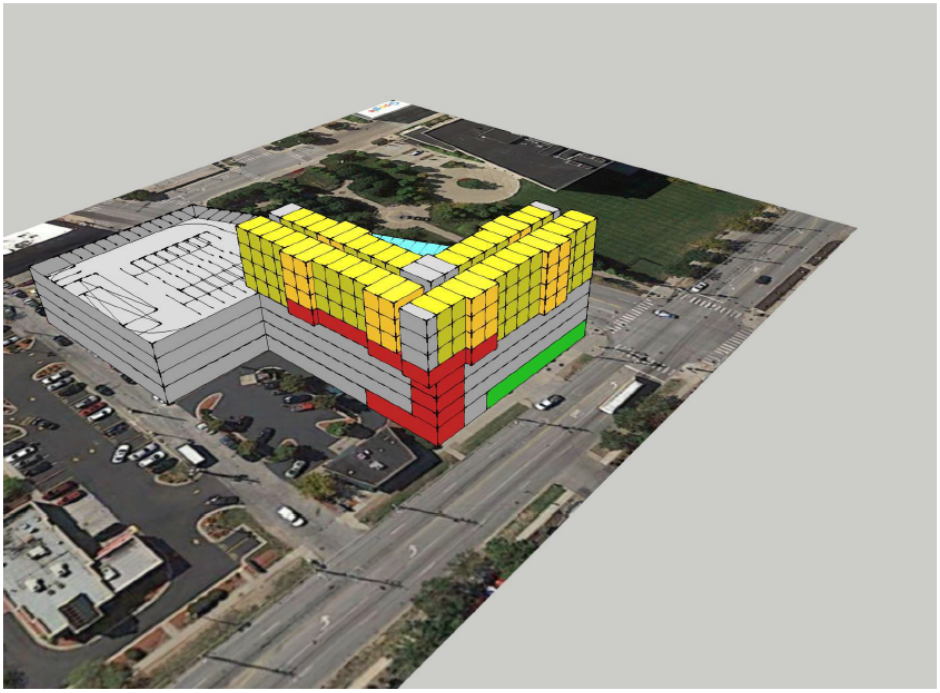
Site plan – 2016-REG-026

Scale: 1" = 60'-0"

First Floor

March 10, 2016 Project No. 15M115 South & Madison, Indianapolis, IN

BROWNING DAY MULLINS DIERDORF
LEADERSHIP + DESIGN®



Parking:

First Floor = 68
Second Floor = 99
Third Floor = 99
Fourth Floor = 99

Total = 366

Hotel Rooms:

Fifth Floor = 26
Sixth Floor = 42
Seventh Floor = 42
Eighth Floor= 42

Total = 152

Perspective

March 10, 2016 Project No. 15M115 South & Madison, Indianapolis, IN

BROWNING DAY MULLINS DIERDORF
LEADERSHIP + DESIGN®

Exterior Perspective

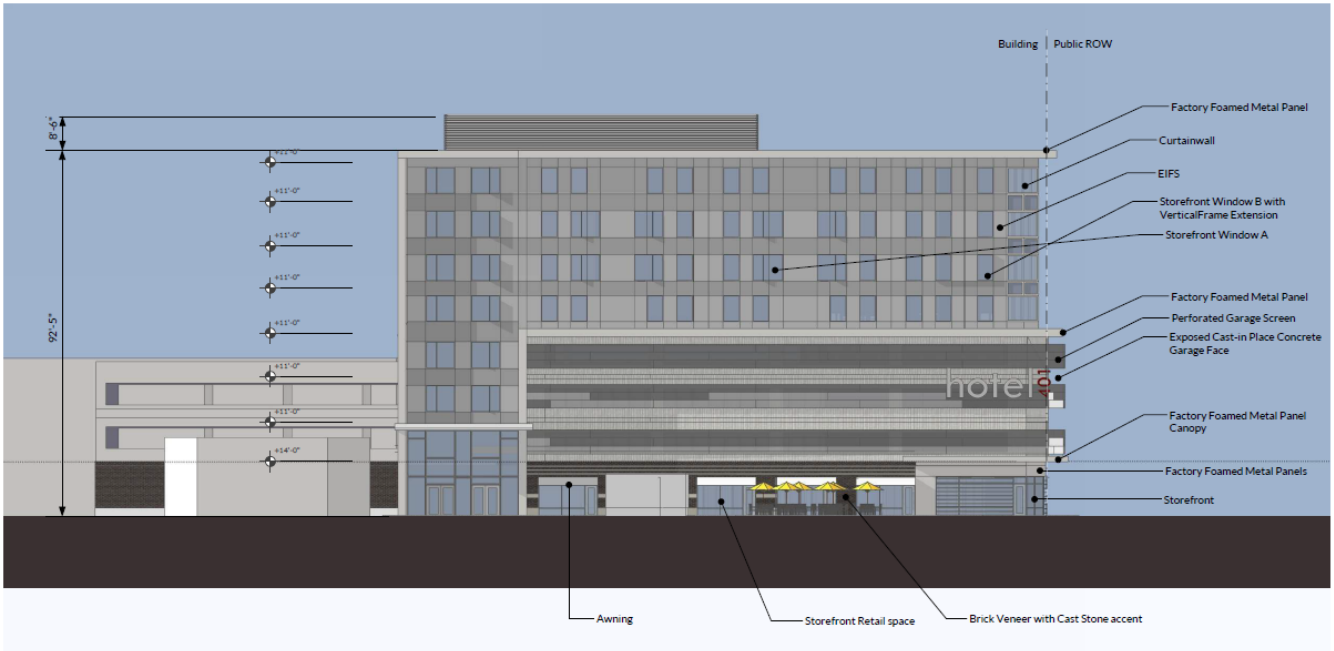
BROWNING DAY MULLINS DIERDORF
LEADERSHIP + DESIGN®

March 10, 2016 Project No. 15M115 South & Madison, Indianapolis, IN

Axonometric

BROWNING DAY MULLINS DIERDORF
LEADERSHIP + DESIGN®

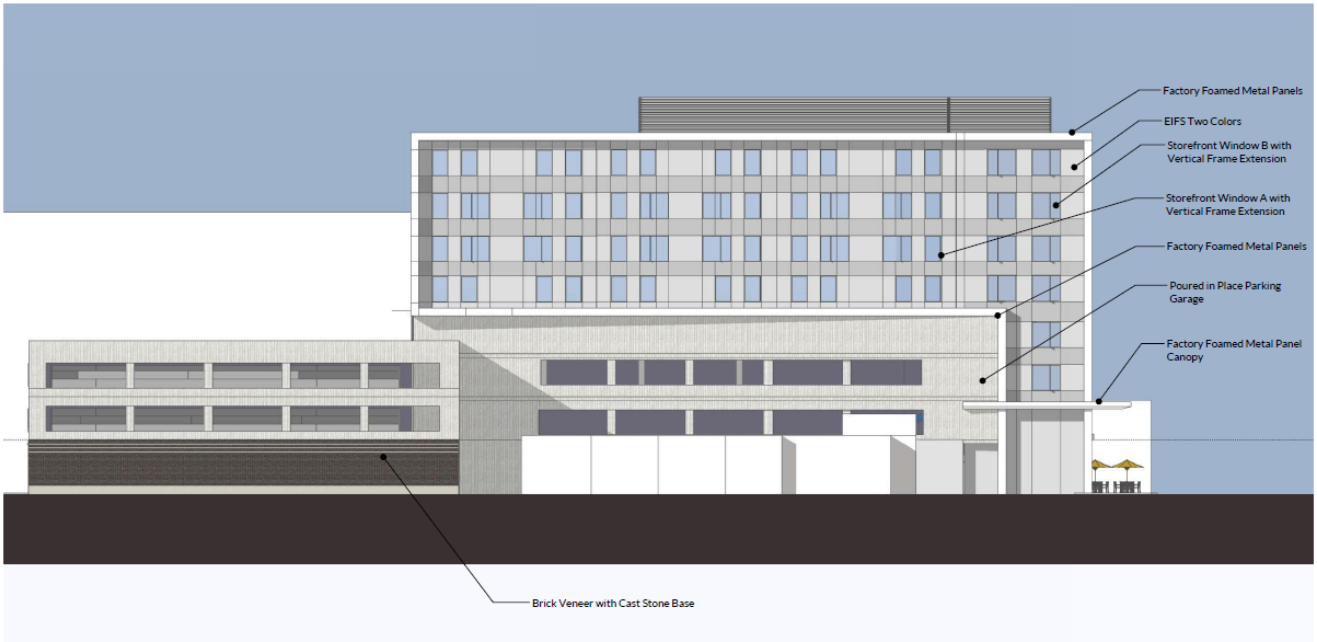
March 10, 2016 Project No. 15M115 South & Madison, Indianapolis, IN



North Elevation 1"=20'-0"

BROWNING DAY MULLINS DIERDORF
LEADERSHIP + DESIGN®

March 10, 2016 Project No. 15M115 South & Madison, Indianapolis, IN



East Elevation 1"=20'-0"

BROWNING DAY MULLINS DIERDORF
LEADERSHIP + DESIGN®

March 10, 2016 Project No. 15M115 South & Madison, Indianapolis, IN

South Elevation 1"=20'-0"

March 10, 2016 Project No. 15M115 South & Madison, Indianapolis, IN

BROWNING DAY MULLINS DIERDORF
LEADERSHIP + DESIGN®

West Elevation 1"=20'-0"

March 10, 2016 Project No. 15M115 South & Madison, Indianapolis, IN

BROWNING DAY MULLINS DIERDORF
LEADERSHIP + DESIGN®