

<b>COA #</b> <b>2014-COA-109(CAMA)</b> <b>Part B</b> <b>2014-VHP-016</b>	<b>INDIANAPOLIS</b> <b>HISTORIC PRESERVATION COMMISSION</b> <b>STAFF REPORT</b>	<b>Hearing Date</b> <b>SEPT. 3, 2014</b>
<b>602 and 625 E. 11<sup>th</sup> Street</b> <b>CHATHAM-ARCH/ MASSACHUSETTS AVE</b>		<b>Continued from</b> May 7, 2014 (Preliminary Review) June 4, 2014 July 2, 2014 August 6, 2014 August 12, 2014
<b>Applicant &amp; mailing address:</b>	Milhaus Development, LLC 530 E. Ohio, Suite A Indianapolis, IN 46204	
<b>Owner:</b>	same	
<b>COMBINED CASES</b>		
<b>IHPC COA:</b>	<b>2014-COA-109 Part B (CAMA)</b>	Certificate of Appropriateness for: <ul style="list-style-type: none"> <li>• Demolition of three non-contributing buildings</li> <li>• Construction of 84 condominiums</li> <li>• Variances of Development Standards</li> </ul>
<b>Variances:</b>	<b>2014-VHP-016</b>	<ul style="list-style-type: none"> <li>• Variances of Development Standards of the D-10 zoning ordinance for:             <ol style="list-style-type: none"> <li>1. Less front yard setback than required at Broadway St, 11<sup>th</sup> Street, Park Ave and 10<sup>th</sup> Street</li> <li>2. Construction within the required clear sight triangle area at the northeast, northwest, southeast and southwest corners of the project site and at the northeast, northwest, southeast and southwest corners of the east/west alley between 602 and 625 E. 11<sup>th</sup> Street</li> <li>3. More Floor Area Ratio than required (FAR) (.600 max./1.5 provided)</li> <li>4. Less Open Space Ratio than required (OSR) (1.180 min. / .970 provided)</li> <li>5. Less Livability Space Ratio than required (LSR) (.660 required/.2236 provided)</li> <li>6. Less Major Livability Space Ratio than required (MLSR) (.110/.0561)</li> </ol> </li> </ul>
<b>STAFF RECOMMENDATIONS: Approval</b>		

<b>STAFF COMMENTS</b>
-----------------------

**UPDATES**

**May7, 2014.** The applicant discussed this project with the Commission in a Preliminary Review. The Commission provided feedback and there was public comment.

**June 4, 2014.** Milhaus returned in June for project approval. The applicant received approval for Part A, which was limited to rezoning a portion of the site from C-4 to D-10. Part B for project design, demolition and variances was continued to July.

**July 2, 2014.** Milhaus asked for a continuance so it could continue working on the design.

**July 14, 2014.** City-County Council approved the rezoning July 14. The entire site is now zoned D-10.

**August 12, 2014.**

Last month, the applicant asked for approval to:

1. Demolish the non-contributing buildings on the site,
2. Construct 84 condominiums
3. And for Variances of Development Standards

The applicant agreed to a continuance to the September hearing to allow time to change the proposed plans in order to address design concerns by the Commission.

### **September 3, 2014.**

This month, the applicant is proposing revised plans that show the following changes addressing the Commission's concerns and comments:

#### **Site Work:**

- The east-west alley and the north entrance apron are "bricked" with pervious concrete pavers.
- A tree lawn is added along 10th Street.

#### **Flats Buildings:**

*Addressing the pedestrian and public/private experience:*

- 1st Floor patios expanded and delineated with low brick walls/black metal railings and plantings.
- 10th Street unit entrance canopies are expanded.
- Brick height raised to 2nd floor.
- Brick veneer replaces lap siding at the 1st floor recessed patio.
- A second brick rowlock course detail added to 1st floor.
- Sconce lighting and unit addresses are shown on 3D drawings.

*Addressing the sense of "massiveness" along 10th Street:*

- Lap siding replaces brick veneer at 2nd and 3rd floors of recessed face next to the corner tower.
- A second brick color is identified. The darker brick is on outside building wings and the lighter brick on inside wings.
- Lap siding on each of the four wings is to be a different color.
- A cooler gray tone is selected to replace the warm tan cast stone.
- The dark gray color of the hardie panels is to be replaced with a lighter gray color.

#### **Town Houses:**

*Addressing the pedestrian and public/private experience:*

- The units featuring a vertical bump-out and a balcony along street will get an expanded raised entry patio and brick.
- Veneer will be added to the first floor of the bump outs.
- The units with a balcony along garage alley are to get a grade-level patio.
- The units in the central cluster with a balcony along the "alley" are to get raised patios.
- Shed roofs will be added above all balconies.
- Sconce lighting and mailboxes are shown in the drawings.

*Addressing design features:*

- Color scheme has been made more uniform.
- A cooler gray tone is selected to replace the warm tan cast stone.
- Corner tower bump-outs extend to the ground and are all brick with a simplified gable roof.
- Porches are made more prominent, especially on corner units.
- The overall look appearance is simplified.
- Additional color is used.
- Entry canopies are supported by brackets instead of cables for a more residential feel.
- The east four units of the center cluster are moved north 24 inches to delineate the two center units.

- Lap siding panels between windows on brick facades have been removed.

**Findings of Fact:**

The findings of fact attached to this report have not changed since last month, but the applicant has been told that they need some refinement. Any revisions will be available at the September 3 meeting.

Staff believes that the proposed changes address the Commission’s concerns well and in turn, improve the overall design of the project. Staff believes that the proposed changes are appropriate and recommends that they be approved with the updated plans.

**History of the Site**

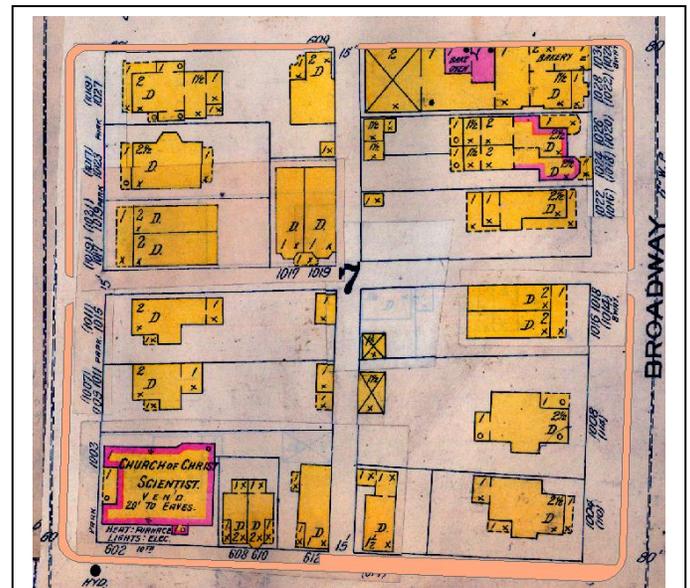
**19<sup>th</sup> Century.** The site was mostly wood frame houses, singles and doubles. A brick church was on the SW corner of the block. A commercial structure was on the NW corner.

**20<sup>th</sup> Century.** Over the course of the 20<sup>th</sup> century, all the buildings seen on the 1898 Sanborn Map disappeared and were replaced by three buildings:

1. **Frank E. Irish, Co. Building.** Today, this building has the look of a c.1950 building that was “modernized” in the 1960s or 70s. It is classified in the 1982 Chatham-Arch Plan as “non-historic” and in the 2006 Chatham-Arch & Mass. Ave. Plan as non-contributing.

The 1916 Baist Map shows a large, L-shaped “garage” in this location. A similar footprint appears in subsequent aerial photos, Sanborn and Baist Maps. Although there is little visible evidence, it is possible that this building started as an early 20<sup>th</sup> C. garage.

2. **Warehouse.** A large “pole barn” style warehouse was built on the site by the Frank E. Irish, Co. about 1978. It was expanded with IHPC approval about 1990. This structure has no architectural merit.
3. **Church.** The former Park Ave. Church of Christ was built c. 1970. This church building has a late mid-20<sup>th</sup> century modernist style. Although nicely designed, it is out of character for its surroundings. It is classified in the 1982 Chatham-Arch Plan as “non-historic” and in the 2006 Chatham-Arch & Mass. Ave. Plan as non-contributing.



**1898 Sanborn Map**



**Site today**

**Demolition – Reasons to Approve**

The demolition of all three buildings is justified by the criteria for demolition listed in the Chatham-Arch & Mass. Ave. Preservation Plan.

**Lack of Architectural Significance.** The Plan states that demolition is appropriate when “*the historic or architectural significance of the structure ... is such that, in the commission’s opinion, it does not contribute to the historic character of the... district.*”

1. **Frank E. Irish, Co. Building.** This building may have historic remnants, but has been altered over the decades beyond all recognition of any historic origins. In its present form, its architecture does not contribute to the character of the area. In fact, it is visually obtrusive.
2. **Warehouse.** This building has absolutely no architectural or historical significance or merit.

**Necessary to Allow New Development.** The Plan states that demolition is appropriate when it is “*necessary to allow new development which, in the commission’s opinion, is of greater significance to the preservation of the district than its retention.*”

3. **Church Building.** Although this building possesses modernist architectural forms, it does not represent a unique or cutting-edge design. It was not designed to complement its surroundings and appears out of character in its location. Such a building has limited re-use potential and redevelopment of the site for compatible residential development will have a significant positive effect – visual and economic – on the portion of Chatham-Arch between 10<sup>th</sup> St. and the highway.

### **New Construction**

The proposed project is to be a multifamily residential project designed by Rottman-Collier Architects. It consists to two housing types:

- **56-Unit Flats:** There will be two buildings on the south half of the site facing 10<sup>th</sup> St. Each building will contain 28 units and 30 internal parking spaces.
- **28-Unit Townhouses:** There will be three buildings on the north side of the site with a total of 28 townhouses and 44 internal parking spaces.

The two structure types are designed to look different from each other but compatible in material, height, general massing, and character. The structures with flats are to be made of brick, fiber cement siding, fiber cement panels, and cast stone with a flat roof. The townhouses are to be made of brick, fiber cement siding, fiber cement panels with a pitched roof. The flats buildings are reminiscent of a courtyard (U-shaped) historic apartment building. These buildings design have a contemporary design with a traditional shape and massing that makes them compatible with the historic area.

The 3-story townhouses were designed to look different from the flats buildings, acknowledging that the context along 11<sup>th</sup> St. is much different than 10<sup>th</sup> St. The architect wanted to keep the residential feel that is on the block by using a pitched roof instead of a flat roof.

### **Landscaping and Site Improvements**

Anderson and Bohlander, LLC is designing the landscape site layout. Included in this report is a site plan that shows the proposed landscaping. Shade trees, shrubs, ornamental trees, potted plants annuals and perennials are included.

**Mesh Metal Fence – Is it Appropriate?** The renderings by Rottman-Collier show what appears to be a metal picket style fence which may be appropriate, but a final design must be submitted. The plan also shows a mesh metal fencing, which staff believes should be reviewed closely, as it may not be appropriate for this area.

## **Variations**

The following variations of development standards are being requested:

- Less front yard setback than required at Broadway St, 11<sup>th</sup> Street, Park Ave and 10<sup>th</sup> Street
- Construction within the required clear sight triangle area at the northeast, northwest, southeast and southwest corners of the project site and at the northeast, northwest, southeast and southwest corners of the east/west alley between 602 and 625 E. 11<sup>th</sup> Street
- More Floor Area Ratio than required (FAR) (.600 max./1.5 provided)
- Less Open Space Ratio than required (OSR) (1.180 min. /.970 provided)
- Less Livability Space Ratio than required (LSR) (.660 required/.2236 provided)
- Less Major Livability Space Ratio than required (MLSR) (.110/.0561)

The applicant has included findings of fact with their responses to why the variations should be granted. Each variance is broken out on a separate page for clarity. Staff believes the above variations are justified as explained in the findings and for the reasons stated in the findings. Staff would add the following additional reasons for supporting the findings:

**Setbacks:** Broadway St. was originally much wider, which has resulted in an unusually deep right-of-way. This is the reason the applicant is seeking to vacate a portion of Broadway St. (to be heard by the Planning Division) and is asking for a reduced setback. Even with the variance and the vacation, the proposed structure will still line up with the setbacks of many of the structures on the block as well as the block to the south. Staff believes this will help allow the new construction to be more compatible with the historic area, and will not cause any negative effects since the building location would be no different than the majority of the structures around it.

**Clear Sight Triangle:** The applicant applied to build within the clear sight triangles at all eight right-of-way corners within the project area. A 25 ft triangular area is required at all street intersections and a 10 ft triangular area at all alley intersections. Despite the requests, each corner still has at least 10 feet (for alley corners) and 25 feet (for street corners) to allow visibility from the street curb which provides plenty of visibility of pedestrians and vehicles (see diagram of actual visible areas.)

**Development Amenities Variations:** The following development amenities variations are being requested. Development amenities are required ratios of floor area, livability space, recreation space and parking space. Here are the amenities the applicant does not meet:

1. More Floor Area Ratio than allowed (FAR) (.600 max./1.5 provided) (Floor Area Ratio: The aggregate floor area of all stories of all buildings within the project divided by the land area.)
2. Less Open Space Ratio than required (OSR) (1.180 min. /.970 provided) Open Space Ratio: The open space divided by the floor area.
3. Less Livability Space Ratio than required (LSR) (.660 required/.2236 provided) Livability Space Ratio: The livability space divided by the floor area
4. Less Major Livability Space Ratio than required (MLSR) (.110 min./0.0561 provided) Major Livability Space Ratio: The total major livability space (total area of recreational/relaxation space) of countable size divided by the aggregate floor area.

It's difficult to quantify when these ratios are too far of a deviation from what's required. However, in this case, what the applicant lacks in ratios is made up by the inclusion of balconies, front yard space, patios, landscaped common spaces between the buildings, and separations in between the five buildings that visually appears to be appropriate with no obvious over development.

**Vacation of Broadway Street**

The applicant will be applying to the Division of Planning to vacate a portion of the right-of-way of Broadway Street. The purpose of this is to allow room for:

- the 30 internal parking spaces inside the building,
- two buildings instead of one large building,
- a landscaped pedestrian pathway between to the two buildings, and
- a compatible setback.

IHPC approval is not required for the vacation of a right-of-way.

**Chatham-Arch Historic Area Plan**

The Chatham Arch-Massachusetts Ave Historic Area Plan states new construction should reflect the design trends and concepts of the period in which it is created. New structures should be in harmony with the old, yet at the same time be distinguishable from the old, so the evolution of the historic area can be interpreted properly. Staff believes the above request meets these guidelines.

**STAFF RECOMMENDED MOTION**

**2014-COA-109 (CAMA) Part B:**

**To approve a Certificate of Appropriateness for demolition of three non-contributing buildings , construction of 2 residential buildings with 56 units, construction of 29 townhouses and Variances of Development Standards; all as per submitted documentation and subject to the following stipulations:**

**PERMITS MAY NOT BE ISSUED until stipulations number 1, 2, and 3 are fulfilled.**

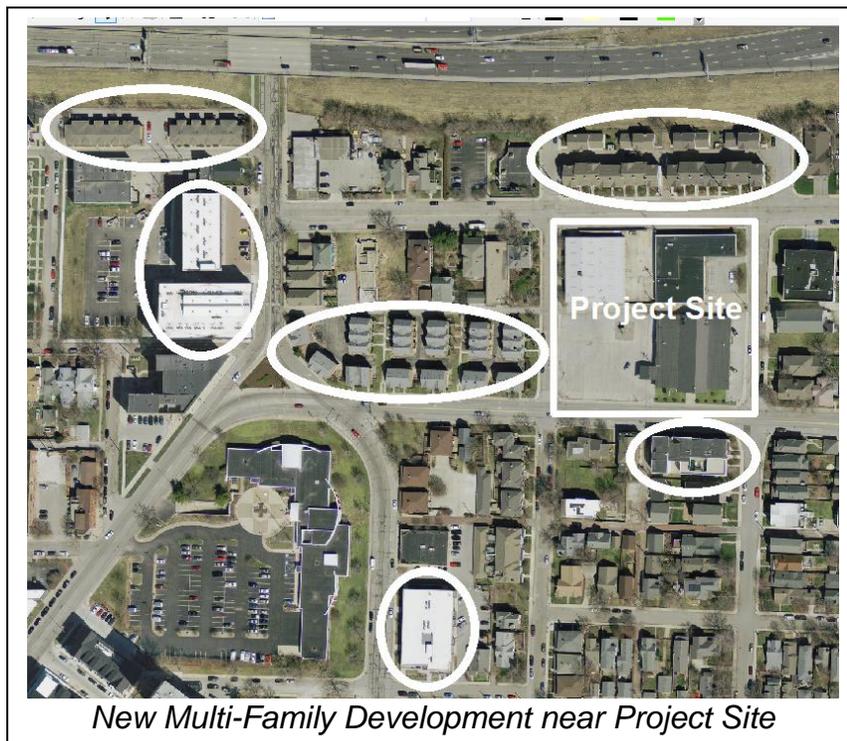
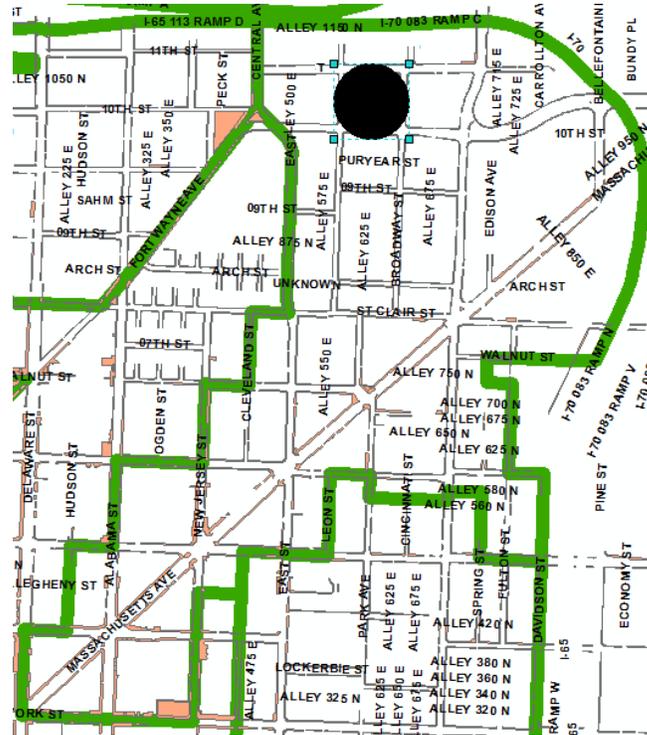
1. Construction must not commence prior to approval by the IHPC staff of final construction drawings. *Approved \_\_\_\_\_ Date \_\_\_\_\_*
2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction. *Approved \_\_\_\_\_ Date \_\_\_\_\_*
3. The site shall be field staked with no offsets and approved by IHPC staff prior to construction. *Approved \_\_\_\_\_ Date \_\_\_\_\_*
4. Fiber-cement shall have a smooth texture and be free of major imperfections. **Rough-sawn or embossed finishes are not permitted.**
5. Brick shall be approved by staff before being installed. *Approved \_\_\_\_\_ Date \_\_\_\_\_*
6. A durable marker indicating the date of construction must be incorporated into the front foundation of the house and approved by IHPC staff prior to installation.
7. All utility wires and cables must be located underground. No installation of utilities or meter and mechanical placement shall commence prior to IHPC staff approval.
8. Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.
9. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.

**Variance Request 2014-VHP-016:**

**To approve Variances of Development Standards of the D-10 Zoning Ordinance to allow:**

- Less front yard setback than required at Broadway St, 11<sup>th</sup> Street, Park Ave and 10<sup>th</sup> Street
- Construction within the required clear sight triangle area at the northeast, northwest, southeast and southwest corners of the project site and at the northeast, northwest, southeast and southwest corners of the east/west alley between 602 and 625 E. 11<sup>th</sup> Street
- More Floor Area Ratio than required (FAR) (.600 max./1.5 provided)
- Less Open Space Ratio than required (OSR) (1.180 min. / .970 provided)
- Less Livability Space Ratio than required (LSR) (.660 required/.2236 provided)
- Less Major Livability Space Ratio than required (MLSR) (.110/.0561)

**Staff Reviewer:** Meg Purnsley





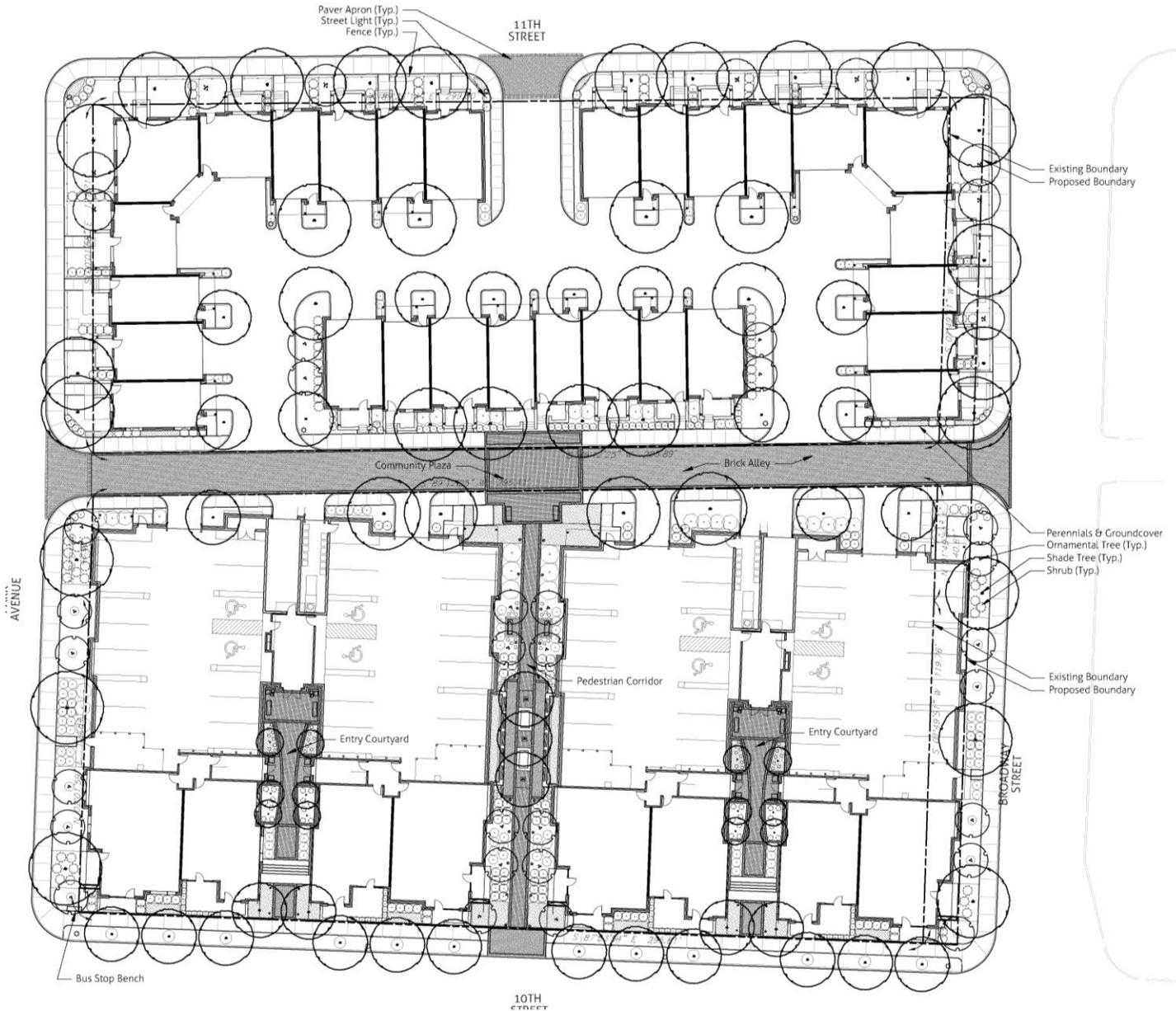
**Buildings to be Demolished**



## REVISED PLANS

A complete packet of drawings, renderings, plans and elevations will be provided separately for the commission to review. The packet is on file at the IHPC office for public viewing.

Below is a sample of the renderings and plans.





**Flats along 10<sup>th</sup> St.**



**Flats and Townhouses along Broadway St.**



**Townhouses and Flats along N. Park Ave.**



**Townhouses long 11<sup>th</sup> St.**



**Proposed Paving**



DEVELOPMENT TYPES & STREETS CAPES

**PROPOSED DEVELOPMENT** 10th Street & Broadway Avenue  
Chatham Arch Historic District, Indianapolis



ROTTMANN | COLLIER  
ARCHITECTS

\_\_\_\_\_

**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER  
METROPOLITAN BOARD OF ZONING APPEALS, Division \_\_\_\_\_  
OF MARION COUNTY, INDIANA**

**PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS**

**FINDINGS OF FACT**

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The project will still maintain 12-15' setbacks from the street - fairly substantial for an urban environment. Such setbacks will still allow for an accessible sidewalk and landscaping.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

The proposed setbacks are appropriate for an urban neighborhood of this kind. The value of neighboring properties will therefore not be negatively impacted.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

Adherence to the terms in the zoning ordinance would not allow for sufficient parking to be placed within the buildings due to site dimension constraints. Not allowing for sufficient parking would be detrimental to the overall project, not to mention the quality of life of surrounding property owners due to increased traffic and competition for on-street parking spaces.

\_\_\_\_\_

\_\_\_\_\_

**OPEN SPACE RATIO  
FINDINGS OF FACT**

**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER  
METROPOLITAN BOARD OF ZONING APPEALS, Division \_\_\_\_\_  
OF MARION COUNTY, INDIANA**

**PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS**

**FINDINGS OF FACT**

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The proposed development still maintains sufficient public area facilities and amenities such as sidewalks and landscaping, as well as private open space visible from the public realm. This type of development does not include the private, unseen backyards that other single-family homes and doubles do within this zoning classification - open space that does not contribute to the quality of life of the general public - which is the primary reason why this development does not quite meet the ordinance requirements.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

Development of similar building types with similar open space ratios surround the property, including the Broadway Lofts, Myron Place Townhomes, and the townhomes that front 10th Street. As such, the proposed development complements the use of its context and will maintain, if not improve, the value of surrounding properties.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

The zoning ordinance would require a substantially less dense development, one that is not contextual with adjacent properties and one that does not make financial or market sense for D-10. In addition, the ordinance would not allow for a development that includes covered, enclosed parking - but rather surface spaces.

**LIVABILITY SPACE RATIO  
FINDINGS OF FACT**

**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER  
METROPOLITAN BOARD OF ZONING APPEALS, Division \_\_\_\_\_  
OF MARION COUNTY, INDIANA**

**PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS**

**FINDINGS OF FACT**

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The proposed development still maintains sufficient public area facilities and amenities such as sidewalks and landscaping, as well as private open space visible from the public realm. The decrease in livability space actually allows for more sufficient on-site parking facilities, which mitigates the pressure on on-street parking spaces - thus protecting the quality of life of neighboring property owners by keeping parking contained and covered with the Subject Property.

---

---

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

Development of similar building types with similar livability space ratios surround the property, including the Broadway Lofts, Myron Place Townhomes, and the townhomes that front 10th Street. As such, the proposed development complements the use of its context and will maintain, if not improve, the value of surrounding properties.

---

---

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

The zoning ordinance would require a substantially less dense development, one that is not contextual with adjacent properties and one that does not make financial or market sense for D-10. In addition, the ordinance would not allow for sufficient parking for the development.

---

---

**FLOOR AREA RATIOS  
FINDINGS OF FACT**

**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER  
METROPOLITAN BOARD OF ZONING APPEALS, Division \_\_\_\_\_  
OF MARION COUNTY, INDIANA**

**PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS**

**FINDINGS OF FACT**

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The proposed development still maintains sufficient public area facilities and amenities such as sidewalks and landscaping. There are also several examples nearby buildings of similar FAR's, including the Broadway Lofts at 10th and Broadway, 1010 Central, and the Utomin at 11th and College. These precedents demonstrates that this type of development is not out of character for the neighborhood.

---

---

---

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

Development of similar FAR surround the property, including Broadway Lofts, Myron Place Townhomes, and the townhomes front 10th Street west of Park Avenue. If anything, the proposed FAR complements surrounding property uses.

---

---

---

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

The zoning ordinance would require a substantially less dense development, one that is not contextual with adjacent properties and one that does not make financial or market sense for D-10.

---

---

**MAJOR LIVABILITY SPACE RATIO  
FINDINGS OF FACT**

**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER  
METROPOLITAN BOARD OF ZONING APPEALS, Division \_\_\_\_\_  
OF MARION COUNTY, INDIANA**

**PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS  
FINDINGS OF FACT**

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The proposed development will provide substantial usable outdoor recreation space in the form of two courtyards, pedestrian plaza, and private patios. the usability of these spaces far exceed standard open yards for similar urban settings and are designed in a space efficient and lush manner. These spaces are contained within the Property, but are also partially visible from the public ROW - providing a visual amenity for the public as well.

---

---

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

Major Livability Space is made up of private space within the property. Due to the fact that the majority of this space is within the Property, but can be seen from the street and alley - the adjacent areas should see a value increase. Use and value of adjacent areas will be unaffected.

---

---

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

it would not permit development generally consistent with neighboring properties, nor would it allow the proposed development to include sufficient on-site parking.

---

**CLEAR SIGHT TRIANGLE  
FINDINGS OF FACT**

**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER  
METROPOLITAN BOARD OF ZONING APPEALS, Division \_\_\_\_\_  
OF MARION COUNTY, INDIANA**

**PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS**

**FINDINGS OF FACT**

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The project will still maintain 12-15' setbacks from the street - which will still enable vehicular, bicycle, and pedestrian traffic to view around corners of the buildings for oncoming traffic. Proper sidewalk and landscaping will still be able to provided as well.

---

---

---

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

The proposed impediment into the site triangles have precedent in the neighborhood, notably at the NW corner of St. Clair and Broadway, as well as the 1010 Central redevelopment at 10th and Central. Decreased value of neighboring properties has not been known to be an issue with these examples.

---

---

---

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

Adherence to the terms in the zoning ordinance would not allow for sufficient parking to be placed within the buildings due to site dimension constraints. Not allowing for sufficient parking would be detrimental to the overall project, not to mention the quality of life of surrounding property owners due to increased traffic and competition for on-street parking spaces.

---

---

---